

DESIGN AND SITING CONTROLS
COTTAGE BLOCKS

**NATIONAL
CAPITAL
DEVELOPMENT
COMMISSION
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DESIGN AND SITING CONTROLS COTTAGE BLOCKS

The controls set out in this document should be read in conjunction with the Commission's Design and Siting Policies May 1973

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- PART 2 : OPEN SPACE
- PART 3 : BUILDINGS IN RELATION TO FRONT BOUNDARY
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COTTAGE BLOCKS

All buildings on a cottage block shall be single storey except where special conditions allow two storey development.

PART 1 : APPLICATION

1.1 Performance Standard

A uniform presentation of applications is desirable to enable them to be easily assessable in relation to the requirements of these controls.

1.2 Applications

All applications should be accompanied by the following drawings at a scale of 1:100.

A. Site Plan showing:

- a. Internal layout. Where the dwelling has a gross floor area of less than 110 m² then a possible future extension of the dwelling shall be shown on the plan by a dotted outline for the purpose of indicating the full potential of the site within the plot ratio limits.
- b. Drawings shall notate and show the relationship of open spaces.
- c. The location and screening of the clothes line. Fixed rotary clothes hoists shall not be permitted in front of the house.
- d. If it is not intended to erect a garage or a carport at the time of lodging an application the plan shall show by means of dotted lines the drive-way and the siting for a double garage or carport.
- e. The storage area.
- f. Areas and dimensions of the required open spaces, garages, carports and front privacy screens shall be submitted.
- f. Areas and dimensions of the required open spaces, garages, carports, screen walls etc.
- g. Details for garages, carports and front privacy screens shall be submitted.
- h. The location and position of oil storage tanks and/or gas cylinders. These shall be screened from the street. The location and external access to the water meter from the street for reading.
- i. Approx. existing ground levels taken from corner Peg RL's and proposed RL's for floor levels and open spaces and sight lines for corner blocks.
- j. The calculation for Plot Ratio and open space areas.

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B. Sections Through Site

At least one cross section and one longitudinal section shall show the relationship of structures to boundaries and floor levels to existing and finished ground levels.

C. Elevations of Site

At least the four elevations and any additional elevations or sections that may be required to show finished and existing ground levels and dimensioned heights of external walls and screen walls.

PART 2 : OPEN SPACE

Performance Standard

2.1 Open space shall perform the following functions.

- a) The **private** outdoor living space as an extension of that function of the house for example relaxation, dining, entertaining, recreation, child's play.
- b) Related work area or service space for example clothes drying, garbage and the storage of bulky items.
- c) In some circumstances to ensure that each habitable room has adequate outlook and amenity.

Quantitative Standard

2.2 General Policy

The service space shall be screened from the street or any public place.

2.3 Minimum Requirements for Open Space

40% of the blocks area shall be usable open space.

Usable open space minimum dimension 3 m

Service space minimum dimension 3 m

Living space minimum dimension 6 m

PART 3 : BUILDING IN RELATION TO FRONT BOUNDARY

Performance Standard

- 3.1
- 1) To protect the privacy of the occupants of interfacing houses;
 - 2) To ensure that the occupants of the house may maximise the advantages of northern winter sunlight.
 - 3) In relation to corner blocks to protect the sight lines of drivers of motor vehicles.

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Quantitative Standard

3.2 One Storey Building

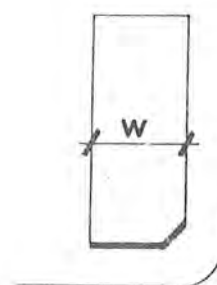
The set back of a one storey structure shall be 4 m., from the front property boundary. Set backs 0 to 4 m may be approved when performance standards are met.

3.3 Two Storey Building

The set back of a two storey structure shall not be less than 5 m. from the front property boundary.

3.4 Corner Block

Part 3.1, 3.2 and 3.3 shall apply. The width of the block marked W on the diagram opposite shall be the front boundary. Part 5.1b and 5.2 shall apply to the other street frontage.



3.5 Dual Frontage Blocks other than Corner Blocks

Vehicular access shall be from the minor street Part 3.1, 3.2 and 3.3 shall be applied to both frontages.

3.6 Garages and Carports

The minimum set back for carports or garages shall be 7.5 m from the edge of the road pavement or the distance to the front property boundary whichever is the greater.

PART 4 : BUILDINGS IN RELATION TO A MANDATORY SIDE BOUNDARY AND MANDATORY SET BACK LINE

Quantitative Standard

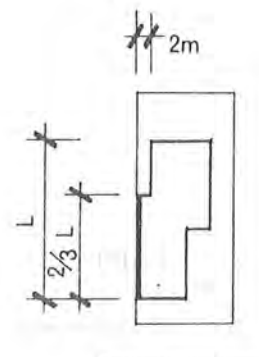
4.2 Mandatory Side Boundary

One external wall of the building shall have not less than $\frac{2}{3}$ of its length as shown by the diagram opposite built adjoining the mandatory side boundary. Any continuation of the building parallel to the side boundary shall not be less than 2 m from that boundary.

All two storey buildings shall have paired mandatory side boundaries.

All boundary walls shall have an external brick skin.

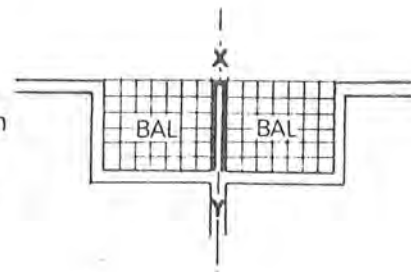
A mandatory 1m set back line may be nominated by the Commission in lieu of the mandatory side boundary. Part 4 of the controls apply.



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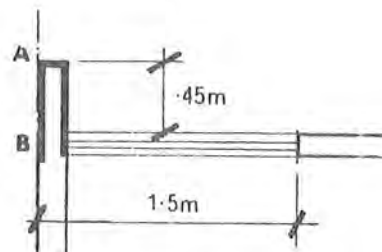
4.3 Balconies 2 Storey Buildings

Balconies shall be private. When balconies abut a fin wall XY as shown in the opposite diagram shall be extended from floor level to soffit or ceiling height for the full depth of the balconies.



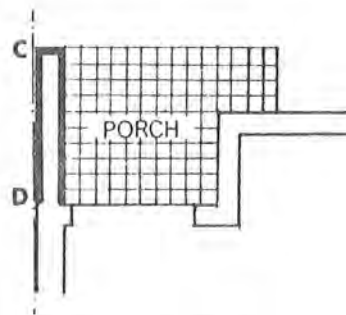
4.4. Lateral Windows

When lateral windows are less than 1.5 m from the side boundary wall a fin wall AB in the diagram opposite shall be extended for that storey height for at least .45 m.



4.5 Porches or Patios

Porches, patios, or verandahs within 2 m of the blocks mandatory side boundary shall have a fin wall CD in the diagram opposite for the full depth of the porch, patio or verandah.



4.6 Openings

Openings in a set back wall shall not overlook the adjoining block. Refer to part 4.4 for lateral openings. Where openings face the mandatory side boundary a sill height of not less than 1.7 m above floor level is permitted from 2 m to a 3 m set back. There shall be no openings in the boundary wall.

PART 5 : BUILDING IN RELATION TO SIDE BOUNDARY

Performance Standard

- 5.1 The requirements for side set backs are intended to meet the following objectives :
- Emergency (including fire control facilities), service, and maintenance access within the block.
 - To provide the basic framework to maximise the potential benefits of the winter northern sunlight to rooms of dwellings and to courtyards.
 - In some case to provide a space wide enough for vehicles to pass by the house.
 - To provide privacy.

Quantitative Standard

5.2 Single Storey

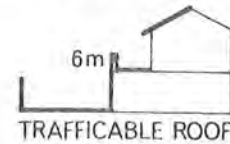
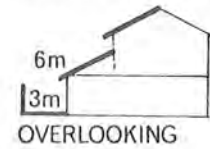
The set back line shall not be less than 3m from the side boundary when a mandatory side boundary or a mandatory 1m set back line is given. Blocks in excess of 17m effective width may not have a mandatory side boundary or mandatory 1m set back line and in such a case the Design and Siting Policies May 1973 shall apply.

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5.3 Two Storey

The minimum set back from the side property boundary shall be :

- a. 4 m where no habitable room windows or trafficable roof overlooks the side boundary. Highlight windows with a sill height of not less than 1.7 m from floor level will be considered.
- b. 6.0 m when habitable room windows or trafficable roof areas face that boundary.



PART 6 : BUILDING IN RELATION TO REAR BOUNDARY

Performance Standard

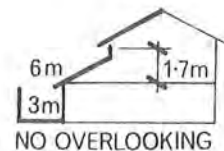
- i) To protect the privacy of the residents of interface houses.
- ii) To maximise the potential benefits of the northern winter sunlight to rooms and to enable adequate light and ventilation.
- iii) To enable a usable open space to be provided at the rear of the dwelling which is of sufficient size for planting.

Quantitative Standard

6.2 The minimum set back from the rear property boundary as shown by diagrams shall be :

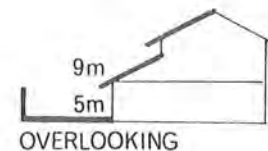
a) Single Storey

Set back for a single storey building shall be 5 m. Set backs from 3 m to 5 m may be approved when performance standards are met.



b) Two Storey

6 m for a two storey structure where no habitable room windows or trafficable roof overlooks the rear boundary. Highlight windows with a sill height of not less than 1.7 m from floor level will be considered.



- c) Where windows or trafficable roof areas face the rear boundary 9.0 m.



PART 7 : CAR PARKING, GARAGES AND CARPORTS

Performance Standard

- 7.1 (i) To maximise the use of the block without affecting the amenity of neighbouring blocks and the street as a whole.
- (ii) In some circumstances to protect the free flow of traffic in the street.

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Quantitative Standards

- 7.2 Space must be provided within the lease for the parking of two cars in a location which enables the erection of a garage or carport. Carports or garages may be attached to the dwelling or built under an extension of the roof of such dwelling but shall not be under a building on a single storey courtyard block.

The minimum size for a carport is 6 m x 3 m. Each additional carport shall be at least 5 m x 3 m.

A double carport or garage built in front of the dwelling shall be built with one of its walls on a side boundary. A single carport or garage may be erected within either half of that area shown for a double carport or garage.

A carport or garage erected on the side boundary shall be enclosed on that side by a wall constructed of brick to match the dwelling and such enclosure shall not exceed a mean 2.5 m in height measured from existing ground level nor 18 m² in area.

Because carports and garages may be approved in front of the dwelling a high standard of design and/or integration with the dwelling, privacy screens and/or neighbouring dwellings is essential. Asbestos cement, fibreglass plastic, imitation masonry and steel cladding may not be permitted. The Commission will exercise its discretion when considering applications in relation to these requirements.

PART 8 : STORAGE AREA

Performance Standard

- 8.1 To protect the amenity of the block and the street in general by the provision of a convenient area suitable for storage purposes.

Quantitative Standard

- 8.2 Each cottage block shall provide a lockable area 2 m high of not less than 1.5 m² min. internal dimension . 6 m. The storage area shall be externally accessible from the house.

PART 9 : PRIVACY SCREENS

Performance Standard

- 9.1 For the purpose of the preservation of privacy and to prevent overlooking of the adjoining blocks.

Quantitative Standard

To Side and Rear Boundaries

- 9.2 Walls and/or fences shall be erected on/or adjacent to the side and rear boundaries to a height of not less than 2 m and not more than 2.5 m above highest finished ground level of adjoining leases. Where two or more adjacent lessee agree to do without a fence the Commission may waive the control.

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Minimum standard, lapped paling fence.

Proposals for walls and/or fences higher than 2.5 m shall be subject to special consideration.

Front Boundary

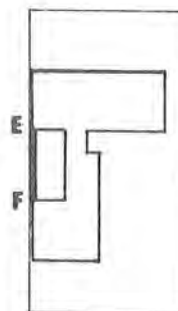
- 9.3 Walls and/or fences up to 2 m in height above external ground level may be approved adjacent to or on the front boundary provided the length does not extend to inhibit vehicular entry, appropriate sight lines, and access to water meter.
- All materials shall be compatible with the house and the visual amenity of the street. The Commission will exercise its discretion when considering an application in relation to materials and design of privacy screen.

Service Court to Front Boundary

- 9.4 Where a service court is between the dwelling and the front boundary the privacy screen shall be at least 2 m high. Higher walls may be considered. Perforations within the screen shall not exceed 15% and should ensure that the clothes line is not readily visible from the street and/or public place.
- Fixed rotary hoists will not be permitted in front of the house.

Enclosed Court

- 9.5 Any court or open space adjacent a mandatory side boundary and enclosed by the house shall have a solid brick or masonry screen marked EF on the diagram opposite constructed on that boundary. The height of the wall shall be at least 2 m above floor level.



PART 10 : HEIGHT OF BOUNDARY WALL

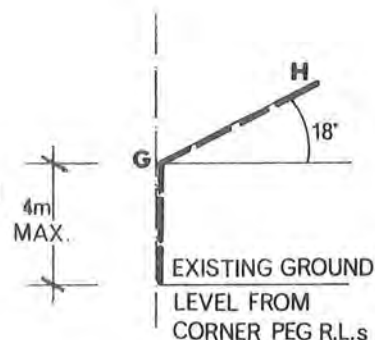
Performance Standard

- 10.1 To minimise shading, and thereby protecting the amenity, of the adjacent block.

Quantitative Standard

- 10.2 The maximum height of a dwelling boundary wall shall not be greater than 4 m at any point in relation to the existing ground level.

The pitch line of the roof in relation to the boundary wall shall not encroach above the line marked G.H. on the diagram opposite.

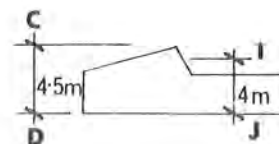


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Exception

10.3 Single Storey

The mean height for a skillion or gable roof shall not be greater than the dimension for IJ on the diagram opposite.

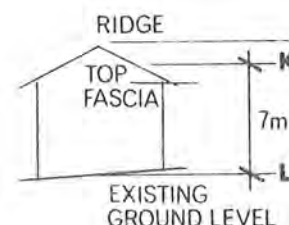


The mean height shall be measured from between the top of the boundary wall and the ridge to the existing ground level.

The maximum height shall not be more than the dimension for CD on the diagram.

10.4 Two Storey

Special conditions may allow two storey duplex houses and in such a case the mean height between the top of the fascia and the ridge to the existing ground level shall not be greater than KL on the diagram opposite.



PART 11 : PLOT RATIO

The application of plot ratio places an upper limit on the amount of floor space in a building development on a block. The maximum plot ratio for a development shall be :-

.45 (block area 465m^2 to 530m^2) but a building or buildings with a gross floor area up to 240m^2 may be erected on a block up to 730m^2 .

.35 for a block larger than 730m^2 .

Note : definition of gross floor area.

The gross floor area for cottage blocks include 36m^2 for carports, garages and storage.

PART 12 : DEFINITIONS

Cottage Block means a detached house block between 465m^2 - 730m^2 and is a block which may have a nominated mandatory side boundary or a nominated mandatory set back line.

Mandatory Side Boundary is a nominated property side boundary adjoining or within .15m of which an external wall shall be built.

Mandatory Setback Line is a nominated set back line adjoining or within .1m of which the external face of an external wall shall be built.

Fin Wall is an extended external wall from floor level to soffit or to the ceiling height of the house.

Open Space is a pedestrian landscaped area excluding any provision for motor vehicles or house extensions.

Lateral Window is a window which is at rightangles to the side boundary wall.