

**Section 3.2 – Urban Design**

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**POLICY 3.2.1 - DESIGN GUIDELINES FOR STAGE 8C CURRAMBINE  
- BEAUMARIS BEACH ESTATE**

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**OBJECTIVE**

The integrated development precinct needs to complement the balance of the Beaumaris Beach Estate and as such, the subject design guidelines have been formulated to ensure that the future residents of this precinct can enjoy a high standard of residential amenity which ensures adequate standards of privacy, daylight and security, whilst creating a more interesting and intimate streetscape.

**STATEMENT****Area Of Influence**

Portion of Pt Lot M1722, comprising proposed Lots 895-910 and 925 Delamere Avenue, 911-922 and 926 Cyane Way, and 894, 923 and 924 Oakland Hills Boulevard, Currambine, as shown on Appendix 1.

**Boundary Setbacks For Dwellings, Garages And Carports****1 Front Setback**

4m average, with a minimum of 2m, with the exception of garages and carports which are to have a minimum front setback of 4.5m. (R-Code Clause 2.5.3).

Secondary street setbacks to be in accordance with the R-Codes.

**2 Rear Setback**

4m average, in accordance with standard R-Code requirements, with the exception of on lots gaining access via the rear lane way for which the rear setback for the development of carport and garages is reduced to a minimum of 1.5m.

This is in accordance with the R-Code Clause 1.5.5(c), 1.5.8(d).

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**3 Side Setback****(a) Standard Lots**

In accordance with the R-Codes.

**(b) Cottage Lots**

In accordance with the R-Codes with the exception that openings for garages and carports to have a side setback of 1.5m minimum.

**Site Coverage, Private Open Space**

60% site coverage with 40% Private Open Space. Each dwelling shall be provided with reasonable access from a habitable room other than a bedroom to at least one portion of private open space, which shall have a minimum area of 24m<sup>2</sup> and a minimum dimension of 4m.

**Carports And Garages (Standard Lots Only)**

Carports and/or garages are not to take up more than 50% of the total building elevation visible from the primary street.

**Roof Pitch**

Roof pitch to be no less than 25° for dwellings on the cottage lots and no less than 20° for dwellings on the standard lots. Roofs for carports and garages shall have a compatible roof pitch and be constructed of compatible materials to the main dwelling.

**Vehicle Access**

Crossover to be constructed of the same material as the driveway.

**Fencing**

Fencing is being provided by the developer as follows:

- 1 All side and rear fences, unless otherwise provided, are 1.8m high and constructed of colourbond in the colour of 'wheat' (refer Appendix 2A).
  - 2 Lots 924, 894 and 904 will be provided with front fencing consisting of a limestone retaining wall of varying height, with a 1.2m powder-coated metal balustrade above this wall (refer Appendix 2B).
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Lots 916 and 923 will be provided with front fencing consisting of a low limestone wall with a 0.75m powder coated metal balustrade fence and limestone piers above this wall (refer Appendix 2C).

Any fencing provided by the developer which is visible from public view is not to be removed unless it is damaged and needs to be replaced, in which case it is to be replaced by a fence of similar design as the fence originally provided by the developer and in accordance with these guidelines (diagrams of fencing styles are included in Appendix 2).

Rear fences abutting garages and/or carports adjacent to a rear laneway are to be constructed to allow a driveway truncation of 1.5m x 1.5m at the rear laneway, to provide for adequate sightlines and vehicle manoeuvrability. Separate pedestrian access gates to the rear laneway, in addition to garage doors, are permitted.

**Other Matters****1 Outbuildings/Tool Storage**

Each dwelling is to have a permanently enclosed tool storage area, at least 4m<sup>2</sup> in area, compatible to the overall development, and accessible to the outside only. Any detached outbuildings must be constructed of a compatible design including roof pitch, and constructed of compatible materials to the dwelling.

**2 Clotheslines**

All clotheslines to be screened from public view.

**3 Service Refuse Collection/Postal Address (Cottage Lots Only)**

Refuse collection shall be from the rear laneway, and as such all dwellings shall be provided with a refuse storage area to the rear of the dwelling, 2.5m wide, 1.5m deep, uncovered, and accessible from the rear laneway.

Each lot is to address the main street, not the rear laneway, and as such letterboxes must be provided along the main street frontage.

Letterboxes which are integrated into the front wall are provided by the developer.

For appendices, click here: [attachpolicy321.pdf](#)

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Previous Policy No.	DS2
Amendments	CJ213-06/99
Issued:	July 1999
Related Documentation:	N/A

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**POLICY 3.2.2 - DESIGN GUIDELINES FOR STAGE 4 ILUKA -  
BEAUMARIS BEACH ESTATE**

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**OBJECTIVE**

The integrated development precinct needs to complement the balance of the Beaumaris Beach Estate and as such, the subject design guidelines have been formulated to ensure that the future residents of this precinct can enjoy a high standard of residential amenity which ensures adequate standards of privacy, daylight and security, whilst creating a more interesting and intimate streetscape.

**STATEMENT****Area Of Influence**

Portion of Pt Lot M1722, proposed Lots 938-952 and 973 Naturaliste Boulevard, Iluka. (refer Appendix I)

**Front Elevation And Access**

Each dwelling must have its front elevation to Naturaliste Boulevard not to the rear laneway. Vehicular access is limited to the rear laneway only.

**Boundary Setbacks For Dwellings, Garages And Carports****1 Front Setback**

4m average with a minimum of 2m.

Secondary setback to be in accordance with the Residential Planning Codes.

**2. Rear Setback**

4m average, in accordance with standard R-Code requirements, with the exception of lots gaining access via the rear laneway for which the rear setback for the development of carport and garages is reduced to a minimum of 1.5m.

This is in accordance with R-Code Clause 1.5.5(c), 1.5.8(d).

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**3 Side Setback****(a) Side Setback to Dwelling**

Side Setbacks to be in accordance with the Residential Planning Codes.

**(b) Side Setback to Garage/Carport**

Openings for garages/carports to have a side setback of 1.5m minimum.

**Overlooking**

No major openings to habitable rooms shall be permitted on the southern elevation of a second storey.

**Site Coverage, Private Open Space**

60% site coverage with 40% private open space. Each dwelling shall be provided with reasonable access from a habitable room other than a bedroom to at least one portion of private open space which shall have a minimum area of 24m<sup>2</sup> and a minimum dimension of 4m.

**Roof Pitch**

Roof pitch to be no less than 25°. Roofs for carports and garages shall have a compatible roof pitch and be constructed of compatible materials to the main dwelling. Patios which are not visible from public view and verandas may be designed at alternative roof pitch provided the design is complementary to the main building.

**Fencing**

Fencing is being provided by the developer as follows:

- 1 All side and rear fences, unless otherwise provided, are 1.8m high and constructed of capped "Hardifence" in the colour of 'wheat'.
- 2 Front fencing is to consist of a limestone retaining wall of varying height, with a 1.1m steel picket fence and intermittent limestone piers above this wall. The steel fence includes an inbuilt letter box and a lockable 2.1m high steel gate on Naturaliste Boulevard for every lot (refer Appendix 2).
- 3 Lots 952 and 973 will have side fencing abutting the laneway and Manhattan Avenue, respectively, which is to consist of a limestone retaining wall of varying height, with a 1.4m timber picket fence and intermittent limestone piers above this wall (refer Appendix 2).



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Any fencing provided by the developer which is visible from public view is neither to be removed nor modified unless it is damaged and needs to be replaced, in which case it is to be replaced by a fence of similar design as the fence originally provided by the developer and in accordance with these guidelines (diagrams of fencing styles are included in Appendix 2).

Rear fences abutting garages and/or carports adjacent to a rear laneway are to be constructed to allow a driveway truncation of 1.5m x 1.5m at the rear laneway to provide for adequate sightlines and vehicle manoeuvrability. Separate pedestrian access gates to the rear laneway, in addition to garage doors, are permitted.

**Other Matters****1 Outbuildings/Tool Storage**

Each dwelling is to have a permanently enclosed tool storage area, at least 4 m<sup>2</sup> in area, compatible to the overall development, and accessible to the outside only. Any detached outbuildings must be constructed of compatible materials to the dwelling.

**2 Clothes lines**

All clothes lines to be screened from public view.

**3 Services Refuse Collection/Postal Address**

Refuse collection shall be from the rear laneway, and as such all dwellings shall be provided with a refuse storage area to the rear of the dwelling, 2.5m wide, 1.5m deep, uncovered, and accessible from the rear laneway.

Each lot is to address the main street, not the rear laneway, and as such letter boxes must be provided along the main street frontage.

Letter boxes which are integrated into the front wall are provided by the developer.

For appendices, click here: [attachpolicy322.pdf](#)

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**POLICY 3.2.3 - DESIGN GUIDELINES FOR STAGE 12 ILUKA -  
BEAUMARIS BEACH ESTATE**

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**OBJECTIVE****STATEMENT****Area Of Influence**

Portion of Pt Lot M1722, proposed Lots 975-980 Miami Beach Boulevard and Lots 995-1000 Stinson Square, Iluka (refer Plan 1).

**Front Elevation And Access****1 Lots Abutting Miami Beach Boulevard**

Each dwelling must have its front elevation to Miami Beach Boulevard, not to the rear laneway. Vehicular access is limited to the rear laneway only.

**2 Lots Abutting Stinson Square**

Each dwelling must have its front elevation to Stinson Square, not to the rear laneway. Vehicular access is limited to the rear laneway only.

**Boundary Setbacks For Dwellings, Garages And Carports****1 Front Setback**

4m average, with a minimum of 2m.

Secondary street setbacks to be in accordance with the R-Codes.

**2 Rear Setback**

4m average; in accordance with standard R-Code requirements, with the exception of the development of carport and garages for which the requirement is reduced to a minimum of 1.5m.

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## Section 3.2 – Urban Design

0107

**3 Side Setback****(a) Side Setback to Dwelling**

Side setbacks to be in accordance with the Residential Planning Codes;

**(b) Side Setbacks to Garage/Carport**

Openings for garages/carports to have a side setback of 1.5m minimum;

**Roof Pitch**

Roof Pitch to be no less than 25°. Roofs for carports and garages shall have a compatible roof pitch and be constructed of compatible materials to the main dwelling. Patios are not to be visible from public view and verandahs may be designed at alternative roof pitch provided the design is complementary to the main building.

**Fencing**

Fencing is provided by the developer as follows:

- 1 all side and rear fences, unless otherwise provided, are 1.8m high and constructed of capped profiled steel, colour coated in the colour of 'wheat';
- 2 front fencing is to consist of a limestone retaining wall of varying height, with a 1.1m steel picket fence and intermittent limestone piers above this wall (refer Appendix).
- 3 Lots 995 and 1000 and 975 will have side fencing abutting the laneway and the District Open Space, which is to consist of a limestone retaining wall of varying height, with a 1.4m picket fence and intermittent limestone piers above this wall (refer Appendix)

Any fencing provided by the developer which is visible from public view is neither to be removed nor modified unless it is damaged and needs to be replaced, in which case it is to be replaced by a fence of similar design as the fence originally provided by the developer and in accordance with these guidelines (diagrams of fencing styles are included in the Appendix).

Rear fences abutting garages and/or carports adjacent to a rear laneway are to be constructed to allow a driveway truncation of 1.5m x 1.5m at the rear laneway, to provide for adequate sightlines and vehicle manoeuvrability. Separate pedestrian access gates to the rear laneway, in addition to garage doors, are permitted.



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**Other Matters****1 Outbuildings/Tools Storage**

Each dwelling is to have a permanently enclosed tool storage area, at least 4m<sup>2</sup> in area, compatible to the overall development, and accessible to the outside only. Any detached outbuildings must be constructed of a compatible design including roof pitch, and constructed of compatible materials to the dwelling.

**2 Clothesline**

All clotheslines to be screened from public view.

**3 Services Refuse Collection/Postal Address**

Refuse collection shall be from the rear laneway, and as such all dwellings shall be provided with a refuse storage area to the rear of the dwelling, 2.5m wide, 1.5m deep, uncovered, and accessible from the rear laneway.

Each lot is to address the main street, not the rear laneway, and as such letterboxes must be provided along the main street frontage.

Letterboxes which are integrated into the front wall are provided by the developer.

For appendices, click here: [attachpolicy323.pdf](#)

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Previous Policy No.	DS5
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