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BUILDING GUIDELINES ANNEXURE A

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referred to in the ULDA

APPROVAL dated 5/12/12

Car accommodation - Double/Second Garages on lots of less than 12.5m wide

- Although double garages are generally not permitted on a dwelling on allotments (not on a laneway) less than 12.5m wide, there are circumstances where a double/second garage may be permitted on narrower lots at the discretion of the Fitzgibbon Design Review Team (FDRT) and where permitted by the POD. However, number of performance criteria must be met in addition to those requirements stated in the Building Guidelines, and those criteria are listed below:
- The maximum width of a garage shall be no more than 70% of the lot frontage on any lot less than 12.5m wide.
- Carports may be permitted where screened from the front and sides with a maximum of 50% transparency and a minimum height of 2m above the carport slab level (i.e., the carport is only open to the rear boundary of the site). However, car ports must not be provided to lots with more than one boundary to a public open space, i.e., corner and/or park fronting lots.
- Allotments (not on a laneway) with a frontage of less than 12.5m are to have a minimum of 5.5m setback to any wall containing a vehicle door (except in corner lot situations where the setback to the side of the garage shall be determined by the secondary frontage setback on the Plan of Development).
- The double/second garage must have one side constructed as a built to boundary (BTB) wall in a position consistent with the Plan of Development for the lot.
- The driveway of the double/second garage is to taper down from the central edge to 3m at the lot street boundary, equal what would have been required if the garage were only a single garage (refer to the Building Guidelines, "Driveways" heading).
- For two storey dwellings, refer to the articulation requirements set out by the Building Guidelines, "Car accommodation" heading.
- For single storey dwellings, the following articulation criteria must be met:
 - the double/second garage must be composed of two distinctly articulated sections of building elements, separated by a staggered plan offset of 360mm minimum, with each building element containing a single garage door of maximum 3m width;
 - each of these building elements containing a single garage door must have an articulated roof form reinforcing the distinct character of each of the building elements;
 - each of these building elements containing a single garage door must have a readily identifiably different colour, material and/or texture to the building element containing the other single garage door in order to further reinforce its distinct character;
 - in some circumstances, one double/second garage building element may be allowed where the width of the garage door within that element does not exceed 4.5m, the door contains a feature material, slats (maximum 50% transparency), window panels, or another characteristic of design merit accepted by the FDRT; and,
 - an entry porch, portico or gatehouse must be provided that contains a feature design, including an articulated roof, that is not only located at least 1m forward of the garage building element closest to the front boundary, but is also visually prominent on the streetscape due to its design character.

