

## Local Planning Policy 2.4.1: Jersey Street, Jolimont

### INTRODUCTION

Located on the edge of the Town of Cambridge boundary, and surrounded on three sides by commercial development and parklands, the opportunity exists for this Jersey Street land to accommodate truly contemporary development.

As such, these guidelines are minimalist in terms of architectural expression but enable the introduction of certain development standards specific to the subdivision design and the character of the area in general.

The guidelines should provide a measure of certainty for property owners as to what they can expect for their own home as well as what is able to be built around them.

Some of the following guidelines are prescriptive standards to which Council will generally adhere. Other provisions within the guidelines are set down to encourage property owners to think about the area in which they have chosen to build; their street, their neighbours, as well as to pursue sustainable building principles.

Where no reference is made to particular design elements, the relevant deemed-to-comply requirements of the R-Codes and/or Council policy apply. Where the development does not comply with the deemed-to-comply requirements, the relevant design principles of the R-Codes or Council policy apply.

### AIMS

- To allow for housing that is capable of meeting the expectations of owners; that will reflect the quality and value of the land.
- To provide sufficient flexibility allowing for individual expression in design of a contemporary nature.
- To provide scope for suitable indoor and outdoor areas.
- To cater for adequate vehicular and pedestrian access.
- Within the confines of the density of the land development, to provide measures which will ensure compatibility between neighbouring development. Provide for a measure of certainty as to what can be expected from neighbouring development.
- Having regard to the orientation of the lots, to provide for a reasonable level of solar access.
- To encourage energy efficient housing design.
- To encourage/foster an open, active, attractive frontage to Jersey Street through innovative design.

## RELATED POLICIES

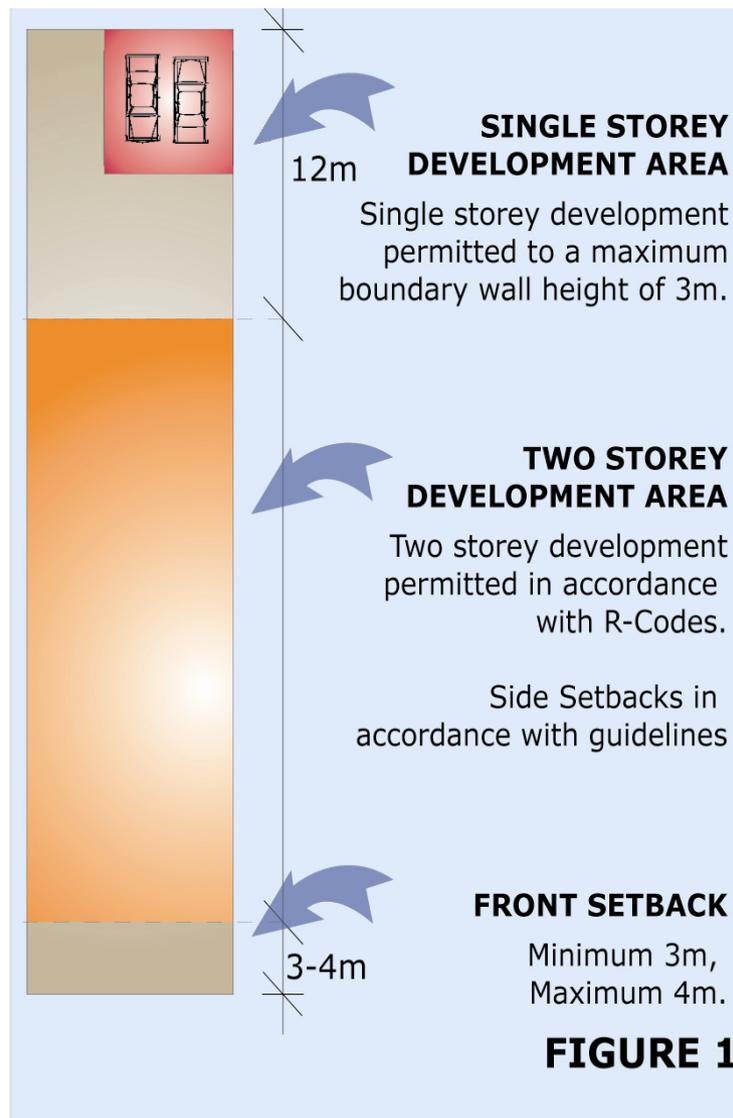
### 3.1 Streetscape

#### APPLICATIONS SUBJECT TO THIS POLICY

This policy applies to development in the 'Residential R30' zone along Jersey Street, Jolimont (Lots 501 to 519 [Nos. 116 to 150] Jersey Street, Jolimont).

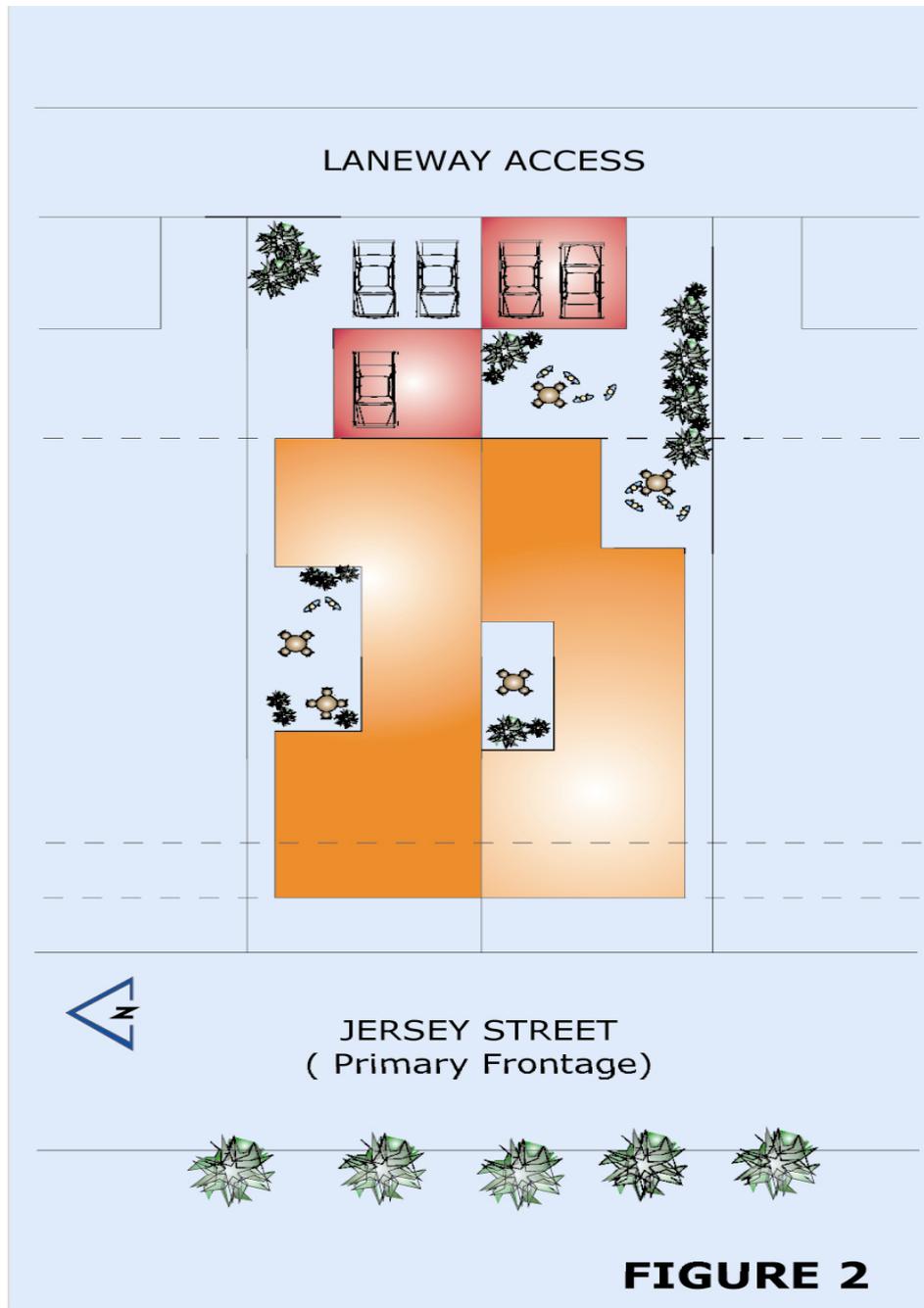
#### EXPLANATORY NOTES

Figure 1 below sets out the broad development parameters, with an example of a building footprint provided in Figure 2 (also below).



- **Setbacks**

The primary frontage shall be to Jersey Street. Vehicular access shall be provided from the rear laneway. A restrictive covenant prohibits vehicular access from Jersey Street.

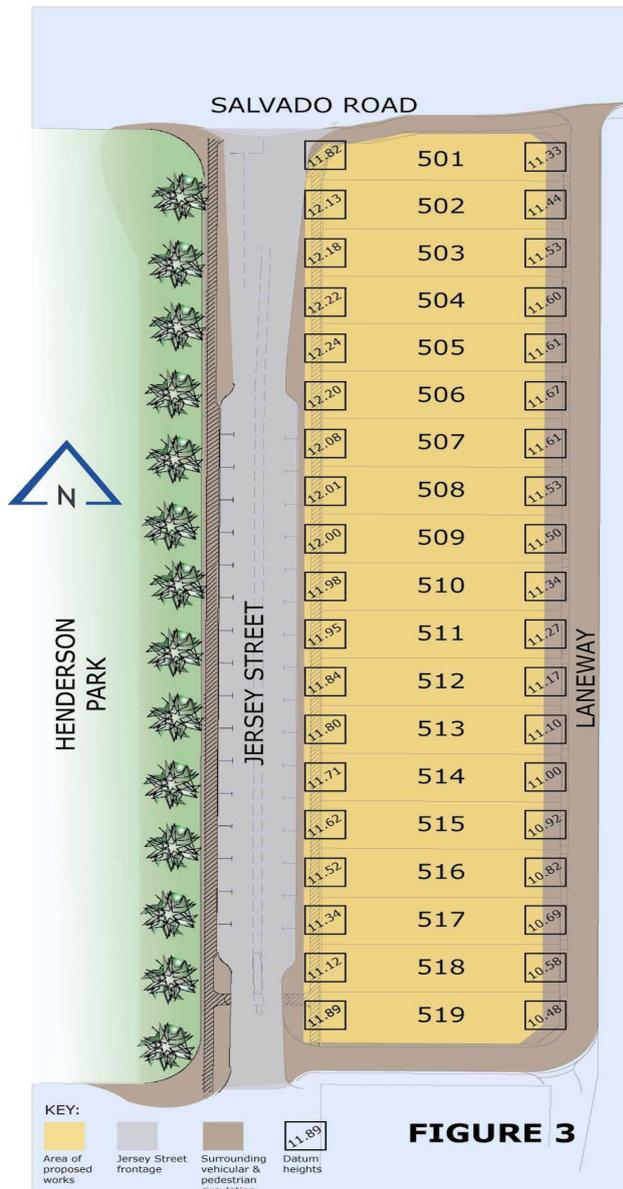


- **Building height**

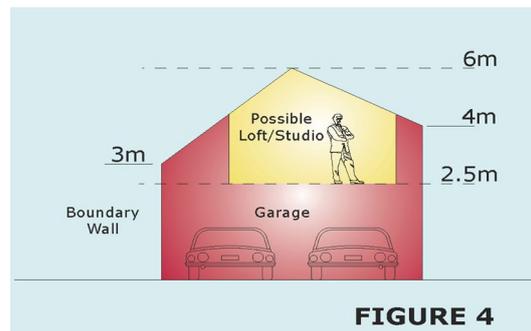
Figure 3 (below) prescribes the base datum points from which building height will be measured within the two-storey and single-storey development areas (as shown in Figure 1 above).

Height limits generally apply as for the R-Codes (5.1.6 C6, Categories A and B in Table 3). However, within the rear 12 metre single-storey development area, boundary walls will be limited to a maximum height of 3.0 metres.

To promote activity at the rear of the lots, the provision of living space within the roof space (loft) above the garage will be encouraged (refer to Figure 4 below).



**FIGURE 3**



- **Energy efficient design**

Solar access

The east/west orientation and the size and configuration of the lots mean that maximising solar access will be difficult. Nonetheless, innovative design which optimises solar access is encouraged. The rear single-storey development area provides an opportunity to optimise solar access for rear courtyard areas. Further, allowance of nil side setbacks on both side boundaries provides the flexibility for mid lot outdoor space (refer to Figure 2 above).

Sustainable building practice

The Town of Cambridge is committed to supporting a sustainable living environment for all residents. The specific objective is to develop a high quality built environment incorporating good sustainable design principles. Council will encourage sustainable building practices within the Jersey Street development which are responsive to the shape and orientation of the lots, including energy efficient window systems, quality door and window seals and cross ventilation.

## **DEEMED-TO-COMPLY REQUIREMENTS**

### **1. SETBACKS**

#### **1.1. Front setback**

3.0 metres minimum and 4.0 metres maximum. Front balconies may protrude up to 1.5 metres into the front setback area.

#### **1.2. Side setbacks**

Within the two storey development area indicated in Figure 1, a two-storey wall is accepted on one side boundary. The normal secondary street setback applies to the property on the corner of Jersey Street and Salvado Road.

On the remaining side boundary, single-storey development may extend to the boundary where that part of the dwelling is set back at least 6 metres from the front boundary of the lot. Remaining walls are set back in accordance with the R-Codes.

Within the single-storey development area, at the rear, the location of the garage is determined by the location of the constructed vehicle crossover to each lot. Single storey parapet walls are permitted on that side. Any additional building within the single-storey development area is subject to individual Council assessment.

#### **1.3. Rear setbacks**

No two storey structures are permitted within the 12 metre rear development area indicated in Figure 1 above.

## 2. BUILDING HEIGHT

2.1. Height limits generally apply as for the R-Codes (5.1.6 C6, Categories A and B in Table 3). However, within the 12 metre setback area, boundary walls will be limited to a maximum height of 3 metres.

### **Notes:**

- Lofts/studios for the main residence are permitted within the above height parameters, subject to any openings complying with the privacy provisions of the R-Codes (5.4.1).
- To promote activity at the rear of the lots, the provision of living space within the roof space (loft) above the garage will be encouraged (refer to Figure 4 above). Windows and balconies with outlook to the rear will add to the activity and security in this area.

Adopted: 26 May 2009

Amended: 26 March 2019 (DV19.29)