

Design Solution	Deemed-to-Comply Criteria	Guidance Notes Clause Reference
Safety and Security	Safety and Security	6.4.3
<p>SPC 12. Safety and Security</p> <p>(i) Development to be designed to enhance the safety and security of the surrounding area.</p>	<p>SADC 12. Safety and Security</p> <p>(a) Surveillance</p> <p>The design of a development is to facilitate passive surveillance by:</p> <ul style="list-style-type: none"> • Ensuring clear sight lines to the public realm from adjacent buildings; • Lighting primary pedestrian routes into and out of a property/dwelling; • Ensuring that site level changes on a property do not result in the obscuring of public places; • Street walls and fences being visually permeable; and • At least one major opening window to a habitable room facing the street and right of way (where practical), on the ground and upper floors. <p>(b) Access Control and Target Hardening</p> <p>The design of a development is to facilitate access control by:</p> <ul style="list-style-type: none"> • Providing secure access against offenders with gates and such defining structures; and • Integrating security screens and bars to windows as design elements and not as afterthoughts 	<p>6.4.3</p> <p>6.4.3 (i)</p> <p>6.4.3 (ii) & (iii)</p>
Street Walls and Fences	Street Walls and Fences	6.4.4
<p>SPC 13. Street Walls and Fences</p> <p>(i) Street walls and fences are to be designed so that:</p> <ul style="list-style-type: none"> • Buildings, especially their entrances, are clearly visible from the primary street; • A clear line of 	<p>SADC 13. Street Walls and Fences</p> <p>(a) Street walls and fences are to be of a style and materials compatible with those of the dwelling on site and/or walls or fences of the immediate surrounding area.</p> <p>(1) Street walls and fences designed with <u>constructed from</u> fibre cement or metal sheeting are not acceptable.</p> <p>(2) <u>Street walls and fences on the side</u></p>	<p>6.4.4 (i), (ii) & (iii)</p>

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<p>demarcation is provided between the street and development;</p> <ul style="list-style-type: none"> • They are in keeping with the desired streetscape; and • Provide adequate sightlines at vehicle access points. 	<p><u>boundaries only within the primary street setback area constructed from metal sheeting are permitted provided they meet all other requirements relating to height and provide adequate sight lines.</u></p> <p>(43) Street walls and fences within the primary street setback area, including along the side boundaries, and front walls and fences to new infill dwellings fronting a right of way or dedicated road to be as follows:</p> <ul style="list-style-type: none"> • Maximum height of 1.8 metres above adjacent footpath level; and • Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level; • Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and a minimum of fifty percent visually permeable above 1.2 metres; and • Posts and piers are to have a maximum width 355 millimetres and a maximum diameter of 500 millimetres; and • The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed. <p>(24) Street walls and fences to secondary streets, behind the primary street setback line, or walls and fences to the primary streets where those streets are district distributor roads are to comply with the following:</p> <ul style="list-style-type: none"> • Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two (2) significant appropriate design features (as determined by the City of Vincent) to reduce the visual impact – for example, 	

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	<p><i>Note:</i> Please refer to Guidance Notes clause 6.4.4 (i) for instances where the City may consider a variation to the above requirements.</p> <p>(35) Street walls and fences to incorporate visual truncations that comply with the City's Policy relating to Truncations.</p>	
Car Parking and Vehicular Access	Car Parking and Vehicular Access	6.4.5
<p>SPC 14. On-site Car Parking</p> <p>(i) On-site car parking is to be provided to adequately meet the needs of residents.</p> <p>(ii) The provision of more than 2 car parking spaces per dwelling is discouraged in locations where there is availability of public transport.</p>	<p>SADC 14. On-site Car Parking</p> <p><i>Note: This Clause was amended by the Council at its Ordinary Meeting held on 9 July 2013.</i></p>	<p>6.4.5</p> <p>6.4.5 (i)</p>
<p>SPC 15. Driveways and Crossovers</p>	<p>SADC 15. Driveways and Crossovers</p> <p><i>Note: This Clause was amended by the Council at its Ordinary Meeting held on 9 July 2013.</i></p>	6.4.5 (ii)