

	<p>Local Planning Policy 128 NEP Design Guidelines</p>
<p>Key Focus Area Liveability</p>	<p>Responsible Directorate Planning and Development</p> <p>Relevant Council Delegation Nil</p>

Purpose

These design guidelines aim to encourage high quality architectural expression, form and consistency throughout the Claremont North East Precinct (**NEP**), as well as set out the primary design principles, objectives and requirements for all new development.

The Claremont NEP Design Guidelines are structured to include the following three elements to assist proponents in preparing their designs and applications.

Part A – Design Guidelines

Design Guidelines are detailed within the Claremont NEP Design Guidelines relating to:

- Urban design requirements relating to climate and site, interface to the public domain, precinct context, “discovery”, development diversity (commercial/retail and residential), active edges, public art, safety and surveillance, access, parking and service (vehicle access and parking) and signage.
- Built form design requirements relating to primary building controls (building depth, heights, and floor levels), architectural character (building character and proportions, facades, oval’s edge interface zone, building corners, roof forms, materials and colour, building entrances and balustrades and fencing), environmental design and performance (solar access, openings and ventilation, screens and awnings, noise and acoustics, street overhangs and shading, energy efficiency, water saving, lighting and stormwater management), outdoor space (private and communal) and building services (waste management, drying areas, mechanical services, storage and end of trip facilities).
- Landscaping Design.

Part B – Detailed Area Plans

It is noted that as part of the NEP Design Guidelines document approved by Council on 9 December 2014, Part B contains Detailed Area Plans (**DAP**) which outline the mandatory fundamental development controls to address specific requirements of development site and its local context. The DAP are adopted as a variation to in accordance with Clause 75P of the Scheme. All developments will be assessed against the requirements and intent of the DAP. Where there is inconsistency between the Residential Design Codes and DAP, the requirements of the DAP shall prevail. Where there is an inconsistency between the Scheme and the DAP, the Scheme shall prevail

The DAP are structured in two parts:

- General Provisions - Outlines key requirements and considerations that apply to all lots within the Claremont NEP.
- Site Specific Provisions - Articulates the mandatory criteria that must be met for all development on a site by site basis.

[NEP Design Guidelines](#)

Document Control Box			
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