

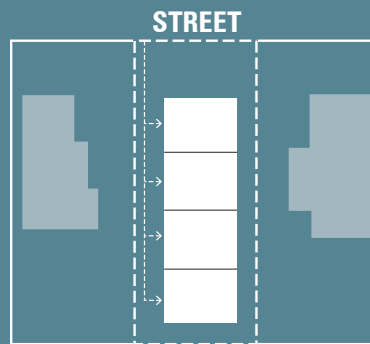


TOWNHOUSES

Definition

Attached townhouses are typically 2 storeys and extend front-to-back along a site with no setbacks between dwellings at the ground floor. Built form is generally quite sheer, incorporating garages and dwelling frontages to a common driveway along the side boundary and private open space in the form of balconies overlooking the common driveway.

Typical Site Plan



Typical Site Conditions

- Lot size between 800-1000m²;
- Street frontage width between 18-22m;
- Lot depth between 45-50m;
- Established garden and trees;
- Significant slope; and
- Single or multi-dwelling residential interfaces to side and rear boundaries.

KEY CONSIDERATIONS

- Location of site within a General Residential Zone or Residential Growth Zone and proximity of site to activity centres, services and public transport.
- Density of attached dwellings and impact on car parking and vehicle movement along street.
- Retention of existing vegetation on site, balanced with a new and generous landscape response that responds to landscape character of area.
- Management of slope and retaining walls.
- Equitable development and mitigation of amenity impacts on adjoining sites.
- Acknowledgement of predominant built form attributes in streetscape (roof form, materials, site coverage).

COMMON ISSUES

- Lack of layered landscape response through removal of mature canopy vegetation (both native and exotic) in front and rear setbacks.
- Attached townhouses typically having minimal upper level setbacks.
- Impermeable concrete 'gun-barrel' driveways.
- Reduction of front setbacks from traditional dwelling stock.
- Extent of unbroken building mass along side boundaries.
- First floor private open space (balconies) to side boundaries requiring privacy screening.
- Reliance on outlook to side boundaries.

EXISTING RECENT TOWNHOUSES IN YARRA RANGES



1. SITE PLANNING



Justification

A highly considered site plan ensures new dwellings sit comfortably within the site having regard to street setback, slope, permeability, space between buildings and orientation as well as the mitigation of any potential amenity impacts on neighbouring sites. Good site planning can influence substantial amenity benefits including views to landscape, access to daylight and cross-ventilation. In Yarra Ranges, it is important that multi-dwelling developments maintain a 'spacious feel' within the site and when viewed from the streetscape.

ResCode Reference

- B1: Neighbourhood Character (design response)
- B5: Integration with the street
- B6: Street setback
- B8: Site coverage
- B9: Permeability
- B26: Safety

Policy Reference

- Clause 21.06 Built Form
- Clause 32.09-4 & 32.08-4 Garden Area

Relevant Documents

- Good Home Design in the Yarra Ranges (2012)

DESIGN GUIDELINES

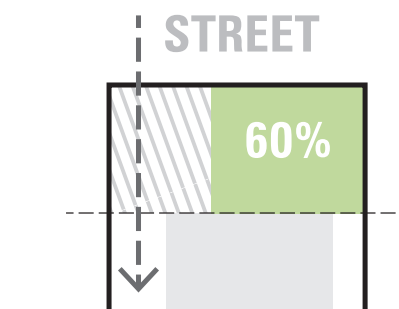
AVOID

1.1 FRONT SETBACK

1.1.1 Maintain the predominant front setback dimension found within the street (refer to **ResCode Standard B6**). Reduction of front setbacks which do not comply with Standard B6 is specifically discouraged.

1.1.2 The front setback should comprise minimum **60%** permeable surfaces in GRZ and maximise permeability in RGZ.

1.1.3 Refer to Section 3 regarding management of front setback.



Guideline 1.1.2

- Reduction of front setbacks from what is typically found within the streetscape.
- Dominant presence of hard surfaces in front setback associated with car parking, driveways and pedestrian pathways.

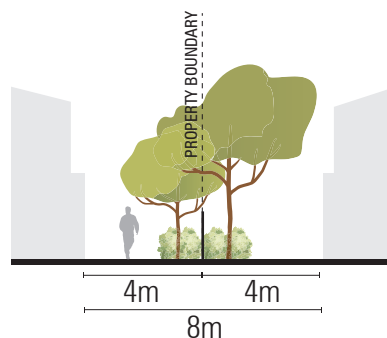
1.2 SIDE & REAR* SETBACK

1.2.1 Within the GRZ a minimum **4m** rear setback is encouraged where adjacent to usable open space on an adjoining lot to maintain the 'backyardscape' accommodating private open space and large canopy vegetation. When replicated to adjoining properties to the rear, a minimum 8m setback will be achieved.

1.2.2 No walls on boundaries in GRZ is encouraged to promote ground level secluded private open space and maintain space between buildings.

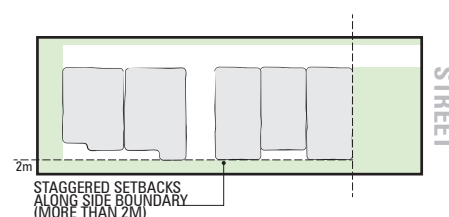
1.2.3 A minimum 2m setback is encouraged to 1 side boundary to accommodate landscape and path. Variation (or stagger) of this setback is encouraged to break built form across the elevation.

1.2.4 Easements along side or rear boundaries should be excluded from the preferred minimum setback dimension.



Guideline 1.2.1

- Cumulative impact of dwellings positioned to rear boundary resulting in loss of landscape and backdrop of canopy vegetation.
- Private open space predominately sited within an easement restricting opportunity for canopy vegetation.



Guideline 1.2.3

*Rear setback is the opposite side to where the front setback is provided.

1. SITE PLANNING

DESIGN GUIDELINES

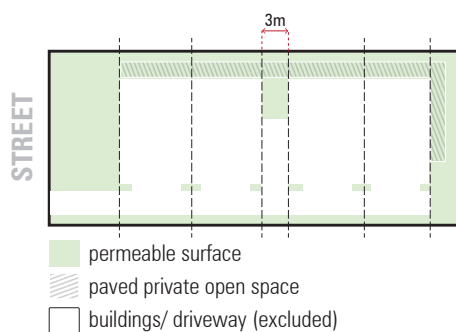
1.3 GARDEN AREA, SITE COVERAGE & PERMEABILITY

1.3.1 The majority of residential lots in Yarra Ranges require a mandatory minimum **35%** garden area (for lots exceeding 650m²). Ensure new development seeks to distribute Garden Area across the site.

1.3.2 Developments in GRZ which achieve greater permeability than **30%** are highly encouraged.

1.3.3 Developments in NRZ should seek to achieve a minimum **40%** permeability and maximum **40%** site coverage (buildings).

1.3.4 Buildings coverage in GRZ should not exceed **50%**.



Guideline 1.3.1

- Developments which present extensive impermeable surfaces behind the front setback.
- Concrete paths positioned to side boundaries.
- Narrow garden beds along boundaries (less than 1m) that can only accommodate 1 row of small plantings.

1.4 ORIENTATION

1.4.1 Attached townhouse developments are suited to lots with dual frontages (2 streets) or aspect to public open space, allowing pedestrian entries to face the broad frontage and common driveway positioned from the secondary frontage.

1.4.2 For dwellings positioned to the street frontage, locate habitable rooms (e.g. bedrooms, living areas) to the street at all levels to provide outlook.

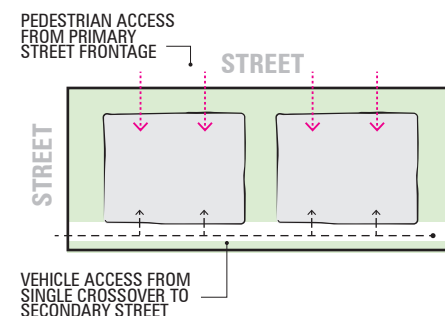
1.4.3 Living areas and private open space are encouraged at the ground floor to reduce reliance on balcony screening to side boundaries and increase side/rear setbacks.

1.4.4 Dwellings behind the street frontage should position a minimum of 1 habitable room window and door to the common driveway at the ground floor to allow for passive surveillance and outlook.

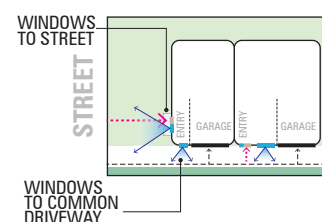
1.4.5 On east-west aligned lots, position private open spaces and living areas to the north (where appropriate).

1.4.6 On north-south oriented lots, ensure private open space is positioned to benefit from northern solar aspect.

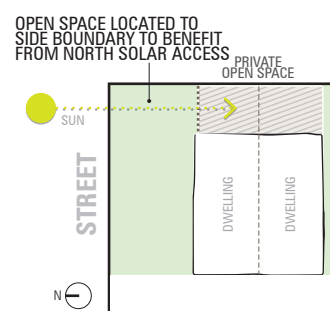
1.4.7 Integrate lighting and opportunities for surveillance along common areas in accordance with **Standard B12 (Safety)**.



Guideline 1.4.1



Guideline 1.4.2



Guideline 1.4.4

- Blank facades and limited outlook to public and communal spaces.
- Illegible entries for individual dwellings when viewed from the street frontage.
- Highlight or narrow windows positioned to the street frontage.
- Blank facades to the street frontage or common driveway.
- High, solid front fences to the street screening private open space.
- Garage doors and non habitable rooms positioned to the street frontage restricting passive surveillance.

1. SITE PLANNING

DESIGN GUIDELINES

AVOID

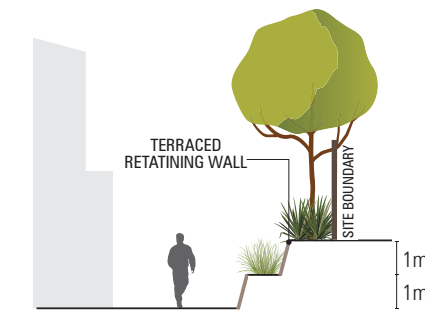
1.5 SLOPE MANAGEMENT

1.5.1 Excessive cut and fill to accommodate multiple dwellings is discouraged.

1.5.2 Maximise the area of private open space at the same level accessible from ground floor living areas.

1.5.3 Retaining walls should not exceed 1m in height. Where significant cut cannot be avoided, consider landscape terracing which aim to screen surfaces and provide amenity.

1.5.4 Split level dwellings should closely align to the slope of the site to ensure floor levels match those on neighbouring sites.



Guideline 1.5.3

- Complicated ramps and stairs within the front setback.
- Primary private open space positioned above (or below) living areas, requiring access via stairs.
- High, blank retaining walls to new private open spaces or front setbacks.
- New dwellings which have substantially greater floor heights than those on neighbouring sites.

1.6 LARGE LOTS (1500M² OR GREATER)

1.6.1 Whilst larger lots allow for a greater number of dwellings, they should also provide for a more generous provision of open space, garden areas and permeable space.

1.6.2 The number of dwellings on consolidated or larger lots should have regard to the following:

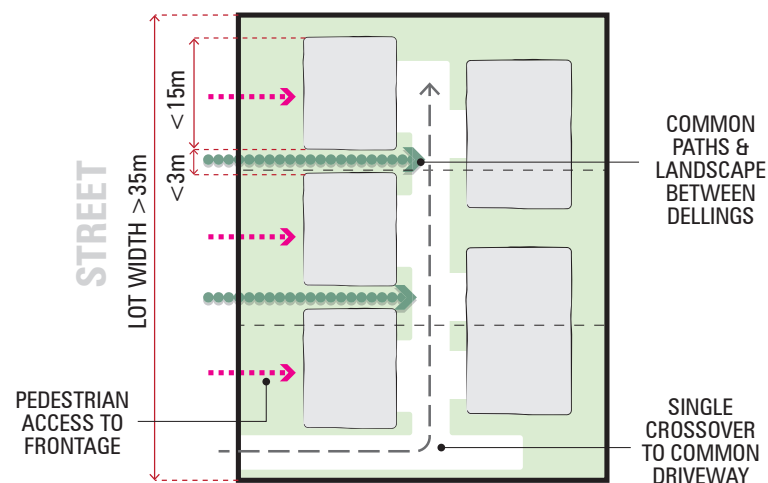
- Distribution of Garden Area throughout the site with consideration of potential future subdivision of individual lots.
- Surrounding built form and landscape character including space between buildings, backyard alignment and trees.
- Ensure driveways and car parking are not dominant features of the site plan.

1.6.3 Lots with broad frontages (greater than 35m) are encouraged to position dwelling frontages to the street, with car parking located to the rear.

1.6.4 Rows of attached townhouses should accommodate breaks between forms for every 15m incorporating communal pedestrian paths and landscape through the site.

1.6.5 Communal open space for sites greater than 3000m² is highly encouraged. Refer to **ResCode Standard B11** for site planning guidance.

- Large lot development substantially diverging from the traditional open space residential character of the neighbourhood.
- Broad 2 storey forms across a site frontage offering limited breaks or landscape between buildings.
- New development on consolidated lots comprising dominant communal driveways and presence of multiple garages visible from the street frontage.



Guideline 1.6.2

2. BUILDING PROFILE & PRESENTATION



Justification

Streetscape presentation is critical in ensuring new multi-dwelling developments are a positive contribution to the neighbourhood. The presentation of new built form should have regard to existing dwellings with respect to building height and siting, design detail and materials.

Multi-dwelling developments should be designed having regard to unique site and context conditions, rather than a 'cookie-cutter' housing response.

ResCode Reference

- B1: Neighbourhood Character
- B5: Integration with the street
- B7: Building height
- B31: Design detail
- B32: Front fences

Policy Reference

- Clause 21.06 Built Form

Relevant Documents

- Good Home Design in the Yarra Ranges (2012)

DESIGN GUIDELINES

AVOID

2.1 BUILDING HEIGHT

2.1.1 The maximum building height must accord with the relevant Zone and/or Overlay provision applied to the land.

2.1.2 The height of new dwellings should have regard to the height of tree canopy in the background when viewed from the streetscape.

2.1.3 Double storey dwellings in predominately single storey streets are acceptable where they have generous side setbacks and recessive upper levels.



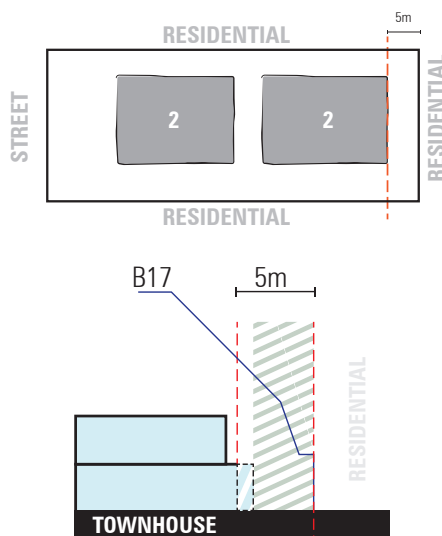
Guideline 2.1.3

- New dwellings which sit prominently in the streetscape and subsequently lose tree canopy backdrop.
- Prominent views from neighbouring residential lots to 2 storey dwellings at the rear of lots, positioned on significantly higher ground due to slope of the site.

2.2 BUILDING MASSING

2.2.1 Recessed upper levels are encouraged, however where ground floor setbacks to side boundaries exceed minimum requirements, sheer 2 storey forms may be acceptable (subject to facade design).

2.2.2 In the GRZ, 2 storey townhouses should step down to 1 storey to the rear where located within 5m of the common boundary. This should also be adopted where abutting a lot in the NRZ.



Guideline 2.2.2

- Attached townhouses on or close to side boundary with no breaks between form minimising space between buildings commonly found in residential areas.
- Cantilevered form encroaching into setbacks and exacerbating visual bulk.
- Horizontal, blank elevations which exacerbates visual bulk.
- Flat facades that provide no depth or rebate to the overall building profile.

2. BUILDING PROFILE & PRESENTATION

DESIGN GUIDELINES

AVOID

2.2 BUILDING MASSING (continued)

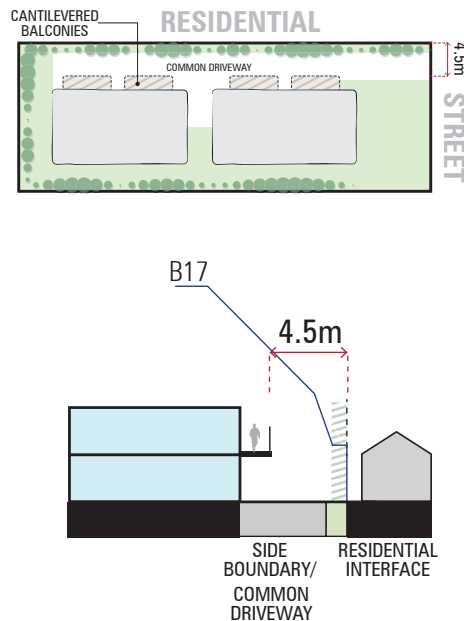
2.2.3 Attached townhouses, of 4 or more dwellings, should include a minimum 4m wide central break to accommodate a visitor car space and large canopy tree. The location of the break should seek to align to neighbouring private open space.

2.2.4 Party-walls are encouraged to allow greater setbacks to boundaries for daylight amenity and canopy vegetation.

2.2.5 Upper levels should not cantilever into the front, side or rear setbacks (common property acceptable). Upper levels including balconies should be setback 4.5m from the property boundary.

2.2.6 Upper levels should not cantilever over the common driveway unless accommodating private open space and encroaches no more than 2m.

2.2.7 Ensure dwelling entries are provided with weather protection such as a small awning or canopy and are step free for ease of access.



Guideline 2.2.7

- Balconies to the common driveway should avoid bulky, complicated balustrades, awnings or structures that exacerbate visual bulk from side boundaries and the street.

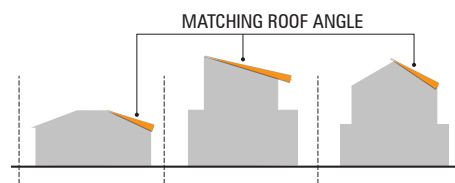
2.3 ROOF FORM

2.3.1 Where roof forms are a consistent character element in the street, new roof forms should adopt a similar profile.

2.3.2 Skillion/angled roof forms are encouraged in front to back attached townhouse developments to minimise visual bulk from side boundaries.

2.3.3 Where townhouses are positioned on a dual frontage lot, consider a contemporary gable roof form.

2.3.4 Where pitched roofs are commonly found in the streetscape, ensure the angle of the proposed roof generally reflects existing forms.



Guideline 2.3.4

- Flat roof forms where pitched roofs are common character element in the streetscape.
- Attached townhouses with varying roof forms and angles.
- Complicated or excessively high roof forms.

2. BUILDING PROFILE & PRESENTATION

DESIGN GUIDELINES

AVOID

2.4 MATERIALS AND FINISHES

2.4.1 Utilise materials and colour to distinguish between townhouses and enhance sense of address. This could include variations in front door or garage door colours, facade materials or balustrades.

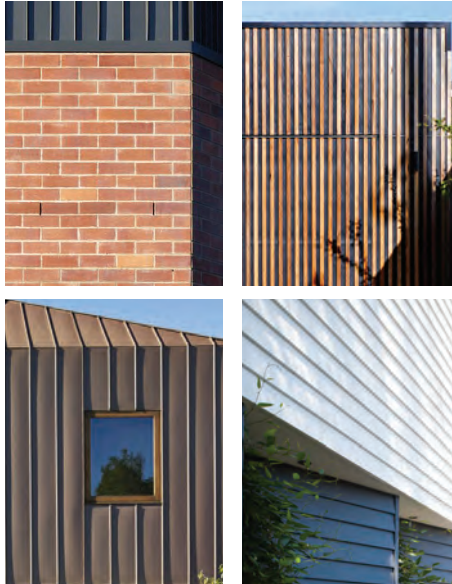
2.4.2 Utilise materials to enhance the vertical proportions of the development particularly to side elevations.

2.4.3 Utilise materials and colours which complement existing dwellings in the street.

2.4.4 Consider materials which exhibit depth, texture and fine grain details including (but not limited to) brick, stone, weatherboard, vertical timber cladding, powdercoated seam cladding, and precast concrete.

2.4.5 Utilise materials which are high quality and resilient to ensure longevity of new buildings.

2.4.6 Materials which offer sustainable properties or are locally sourced are highly encouraged.



Guideline 2.4.4

- Use of polystyrene render products (or similar) which crack and crumble over time.
- Metal cladding or other reflective cladding products which exhibit a highly commercial character.
- Attached townhouses which are identical in appearance and lack legibility or sense of address.
- The use of too many materials which detract from the profile of dwellings or seek to mimic facade depth or recess.

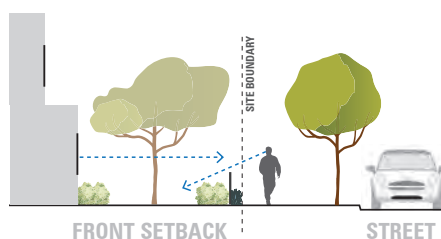
2.5 STREET FENCE

2.5.1 New developments (if unavoidable) should only adopt front fences (maximum 1.2m high) where they are currently found in the streetscape.

2.5.2 To corner lots, no or low front fences should wrap to the secondary street frontage.

2.5.3 Where sites are positioned along a main road, medium height fences (1.2-1.6m) are acceptable, provided they are 75% transparent and offer a layered landscape response behind. Examples of medium height fencing can include, Powder coated vertical aluminium battens, Vertical timber battens or Brick incorporated as features or pillars.

2.5.4 A narrow landscape belt (minimum 300mm) in front of a fence 1.6m or greater is encouraged.



Guideline 2.5.1

- High, impermeable fences to the public realm.
- Secluded private open space within the front setback.
- Irregular fence patterns along a streetscape.

APPLICATION REQUIREMENT

- Before a decision is made, submitted application drawing packages should include coloured elevations (of all sides) illustrating proposed material treatments and colours.

3. LANDSCAPE & VEGETATION



Justification

The retention and enhancement of the landscape character found in residential areas is an important consideration during initial design phases of any residential development. Landscape plays an integral role in ensuring new buildings sit comfortably within the streetscape setting. Not only is it important to retain existing mature vegetation, the siting of new vegetation should be considered in relation to new buildings on site and existing buildings on neighbouring sites. Landscape can provide substantial benefits for amenity, sustainability, outlook and screening.

ResCode Reference

- B1: Neighbourhood Character
- B5: Integration with the street
- B13: Landscaping

Policy Reference

- Clause 21.07 Landscape
- Clause 21.09 Environment
- Clause 22.05 Vegetation Protection

Relevant Documents

- Good Home Design in the Yarra Ranges (2012)
- Yarra Ranges Landscape Guidelines (2010)

DESIGN GUIDELINES

AVOID

3.1 TREES

3.1.1 Retain existing mature canopy vegetation, particularly where found in front or rear of lots.

3.1.2 Retention of both exotic and native mature vegetation, including trees and shrubs is encouraged.

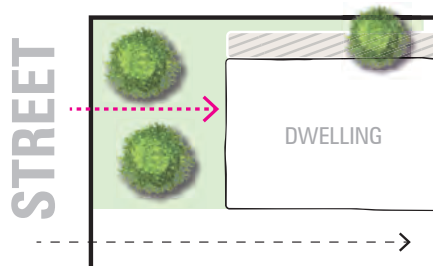
3.1.3 For lots <20m in width 1 large tree or 2 medium trees are to be incorporated into the front setback (where no trees are currently found or retained in the front setback).

3.1.4 For lots >20m in width 2 large trees or 3 medium trees are to be incorporated into the front setback (where no trees are currently found or retained in the front setback).

3.1.5 A minimum of 1 medium height tree for every dwelling is to be accommodated within each private open space to provide shade and green outlook.

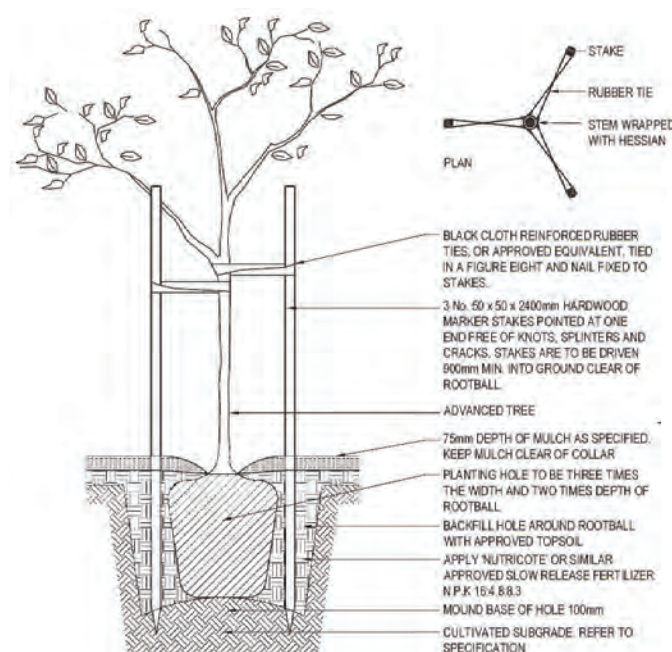
3.1.6 New trees are encouraged be located between dwellings and within side or rear setbacks to ensure dwellings benefit from a canopy backdrop.

3.1.7 The minimum installation size of trees is a 300mm pot size, with trees visible from the street preferred to be a minimum of 2.5m tall at time of planting.



Guideline 3.1.3

- Removal of mature canopy vegetation.
- Reliance on small or dwarf tree species to provide new canopy vegetation.
- Cumulative loss of established vegetation in the private realm.
- Trees within easement (refer to Yarra Valley Water planting in easement requirements).



Advanced Tree Planting Detail (example)

3. LANDSCAPE & VEGETATION

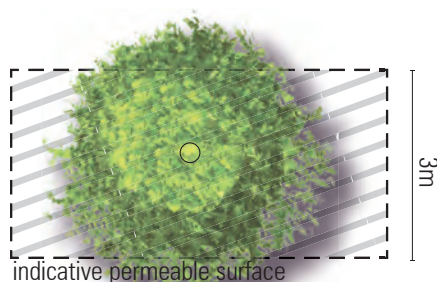
DESIGN GUIDELINES

AVOID

3.1 TREES (continued)

3.1.8 Trees to have permeable surface to surrounds of 3 metres minimum width. Trees in close proximity to each other may have 50% of area reduced for each subsequent tree e.g. 2 small trees 45m², 3 trees medium 100m² shared zone.

3.1.9 Consider the appropriateness of planting deciduous or evergreen species. Deciduous trees are best for providing shade to north facing windows in the summer while allowing winter sun to reach habitable rooms in winter. Evergreen trees are better used for shading east and west facing windows to provide consistent shade year round.



Guideline 3.1.8

Tree Size	Mature Height	Minimum tree area
Small	6 - 8m	30m ²
Medium	8 - 12m	50m ²
Large	12m+	90m ²

Recommended tree areas

- Large tree species located within unsuitable site area, requiring removal after project completion.

3.2 PLANTING DESIGN

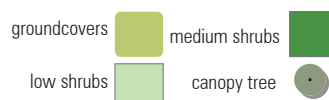
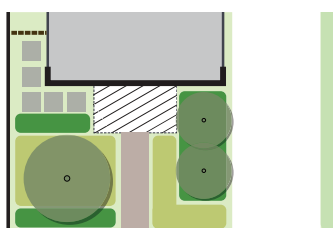
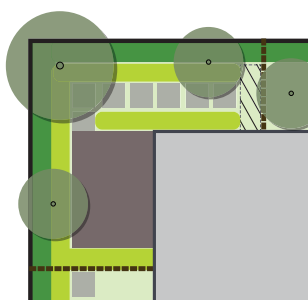
3.2.1 Draw inspiration from the established garden character found in the immediate streetscape.

3.2.2 Ensure planting species are drought tolerant and low maintenance to ensure longevity and climate resilience.

3.2.3 A native planting palette is highly encouraged, in accordance with the Yarra Ranges Landscape Design Guidelines. Where an exotic landscape character is present along the streetscape, a mixed native and exotic palette is accepted.

3.2.4 Integrate garden beds or planters adjacent to dwelling entries and between garage entries to break the extent of hard, impermeable surfaces.

3.2.5 Integrate landscape into balconies and balustrades utilising planter boxes.



example planting zones

- Monotonous and/or sparse landscape response in front setback and to side boundaries.
- Narrow garden beds which can only accommodate 1 row of plantings.
- Predominately exotic or European landscape character in a typically native landscape setting.

3. LANDSCAPE & VEGETATION

DESIGN GUIDELINES

AVOID

3.2 PLANTING DESIGN (CONTINUED)

- Within the 1m 'landscape buffer' to side and rear setbacks, tall and narrow tree or shrub species which exceed fence height should be accommodated to boundary to screen and soften new built form. This should be layered with a low-medium tussock grass or shrub to the path or private open space. Climbing species are accepted to side and rear boundaries
- Shrub and ground cover plants need to be planted at an adequate density to discourage weeds and to ensure complete coverage of garden areas when planting is mature.
- Seek native ground cover plantings to front setbacks rather than high water dependent lawn.
- Pedestrian paths in the front setback and side setbacks should incorporate permeable surfaces such as stepping stones, pavers or compacted granitic sand.
- Refer to the Yarra Ranges plant directory for a comprehensive list of suitable tree, shrub and understorey species.



source: *Online Garden Design*



Bush Projects (Landscape Architects)



Sue Torlach, Wild About Gardens

APPLICATION REQUIREMENTS

- Application Requirement: Before a decision is made, a landscape plan prepared by a suitability qualified landscape architect or designer must be submitted to Council for review.
- Coloured elevations (of all sides) illustrating proposed landscape response to boundaries including retention of exiting canopy vegetation and proposed new vegetation.
- Refer to Yarra Ranges Landscape Design Guidelines for Landscape Plan Requirements (Step C).

4. ACCESS & PARKING



Justification

The design and siting of driveways and garages requires careful balance between meeting technical standards whilst ensuring they are not dominant elements in streetscape views.

It is important that new development manages car parking requirements adequately on site, to limit the impact of on-street parking to the overall landscape and architectural attributes of the streetscape.

ResCode Reference

- B14: Access
- B:15: Parking
- B33: Common property

Relevant Documents

- Good Home Design in the Yarra Ranges (2012)

DESIGN GUIDELINES

AVOID

4.1 CROSSOVERS AND DRIVEWAYS

4.1.1 Lots less than 20m wide should comprise a maximum of 1 crossover (no greater than 3m wide) to maintain pedestrian safety along footpaths.

4.1.2 Crossovers must be positioned to avoid reduction of on-street parking, street trees or large expanses of nature strip.

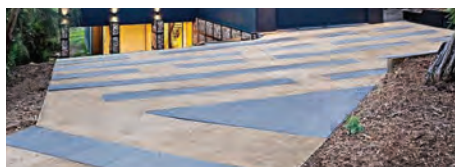
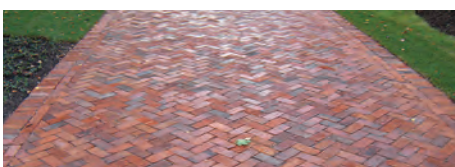
4.1.3 A minimum 1m landscape buffer is to be provided between any common driveway and side boundary. The buffer should be 3m clear to the sky and accommodate a combination of tall shrub or narrow tree species and understorey planting (grasses and ground covers). Excludes chimneys and fence posts.

4.1.4 Dwellings with a primary frontage to the street should comprise separated pedestrian path to the front door.

4.1.5 Driveway surfaces should reflect a shared road arrangement given its use as both pedestrian and vehicle access to dwellings. Permeable surfaces are encouraged. Suitable materials include

- Brick paving;
- Cobble stones;
- Exposed aggregate;
- Coloured concrete incorporating paving bands;
- Permeable paving is highly encouraged;
- Granitic sand or compacted gravel (in bush landscape areas).

4.1.6 Driveways should have a minimum 4m vertical clearance and 3m horizontal clearance as per guidelines 4.1.3.



Guideline 4.1.5

- Multiple crossovers on a lot, reducing opportunities for landscape and impacting on pedestrian safety in the public realm.
- Loss of grassed nature strips due to width and number of crossovers.
- Loss of street trees due to siting of new crossovers.
- Long, impermeable concrete driveways which radiate heat and offer limited landscape softening.
- Poor quality materials and finishes for driveway.
- Plain concrete as the primary driveway surface.

4. ACCESS & PARKING

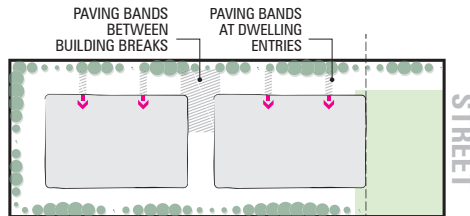
DESIGN GUIDELINES

AVOID

4.1 CROSSOVERS AND DRIVEWAYS

4.1.7 Enhance the sense of address for individual dwellings through paving bands or alternative surfaces across the common driveway aligned to townhouse entries and building breaks.

4.1.8 Ensure driveways comply with **Clause 52.06-9 (Car Parking)** and are a minimum 3m wide and have an internal radius of at least 4 metres at changes of direction.



Guideline 4.1.6

- 'Y' shaped driveways where the driveway widens to upwards of 6m inside the lot.

4.2 CAR PARKING

4.2.1 Consolidation of car parking into basement is encouraged. Basements or semi-basements can often be achieved on sites with a slope without expensive excavation. Basement car parking provides opportunities for larger ground floor private or communal open spaces in place of a linear at-grade driveway.

4.2.2 Where basements are provided, provide a minimum 2m buffer for deep root planting to side and rear boundaries (excluding easements).

4.2.3 Where possible, position garages behind the street frontage. Where garages or carports are positioned to the street frontage, site behind the dwelling facade to a minimum of 1m.

4.2.4 A maximum of 1 garage per lot visible from the street frontage is acceptable.

4.2.5 Seek to separate garages with doorways and windows to avoid a monotonous garagescape along the common driveway.

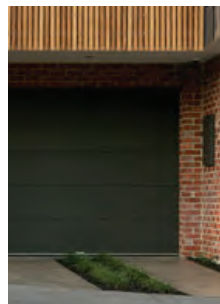
4.2.6 Carports are acceptable provided they are positioned behind the dwelling frontage and the structure does not exceed the height of the ground floor of the dwelling.

4.2.7 Garage or carport structures and materials should complement the design language of the associated dwelling.

4.2.8 Window openings in garage doors are highly encouraged to allow daylight into space.



Guideline 4.2.5



Guideline 4.2.8

- Undercroft structures over the driveway, which add to visual bulk and mass.
- Basements which extend above natural ground level (due to slope of the site) and increase the overall height of the proposed development.
- Multiple garages positioned to the street frontage.
- Broad garage doors facing the street.
- Garages projecting forward of dwelling facades and entries.
- Tandem car parking in the front setback.
- Visitor car parking in the front setback reducing opportunities for landscape.

5. AMENITY & EQUITABILITY



Justification

Multi-dwelling developments are supported in established residential areas as they offer housing diversity and alternative lifestyle options surrounded by existing services and facilities. Multi-dwelling developments should provide more compact housing while offering the same benefits of single dwelling developments in terms of amenity and landscape.

It is also important that new development considers impacts on adjoining sites, including the ability for neighbouring sites to redevelop high quality multi-residential typologies over time.

ResCode Reference

- B22: Overlooking
- B28: Private open space

Policy Reference

- Clause 21.06 Built Form
- Clause 21.09 Environment

Relevant Documents

- Good Home Design in the Yarra Ranges (2012)

DESIGN GUIDELINES

AVOID

5.1 PRIVATE OPEN SPACE

5.1.1 Secluded private open space should be located at the ground floor with a minimum 'usable' dimension of 3m plus a minimum 1m wide landscape buffer to any site boundary or internal fenceline. Developments should comprise a mix of private open space at ground floor and balconies.

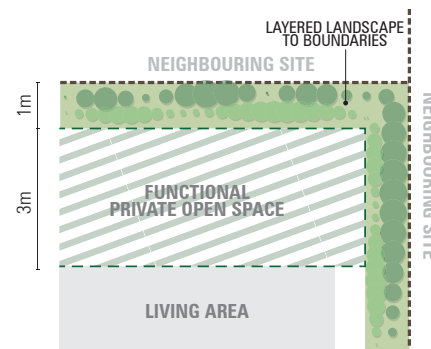
5.1.2 Private open space should be carefully sited to achieve solar access from the north.

5.1.3 Private open space should include (while not compromising opportunities for landscape) weather protection measures such as a pergola or shade element.

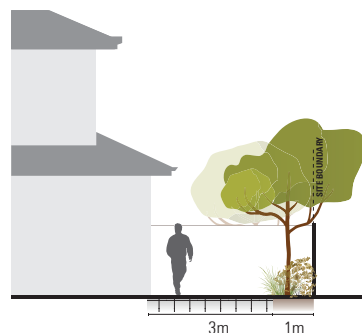
5.1.4 Private open space should incorporate areas for passive recreation (for sitting and entertaining) as well as areas for functional domestic uses such as clothesline and bin storage.

5.1.5 Where secondary private open space is provided at upper levels (balconies) position to street frontages or angled away from neighbouring residential properties to reduce reliance on screening.

5.1.6 Balustrades should be semi-permeable to provide daylight to habitable rooms while complementing the overall design language of the dwelling.



Guideline 5.1.1



Guideline 5.1.1

- Secluded private open space (ground floor) in the front setback is specifically discouraged.
- Developments with reverse living for all dwellings.
- Siting of services and utilities within the usable area of private open space.
- Narrow spaces which offer limited function, flexibility and amenity.
- Private open space positioned to the south of dwellings with limited aspect from east or west.
- Air-conditioning units located on balconies.

5. AMENITY & EQUITABILITY

DESIGN GUIDELINES

AVOID

5.2 SCREENING & PRIVACY

5.3.5 Where privacy screening to balconies is required, consider the following alternative materials and measures:

- Projecting shelf.
- Planter box incorporated into balustrade.
- Angled battens to 1.7m high.

Include a variety of screening methods (where required) to maximise internal amenity).

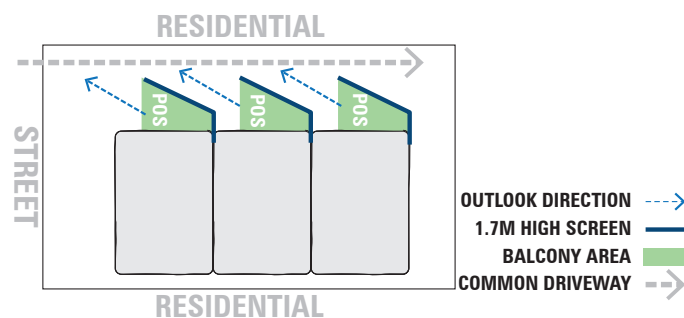
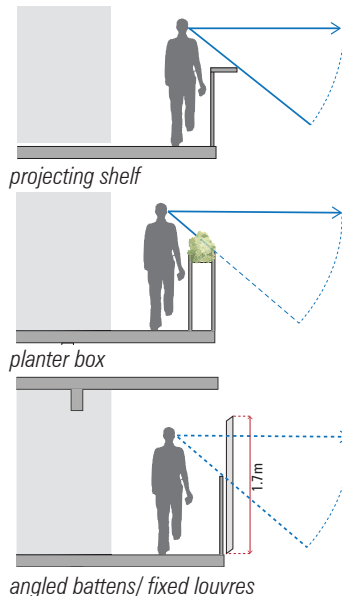
5.3.6 Seek to position windows away from neighbouring private open space and habitable room windows.

5.3.7 Where windows require privacy screening consider the following alternatives.

- Fluted glass;
- Fixed vertical louvres or battens ;
- Façade overhang;
- Fixed louvres; or
- Projecting window frames.

5.3.8 Living areas should not comprise primary outlook and daylight from highlight windows.

5.3.9 Seek to stagger window arrangements to neighbouring dwellings to avoid screening to new habitable room windows.



Guideline 5.3.7

- Opaque glazing.
- Fixed screens that create poor internal amenity and outlook to the sky.
- Excessive use of fixed screens.

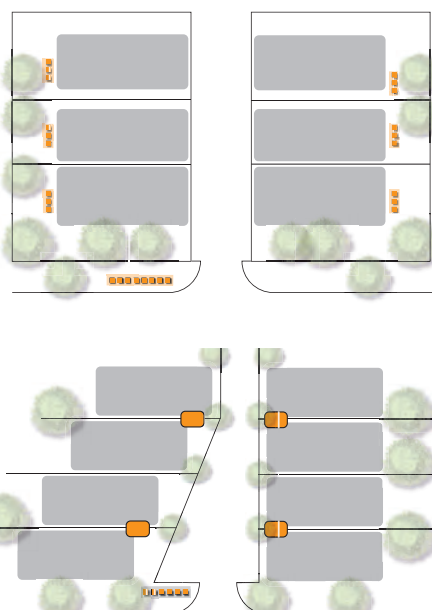
5.3 SERVICES

5.3.1 Air-conditioning units and bin storage should be carefully positioned as to not be visible from the street frontage and adjoining secluded private open space.

5.3.2 External services equipment should be integrated sensitively into front setbacks utilising landscape or other screening methods. Consolidation and integration of services with mailboxes is encouraged.

5.3.3 Bin storage should be located to the rear of dwellings or within garages, accessible via gated path or through garage to the street frontage.

5.3.4 Where bin storage is located along the common driveway, ensure designated and screened areas are provided to each dwelling to restrict views from the immediate streetscape.



Guideline 5.3.4 Bin storage site planning examples

- Roof-mounted service equipment clearly visible from the street frontage.
- Air-conditioning units on balconies.
- Rainwater tanks visible from the street frontage.
- Bin storage in the front setback or visible from the street frontage.