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HIGHER DENSITY RESIDENTIAL BUILDING TYPOLOGIES 2014

September 2014

working draft

WORKING DRAFT

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1. INTRODUCTION

PURPOSE

This incorporated document builds on the findings and guidelines of the *Residential Built Form Design Guidelines 2014*. It seeks to ensure the use of the Garden Apartment Typology or Alternative Development Forms as specified in this document. Its aim is to:

- Facilitate redevelopment in a co-ordinated manner;
- Ensuring the same development potential and amenity conditions are achievable on adjoining sites;
- Creating a distinctive and consistent high quality street edge and pedestrian environment;
- Ensuring the provision of high quality internal amenity whilst balancing off-site amenity impacts;
- Encourage site consolidation to achieve high quality design outcomes as per Garden Apartment and Alternative Development Form Typology.

APPLICATION

On sites with a frontage greater than 22 metres, the Garden Apartment Typology should be used. Sites with smaller frontages should apply the similar layout as described in the Alternative Development Forms. This will ensure the same built form and amenity conditions, as well as their potential is created on all sites.

These guidelines provide specifics on layout and design. They are to be applied in conjunction with Local Policy at Clause 22.06 *Multi-Residential and Mixed Use Development*.

2. GARDEN APARTMENT BUILDINGS

TYOLOGY DESCRIPTION

- Apartment buildings, up to a discretionary scale of 4 storeys, which locate the mass of the building envelope towards the street frontage, and away from rear boundaries which generally constitute sensitive residential interfaces. Dwelling outlooks are principally orientated towards the front or rear of the lot
- Setbacks create space around the building footprint to allow for landscaping and a garden setting
- Suitable for wider lots, and consolidated sites created by 2 or more adjacent lots, with a minimum frontage width of 22m
- A sub-set of the Garden Apartment Building is the Urban Apartment Building. This typology is proposed in the Northland Precinct, on Wood Street and Hannah Street. It proposes a slightly amended ground floor and frontage condition which responds to a more urban road character.

Figure 1 -Garden Apartments Built Form: Front



Figure 2 Cont. -Garden Apartments Built Form: Rear



DESIGN OBJECTIVES

- To ensure development contributes to a high quality pedestrian environment and increases activation of the public realm
- To facilitate the consolidation of lots to increase street frontage width
- To maximise the development of the front portion of the lot with front and rear facing dwellings
- To discourage side-facing dwellings, due to their potential for reduced amenity outcomes
- To match the layout of the garden apartment typology, where it exists (or has the potential to) on the boundary of adjacent lots
- To provide side setbacks, towards the rear of the lot, with adequate width to permit canopy trees, creating a garden setting for dwellings
- To provide adequate separation between dwellings within the lot, avoiding reliance on screening to provide privacy
- To allow potential for additional dwellings to the rear of deeper lots, provided that building separation requirements can be met within the lot
- To recognise the potential for a cumulative adverse impact of higher density development along a corridor, and propose rear setbacks to sensitive rear interfaces that seek to mitigate this effect
- To balance considerations of potential development yield with internal amenity
- To consider the amenity of adjacent lots, in terms of primary dwelling outlooks and private open space, where they are considered to have a lower propensity for redevelopment

- To accommodate potential mixed uses at ground floor level in the Urban Apartment Building typology

DESIGN GUIDELINES

Minimum frontage width:

- To accommodate a Garden Apartment typology, lots must have a frontage width of at least **22m**, unless a rear lane allows vehicle access from the rear

Front setback:

- Garden Apartment Buildings: Development at ground and first floor level is to be set back together by **5m** from street frontage
- Urban Apartment Buildings: Development at ground and first floor level is to be set back together by **3m** from street frontage.
- Development at second and third floor level is to be set back together by **2m** minimum from the frontage of the level below

Front fence requirements:

- Garden Apartment Buildings: Front fences are to be a maximum height of **1.5m**, and visually permeable beyond **1.2m** above footpath level. Taller fences should be set back from the street edge, behind a shallow landscaped buffer
- Urban Apartment Buildings: Front fences are to be a maximum height of **1.2m**, when within 3m of a street.

Mixed Use Development:

- Urban Apartment Buildings should provide ground floor ceiling heights of 3.6m, in order to provide flexibility for potential mixed uses.
- Urban Apartment Buildings accommodating mixed use at ground floor should allow for servicing by providing rear access to units. Entrances to commercial units should be separated from residential entrances.

Walls on side boundary:

- The front module of development can be built along the side boundaries to a maximum height of **2 storeys** (6.9m), and a maximum length of **20m**
- The upper 2 storeys of the front module of development should be set back together by a minimum of **3m** from the side boundaries
- Where adjacent lots are considered to have a lower propensity for change due to considerations such as existing multi-unit development, the configuration of the building envelope will be determined by the locations of adjacent primary building outlooks and private open spaces

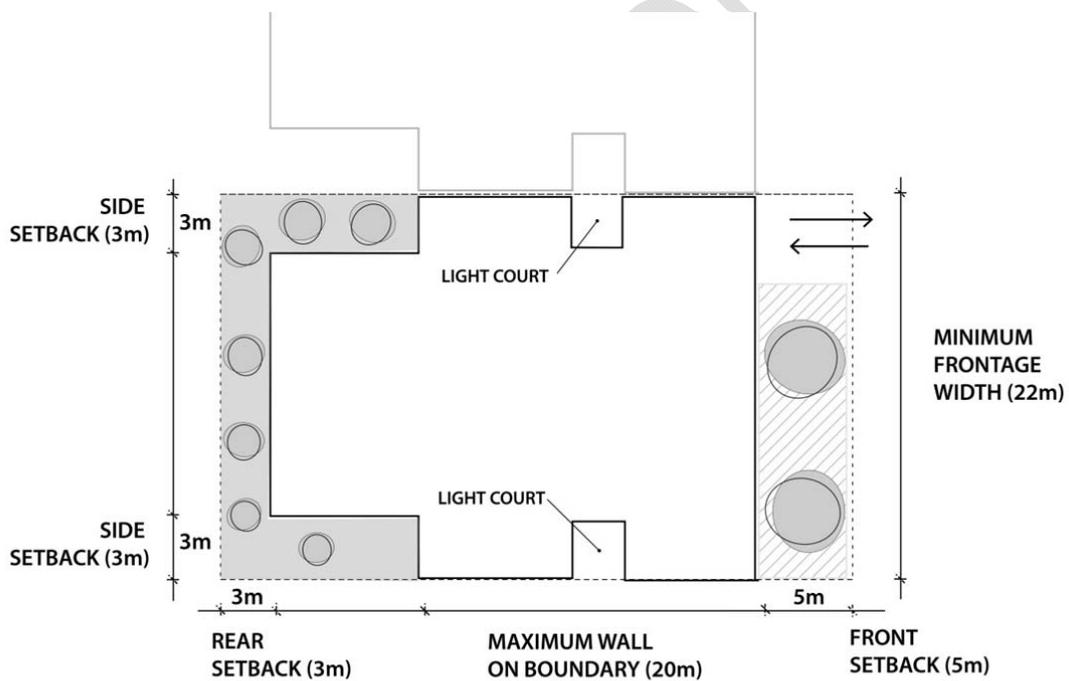
Light wells:

- Light wells should be provided to the mid-depth of development which proposes single aspect dwellings. Where existing light wells are located adjacent to the common side boundary, adjacent development should replicate this layout
- Light wells are to be of a size adequate to allow windows of facing dwellings to be offset

Side boundary ground level setbacks:

- Beyond the 20m maximum length of walls on boundary permitted for the front module of development, ground and first floor levels are to be set back a **3m** minimum from side boundaries
- Where a further 2 levels of development are achievable, they are to be set back a minimum of 3m from the level below.

Figure 3 -Garden Apartments Site Layout and Setbacks Plan



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Figure 4 - Garden Apartments Front Setback Profile (cross section)

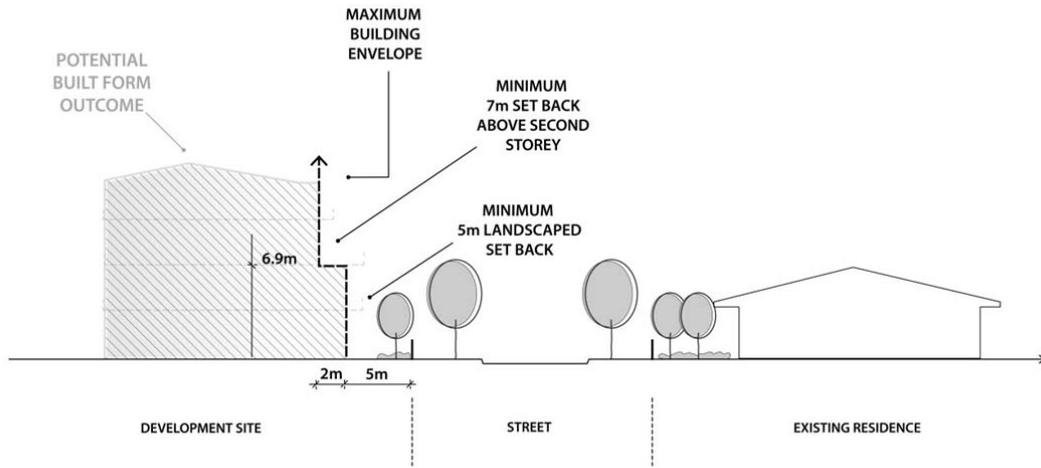
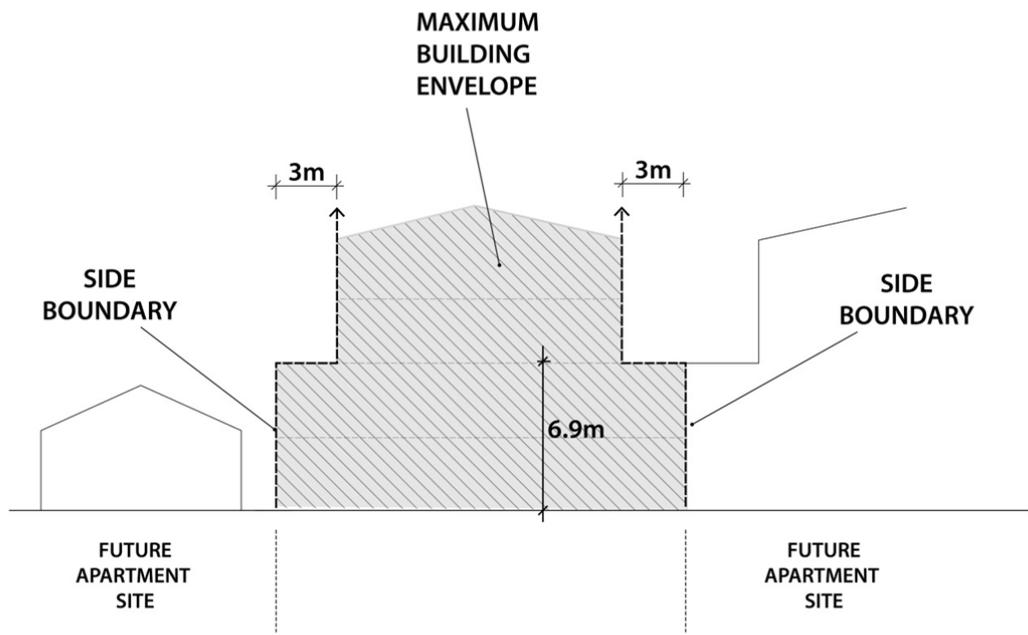


Figure 5 -Garden Apartments Walls on Boundaries and Side Setbacks (elevation)



Building Separation

Dwelling outlook types

- Primary outlook: accommodates private open space and habitable room windows
- Secondary outlook: accommodates habitable room windows
- Secondary restricted outlook: windows above 1.7m only

Building separation within lot:

- Primary outlook to Secondary outlook **9m**
- Primary outlook to Secondary restricted outlook **6m**
- Secondary outlook to Secondary outlook **6m**
- Where dwelling facades bound private outdoor areas of other dwellings, methods of minimising visual intrusion and noise transmission are to be provided

Building separation from side and rear lot boundaries:

- Primary outlook to boundary **5.5m**
- Secondary outlook to side boundary **3m**

Upper level setbacks within lot:

- Provide an adequate setback of the upper floor levels to ensure that open spaces, created by mid-block separation, have adequate solar access at the September equinox

Rear boundary setback:

- Ground floor levels are to be set back by a minimum of **3m** from the rear lot boundary, where it does not adjoin a rear lane. This ground level rear setback must remain clear to the sky, and projections, such as balconies, are not permitted over this space
- First floor levels are to be set back by a minimum of **5.5m** from the rear boundary
- Development above first floor level is to be contained within a rear setback envelope formed by a 45 degree angle, projected from a height of 3m at the rear lot boundary
- Where the site has a rear lane interface, the 45 degree angle is projected from the rear boundary of the lot on the opposite side of the lane

Figure 6 -Rear Building Setback Profile: sites abutting sensitive residential land (cross section)

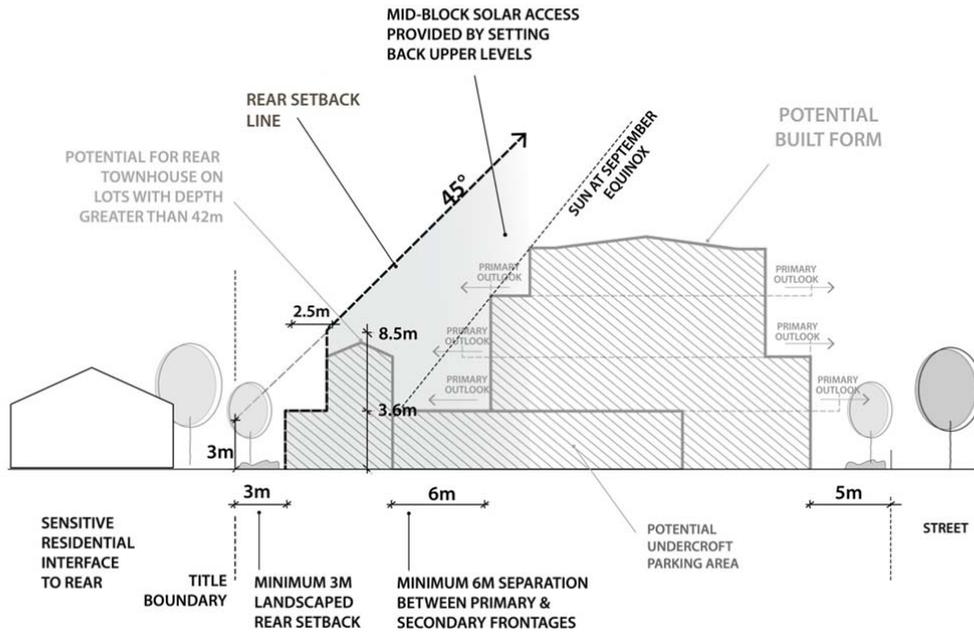
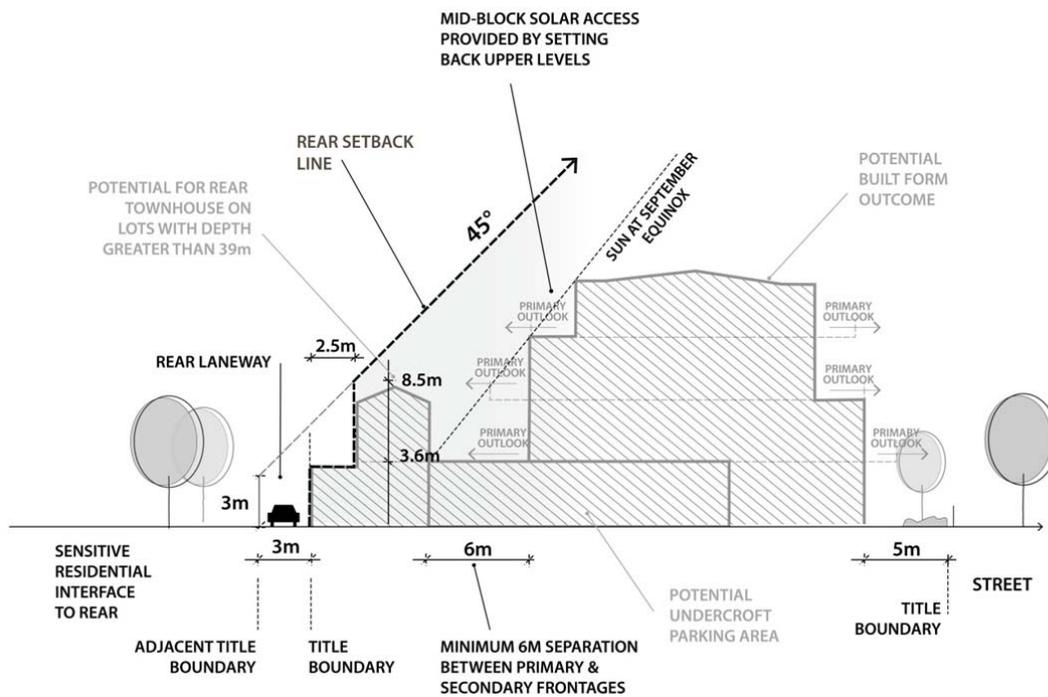


Figure 7 -Rear Building Setback Profile: sites with abutting laneway (cross section)



3. ALTERNATIVE DEVELOPMENT FORMS

TYOLOGY DESCRIPTION

- Alternative development forms to the Garden or Urban Apartment Buildings, which may include modest apartment buildings, or townhouse development on single sites
- Suitable for lots that cannot be consolidated, and/or have frontages of less than 22m in width

DESIGN OBJECTIVES

- To ensure development contributes to a high quality pedestrian environment and increases activation of the public realm
- To facilitate the development yield of single lots that cannot be consolidated
- To provide a front boundary setback that replicates the Garden Apartment typology, creating a consistent street edge condition
- To match the layout of the Garden Apartment typology, where it exists or is able to be achieved on the boundary of an adjacent lot, if development is proposed along the common side boundary
- To provide a rear boundary setback and building envelope that replicates the Garden Apartment typology, creating a consistent rear interface condition
- To safeguard adjacent development potential, where a lot is proposed to be redeveloped in a less-intensive manner than might be expected in a Residential Growth Zone (RGZ), due to its size
- To consider the existing amenity of adjacent lots, in terms of primary dwelling outlooks and private open spaces, where they are considered to have a lower propensity for redevelopment

DESIGN GUIDELINES

Maximum frontage width:

- To accommodate alternative development forms, lots should have a frontage width of less than **22m**

Front setback:

- Development at ground and first floor level is to be set back together by **5m** from street frontage
- Development at second and third floor level is to be set back together by **2m** minimum from the frontage of the level below

Front fence requirements:

- Front fences are to be a maximum height of **1.5m**, and visually permeable above **1.2m** from above footpath level. Taller fences should be set behind a shallow landscaping buffer along street edge

Walls on side boundary:

- Where an adjacent lot has the potential to accommodate a Garden Apartment typology, development may be built to one side boundary in a similar manner, mirroring its potential layout
- Where adjacent lots are considered to have a lower propensity for change due to considerations such as existing multi-unit development, walls on side boundaries should take into account the locations of primary dwelling outlooks and areas of private open space, and comply with the requirements of Rescode Standard B17

Light wells:

- Where existing light wells are located adjacent to the common side boundary, development proposals should respect this layout
- If light wells are proposed between dwellings, they should be of a size adequate to allow facing windows to be offset

Side boundary ground level setbacks:

- Where development is built to one side boundary in a similar manner as the garden apartment typology, beyond the 20m maximum length permitted for the front module of development, side setbacks should comply with the requirements of Rescode Standard B17
- For other forms of development, side setbacks should comply with the requirements of Rescode Standard B17 for the length of the side boundary

Rear setback:

- Ground floor levels are to be set back by a minimum of **3m** from the rear lot boundary, where it does not adjoin a rear lane. This ground level rear setback must remain clear to the sky, and projections, such as balconies, are not permitted over this space
- First floor levels are to be set back by a minimum of **5.5m** from the rear boundary
- Development above first floor level is to be contained within a rear setback envelope formed by a 45 degree angle, projected from a height of 3m at the rear lot boundary
- Where the site has a rear lane interface, the 45 degree angle is projected from the rear boundary of the lot on the opposite side of the lane

4. PARKING, VEHICLE ACCESS AND SERVICING

DESIGN OBJECTIVES

- To provide vehicle parking that is efficiently designed, causes minimal disruption to pedestrian and cycle movement, and has minimum visibility from the street
- To provide cycle parking that encourages cycling as a convenient transport choice
- To ensure that the servicing requirements of residential development are appropriately accommodated

DESIGN GUIDELINES

- Locate vehicle parking to the interior of the site, screening it from view. Vehicle parking may be provided at basement level, or in a ground level under-croft arrangement. Where provided in an under-croft arrangement, vehicle parking should be concealed behind ground floor development that is orientated towards the site frontage
- Where car stackers are proposed, ensure they are suitably buffered from adjoining dwellings
- Ensure that cycle parking is secure, convenient and readily accessible
- Ensure that the arrangements of loading and servicing of commercial premises causes minimum disruption for pedestrians and cyclists
- Provide waste and recycling storage facilities that are conveniently located and screened from view
- Cohesively incorporate mailboxes and utility meter locations into the layout of development

5. GLOSSARY AND RELATED DOCUMENTS

Residential Built Form Design Guidelines, 2014

Clause 22.06 Multi-Residential and Mixed Use Development

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