

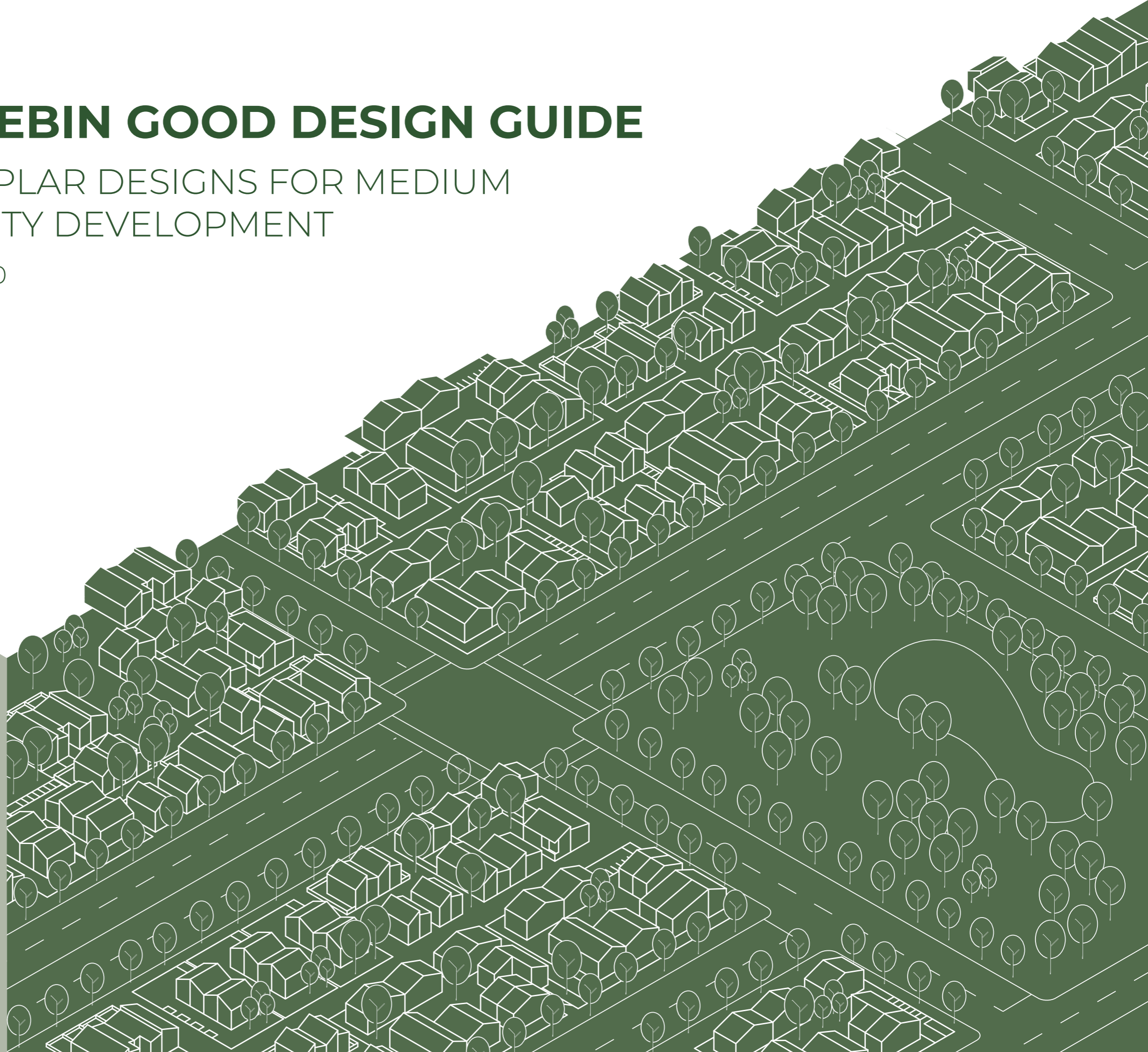


the place
to live

DAREBIN GOOD DESIGN GUIDE

EXEMPLAR DESIGNS FOR MEDIUM DENSITY DEVELOPMENT

OCT 2020



KENNEDY
NOLAN

BREATHE
ARCHITECTURE

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Disclaimer:

These exemplar designs are provided by Council as examples of suggested design responses to achieve good design outcomes. Simply copying the plans will not necessarily guarantee approval (at the planning or building stage) as the land's site specific context and planning scheme requirements will need to be considered as part of a design response.

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Heller Street
Six Degrees Architects
Brunswick
Photography: Patrick Rodriguez

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1. Introduction



There is a problem with medium density housing currently being delivered in Darebin.

For too long, the priorities of these developments have been misaligned with good urban design and housing amenity outcomes. Unit developments currently prioritise cars over people, and yield over liveability. Vital components, like landscape and sustainability, are rare and often ad hoc.

Recognising this, the City of Darebin has engaged three of Melbourne's leading architecture firms, Six Degrees, Kennedy Nolan and Breathe Architecture, to examine existing developments and the standard approach used by developers currently.

The architects analysed 11 existing projects which occurred across a range of 5 typical site sizes. The intent was to identify strengths and weaknesses in these housing models, and to identify opportunities to improve the lived outcomes for the future residents, and the broader Darebin community.

Each site was tested for current constraints and new opportunities, determining typical targets for townhouse developments in GRZ (General Residential Zone) and RGZ (Residential Growth Zone) zones.

The outcome of this work produced a set of simple design principles and key moves, demonstrated through the exemplar designs outlined in this document. These designs are simple, scalable, flexible, replicable and should be adapted to specific site conditions.

These sample plans build on the **Darebin Good Design Guide - Medium Density Development** and provide examples of how these guidelines can be met to achieve good design outcomes. Applicants are encouraged to use these plans in part or full to develop their own contextually specific designs.

2. Design Objectives



More About Landscape

- **Prioritise sight lines to greenery**
- **Canopy trees and in-ground planting**
- **Permeable ground surfaces**
- **Ground floor living with direct connection to gardens**





Urban Generosity / Being A Good Neighbour

- Promote primary aspect to street
- Enable passive surveillance of public realm
- Street gardens & opportunities for neighbourly interaction
- Manage overlooking with careful design instead of high-level screening





Looking To The Future

- Explore site consolidation
- Explore use of shared driveways
- Consider future/alternative uses of car spaces



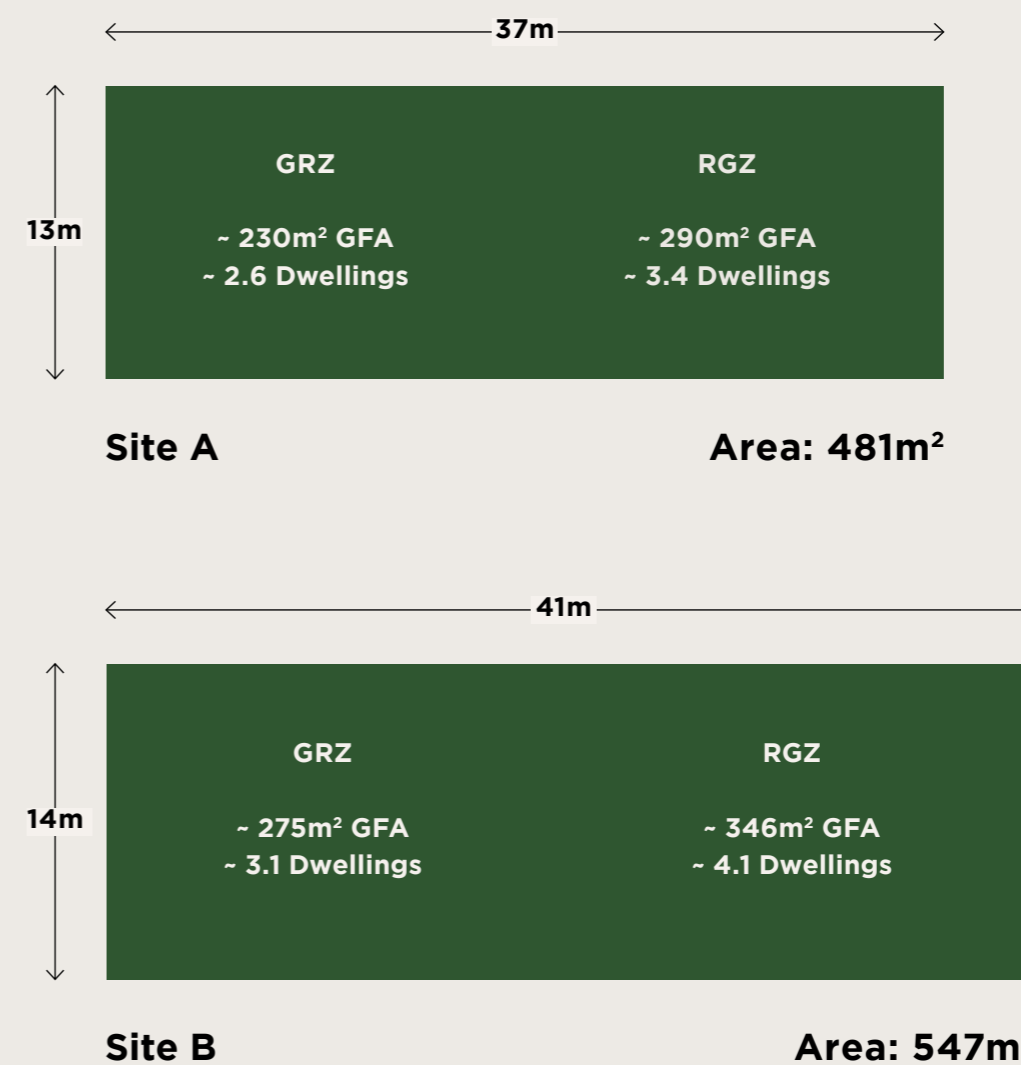
3. Test Sites



Test Sites & Targets

Five test sites, representing typical sites earmarked for townhouse development in the Darebin region, were provided to the architects. Collectively, their varying widths and lengths allowed the design team to explore a myriad of possible solutions.

Average gross floor areas on existing projects were used as a baseline for comparison across GRZ (General Residential Zone) and RGZ (Residential Growth Zone) zones. The design solutions provided 1 x car space per dwelling.





Site C **Area: 465m²**



Site D **Area: 570m²**

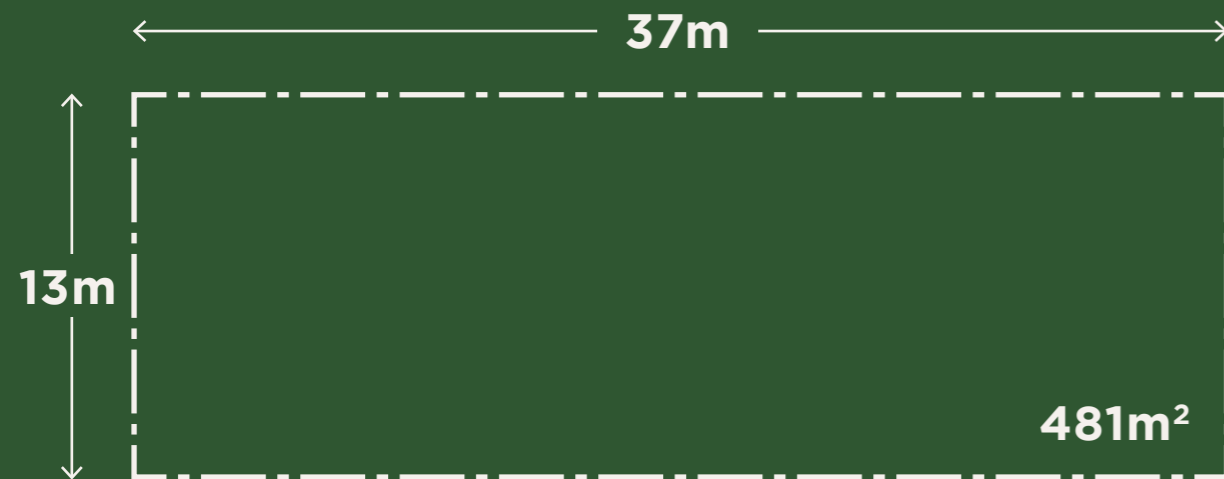


Site E **Area: 782m²**

4. Exemplar designs

- 1. Terrace House Model by Breathe Architecture**
- 2. Twins To Street by Breathe Architecture**
- 3. Courtyard House by Kennedy Nolan**
- 4. Ups & Downs by Kennedy Nolan**
- 5. Garden Drive by Kennedy Nolan**
- 6. Courtyard for Three by Six Degrees**
- 7. Cruciform, Courtyard, Lane by Six Degrees**
- 8. Cruciform with Rear Parks by Six Degrees**
- 9. Cruciform, Courtyard, Lane
(Extended) by Six Degrees**

Site A (GRZ) Terrace House Model



3 Dwellings Rear Laneway Condition

Details

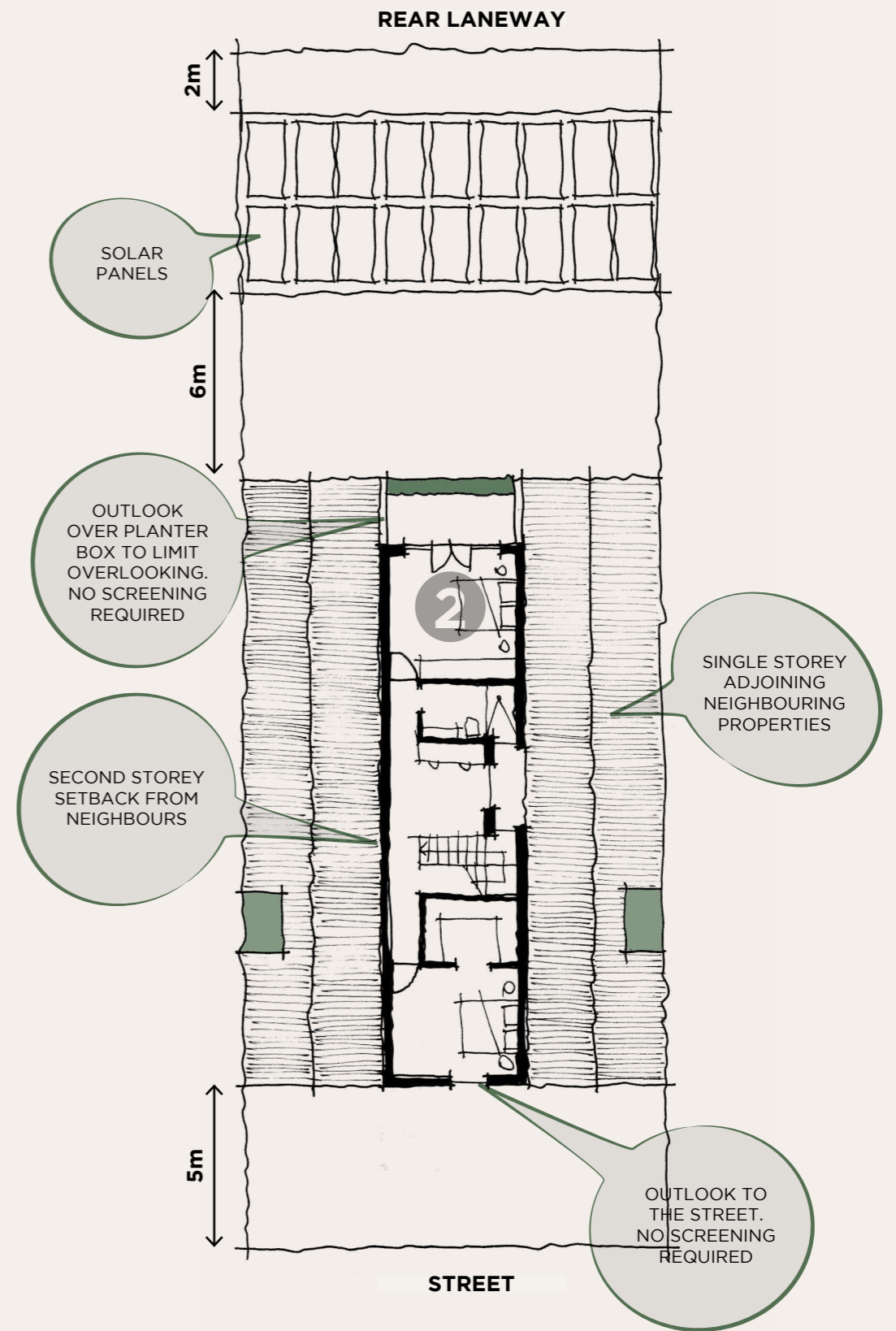
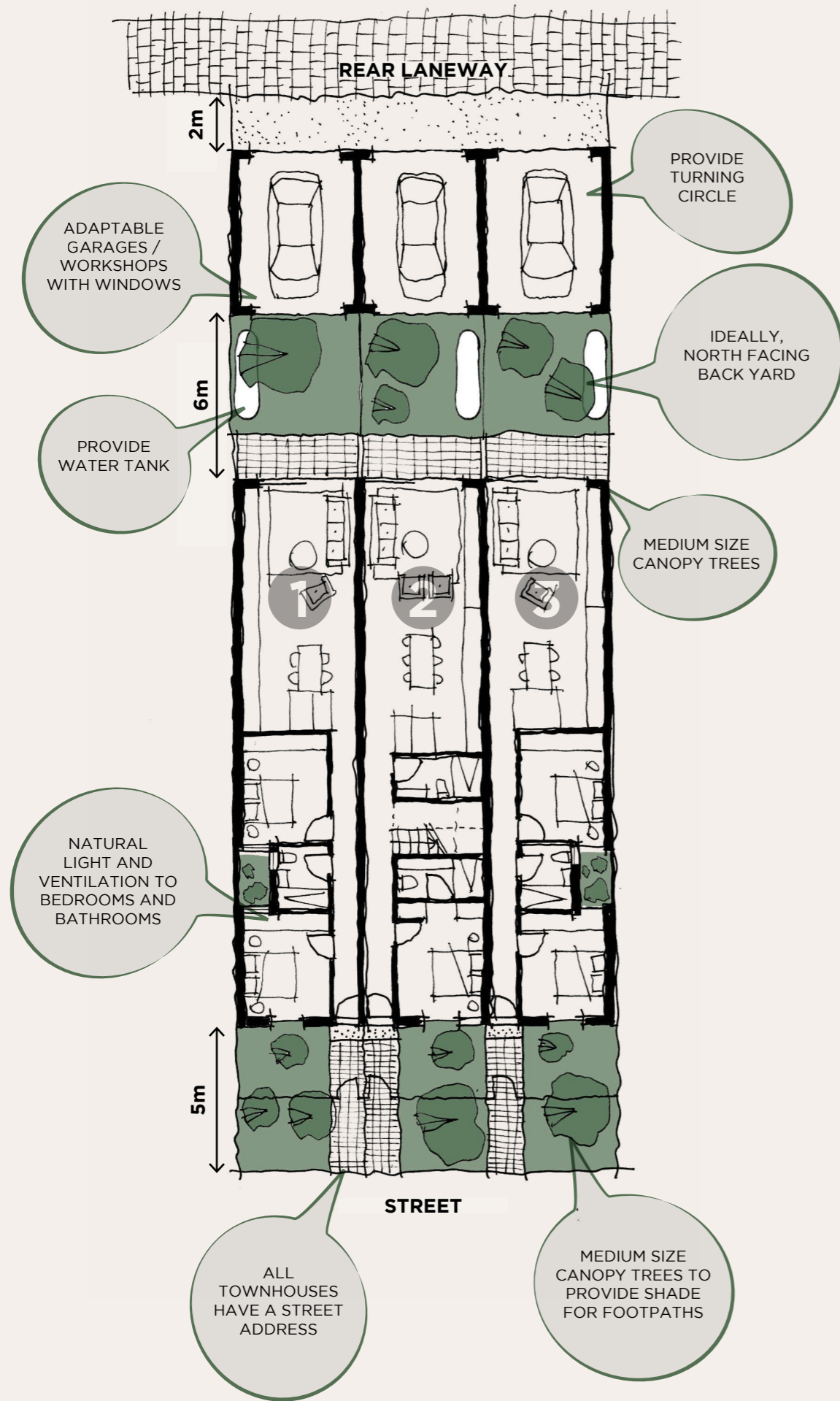
Build Area:	395m ²
Site Coverage:	315m ² / 65%
Permeability:	29%
Mix:	2 x 2BR, 1 x 3BR

Key Moves

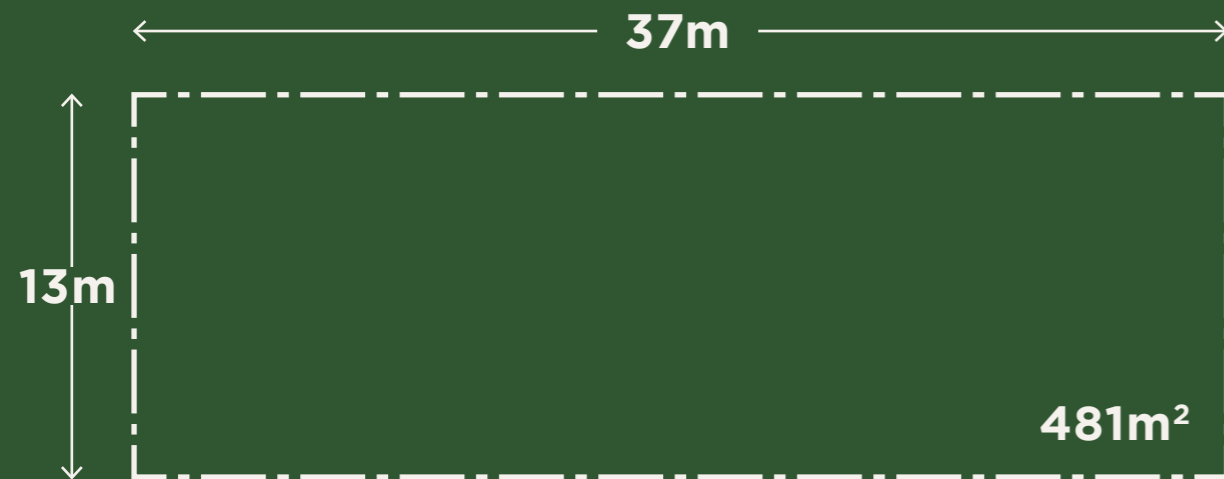
- Simple, repeated typology
- Ground floor living/SPOS
- Front yards, low fences
- Garages with amenity allow for future alternative uses
- Replicable city making move
- Lengths of boundary wall interrupted by lightcourts
- For rear laneway/corner site

“Terrace house takes a traditional idea and transforms it. You get townhouses with repeated widths, generous ground floor back yards and welcoming front yards, each with their own sense of entry. It’s a scalable city-making move”

Jeremy McLeod, Breathe Architecture



Site A (RGZ) Twins to Street



3 Dwellings Street Access

Details

Build Area:	410m ²
Site Coverage:	263m ² / 55%
Permeability:	29%
Mix:	2 x 2BR, 1 x 3BR

Key Moves

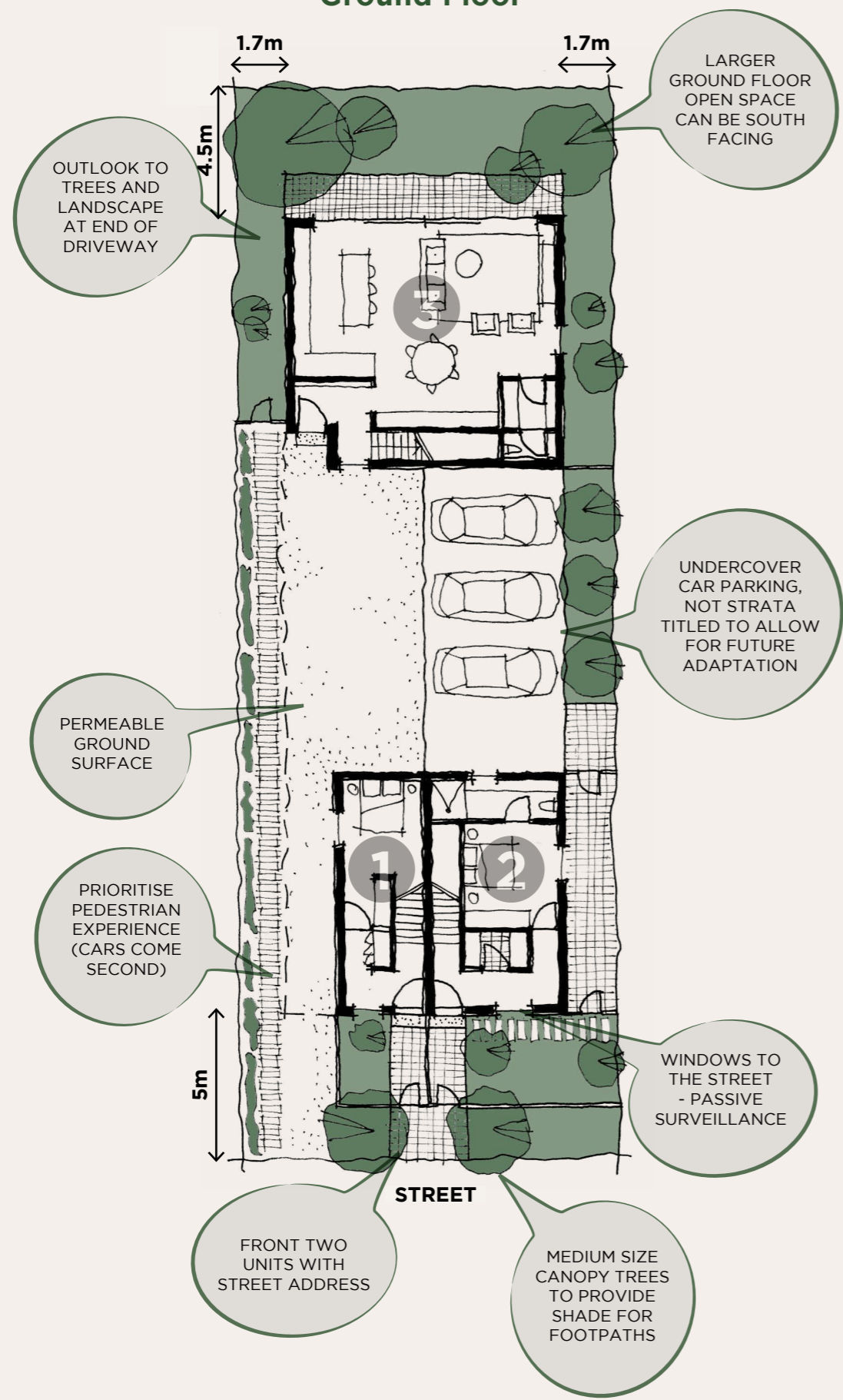
- Passive surveillance to street
- Cars tucked in behind townhouses
- High focus on landscape
- Passive ventilation, light to all important rooms
- Carport can be transformed in future to communal garden
- Each townhouse has strong sense of entry, with 2 of these off street

“In Twins To Street, we wanted to push the cars out of sight. By tucking them in behind the front building, we instantly prioritise the pedestrian experience.”

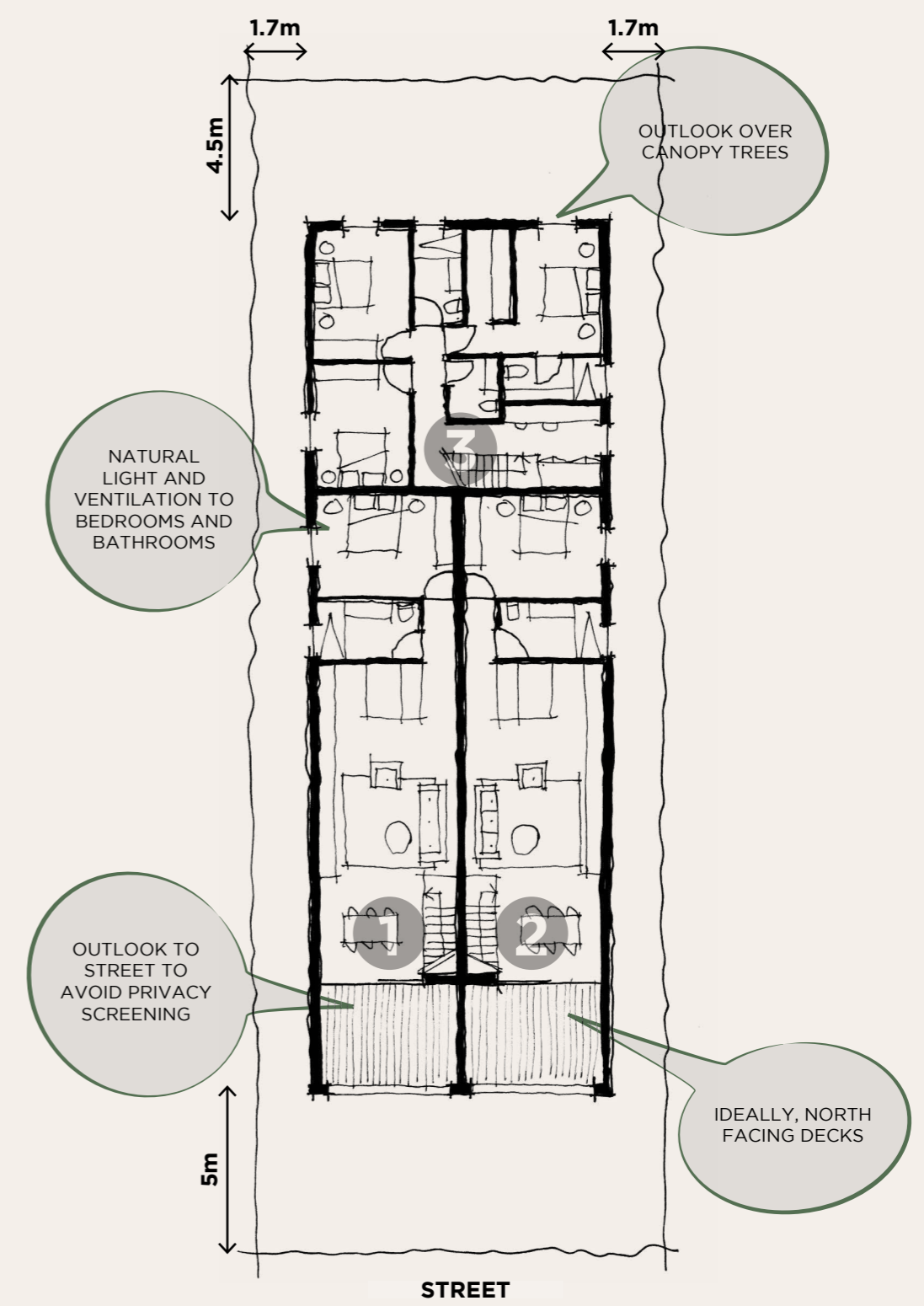
The twin townhouses to the front of the site, with their large first floor decks, activate the street, whilst the bigger townhouse at the rear has great ground floor amenity.”

Jeremy McLeod, Breathe Architecture

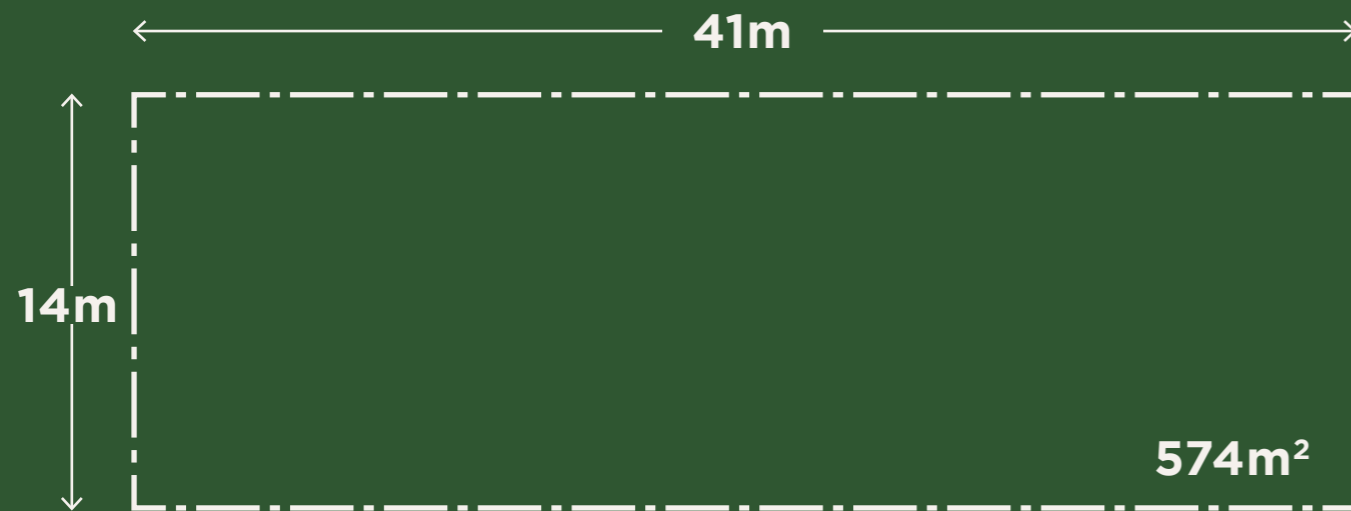
Ground Floor



Level 1



Site B (GRZ) Courtyard House



3 Dwellings Street Access

Details

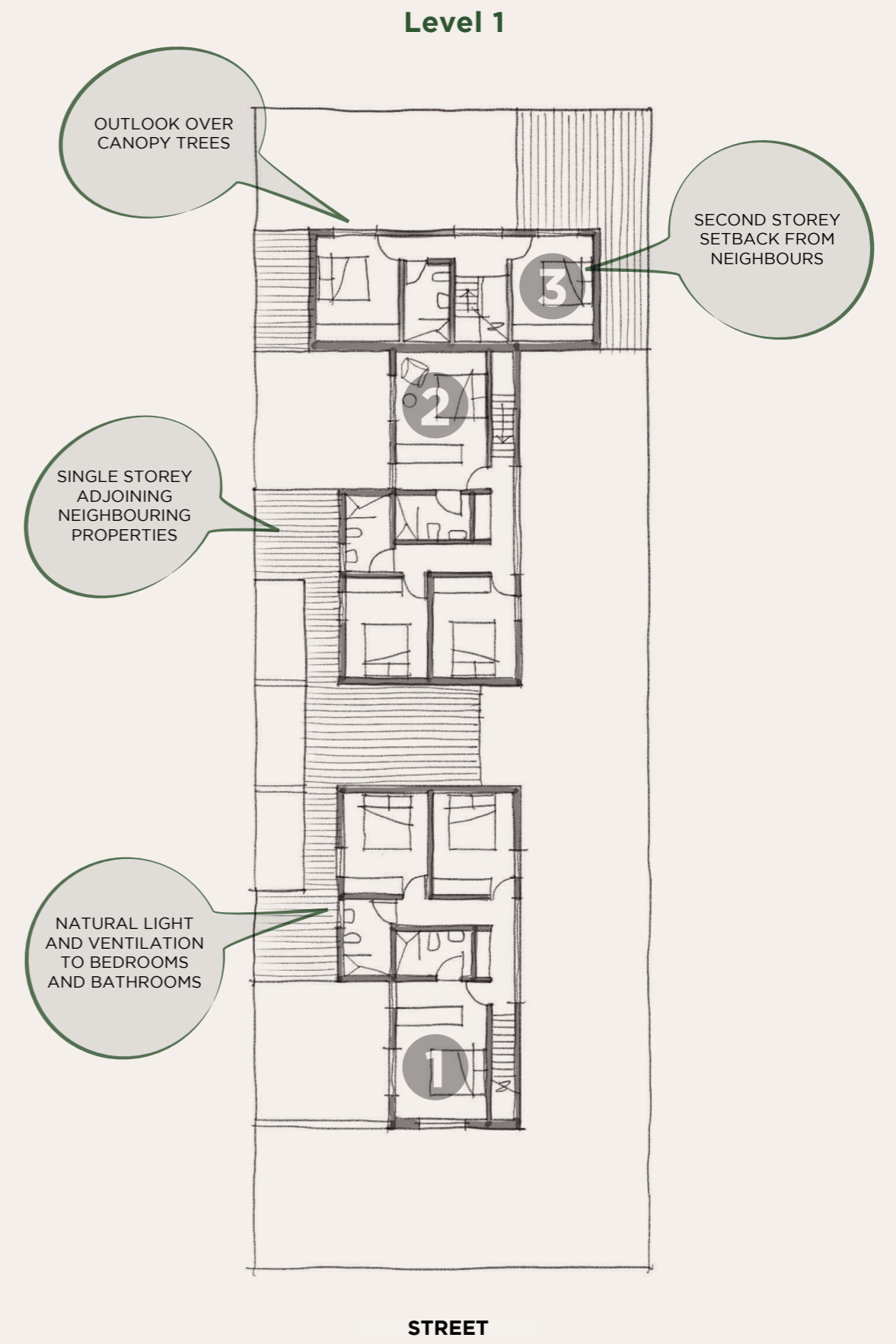
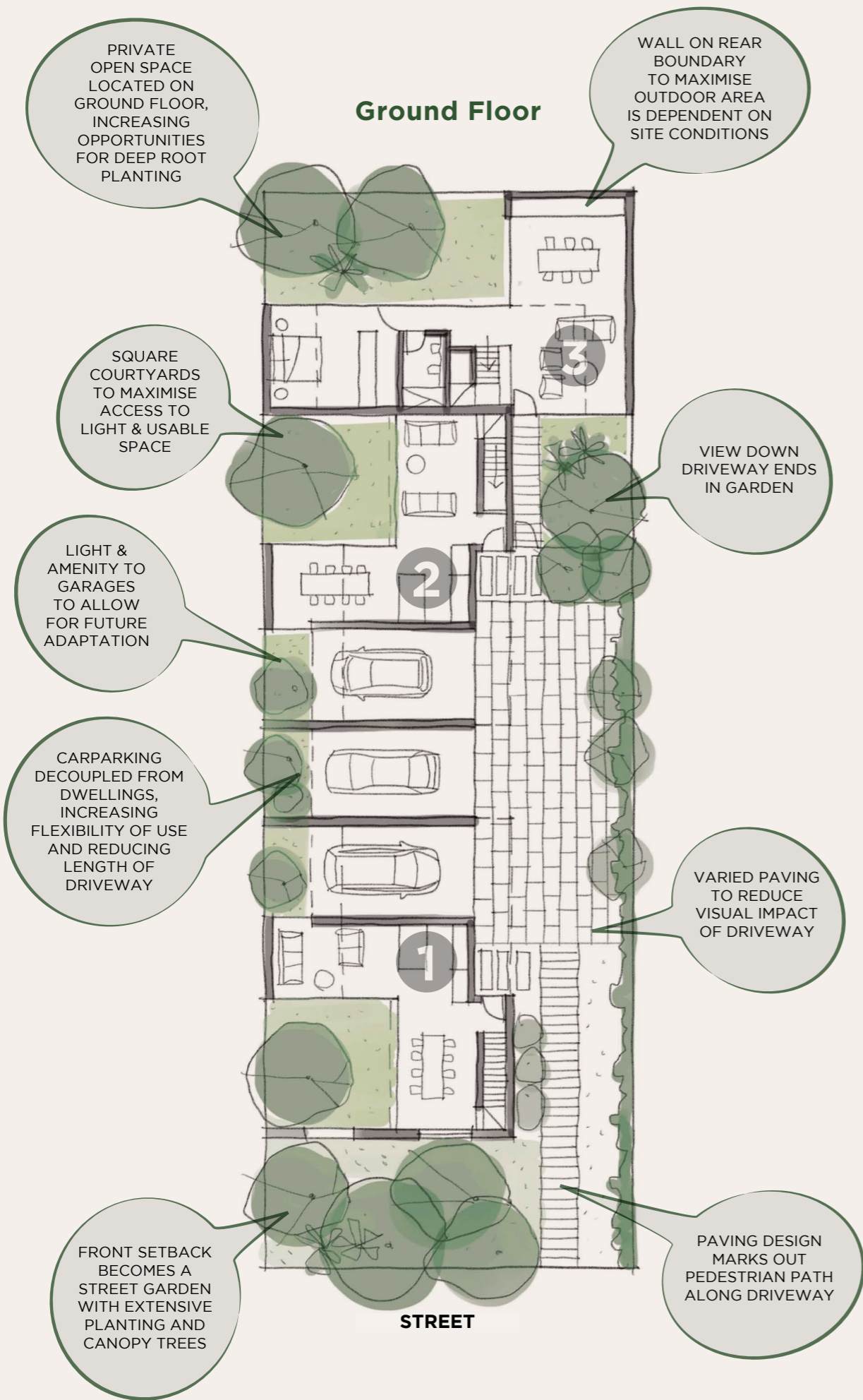
Build Area:	352m ²
Site Coverage:	264m ² / 46%
Permeability:	42%
Mix:	3 x 3BR

Key Moves

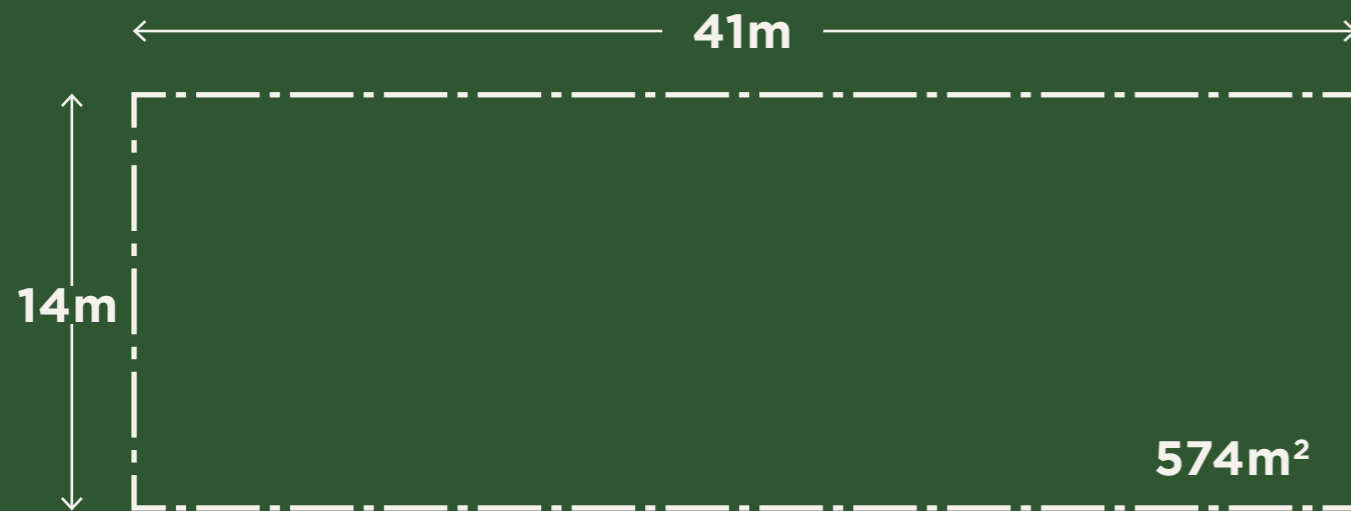
- Deep & wide ground floor SPOS
- Reduced driveway length, ending in a garden
- Garages with amenity allow for future alternative uses
- Garages decoupled from rear dwelling
- Easily adaptable for multiple orientations
- No screens required to living spaces
- Pedestrian priority driveway

“Our Courtyard House provides the opportunity to catch sun from 2 possible directions. The garden becomes the second living room and you are only ever aware of one neighbouring boundary.”

Rachel Nolan, Director, Kennedy Nolan



Site B (RGZ) Ups & Downs



4 Dwellings Street Access

Details

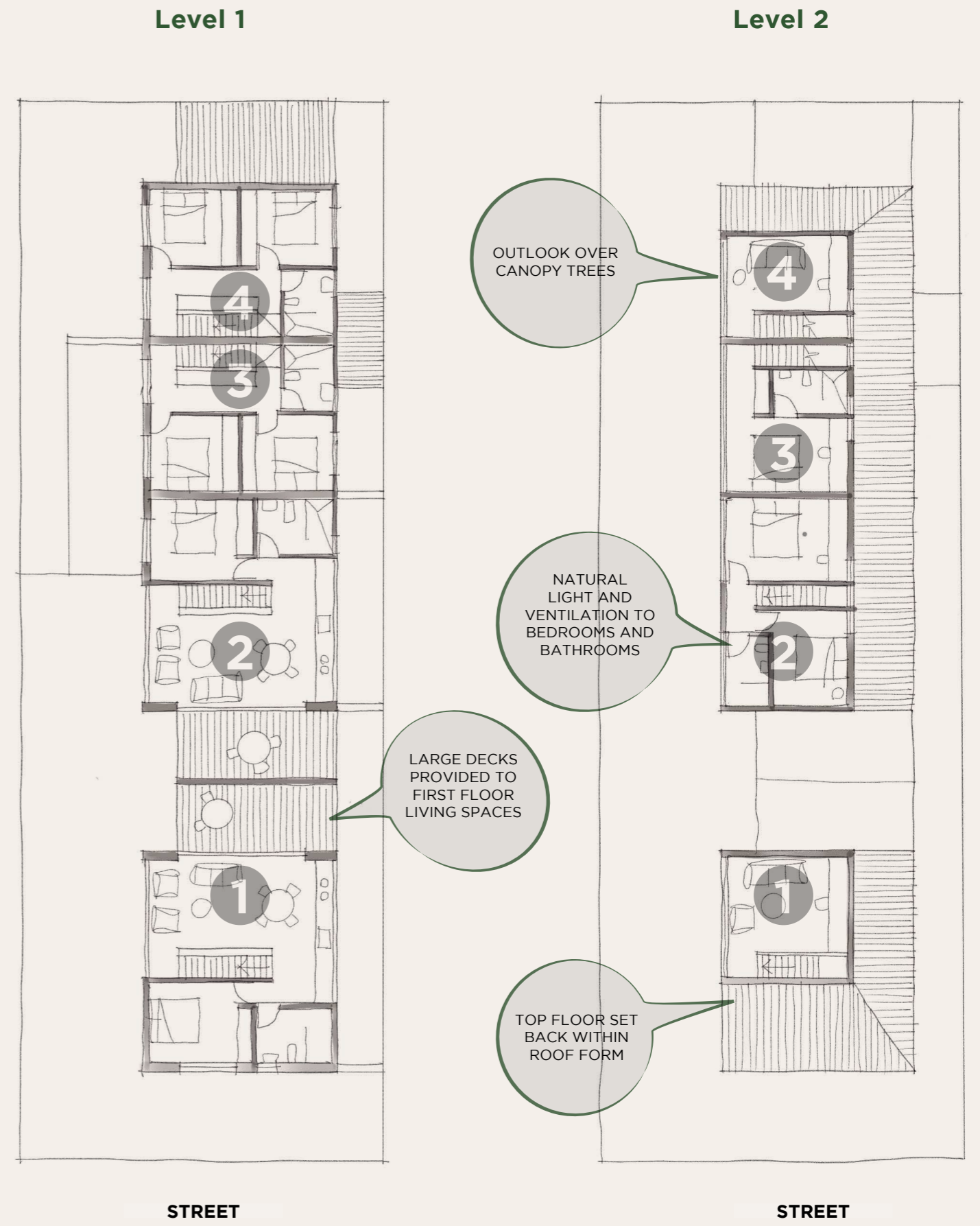
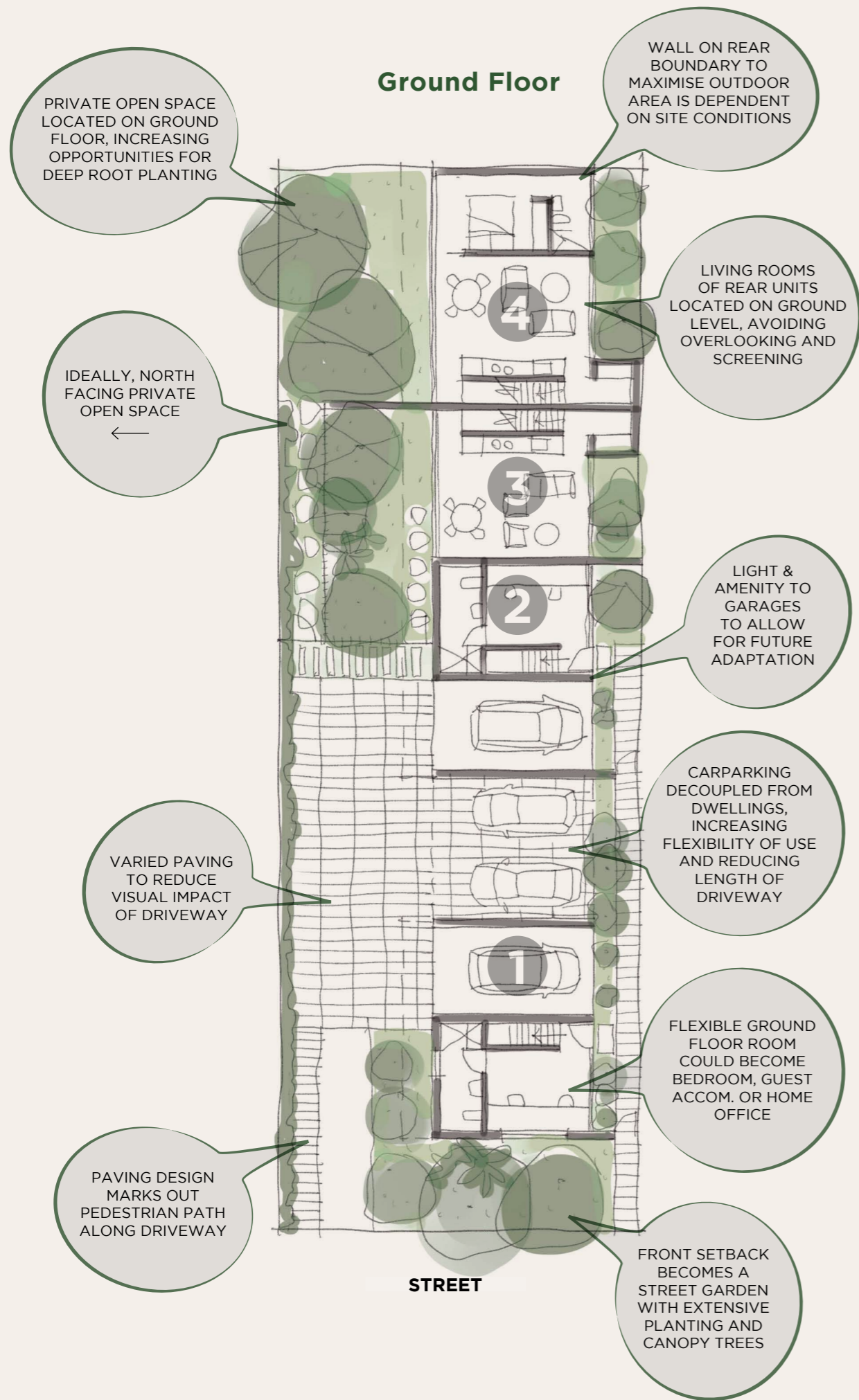
Build Area:	492m ²
Site Coverage:	275m ² / 48%
Permeability:	42%
Mix:	4 x 3BR

Key Moves

- Upper floor living/SPOS only to front 2 dwellings (lessens screening & amenity impacts on neighbours)
- Living/SPOS on ground to 2 rear dwellings
- Reduced driveway length, ending in garden
- Garages with amenity to allow for future alternative uses
- Car spaces decoupled from rear dwellings
- Level 2 treated as part of roof-form

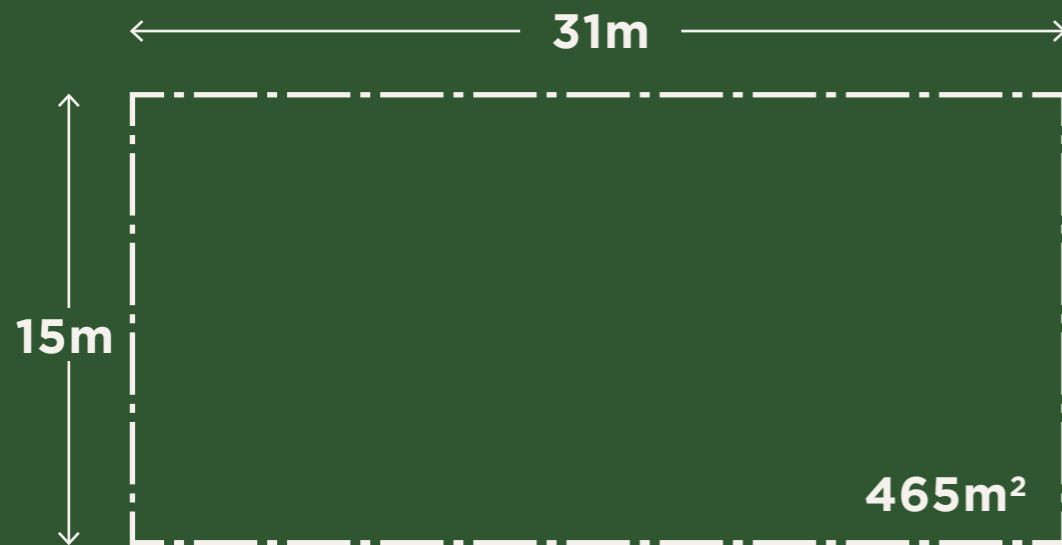
“This is a symbiotic site plan, where the front dwellings absorb the parking requirements of the rear dwellings. First floor living is best located towards the street. Two carports become the superstructure for first floor decks — the dimension of the car space gives generous proportion to first floor private open space — less about cars and more about people!”

Rachel Nolan, Director, Kennedy Nolan



Not to Scale

Site C (GRZ) Garden Drive



3 Dwellings Street Access

Details

Build Area:	309m ²
Site Coverage:	200m ² / 56%
Permeability:	39%
Mix:	3 x 3BR

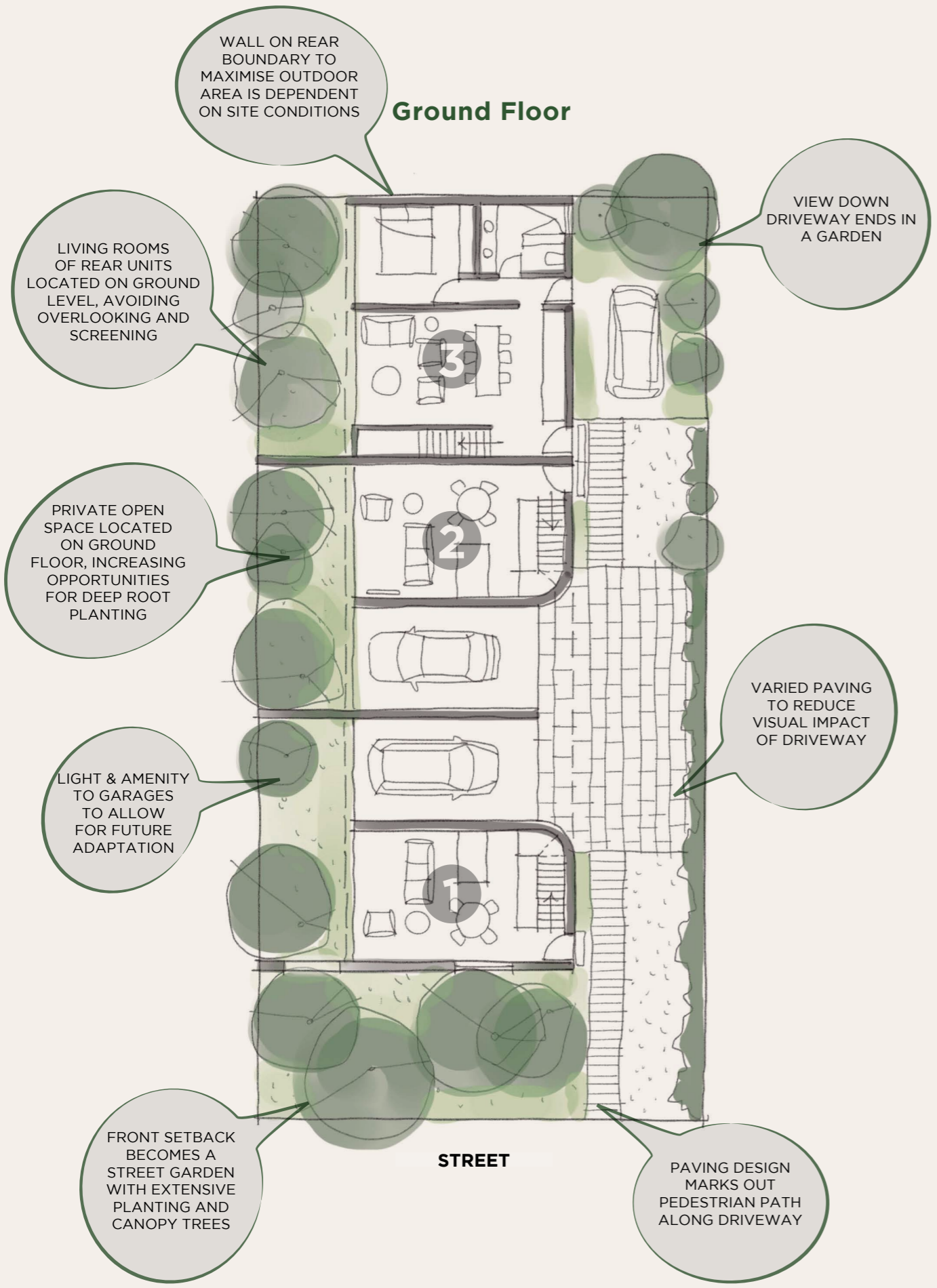
Key Moves

- Simple, repeated typology
- Ground floor living & SPOS
- Garages with amenity to allow for future, alternative uses
- No screening required to living spaces
- First floor flexible use room to front 2 dwellings — living, study or 3rd bedroom

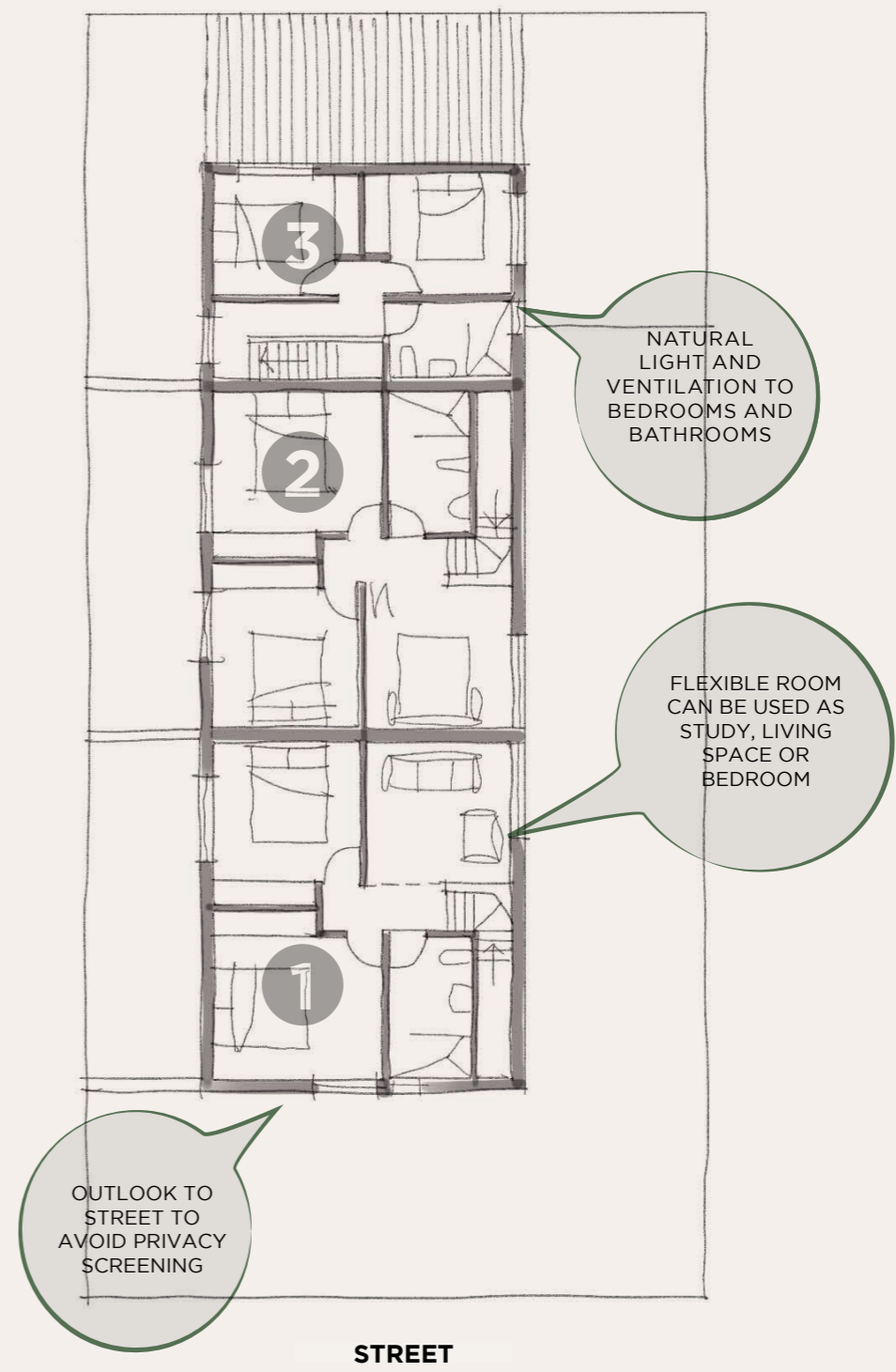
“There is simplicity in a repeated floor plan for these 3 dwellings. The furthest dwelling enjoys the largest garden and the landscape design allows for a car to be housed on site when and if required. The vista down the driveway from the street finishes in trees.”

Rachel Nolan, Director, Kennedy Nolan

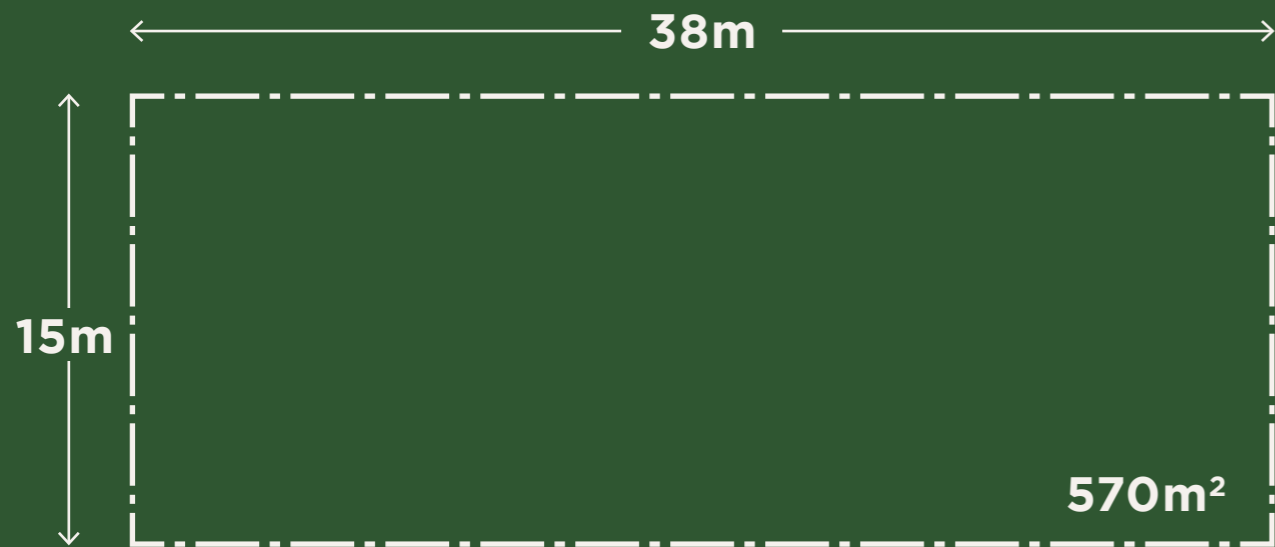
Ground Floor



Level 1



Site D (GRZ) Courtyard For Three



3 Dwellings Rear Laneway Condition

Details

Build Area:	332m ²
Site Coverage:	170m ² / 30%
Permeability:	36%
Cars:	5
Mix:	1 x 2BR, 2 x 3BR

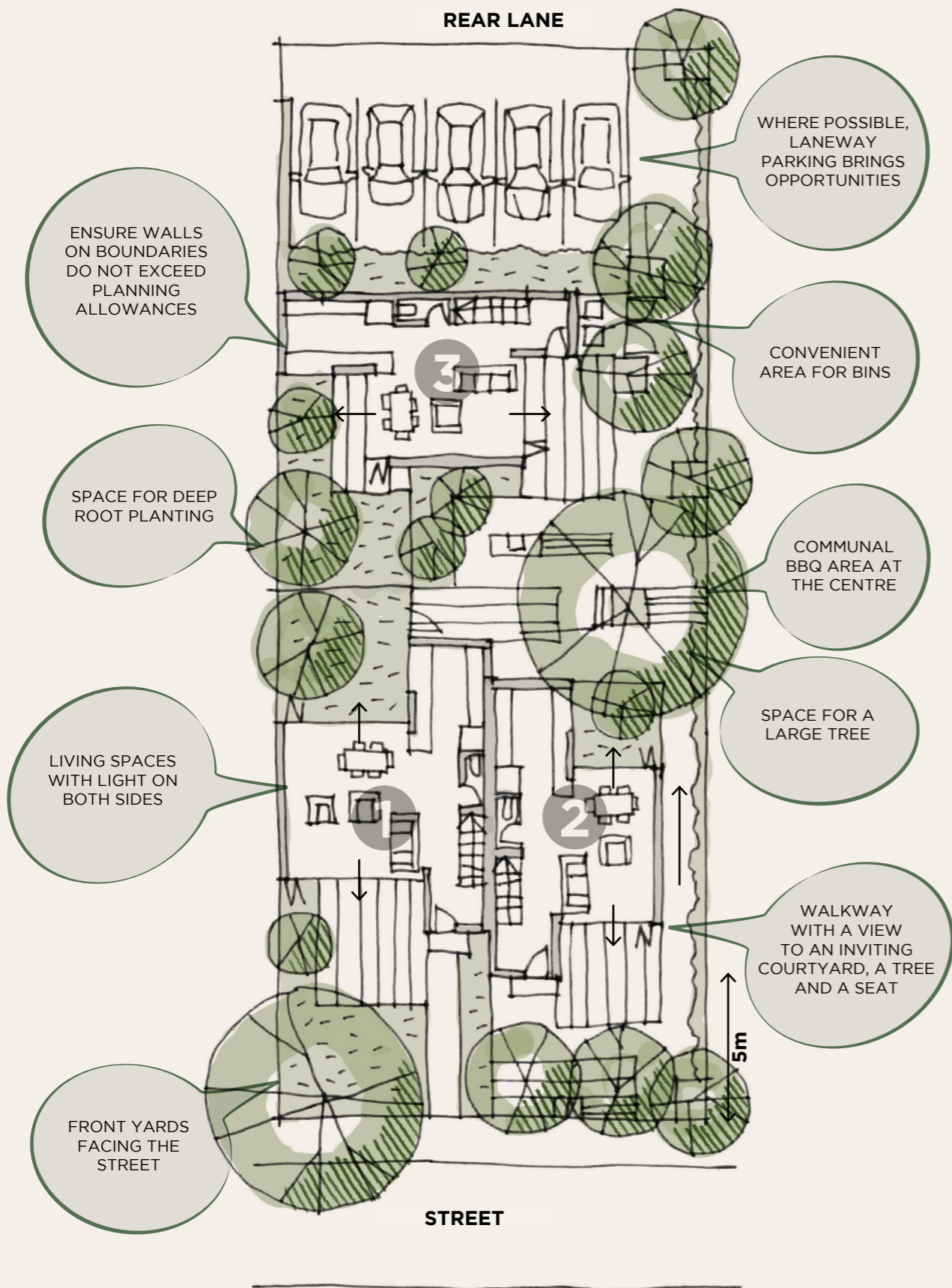
Key Moves

- Shared central courtyard with BBQ area and canopy trees
- Well detailed entrance, with mailbox and seat for social interaction
- Living/SPOS of front two dwellings to activate street & provide passive surveillance
- 3 Bed units have master bed on level 2
- 2 Bed units have roof decks at level 2
- Requires rear laneway condition

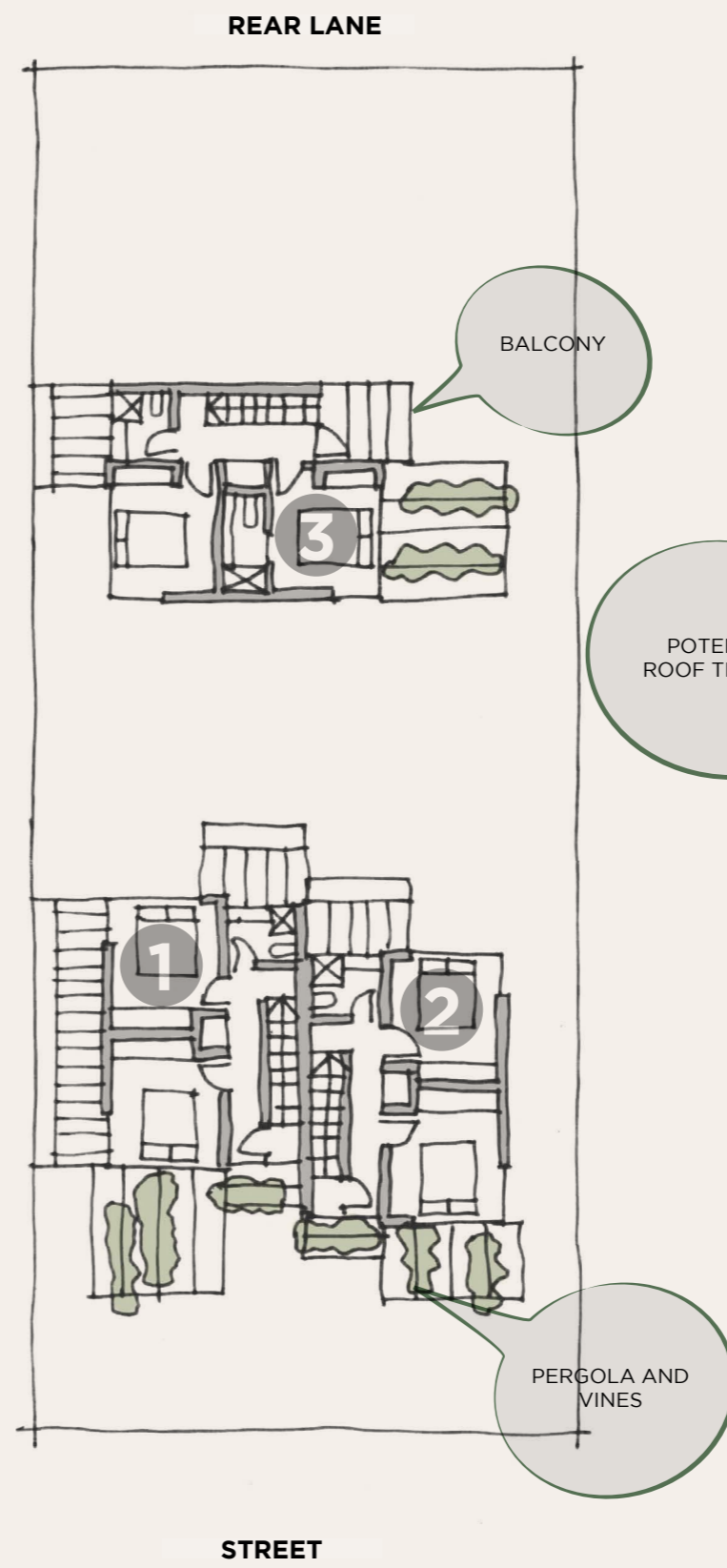
“Courtyard for Three keeps the cars to the rear, off the laneway, pedestrianising the rest of the outdoor space. Houses in the landscape. Residents’ own outdoor space opens to shared communal outdoor space.”

James Legge, Director, Six Degrees

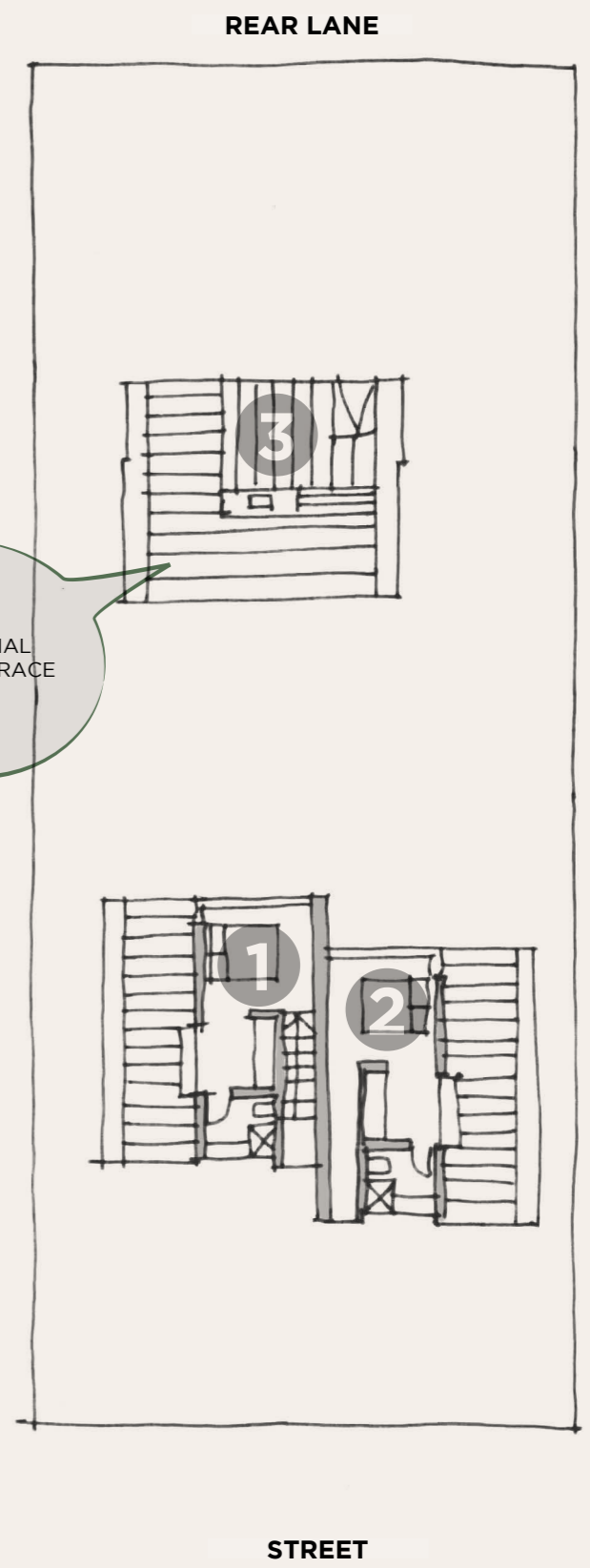
Ground Floor



Level 1



Level 2



Not to Scale

Site D (RGZ) Cruciforms, Courtyard, Lane



4 Dwellings Rear Laneway Condition

Details

Build Area:	451m ²
Site Coverage:	233m ² / 41%
Permeability:	41%
Cars:	4
Mix:	2 x 2BR, 2 x 3BR

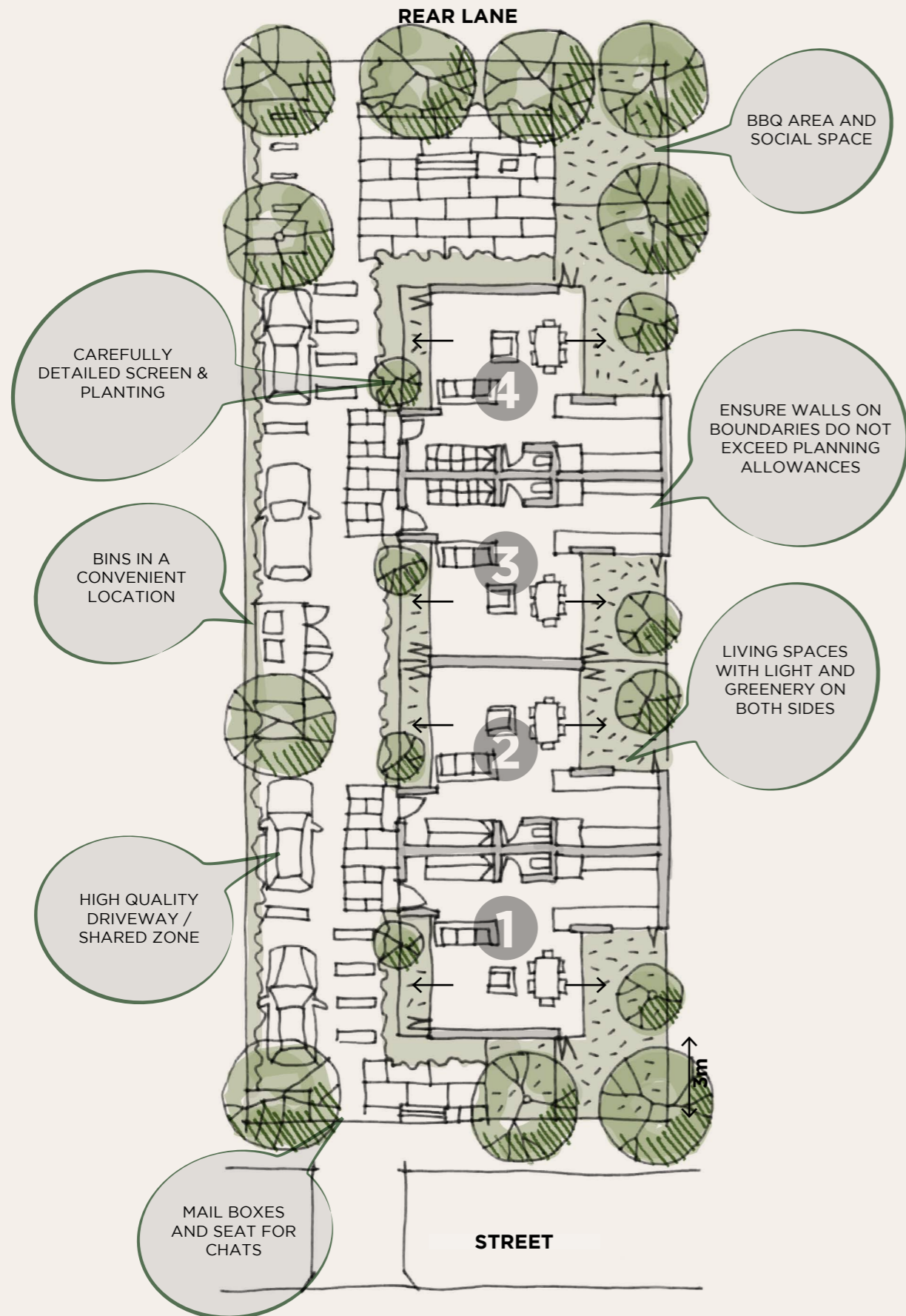
Key Moves

- BBQ area and social space in rear courtyard
- High quality shared zone/driveway
- Well detailed entrance, with mailbox and seat for social interaction
- Front porches encourage community
- Cars exit by lane to omit car turning requirements
- For sites without lanes, reduce BBQ area to suit car swept path
- 3 Bed units have master bed at Level 2
- 2 Bed units have roof decks at Level 2

“Cruciform, Courtyard, Lane creates outdoor space, light and ventilation for the residents. The living spaces “borrow” outlook from the landscaped and pedestrianised driveway, and a “front porch” encourages community.”

James Legge, Director, Six Degrees

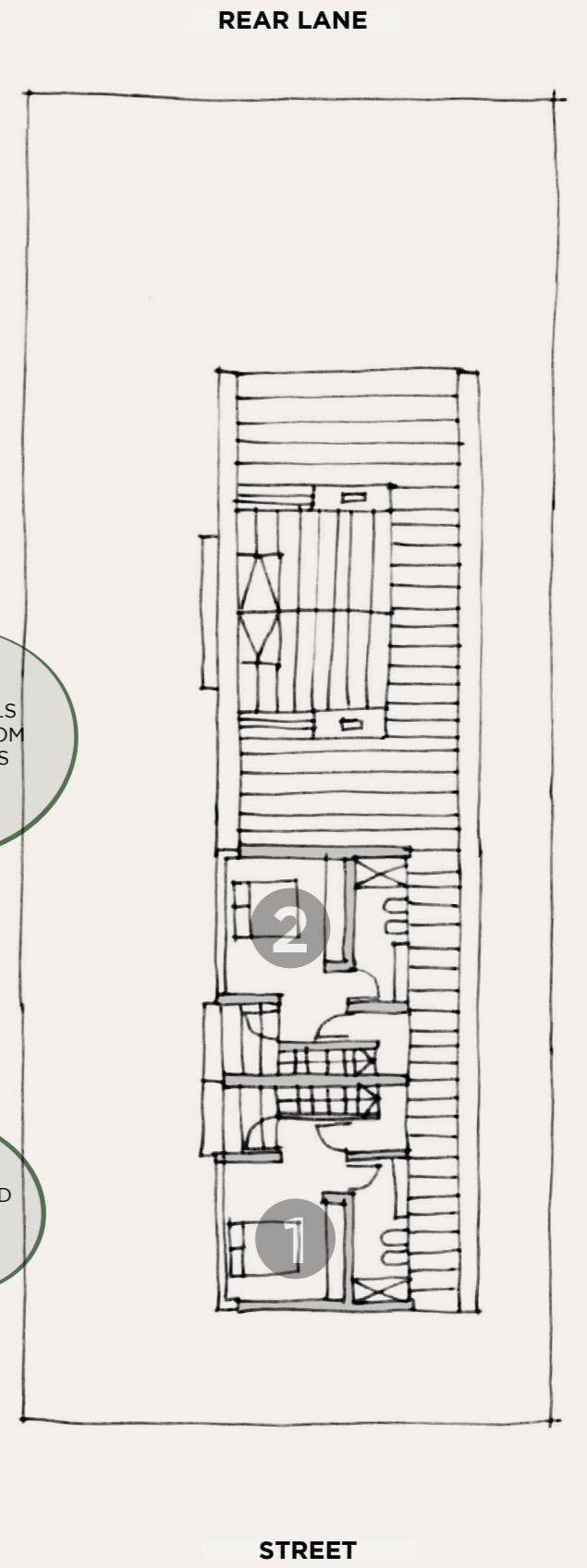
Ground Floor



Level 1

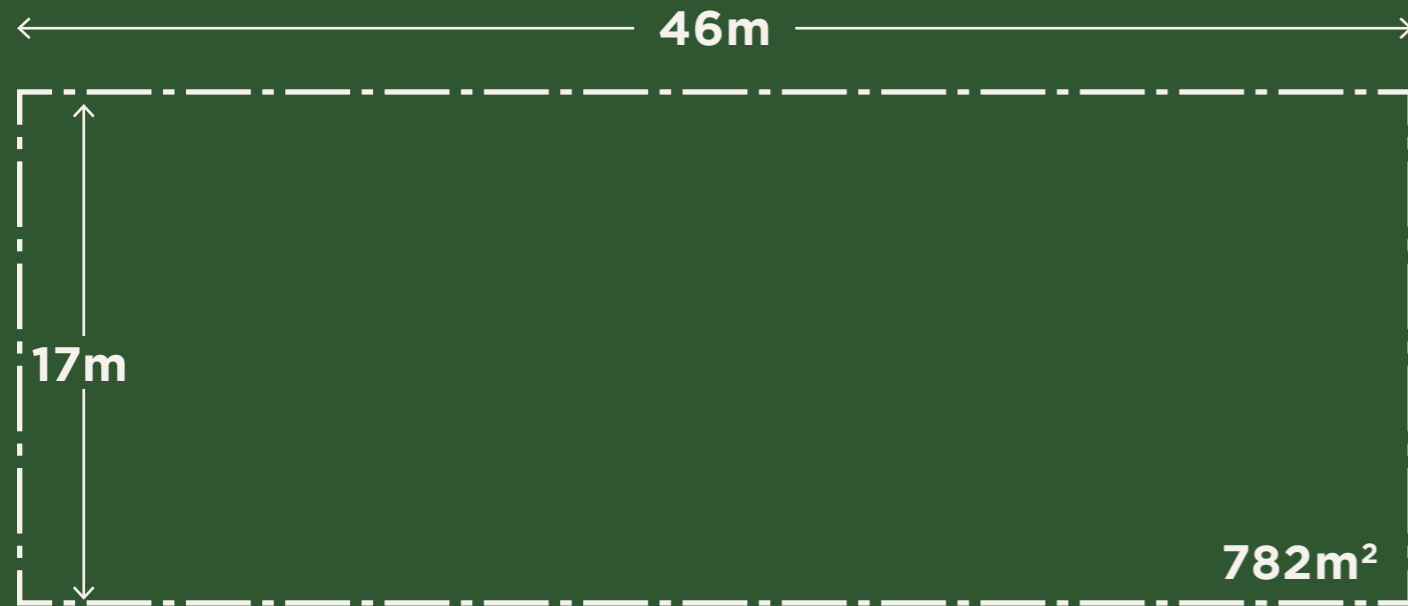


Level 2



Not to Scale

Site E (GRZ) Cruciforms with Rear Parks



4 Dwellings Street Access

Details

Build Area:	461m ²
Site Coverage:	301m ² / 38%
Permeability:	47%
Cars:	4
Mix:	2 x 2BR, 2 x 3BR

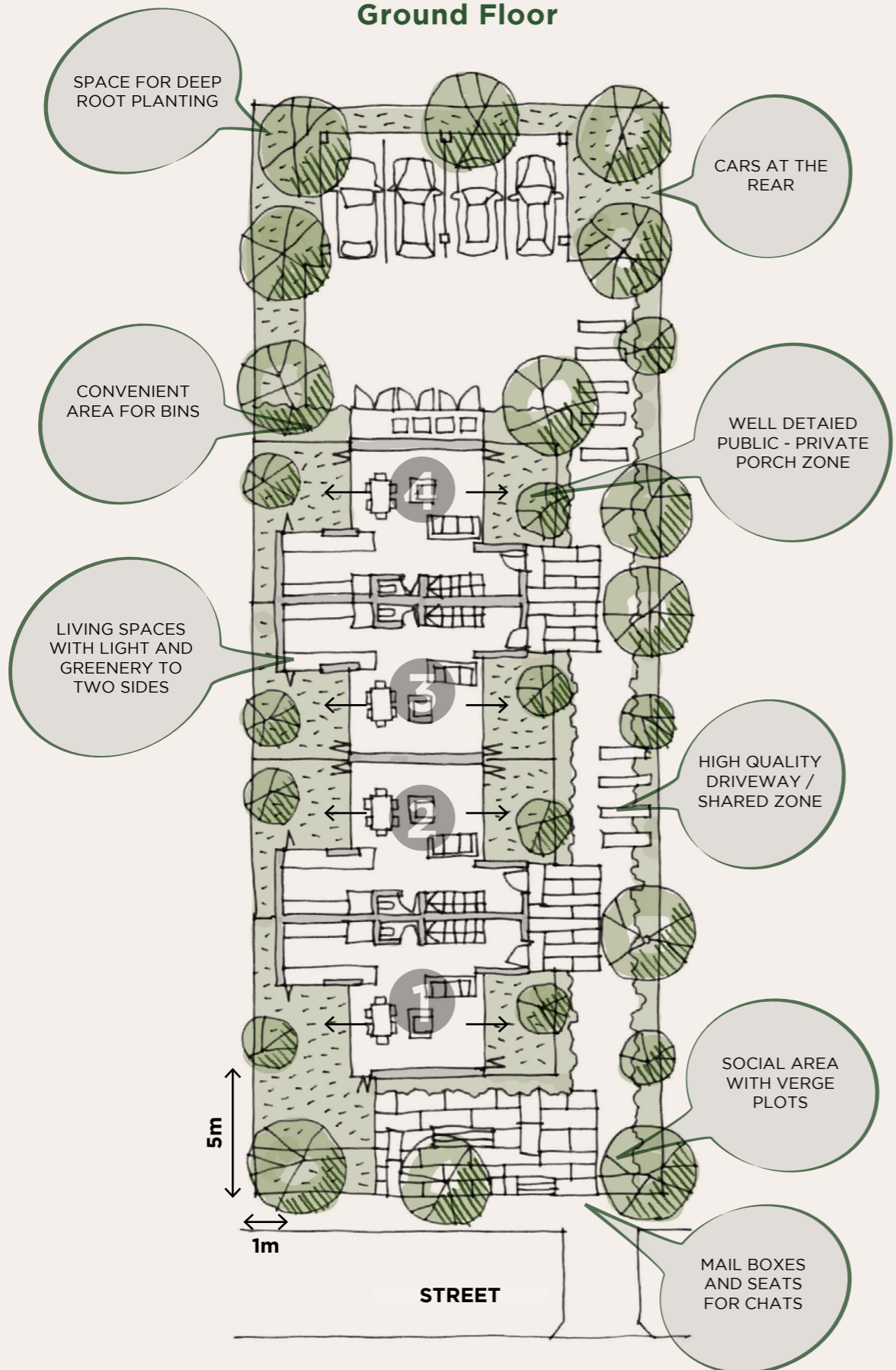
Key Moves

- Cars hidden from view for residents and pedestrians
- Social area with seat and productive gardens to front of site
- High quality shared zone/driveway
- Public/Private porch zones encourage neighbourly interaction
- 3 Bed units have master bed at Level 2
- 2 Bed units have roof decks at Level 2

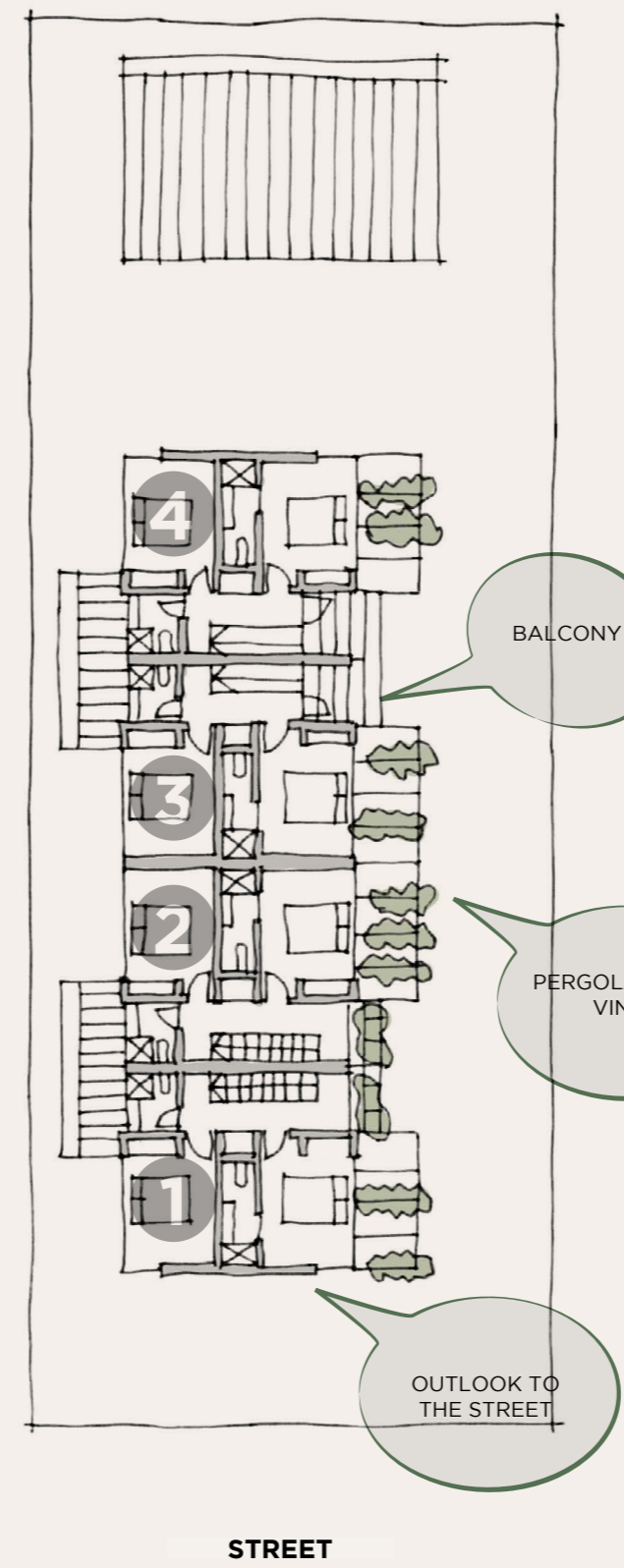
“Cruciform with Rear Parks gets rid of the cars, pedestrianises the driveway and connects the resident community to the street. Sit in the sun and get to know your neighbours.”

James Legge, Director, Six Degrees

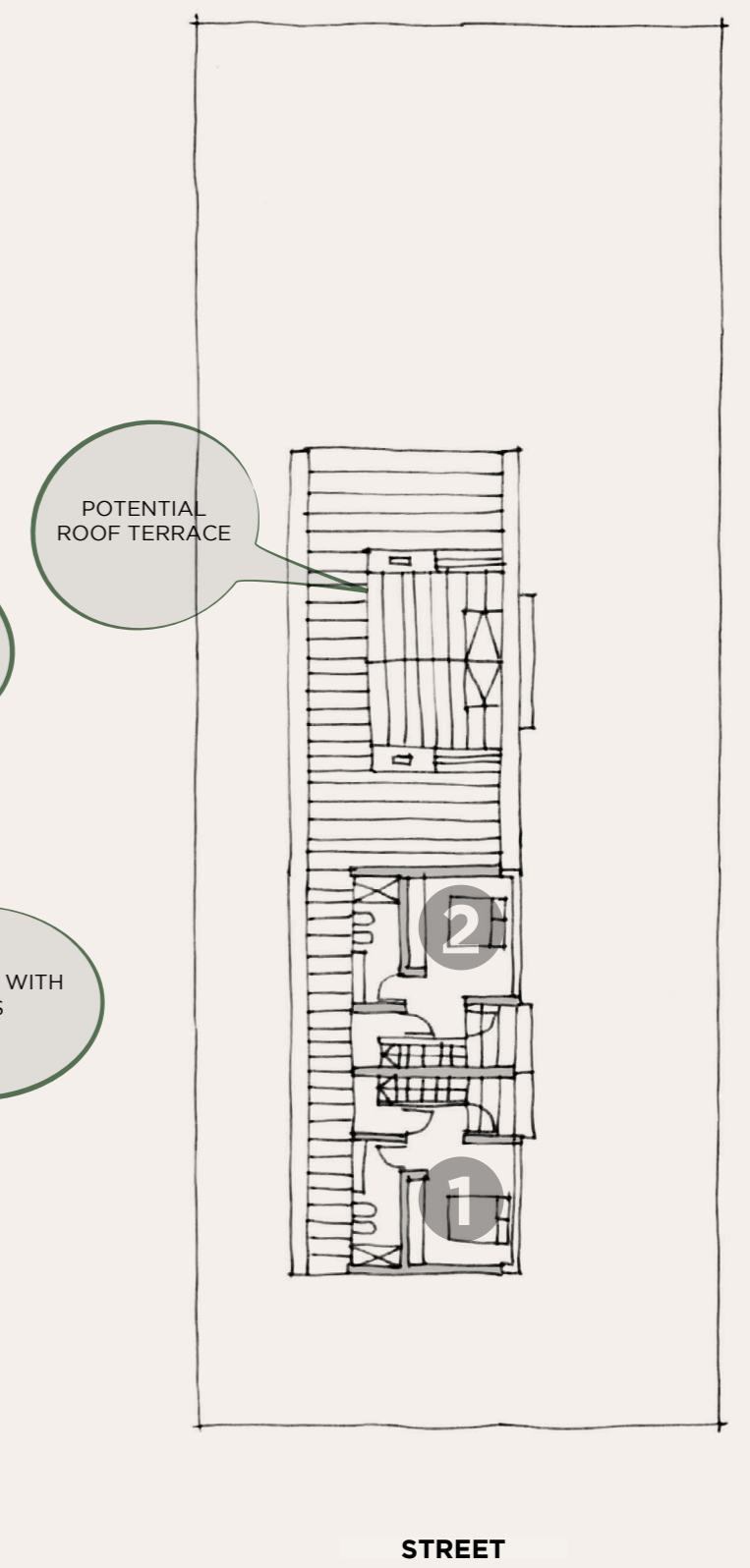
Ground Floor



Level 1



Level 2



Not to Scale

Site E (RGZ) Cruciforms, Courtyard, Lane (Extended)



6 Dwellings Rear Laneway Condition

Details

Build Area:	658m ²
Site Coverage:	319m ² / 41%
Permeability:	37%
Cars:	6
Mix:	2 x 2BR, 4 x 3BR

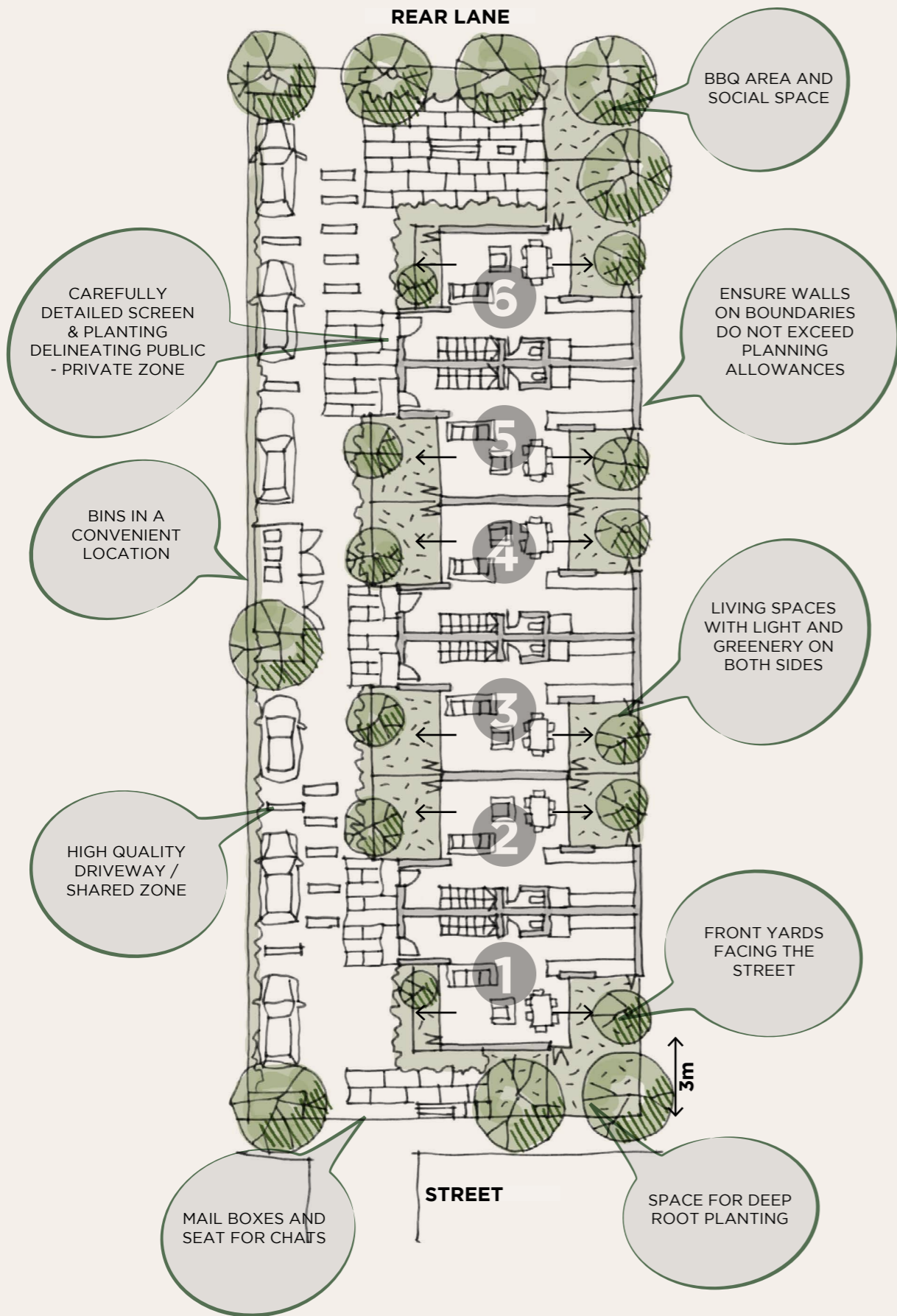
Key Moves

- BBQ area and social space in rear courtyard
- High quality shared zone/driveway
- Well detailed entrance, with mailbox and seat for social interaction
- Front porches encourage community
- Cars exit by lane to omit car turning requirements
- For sites without lanes, reduce BBQ area to suit car swept path
- 3 Bed units have master bed at Level 2
- 2 Bed units have roof decks at Level 2

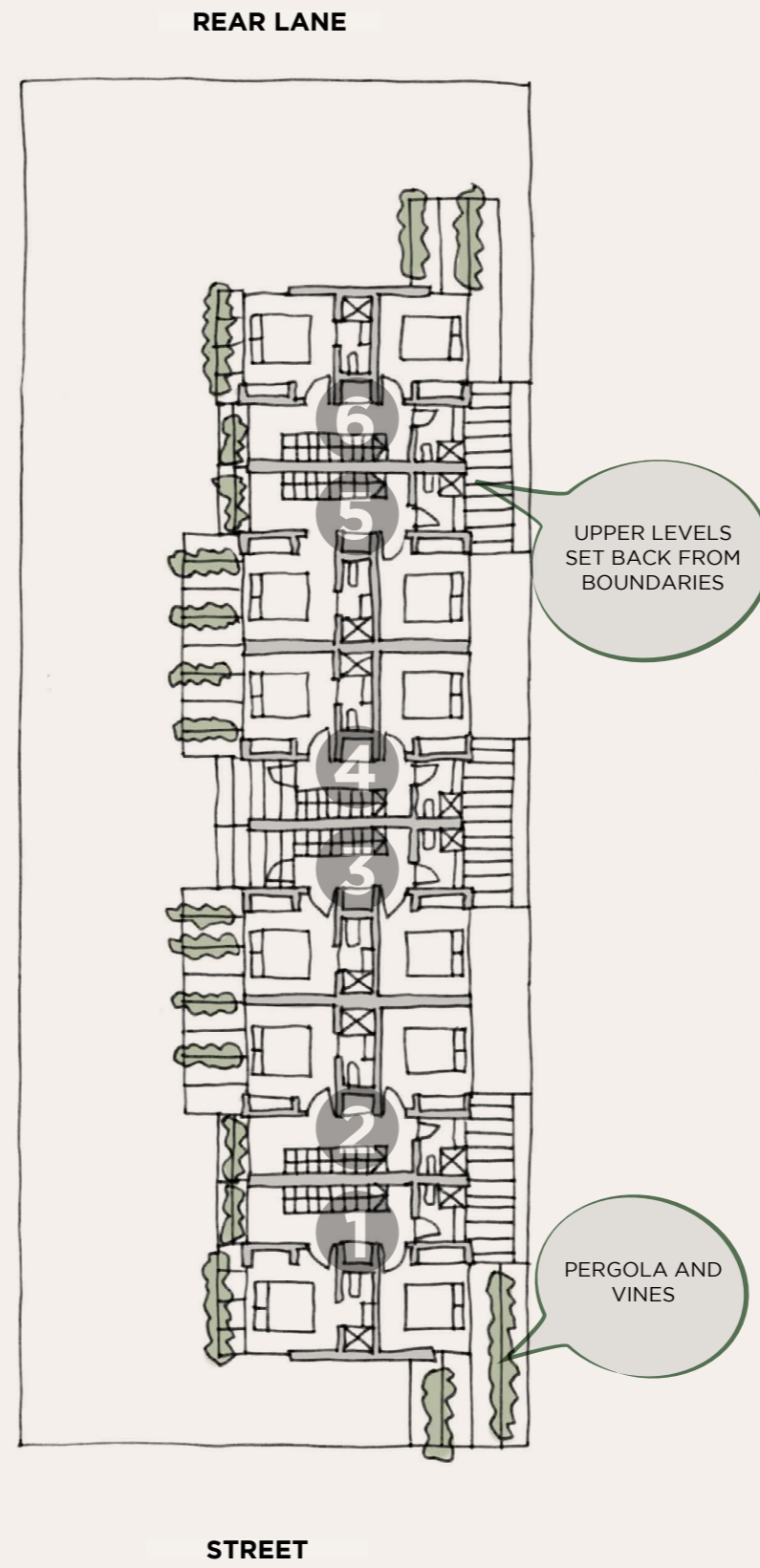
“Cruciform, Courtyard, Lane creates outdoor space, light and ventilation for the residents. The living spaces “borrow” outlook from the landscaped and pedestrianised driveway, and a “front porch” encourages community.”

James Legge, Director, Six Degrees

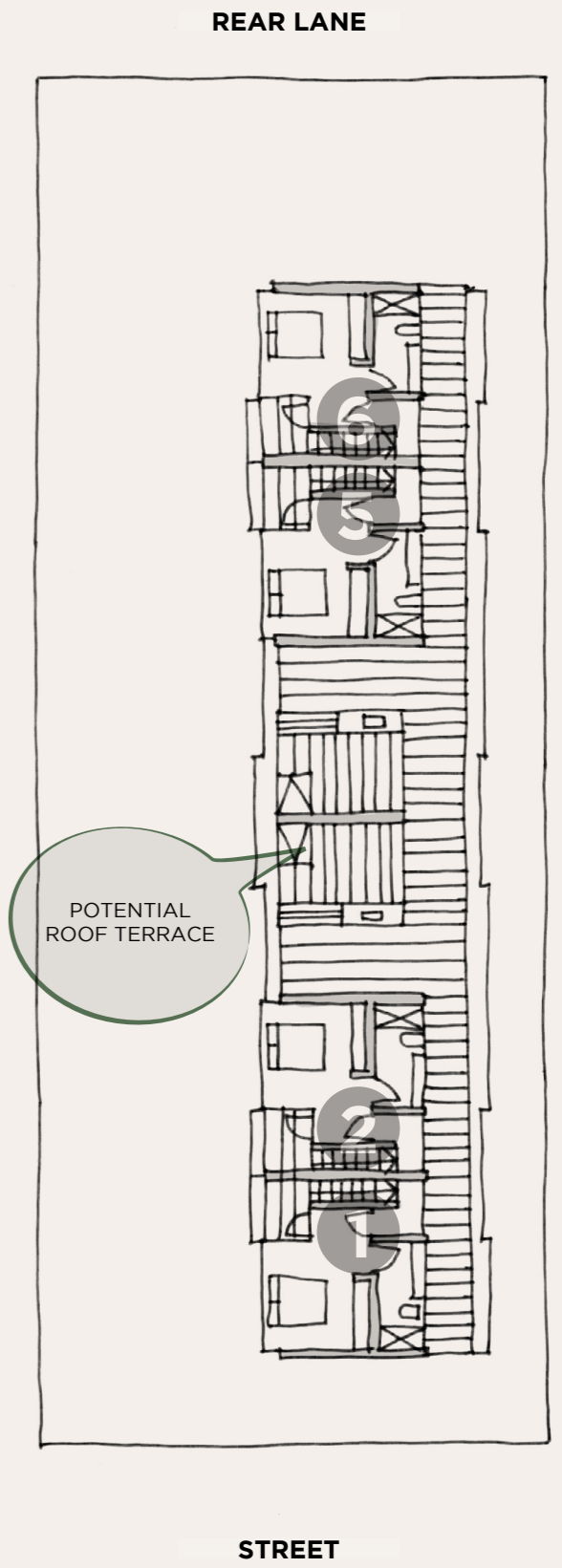
Ground Floor



Level 1



Level 2

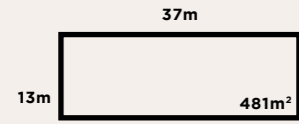


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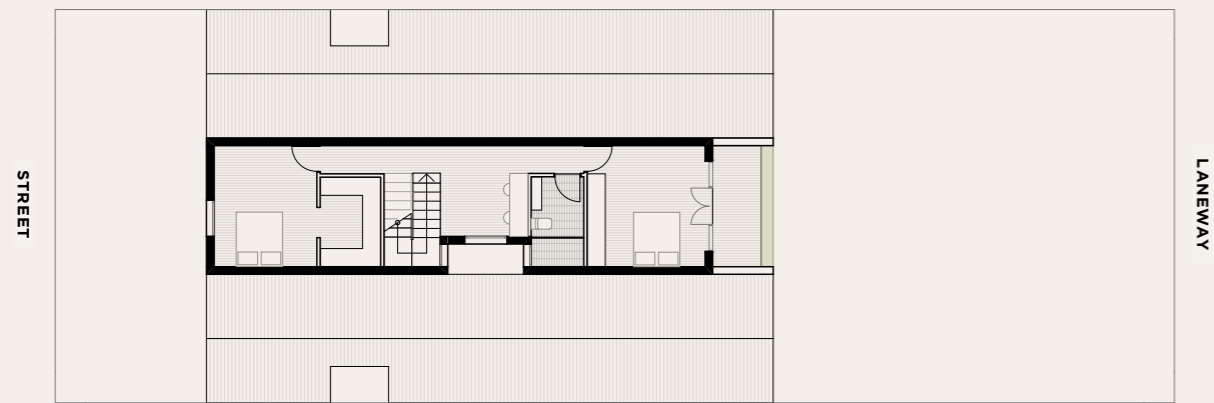
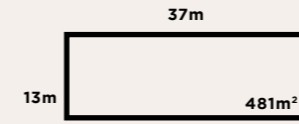
5. CAD Plans

CAD files for the following designs can be downloaded from Council website.

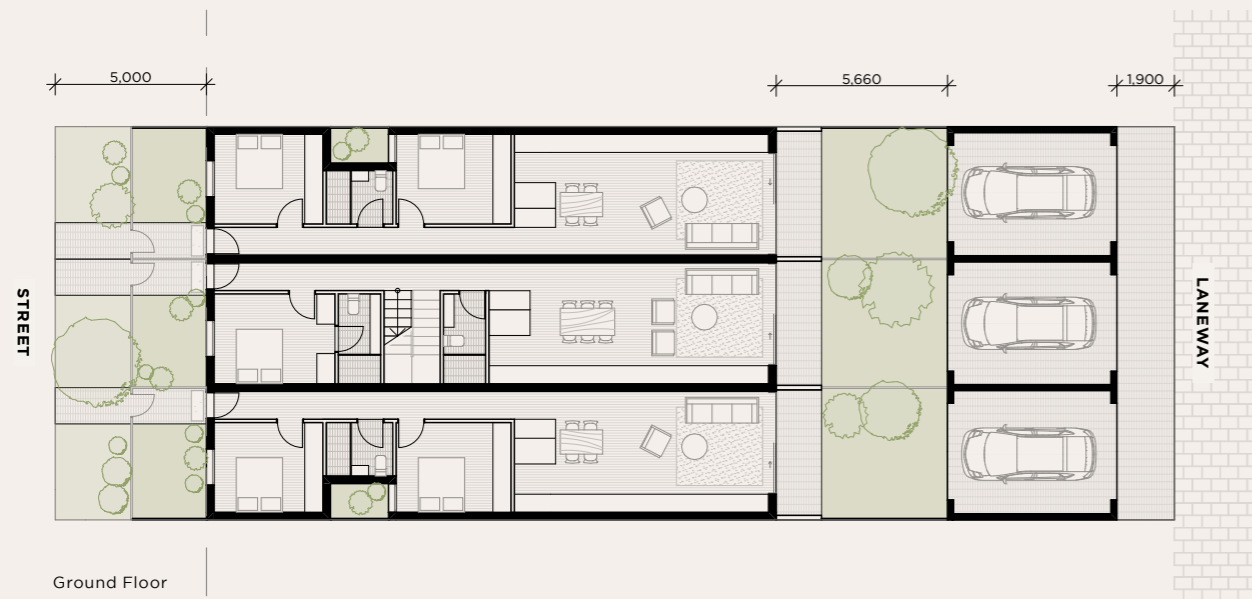
Site A (GRZ) Terrace House Model



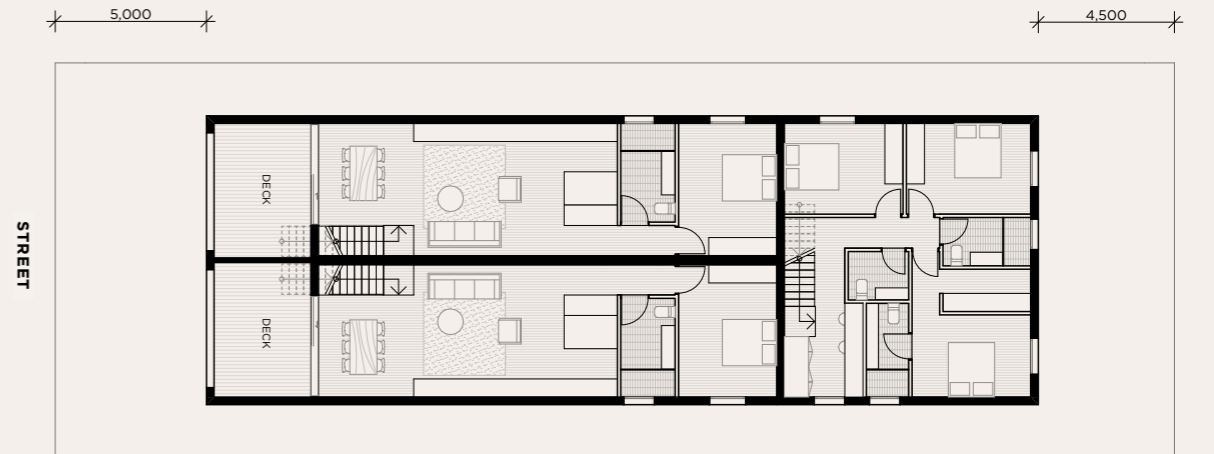
Site A (RGZ) Twins to Street



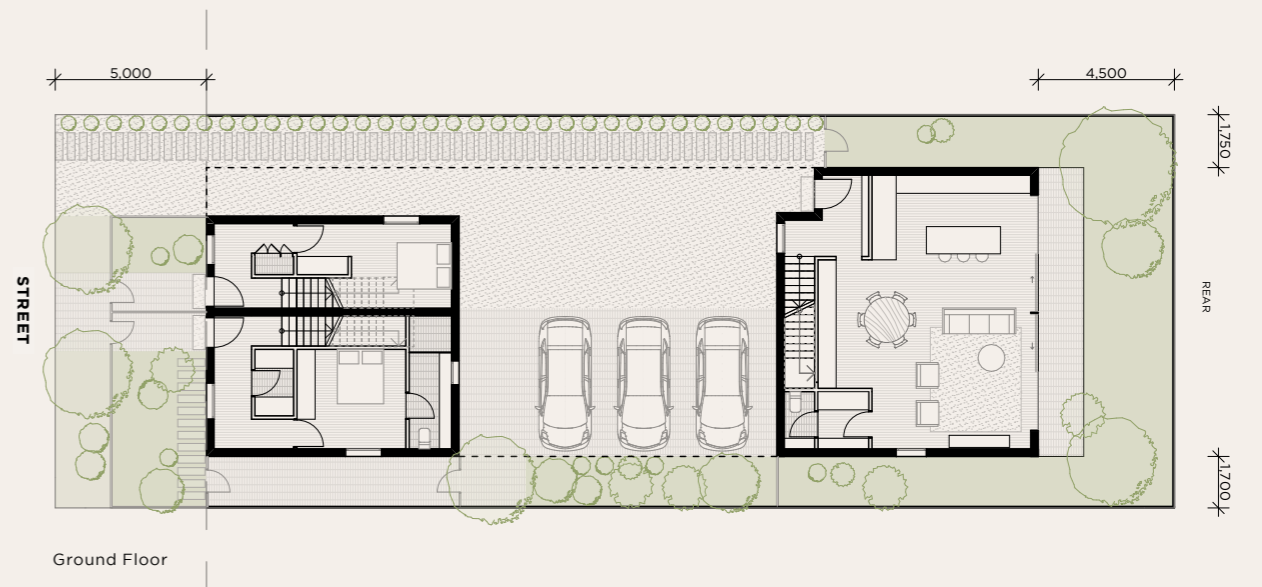
Level 1



Ground Floor



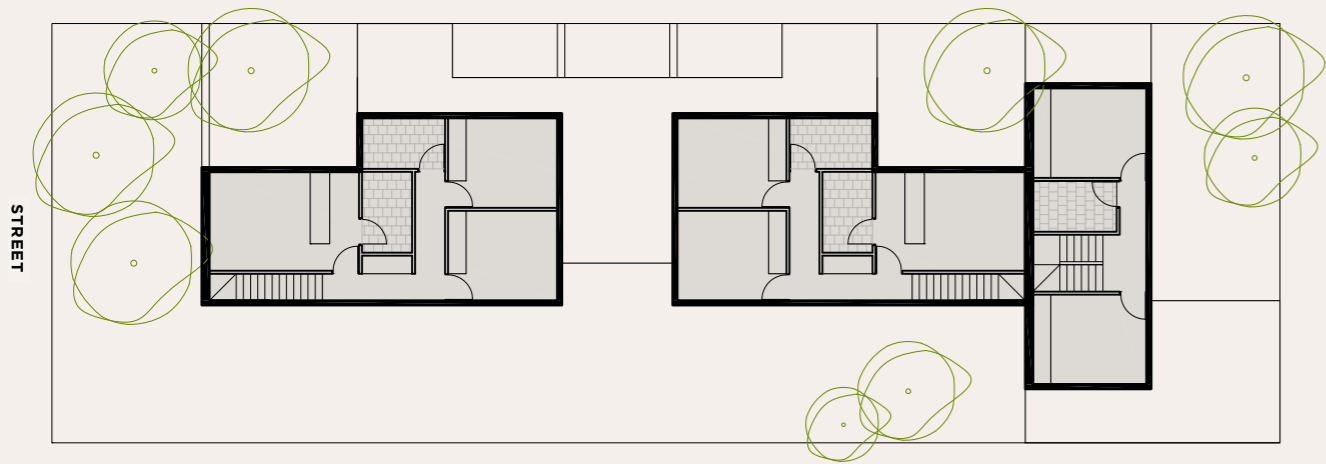
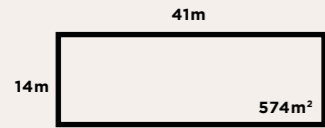
Level 1



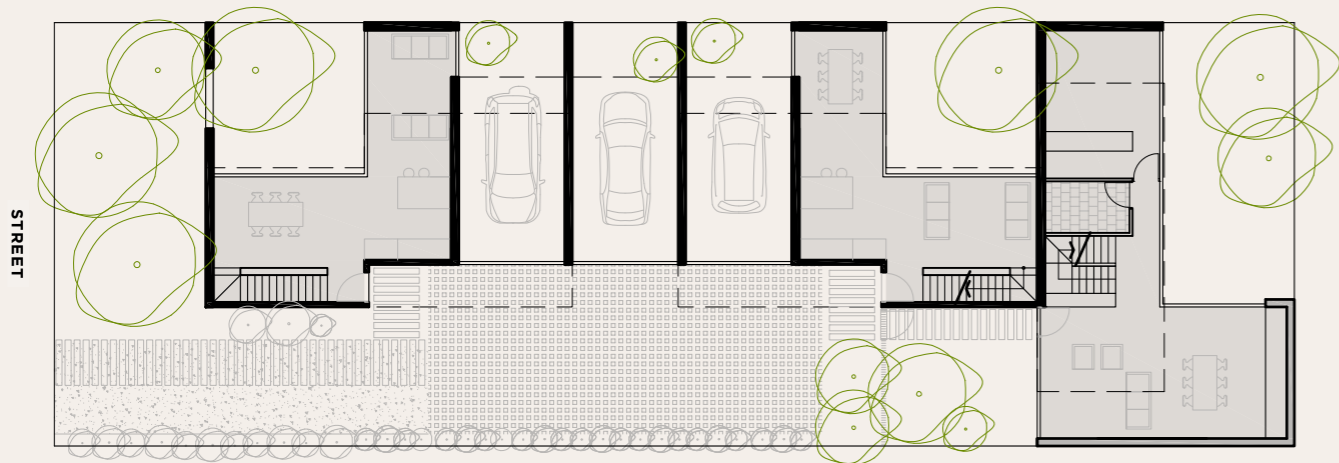
Ground Floor

Scale: 1:250 on A3

Site B (GRZ) Courtyard House

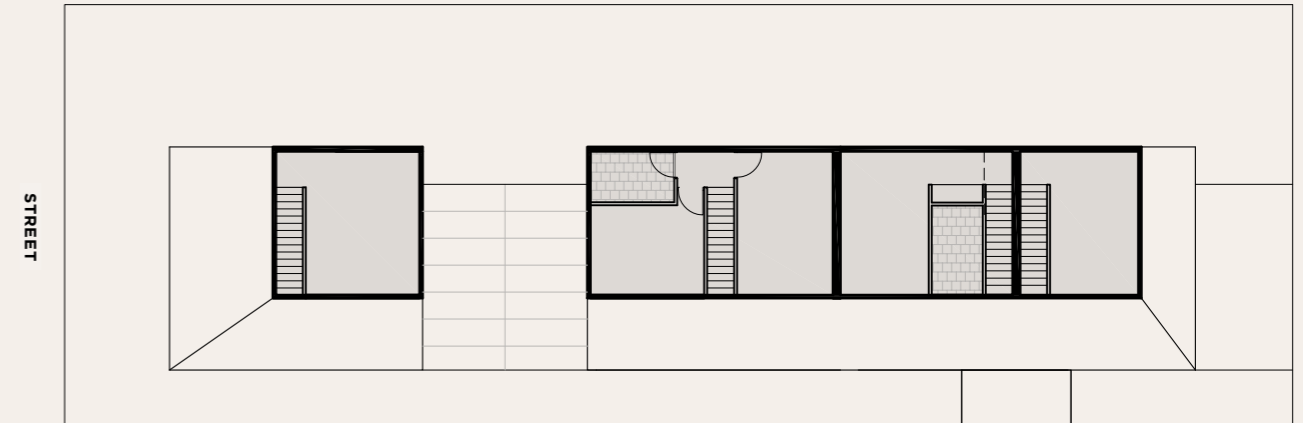
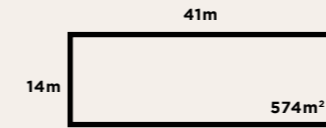


Level 1

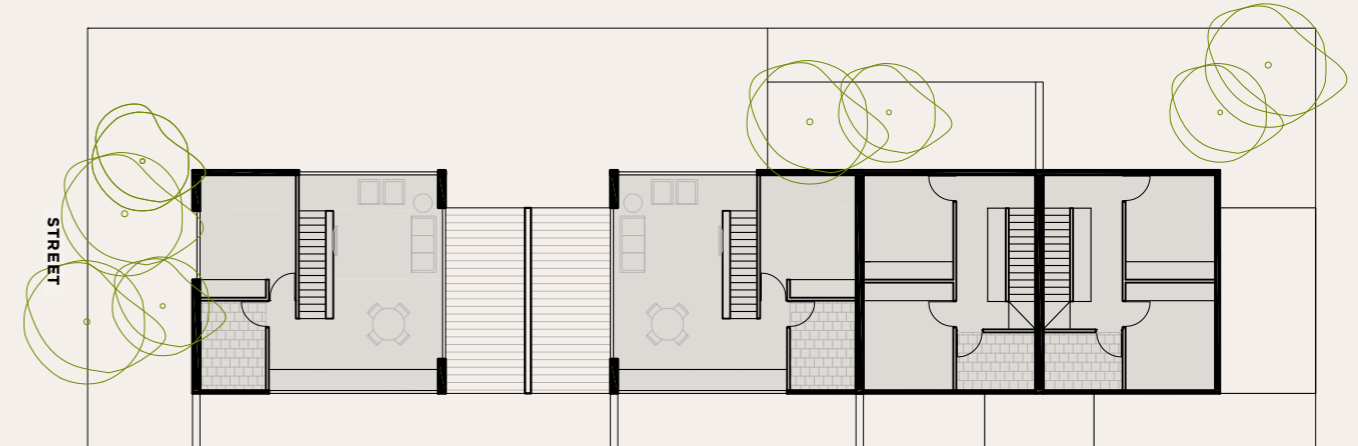


Ground Floor

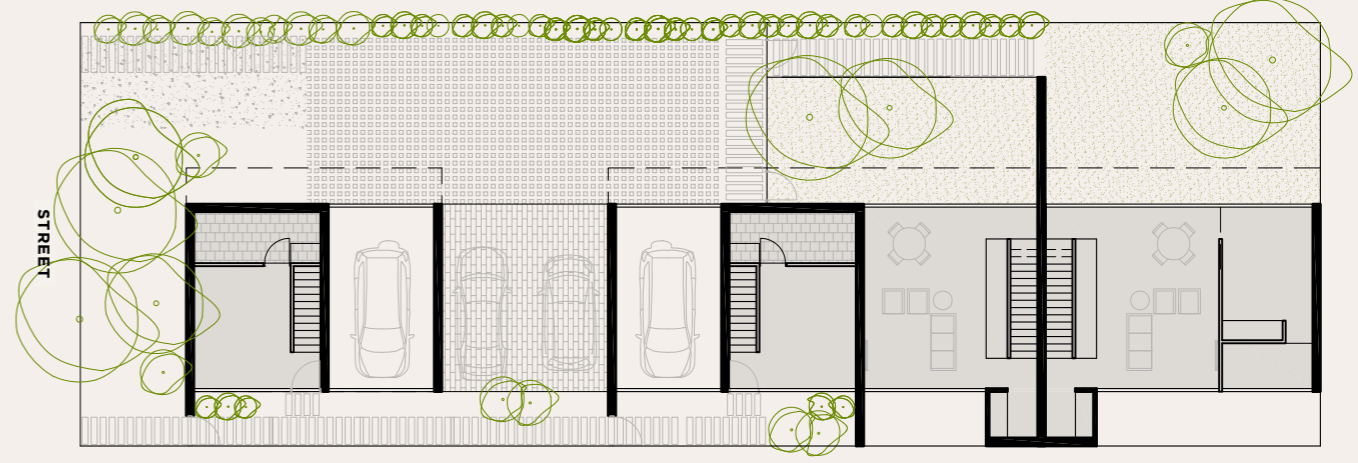
Site B (RGZ) Ups & Downs



Level 2



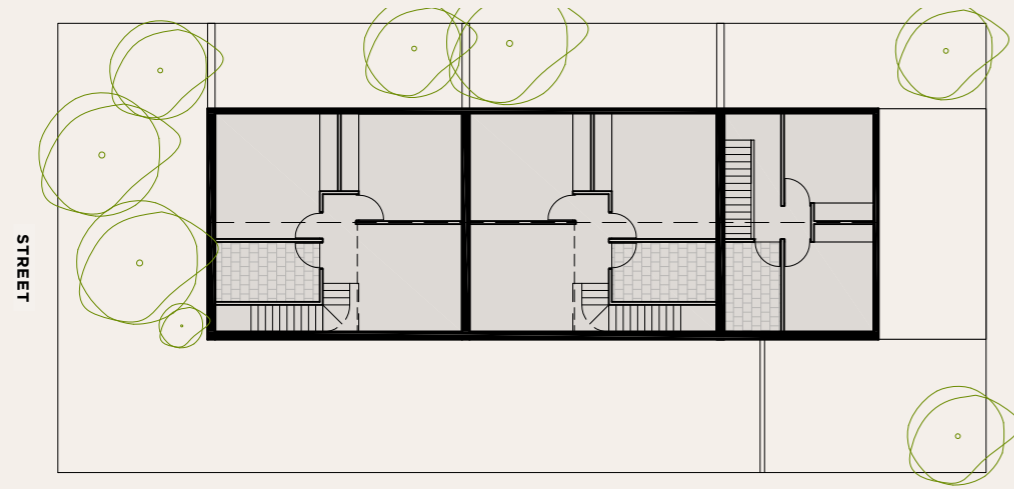
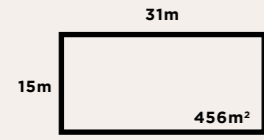
Level 1



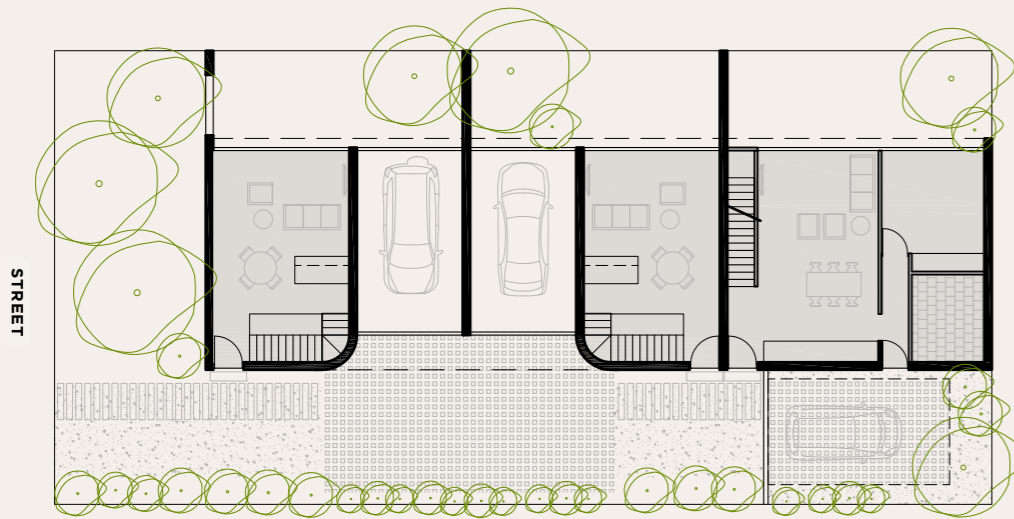
Ground Floor

Scale: 1:250 on A3

Site C (GRZ) Garden Drive

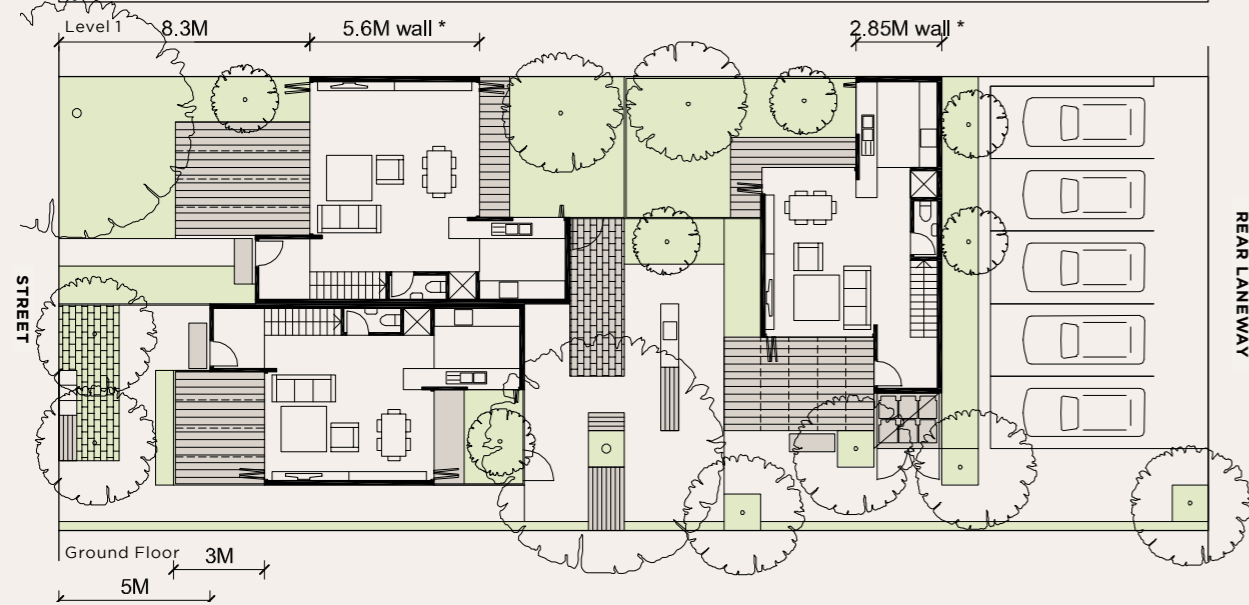
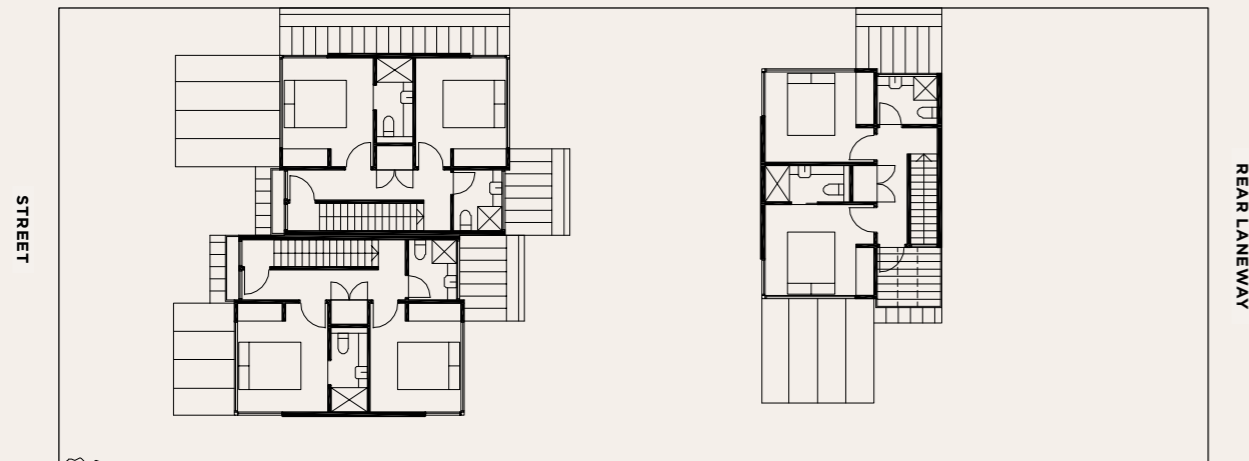
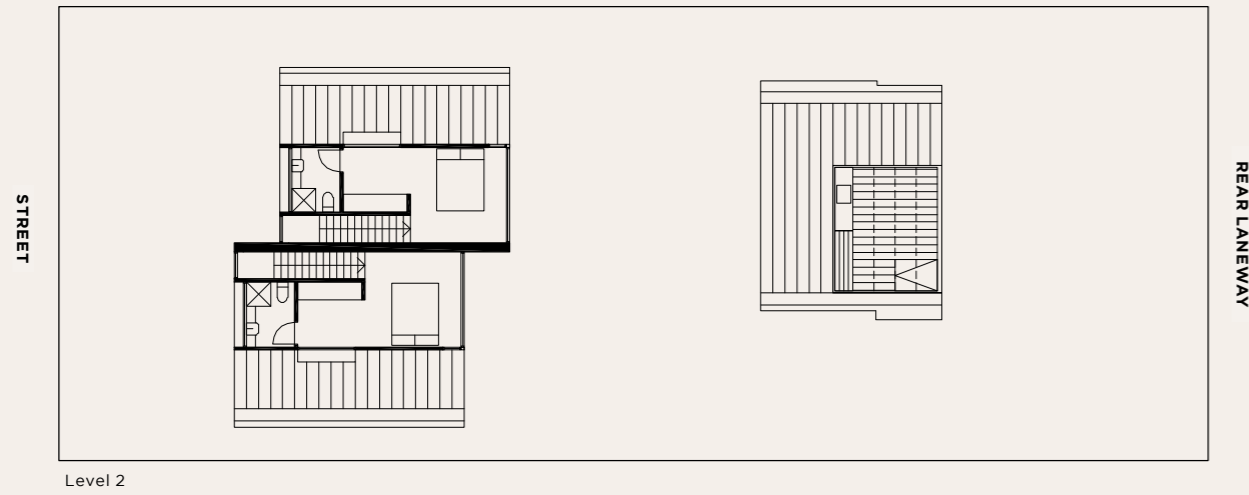
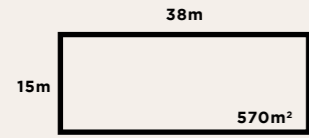


Level 1

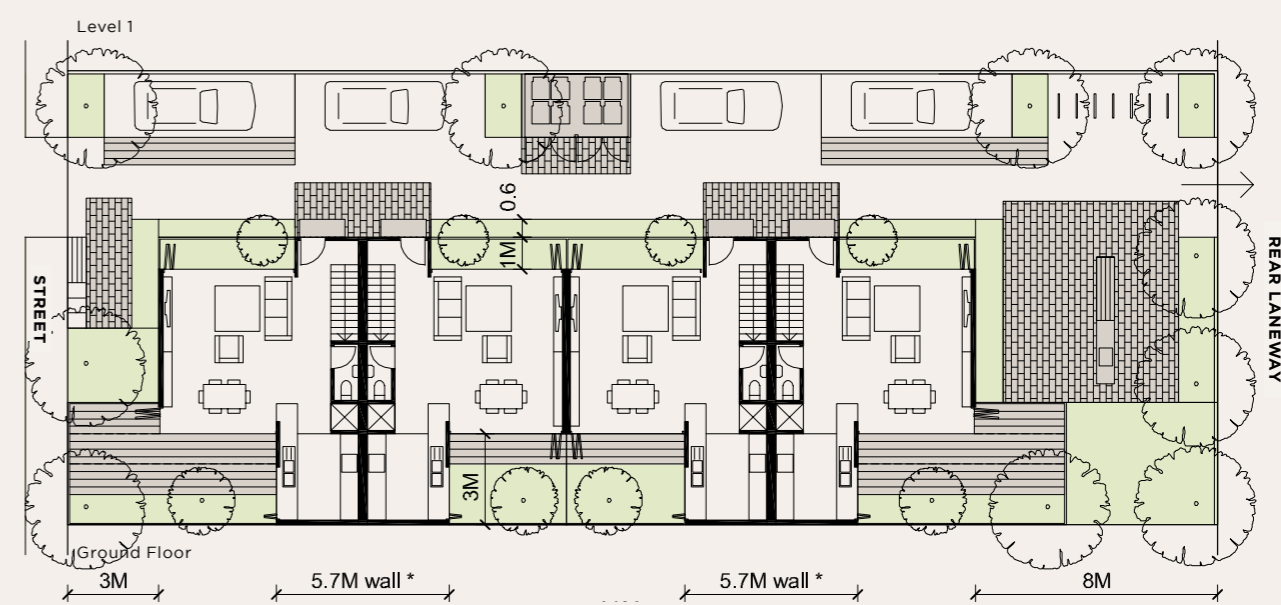
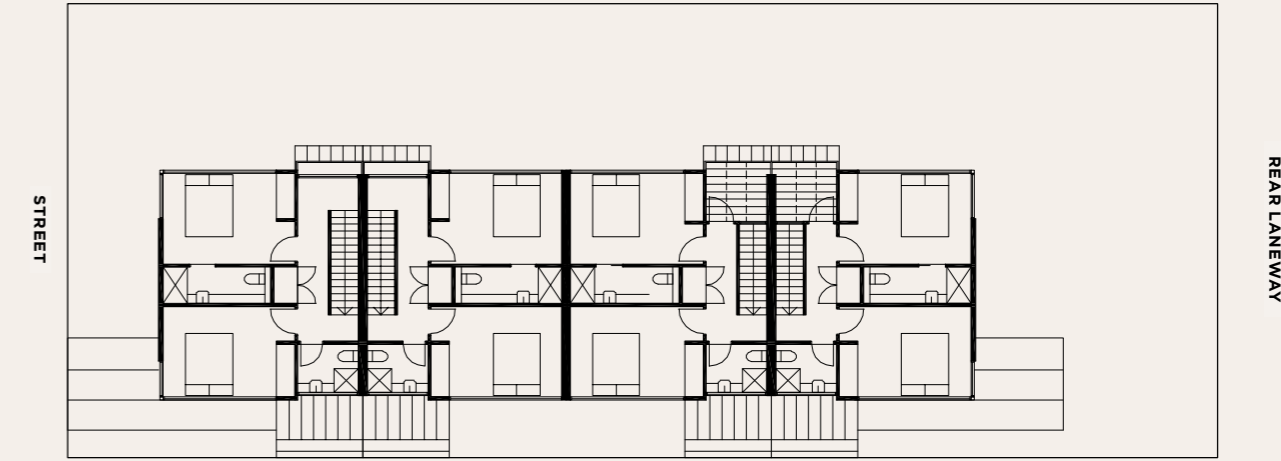
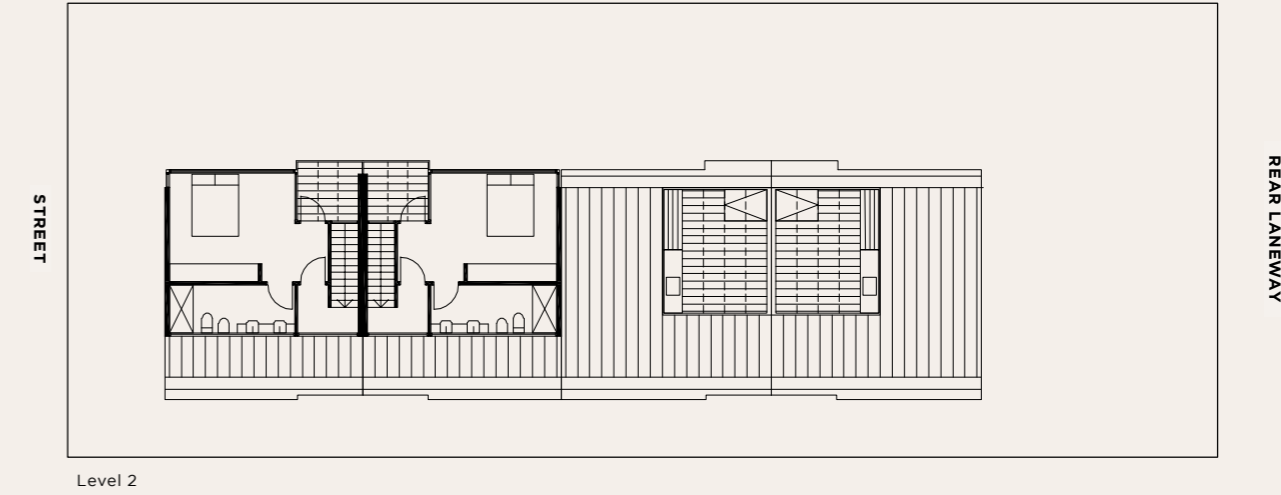
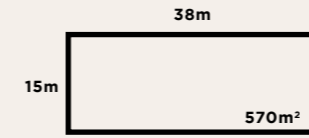


Ground Floor

Site D (GRZ) Courtyard For Three



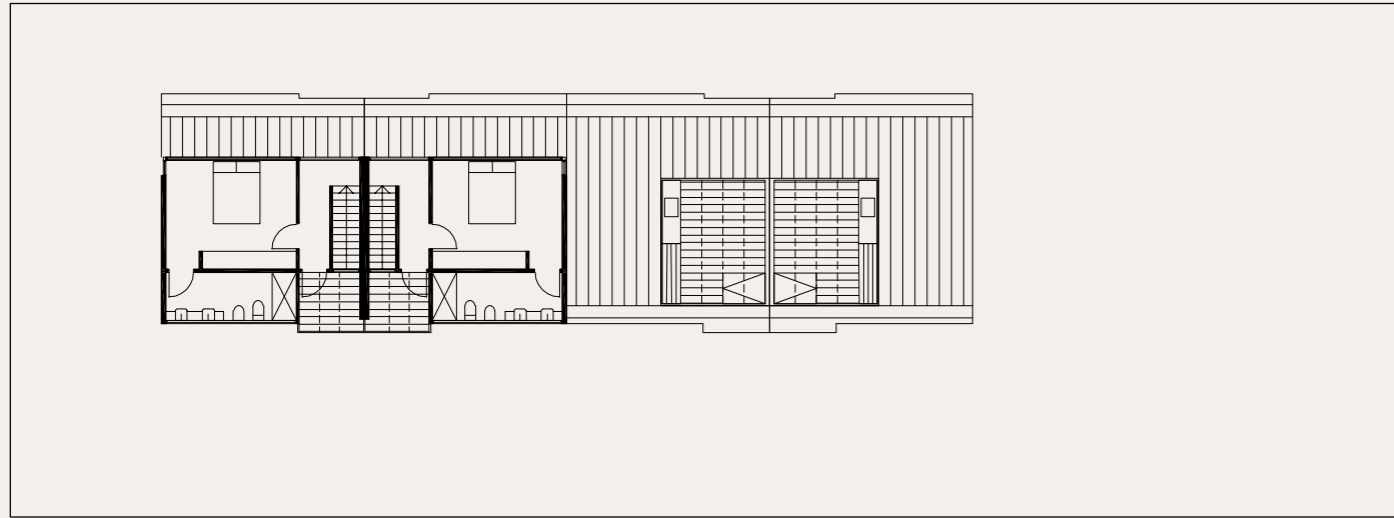
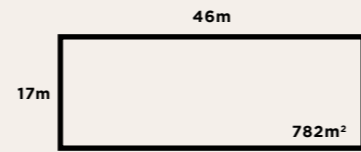
Site D (RGZ) Cruciforms, Courtyard, Lane



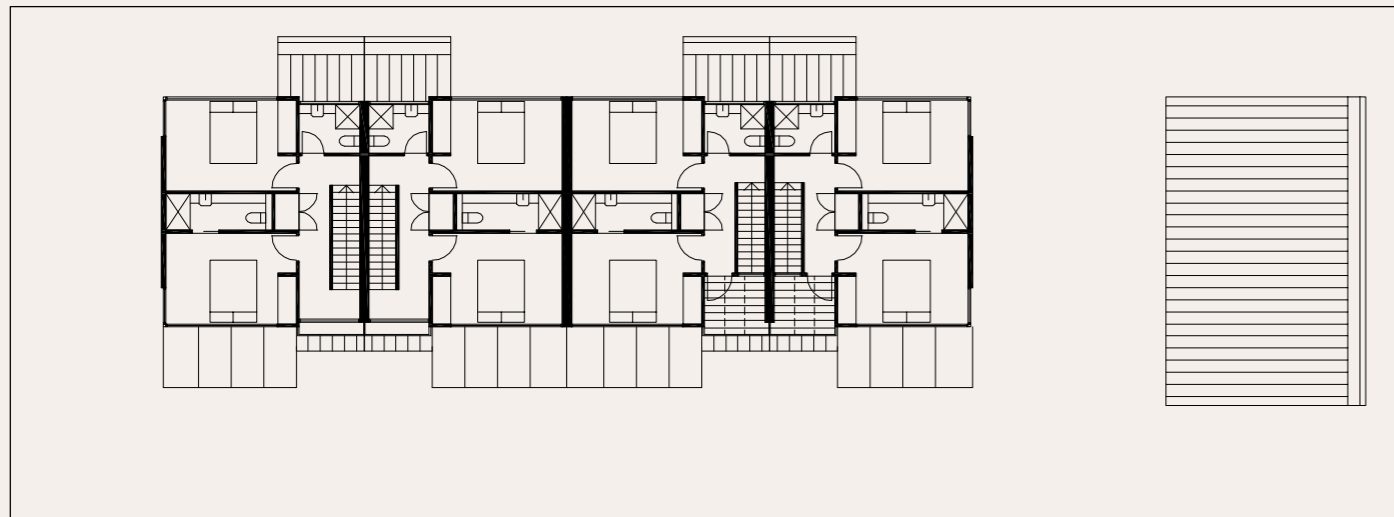
Scale: 1:250 on A3

Site E (GRZ)

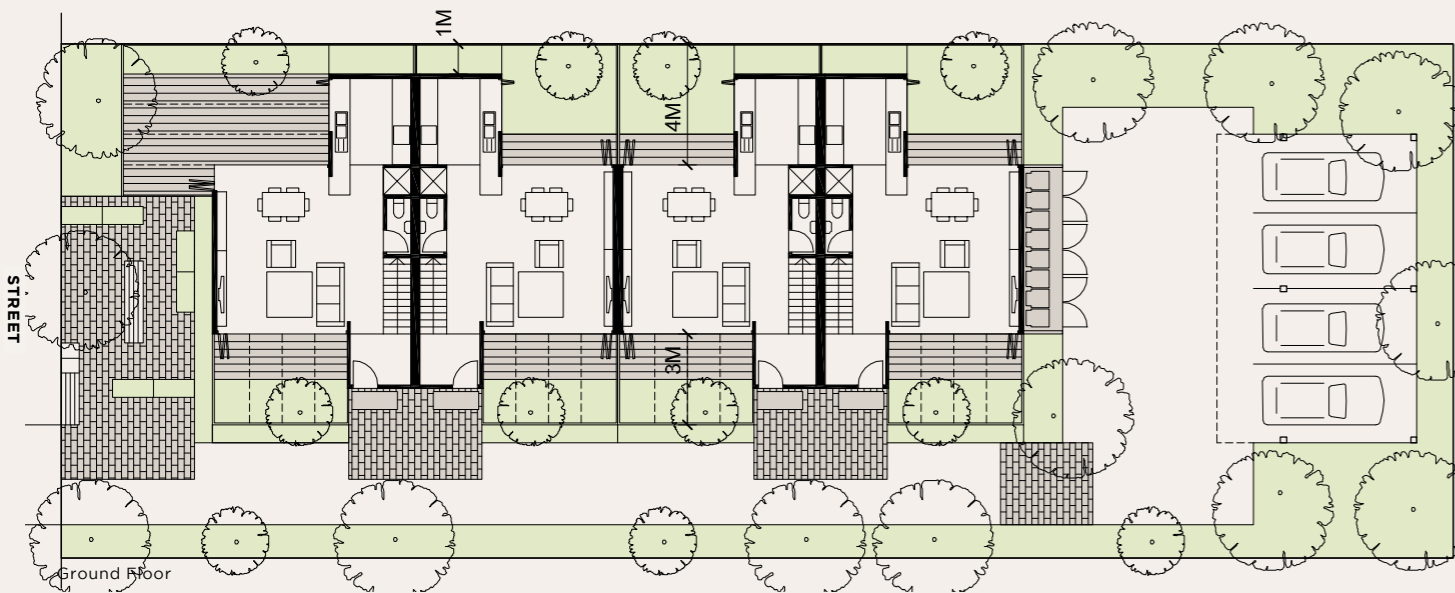
Cruciforms with Rear Parks



Level 2

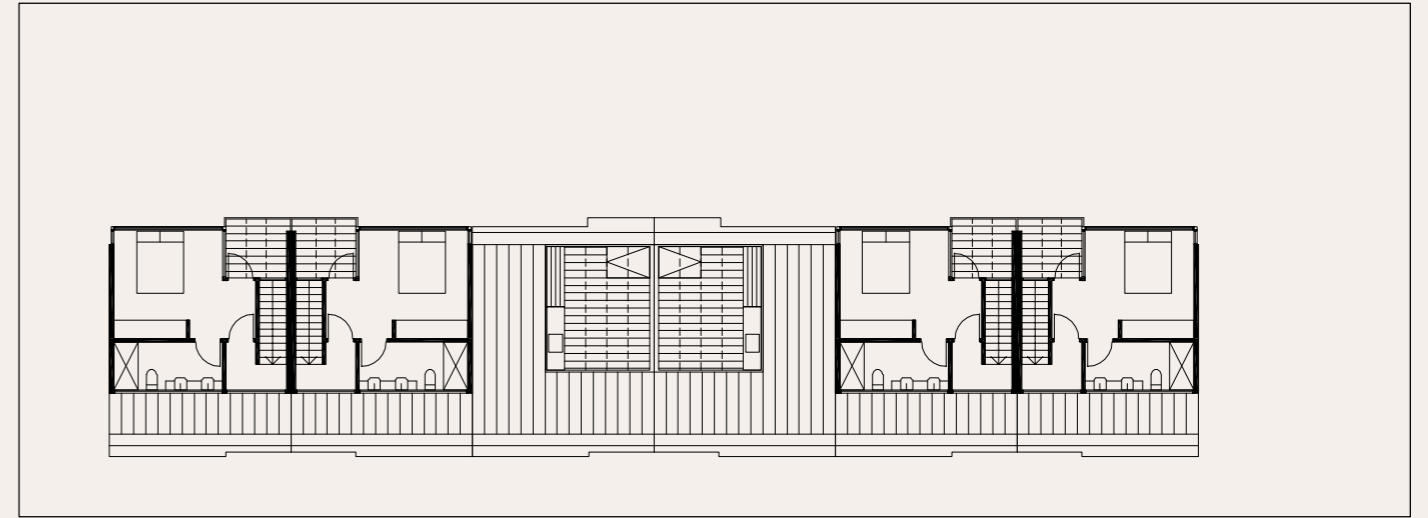


Level 1

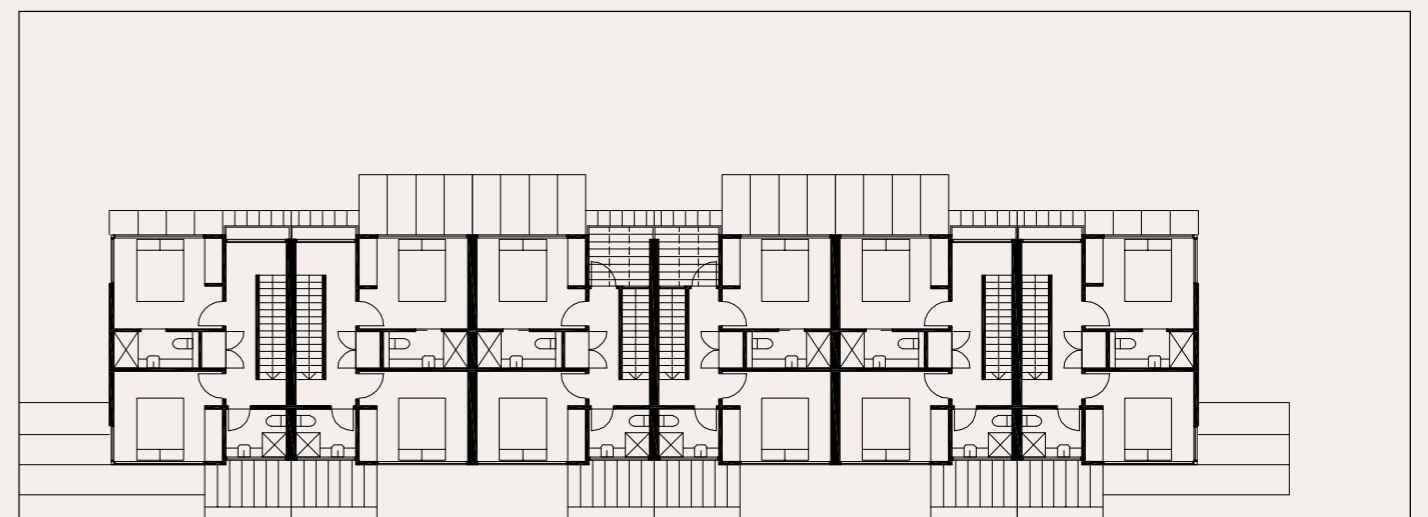


Site E (RGZ)

Cruciforms, Courtyard, Lane (Extended)



Level 2



Level 1

