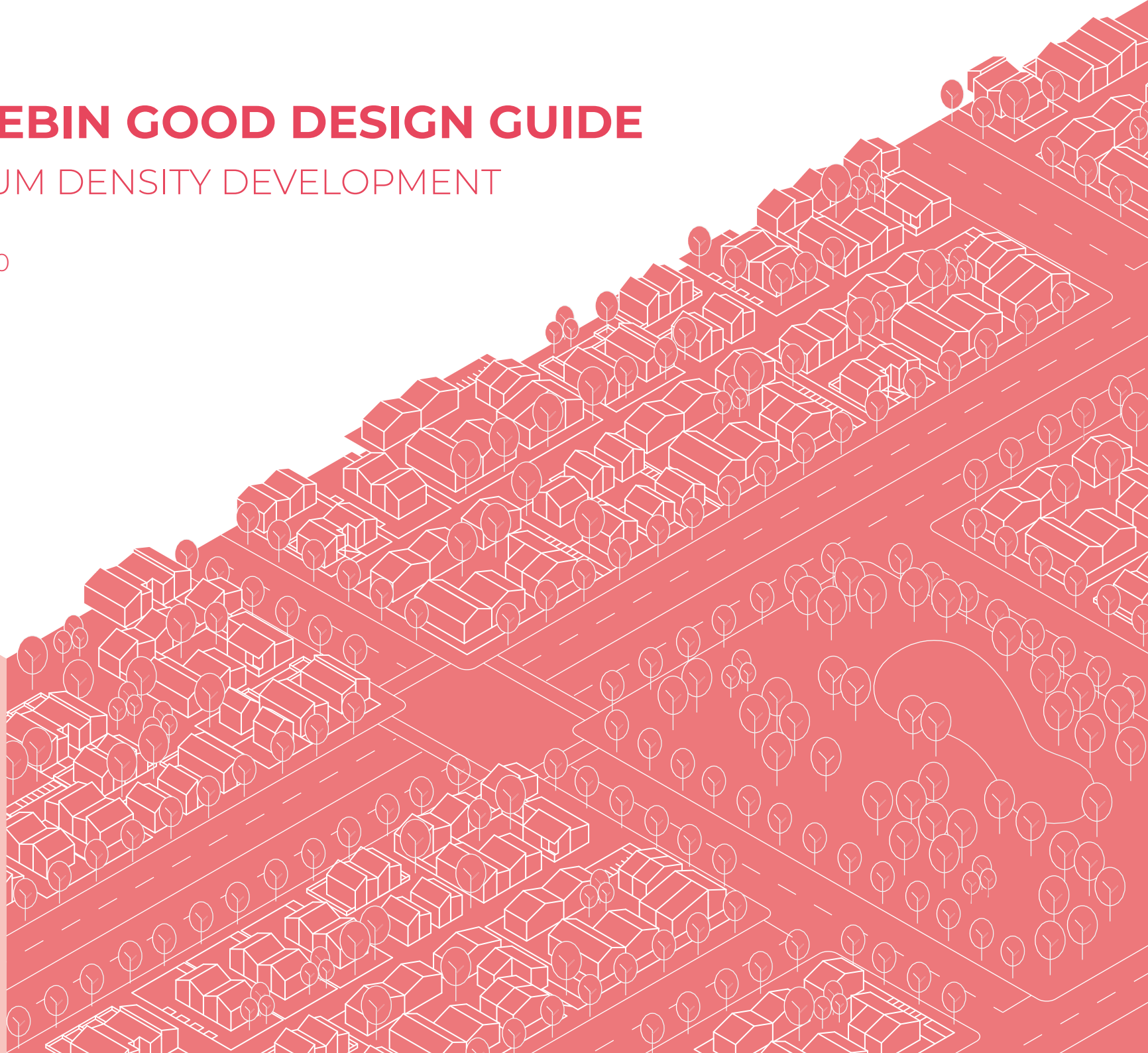
City of DAREBIN

the place to live

DAREBIN GOOD DESIGN GUIDE

MEDIUM DENSITY DEVELOPMENT

AUG 2020



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INTRODUCTION

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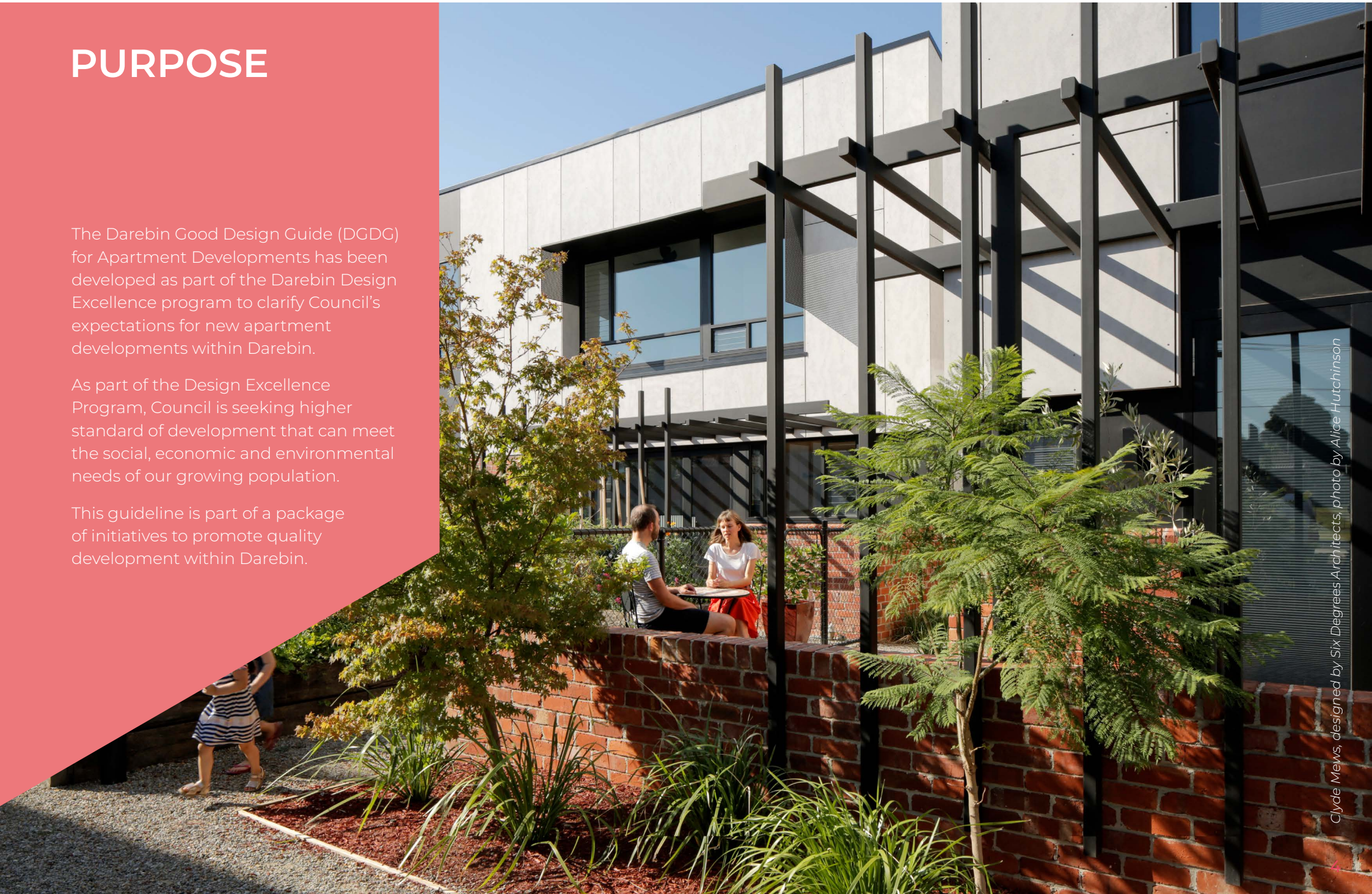
PURPOSE

The Darebin Good Design Guide (DGDG) for Apartment Developments has been developed as part of the Darebin Design Excellence program to clarify Council's expectations for new apartment developments within Darebin.

As part of the Design Excellence Program, Council is seeking higher standard of development that can meet the social, economic and environmental needs of our growing population.

This guideline is part of a package of initiatives to promote quality development within Darebin.



Clyde Mews, designed by Six Degrees Architects, photo by Alice Hutchinson

DESIGN EXCELLENCE

What is good design?

"Design is not just what it looks like and feels like. Design is how it works."[1] Everything we make is designed by somebody, but not everything is well designed.

Design is not about taste and fashion but it is about how we want things to be. Taste varies and fashion changes, but the fundamentals of good design remain the same.

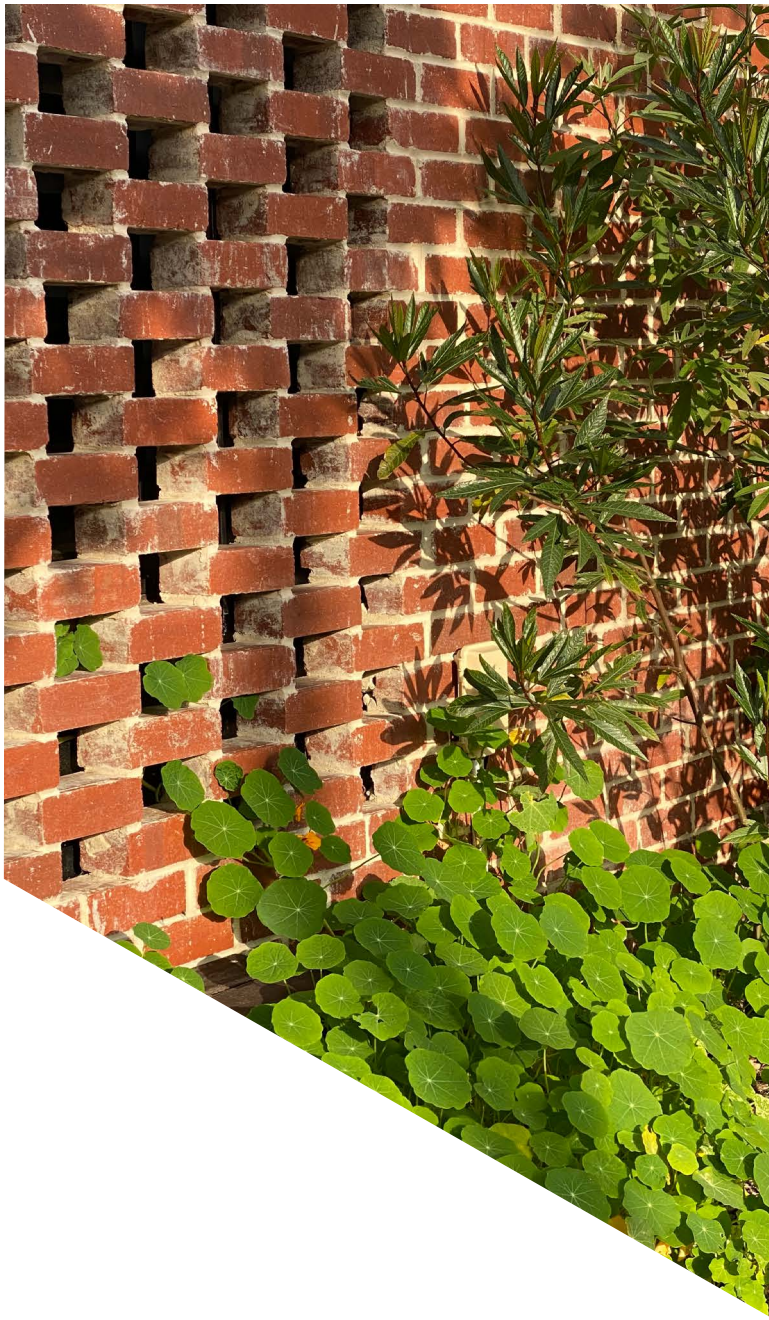
Good design is as much about the process as it is about the outcome developed by the input of key stakeholders within a certain context.

Why good design matters

New development has the potential to transform the quality of life for people, stimulate the economy and enhance the environment. The design of the built environment shapes the places where we live, work and meet. The quality of design affects how spaces and places function, how they integrate, what they contribute to the broader environment, and the users, inhabitants and audiences they support or attract. Buildings affect the lives of the people who live in them as well as people who move around them.

Good design has a range of varied benefits, including:

- It makes spaces that are long lasting and enjoyable, helping improve liveability and quality of life.
- It can enhance economic performance by attracting new people and businesses to the area.
- It promotes healthy living and productive economies.
- Has the potential to reduce communities fear of change and growth.
- It can reduce economic cost such as maintenance and energy consumption.
- It can help build resilience by creating adaptable spaces.
- It can improve the natural environment by improving green space and biodiversity.
- It can promote community interaction to foster a sense of community.
- It can enhance land value and returns.



Achieving Design Excellence at Darebin

Design Excellence is a concept that represents the aspiration of achieving high quality design for our built environment.

Every Council or organisation has a different benchmark for what design excellence means, hence it is very important to establish what Design Excellence looks like at Darebin.

At Darebin, Design Excellence is about creating developments and neighbourhoods that are sustainable, liveable and resilient.

A range of principles have been developed to meet the design excellence initiative. Achieving these principles will mean that our city, public realm, and buildings will be sustainable, liveable and resilient.

Designed to fit in the context

Good design for built environment is informed by its physical and social context. It is appropriate for the place and contributes to existing and desired future character.

Designed for performance

Climate change is one of the biggest challenges of this generation. Any development should be designed with highest performance standard to ensure it can meet current and future requirements of a changing climate.

Designed to create a community

Good design should address the growing socio-economic inequity to create places, and incorporate diverse uses and housing types to create a sense of community and belonging.

Designed to meet the function

Places and developments should be designed to meet the need of their occupiers and be fit for purpose. They should be designed to be efficient, usable with a potential to adapt for future needs.

Designed to be robust

Good design should be robust,durable and use high quality materials to increase lifespan and reduce ongoing maintenance cost for users. This will generate ongoing value for people and reduce cost over time.

Designed to be resilient

The built environment should be designed to be resilient in terms of changing economic, social and climate situation.

Designed to be beautiful

Places and developments should be welcoming and aesthetically pleasing to create a sense of pride and ownership for users. They should contribute positively to the surroundings and promote positive engagement.

Council has developed a range of initiatives to as part of the Design Excellence Program:

DAREBIN DESIGN EXCELLENCE PROGRAM

LEADERSHIP

WALK THE TALK

Council will use good design principles to deliver high quality projects for its own infrastructure projects.

DESIGN COMPETITION

Competitive design process for major Council projects and key development sites to promote design innovation and raise Council's profile.

DESIGN REVIEW

Internal design review process for major projects to provide high quality design outcomes and lead by example. It will look at -

- Council major projects
- Streetscape and open space projects
- Planning applications for key sites.

GUIDANCE

DAREBIN GOOD DESIGN GUIDE

Design guidelines to clarify expectations for new developments.

APARTMENT DEVELOPMENT

MEDIUM DENSITY DEVELOPMENT

LANDSCAPE GUIDELINES

STREETSCAPE GUIDELINES

ESD GUIDELINES

CAPACITY BUILDING

DESIGN WORKSHOPS

Training for internal staff and key decision makers on good design principles to develop skills and create awareness about good design.

PROFESSIONAL COACHING

Building alignment by working one on one with professional staff within the organisation to created a shared understanding about good design.

SITE VISITS

Regular site visits for staff and Councillors to recently completed developments to see actual built outcomes.

RECOGNITION

GOOD DESIGN AWARD

Architecture and design awards to create awareness and promote good design in Darebin.

GOOD DESIGN CASE STUDIES

Collection of case studies to promote good design outcomes in Darebin.

HOW TO USE THIS GUIDE

Darebin Good Design Guide sets out Council's expectations in regards to the quality of development and should be used as part of the pre-application and application discussions between the applicants and Council planners.

The document is designed for on screen viewing with a navigation menu at the top which allow easy navigation to different sections without scrolling.

The document includes the following sections:

- Urban Context & Design Response
- Building typologies
- Design Guidelines

Urban Context & Design Response

This section provides information on the importance of urban context analysis and examples of key things to consider as part of the urban context analysis to ensure developments are designed to be fit for their context.

Each design proposal should start with a robust urban context analysis that will shape the final design outcome.

Building Typologies

This section identifies a range of building types that are suitable for apartment development based on lot shape and size.

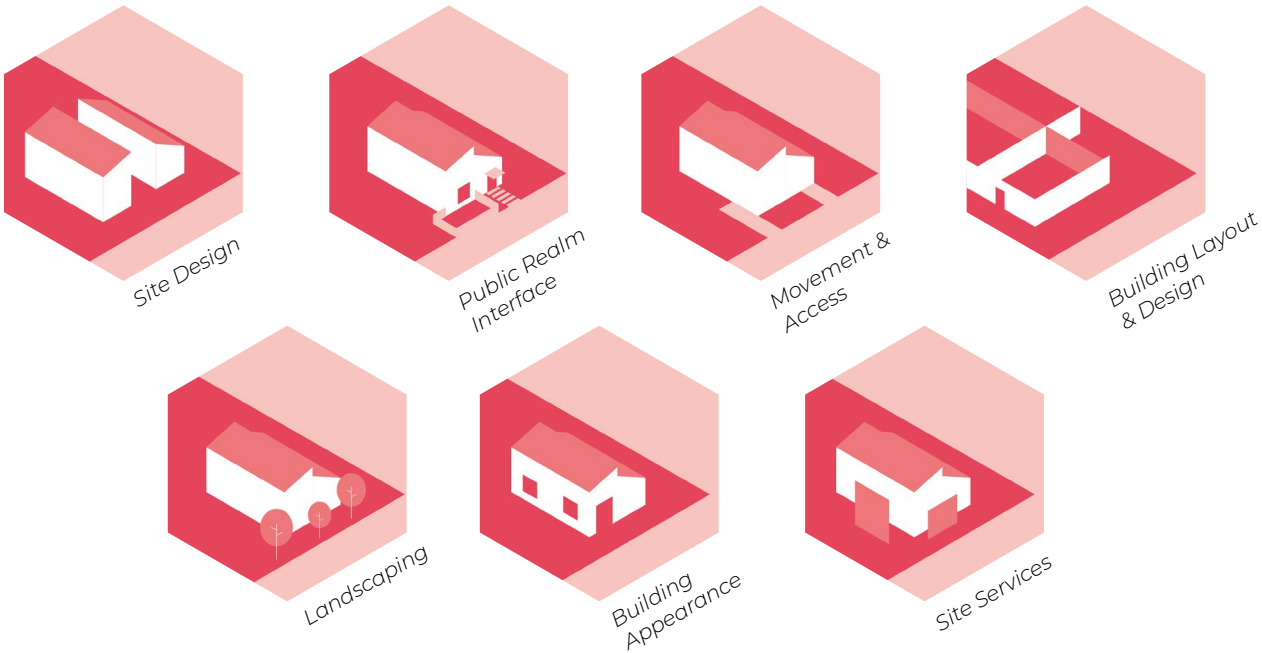
After urban context analysis identify the most appropriate building typologies based on the site shape and size.

This should be starting point to develop built form massing for the development.

Design Guidelines

This section provides a series of guidelines that clarify Council's expectations in regards to various design elements. The guidelines are numbered continuously and organised under a range of themes starting from larger issues like site design to smaller design detail considerations.

The structure of the design guidelines is as follows:



Each theme consists of a Design Outcome section which includes objectives around key design outcomes.

The guidelines are specified in a single sentence and supported by diagrams and images. Captions for images provide further detail and highlight various aspects of guidelines. Some images and diagrams have ✓ and to ✗ demonstrate preferred design solutions and design solutions to avoid.

2.
URBAN CONTEXT & DESIGN RESPONSE

Local Context Analysis

Site Context Analysis

Opportunities & Constraints

Good design process starts from an assessment of the site and surrounding area, identification of the key design principles and designing to address these principles. By doing an objective site analysis prior to design response, elements affecting the site can be identified at the initial stage as a base to generate site-specific design solutions.

Clause 52.35 of the planning scheme outlines the purpose and statutory requirements of an Urban Context Report and Design Response for residential development. An Urban Context Report should include a detailed site analysis and opportunities and constraints diagram that can be used to derive the built form for future development. This section provides details on the minimum information to be included in the Site Analysis and Opportunities and Constraints diagrams.

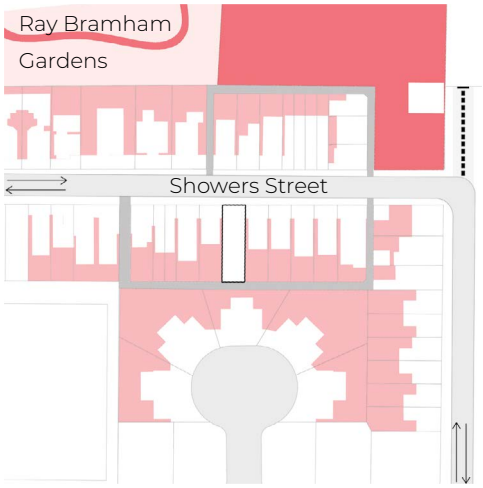
LOCAL CONTEXT

Local context provides the larger picture of the area, approximately 400m radius from the site. The local context diagram should include key local features like parks, roads, public transport and key community facilities.

SITE CONTEXT

Site context provides an understanding of the site and its immediate surrounds. A site context analysis can consist of several diagrams and should include:

Key Features



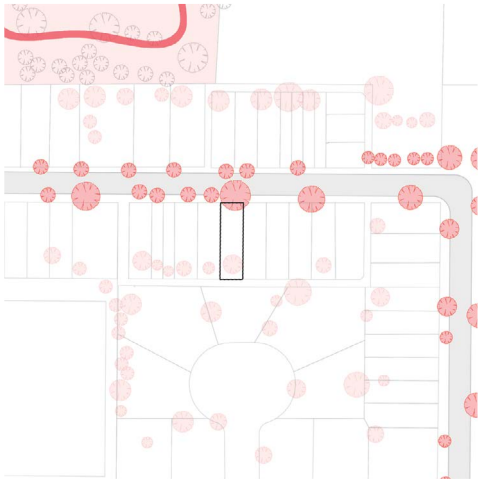
- Street
- Laneway
- Directionality
- No Through Road

- Private Open Space
- Ray Bramham Gardens
- St. John's College

Built Form

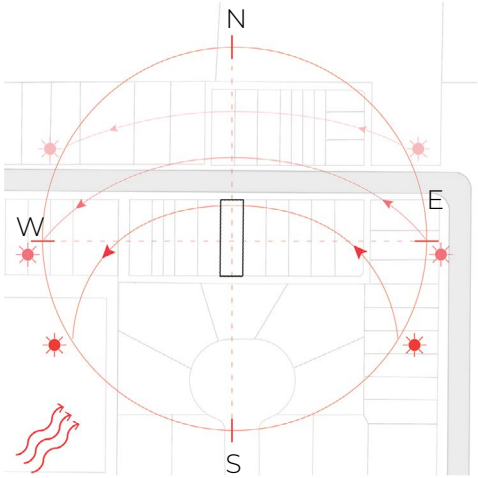
- 1 storey
- 2 storey
- 3+ storey
- Front Setbacks
- Building Footprint

Landscape



- Existing Trees on street
- Existing trees in backyards
- Garden Vegetation

Climate



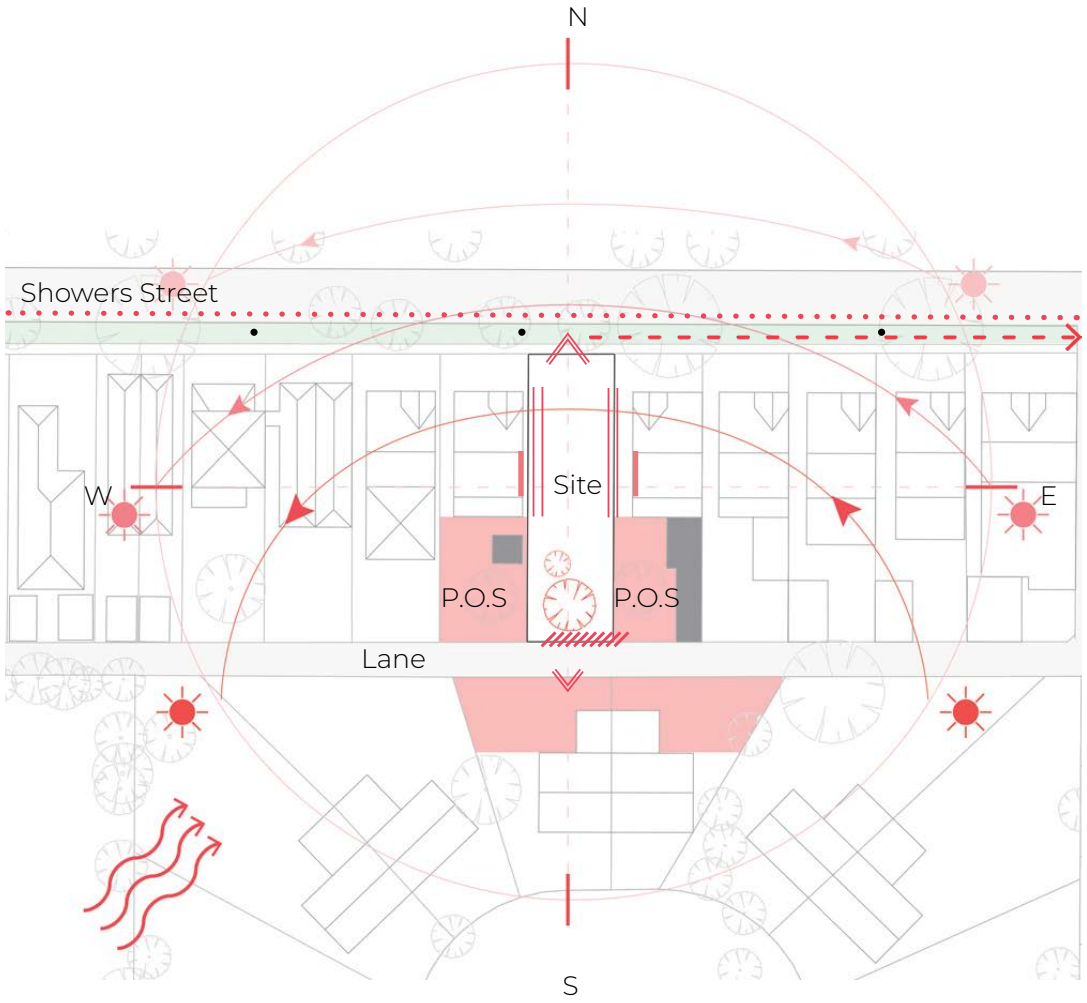
- Summer solstice
- Equinox
- Winter solstice
- Prevailing wind direction

OPPORTUNITIES & CONSTRAINTS

A short summary of the site analysis that identifies key opportunities and constraints of the site in terms of development and contribution to public realm. Some elements may be placed both as an opportunity and constraint. Opportunities and constraints should guide the Design Response. Applicants are encouraged to discuss and achieve agreement on Site Analysis and Opportunities and Constraints with Council officers at a pre-application meeting.

- Darebin DPO11 rear setback conditions
- Sensitive Interface
- Street Noise
- Private Open space
- Street/Lane Vehicular access
- Existing Vegetation on site
- Bell Train Station 400 m walking distance
- Habitable Room Window
- Electric Pole
- Metal Shed
- Nature Strip

- Summer solstice
- Equinox
- Winter solstice
- Prevailing wind direction



3.
BUILDING TYPES

Dual Occupancy Detached

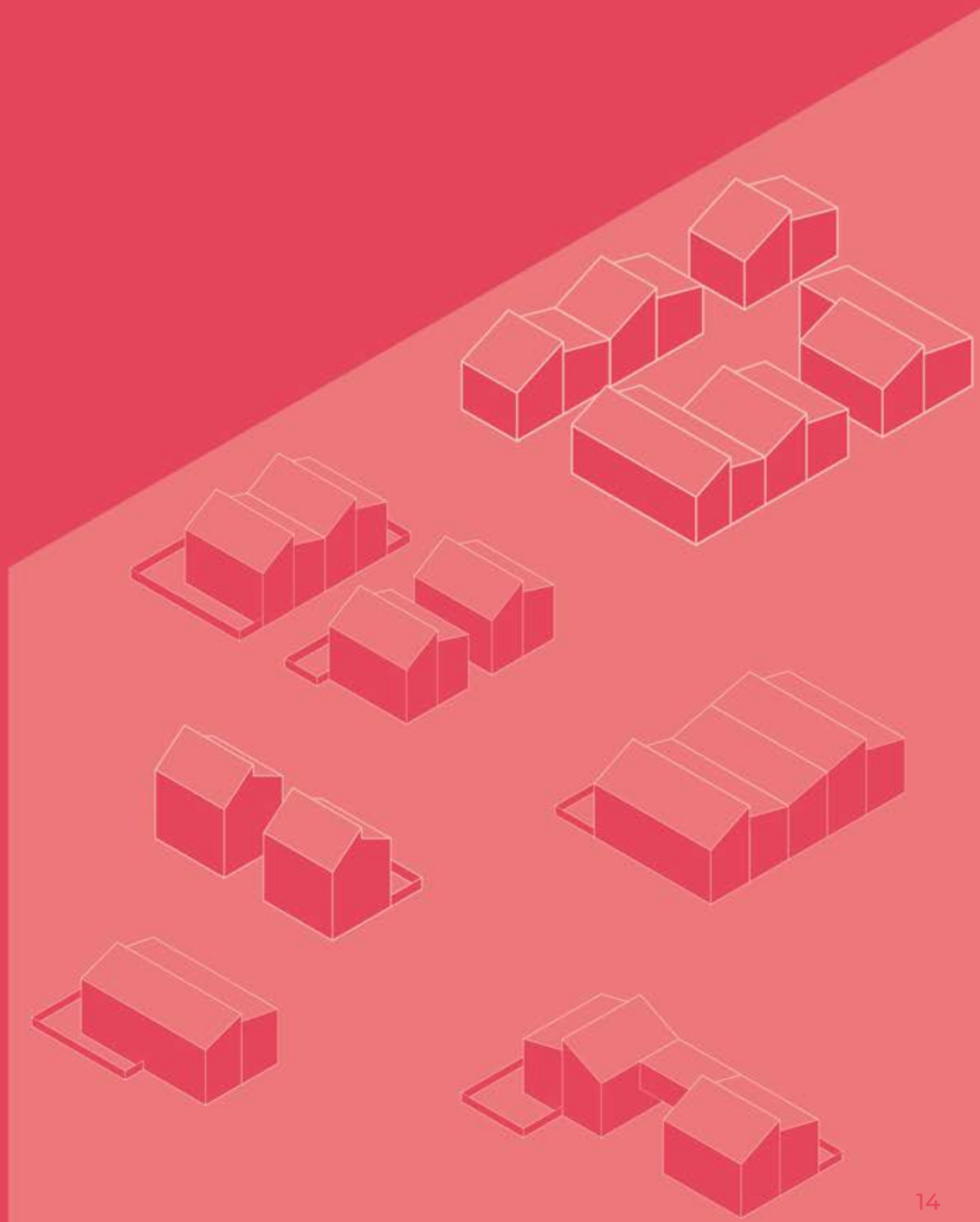
Dual Occupancy Attached

Terrace

Block

Courtyard

Village



What is a building type?

A variety of design solutions are possible for a development site based on site size, orientation, street frontage and site context.

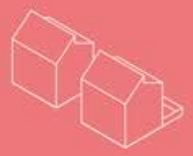
A building type is a generic building form that is suitable for a type of site and context. It is not a building but a desired 3D envelope which can be modified to allow site-specific response and architectural details. The purpose of defining building types is to identify the built form considered ideal for various sites common to Darebin.

Possible building types should be considered as part of the Urban Context Report and Design Response process.

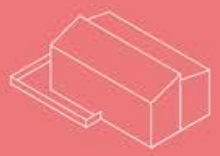
A preferred building type should be identified and confirmed with Council officers at pre-application stage.

The building types illustrated in these guidelines are focused on townhouse and multi-unit development in residential areas.

Suitable building types for Darebin include:



Dual Occupancy Detached



Dual Occupancy Attached

Terrace

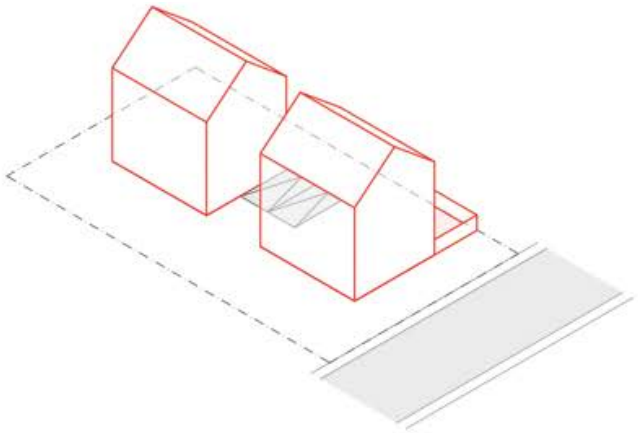
Block

Courtyard

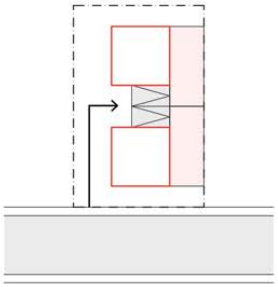
Village

1.
Dual Occupancy Detached

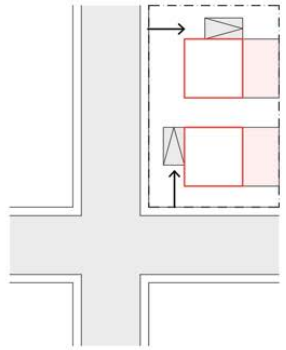
Dual occupancies are two dwellings arranged on a site. They can either be detached with one dwelling behind another or attached with two dwellings side by side with a shared wall. This building typology is generally suitable for narrow and long lots with a minimum width of 15m.



Options



a. Side by side detached with access from primary road.



b. Side by side detached for corner site

Key Characteristics

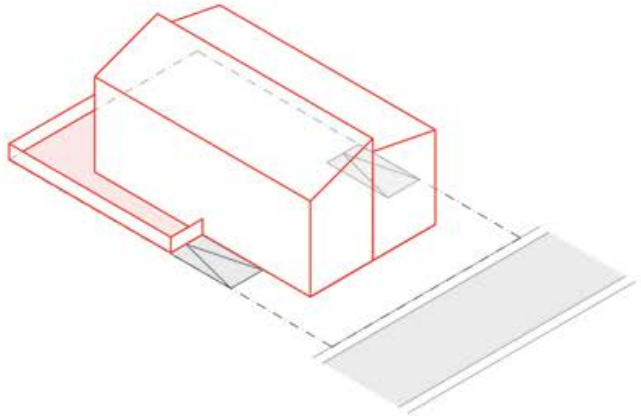
- Two dwellings on a lot.
- Dwellings detached.
- Living areas generally on ground level with bedrooms on upper levels.
- Primary outlook towards the front and rear.
- Private open space on ground level.

Where to use

- Areas where two dwellings are preferred on site.
- Suitable for small lots with a minimum width of 15m.

2.
Dual Occupancy Attached (Side by Side)

Dual Occupancy Attached also known as side by side development are two dwellings arranged on a site with a shared wall. This building typology is generally suitable for narrow and long lots with a minimum width of 15m. Special care needs to be taken with built form articulation when dwellings are built side by side to avoid a mirrored look.



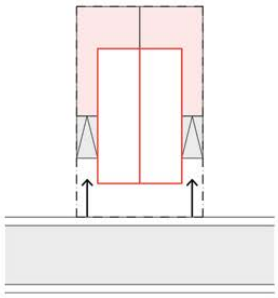
Key Characteristics

- Two dwellings on a lot.
- Dwellings attached with a shared wall.
- Living areas generally on ground level with bedrooms on upper levels.
- Primary outlook towards the front and rear.
- Private open space on ground level.

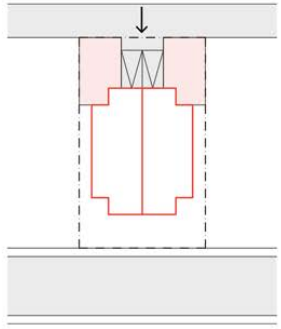
Where to use

- Areas where two dwellings are preferred on site.
- Suitable for small lots with a minimum width of 15m.

Options



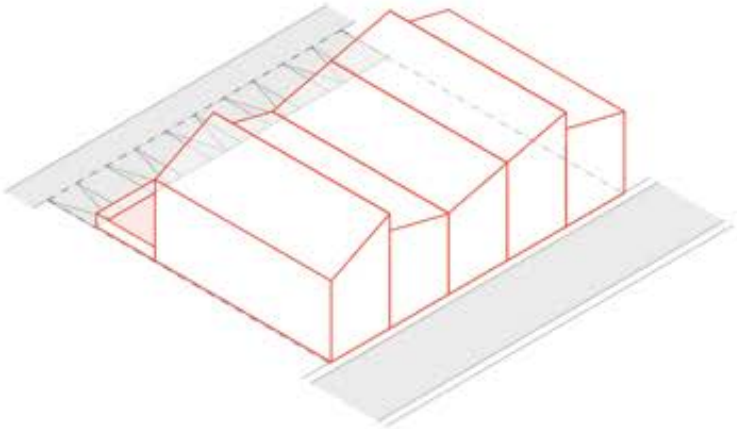
a. Side by side attached with parking access from primary road



b. Side by side attached with parking access from rear lane

3.
Terrace

Terrace house typically includes 2-3 storey townhouses arranged in a traditional terrace style in a row with shared walls. Typically, each dwelling is orientated front to back, with private open space arranged at the rear of the property. This achieves good visual privacy outcomes between dwellings and minimises privacy issues to adjoining neighbouring properties.



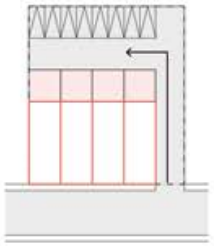
Key Characteristics

- Built in a row with shared walls.
- Living areas generally on ground level with bedrooms on upper levels.
- Primary outlook towards the front and rear.
- Private open space on ground level.
- Range of car parking arrangement options.

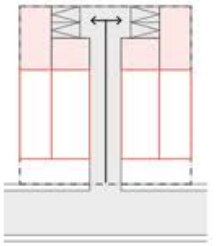
Where to use

- Suitable for area where there is existing terrace housing
- Suitable for lots with rear lane access or wide lots.

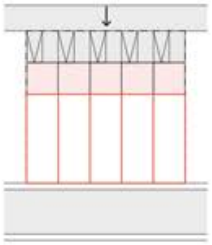
Options



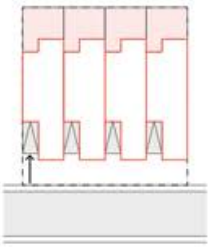
a. Car parking at rear accessed from primary road



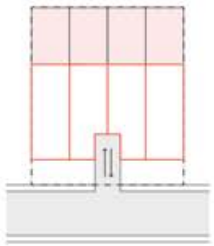
b. Car parking to the rear accessed via central driveway



c. Car parking at rear accessed via rear lane



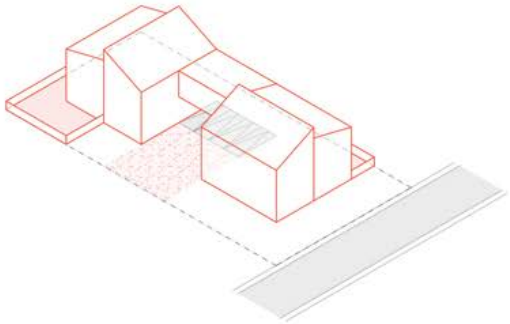
d. Car parking from primary road



e. Car parking in basement

4.
Block

Block includes dwellings clustered in the middle to form a block of connected buildings. Dwellings to the front can be reverse living with private open space on balconies fronting the street or traditional living on the ground. Dwellings to the rear generally include living at ground with connection to the landscaped courtyards. Car parking is generally detached from the townhouses or some units might have attached parking with other being shared providing opportunity for share cars.



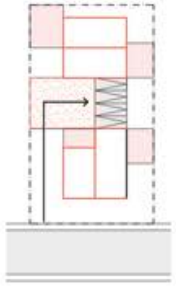
Key Characteristics

- Buildings organised in a block form.
- Mix of reverse living and ground floor living possible.
- Primary outlook towards the street for front dwellings and to the side for rear dwellings if living areas on ground floor.
- Range of car parking options.
- Opportunity to provide communal open space.

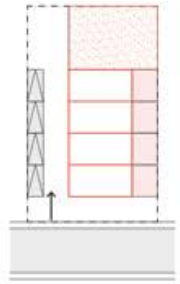
Where to use

- Suitable for most areas where townhouse development is desired
- Areas where attached built form is desired along with some gaps between buildings
- Suitable for a range of lot sizes

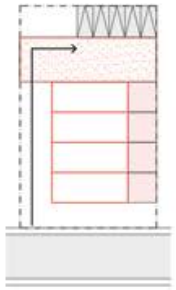
Options



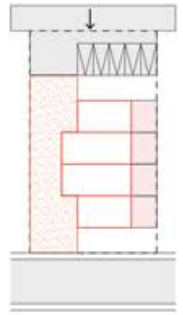
a. Car parking in the middle, could be connected or shared.



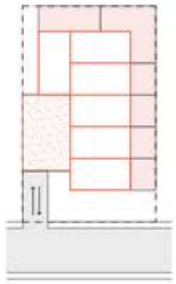
b. Car parking parallel to driveway.



c. Car parking at rear accessed by primary road.



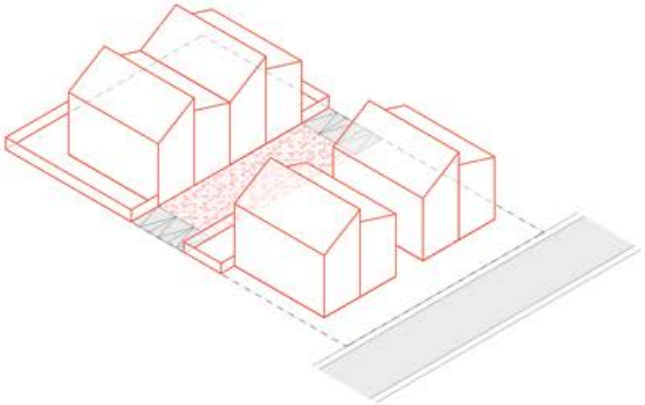
d. Car parking at rear accessed by rear lane.



e. Car parking in basement.

5.
Courtyard

Courtyard includes dwellings arranged in a row in a front and rear with a shared/communal open space as a courtyard in between the dwellings. Dwellings generally will have outlook towards front and rear and can be grouped to create cluster of buildings. Car parking can be attached or detached with opportunity for share cars.



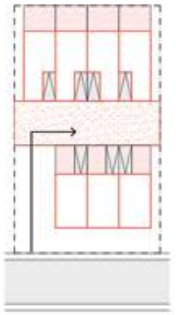
Key Characteristics

- Buildings in groups to as a hybrid between terrace and block building types.
- Mix of reverse living and ground floor living possible.
- Primary outlook towards front and rear.
- Range of car parking options.
- Opportunity to provide communal open space.

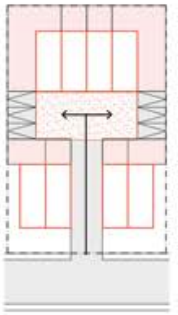
Where to use

- Generally suitable for larger lots with minimum width of 20m and minimum depth of 50m.
- Areas where gap between buildings is desired as part of neighbourhood character.

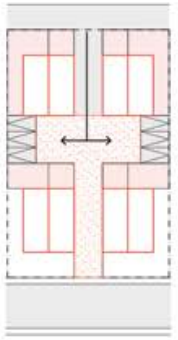
Options



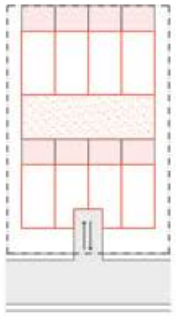
a. Car parking from the primary road connected to dwellings.



b. Car parking from the primary road detached from dwellings.



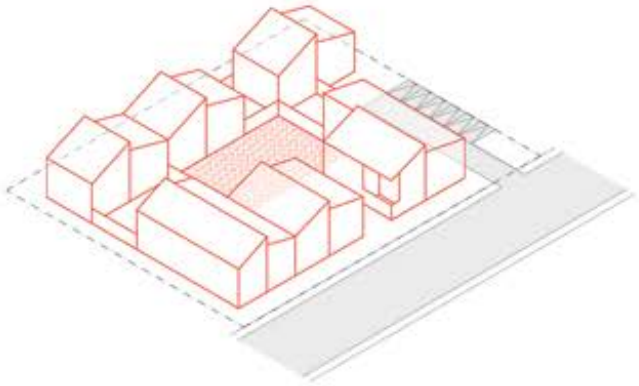
c. Car parking from rear lane detached from dwellings.



d. Car parking in basement.

6.
Village

Village includes a cluster of dwellings around a central space to create a strong sense of community. The dwellings are organised in group and focus towards a communal open space with car parking generally detached from the dwellings and provided at the edge of the site. Outlook will vary depending on the location of the dwelling on a site and can provide a good mix and variety.



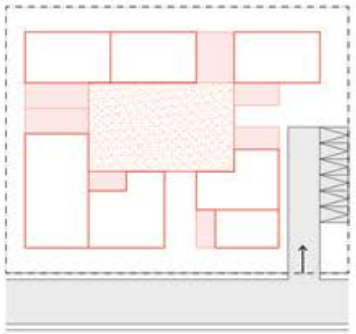
Key Characteristics

- Dwellings arranged around a central communal open space.
- Mix of reverse living and ground floor living possible.
- Variety of dwellings size and types possible.
- Range of car parking options.
- Opportunity to provide communal open space.

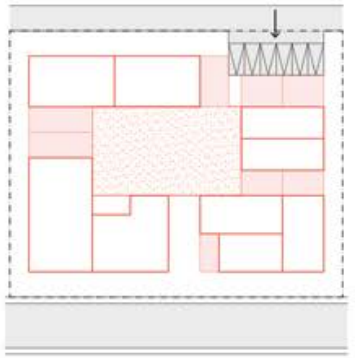
Where to use

- Suitable for large lots that can provide flexibility.
- Lots with rear or side lane access where detached parking is feasible.
- Areas where gap between buildings is desired as part of neighbourhood character.

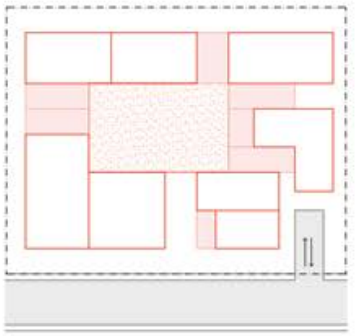
Options



a. Car parking from primary road.



b. Car parking from the rear lane or side lane.



c. Car parking in basement.

4.
DESIGN GUIDELINES

Site Design

Public Realm Interface

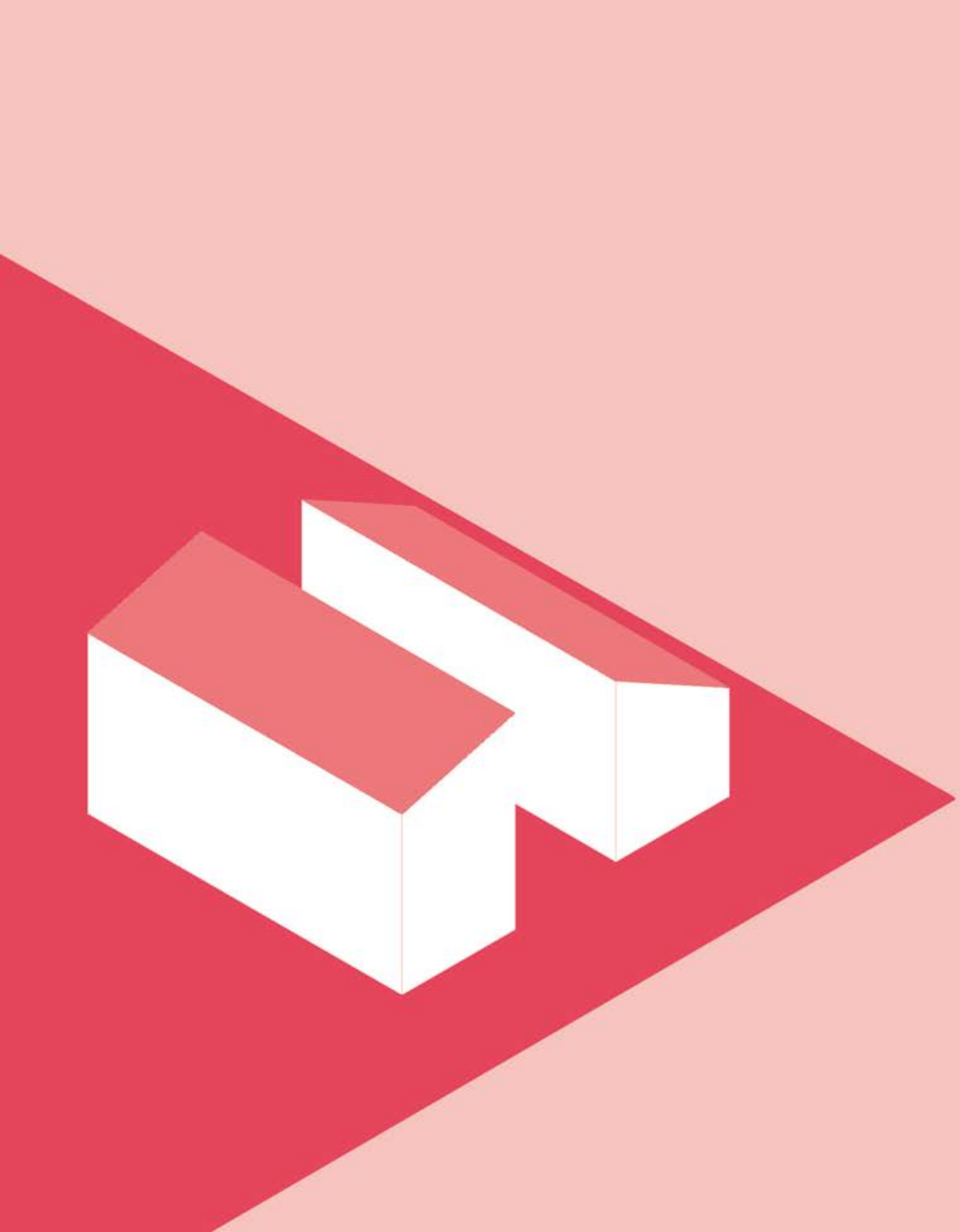
Movement & Access

Building Layout & Design

Landscaping

Building Appearance

Site Services



SITE DESIGN

Site design refers to the overall organisation of the buildings, access, and connectivity of the site in terms of the layout, orientation, massing and landscaped areas.

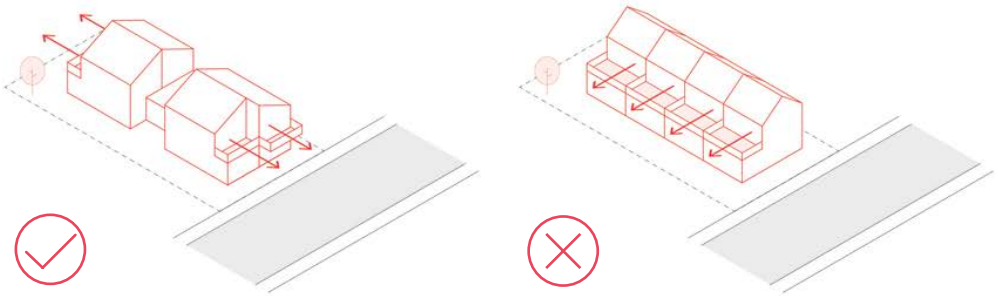
It also considers how the development responds to the context in terms of built form through site access and hierarchy of streets.

Design Outcome:

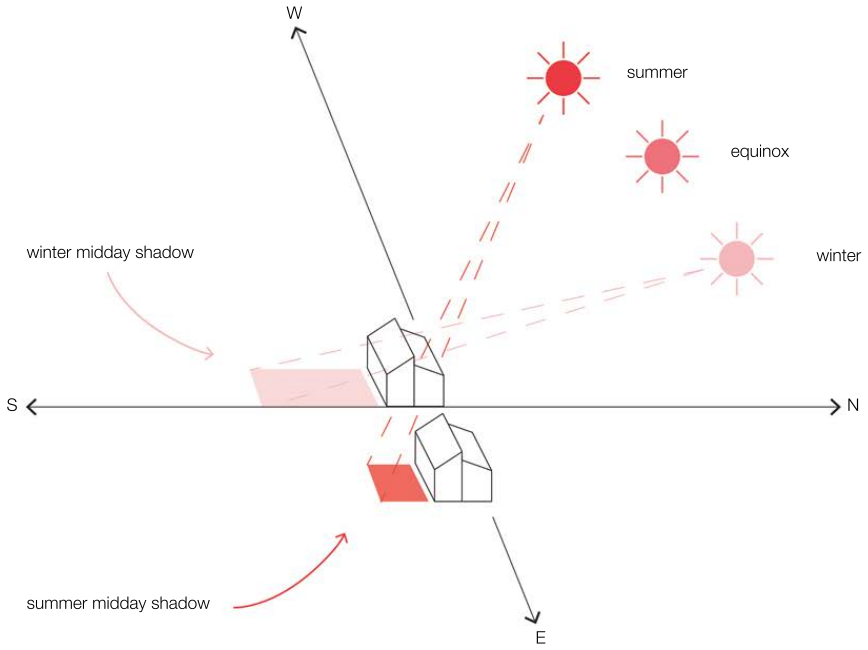
- To ensure the development responds to the character of adjoining street and urban structure.
- To ensure development integrates with the surrounding by providing necessary connections and interfaces.
- To ensure the built form does not compromise the future development potential of adjoining sites and provides appropriate separation between buildings.

1.

Ensure building layout balances the requirement for passive surveillance on the street, internal amenity and solar access.



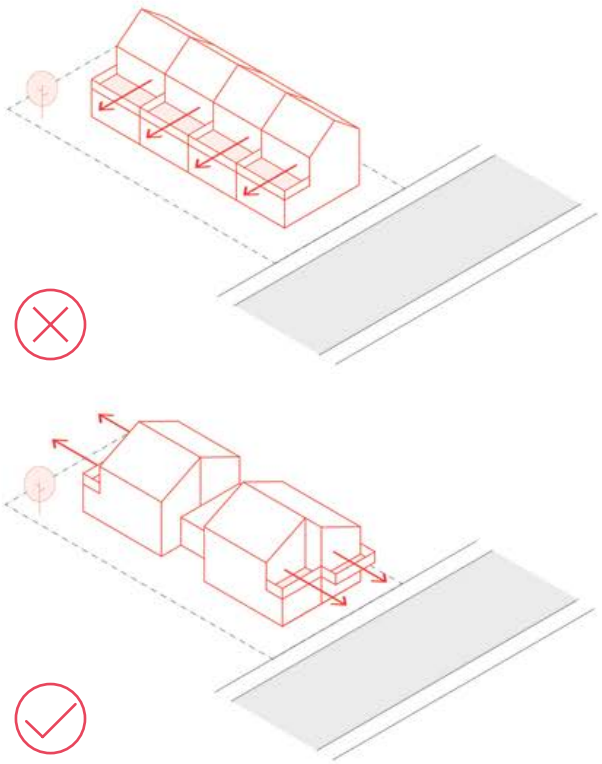
Providing habitable rooms with windows and balconies to the street ensures passive surveillance and safety of the neighbourhood.



Orient private open space and windows maximise the opportunity for solar access to the dwellings while activating the street.

2.

Orient townhouses to face the front and rear when primary living spaces are provided on upper levels.



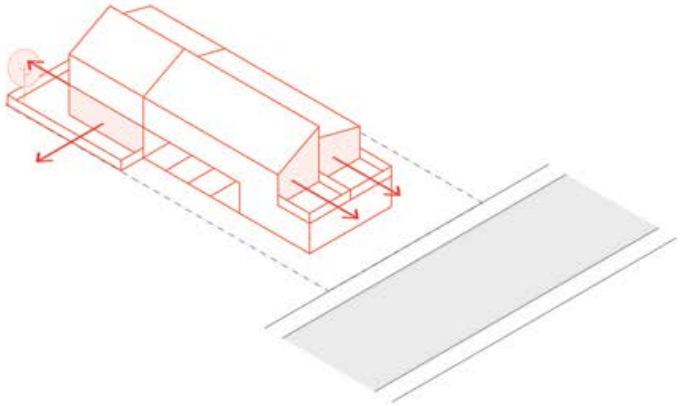
Orienting balconies to the front and rear reduces the need for privacy screens for dwellings with living rooms on the first floor.

Private open space in front facing balconies have greater amenity and provide passive surveillance to the street.

Private open space in side facing balconies for dwellings with reverse living are generally compromised due to high screening.

3.

Provide a mix of dwellings with living spaces on ground level and reverse living depending on the context and zoning.



Having a mix of dwellings with reverse living and living spaces on ground level allows to respond to the context and maintain amenity and privacy of the development and adjoining dwellings.

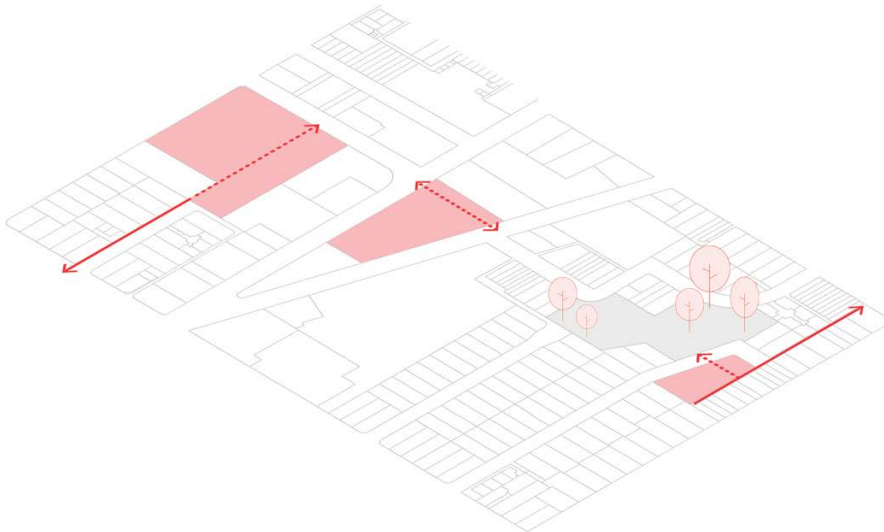
Dwellings facing the street can have living spaces on upper levels with outlook towards the street, whereas dwellings to the rear can have living on the ground floor with courtyards providing a diversity in dwelling types while maintain amenity and privacy of adjoining lots.

4.

Provide new pedestrian connections through large sites to improve walkability.

→ Existing pedestrian connection
--- Proposed pedestrian connection

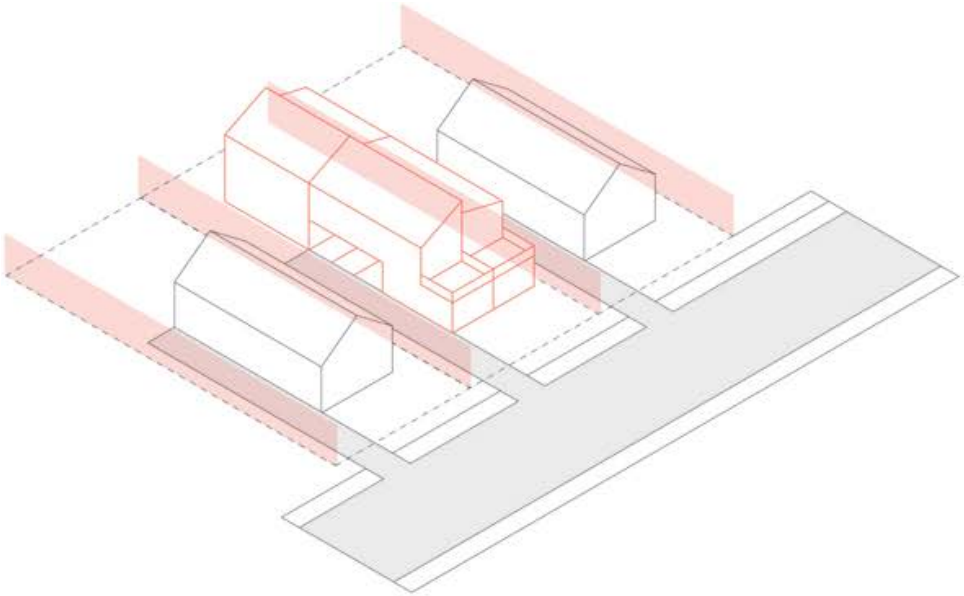
A new pedestrian connection can improve walkability.



Pedestrian connections should be designed so they could be continued by future adjoining developments.

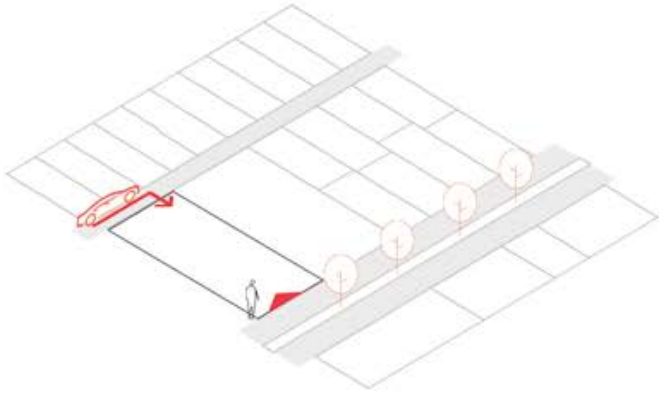
5.

Ensure the site layout retains the existing rhythm of built form on the street.



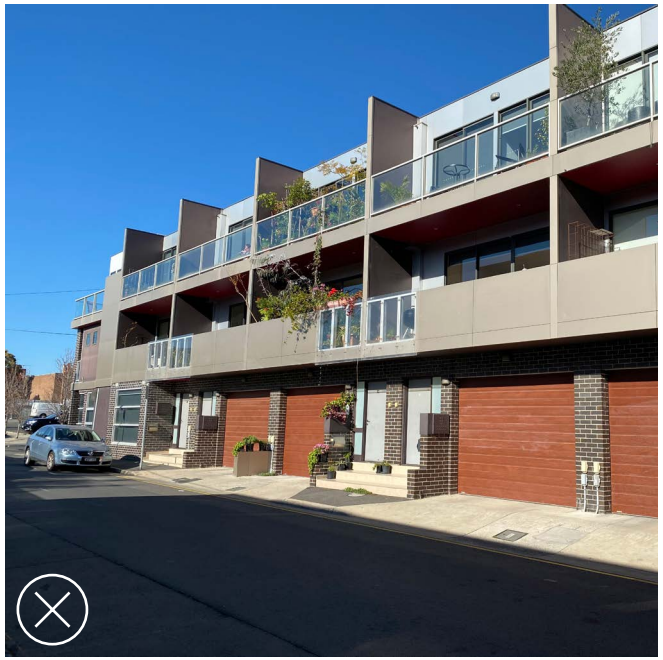
New development should retain the prominent building form rhythm in the street to ensure new development responds and fits within the local context.

6.
Respond to hierarchy of streets and laneways.



Vehicular entry should be provided from secondary street or lane where available.

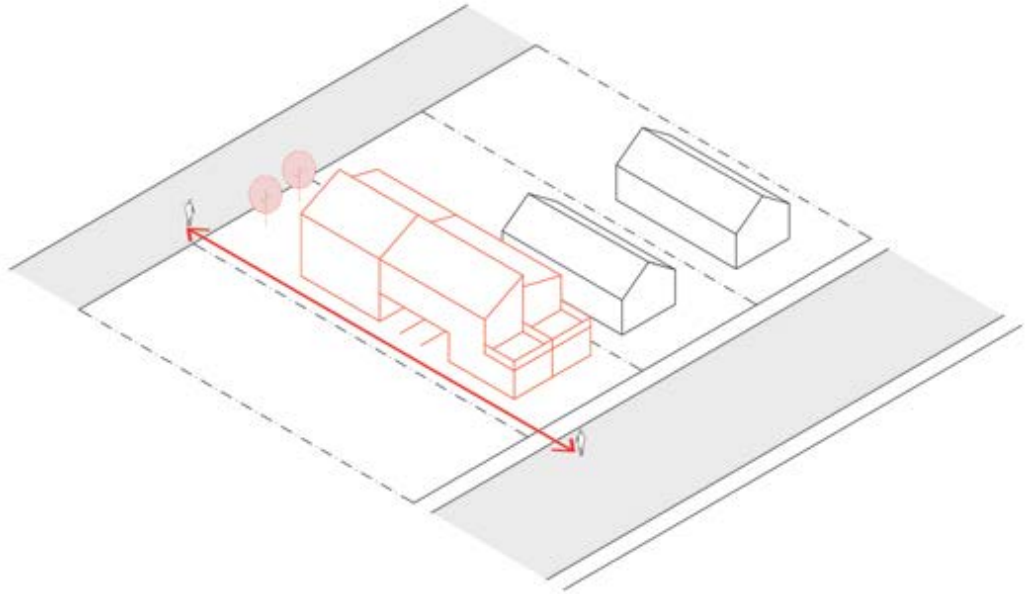
Locating car parking along a side laneway reduces the vehicular impact on the street.



Dominance of driveways and car parking on the street compromises the pedestrian amenity and provides poor street address.

7.

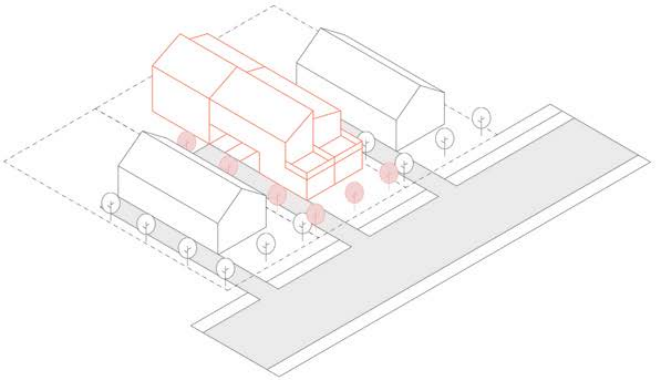
Provide common pedestrian connection for sites with rear laneways.



For sites with dual frontage or access to rear lane a pedestrian access through site can increase pedestrian permeability and improve access to services and facilities.

8.

Ensure the layout incorporates existing patterns of landscaping on the street.

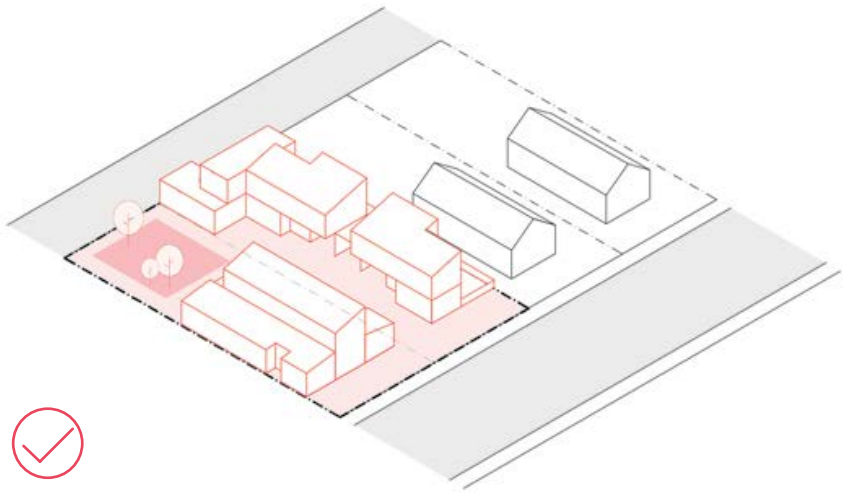


New development should maintain and enhance existing patterns of landscaping within the street. This can include landscaping in the front yard and landscaping between properties.

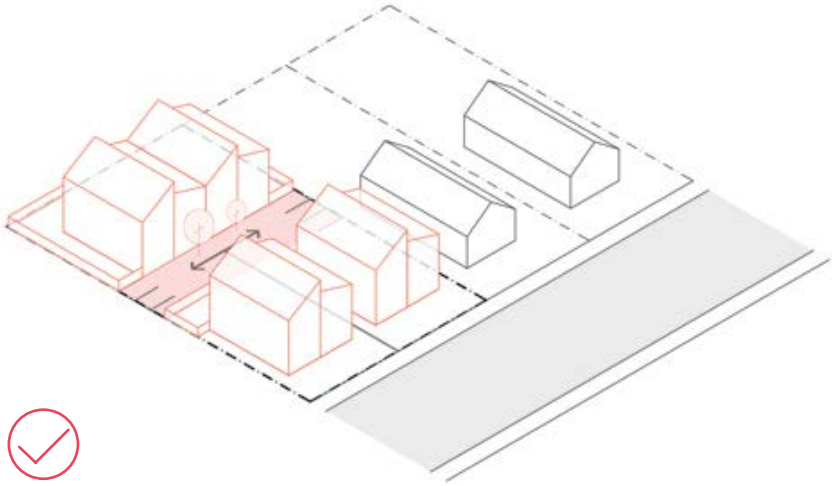
Appropriate landscaping in the front yard and sides that is consistent with the street character

New development should maintain and enhance existing patterns of landscaping within the street. This can include landscaping in the front yard and landscaping between properties.

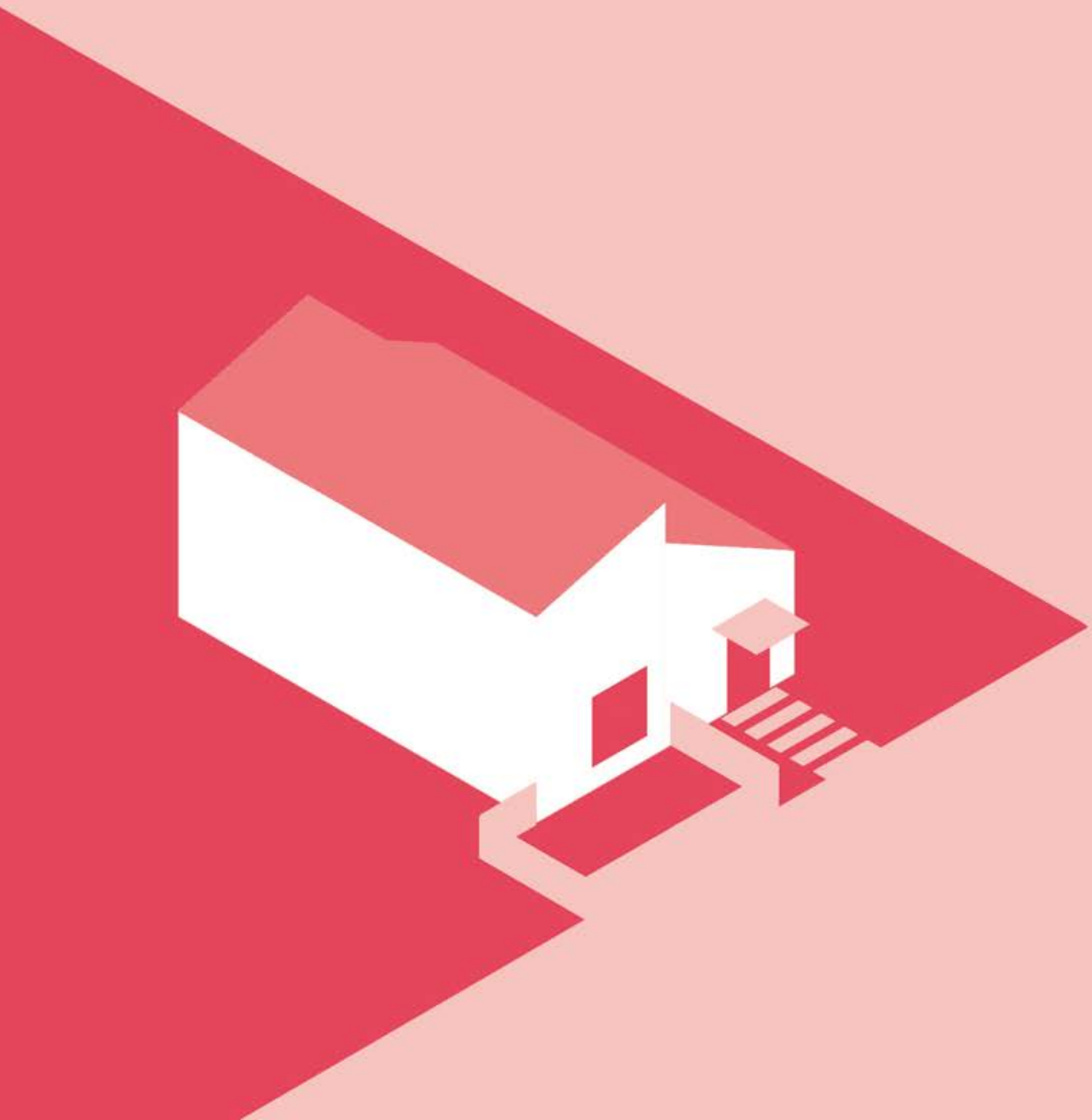
9.
Explore site consolidation.



Site consolidation can improve amenity by provision of shared facilities like community gardens.



Site consolidation reduce the space required for driveways and make more space available for landscaping and community facilities.



PUBLIC REALM INTERFACE

Public realm interface refers to how the building interacts with the public realm including street, laneways, parks, etc.

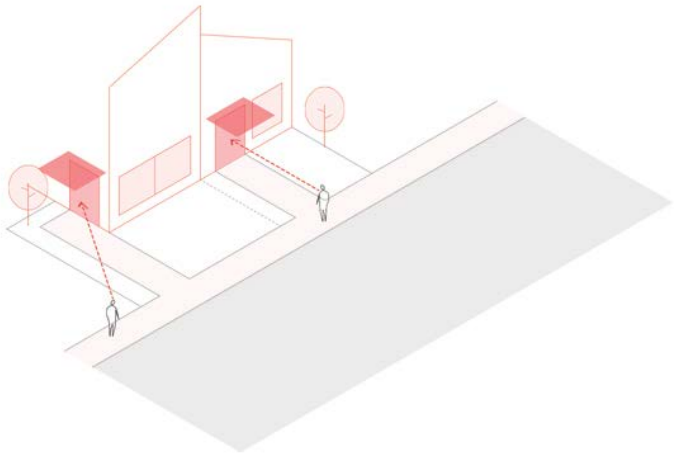
The interface of the development contributes to the character, safety and quality of the public realm. The design of the interface can influence the real and perceived safety and security of residents, opportunities for social interaction and the identity of the development when viewed from the public realm.

Design Outcome:

- To integrate the development with adjoining streets, laneways, parks and other public spaces.
- To ensure the building frontages contribute to the liveliness, interest, comfort, and safety of the public realm.
- To ensure the amenity of the public realm is retained and enhanced.
- To ensure any awnings and canopies are functional and consistent with the character of the street and do not hinder vehicular movements.

10.

Ensure main doors for dwellings along the street are facing the street.



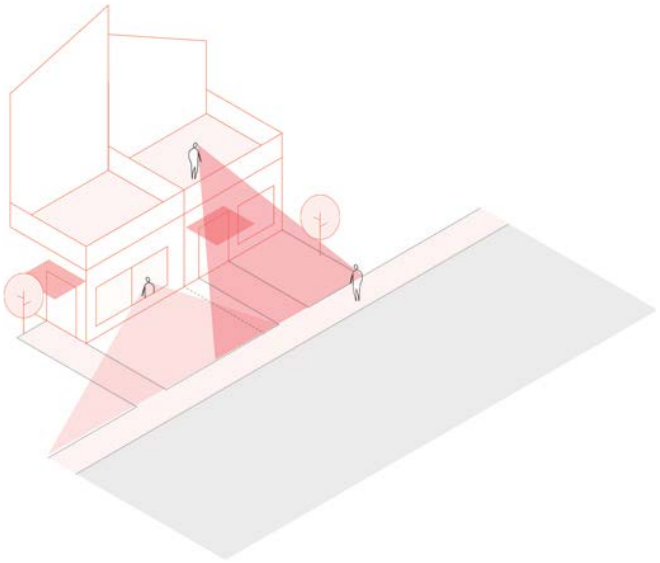
Dwellings fronting the street should have their main doors visible from the street so that they provide direct address and activation to the public realm.

Dwelling with a front door visible from the footpath provide an active interface.

Dwellings without direct entry from street present an inactive frontage.

11.

Provide habitable rooms on ground and upper levels along the street for passive surveillance.



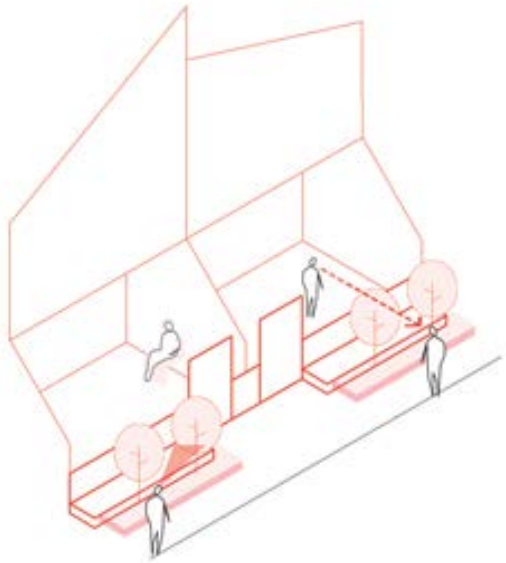
Habitable rooms and balconies along the street provide activation and passive surveillance that increases the sense of safety.

Habitable rooms and balconies with appropriate setback and landscaping.

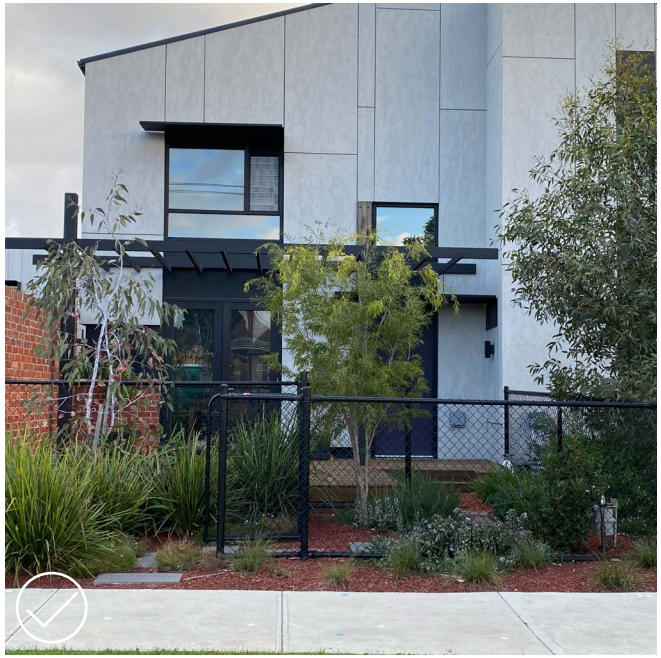
A large blank facade fronting the street provides a harsh and inactive interface.

12.

Design ground floor residential interface to provide a balance of passive surveillance and privacy.



Landscaping can balance the requirement of privacy and passive surveillance for dwellings with ground floor.



Landscaping with a visually recessive fence creates a soft interface with the street while providing privacy for residents.

Permeable low fences along with landscaping create the right balance between privacy and passive surveillance while adding softness to the streetscape.

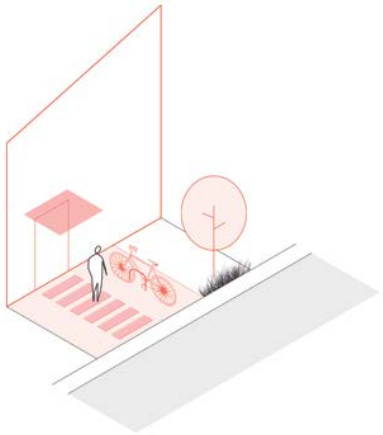
Poor landscaping and transition between the dwelling and the footpath impacts amenity of the dwelling.

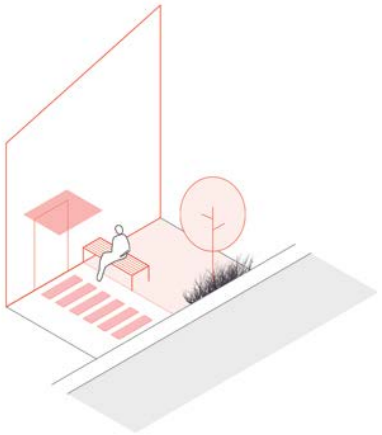
Solid walls may provide privacy for residents but impacts negatively on the streetscape.

Lack of appropriate ground level setback results in poor amenity for residents with blinds drawn down majority of the time.

13.

Provide a useable front verandah for dwellings along the street to create a sense of entry.





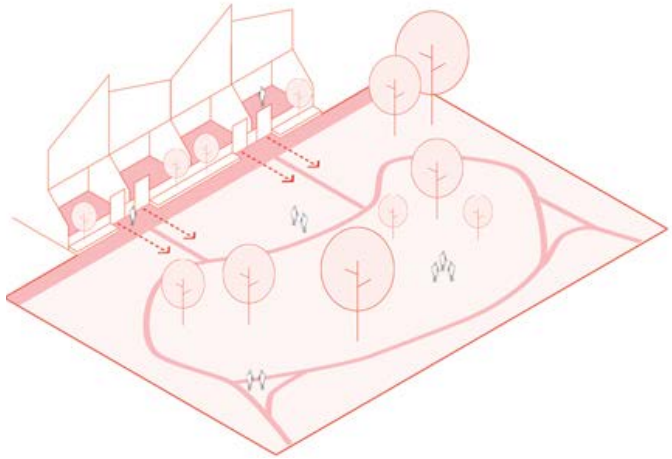
Entry verandah or porches form an important component of the dwelling connecting the outside with the inside. They should be designed to provide sufficient standing room and weather protection.

Generous and functional front verandah adds to the amenity of the dwelling.

Lack of an appropriate front verandah does not create a sense of entry to the dwelling.

14.

Provide individual entries to dwellings facing park and open space.



Dwellings along a park or public open space should have direct entries along with an active frontage to provide activation and passive surveillance.

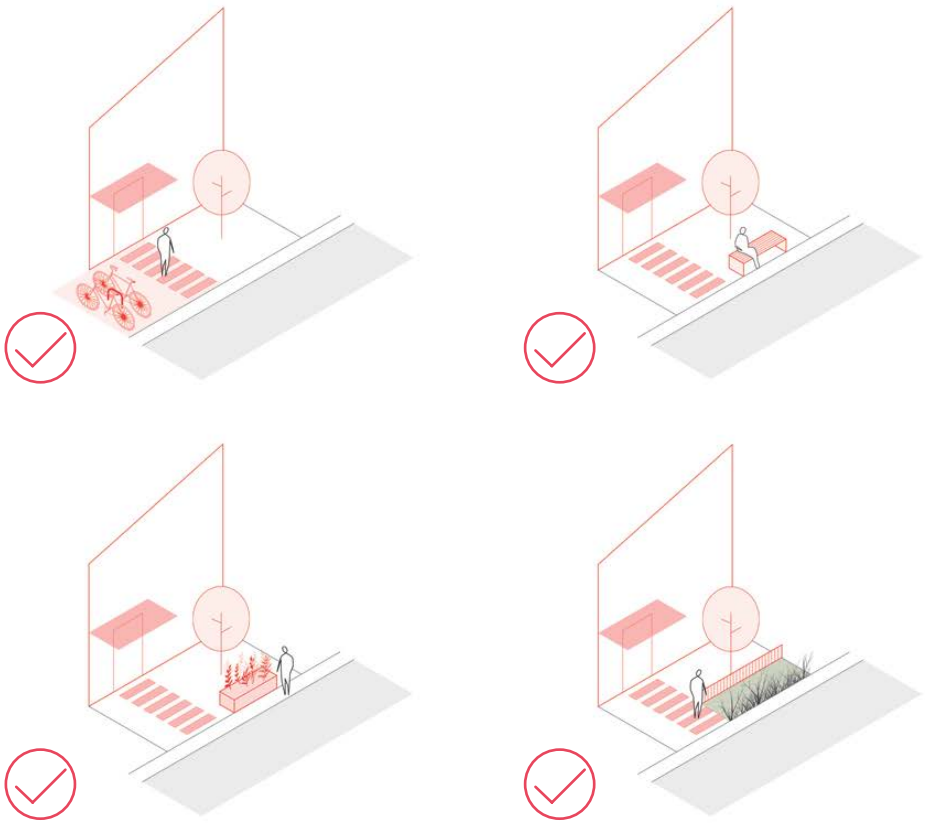
Dwellings with entries through a pedestrian path can provide passive surveillance and active interface to the park whilst improving amenity for the dwellings.

Dwellings with a high fence or a blank interface to the park results compromises amenity of the dwellings and provides a inactive interface.

Heller Street, designed by Six Degrees Architects, photos by Patrick Rodriguez

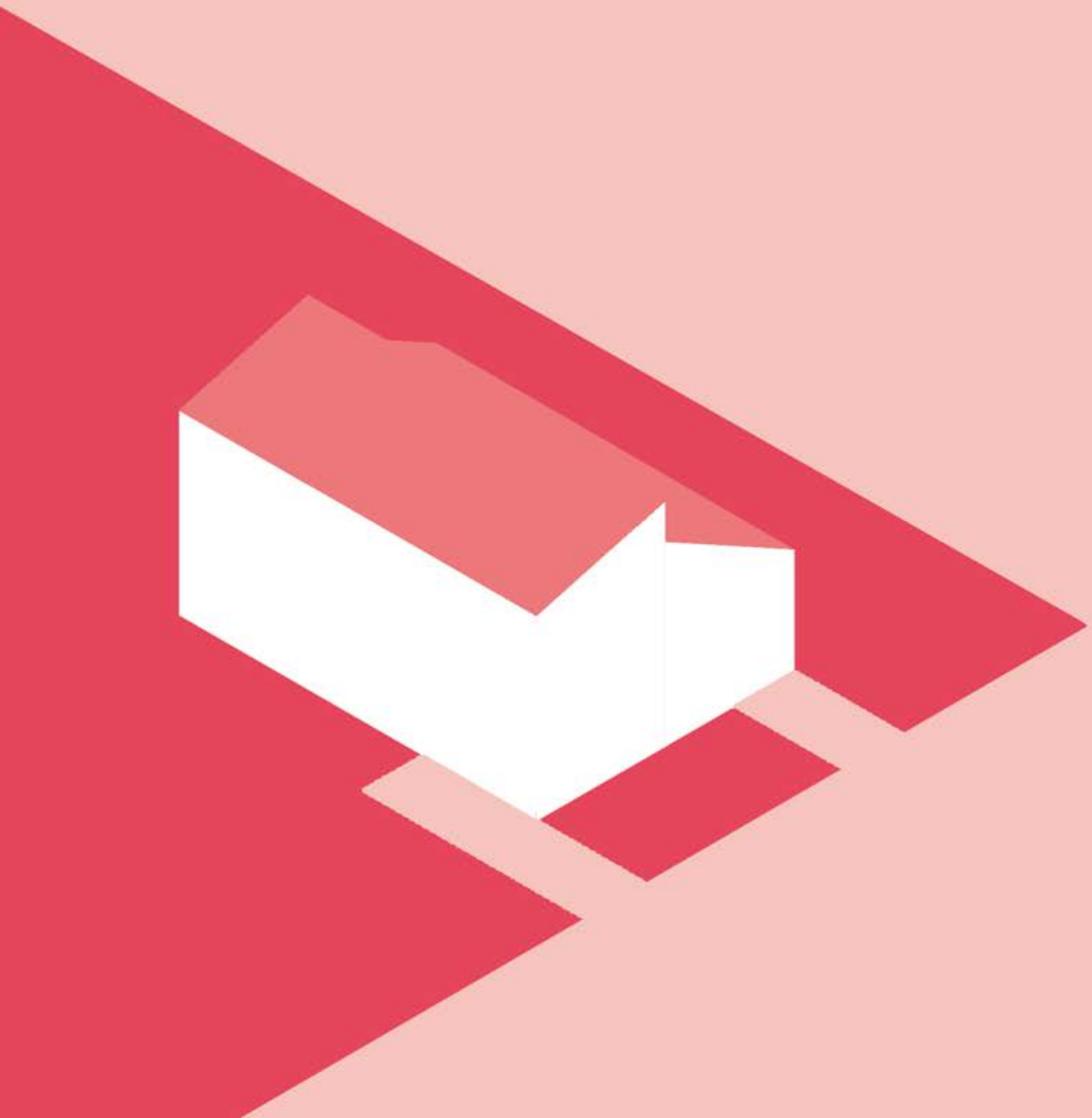
Dwellings with entries through a pedestrian path can provide passive surveillance activation of the park.

15.
Give something back to the street.



Developments should make a positive contribution to the street, this could be in the form of a seat, bike hoops for visitors, small community garden or landscaping.

A timber bench seat can provide opportunity to rest encouraging interaction with the street and residents.



MOVEMENT & ACCESS

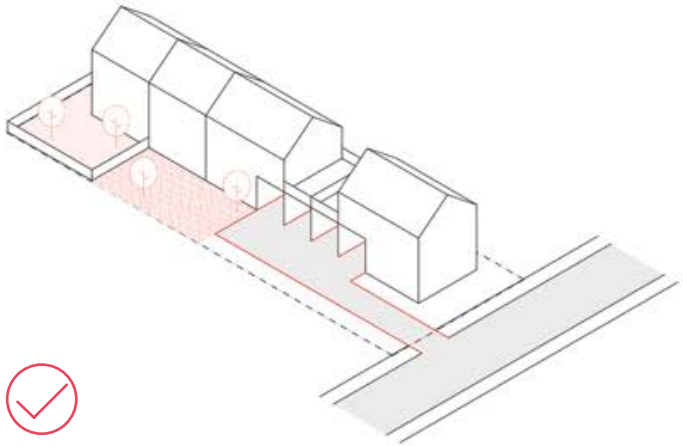
Movement and access refer to all forms of access to the site including pedestrian, cycle and vehicular access. The location, type and design of pedestrian and vehicular access to the site can have significant impact on the streetscape, site layout and building facade design. It is important that these access points are determined early in the design process to balance any potential conflicts between traffic movement and safe pedestrian access.

Design Outcome:

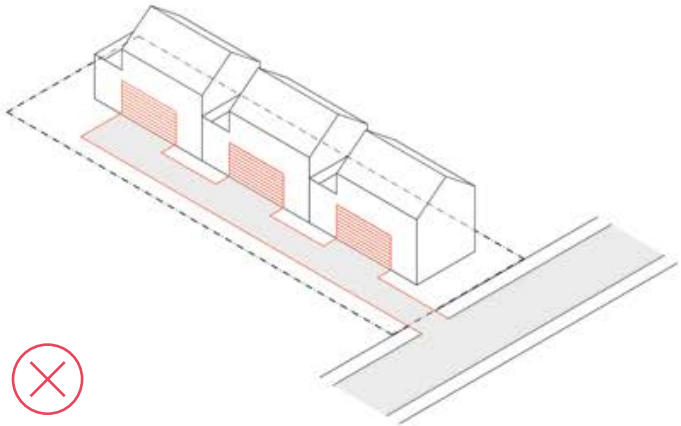
- To ensure that building entries and pedestrian access are easy to identify and connect to the public domain.
- To ensure that vehicular access points are designed to minimise the impact on streetscape and reduce conflict between vehicular and pedestrian movement.
- To ensure appropriate parking is provided for alternative modes of transport.
- To minimise the visual and environmental impact of car parking.
- To ensure the car park is designed to be adaptable to alternate uses in the future.

16.

Minimise the length of the driveway to reduce dominance of cars in the development.



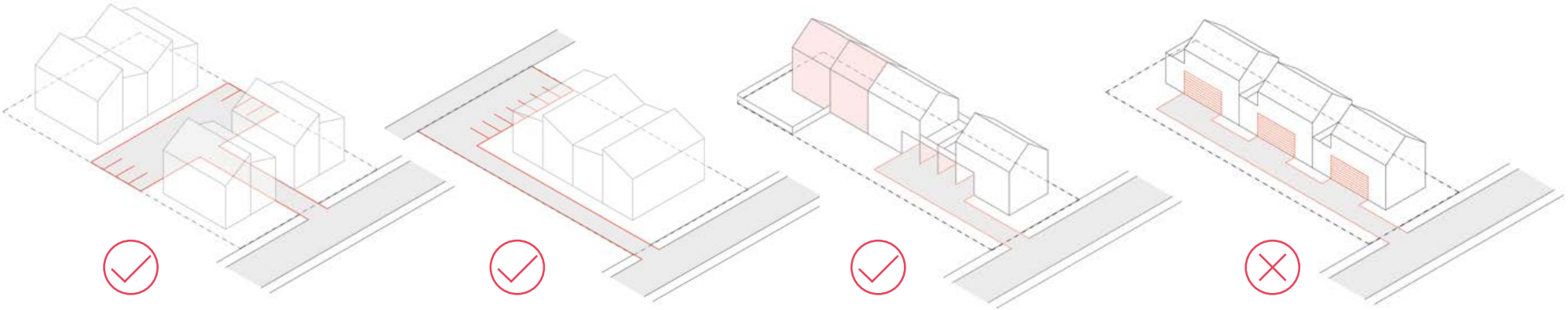
A shorter driveway allows more space for courtyard and landscaping.



A long driveway creates a car dominated environment.

17.
Decouple cars from dwellings.

Separating car parking from the dwellings can help improve the amenity by creating more space for landscaping and courtyards for dwellings.



For deep lots parking can be combined in the middle of the site with dwellings to the front and rear.

Combined parking can be provided at the rear of the site, although this is more suitable for lots with rear lane access.

A combination of attached detached car parking can be provided in the middle where some car spaces are not connected to the dwelling providing flexibility for share cars or alternative use.

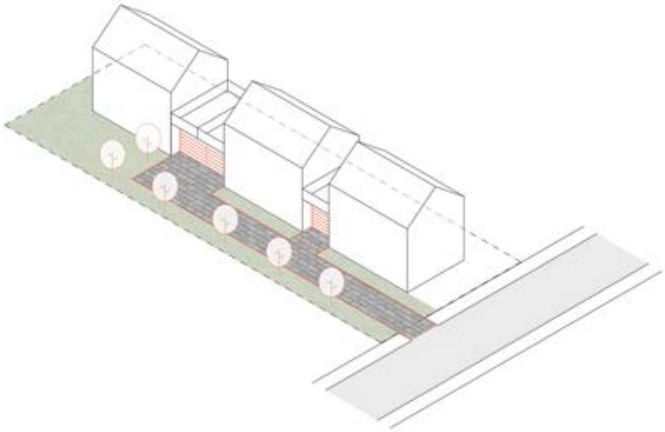
Individual car parking entries to double garages create a car dominant environment with little space for landscaping and private open space.

Car parking spaces detached from the dwellings and accessed via a side laneway ensures the development is not dominated by cars.

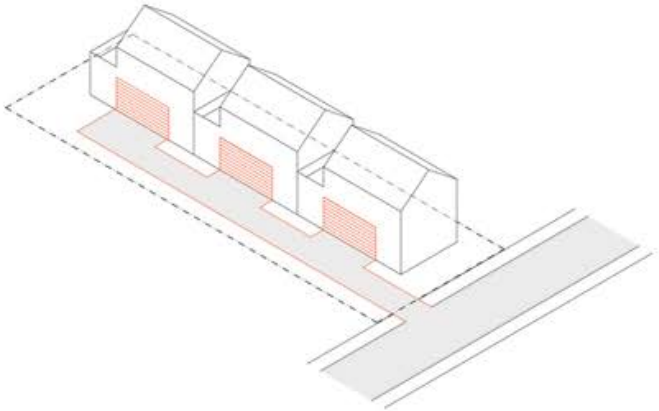
Car parking attached to dwellings create a car dominant internal street with a hostile environment dominated by garage doors.

18.

Design driveways as shared spaces with pedestrian priority.



Where individual garages are provided, driveways should be designed as shared spaces and garages should be recessed from the prominent built form.



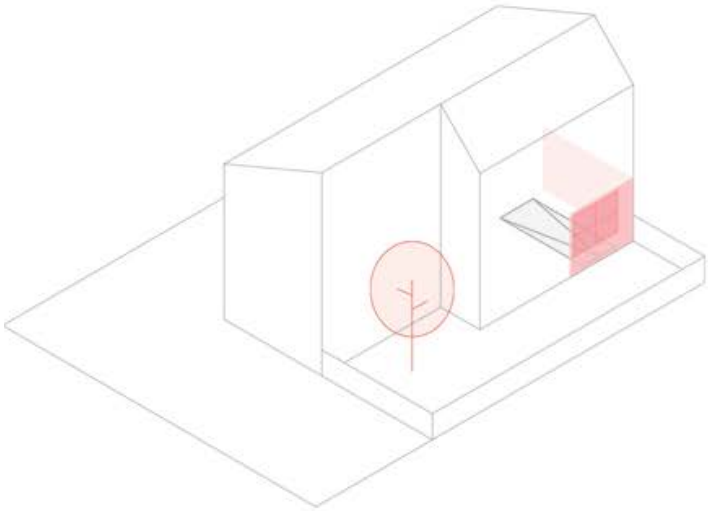
A concrete driveway with minimal landscaping results in a car dominated environment.

Driveways designed as shared space with textured materials and landscaping can create a pedestrian friendly environment.

A concrete driveway dominated by garage doors and overhanging building creates a harsh environment and unwelcoming entry to the dwellings.

19.

Provide individual garages with amenity and future adaptability.



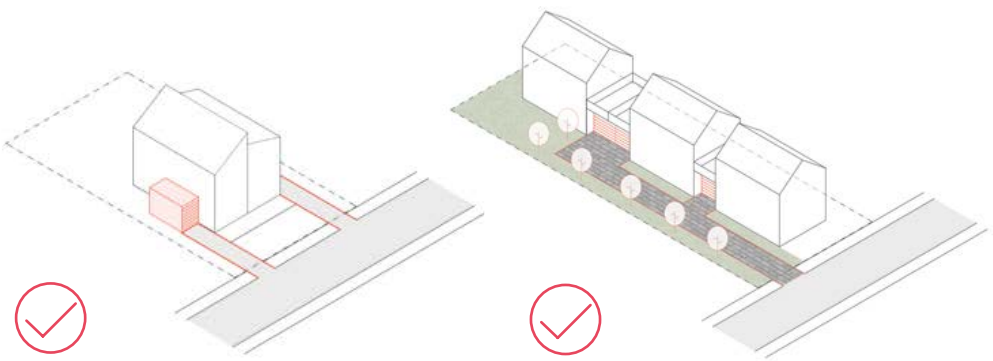
Where individual garages are provided, they should be designed to have natural light and ventilation so they are adaptable for alternative use if not required as a garage.

North Street Townhouses, designed and delivered by HIP V. HYPE, photo by Tess Kelly.

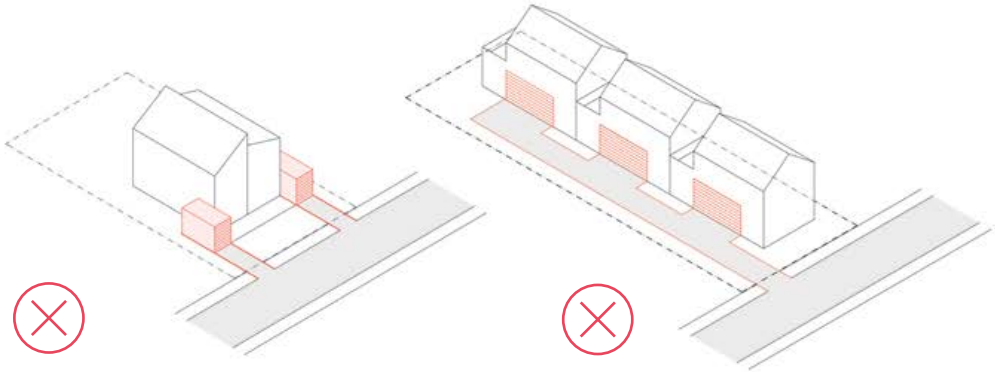
Providing natural light in garages makes it adaptable to alternative uses as needs change.

20.

Design garages to be recessive to reduce their dominance from the street.



Recessed garages reduce their dominance and highlight the buildings instead of garage doors.



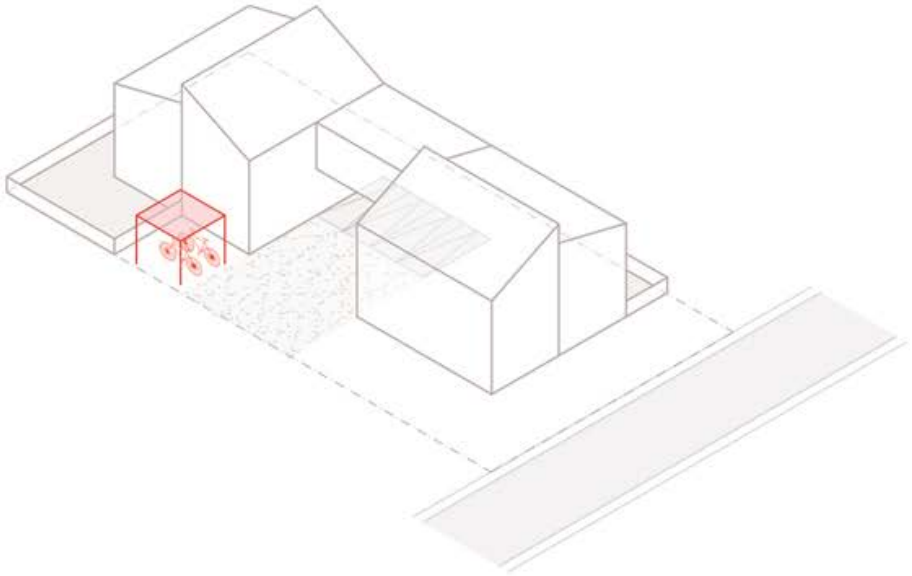
Dominant garages emphasise the inactive facade creating a car dominated environment and poor public realm interface.

Recessed garages reduce their dominance and highlight the buildings and clearly visible dwelling entry.

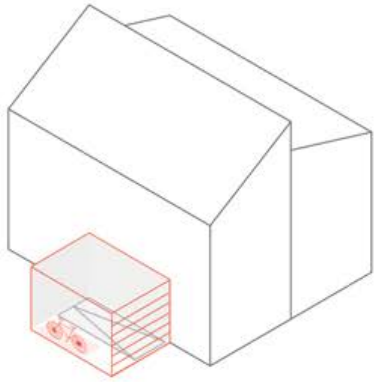
Ground floor with garage doors combined together can create a wide driveway and a large area of inactive facade.

21.

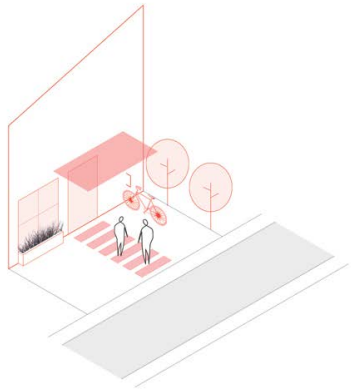
Provide adequate bike parking either in shared areas or dedicated space in the garage.



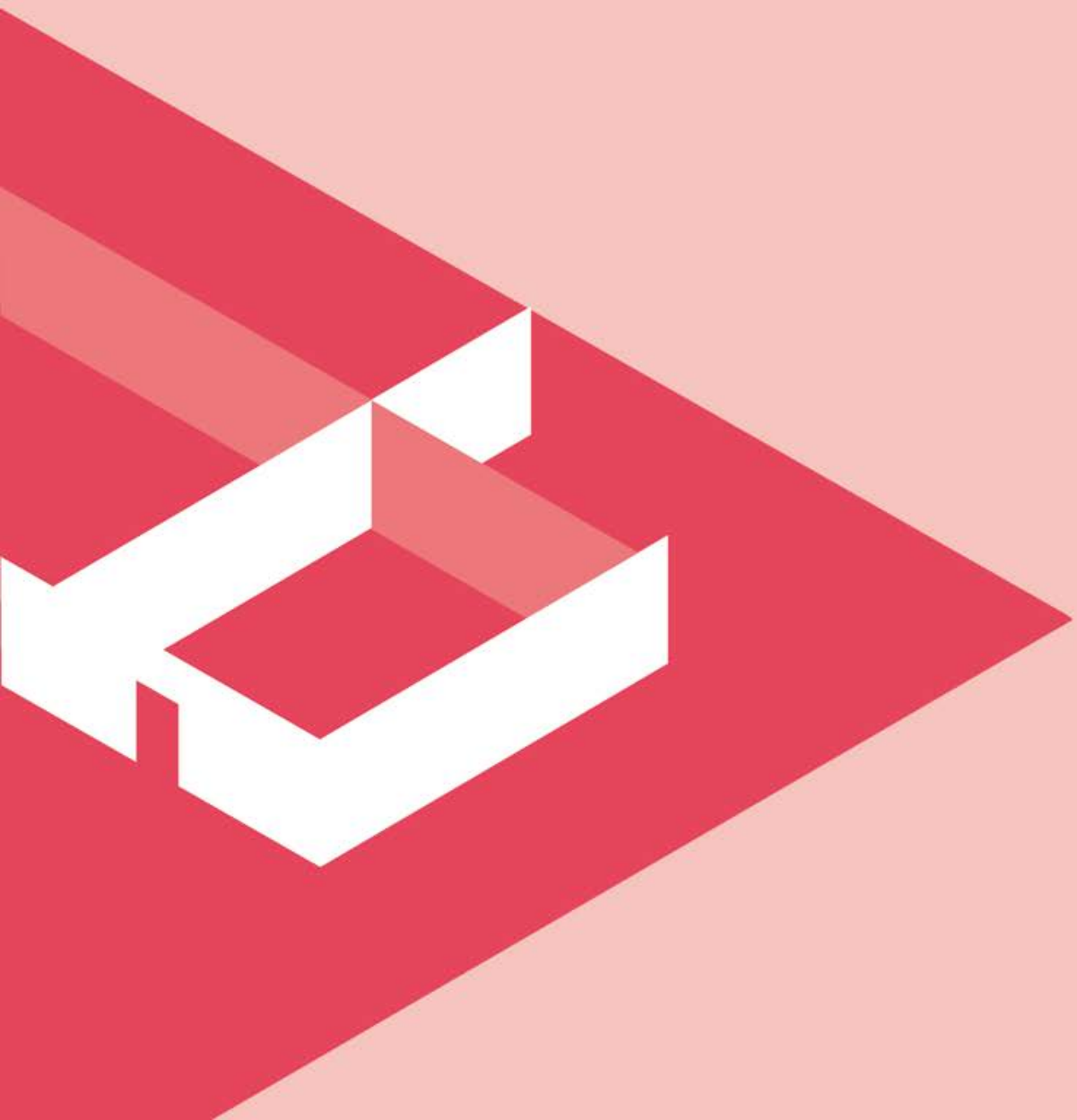
For larger developments bike parking can be provided in a secure area that is shared allowing residents to easily access their bikes.



If bike parking is provided in the garage, ensure adequate space is provided to ensure it is possible to access the bike without moving the car.



Appropriate bike parking can be provided in a sheltered area near dwelling entries to provide easy access and promote bicycle use.



BUILDING LAYOUT & DESIGN

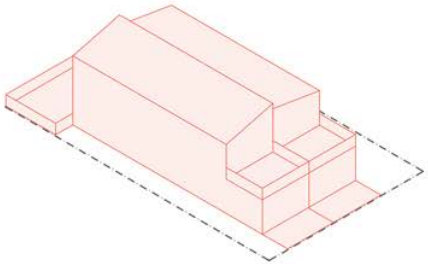
Building layout and design refers to the internal layout of the building. Internal layout and design of the building has a huge impact on the amenity of the residents and on adjoining properties. It covers various sections like natural light, ventilation, storage, circulation, and layout and positioning of communal open space.

Design Outcome:

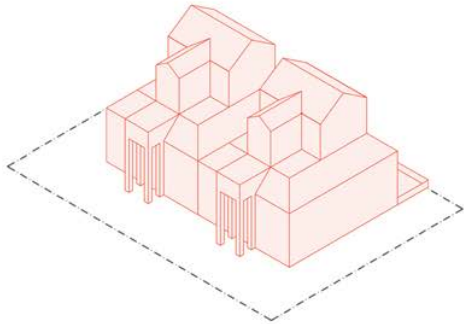
- To ensure the internal layout of the building provides amenity for residents.
- To create safe, pleasant and accessible circulation space in the development.
- To ensure sufficient storage is provided for residents
- To limit views into the secluded private open space and habitable room windows of dwellings within and outside the development
- To provide high quality communal open space that can accommodate a variety of uses.

22.

Provide a simple layout without unnecessary modulation.



A simple layout without unnecessary modulation reduces visual clutter and presents a clean building.



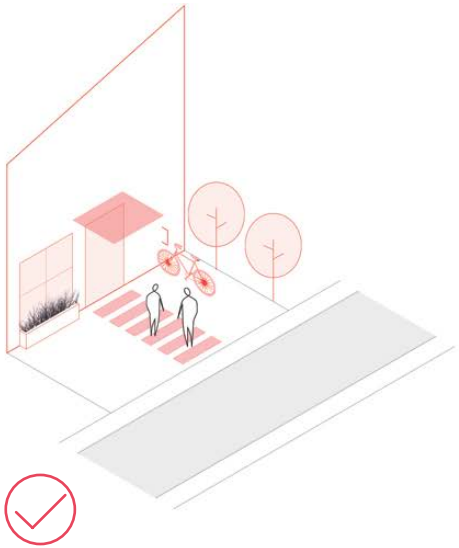
Unnecessary articulation and setbacks create a bulky built form that is confusing and looks cluttered.

Simple form with clean and bold design.

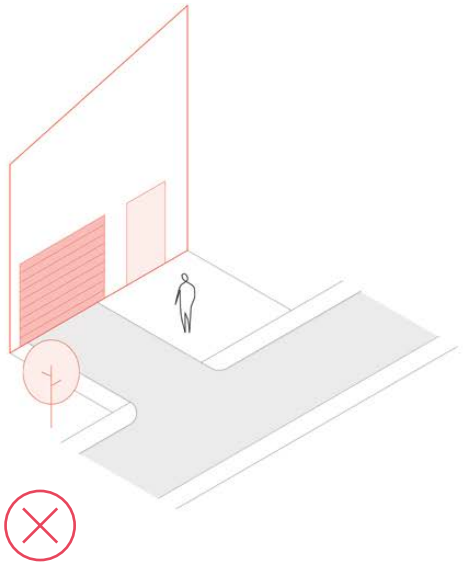
Complex form with cluttered appearance.

23.

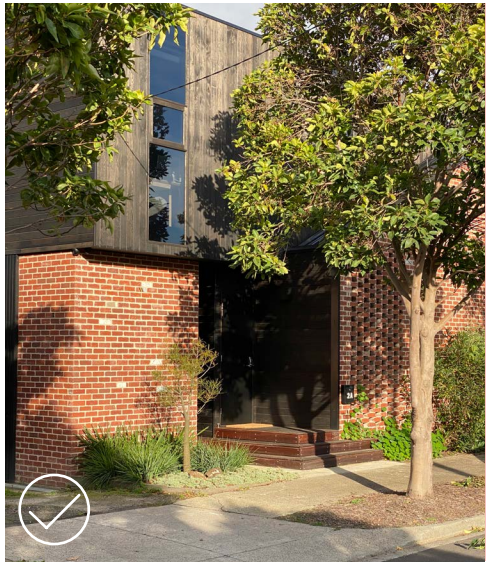
Provide well-articulated dwelling entries to provide amenity and promote social interaction.



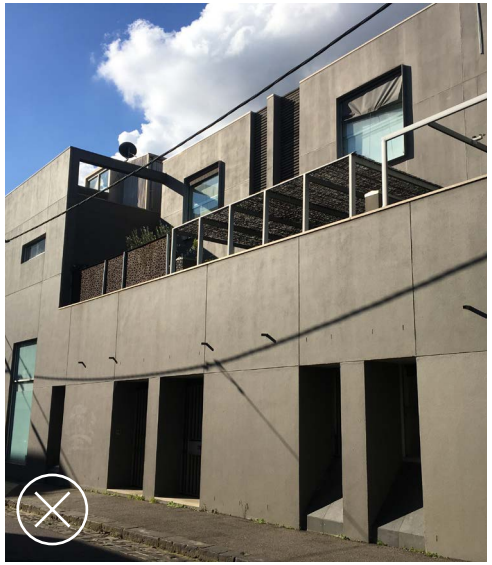
Well articulated and landscaped entry with a well defined entrance porch promotes social interaction and passive surveillance.



Car dominated entry provides minimal interaction with the street.



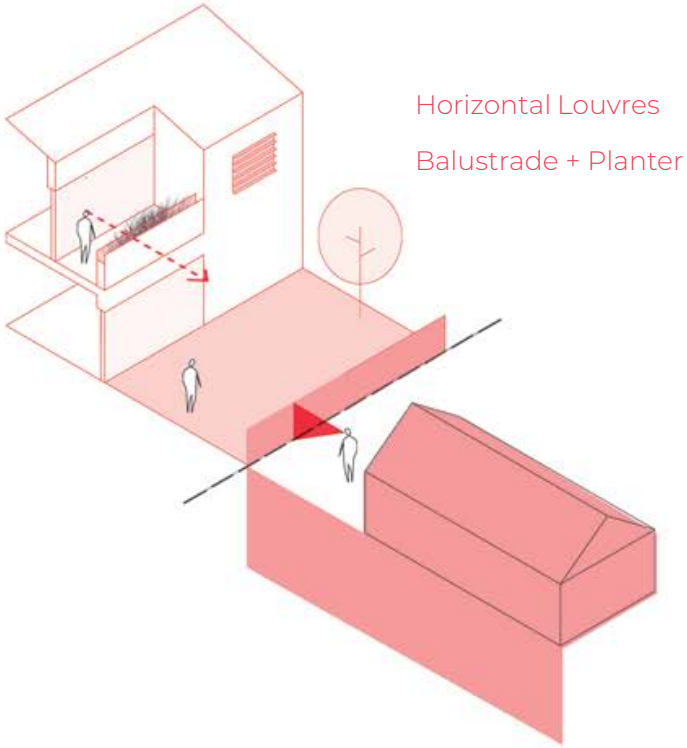
Car dominated entry provides minimal interaction with the street.



Car dominated entry provides minimal interaction with the street.

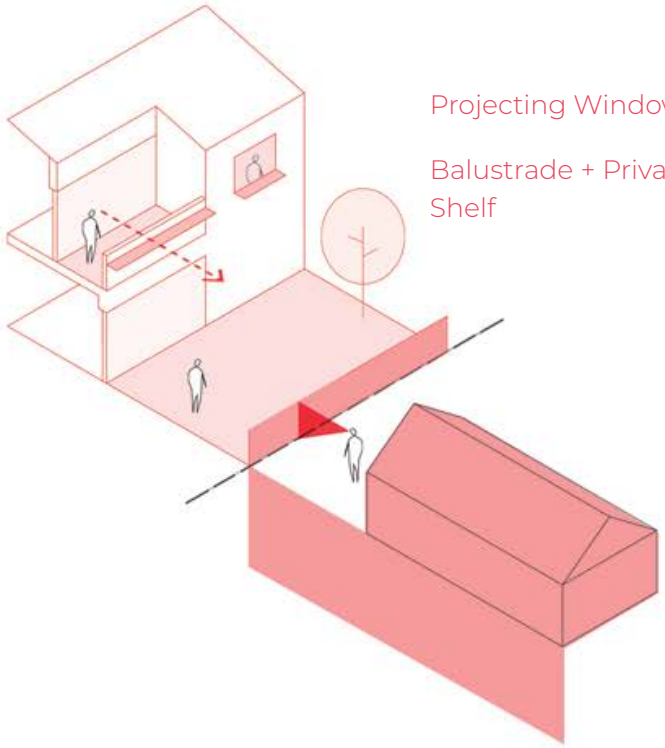
24.

Minimise internal overlooking and direct views through careful design of windows and facades.



Horizontal Louvres

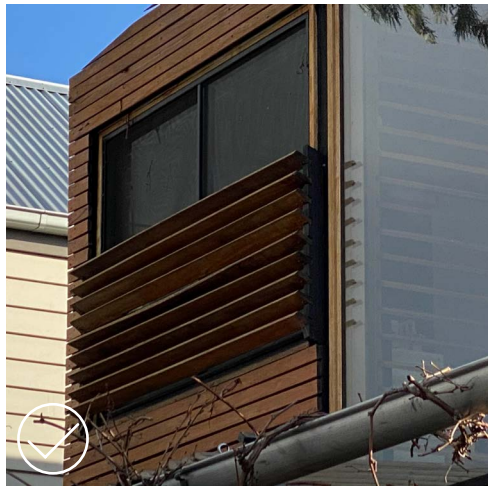
Balustrade + Planter



Projecting Window Sill

Balustrade + Privacy Shelf

Design features like planter beds, horizontal louvres, privacy shelf, etc should be used to restrict downward view whilst still maintaining long distance views. These should be designed to maintain natural light and outlook of the dwellings.

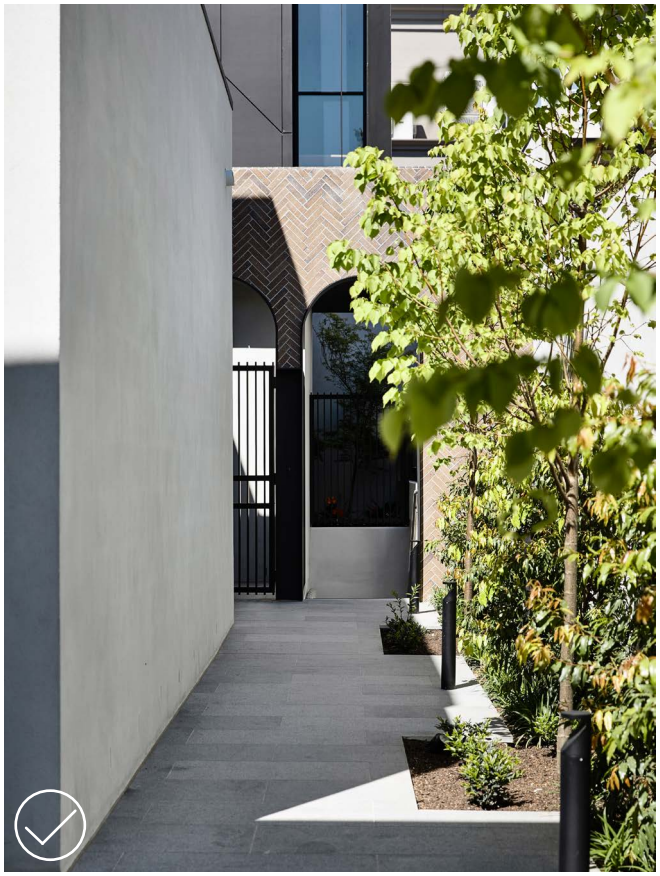


Louvered screens can provide distant views and outlook while limiting downward views providing privacy

Obscure glass can provide privacy but limits outlook and limits views from the dwellings.

25.

Provide high quality shared and communal spaces to promote local interaction.



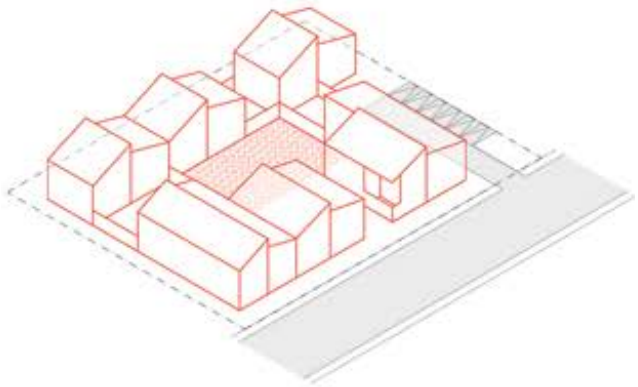
A well landscaped access way with places to pause improves useability and promotes interaction.

Communal open space with vegetable gardens promotes social interaction and wellbeing.

Communal open space with landscaping and seating.

26.

Ensure the location and layout of communal open space is integrated in the development.



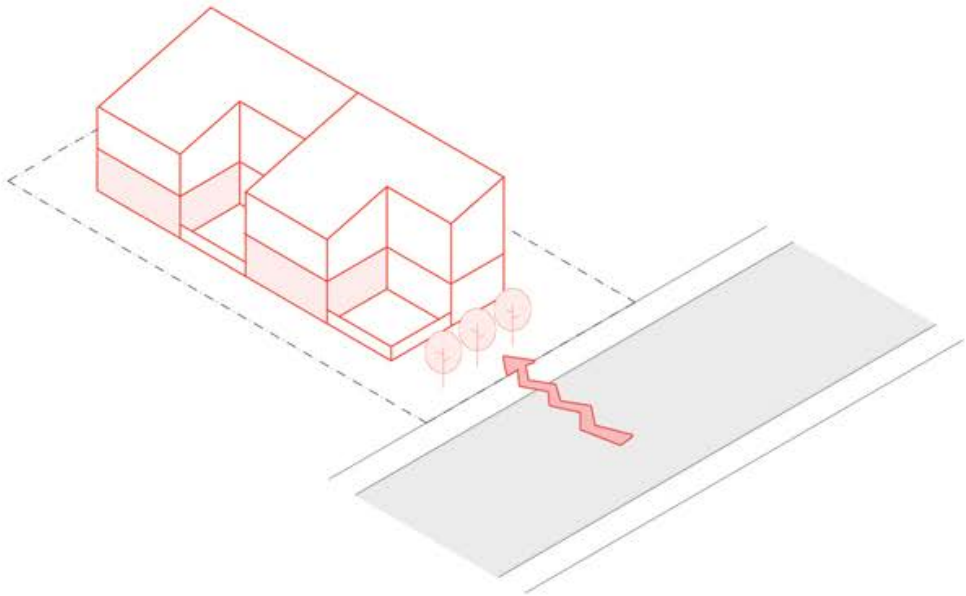
Communal open space should be located centrally in the development with adequate activation and passive surveillance.

A well designed communal open space surrounded by dwellings can become a place of activity and interaction.

Clyde Mews, designed by Six Degrees Architects, photo by Alice Hutchinson

27.

Ensure noise sensitive uses are located away from noise on busy roads.

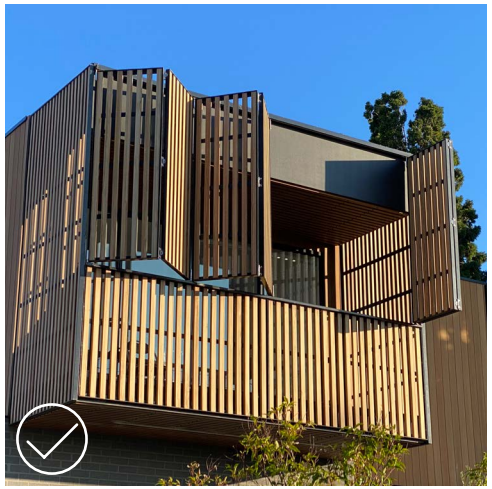


On busy roads, locate noise sensitive spaces away from the main road. Additionally, landscaping in the front setback can be used to reduce ambient noise inside the dwelling.

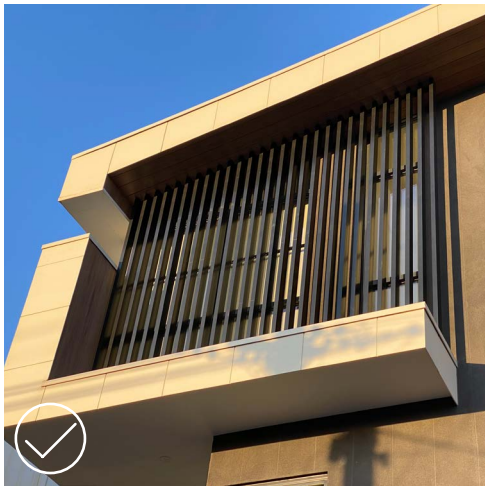
28.

Ensure the design of glazed doors and windows considers the orientation of the facade.



Doors, windows and balconies facing east and west should provide external shading devices in the form of louvered of screened shutters, external blinds, etc providing greater sun control for the occupants in various seasons.



Large windows with hoods can allow for winter sun while restricting summer sun on the northern facade.

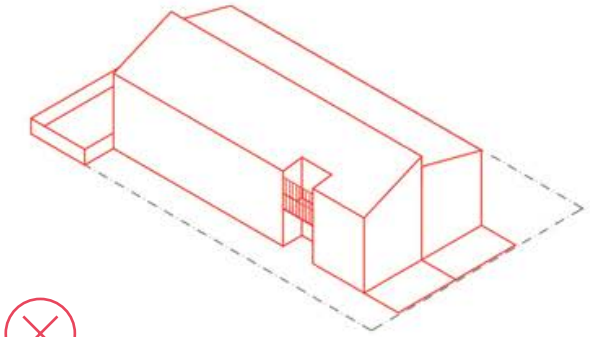
Small and protected windows or windows with louvered screens can help reduce solar gain on the western facade.

Although desirable in terms of energy efficiency, roller blinds are not desirable as they create a sense of insecurity and don't present fit the residential use.

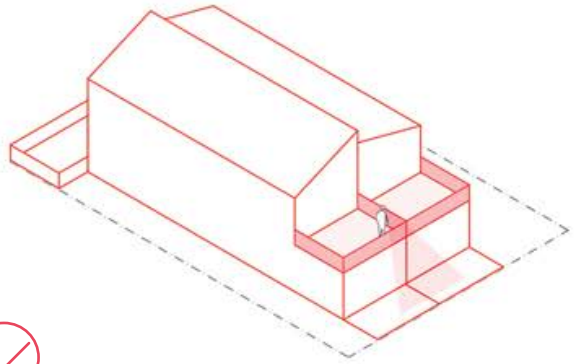
Large unprotected windows to the west contribute to solar gain and increase use of artificial cooling.

29.

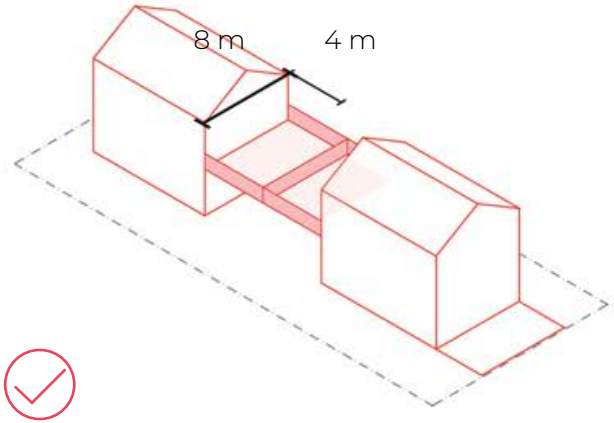
Provide generous balconies when used as secluded private open space.



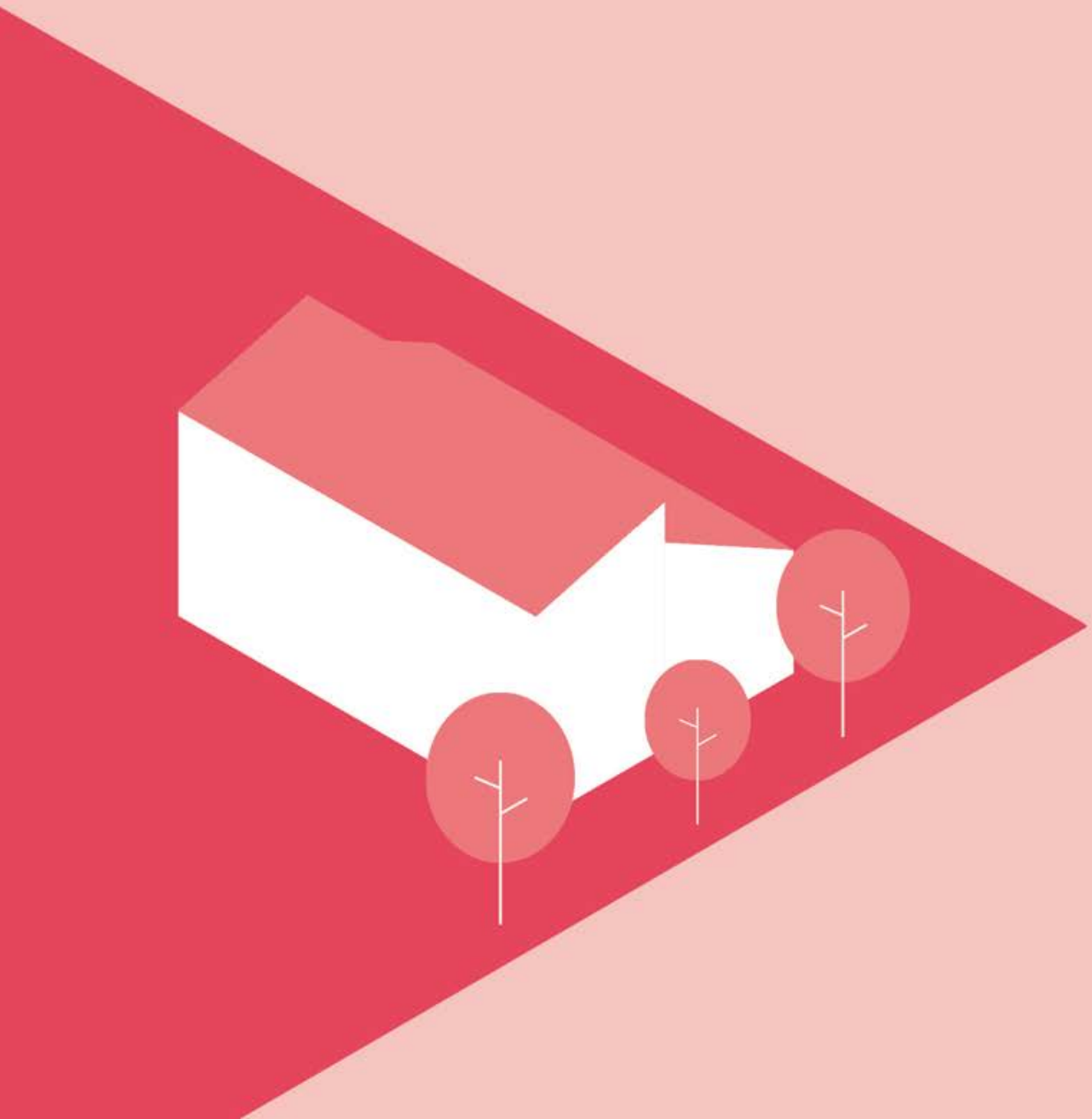
Small side facing balconies with privacy screens do not have adequate amenity for a high quality private open space.



Generous balconies facing the street can provide high quality private open space along with passive surveillance of the public realm.



Private open space on upper levels should be spacious and inviting.



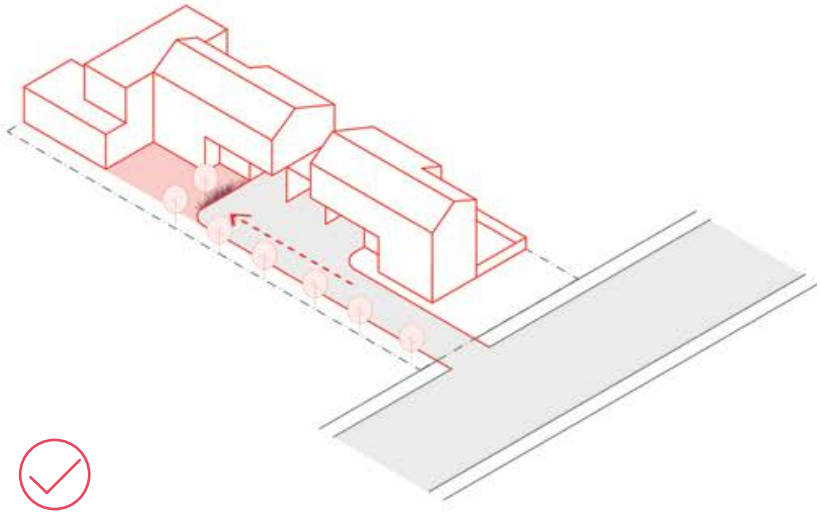
LANDSCAPING

Landscaping can be used in multitudes of ways to enhance apartment dwellings and create safe and appealing environments by designing with nature. Providing a quality landscape design response ensures that buildings and their surrounding landscape, act as an integrated system and achieve greater sustainability, water-efficiency, urban cooling, amenity and visual quality for occupants and people in the public domain.

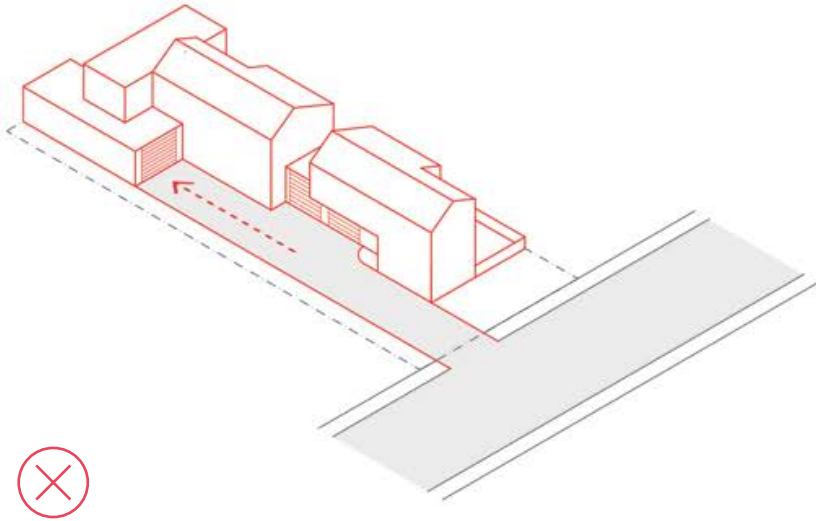
Design Outcome:

- Maximise canopy coverage by incorporating mature existing trees and providing significant deep soil areas for new canopy trees.
- Safe, attractive and fit for purpose communal areas and private open spaces.
- Landscape design is viable and sustainable.
- Integrate landscaping with built form to respond to the climate emergency and enhance natural biodiversity.

30.
Prioritise sight lines with greenery.



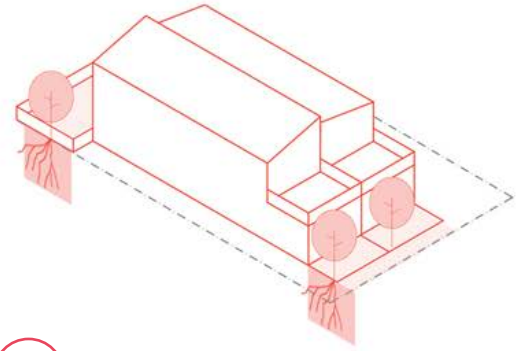
Providing greenery and landscaping at the end of the driveway creates an inviting development and reduces dominance of car parking.



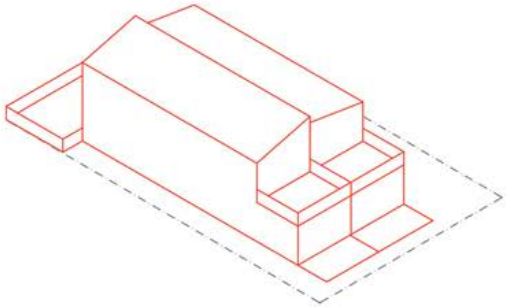
Driveway with garage at the end emphasises car parking.

31.

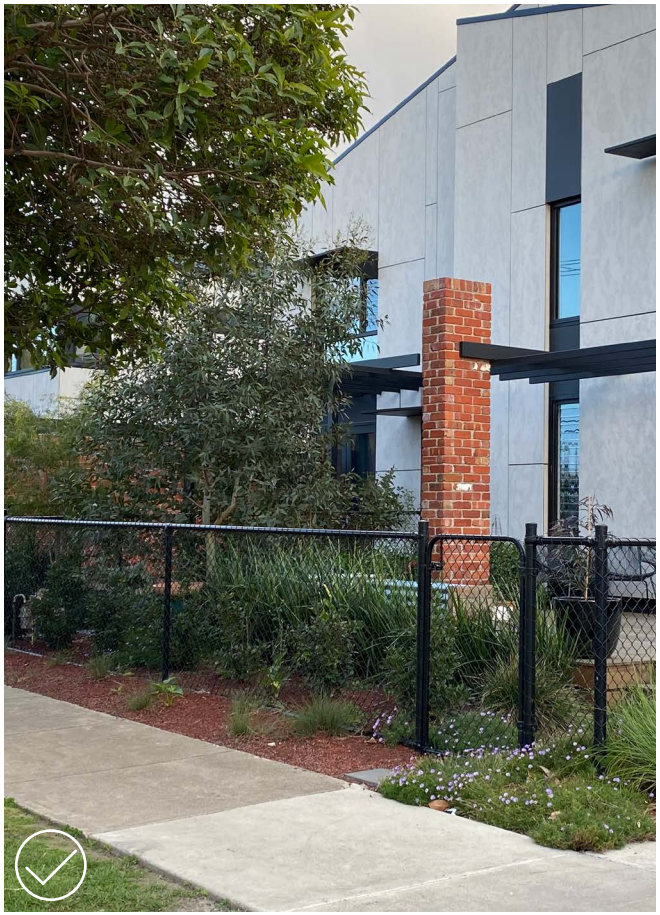
Provide canopy trees and in-ground planting in the front and rear.



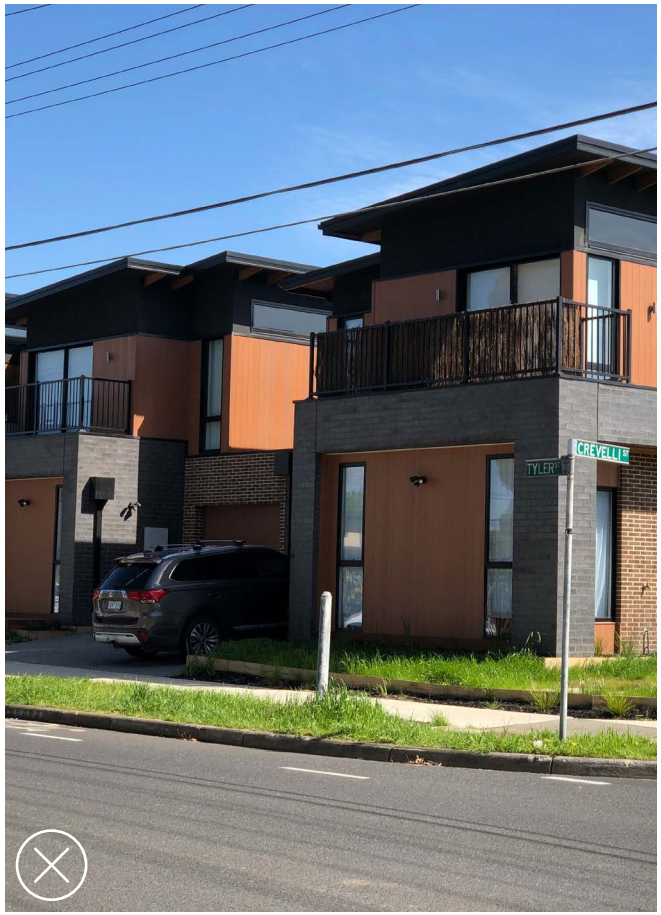
Front and rear yards with medium to large canopy trees contribute positively to the streetscape and help reduce urban heat island effect.



Front and rear yards without trees create a harsh environment.



Canopy tree and landscaping adds softness to the streetscape and provides amenity to the street.

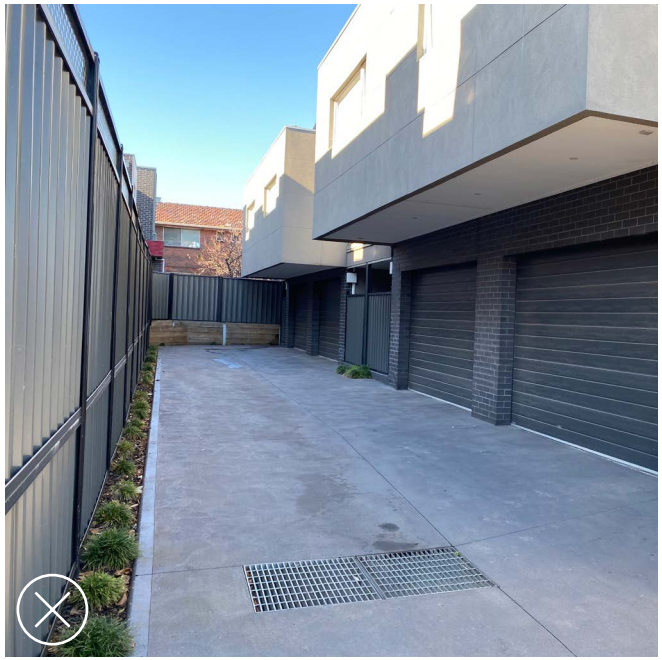


Front yard without trees creates a harsh environment for the residents resulting in blinds drawn most of the time.

32.
Provide generous landscaping in the driveway.

Wide landscape strip with opportunity to plant some small to medium sized trees can soften the impact of a driveway.

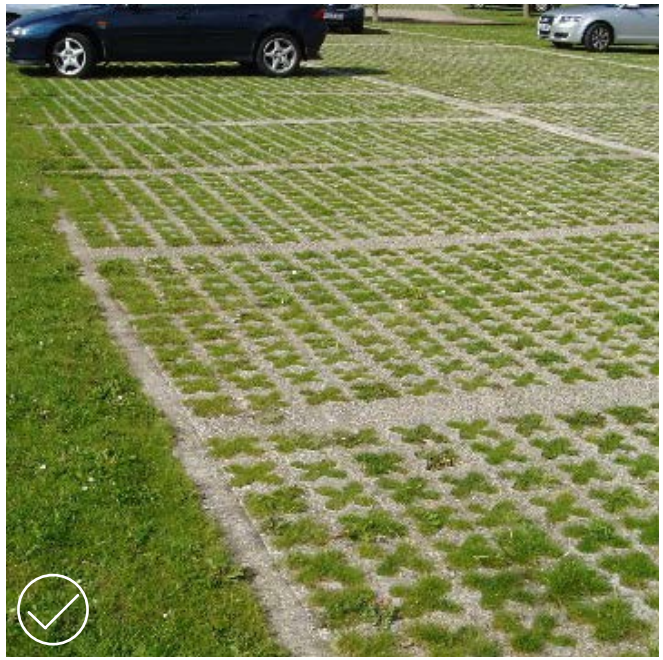
Lack of landscaping in the driveway creates a harsh environment.



A thin strip of landscaping with grasses is not sufficient to make a positive impact.

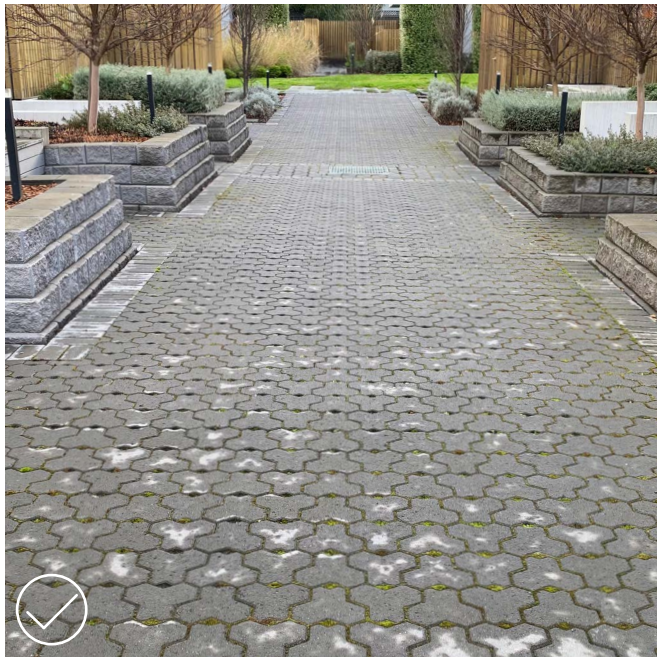
33.

Provide permeable ground surfaces where possible.

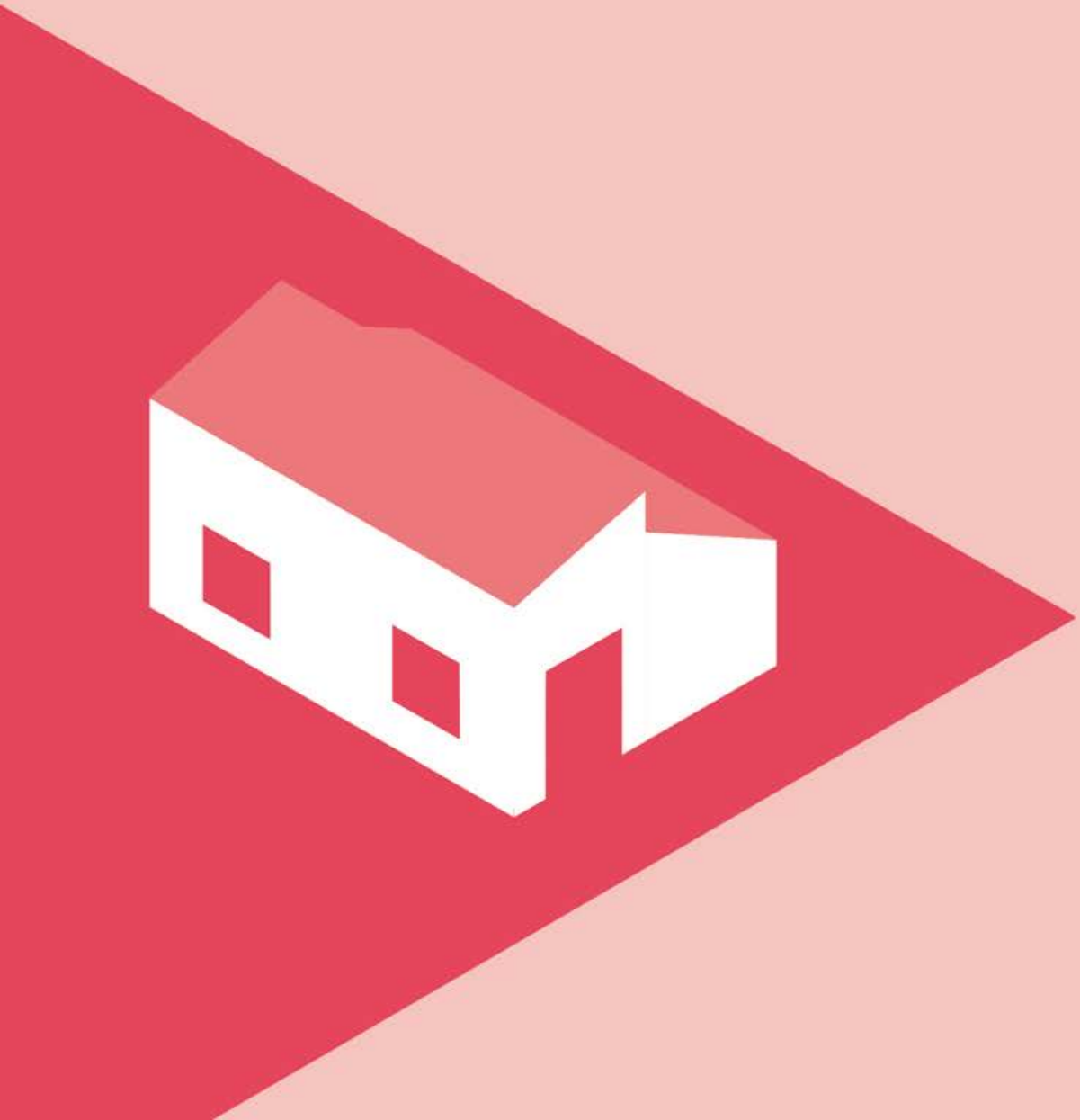


Source: www.envrioconcrete.com.au

Permeable paver and other systems allow for water to penetrate in the ground reducing storm water run off and urban heat island effect.



Concrete driveways encourage storm water run offs and become heat sinks in summer.



BUILDING APPEARANCE

Building appearance is about how the building presents to the street through the design of various elements and facade. The design of facades contributes greatly to the visual interest of the building and the character of the local area.

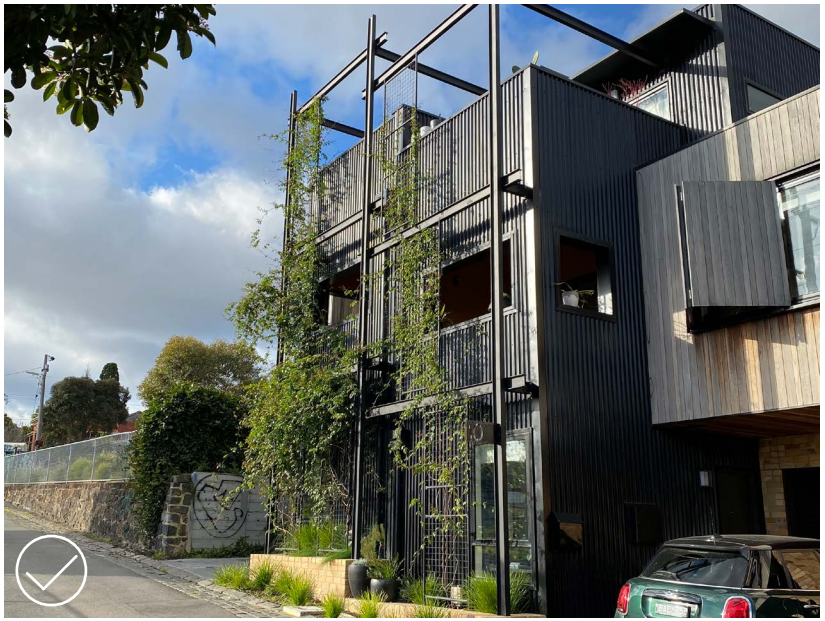
High quality facades are a balanced composition of building elements, textures, materials and colour selections. Well designed facades also reflect the use, internal layout and structure of an apartment building.

Design Outcome:

- To ensure design of facade provide visual interest along the street while respecting the character of the area.
- Various building elements like windows, external shading, etc are well proportioned and coherent.
- To create a visually dominant street wall that is consistent with the existing character.
- Buildings use robust materials that age well with time.
- Roof treatments are integrated into the building design and positively respond to the street.

34.

Use high quality and robust materials for the building facade.



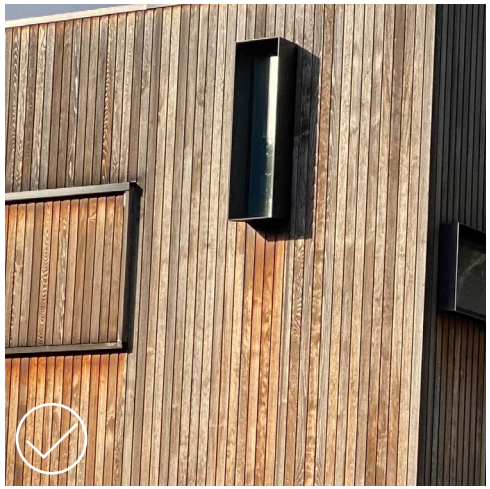
High quality materials like steel and brick require minimal maintenance and age well with time.

Materials like render do not age well with time and require regular maintenance to ensure the building doesn't look tired.

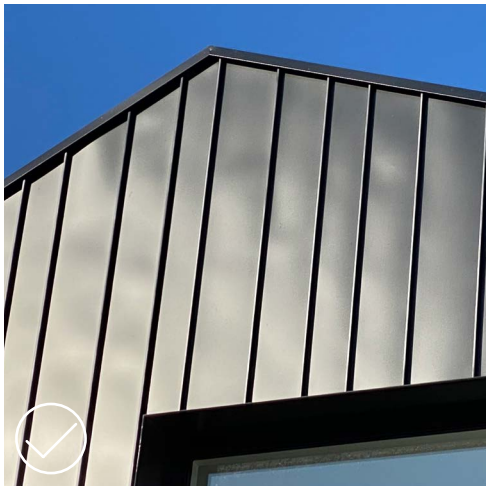
High quality materials for medium density development include:


Corrugated metal sheet

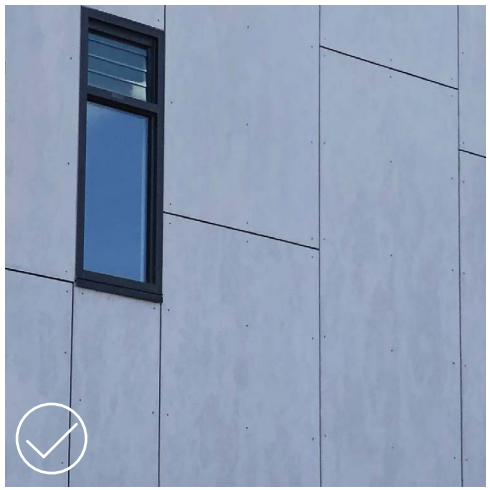

Brick


Natural timber


Textured brick


Light weight metal cladding


Besser block

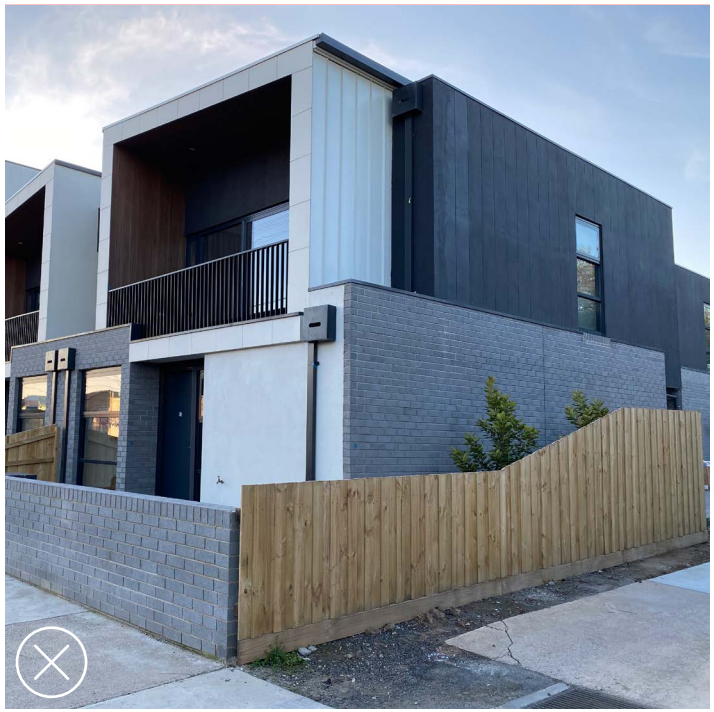

Cement sheets


Aluminum cladding

35.

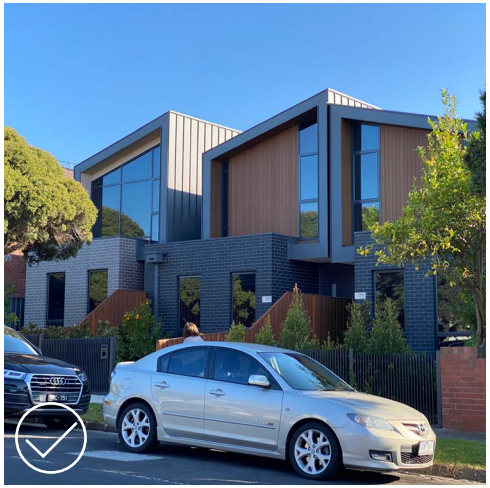
Emphasise street corner through change in articulation and expression.

Articulation of windows and roof help define the corner and address both the streets.



Lack of articulation and windows only addresses one street, creating a blank interface on secondary street.

36.
Use simple and clean roof forms.



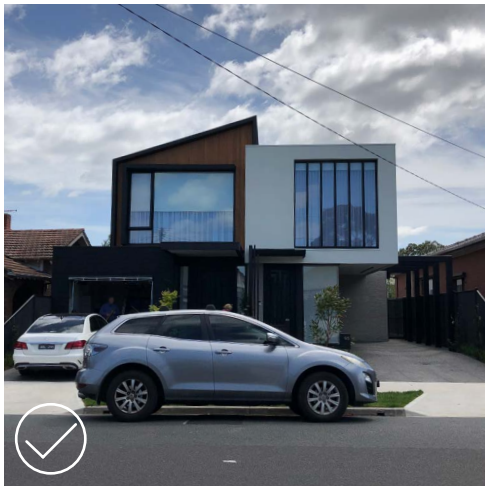

Simple roof forms create a bold and clean appearance that is visually appealing.


Roofs with unnecessary articulation and hipped form present a cluttered look.

37.

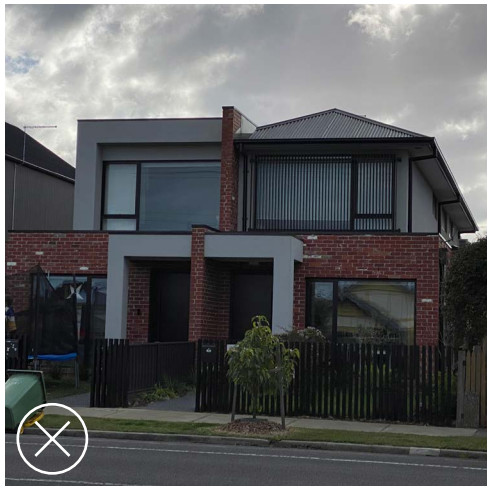
Provide asymmetrical design for side by side developments to add visual interest and unique identity.

Side by side development with off centered ridge and framing element along with change in window size provides unique identity for both the dwellings.



Distinct yet complementary roof shape along with unique windows along with a garage and carport provides a distinct yet coherent appearance.

Mirrored dwellings with a dominant party wall is an unsophisticated response that lacks identity for each dwelling.



Hipped and flat roofs without design integration is not the best approach to creating distinct identity as building looks incoherent and unresolved.

Development with integrated roof form and landscaping creates a side by side development that presents as one dwelling with two separate entrances.

Change of colour is an unsophisticated approach to creating a unique identity.

38.

Provide variety in design with a consistent palette to create interest along the street.

Variations in the arrangement of roof form and direction along with articulation within a consistent theme can add visual interest to the streetscape.

39.

Minimise the number of materials used on the facade.

Minimise the number of materials on the facade to no more than three to ensure a clean appearance.

Too many materials create a cluttered and confused appearance.

40.

Ensure various elements in the facade are coherent and integrated in terms of shape, size and proportions.

Windows, framing and roof with similar shape and proportion create a coherent and integrated facade.

Disproportionate windows and roof forms create a disjointed facade.

41.

Remove unnecessary modulation and articulation on the facade.

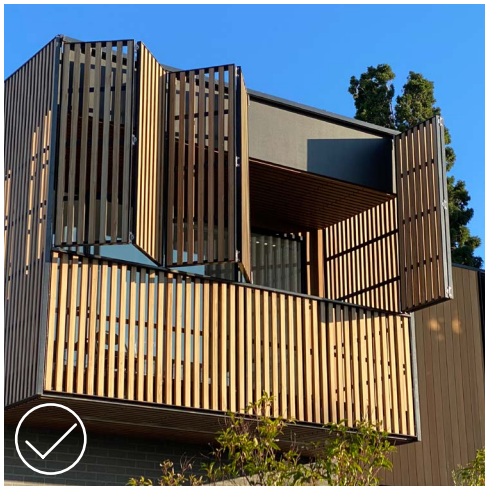
Simple clean forms without unnecessary articulation presents a clean building. Articulation should be provided through elements like window hoods, screens, etc.

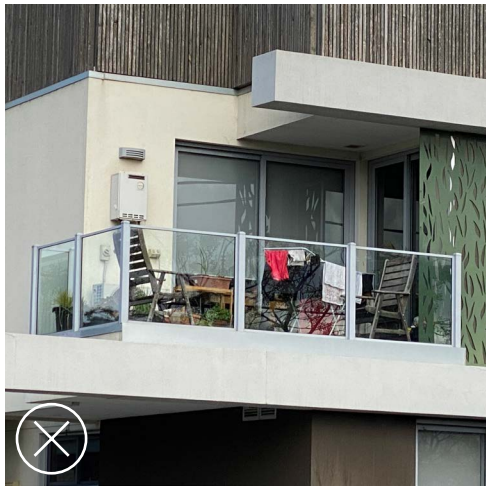
Unnecessary modulation and articulation on the facade creates a cluttered and confused look and should be avoided.

42.
Provide solid balustrades to balconies along main streets.

Solid balustrades or balustrades with glass inserts provide privacy and protection from noise on busy streets.

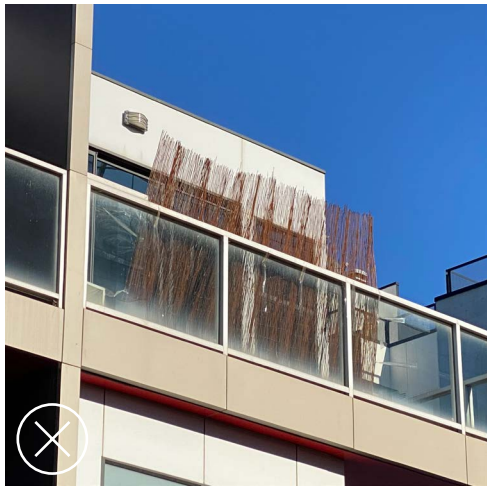
Balustrades made from timber or steel slats can provide privacy and increase amenity of the dwelling.





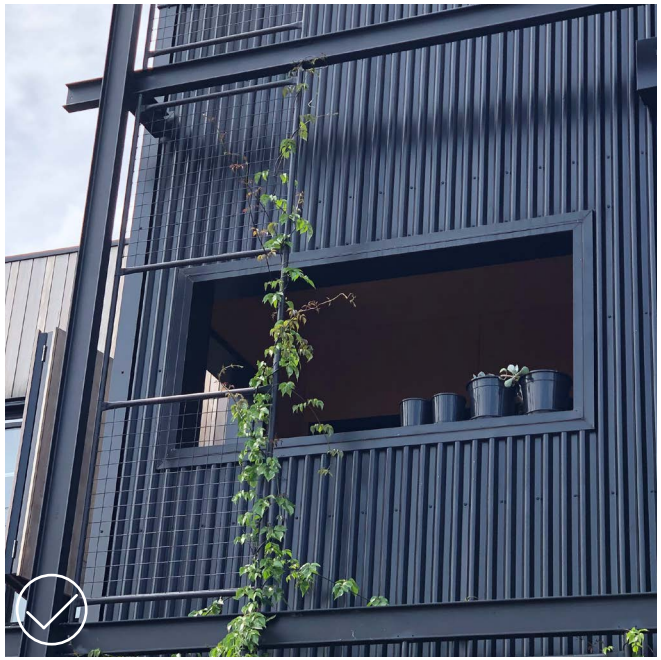
Glass balustrades don't provide privacy and adds to visual clutter.

Glass balustrades encourage the use of temporary screening for privacy creating an undesirable outcome.



43.

Provide weather protection for balconies on upper levels.

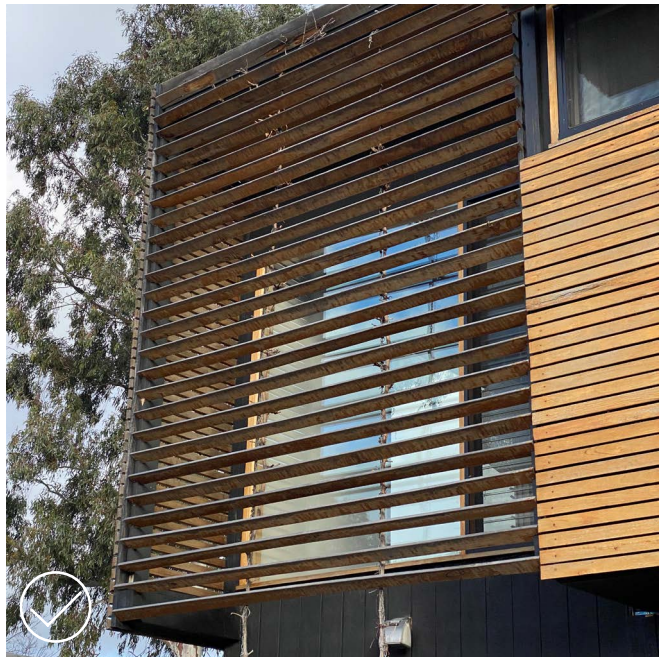


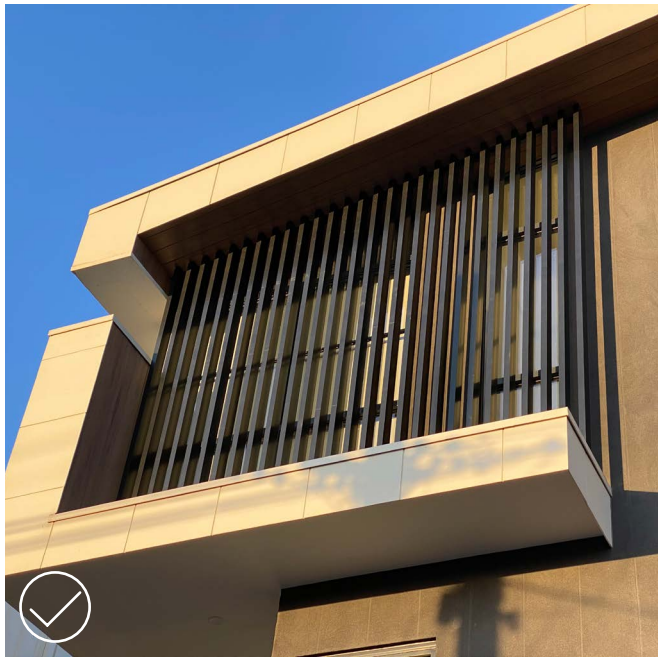
Enclosed balconies with weather protection increase useability of balcony in all weathers and provide summer shade to the living areas reducing heat gain.

Exposed balconies limit useability and increase heat gain for living areas in summer.

44.

Ensure any external screens are integrated into the facade design.





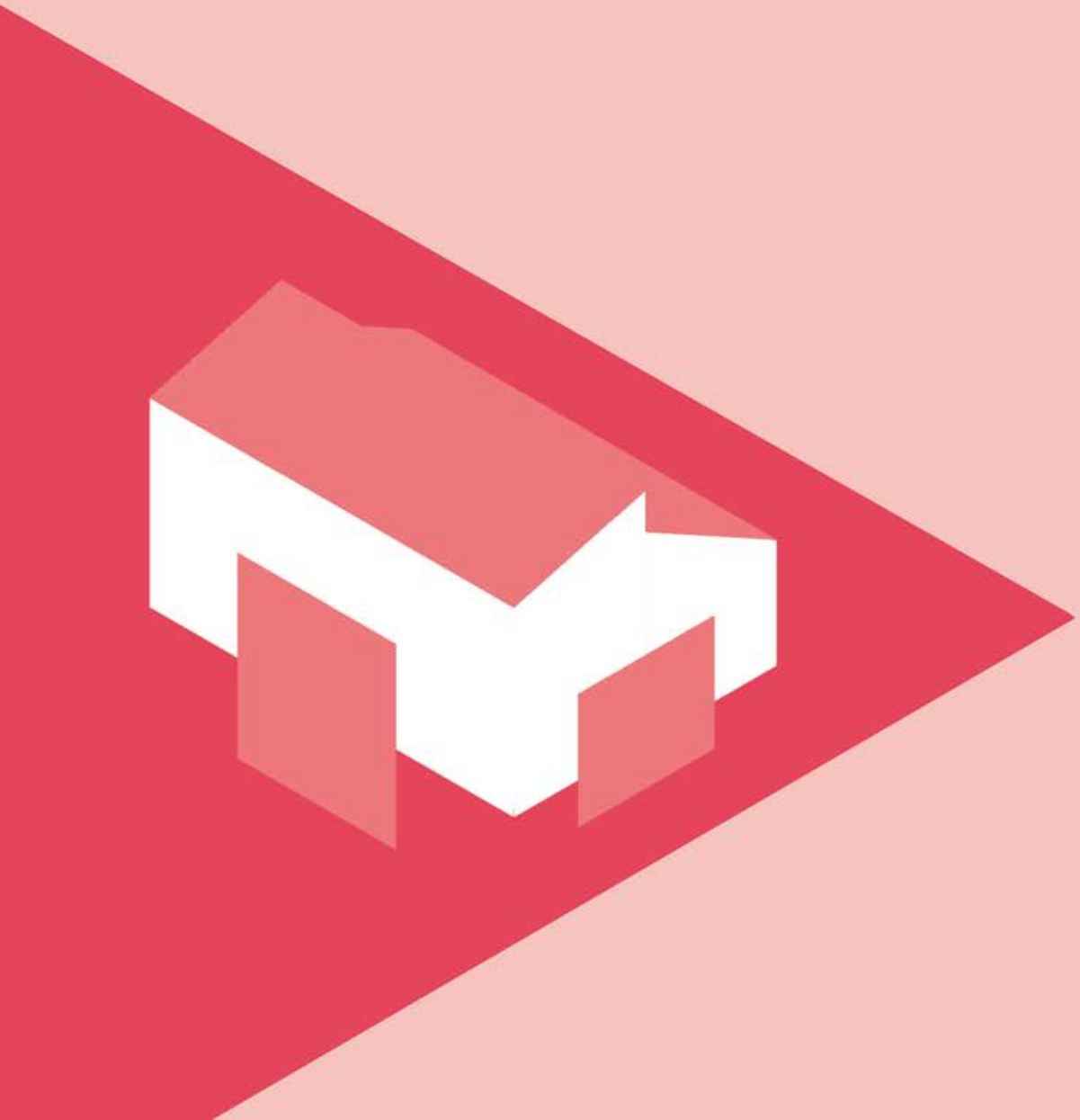
External screens should be integrated in the facade design rather than an add-on to ensure they create a coherent identity.

45.

Ensure roof mounted solar panels and hot water systems are integrated in the roof design.

Location and provision of solar panel should be decided at the beginning to ensure they are integrated in roof design.

Roof design that does not consider provision of solar panels can result in a disjointed outlook.



SITE SERVICES

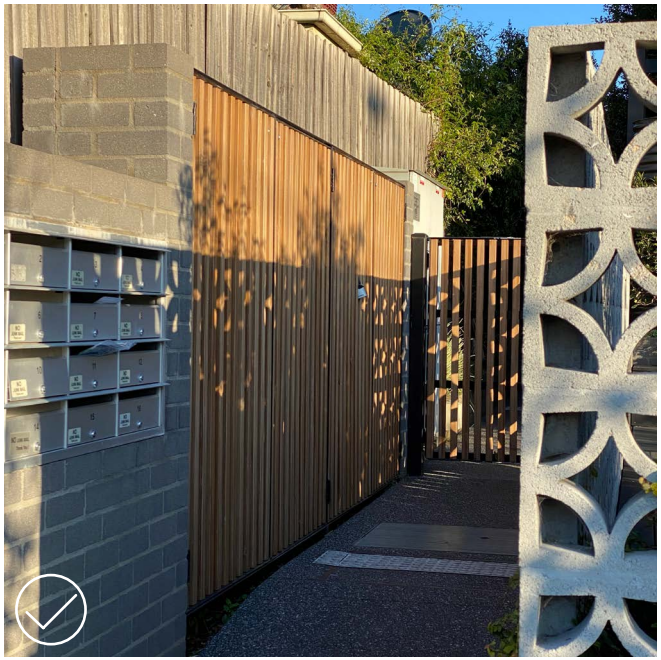
Site services are an important part of any development and their location and design can have a huge impact on the amenity of the residents and public realm. It is important to ensure that site services like fire hydrants, gas meters, electric meters, mail boxes, etc. are integrated in the overall design of the development.

Design Outcome:

- Integrate the design and location of site services with building design.
- Provide appropriate site services and amenity.
- Minimise the impact of site services on the streetscape and public realm.

46.

Integrate site services and meters in the built form and landscaping.

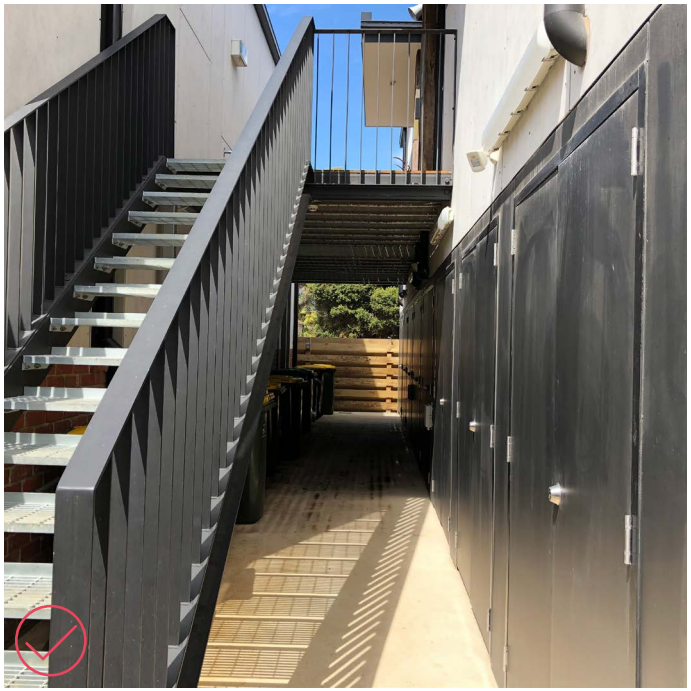


Gas meters, water meters and other services should be enclosed and integrated in the layout providing a better outlook for residents and improves presentation to the street.

Exposed meters arranged near the street present a cluttered outlook to the street.

47.

Integrate common bin storage in the overall site layout and building design.

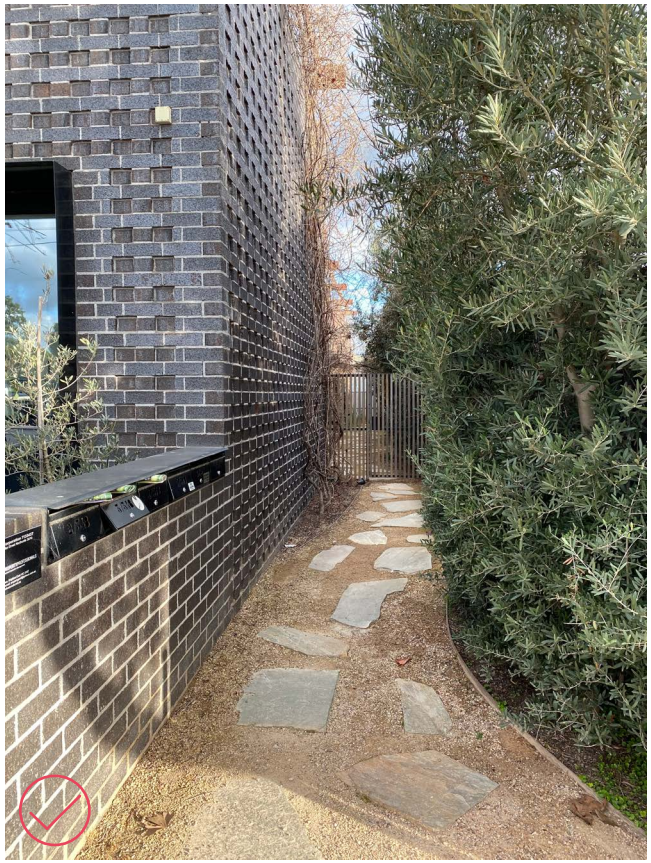


Dedicated area for bin storage away from the main entry improves amenity of the development.

Not providing dedicated bin storage can result in unintended outcomes like bins located near main entry.

48.

Ensure mailboxes and intercoms are located for the convenience of residents and visitors.



Mailboxes should be provided near pedestrian entry if it is separate from vehicular entry.

For large developments ensure mailboxes are provided at the entry to the common area.

CITY OF DAREBIN

274 Gower Street, Preston
PO Box 91, Preston, Vic 3072
T 8470 8888 **F** 8470 8877
E mailbox@darebin.vic.gov.au
darebin.vic.gov.au

National Relay Service
relayservice.gov.au

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