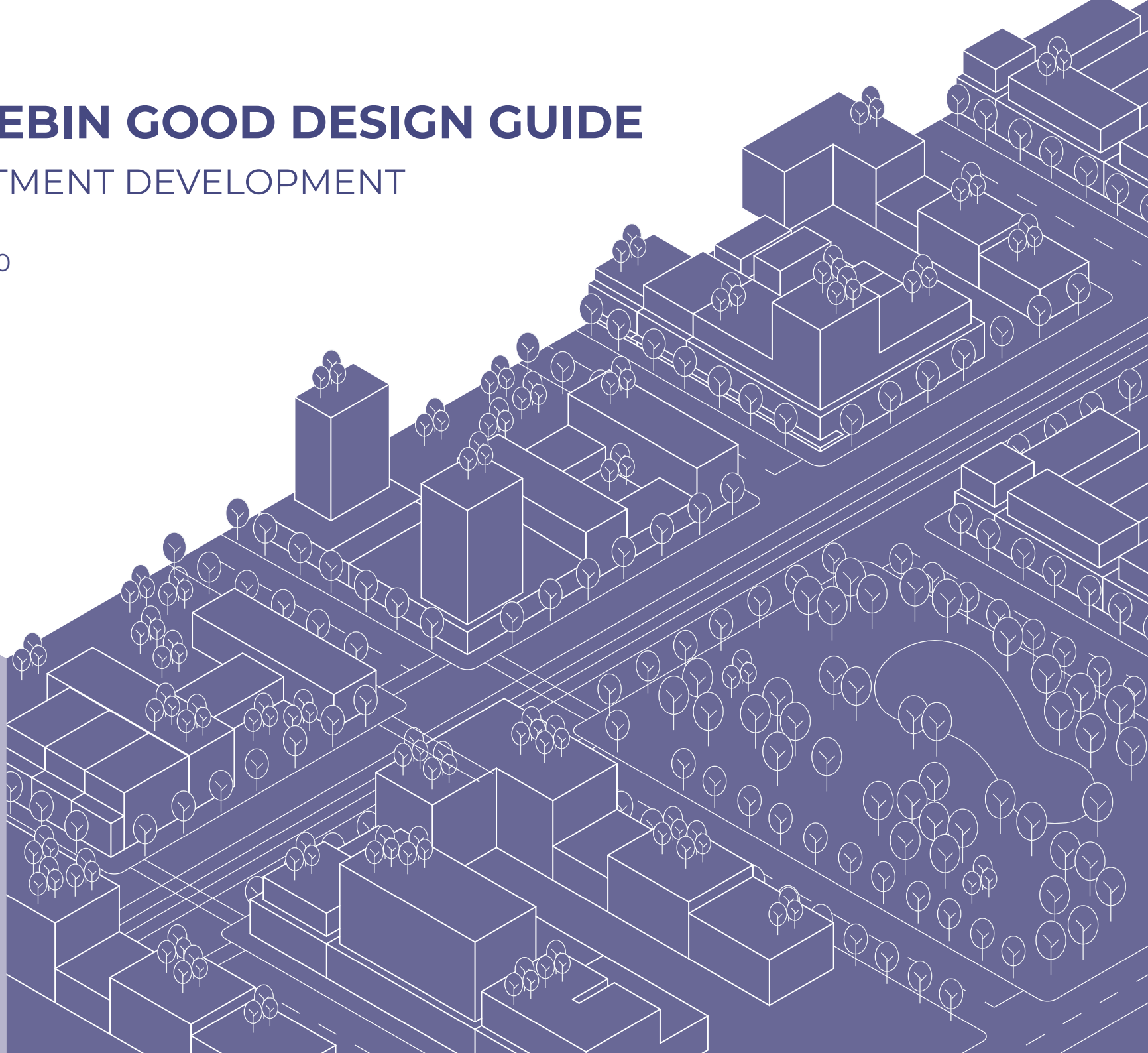
City of DAREBIN

the place to live

DAREBIN GOOD DESIGN GUIDE

APARTMENT 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.

Arkadia, designed by Breathe Architecture, photo by Tom Ross

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.

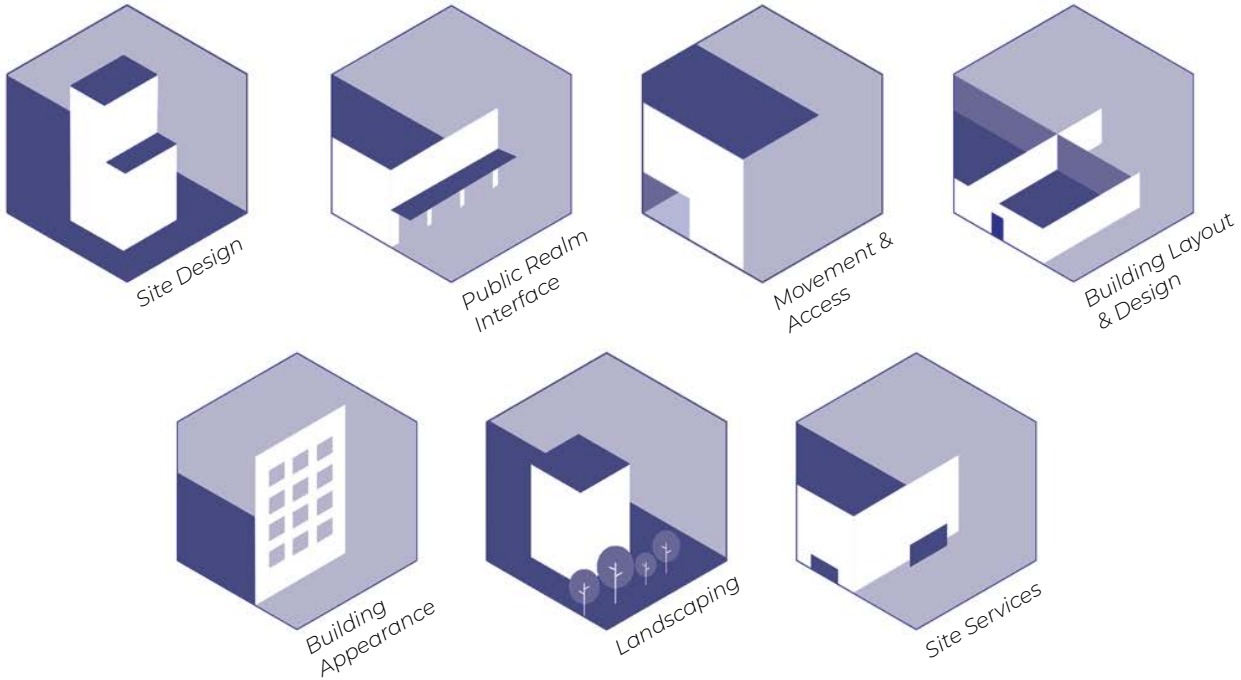
After urban context analysis identify the most appropriate building typologies based on the site shape and size.

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 issues and designing to address these issues. 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.

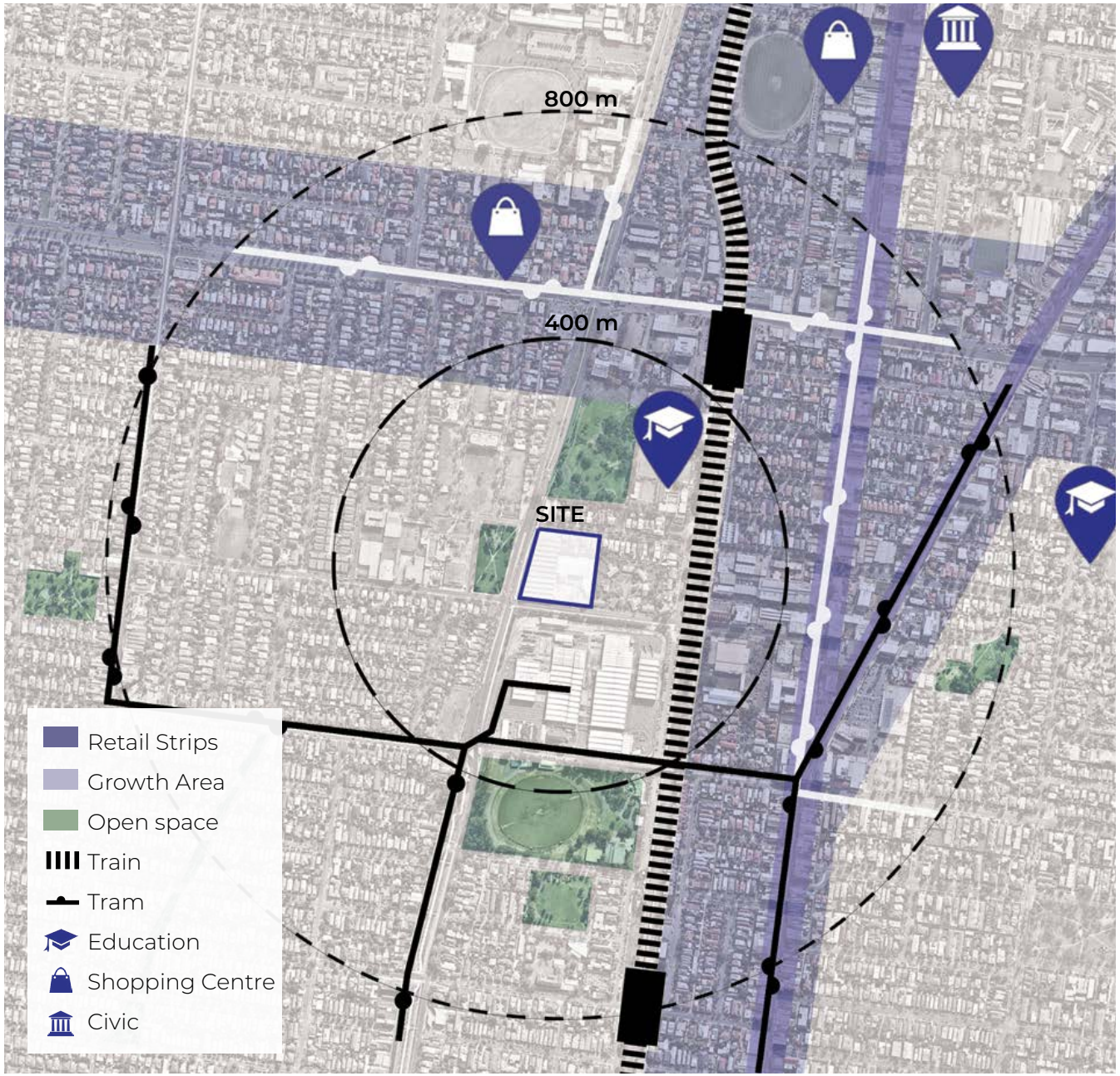
Clause 52.35 of the planning scheme outlines the purpose and statutory requirements of an Urban Context Report and Design Response for residential development of four or more storey. An Urban Context Report should include a detailed site analysis and opportunities and constraints diagram that can be 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 800 to 1000 metres radius from the site.

A local context analysis should include:

- The location of local shops, public transport services and public open spaces within 5 minutes walking distance (400 metres) and 10 minutes walk (800 metres) from the site.
- Any environmental features such as vegetation, topography and significant views
- Any major facilities and institutions such as schools, hospitals etc.



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:

Road Hierarchy

Identify key roads including arterial, collector and local roads.

Arterial Road
Connector Road/Street
Laneway
Cycling path

Public Transport

Identify public transport network including train, tram and buses along with location of stops.

Tram stop
Bus stop
Bell train station
400 m walking radius

Building Height

Identify building height for the surrounding area to get an understanding of existing built form.

1 *storey*
2 *storey*
3+ *storey*

Land Use

Identify existing land use including residential, retail, health, education, etc.

- *Residential*
- *Commercial/Retail*
- *Educational*
- *Yarra Trams Depot*

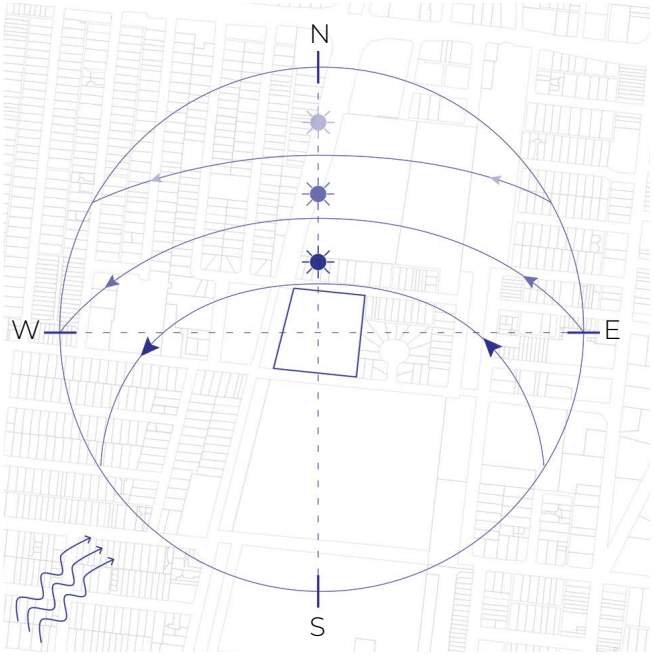
Open Space

Identify key open spaces in the area including parks, pocket parks, urban plaza, etc.

1. Newman Reserve
2. Ray Bramham Gardens
3. Sir Douglas Nichols Sporting Complex

Environmental

Identify key environmental features including solar path, wind direction, noise sources, etc.



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

OPPORTUNITIES & CONSTRAINTS

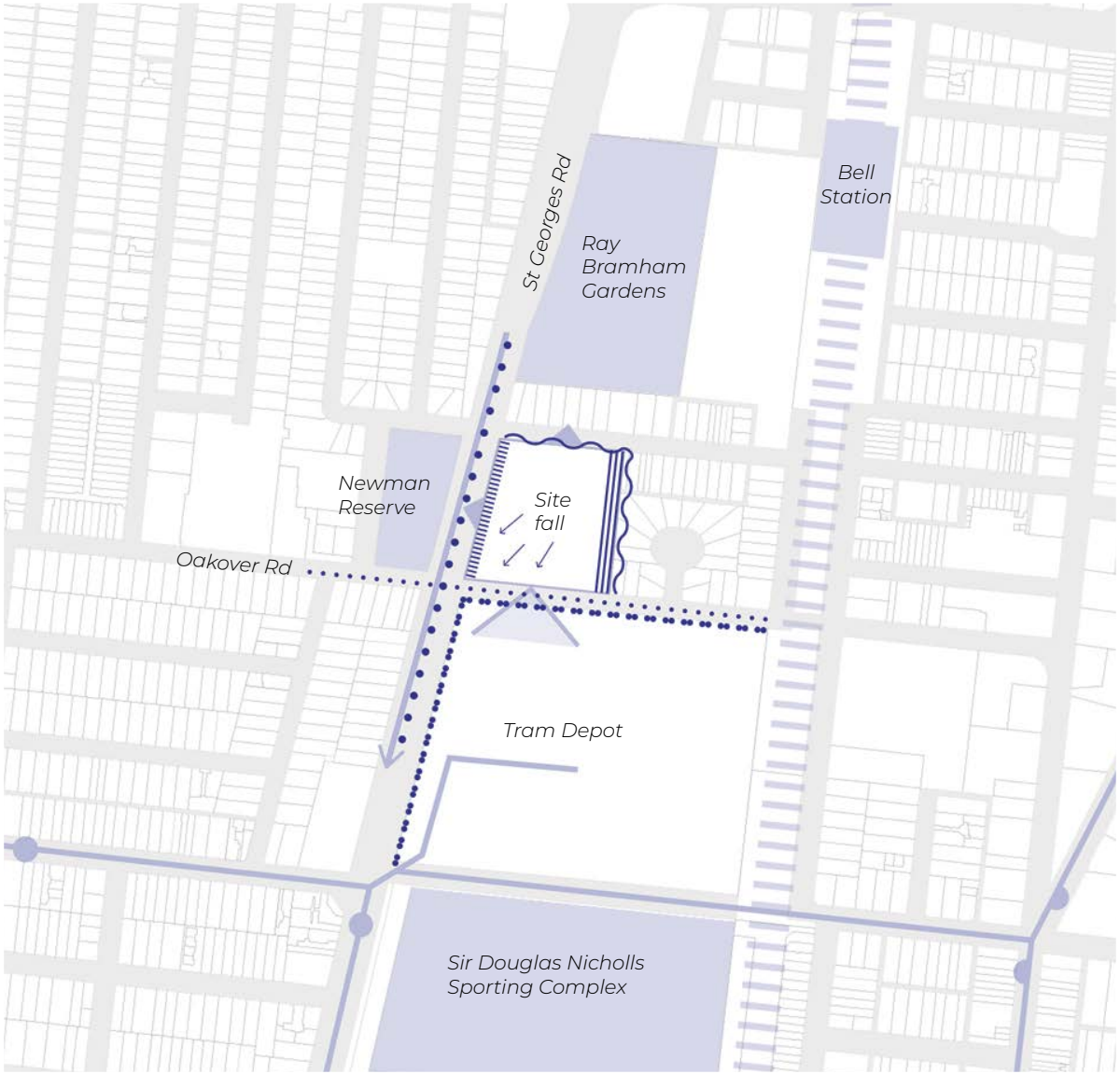
A short summary of the site analysis that identifies key opportunities and constraints of the site in terms of development and contribution to public realm.

Some elements may be placed both as an opportunity and a 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.

Below are some of the key opportunities and constraints that will shape the development on this site -

- *Walking distance to tram stop and Bell train station*
- *Major connection to CBD along St Georges Rd*
- *Train Line / Future skyrail*
- *Views to harness:*
- *Western views to Newman Reserve*
- *Northern views to Ray Bramham Gardens*
- *Southern views to City from upper levels*
- *The interface to the 3.7 m wide electrical easement prohibits structures and trees and has high voltage lines on imposing poles*
- *Darebin DPO11 rear setback conditions*
- *Site falls down to South-West corner*
- *Sensitive interface*
- *Arterial road noise*
- *Secondary road noise*
- *Tram depot interface/noise*



3.
BUILDING TYPES

Narrow Lot Building

Block Building

Slab Building

Garden Building

Courtyard Building

Tower Building

Hybrid Building

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 apartment and mixed-use developments both in the activity corridor and residential areas.

Suitable building types for Darebin include:

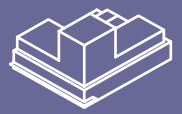
Narrow Lot Building

Tower Building

Block Building

Courtyard Building

Slab Building



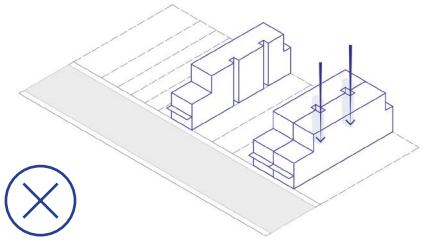
Hybrid Building

Garden Building

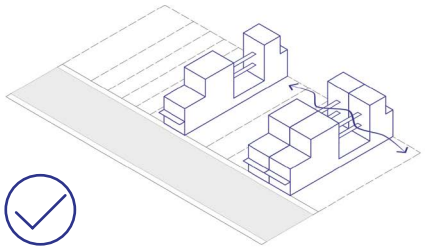
A building type selection matrix has been developed to assist applicants in selecting the right building type based on the lot shape, size and local context.

1.
Narrow Lot Building

Narrow lot building is a thin narrow building generally found along main shopping strips like High Street and other strip shopping centres. These developments have narrow frontages with limited opportunity for natural light due to their narrow dimensions.



Thin narrow light wells along the property boundary are not considered the best outcome as they cannot provide adequate natural light when adjoining sites develop.

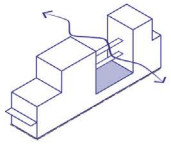


A central courtyard with dwellings facing toward the front, rear and within the site (subject to building separation requirements) will ensure there is adequate daylight and ventilation when adjoining lots develop.

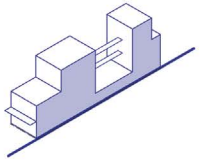
Where to use

- Very narrow and deep lots.
- Character of the street in terms of consistent podium height needs to be maintained.
- Ground floor retail/commercial use is desired with zero front setback.

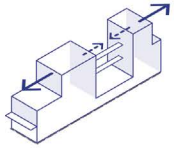
Key Characteristics



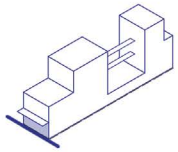
Upper level courtyard for natural light and ventilation.



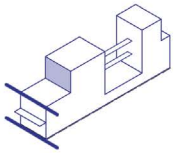
Zero side setbacks for a strong urban form.



Dwellings facing front and rear with secondary outlook in the courtyard.



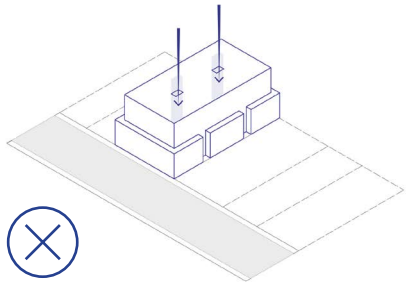
Zero ground level setback along the main street.



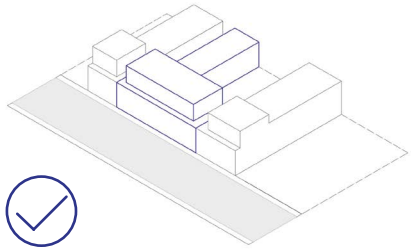
Defined street wall with upper level setback.

2.
Block Building

Block Building type is a building which has the shorter side of the site aligned along the street with dwellings normally arranged along a corridor. The lot type of Block Building has a shorter frontage along the street and is approximately 30m wide and 50m deep. Depending on the depth and width, Block building might include outlook on one side, on both sides or in an internal courtyard.



Edge to edge site coverage with internal light wells or small light wells on the boundary do not provide appropriate natural light and outlook for the dwellings.

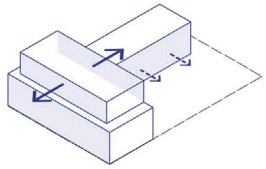


Front section of the building should address the street with the rear designed to provide appropriate setback to allow for natural light and outlook.

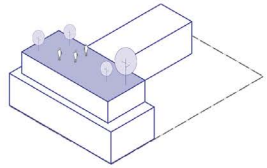
Where to use

- Lot is deeper in proportion to street frontage.
- Large or consolidated lots along main streets and activity centres.
- Ground floor retail/commercial use is desired with zero front setback.
- Infill within existing urban fabric is desired.

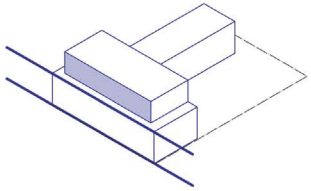
Key Characteristics



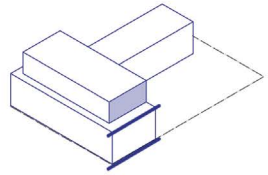
Dwellings facing front and rear with secondary outlook in the courtyard.



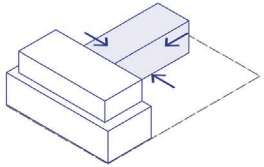
Communal open space on the rooftop or courtyard



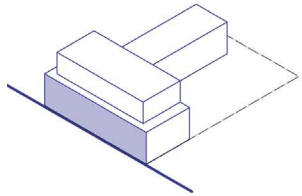
Defined street wall with upper level setback.



Zero side setbacks for a strong urban form.

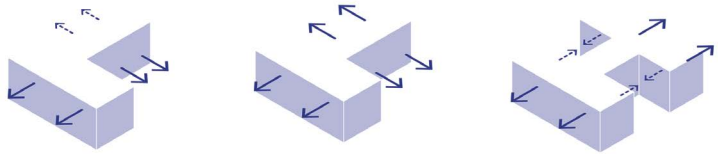


Building setback provided at rear for adequate building separation.



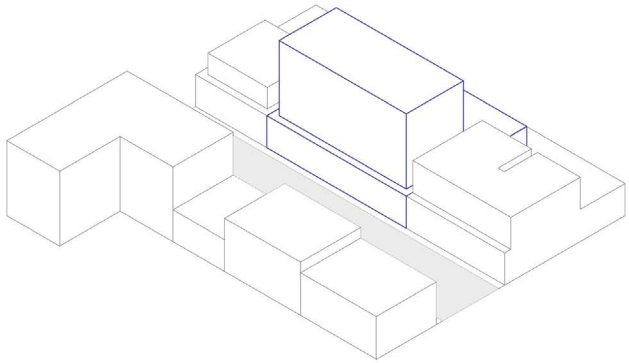
Zero ground level setback along the main street.

Variations



3.
Slab Building

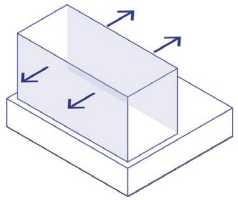
Slab Building type is a building which, unlike the Block Building type has the longer edge along the street frontage. This type is mainly suitable for lots that have a large street frontage and shallow depth.



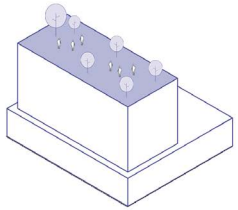
Where to use

- Lots with large street frontage and shallow depth or as part of a group of buildings on larger lots.
- A strong street wall is desired.
- Ground floor retail/commercial use is desired with zero front setback.
- Larger lots along main retail streets.

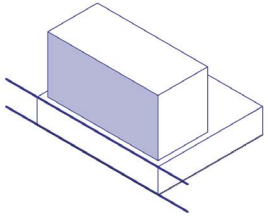
Key Characteristics



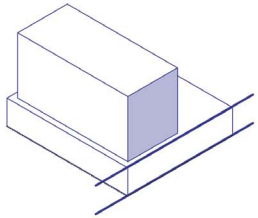
Dwellings facing front and rear.



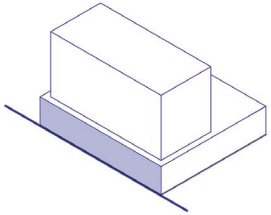
Communal open space on the roof top or podium.



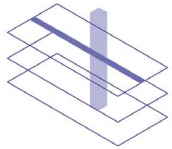
Defined street wall with upper level setback.



Zero side setbacks up to the street wall with setbacks above.



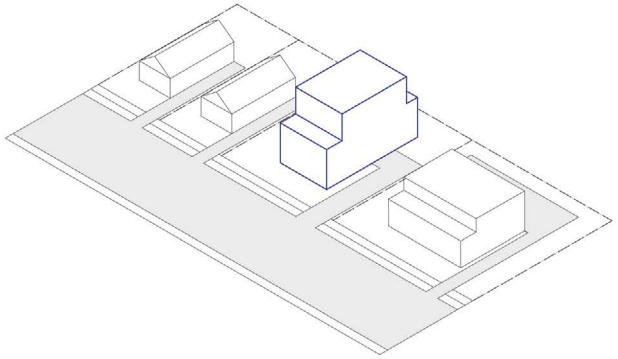
Zero ground level setback along the main street.



Dwellings arranged around a central corridor.

4.
Garden Building

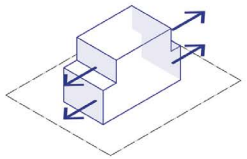
The Garden Building is similar to the Block and Slab Building but with a landscaped setting. It is suitable for residential areas rather than activity corridors and is generally setback from the street with multiple residential entries and residential uses on ground floor.



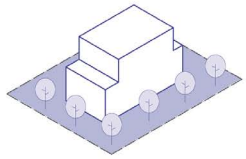
Where to use

- Medium sized lots within a residential street.
- Where front setback is desired due to existing street character.
- Ground floor residential uses are desired.
- Suburban residential area where higher density is desired.

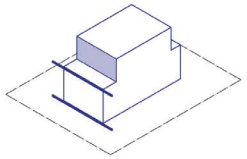
Key Characteristics



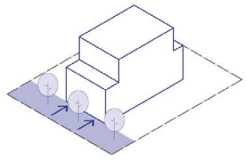
Primary outlook of dwellings facing front and rear.



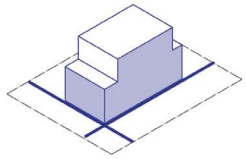
Landscaped surroundings.



Defined street wall with upper level setback.



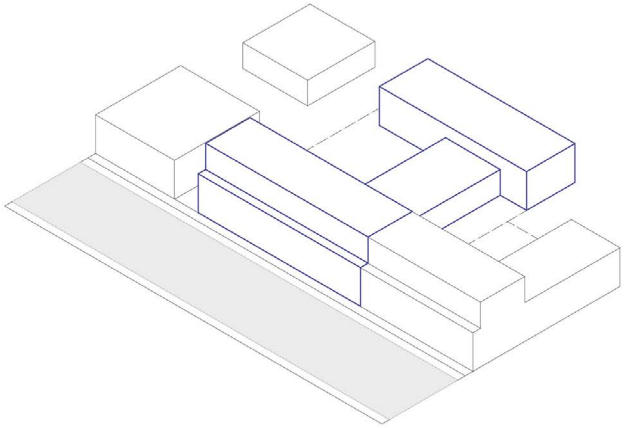
Front setback for a landscaped setting.



Side setbacks to provide for landscaping and secondary outlook.

5.
Courtyard Building

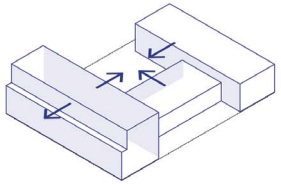
Courtyard Building type is a building which surrounds a courtyard open space. This courtyard can be enclosed on two or more sides with a building. Courtyard Building type can be a perimeter block which has a more urban street character with zero street setbacks defining the street edge.



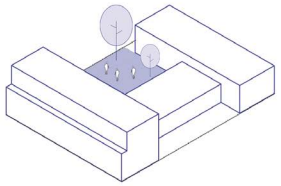
Where to use

- Large sized lots big enough for a courtyard with primary outlook.
- Lots with an external outlook that the development needs to respond.
- Large lots with more than one street frontage.
- Existing on-site vegetation that needs to be protected.

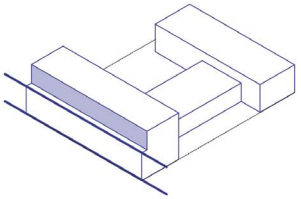
Key Characteristics



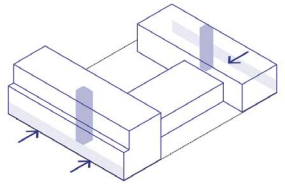
Primary outlook of dwellings facing front, rear and into the courtyard.



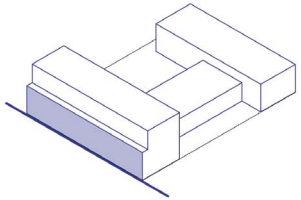
Landscaped courtyard for communal open space.



Defined street wall with upper level setback.

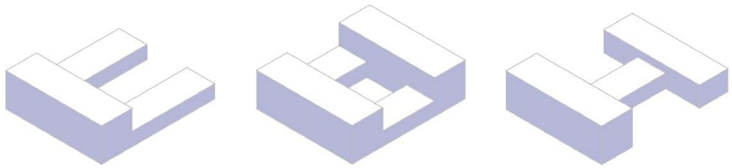


Multiple circulation cores and entries.



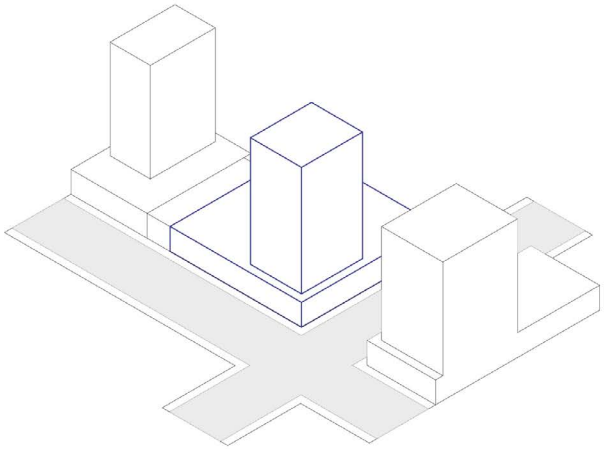
Zero setback in urban areas .

Variations



6.
Tower Building

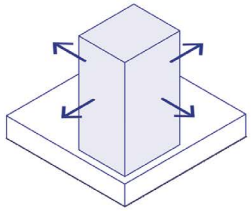
Tower Building type is a vertically proportioned building with several dwellings arranged around a central core. The building is a free-standing element with a podium which defines the street wall.



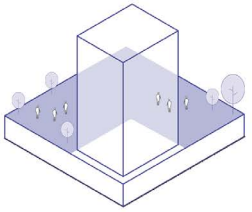
Where to use

- Lots that are large enough to provide an outlook on all four sides with appropriate building separation.
- High density urban area.
- A strong urban form is desired and is consistent with structure plan.
- Ideal for corner lots or lots with more than one street frontage.

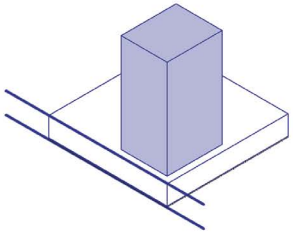
Key Characteristics



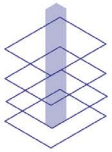
Light and outlook from all sides.



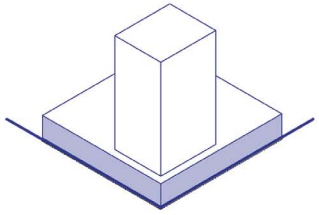
Landscaped courtyard for communal open space.



Tall slim built form on top of a podium that defines the street wall.



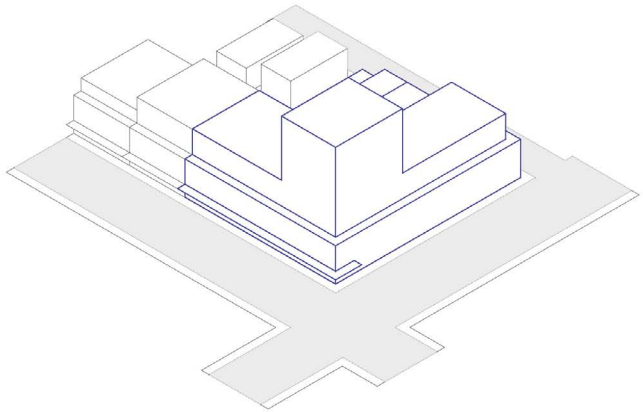
Generally, dwellings arranged around a central core



Zero setback with retail/commercial interface.

7.
Hybrid Building

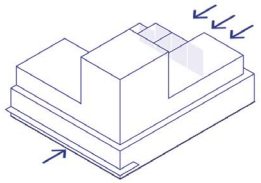
Hybrid Building type is a combination of two or more building types on a large development site. The combination is a result of site-specific conditions and size of the site.



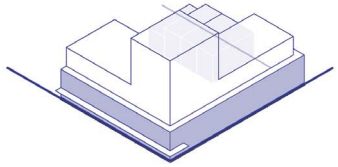
Where to use

- Larger site which have potential for multiple buildings in various configurations
- Sites with different edge conditions that require a different type for each frontage
- A variety of dwelling types is desired
- Significant vegetation or mature canopy trees already exist on the site building needs to address
- Larger lots with more than one street frontage allow primary outlook in the centre of the site

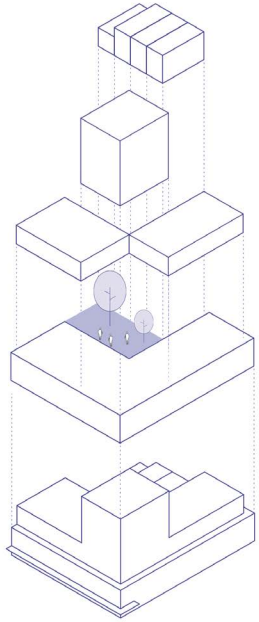
Key Characteristics



Multiple entries depending on the street condition



A combination of ground level setbacks depending on the street condition

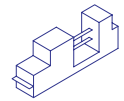


Generally, has more than one street frontage, combination of building types and a landscaped courtyard for communal open space.

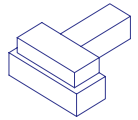
Building Type Selection Matrix

The building type selection matrix illustrates the building types ideal for various lot types and lot sizes.

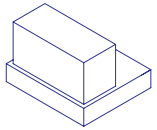
The purple boxes highlight the most common lot size and type combination found within Darebin and indicate the most suitable building type.



Narrow Lot Building

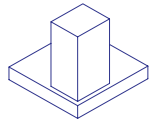


Block Building

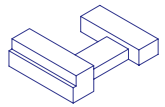


Slab Building

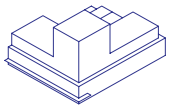
Garden Building



Tower Building



Courtyard Building



Hybrid Building

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.

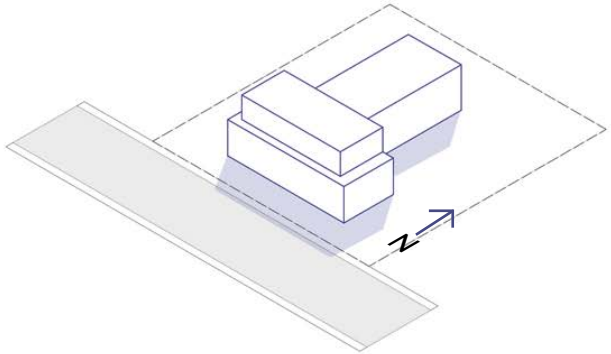
It also considers how the development responds to the context in terms of built form through site access and hierarchy of streets.

Design Outcome:

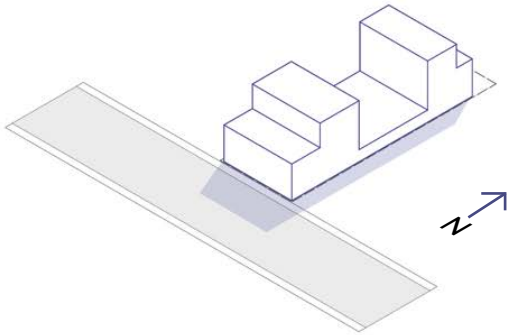
- To ensure the development responds to the character of adjoining street and urban structure.
- To ensure development integrates with the surrounding by providing necessary connections and interfaces.
- To ensure the built form does not compromise the future development potential of adjoining sites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

1.

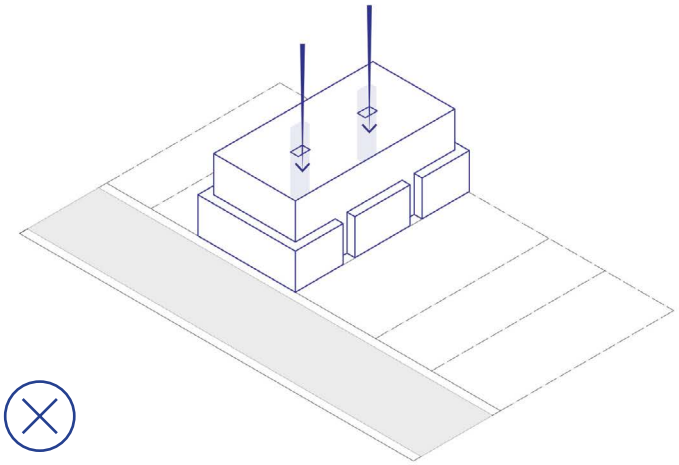
Ensure building layout balances the requirement for passive surveillance on the street, internal amenity and solar access.

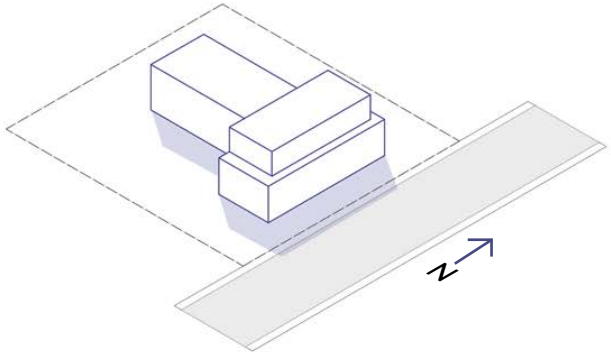


Lots with North-South orientation and wide street frontage.

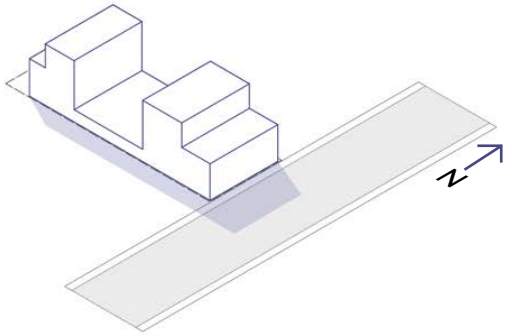


Lots with North-South orientation and narrow street frontage.

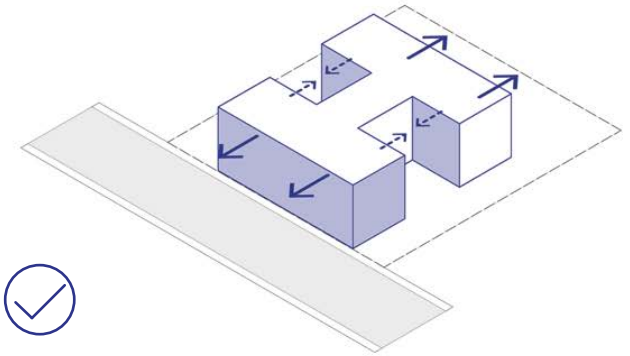




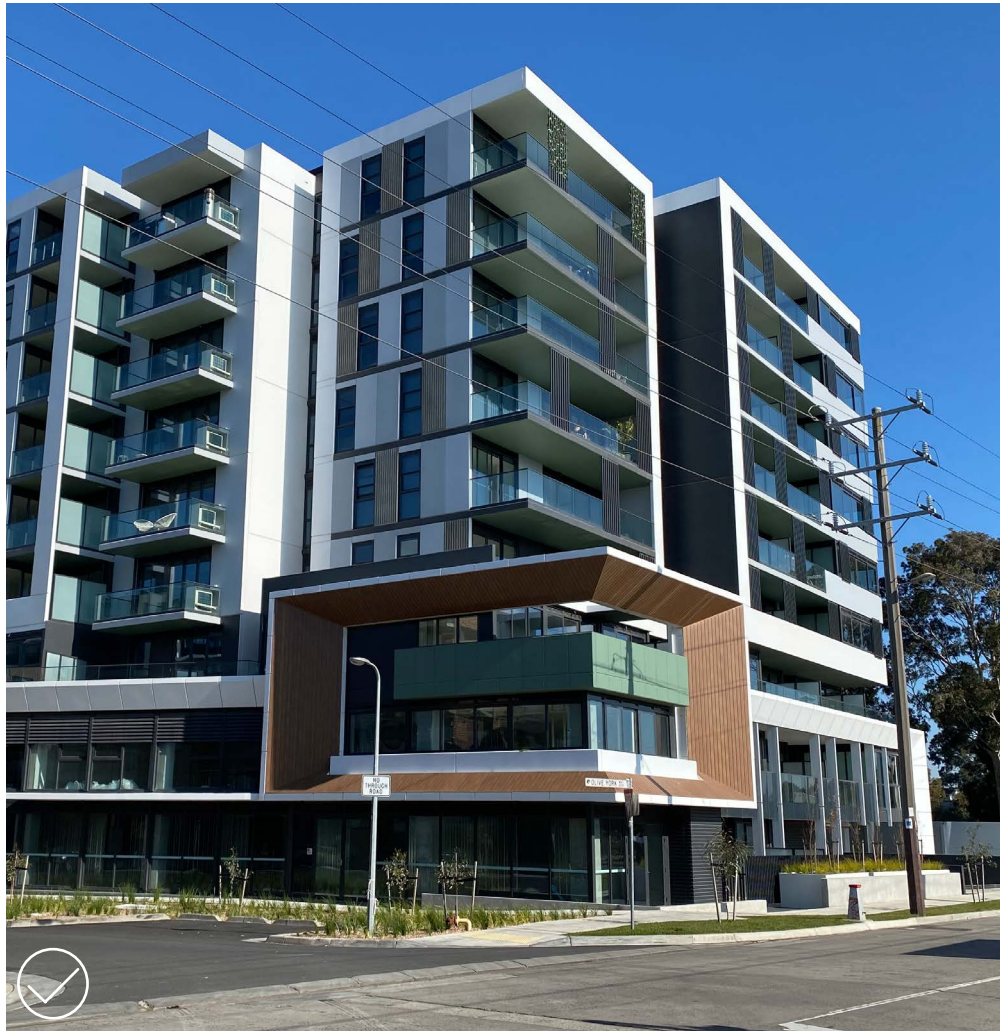
Lots with East-West orientation and wide street frontage.



Lots with East-West orientation and narrow street frontage.



Developments should orient primary outlook towards the front and rear to ensure adequate daylight and outlook without impacting future development potential.

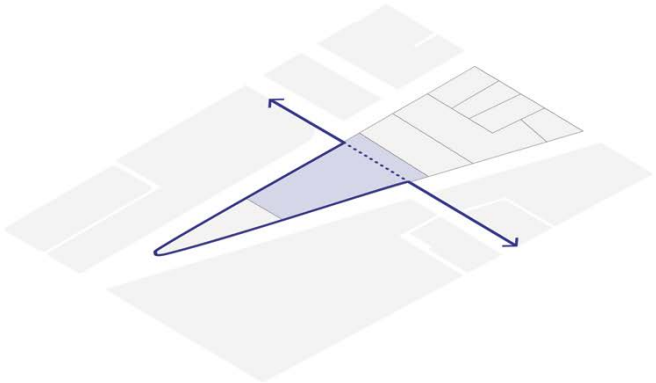


Building should address its street frontages with active uses and balconies

Building only responding to one street frontage and turning its side on the main street.

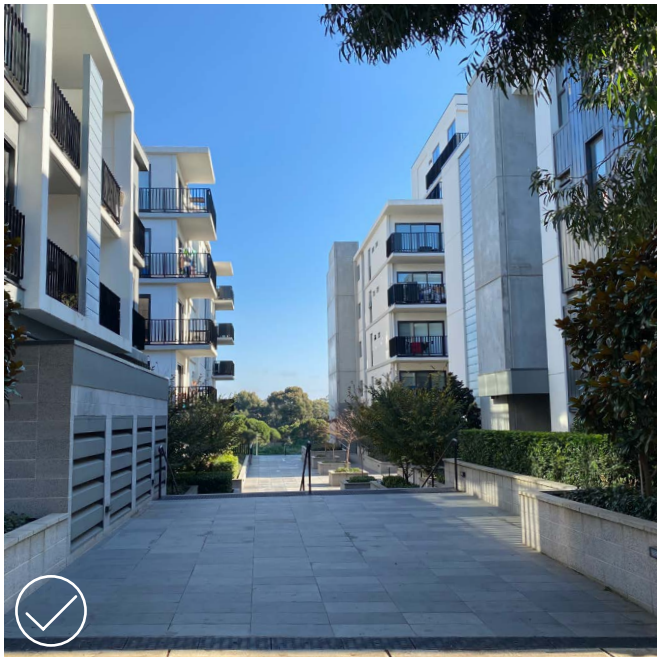
2.

Provide new pedestrian connections through large sites to improve walkability.



A new pedestrian connection through site can improve walkability and promote active models of transport.

Pedestrian connections should be designed so they connect with existing network and could be continued by future adjoining developments.



Open to sky through site link with appropriate building separation can provide good natural and amenity

Shared bike and pedestrian through site with landscaping and ground floor residential interface.

Undercover pedestrian links can be difficult to activate and create unsafe environments.

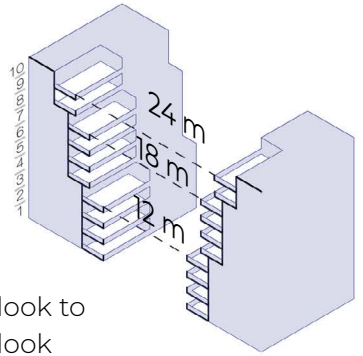
3.

Provide adequate building separation between buildings for large sites.

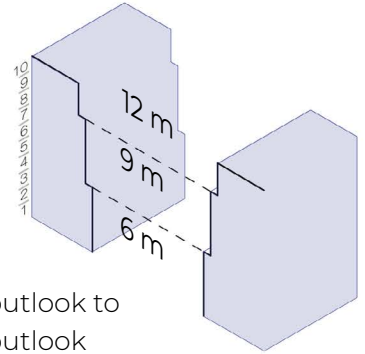
Building separation is the minimum distance between buildings measured from the external wall or the edge of a balcony. Spatial separation in higher density areas is an important factor for the amenity of residents. Building separation ensures adequate space is provided between buildings to allow good natural light into buildings. It also minimises overlooking and acoustic disturbance, therefore creating a good amenity for balconies and apartments.

Building separation is based on primary outlook, secondary outlook and no outlook.

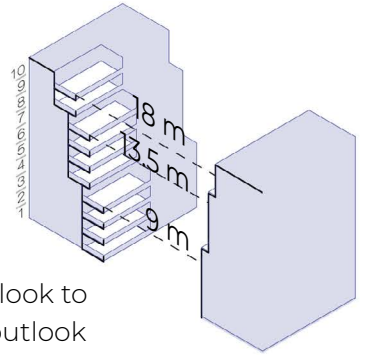
Primary outlook is the view from main living areas of apartments. Secondary outlook is the view from bedrooms and studies of apartments and the view from commercial occupancies. Garages, car parking areas and blank walls do not require an outlook.



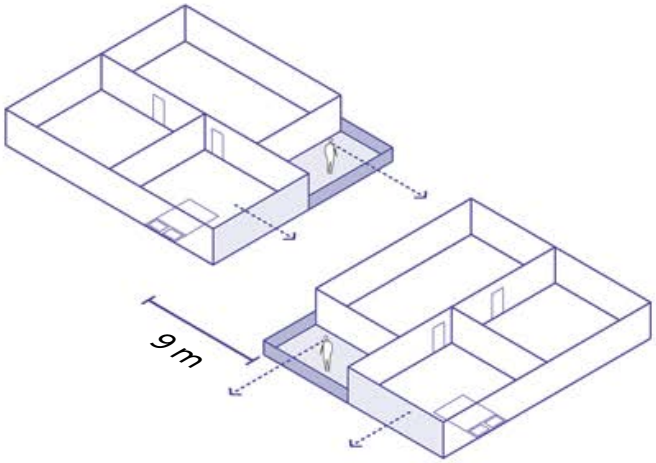
primary outlook to
primary outlook

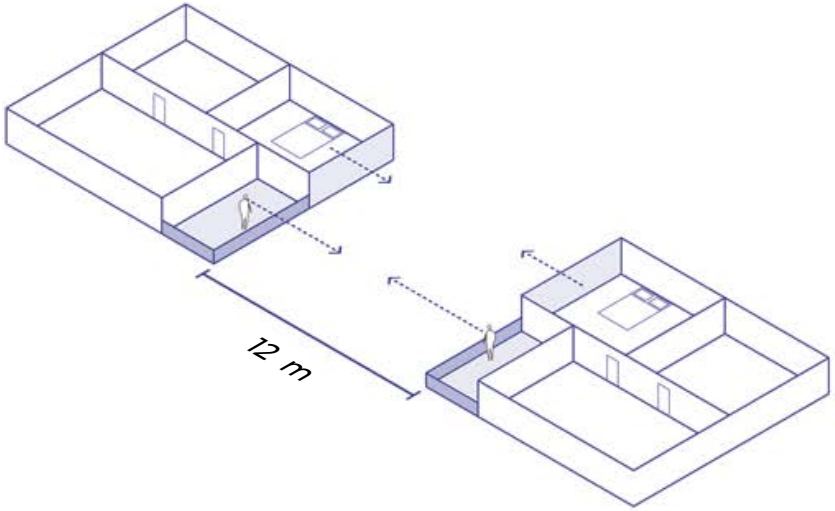


secondary outlook to
secondary outlook

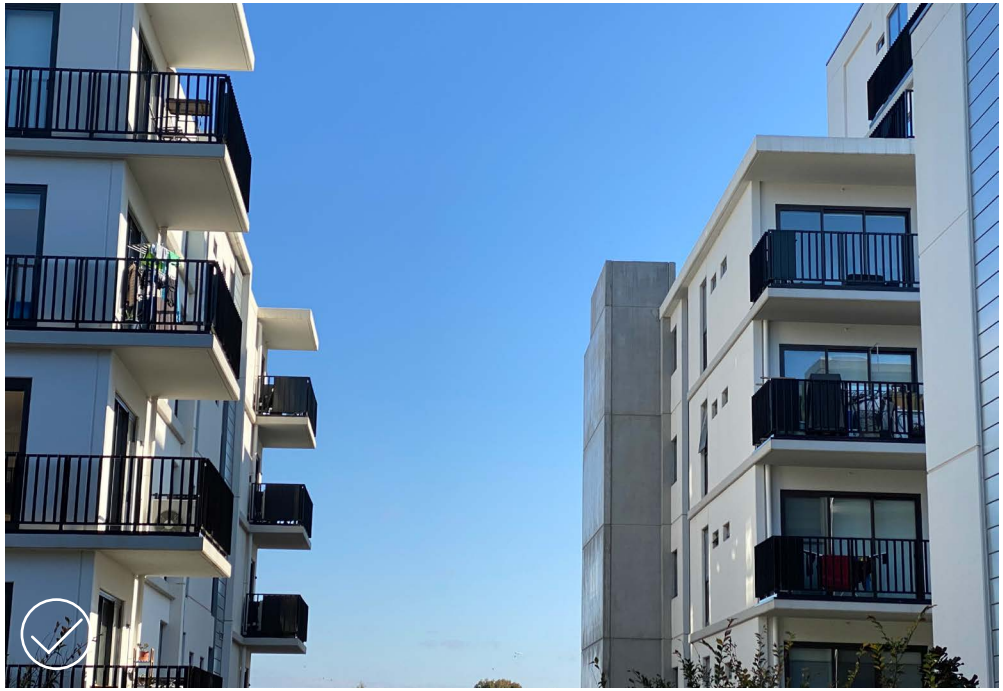


primary outlook to
secondary outlook





Habitable rooms and private open spaces facing each other in separate dwellings require a greater building separation than when one dwelling faces the side of another dwelling.

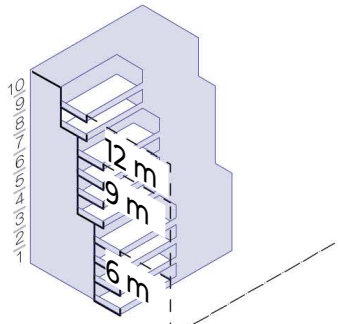


Balconies with primary outlook arranged to ensure appropriate building separation can be achieved while providing privacy and outlook.

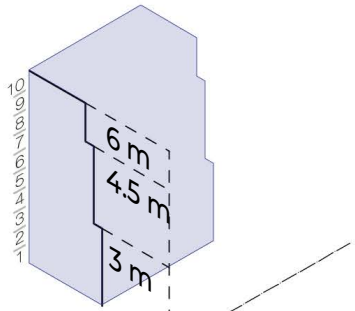
4.

Provide appropriate setback from side and rear property boundary achieve daylight, outlook and privacy.

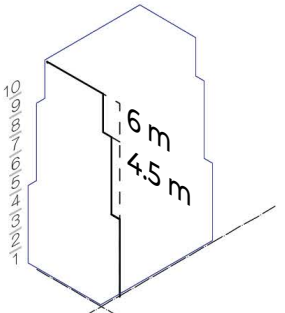
Minimum Building Separation to Adjacent Property (Measured from property boundary)



primary outlook
to boundary line

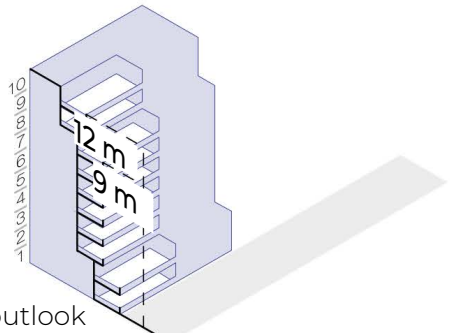


secondary outlook
to boundary line

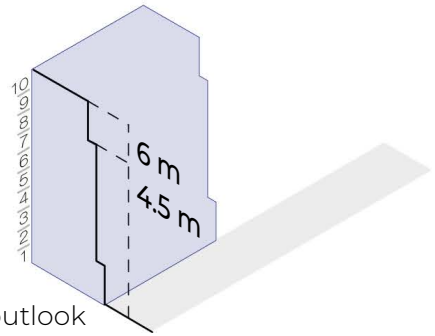


no outlook to
boundary line

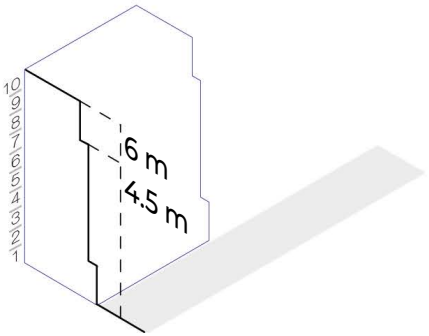
Minimum Building Separation to Lanes (Measured from centre line of lane)



primary outlook
to laneway



secondary outlook
to laneway

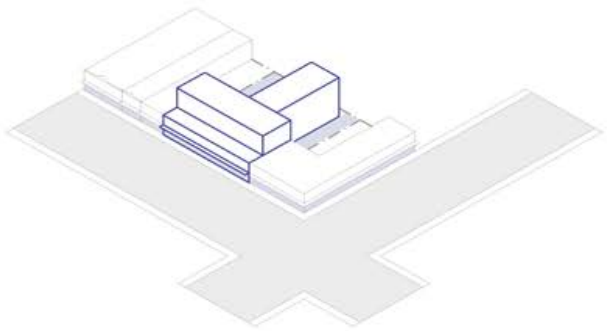


no outlook to
laneway

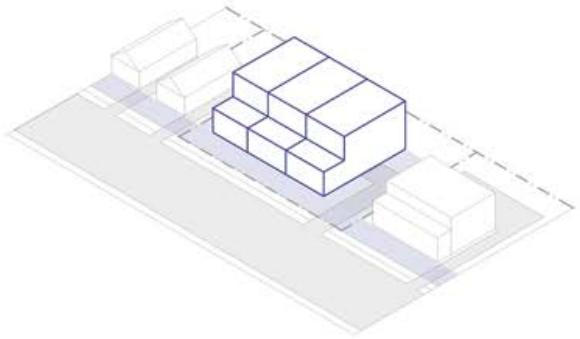
Lack of appropriate setback from side and rear boundaries can result in balconies with privacy screens which compromise internal amenity and outlook for dwellings.

5.

Provide appropriate front and side setbacks based on the existing or future preferred character of the street.

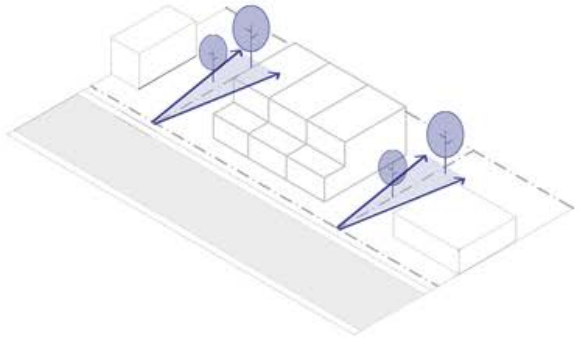


Development on retail streets should generally have zero street and side setbacks to create a consistent street wall.

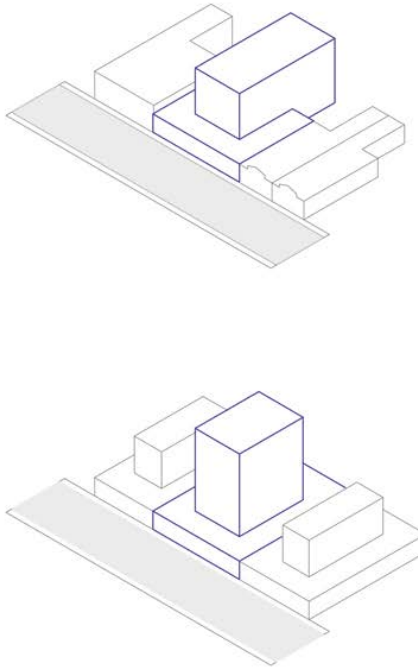


Residential streets with ground floor residential use should have a front setback according to the local DDO or a minimum of 2.5 m if no front setback is specified.

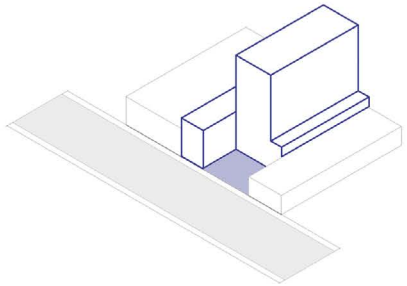
Developments should have rear and side setbacks to allow mid block landscaping, encourage deep soil planting and minimise overlooking.



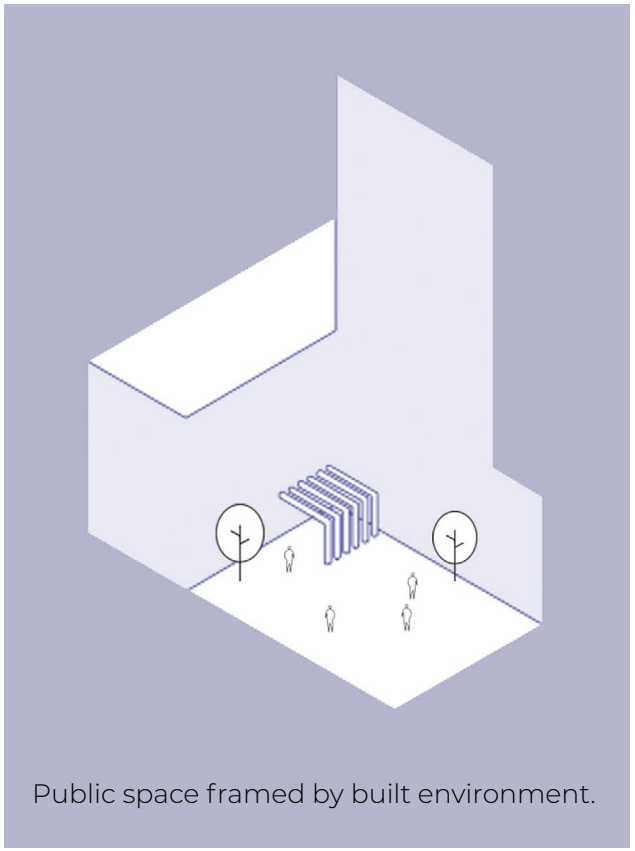
Side setbacks contribute to maintaining a residential character of a street with landscaping and gaps between buildings.



Side and rear setbacks at lower levels may not be required in some urban contexts to create a consistent street wall.



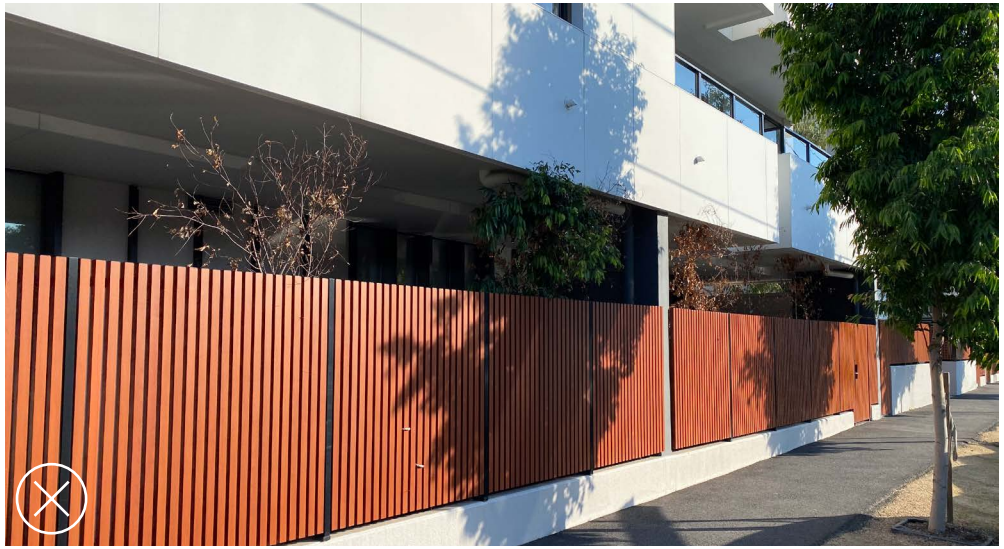
In urban corridors, a development can be setback to create a public open space with an active interface.



Public space framed by built environment.

Ground floor setback with landscaping, provide a balance of privacy and passive surveillance in buildings with ground floor residential interface.

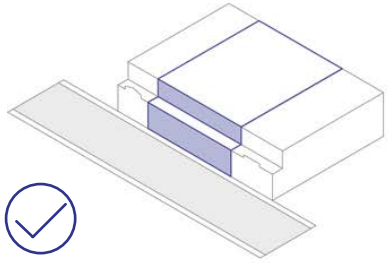
Ground floor residential interface with zero setback results in high screening or close blinds compromising internal amenity and passive surveillance.



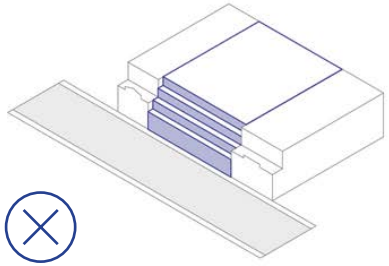
Balconies overhanging in the street setback enclose the private open space limiting natural light in the dwellings.

6.

In urban sites, provide a consistent street wall along the street to reinforce existing or preferred future character.



In an urban context, street wall height might apply along a main street. This helps create a strong character and a consistent street wall.



A stepped built form that creates a wedding cake type built form is not considered an appropriate outcome.

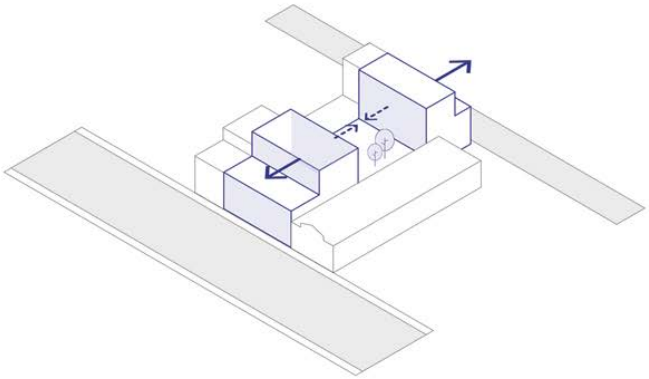
Consistent street wall creates a pedestrian friendly scale and character.

Insufficient upper level setback and poor material selection can result in inconsistent street wall.

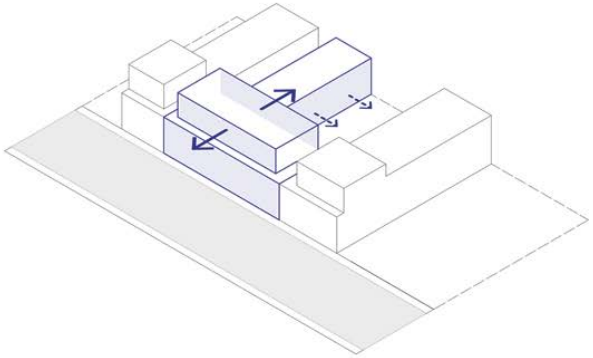
Multiple setbacks create a wedding cake effect making the building look bulky.

7.

Ensure the design provides for adequate natural light and outlook as well as protects future development potential of adjoining sites.

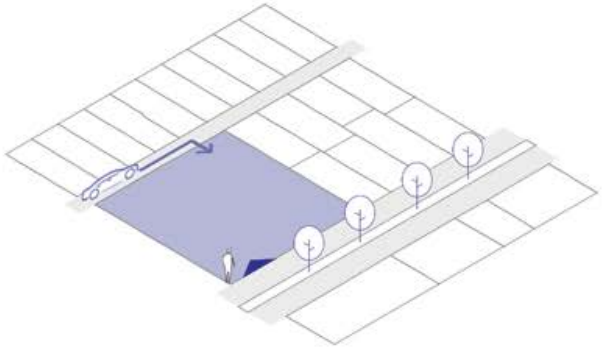


Orient primary outlook towards the street and rear of site to optimise daylight and outlook while maintaining privacy and development potential for adjoining sites.

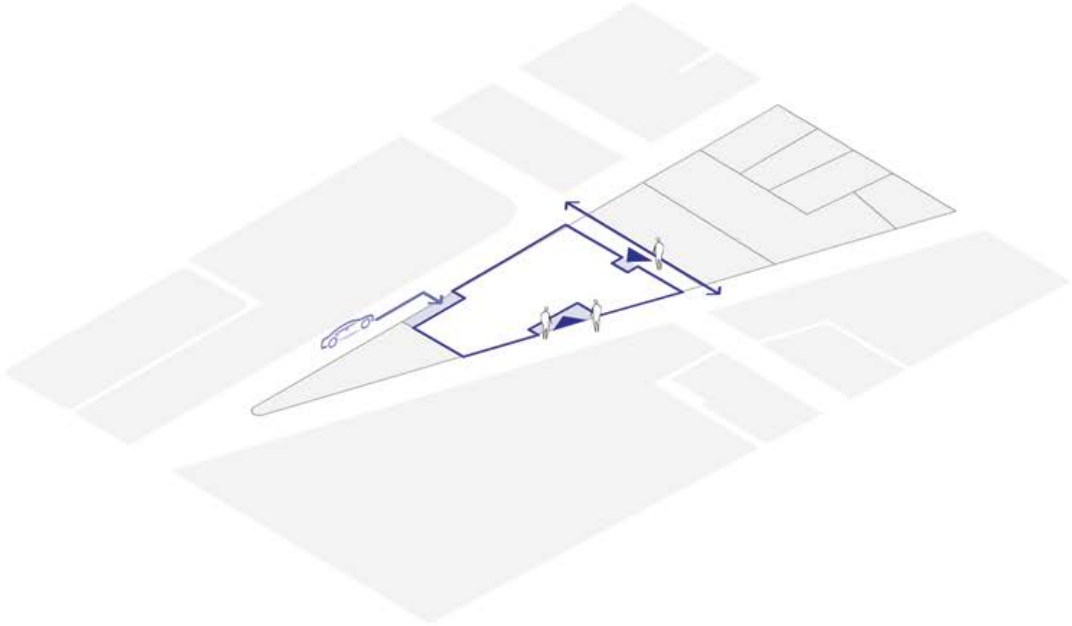


When habitable spaces and balconies face the side boundaries side setbacks should meet building separation requirements to allow access to daylight and outlook while maintaining privacy.

8.
Respond to hierarchy of streets and laneways.



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

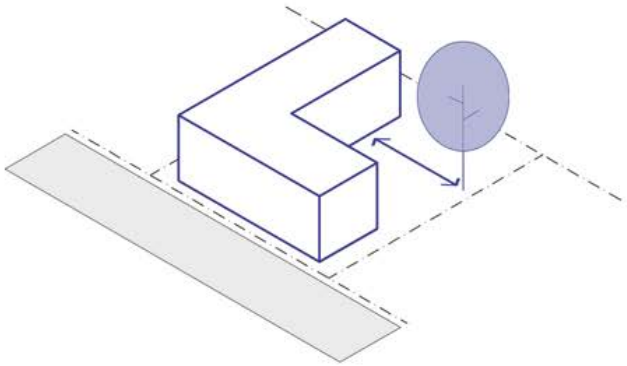


Ensure no frontage is dominated by inactive uses. Pedestrian entry, vehicular entry and location of services should be provided to ensure a balance of active frontages.

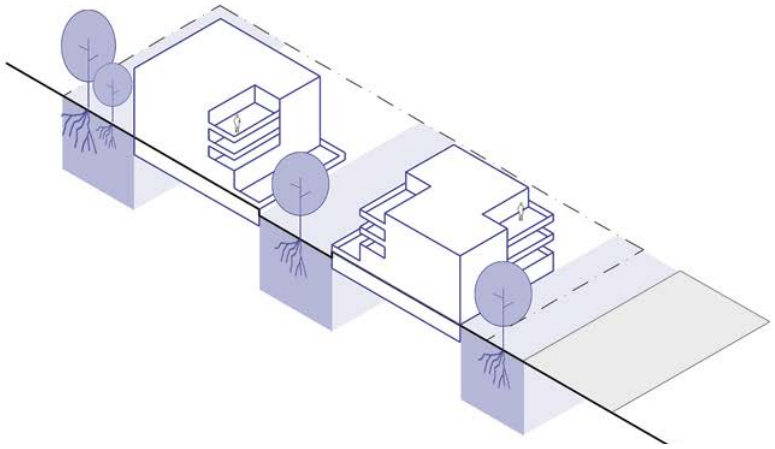
9.
Integrate landscape design in the overall site layout.

Deep soil zones are areas of natural ground with relatively natural profiles retained within the development. These areas allow planting of large trees on site and have various environmental benefits such as:

- Reducing heat island effect
- Allowing water infiltration
- Planting and/or retention of large trees.

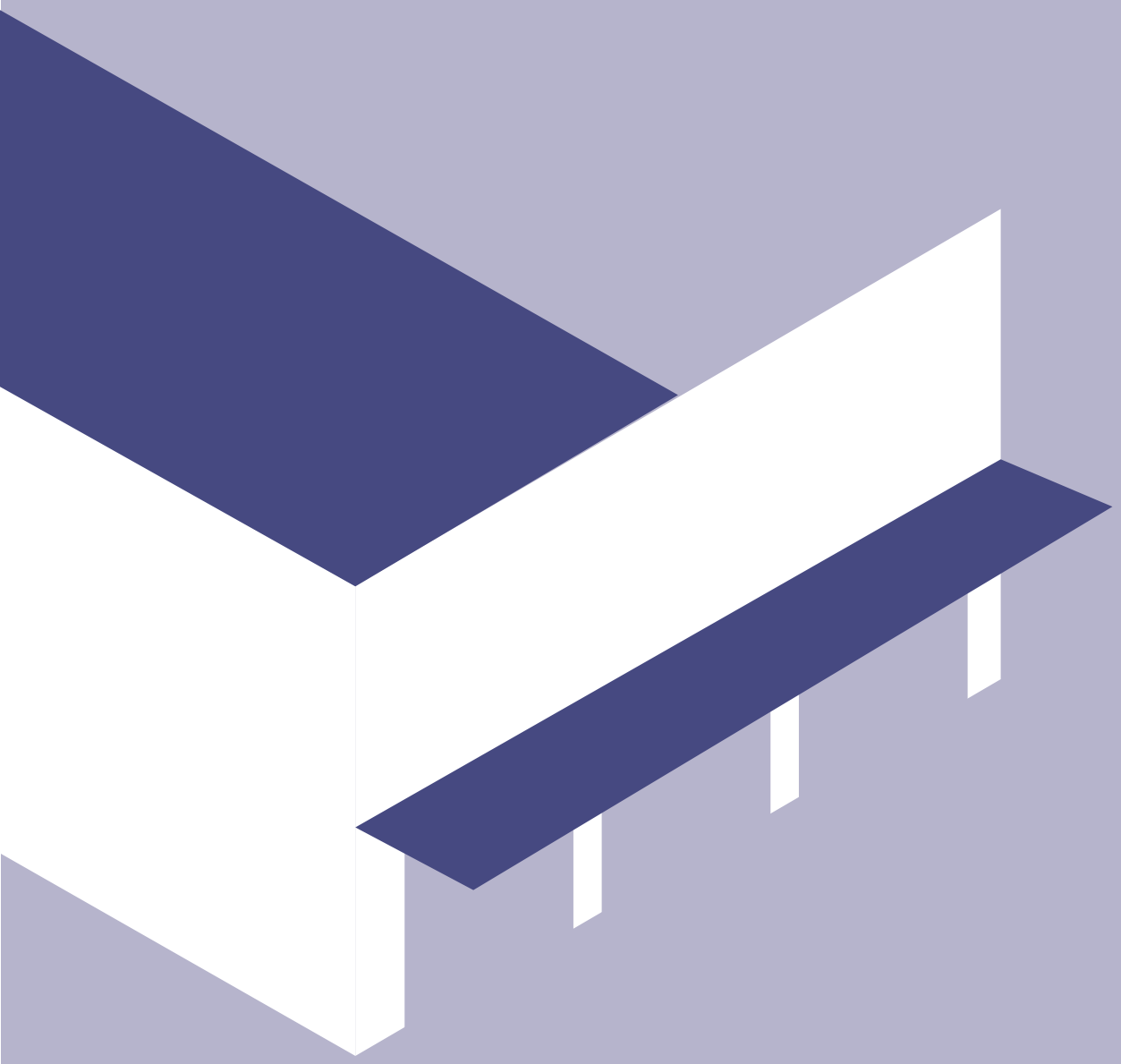


The layout of building should retain existing large trees on site.



Provide deep soil planting with medium to large canopy trees on the site based on context and building separation. This can be in the front, side or rear of the site or in a courtyard at ground level for larger sites.

Through site links and communal open space is suitable for deep soil planting and dense landscaping providing amenity to residents.



PUBLIC REALM INTERFACE

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

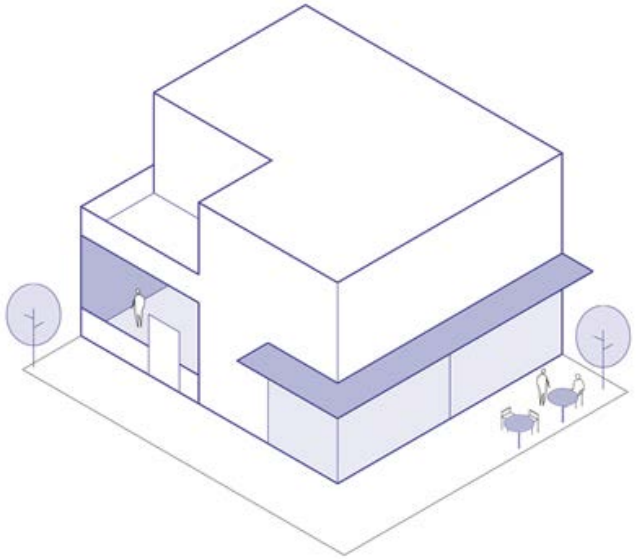
The interface of the development contributes to the character, safety and quality of the public realm. The design of the interface can influence the real and perceived safety and security of residents, opportunities for social interaction and the identity of the development when viewed from the public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

Provide frontages with high level of activation in areas with ground floor retail/commercial uses.

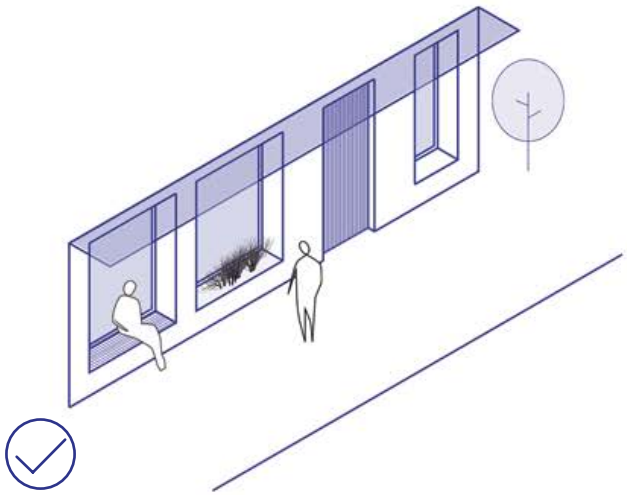


Different uses activate the street and reinforce an urban character,

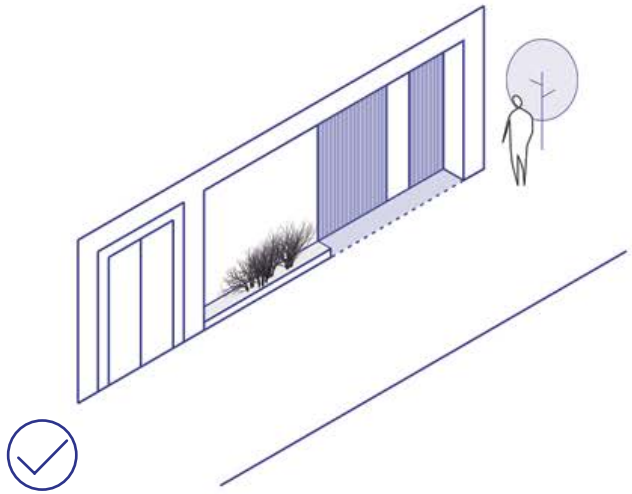
Blank facades along majority of the frontage creates an inactive streetscape

Well articulated ground floor treatment creates an active streetscape

11.
Provide thickness and depth to the ground floor.

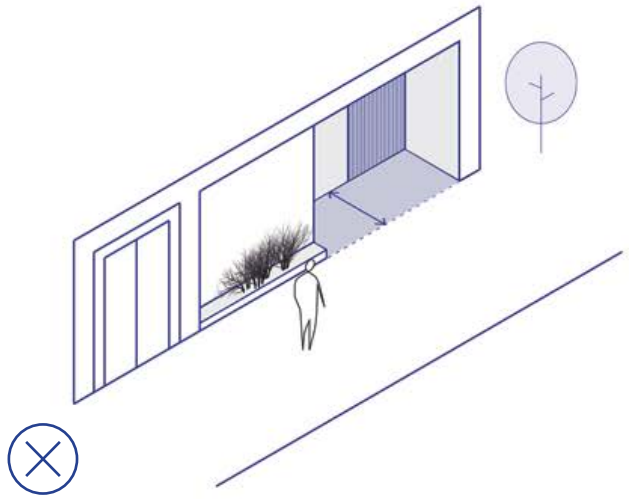


Thickness and depth in the design of window reveals and entries create successful ground floor frontages. Integrated seating can enrich street life particularly on narrow streets.

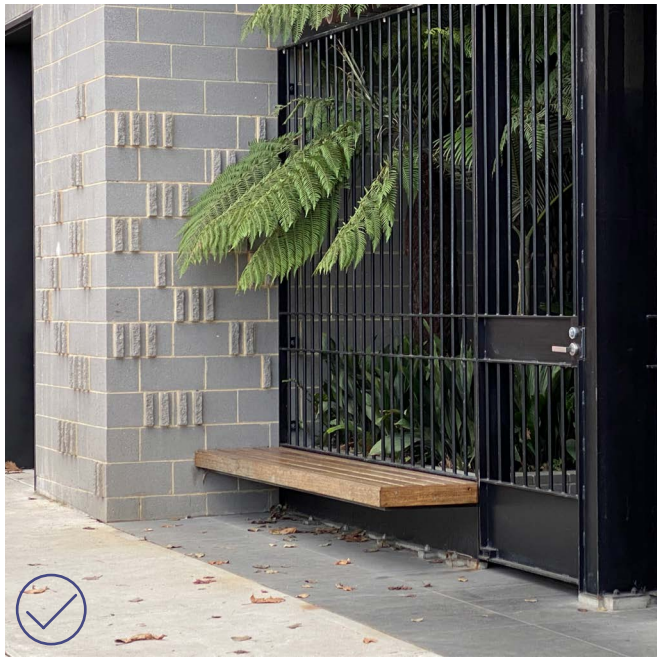


Doors should be easily accessible without creating entrapment spaces along the ground floor interface.

Depth and thickness generally should be less than 50 cm to avoid entrapment spaces.



Recesses greater than 50cm create entrapments spaces for rubbish and hiding spaces.

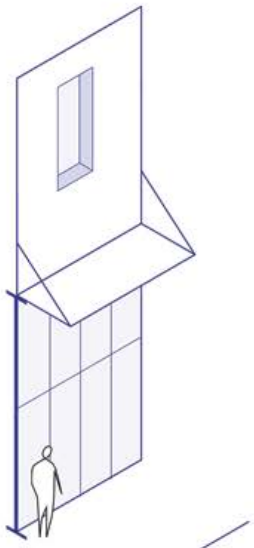


Landscaping, seating and windows from active uses contribute to a positive and safe streetscape.

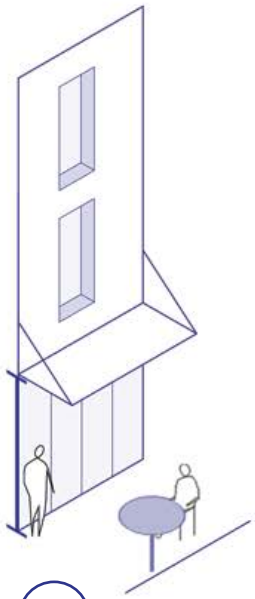
Large expanse of reflective glass without any articulation does not provide interaction between the building and the street.

12.

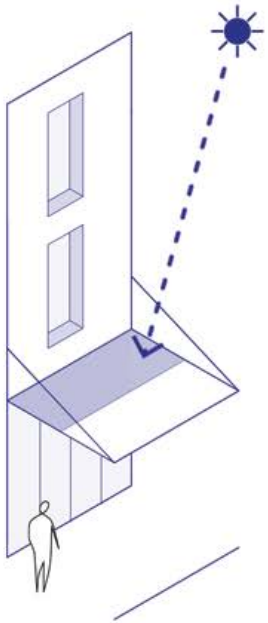
Provide awnings in main street that are functional and consistent with the character of the street.



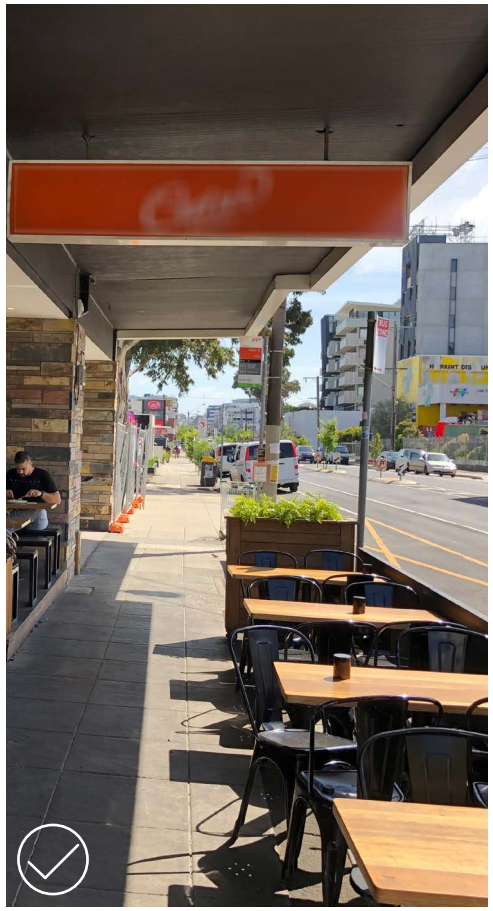
Awnings that are too high don't provide adequate weather protection and should be avoided.



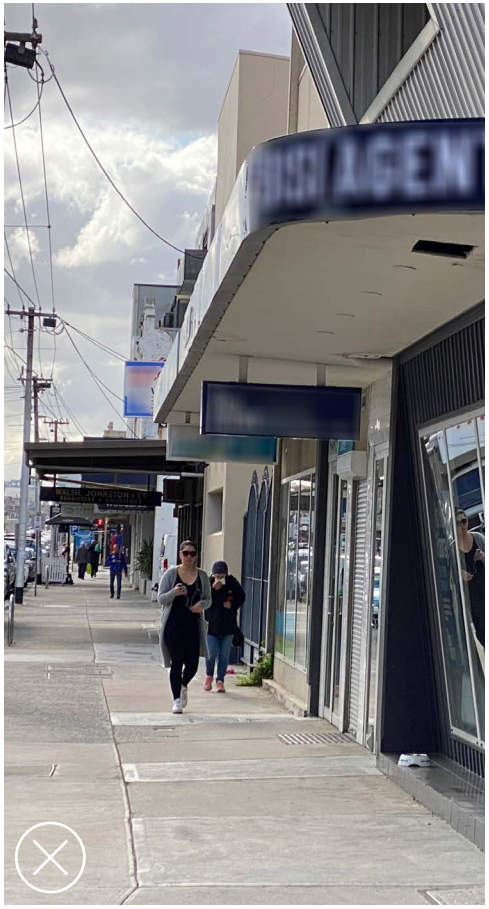
Awnings should be integrated within the facade design and should be no more than 3m above ground unless required due to adjoining buildings.



Deeper awnings should be designed with a transparent section to allow natural light inside the building.



Awnings should be designed to be pedestrian scale and provide weather protection.



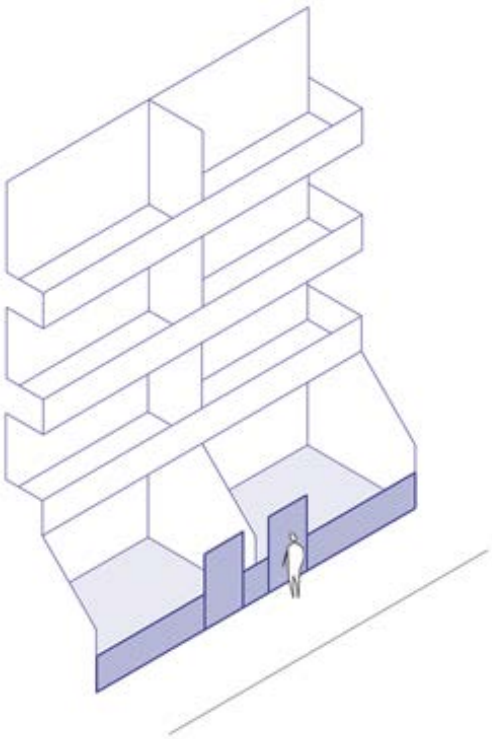
Awnings that are not wide enough do not provide the adequate weather protection.

Awnings that are high are inconsistent in the streetscape and do not provide adequate weather protection.

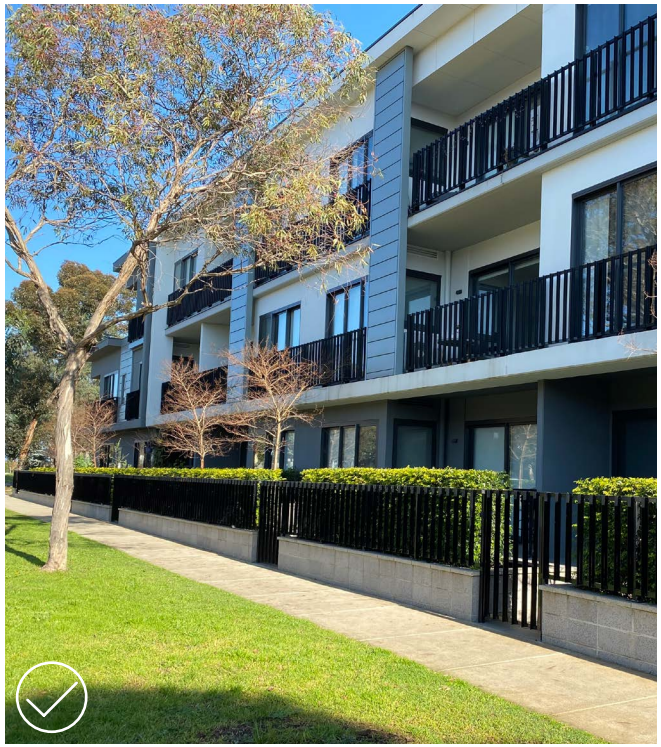
Awnings or curved and irregular shape are not consistent with the streetscape and adjoining properties.

13.

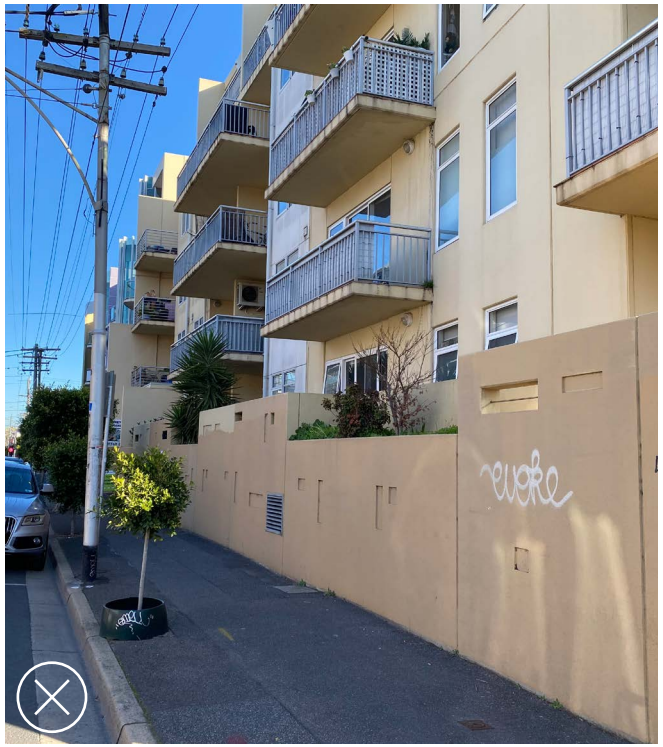
In developments with residential ground floor provide individual entries with low fences along the street.



Apartments with ground floor residential interface should provide individual entries to the dwellings directly from the street.



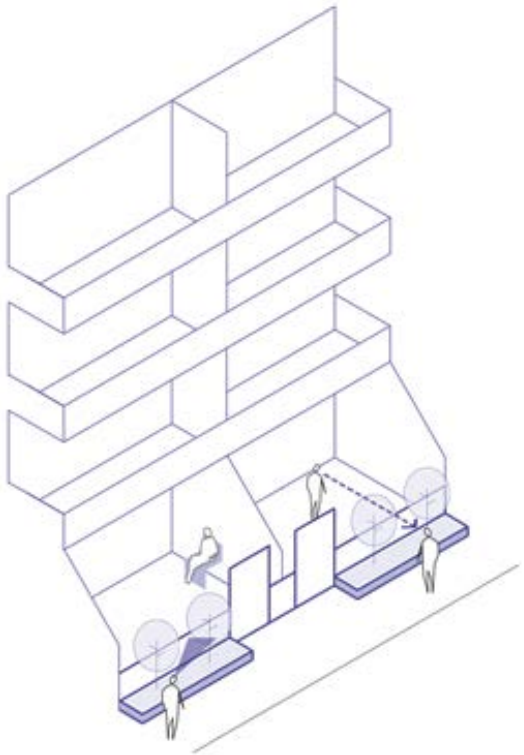
Individual residential entries along with some landscaping provide an active streetscape with passive surveillance



Apartments with a blank interface along the street create an inactive streetscape subject to vandalism.

14.

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



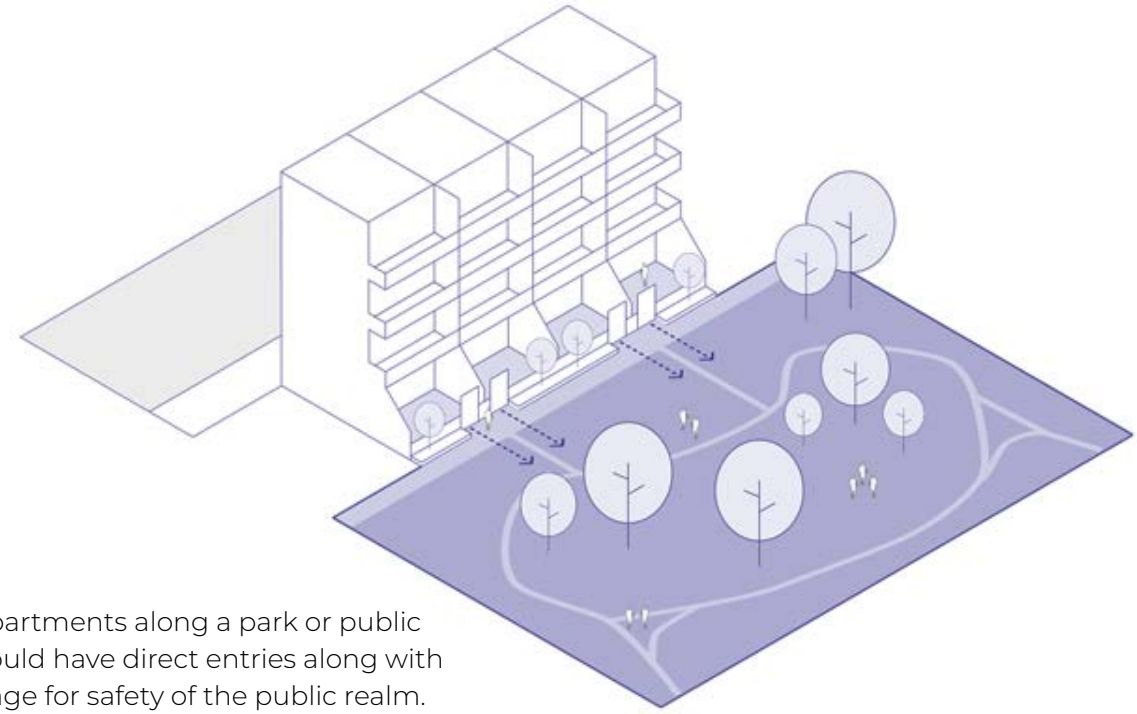
Landscaping balances the requirement of privacy and passive surveillance.

Low fences with landscaping with privacy along with a minimum of 2.5m ground floor setback creates a balance between privacy and passive surveillance.

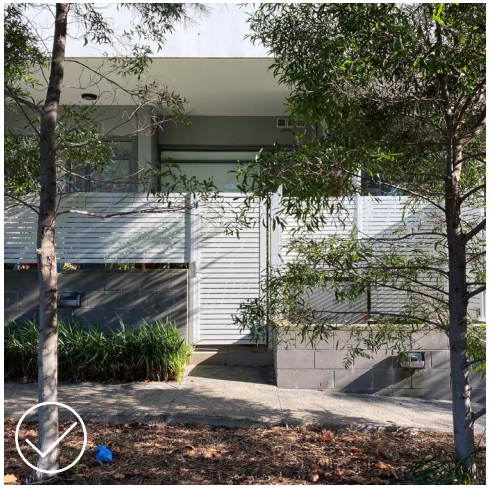
High fences create an inactive streetscape lack passive surveillance of the street.

15.

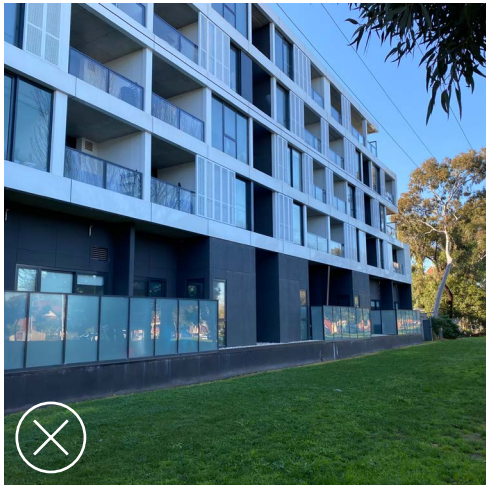
Provide clearly delineated active frontage along interface with parks or public open space.



Ground floor apartments along a park or public open space should have direct entries along with an active frontage for safety of the public realm.



Individual residential entries with landscaped interface creates active edges along parks and public open spaces.



Lack of individual entries and high fences can create unsafe environment and impact the safety of the park and public open spaces.

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.

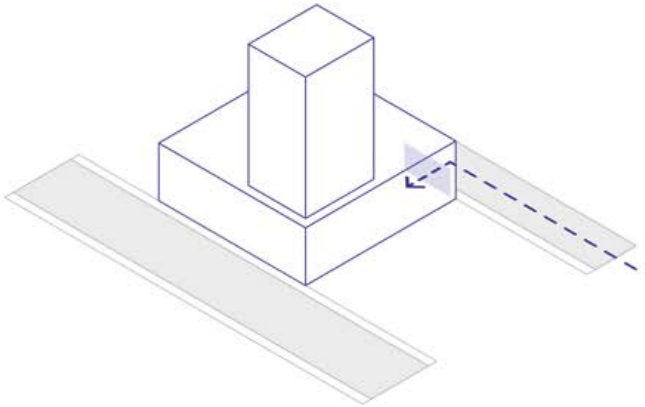
Design Outcome:

To ensure that building entries and pedestrian access are easy to identify and connect to the public domain.

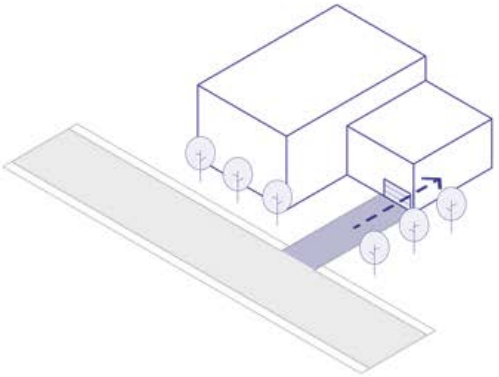
- To ensure that vehicular access points are designed to minimise the impact on streetscape and reduce conflict between vehicular and pedestrian movement.
- To ensure appropriate parking is provided for alternative modes of transport.
- To minimise the visual and environmental impact of car parking.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

16.

Minimise the impact of vehicular access on the streetscape.



Provide vehicular access from rear laneways or secondary street where available.



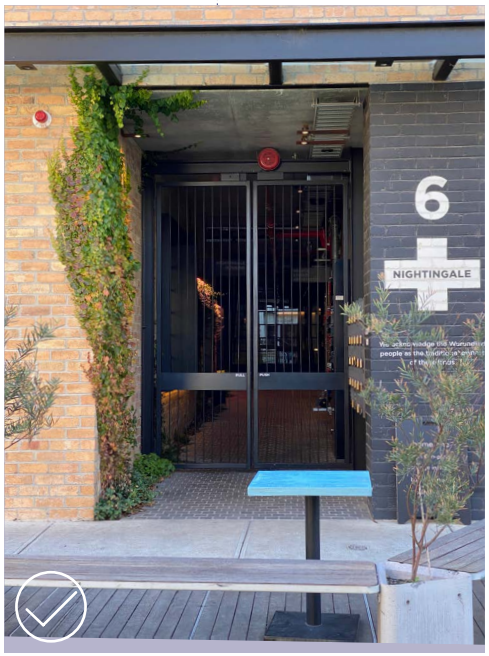
Design car parking access to be recessive and integrated in the building design.

Recessive car park entries provide more visibility for pedestrian creating a safe environment

Dominant and consolidated car park entries create an unsafe pedestrian environment

17.

Provide a clearly defined pedestrian entry and direct lift lobby.

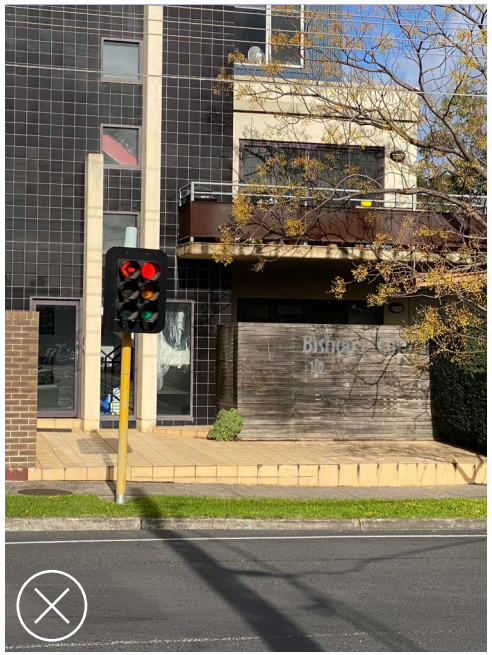


A clearly defined pedestrian entry with signage and landscaping creates an inviting place.

A prominent awning can be used to define a pedestrian entry.

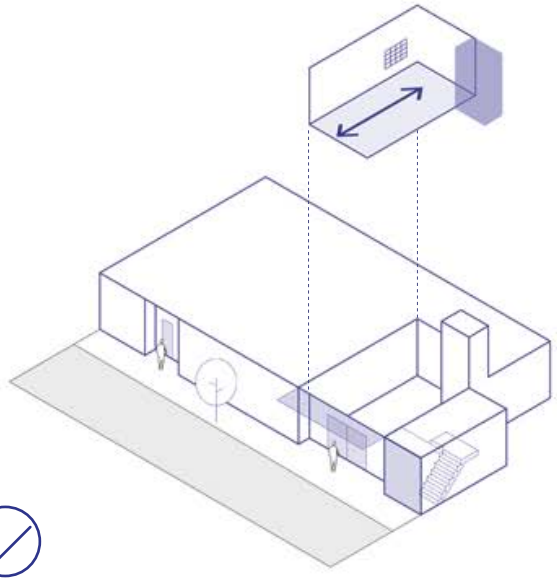
Ensure the entry foyer is at grade without any steps to provide accessible entry.

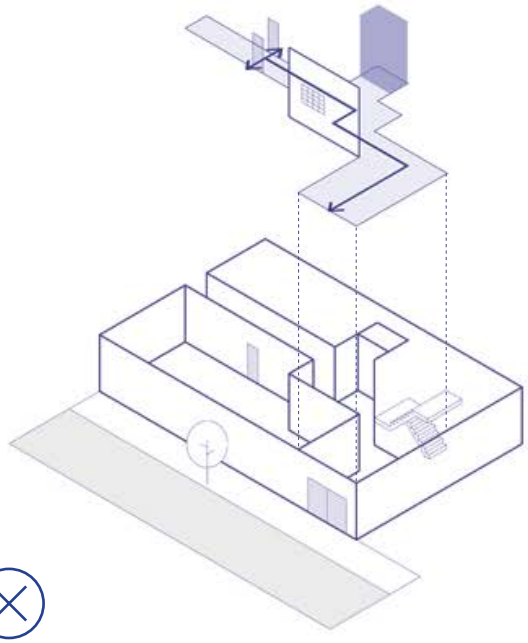
Poor articulation can result in pedestrian entries that are not legible and easy to find.



Entry with a step near the footpath are not accessible for everyone.

Building entry can be defined through change in articulation or built form as long as it is proportionate and integrated with the overall architecture of the building.



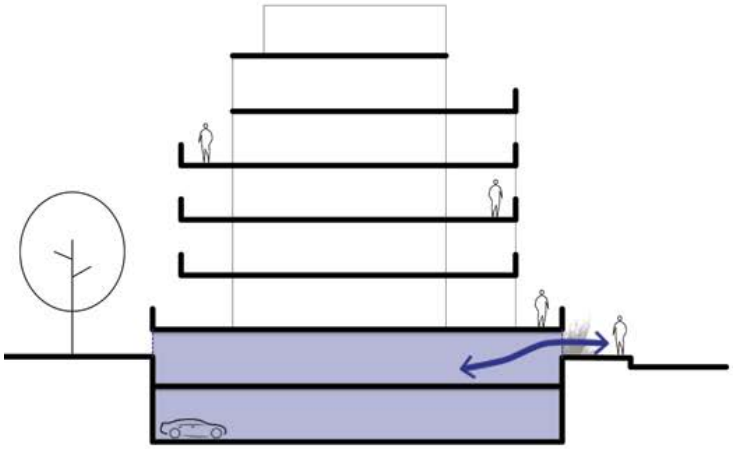


Pedestrian entry into apartment lobby should be direct, providing a clear view of the lift lobby from the footpath and a sufficient waiting area.

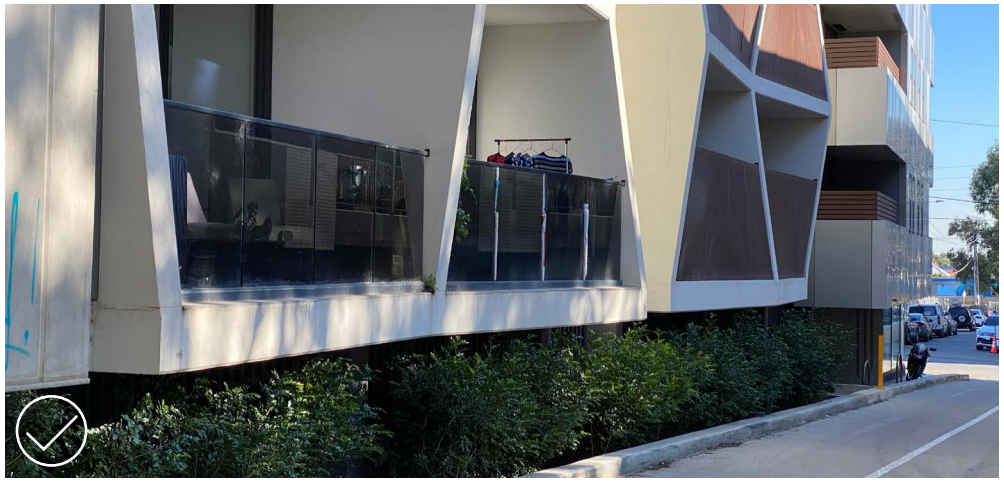
Clearly defined pedestrian entry with a visible vertical circulation core, create a safe inviting environment.

18.

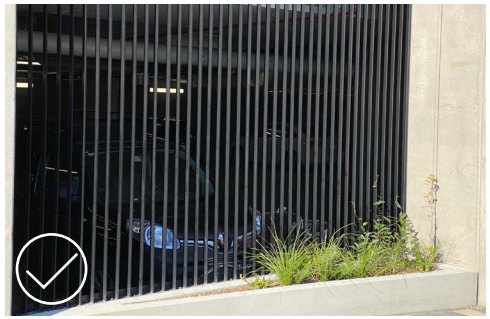
Provide natural ventilation in car parks integrated within the development.



Semi-basement car parking can be useful in providing natural ventilation. They should only be provided in residential areas with landscaping and street setback to minimise the visual impact. The protrusion of parking should not exceed 1m above ground.



Semi-basement car parking screened with landscaping along a side laneway provides natural ventilation in the car park along with a balance of privacy and passive surveillance.

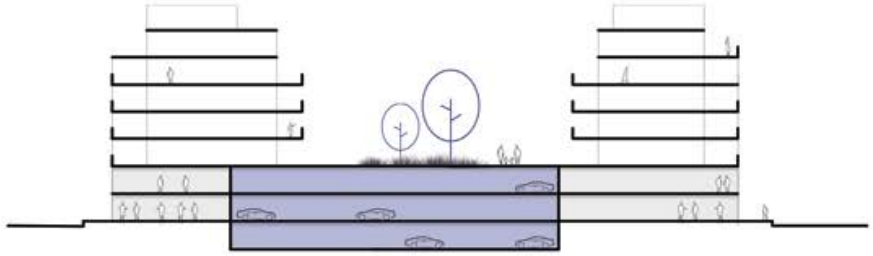


Permeable screen along a shared path providing natural ventilation in the car park.

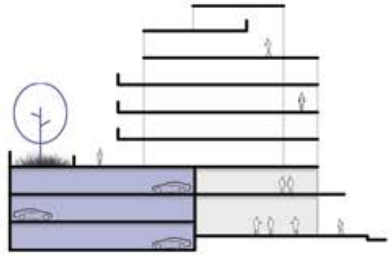
Semi-basement car parks with a blank interface create an inactive footpath.

19.

Ensure above ground car parking is sleeved with active uses along the street.



Car parking should be located in the basement. Above-ground parking should be concealed from the public domain with other uses such as commercial or residential.

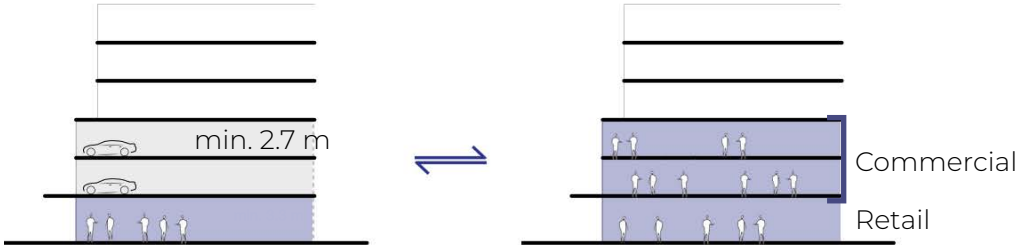


On sites with main road frontages, above ground parking should be located at the rear of the site, behind retail and commercial uses.

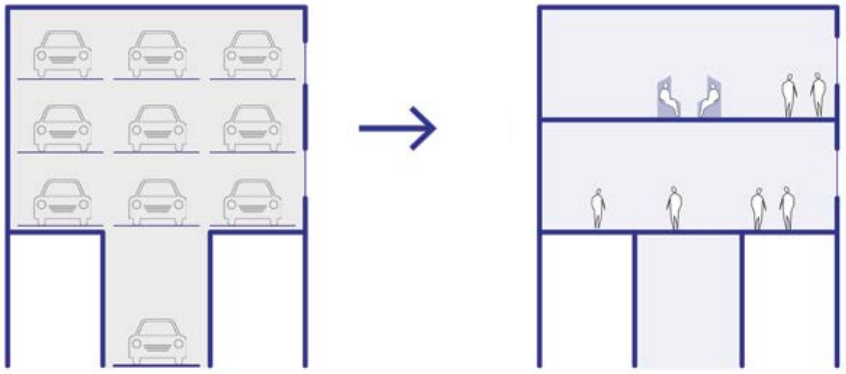
Above ground parking with screened facade does not provide adequate activation and active surveillance.

20.

Design above ground car parking to be adaptable.

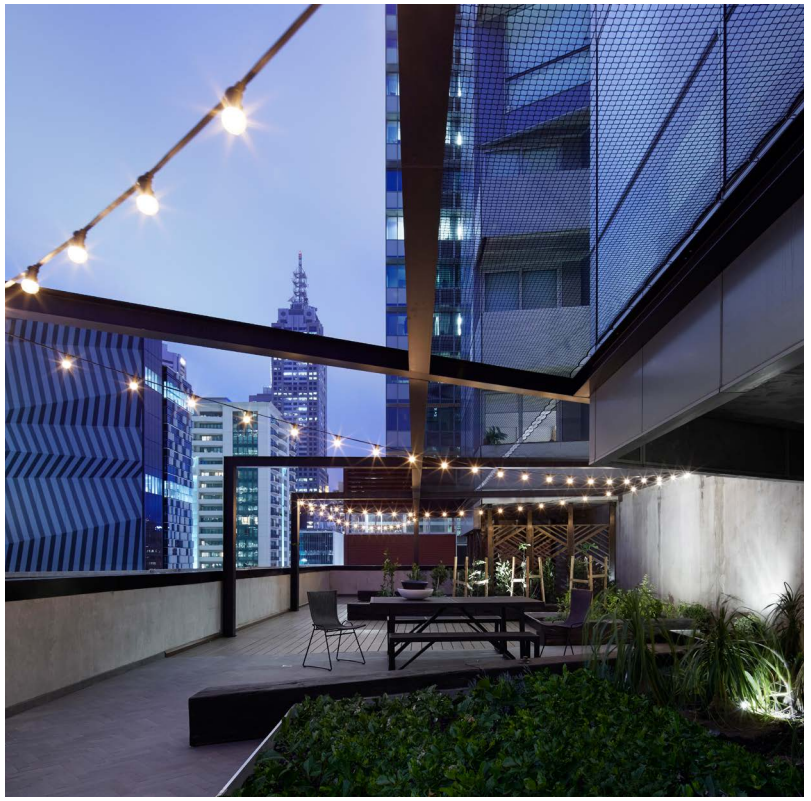


Higher ceiling heights for above ground parking allows future retrofitting of the space for other uses.



A car stacker system within an open void or car park structure with generous ceiling heights can enable adaptation into habitable uses in the future.

A former car stacker system is converted into a habitable use through the insertion of new floor plates with access to natural light and ventilation.

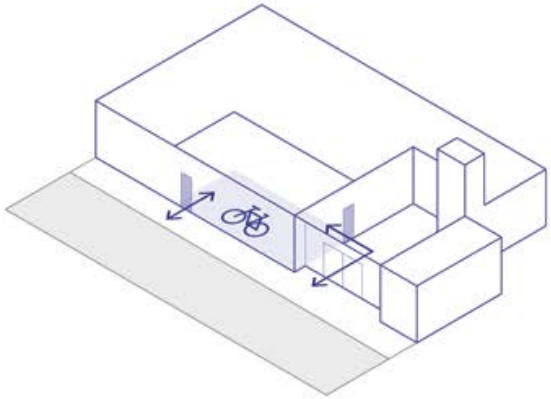


QV 8 Apartments, designed by Breathe Architecture, photo by Peter Clarke

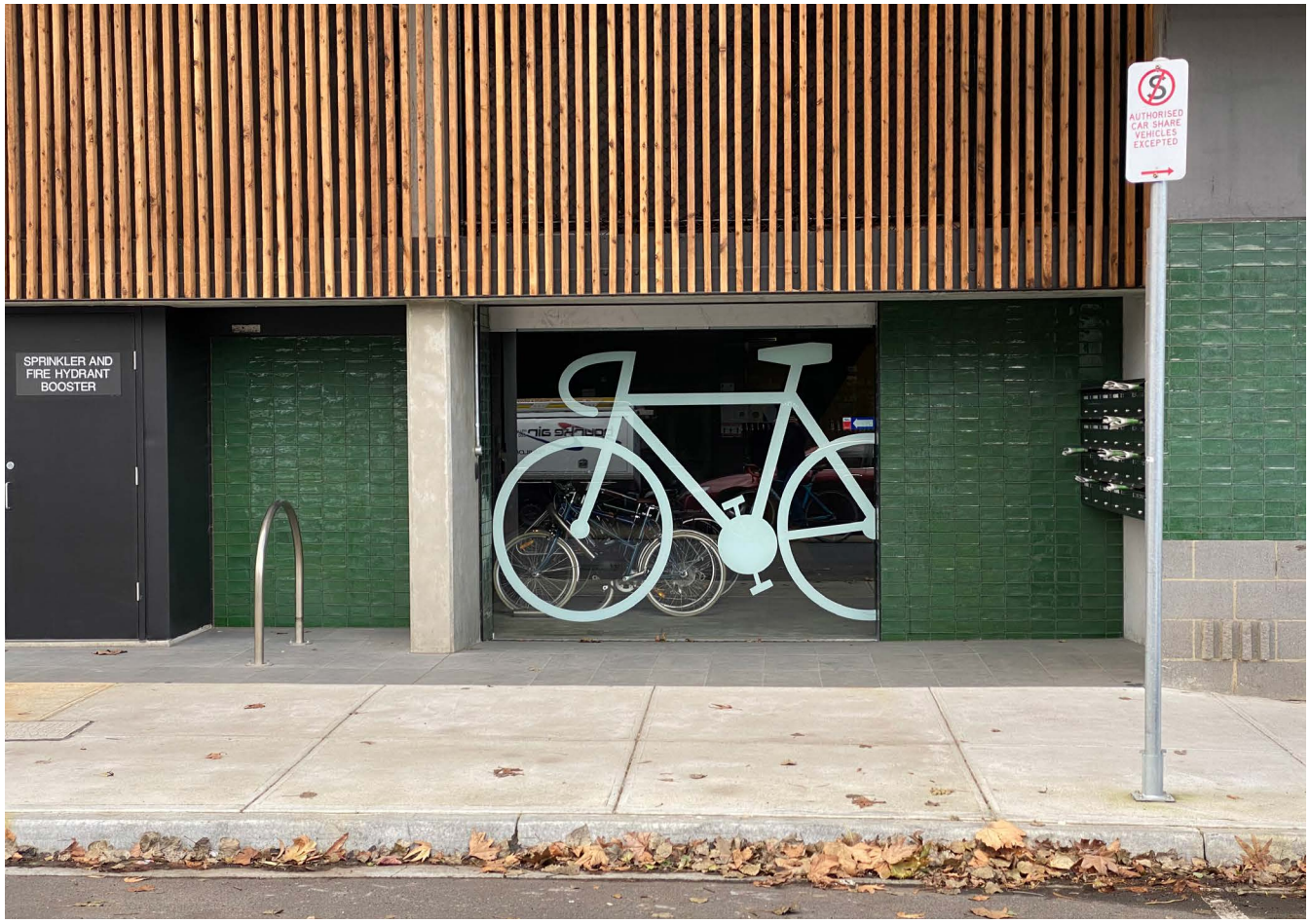
Refurbishment of an inner Melbourne disused car park into apartment development.

21.

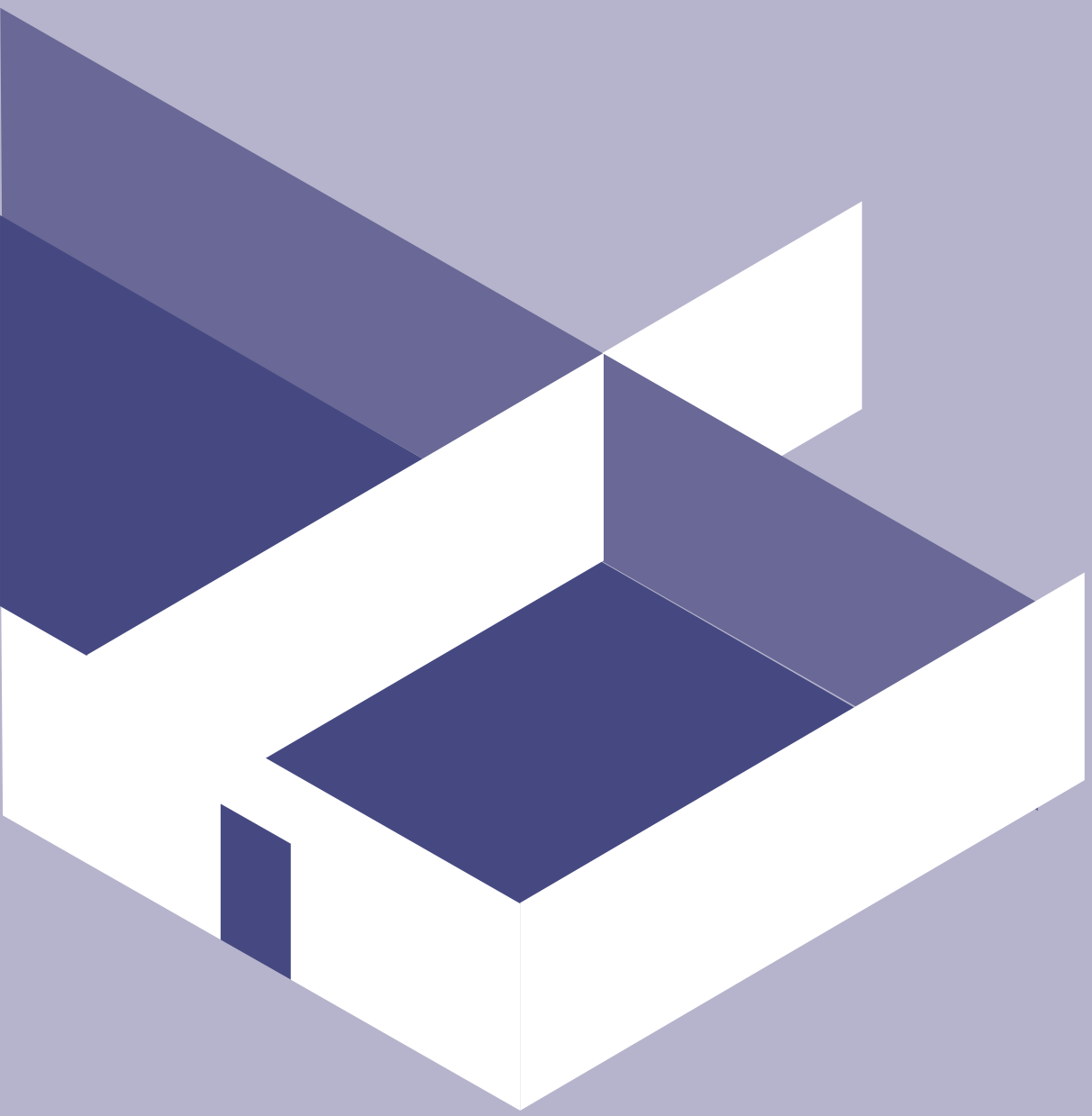
Provide safe and easily accessible bicycle parking.



Bike parking should be secure, easily accessible from the street or lift lobby and should be located on ground level.



Easily accessible bike parking from the street encourages cycling.



BUILDING LAYOUT & DESIGN

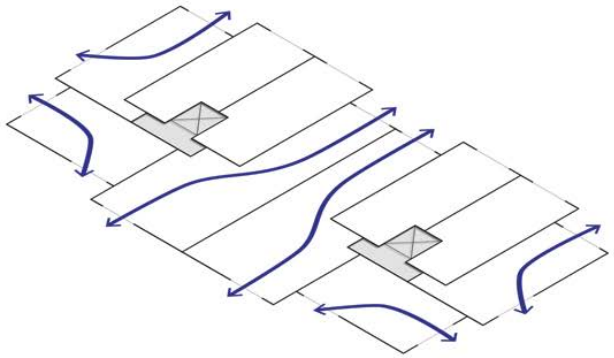
Building layout and design refers to the internal layout of the building. Internal layout and design of the building has a huge impact on the amenity of the residents and on adjoining properties. It covers various sections like natural light, ventilation, storage, circulation, and layout and positioning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

Design Outcome:

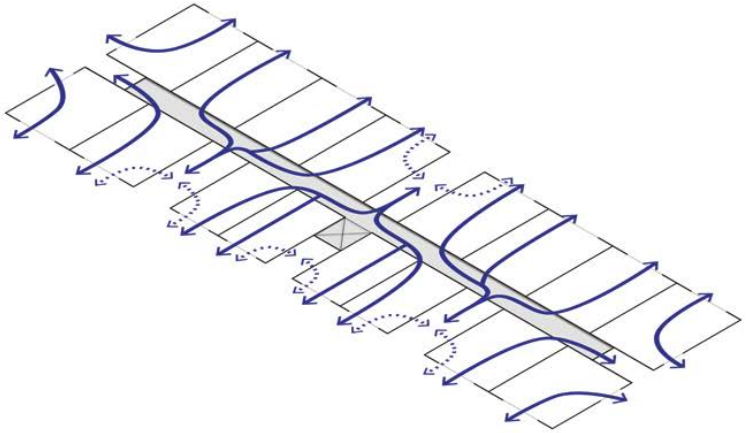
- To ensure the internal layout of the building provides amenity for residents.
- To create safe, pleasant and accessible circulation space in the development.
- To ensure sufficient storage is provided for residents
- To limit views into the secluded private open space and habitable room windows of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

22.

Provide natural light and ventilation in circulation corridors and living spaces.



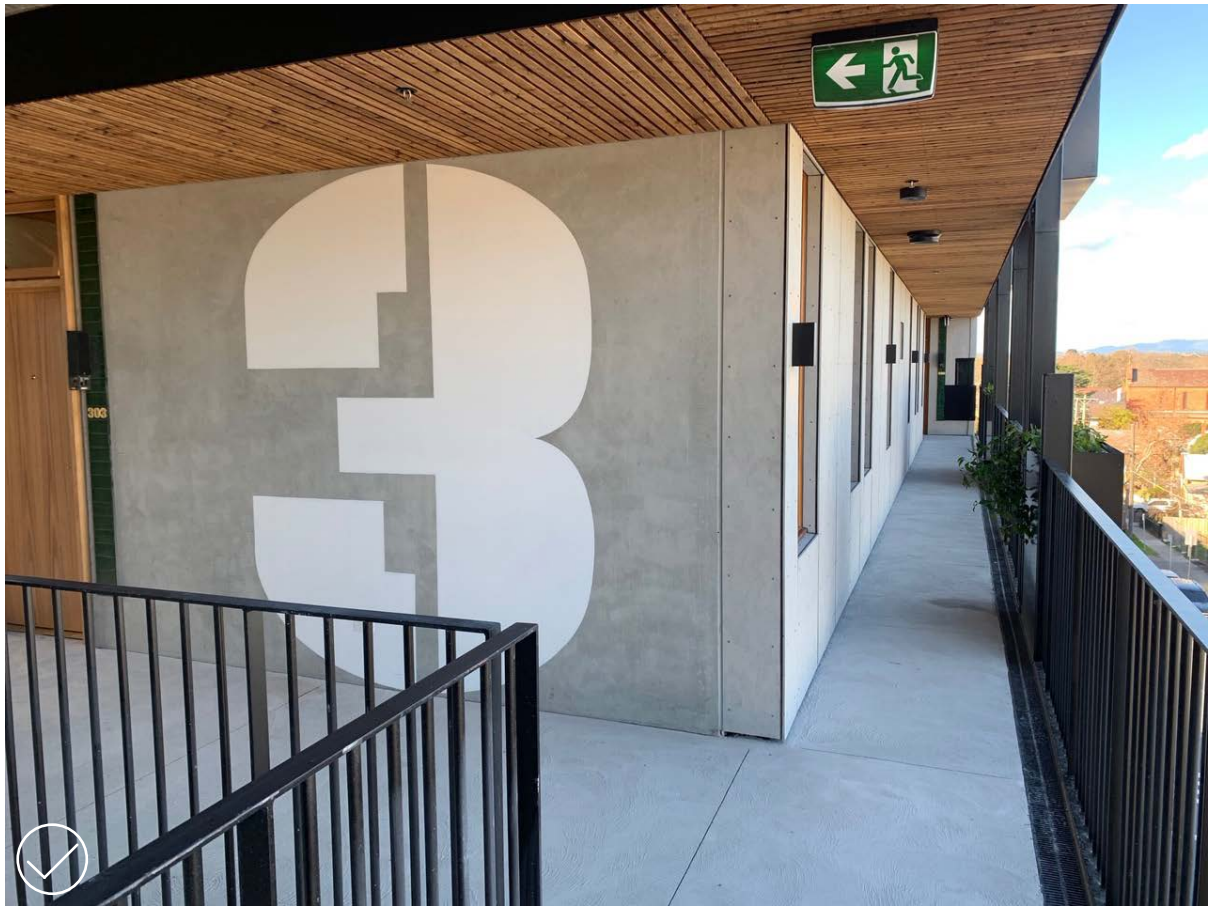
Multiple cores instead of long corridors can help improve cross ventilation by providing through apartments.



Circulation corridors can be used to provide cross ventilation by using security doors for dwellings.

Housing Choices Australia, designed by Kennedy Nolan, photo by Derek Swalwell

Natural light and ventilation in circulation corridor improves the indoor environment quality and amenity for the development.

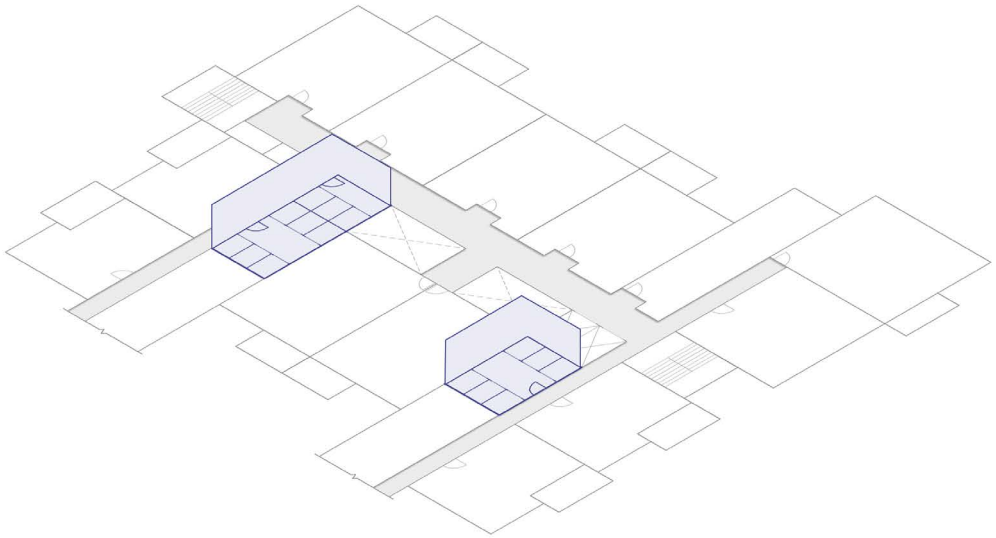


Nightingale 2.0, designed by Six Degrees Architects, photo by local resident.

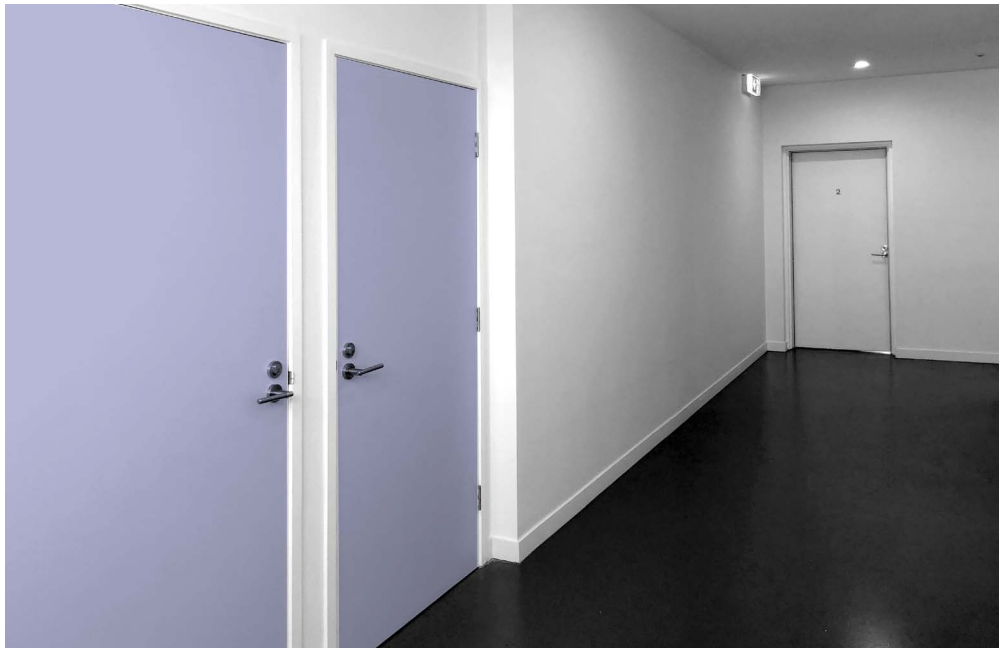
Open circulation corridors in single loaded apartments can provide ample natural light in the corridors and also assist in cross ventilation in the apartments.

23.

Use internal spaces in the floor plate to provide dedicated storage on each floor.



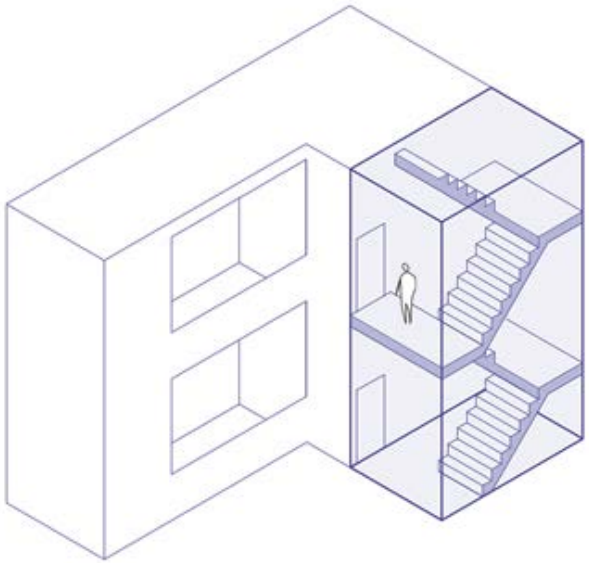
Internal spaces on the layout plan can be used to provide storage on the floor to improve access and useability.



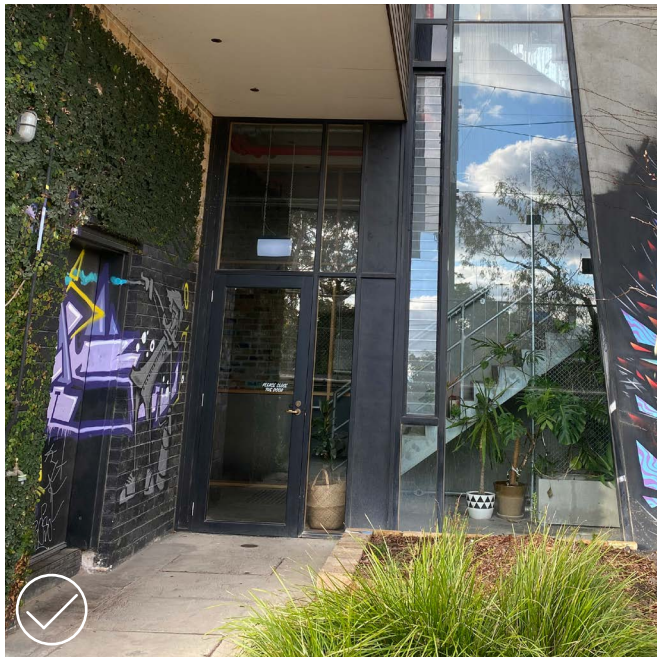
Storage space accessible from the circulation corridor should be safe and secure.

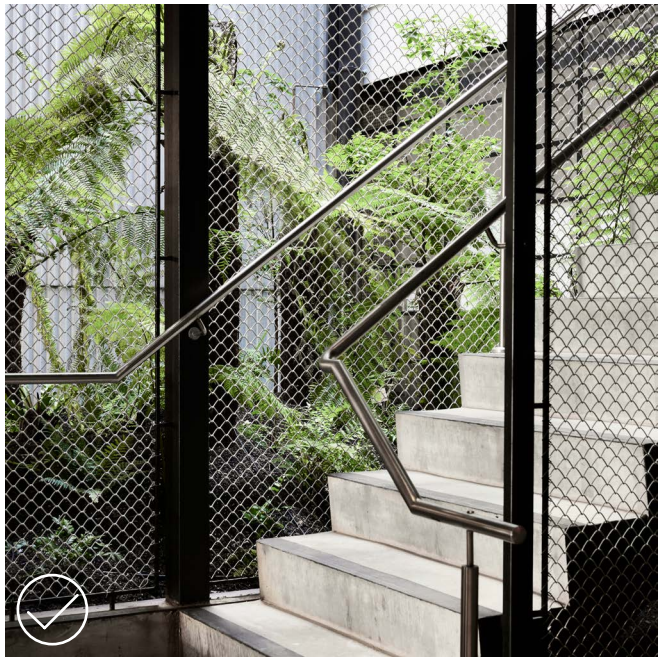
24.

Provide staircases that are visible and have natural light to encourage their use.



Staircase that is easily accessible and have` natural light promotes healthy lifestyle and less reliance on lifts.





Nightingale, designed by Breathe Architecture, photo by Eve Wilson

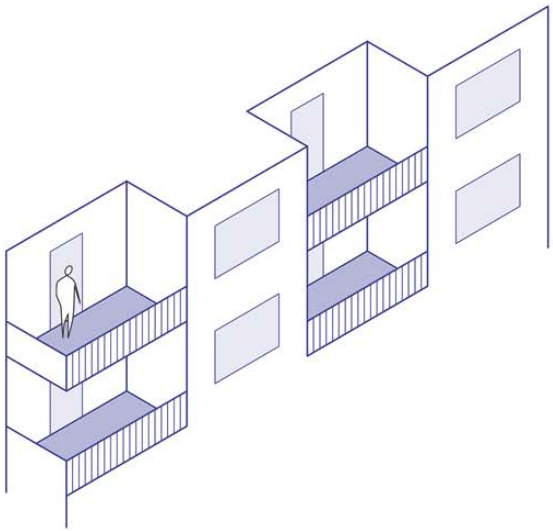
Stair case connected to a courtyard or outdoor space and promotes its use and interaction between residents.

Arkadia, designed by Breathe Architecture, photo by Tom Ross

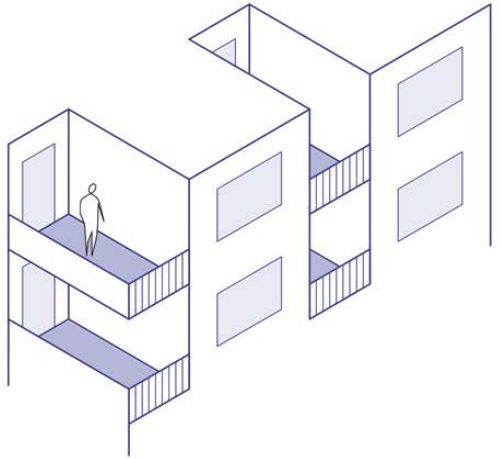
Open stairs can become a feature in the design, provide views and promote healthy living.

25.

Provide balconies that have a wide frontage to the street.



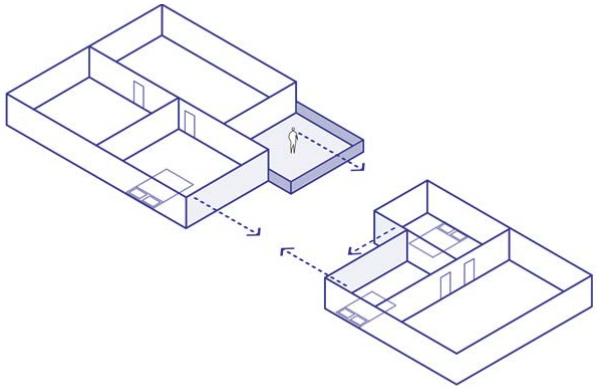
Balconies should be designed to have the wide frontage towards the street to maximise usability and natural light in the dwellings.



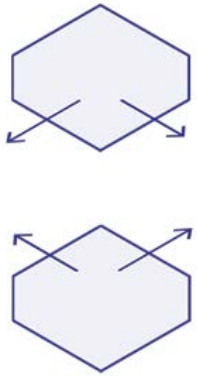
Balconies that are perpendicular to the building facade limit natural light in the rooms and do not provide sufficient activation of the street.

26.

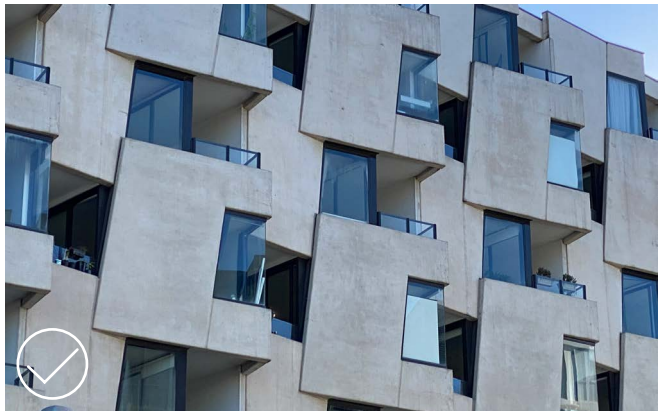
Minimise internal overlooking and direct views through careful design of windows and facades.



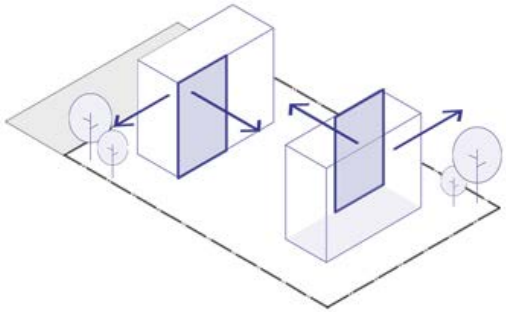
Shaping, staggering and realigning facades can assist in limiting direct views.



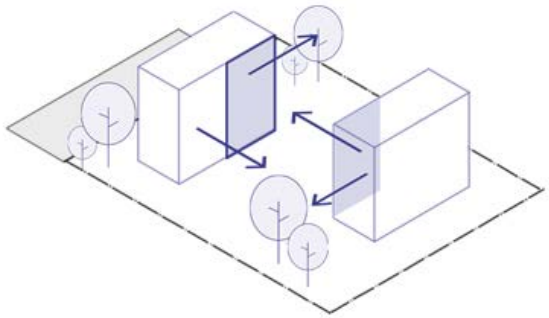
Apartments can be designed to provide oblique views to provide privacy.



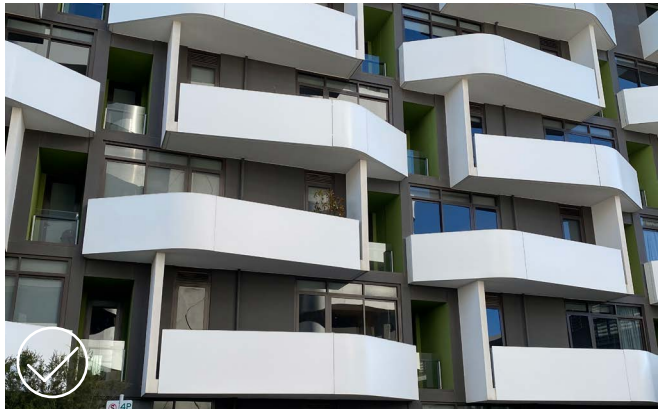
Balconies and windows designed to direct views towards one direction.



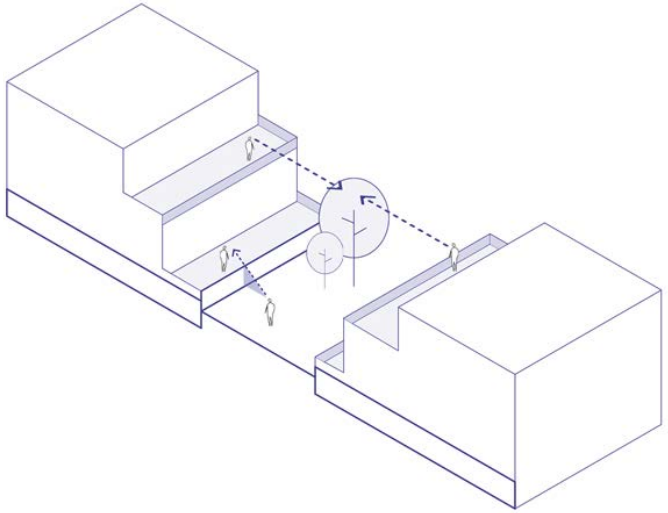
Facade with staggered windows and balconies can limit views and provide privacy.



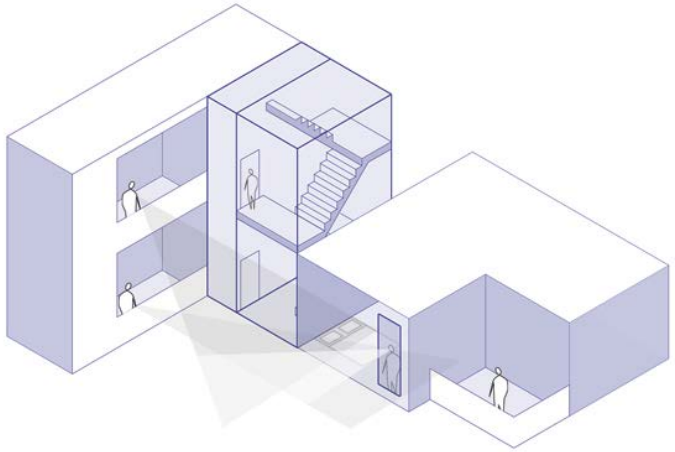
Redirected views can help provide privacy and maintain amenity.



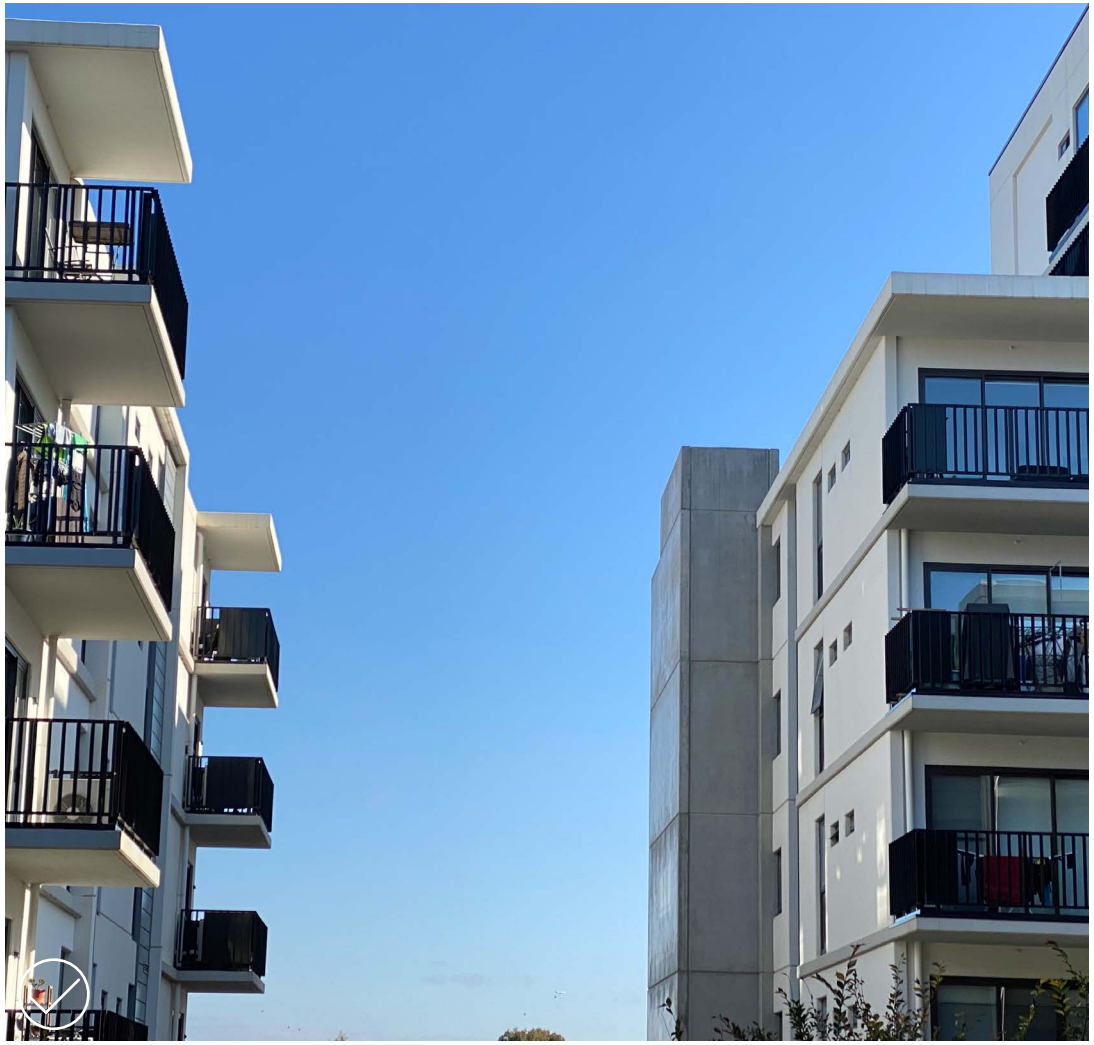
Balconies with staggered screens on the side maintain privacy while providing visual interest.



Raised terrace and vegetation provide privacy for units facing an internal courtyard.



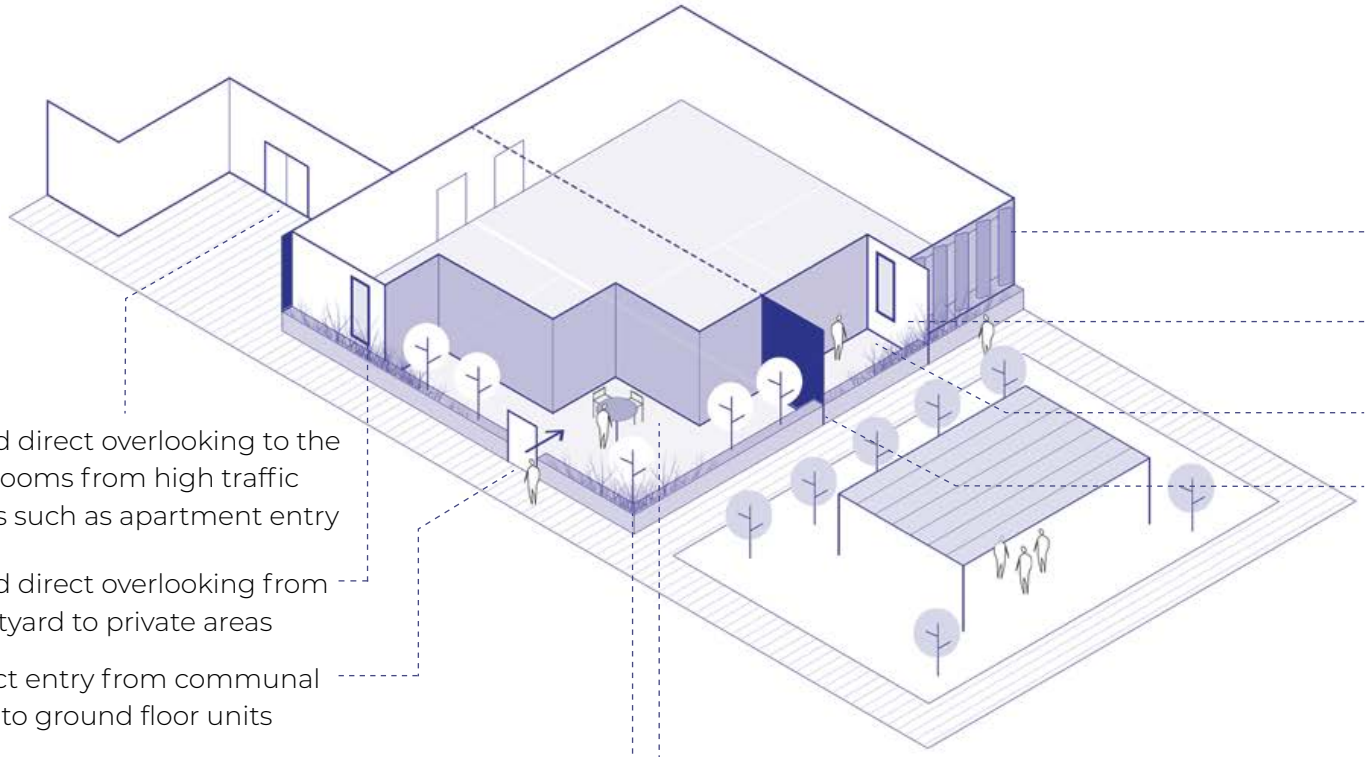
Locating circulation cores at the corners helps create separation between balconies.



Orienting balconies in different direction can help redirect the view and achieve privacy without the need for high privacy screens.

27.

Provide adequate amenity and privacy for dwellings located along communal open space or courtyards.



Avoid direct overlooking to the bedrooms from high traffic areas such as apartment entry

Avoid direct overlooking from courtyard to private areas

Direct entry from communal area to ground floor units

Adjustable screen for ground floor living room/ bedroom near communal path

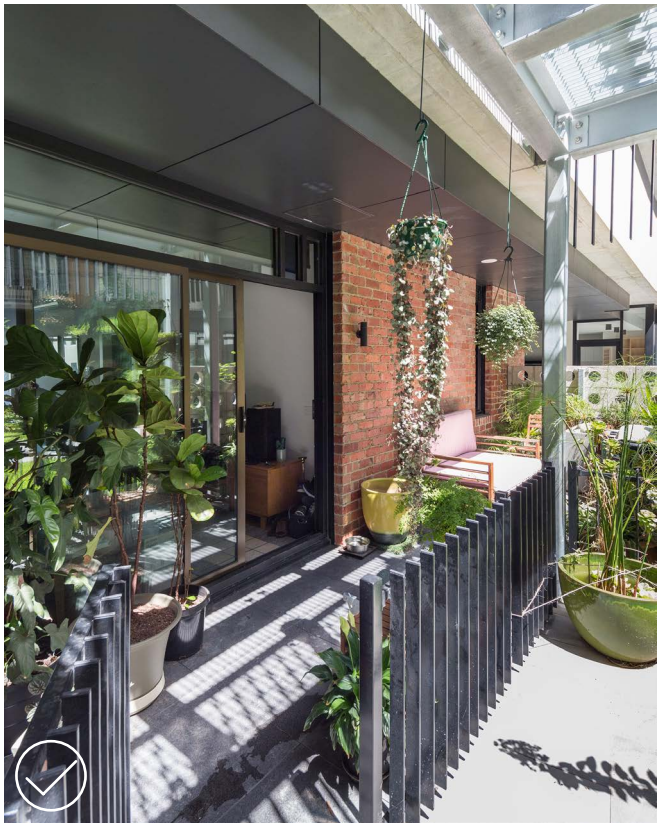
Windows to the unit's own terrace provide more privacy than window to communal courtyard

Create a recess area to distance bedroom away from the courtyard

Full wall separation between units improves terrace's privacy

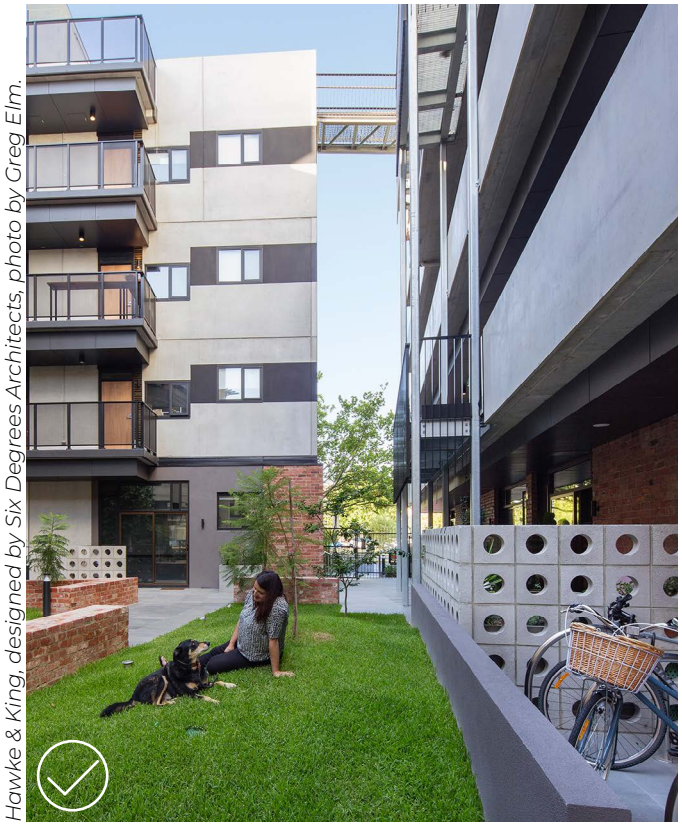
Create adequate space for ground floor terrace

Plants create a buffer from courtyard to ground floor units



Hawke & King, designed by Six Degrees Architects, photo by Greg Elm.

Individual entries from communal open space with a small private space buffered by landscaping can provide a balance of privacy and activation.



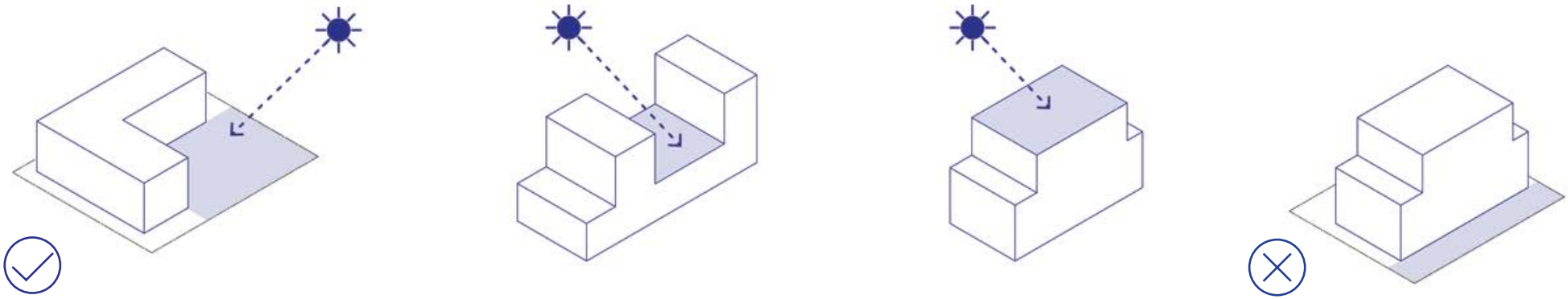
Hawke & King, designed by Six Degrees Architects, photo by Greg Elm.

A combination of privacy screen, landscaping and mounding can provide a balance of privacy and passive surveillance.

Lack of private open space in front of the entrances results in enclosed blinds and limits activation.

28.

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



Communal open space should be located in a courtyard, podium or rooftop, be easily accessible and have adequate solar access.

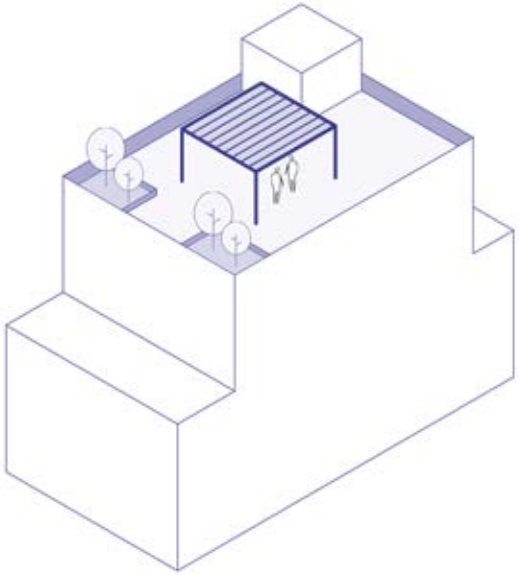
Communal open space in leftover spaces have poor amenity due to poor orientation and narrow width.

Arkadia, designed by Breathe Architecture, photo by Tom Ross

Range of communal open spaces located on different levels increase accessibility and amenity in large developments.

29.

Rooftop communal open space should have adequate shade and weather protection.



Rooftop communal open space should provide shade and weather protection. Any plant and equipment should be screened from the communal open space.

Nightingale 1, designed by Breathe Architecture, photo by Tom Ross.

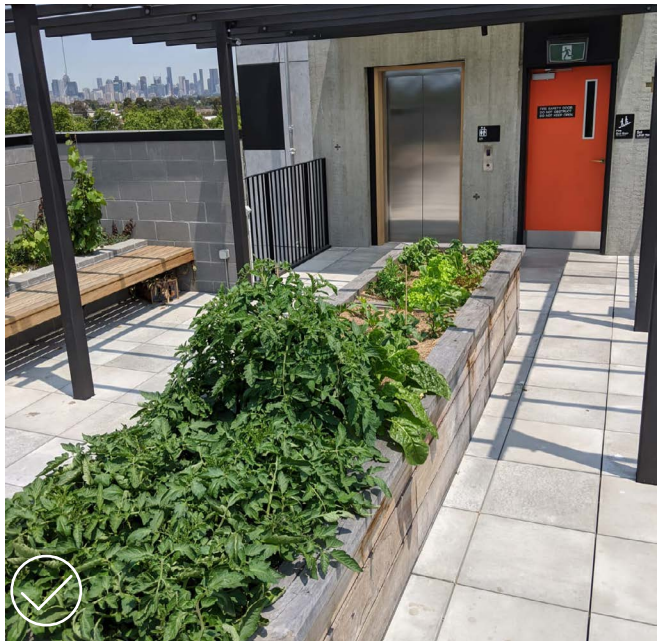
Shade and weather protection improves amenity and increases the useability of communal open space.

30.

Communal open space should provide for a diverse mix of activities and uses.

Hawke & King, designed by Six Degrees Architects, photo by Greg Elm.

Ground floor and podium level communal open space can provide active recreation and play spaces for families.



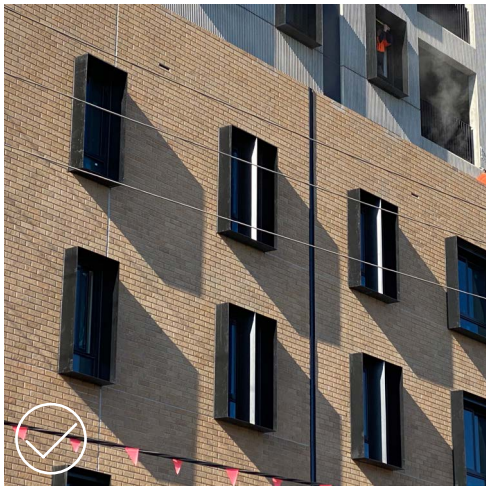
Communal open space can have vegetable gardens to promote local food growing and community interaction.

Nightingale 1, designed by Breathe Architecture, photo by Tom Ross.

Communal open space can include space for outdoor dining and gathering.

31.

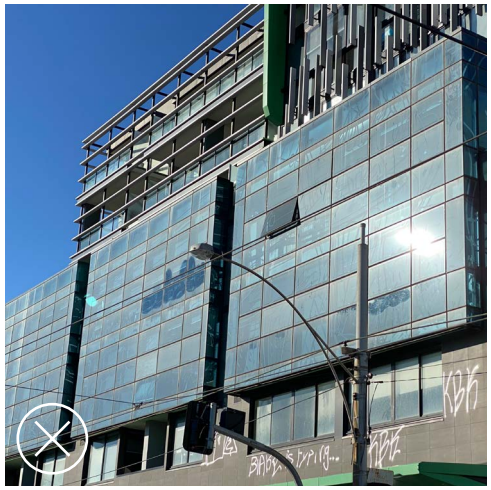
Ensure the design of the windows considers the orientation of the facade.



Windows to the west should be small and protected from the western sun.

Windows to the north can be large and allow winter sun while providing protection from the summer sun.

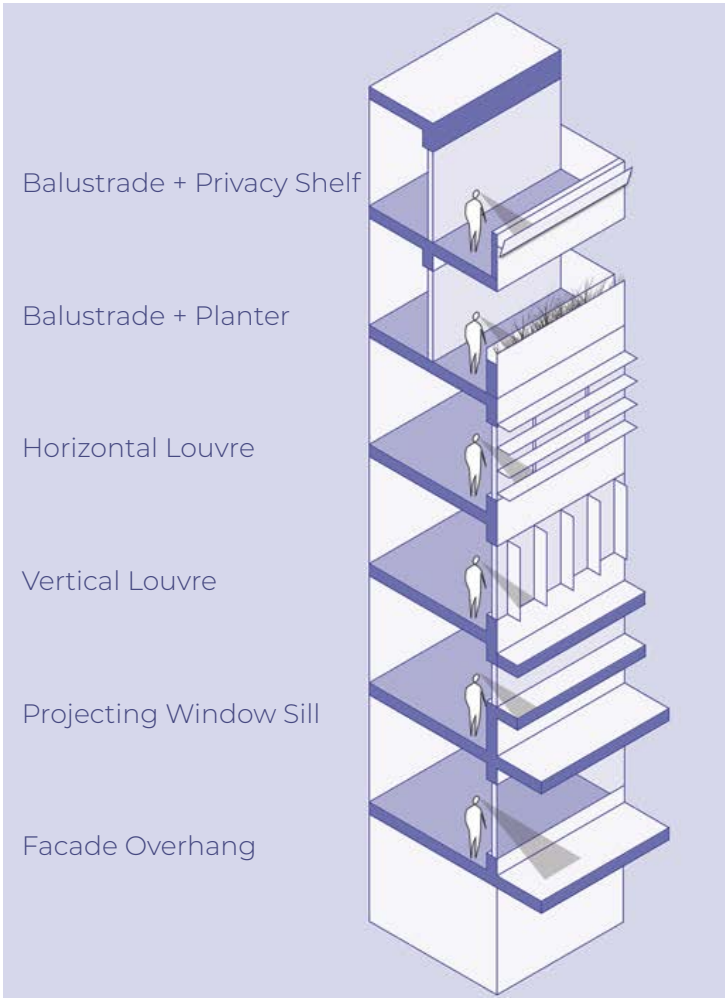
External shading devices to be integrated in facade design and provide necessary protection.

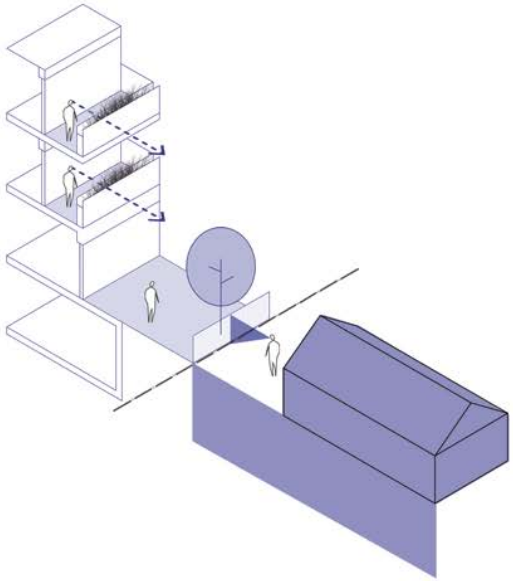


Large expanse of glass on western facade contribute to excessive heat gains in summer.

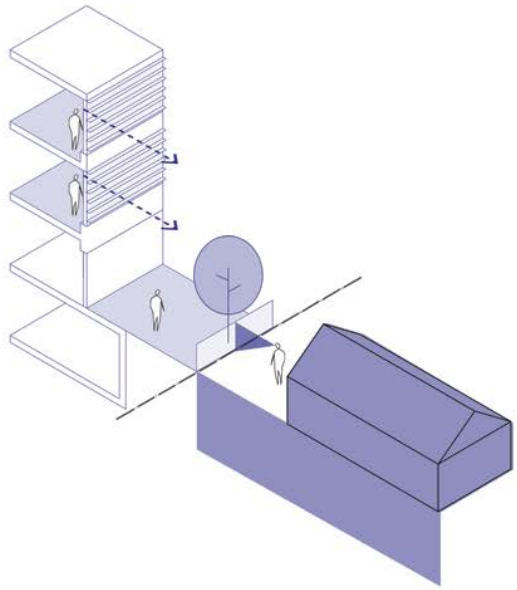
32.

Minimise overlooking of adjoining properties through design of windows and balconies.



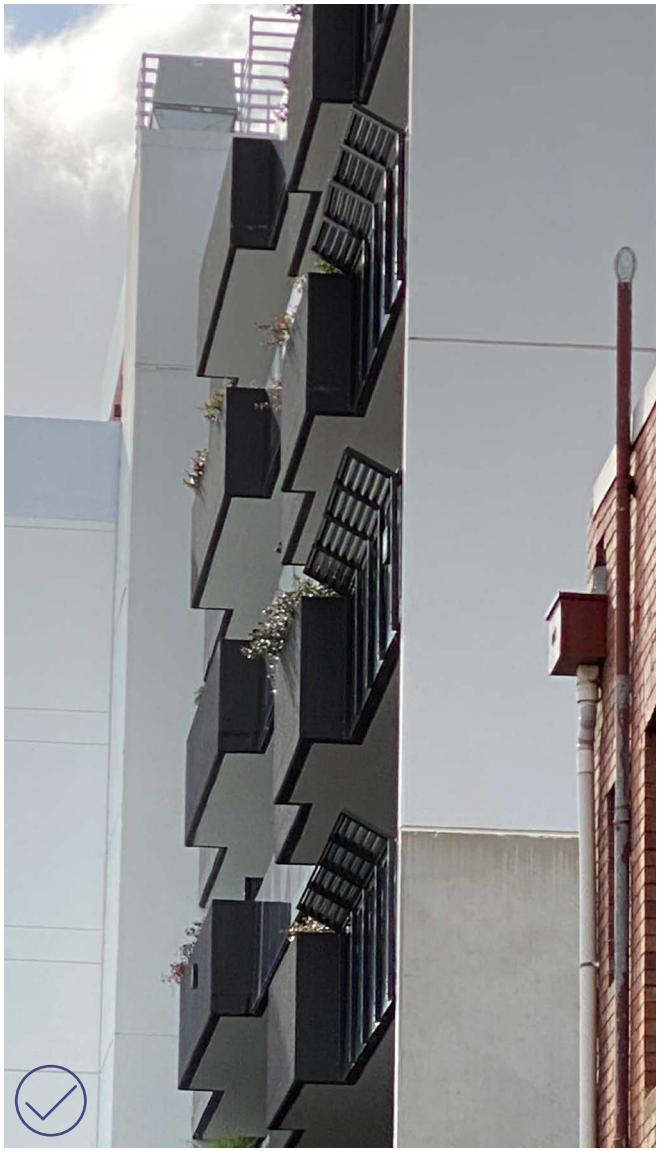


Balcony with planter box to limit downward views.

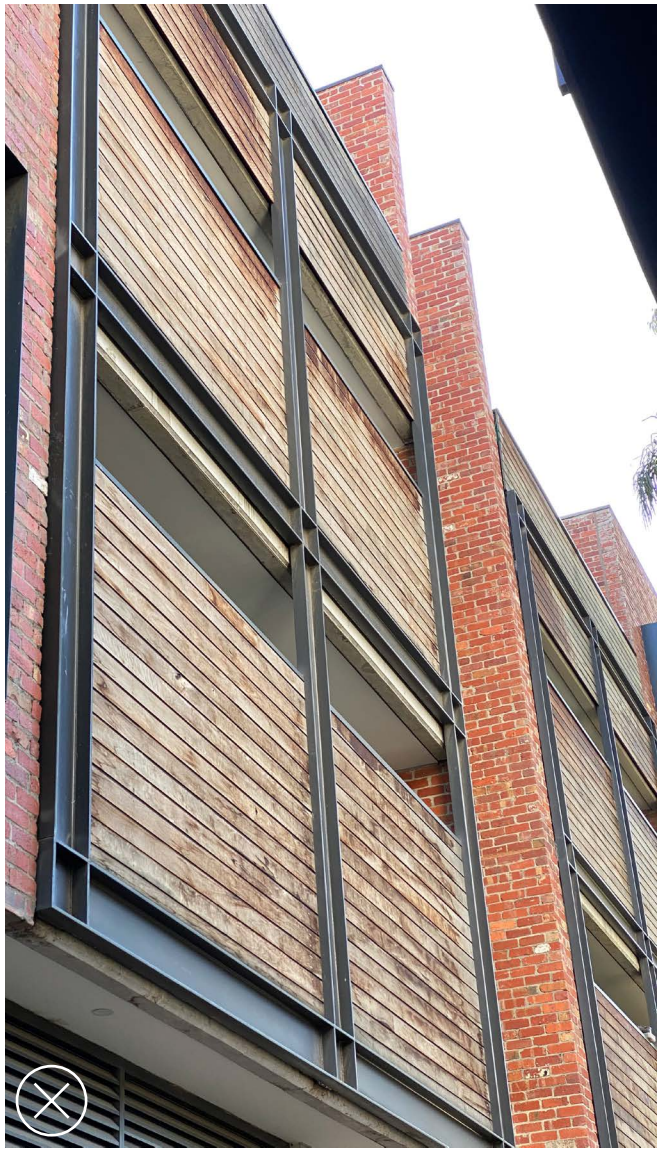


Balcony with horizontal louvres to limit downward views.

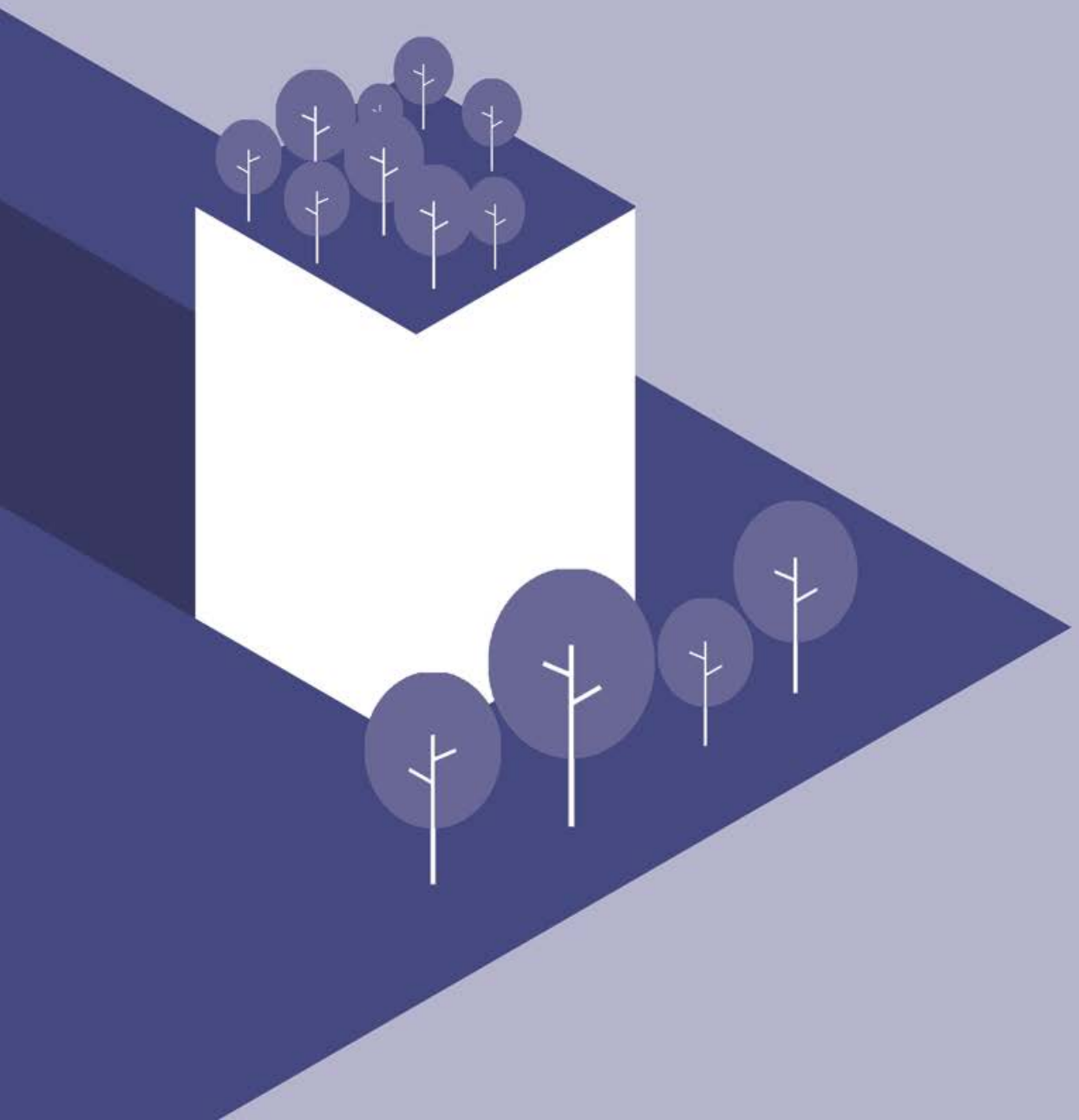
Building elements and design techniques to limit overlooking from balconies without compromising access to daylight, natural ventilation and outlook.



Angled louvered screens can help reduce downward view while still providing distant views



Privacy screens limit daylight and outlook from balconies and compromise amenities.



LANDSCAPING

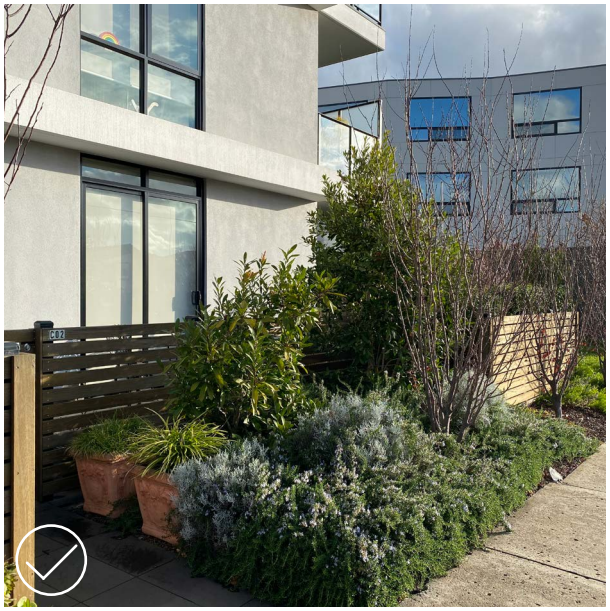
Landscaping can be used in multitudes of ways to enhance apartment dwellings and create safe and appealing environments by designing with nature. Providing a quality landscape design response ensures that buildings and their surrounding landscape, act as an integrated system and achieve greater sustainability, 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.

33.

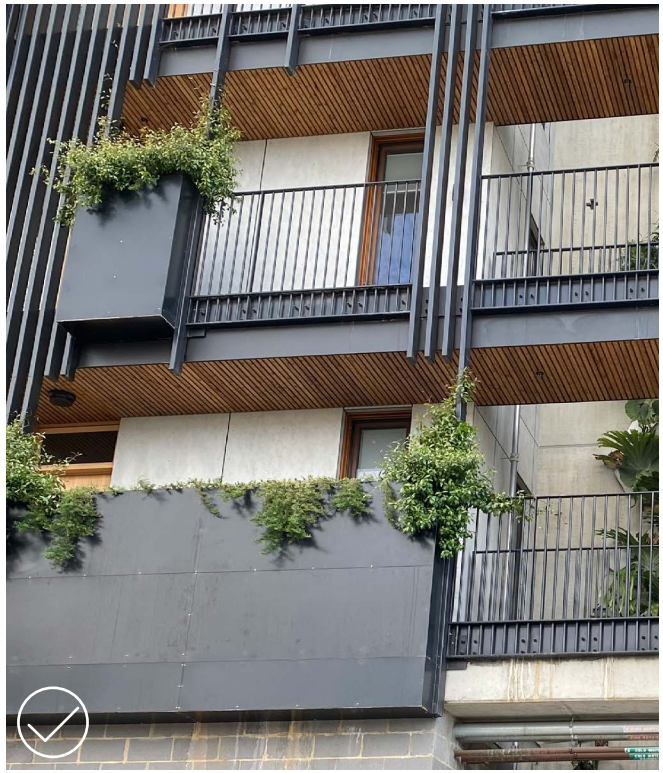
Use native, indigenous and endemic planting palette to enhance biodiversity.



Use of native, indigenous and endemic planting palette enhances biodiversity and reduces maintenance. Additionally, use of hardy plants ensure the landscaping is robust and require minimal maintenance.

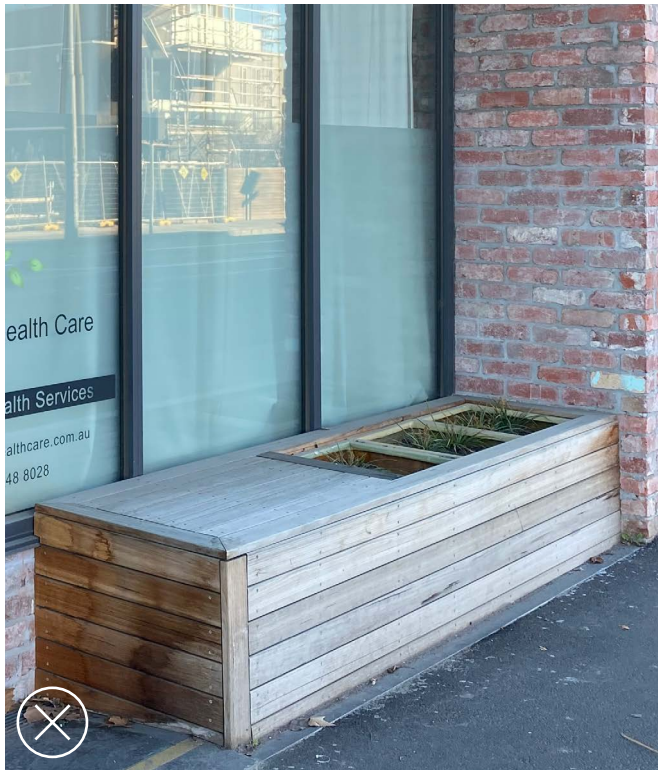
34.

Provide appropriate soil profile and irrigation for planter beds to achieve desired outcome.



Planter beds should have appropriate soil volume and irrigation in order for the plants to thrive.

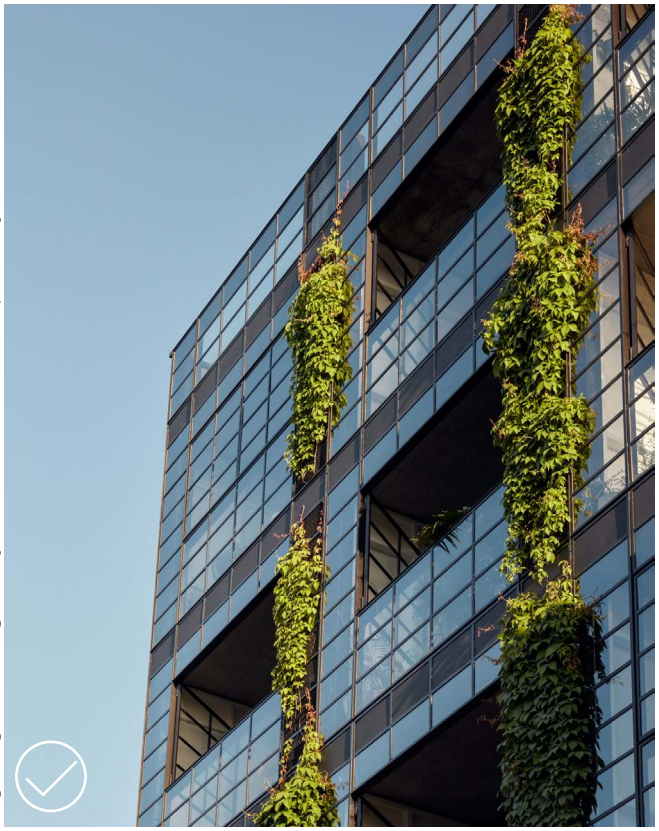
Planter beds for trees should include appropriate soil based on the species and size of the tree to ensure they will grow to optimum size.



Planter beds in best of locations can fail without appropriate irrigation and soil profile.

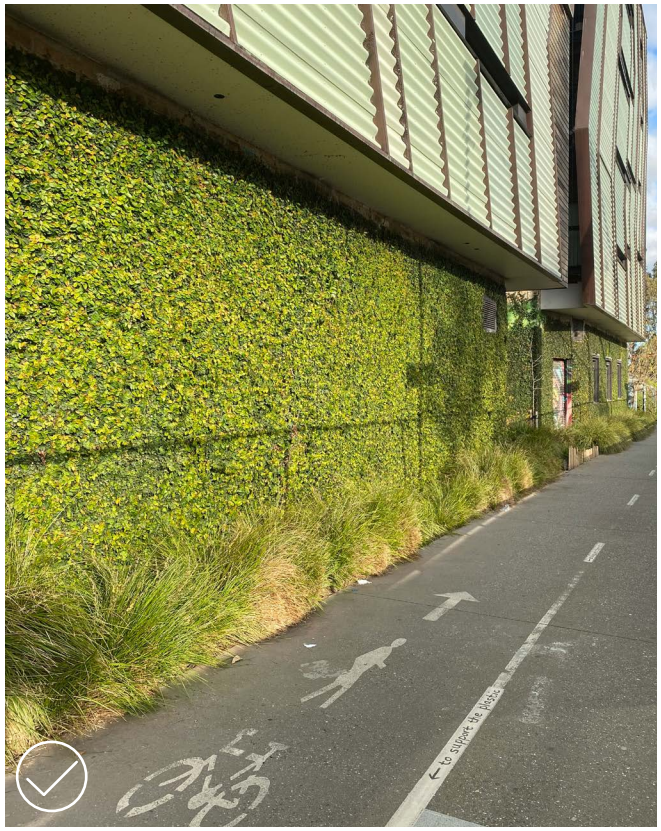
35.

Provide greening of vertical surfaces and facades where possible.

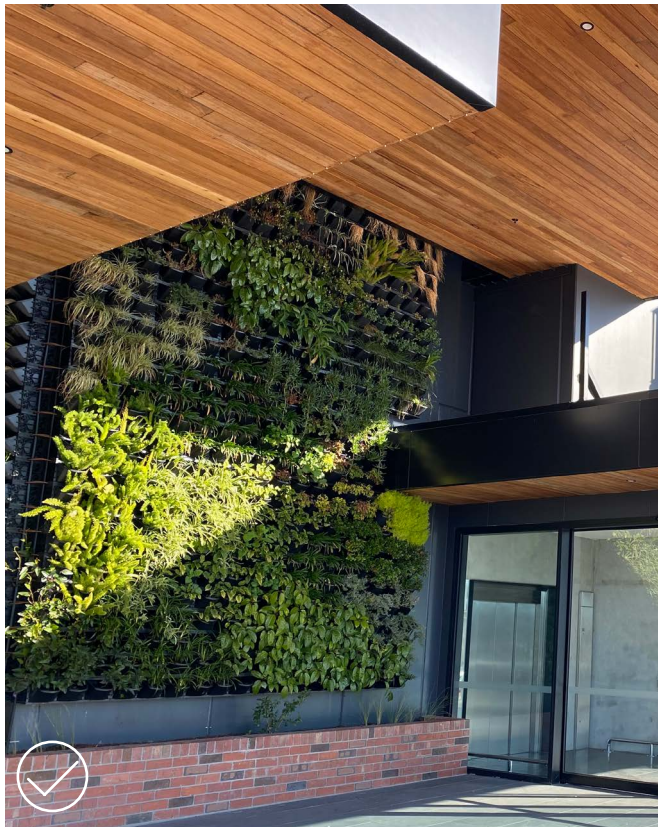


Nightingale 1, designed by Breathe Architecture, photo by Tom Ross.

Climbers or planters with trailing plants are a great way to add greenery and softness to the facade.



Creepers along the wall can provide greenery and also reduce graffiti on the wall.



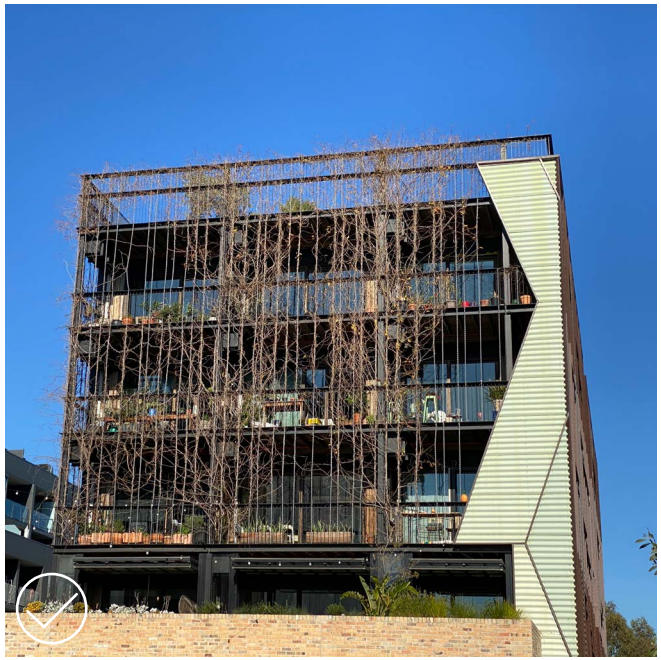
Green walls can be used where they are protected and easy to maintain.

Creepers can be a great way to add greenery to driveways and service access areas where space is limited.

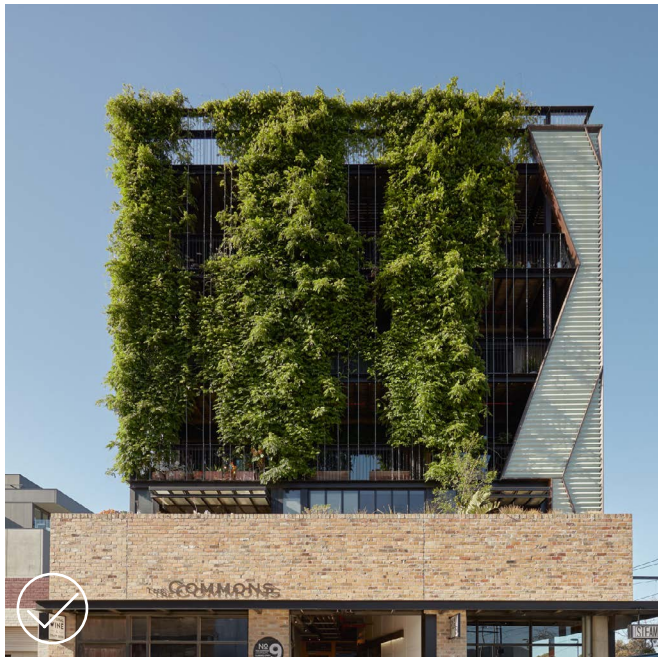
36.

Select deciduous or evergreen vegetation based on the solar access requirement.

Deciduous trees on the east, north and west facades can provide a balance of solar access in winter and shade in summer.



Deciduous creepers on the northern facade can be a great way to allow winter sun and protect from the summer sun.



The Commons, designed by Breathe Architecture, photo by Tom Ross.

37.

Incorporate water sensitive urban design in large developments to reduce urban heat island effect.

Water sensitive urban design should be included in large sites with internal streets to reduce storm water run off and urban heat island effect.

BUILDING APPEARANCE

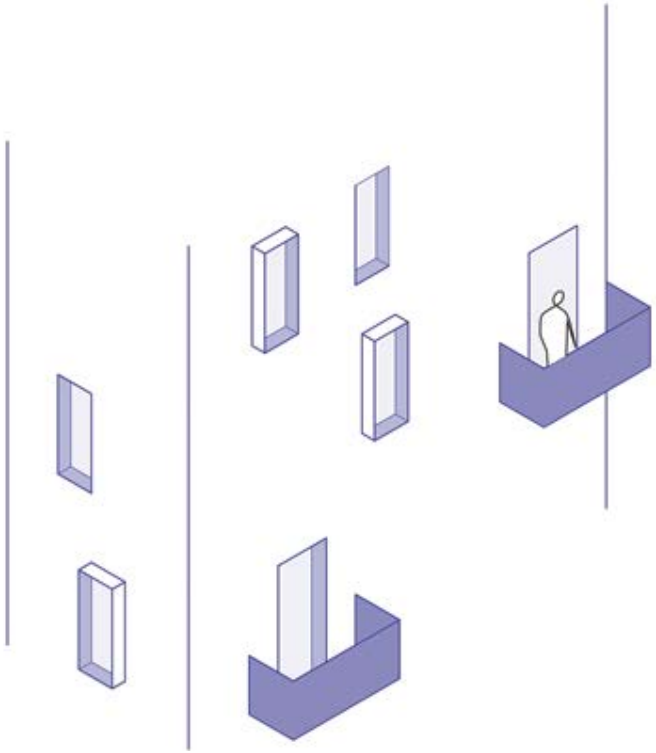
Building appearance is about how the building presents to the street through the design of various elements and facade. The design of facades contributes greatly to the visual interest of the building and the character of the local area.

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.

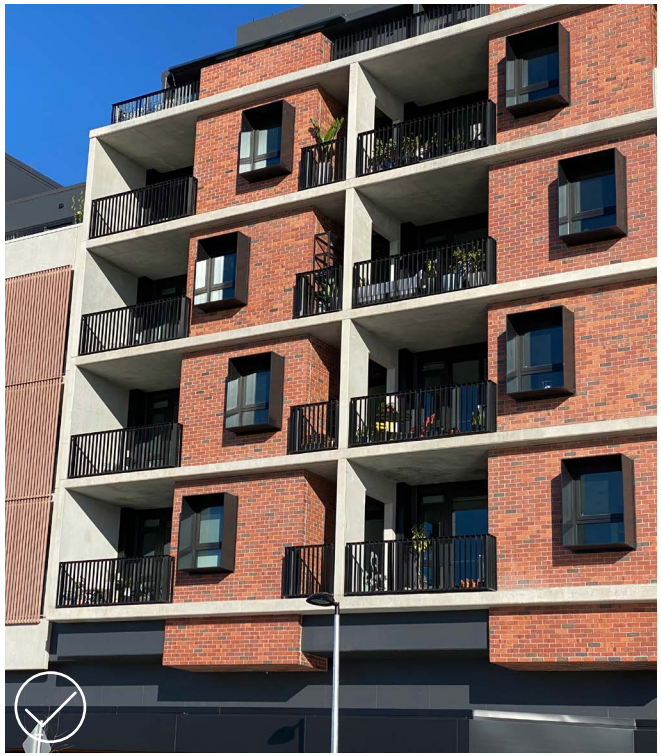
Design Outcome:

- 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.

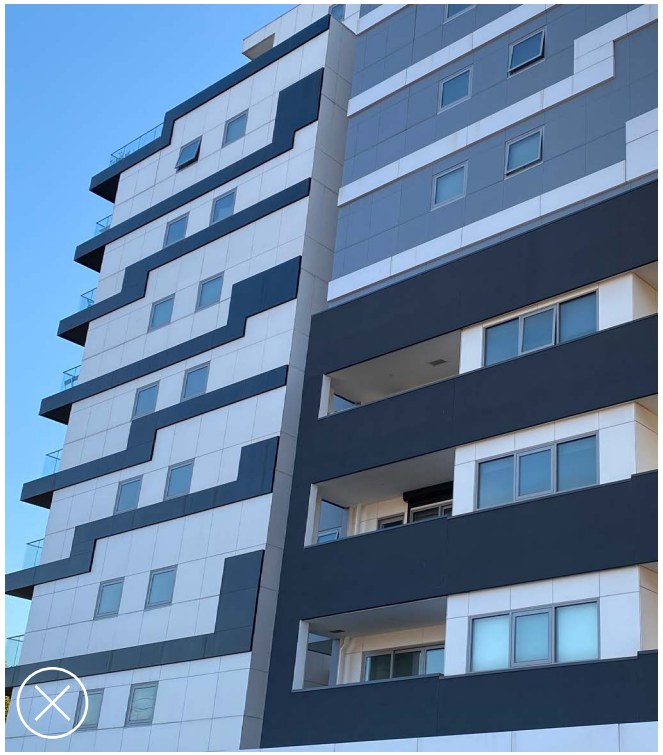
38.
Create depth within the facade.



Building articulation such as balconies and deeper window reveals provide visual interest to the facade.



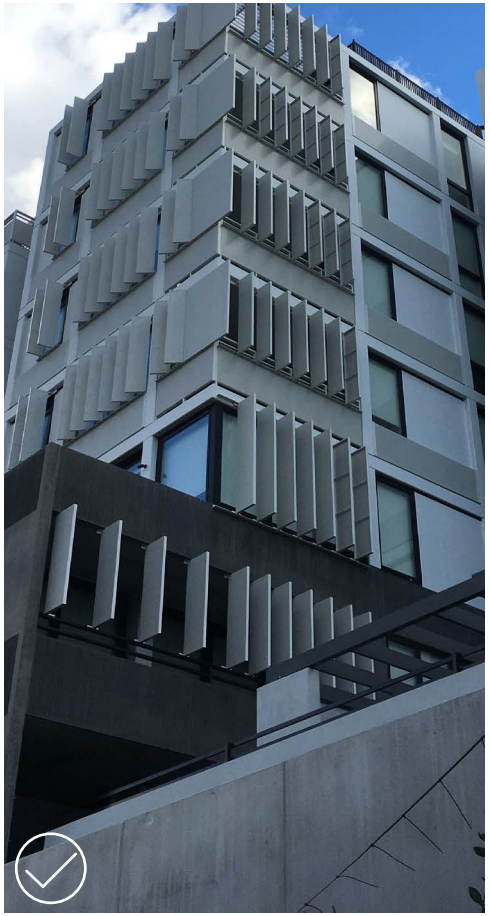
Projections for windows and balconies help create depth in the facade.

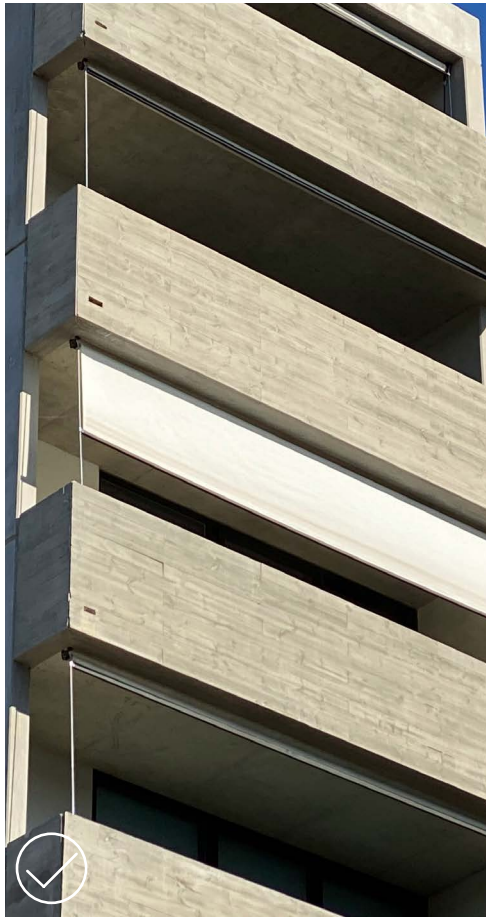


Change in colour and pattern doesn't create depth and present a flat facade.

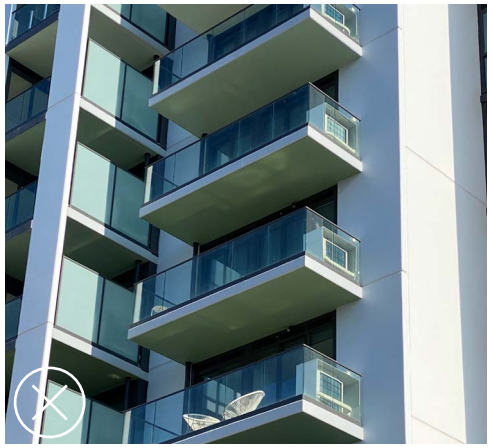
39.

Provide adjustable external shading for balconies, doors and windows facing east and west.

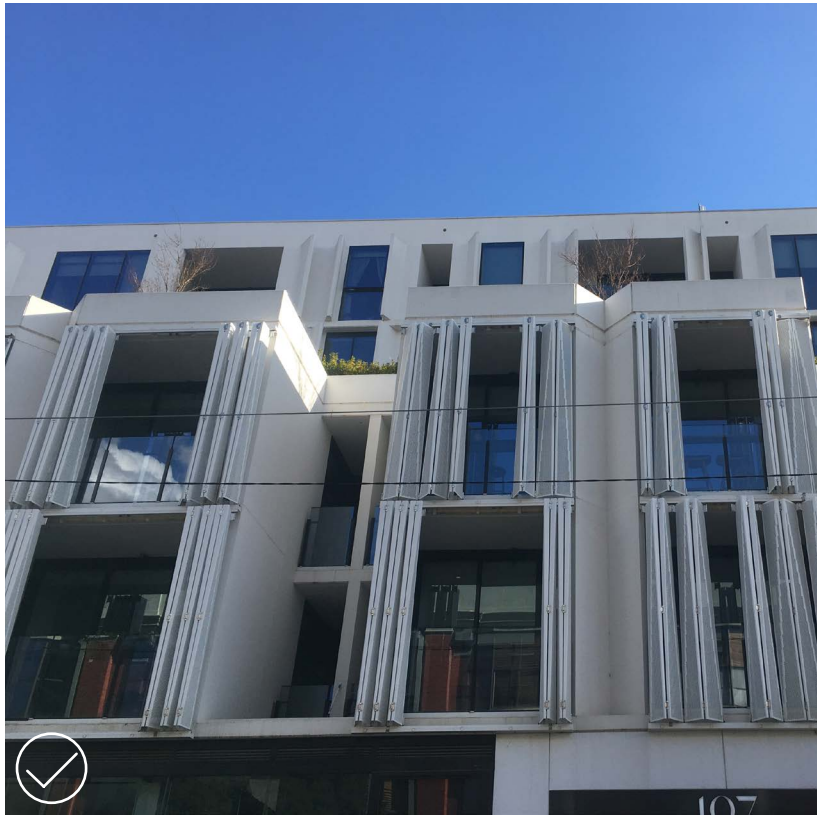




External screening devices such as operable screens, fixed louvres or external roller blinds help control heat gain for east and west facades and improve thermal comfort for residents.



Balconies without external shading devices can have large solar gain in summer.



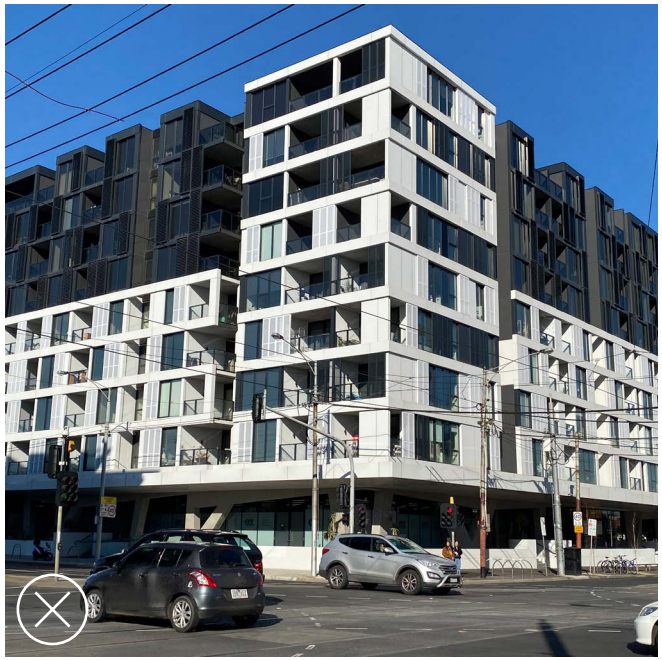
Operable external shading can create an animated facade that changes with the time of the day and seasons creating a dynamic facade.

40.

Ensure street wall is visually dominant with recessive upper levels.

Contrasting building articulation along with change in material and upper level setback creates a visually dominant street wall

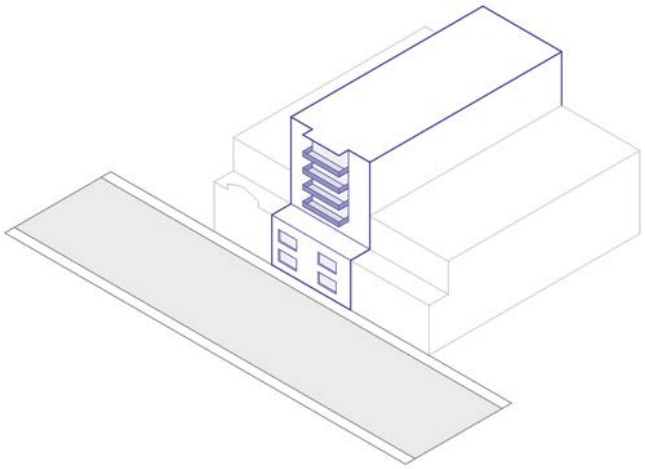
Large upper level setback along with change in material clearly defines the street wall.



Change in colour or materials is not enough to create a dominant street wall without an upper level setback.

41.

Used punctuated balconies and windows to create a solid street wall.



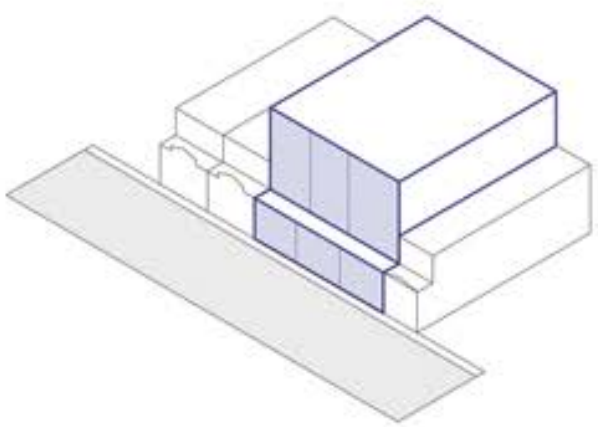
Punctuated balconies help to create a strong street wall, whereas the balconies on the upper level can be of more open nature.

Robust materials with punctuated balconies create a solid street wall that defines the streetscape

Overhanging balconies don't create a solid street wall presenting a cluttered look.

42.

When located in a heritage context ensure the street wall respects the scale, proportion and rhythm of adjoining heritage buildings.

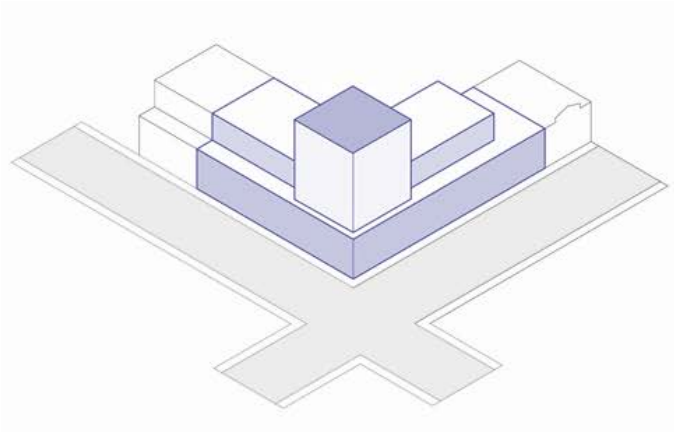


Consistent street walls for urban infill buildings help create consistency and define the streetscape

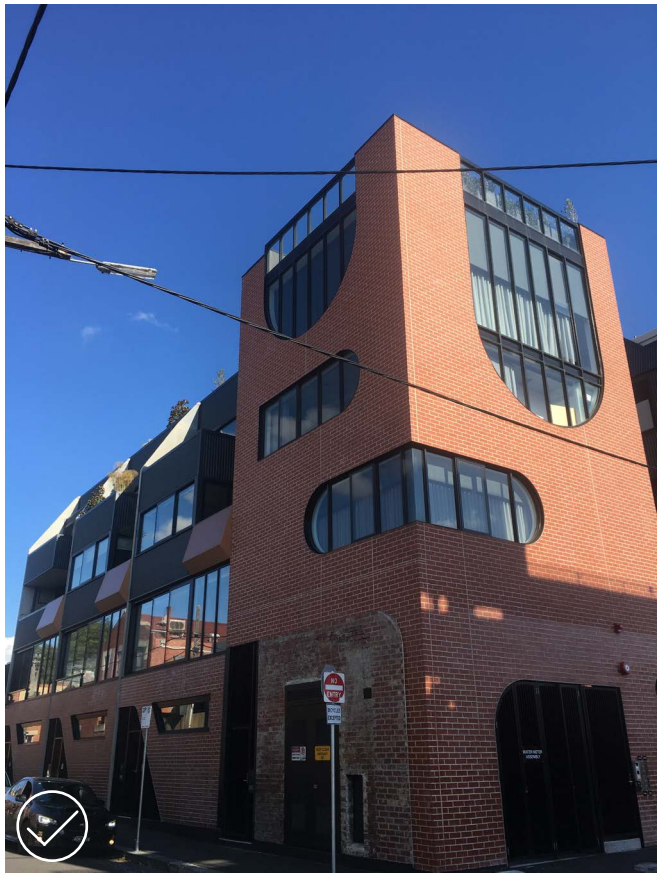
Consistent street wall helps create a pedestrian friendly environment in urban corridors with heritage buildings.

43.

Emphasise street corner through change in articulation and expression.



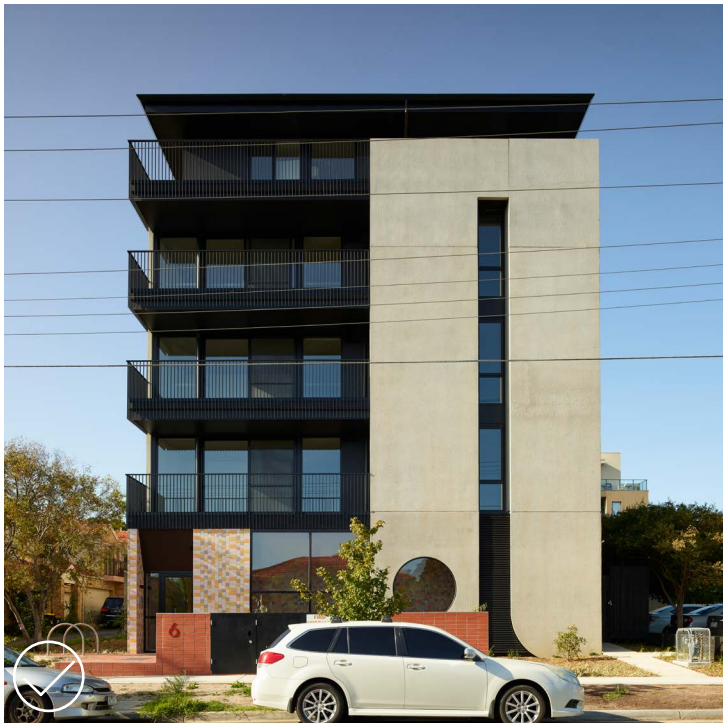
Change in building height, articulation and street wall height can help to highlight an important street corner.



Change in material and articulation can help emphasise the corner creating a local landmark.

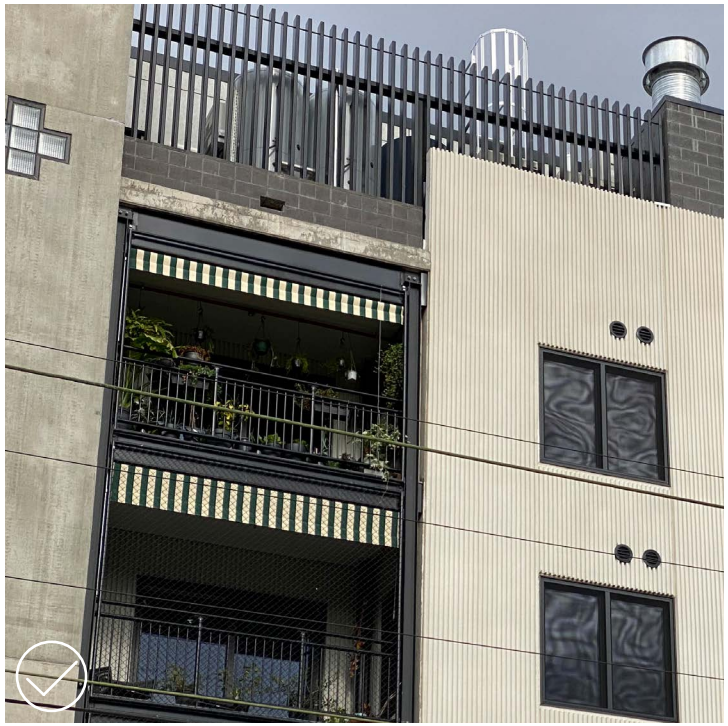
44.

Ensure roof treatment is integrated positively in building design and streetscape.



Housing Choices Australia, designed by Kennedy Nolan, photo by Derek Swalwell

Quality roof design provides a positive addition to the character of an area and can form an important part of the skyline.



Ensure plant and equipment on the roof is screened effectively.

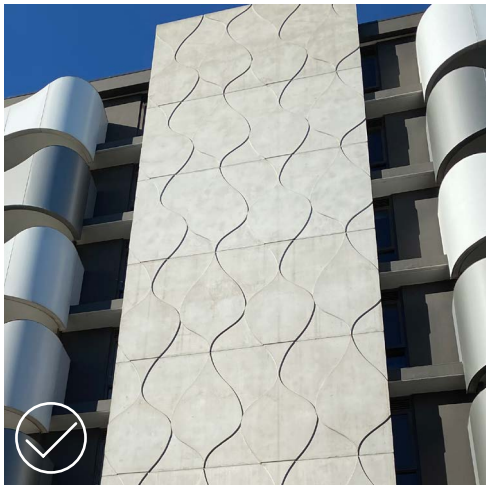
45.

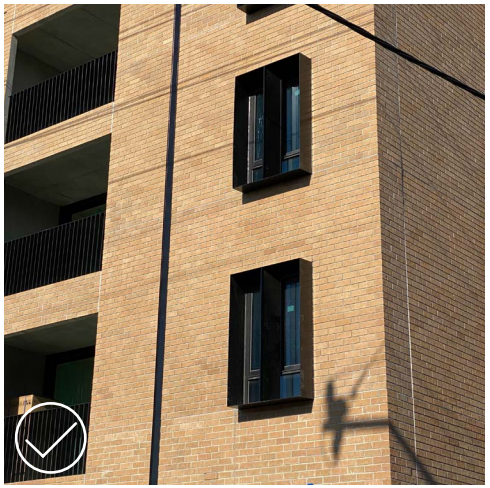
Use high quality and robust materials for the building facade.

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

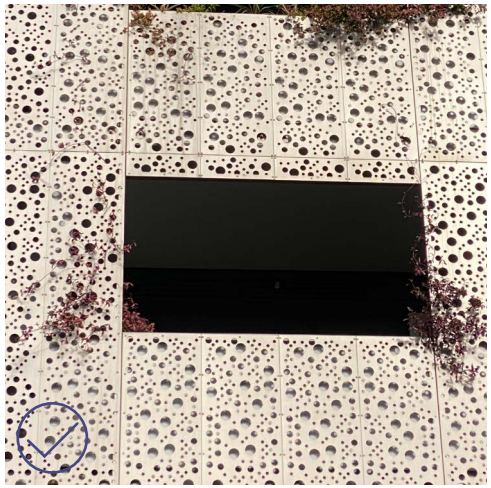
Poor quality materials like render are difficult to maintain and do not age well.

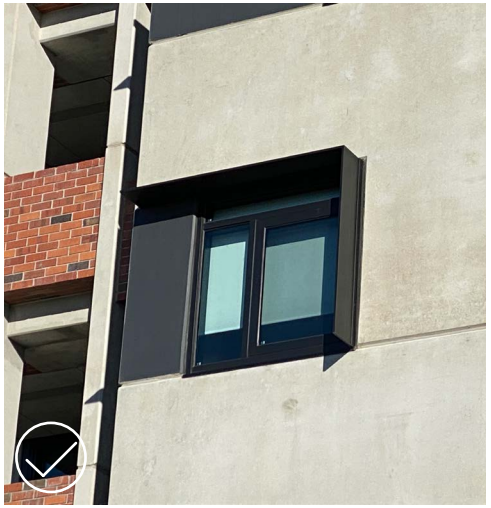
High quality materials that are robust and age well include:

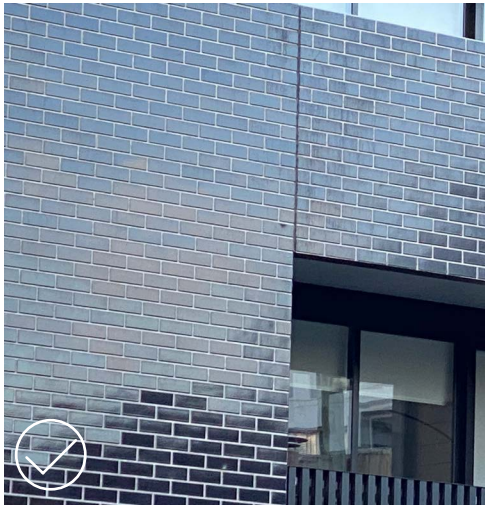

Textured concrete

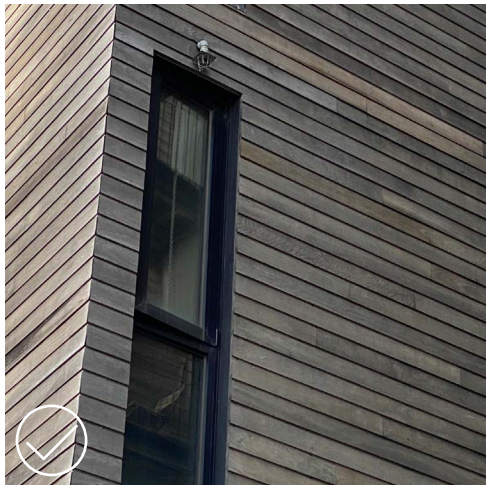

Brick


Aluminum cladding


Laser cut steel cladding


Concrete


Tiles


Timber


Corrugated metal

46.
Minimise the number of materials used on the facade.

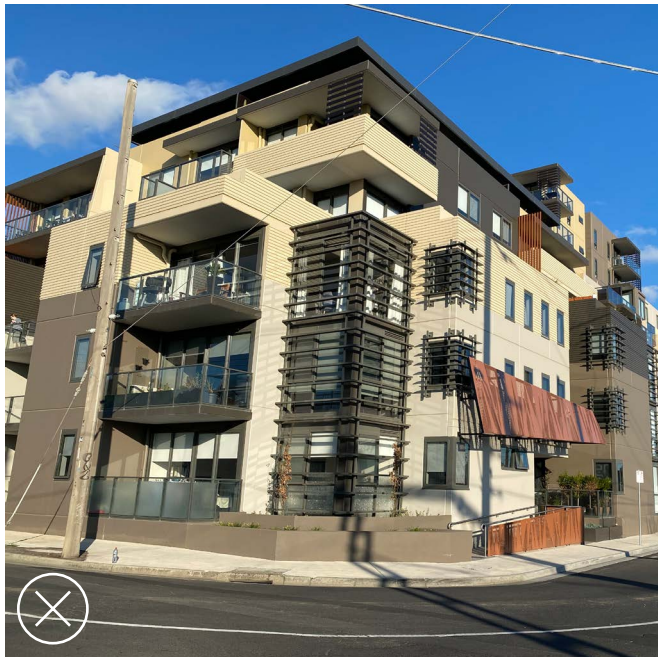
Limit the number of materials on a facade to no more than 2-3 to create a coherent facade.

Too many materials with different colours create a cluttered and confused facade.

47.

Provide clean and proportionate facade design avoiding unnecessary visual clutter.

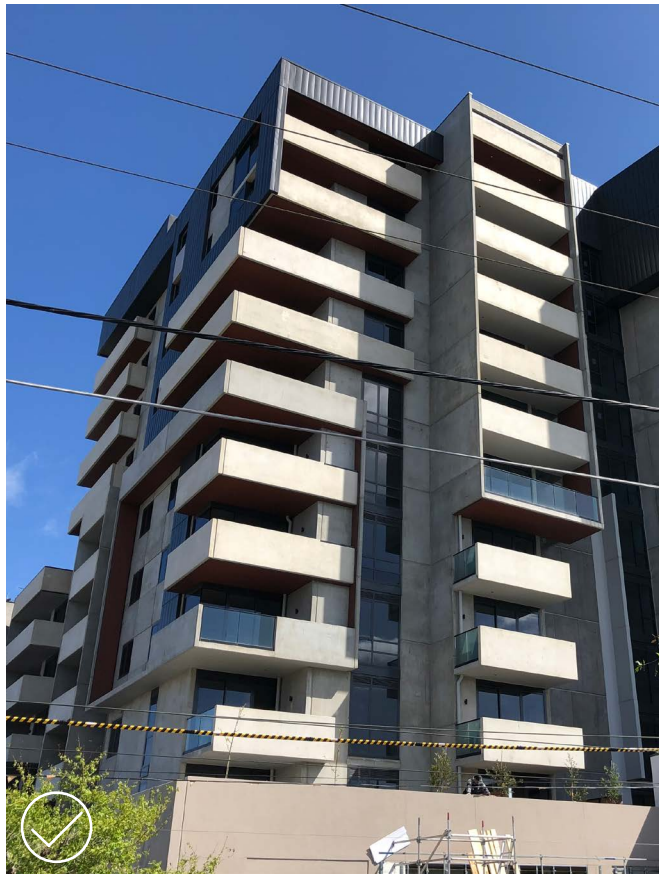
Simple clean lines and proportionate facade creates visually appealing facade that will age well over time.



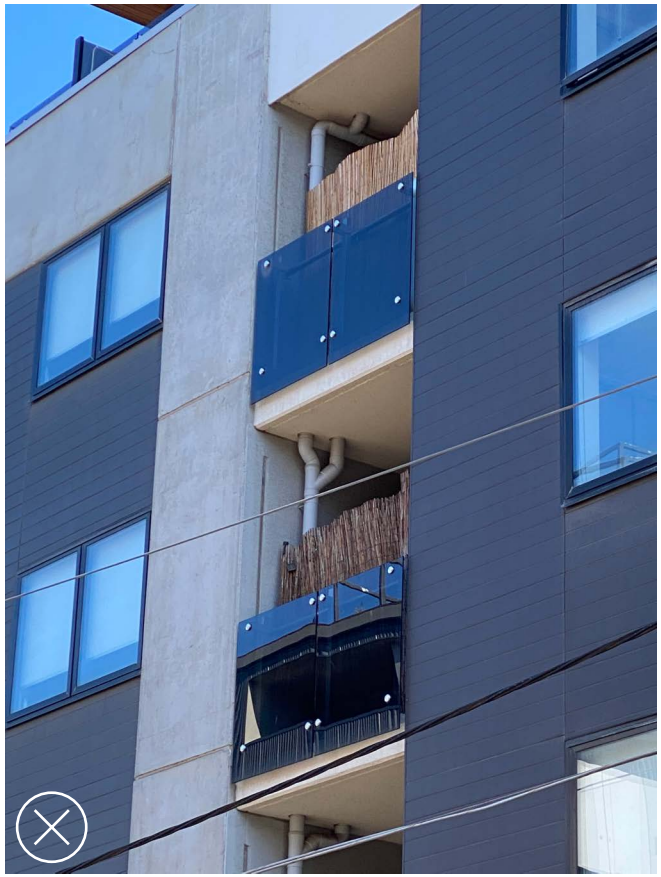
Too much articulation and conflicting forms create a visually cluttered facade

48.

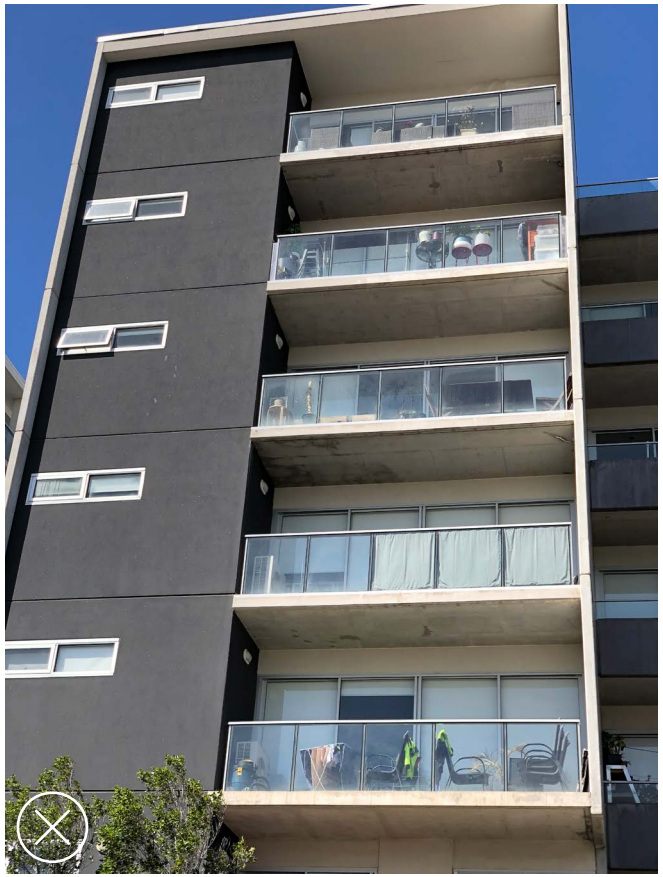
Provide solid or screened balustrades to balconies along main roads.



Solid balustrades provide privacy and noise protection on busy roads.



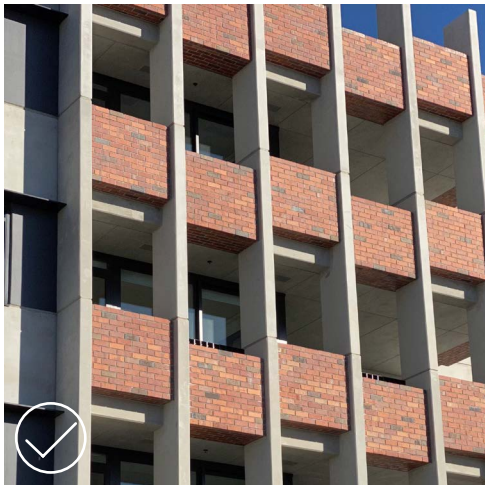
Glass balustrades result in people adding temporary screening for privacy

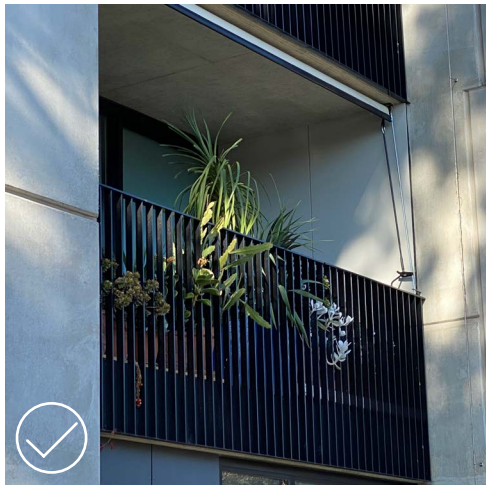


Glass balustrades do not provide privacy for residents and result in visual clutter.

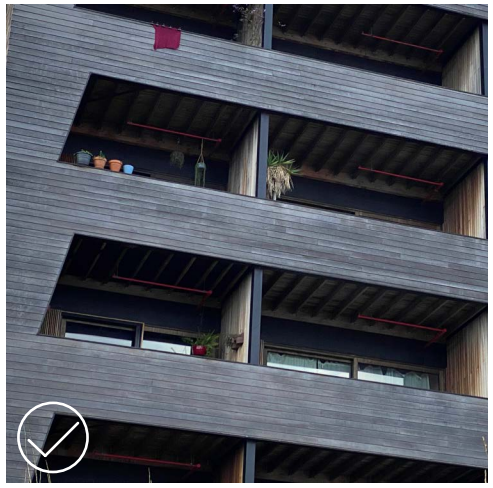
High quality balustrade treatments that provide privacy and noise protection include:


Aluminum panels


Brick


Steel slats


Concrete


Timber boards

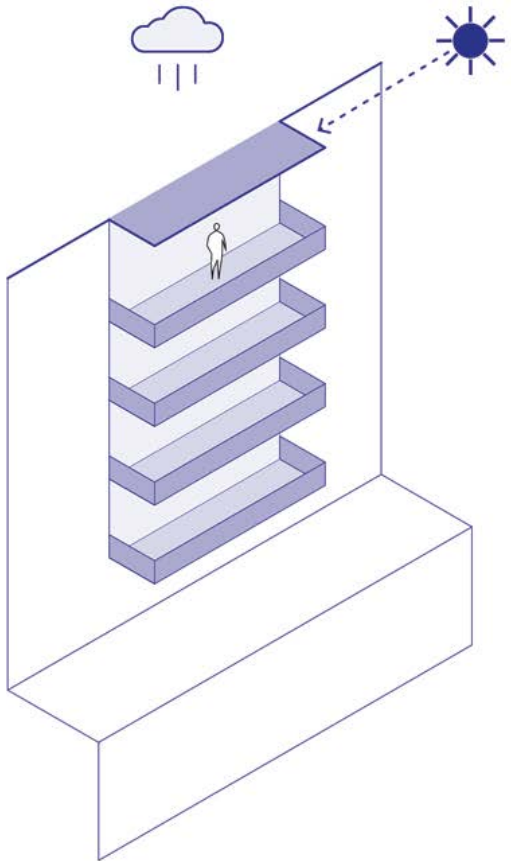

Timber slats and laser cut steel panels


Part concrete with glass on top

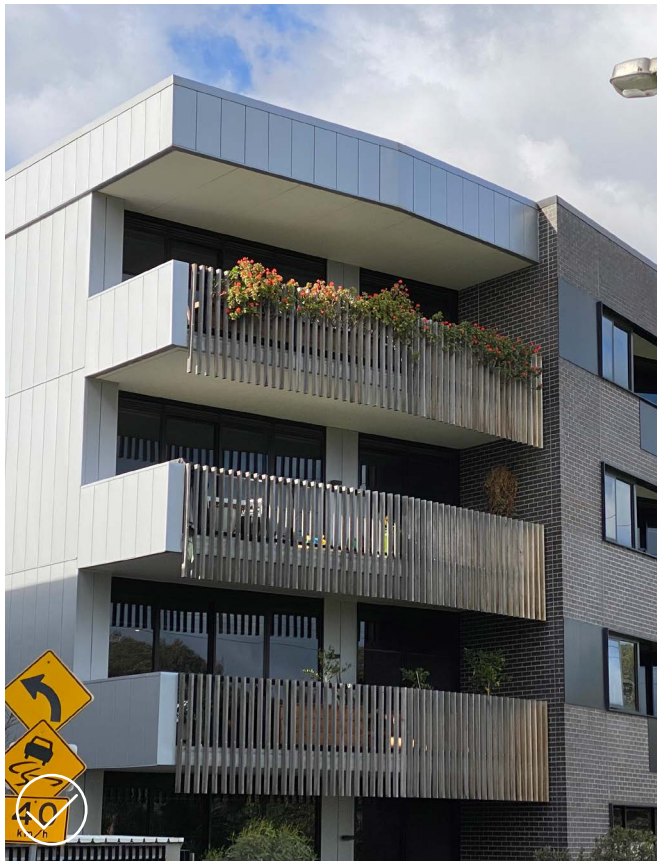

Steel mesh

49.

Provide weather protection for balconies on upper levels.



Balconies on the top floor should have weather protection to improve amenity of the residents.

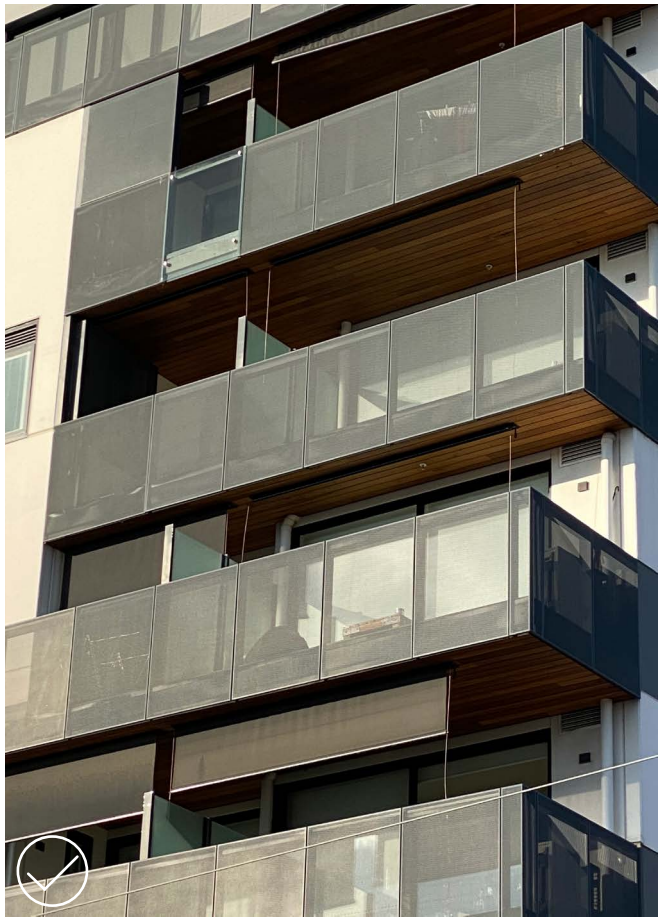


Weather protection for upper level balconies limit heat gain and provides a more usable space in all weather.

Lack of weather protection on balconies can increase heat gain and limit usability of the balcony.

50.

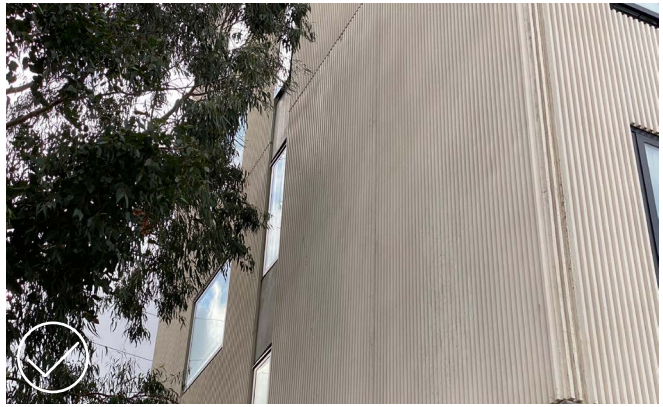
Consider the design of balcony soffit that is visible from the street.



Timber lining on the balcony soffit can create visual interest as they are highly visible from the street.

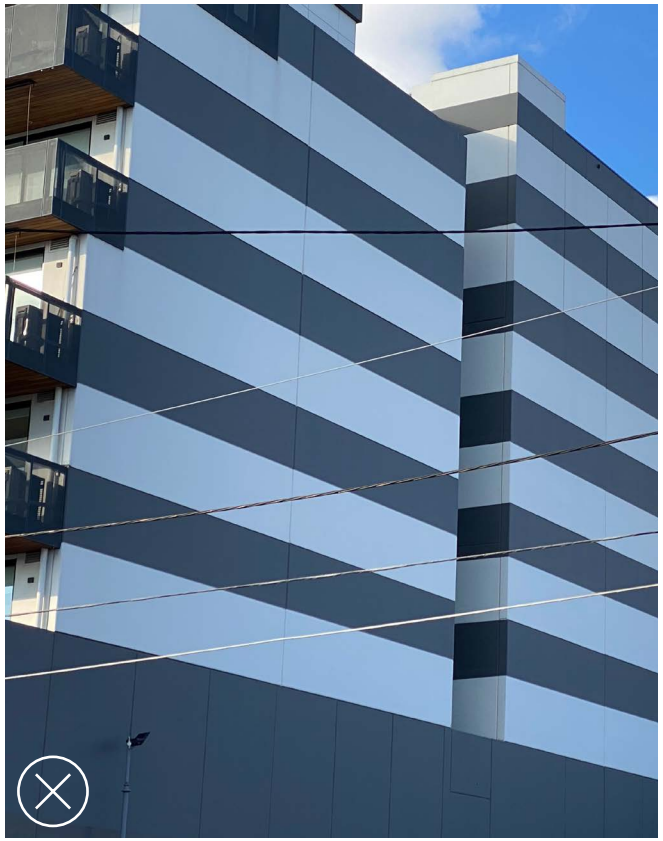
51.

Side boundary walls should be interesting but visually recessive.



Textured treatment on the side boundary walls can create visual interest without being visually dominating.

Ephemeral artwork is good option to temporarily create visual interest on side boundary walls that will eventually be built out.



Contrasting pattern on side boundary walls can be distracting from the main facade of the building and add to the visual clutter.

SITE SERVICES

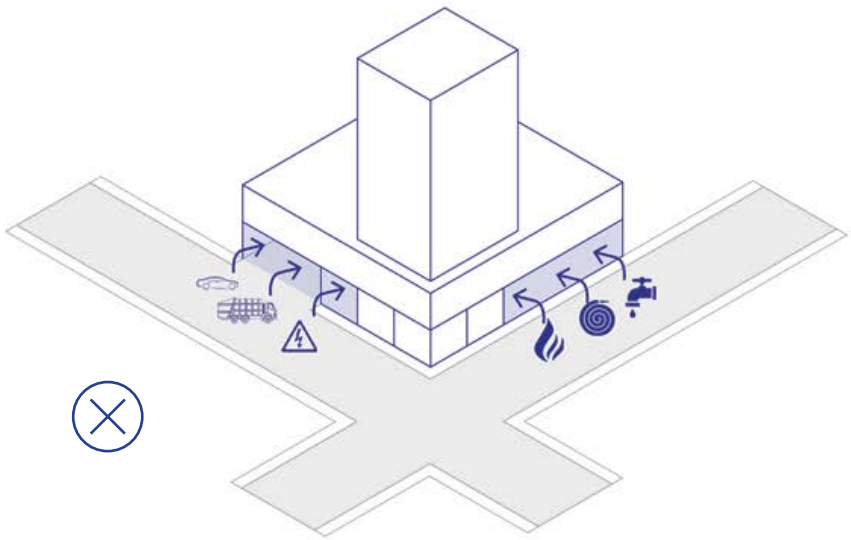
Site services are an important part of any development and their location and design can have a huge impact on the amenity of the residents and public realm. It is important to ensure that site services like fire hydrants, gas meters, electric meters, mail boxes, etc. are integrated in the overall design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

Design Outcome:

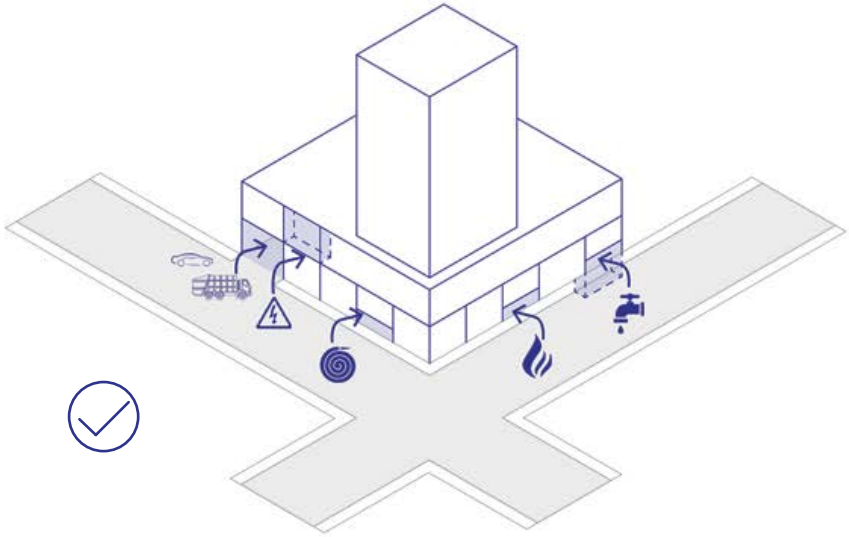
- Integrate the design and location of site services with building design.
- Provide appropriate site services and amenity.
- Minimise the impact of site services on the streetscape and public realm.

52.

Integrate site services in the layout of the building.



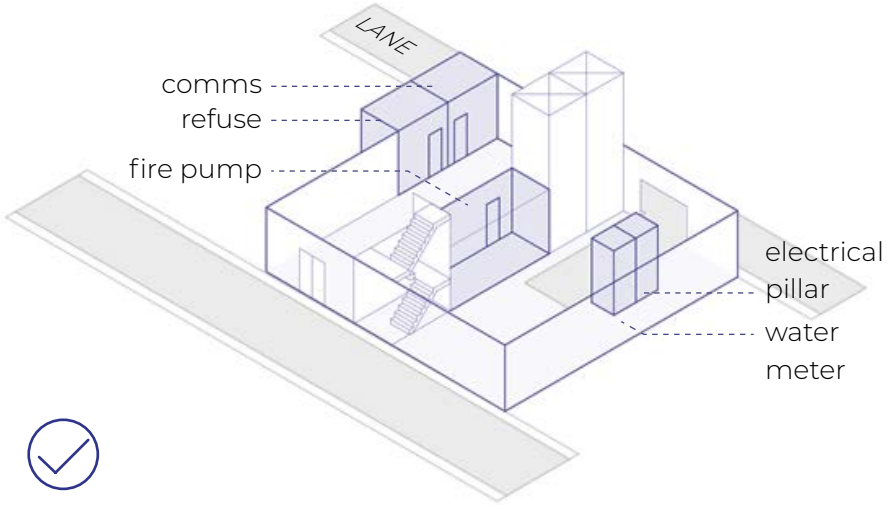
Service-dominated interface that negatively impacts the public realm.



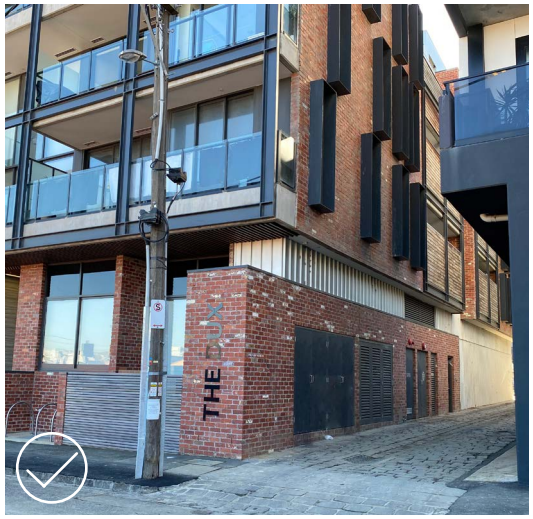
A more space-efficient approach which distributes services along both street frontages.

53.

Ensure that the service cabinets are located away from the primary street frontage.



Design that distributes services to secondary streets and laneways is a space-efficient approach that creates a better public realm interface.

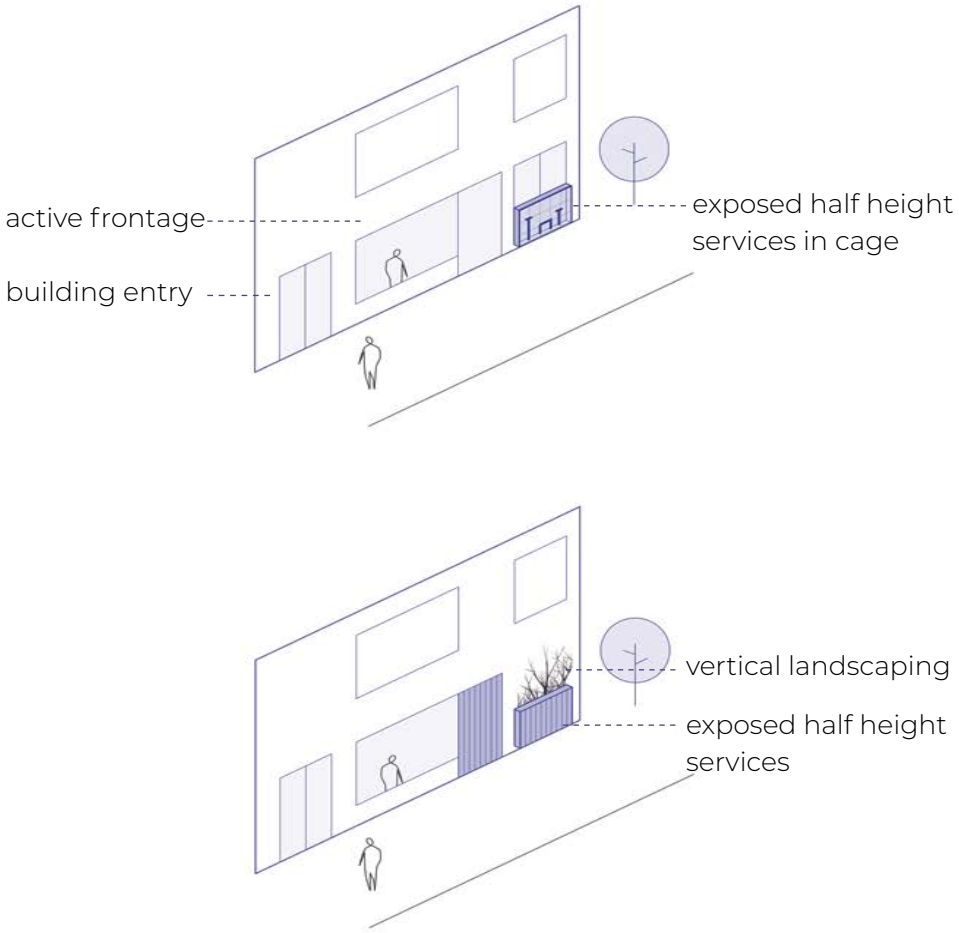


Service cabinets located on a secondary laneway improve the street interface of the building.

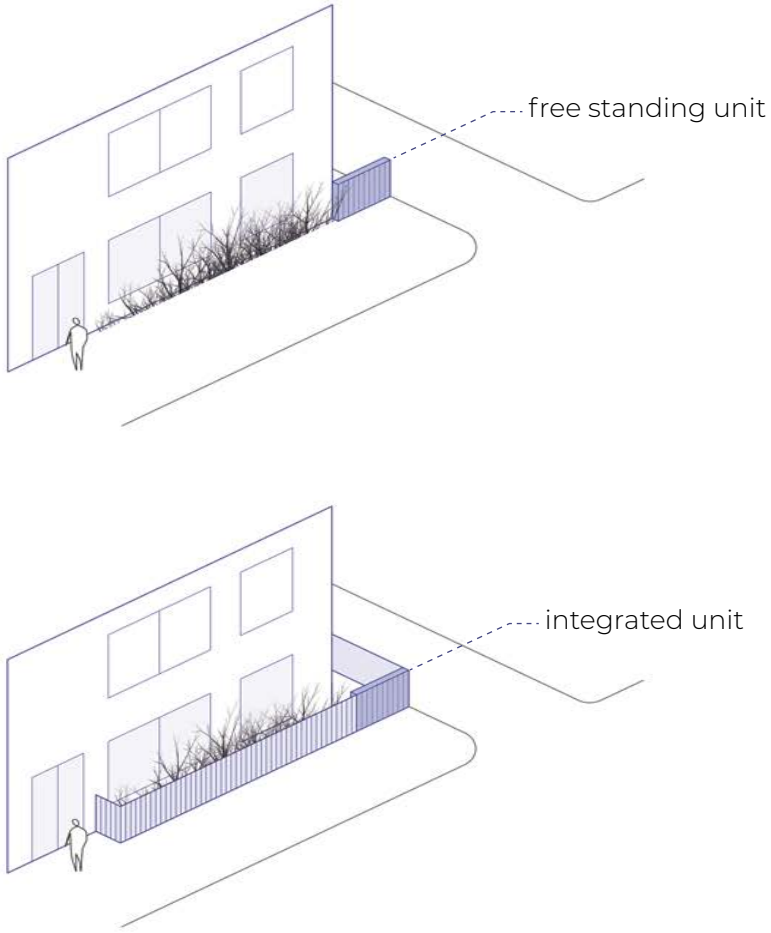
Service cabinets located on the primary street frontage creates and inactive interface that invites graffiti.

54.

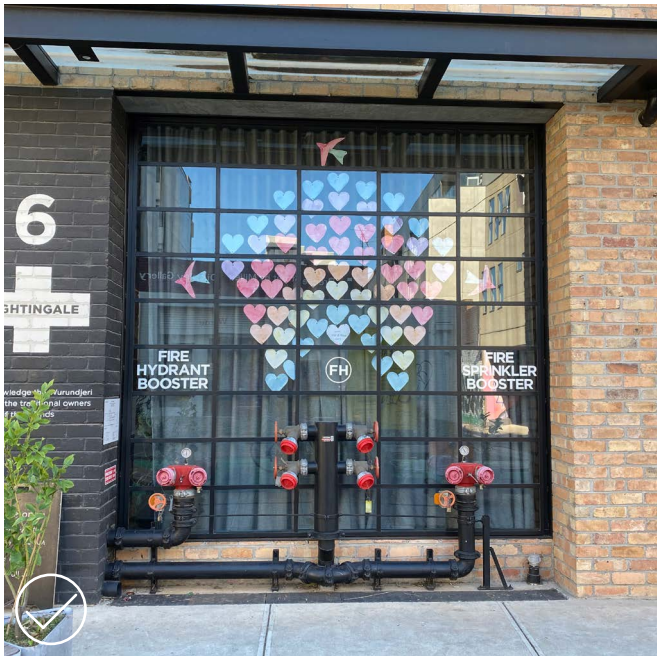
Minimise the impact of service cabinets by integrating them in the design of the facade.



Service design approach in an urban/activity context

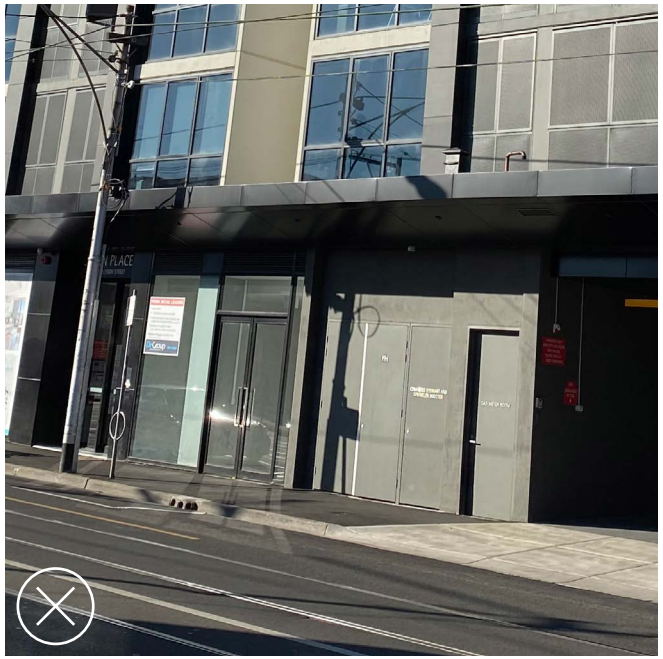


Service design approach in a suburban context



Exposed fire hydrants can less of a barrier and allow street activation.

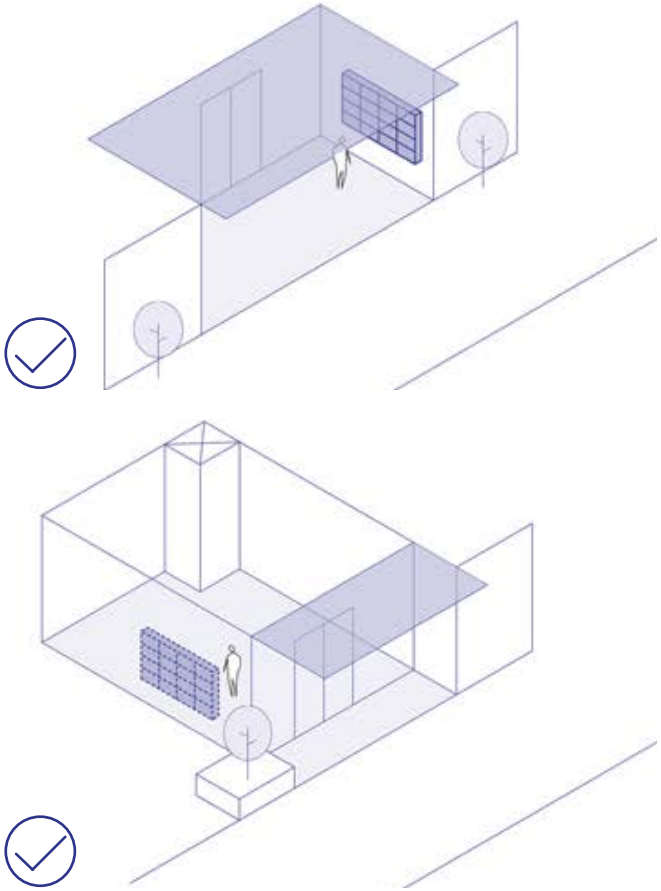
Free standing services enclosed in a box can be a barrier and compromise ground level amenity



Full height service cabinets arranged together create large sections of inactive frontage along a main street.

55.

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



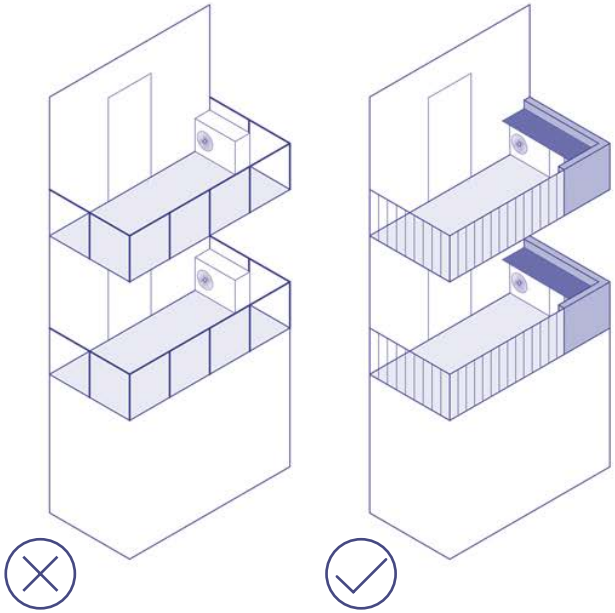
Mailboxes should be provided off the footpath near the main building entrance and in a sheltered and weather protected locations inside the lift lobby or recesses.

Mail boxes provided in a sheltered location near the main entrance improve residential amenity.

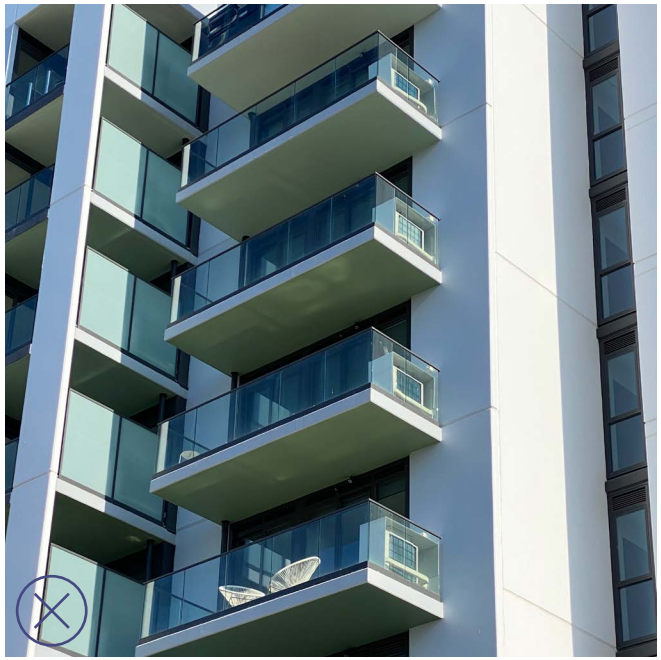
Mailboxes straight off the footpath without weather protection provide poor amenity.

56.

Ensure the location of plant and equipment in integrated in the design of the building.



Air conditioning units should be integrated in the design of balconies.



Air conditioning units can take up space in the balcony and reduce usable space if they are not integrated in the design. Glass balustrades make them highly visible and detract from the appearance of the building.

Plant and equipment on the roof should be screened to reduce their dominance from the public realm. It also assists in improving the amenity of rooftop communal open space if it is provided.

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