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HIGHER DENSITY RESIDENTIAL BUILDING TYPOLOGIES 2014

September 2014

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1. INTRODUCTION

PURPOSE

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

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

APPLICATION

On sites with a frontage greater than 22 metres (or 16 metres where side street or rear laneway vehicle access is possible), the Garden Apartment Typology should be used. Sites with smaller frontages should apply the similar layout as described in the Alternative Development Forms. This will ensure the same built form and amenity conditions, as well as their potential is created on all sites.

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

2. GARDEN APARTMENT BUILDINGS

TYOLOGY DESCRIPTION

- Apartment buildings, up to a discretionary scale of 4 storeys, which locate the mass of the building envelope towards the street frontage, and away from rear boundaries which generally constitute sensitive residential interfaces. Dwelling outlooks are principally orientated towards the front or rear of the lot.
- Setbacks create space around the building footprint to allow for landscaping and a garden setting.
- Suitable for wider lots, and consolidated sites created by 2 or more adjacent lots, with a minimum frontage width of 22 metres (or 16 metres where side street or rear laneway vehicle access is possible).
- A sub-set of the Garden Apartment Building is the Urban Apartment Building. This typology is proposed in the Northland Precinct, on Wood Street and Hannah Street. It proposes a slightly amended ground floor and frontage condition which responds to a more urban road character.

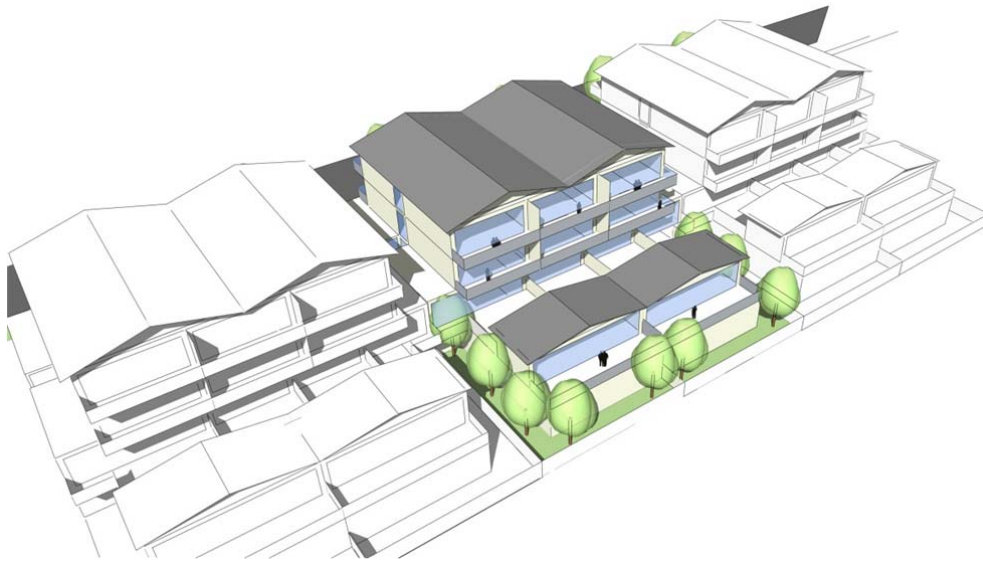
Figure 1 - Garden Apartments Built Form

Front View



Figure 1 Cont. - Garden Apartments Built Form

Rear View



DESIGN OBJECTIVES

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

- To consider the amenity of adjacent lots, in terms of primary dwelling outlooks and private open space, where they are considered to have a lower propensity for redevelopment
- To accommodate potential mixed uses at ground floor level in the Urban Apartment Building typology

DESIGN GUIDELINES

Minimum frontage width:

- To accommodate a Garden Apartment typology, lots must have a frontage width of at least **22 metres**, unless a rear laneway allows vehicle access from the rear, or the site is on a corner where side street access is available.

Front setback:

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

Front fence requirements:

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

Mixed Use Development:

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

Walls on side boundary:

- The front module of development can be built along the side boundaries to a maximum height of **2 storeys** (6.9m), and a maximum length of **20 metres**.
- The upper 2 storeys of the front module of development should be set back together by a minimum of **3 metres** from the side boundaries.

- Where adjacent lots are considered to have a lower propensity for change due to considerations such as existing multi-unit development, the configuration of the building envelope will be determined by the locations of adjacent primary building outlooks and private open spaces.

Light wells:

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

Side boundary ground level setbacks:

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

Figure 2 - Garden Apartments Site Layout and Setbacks Plan

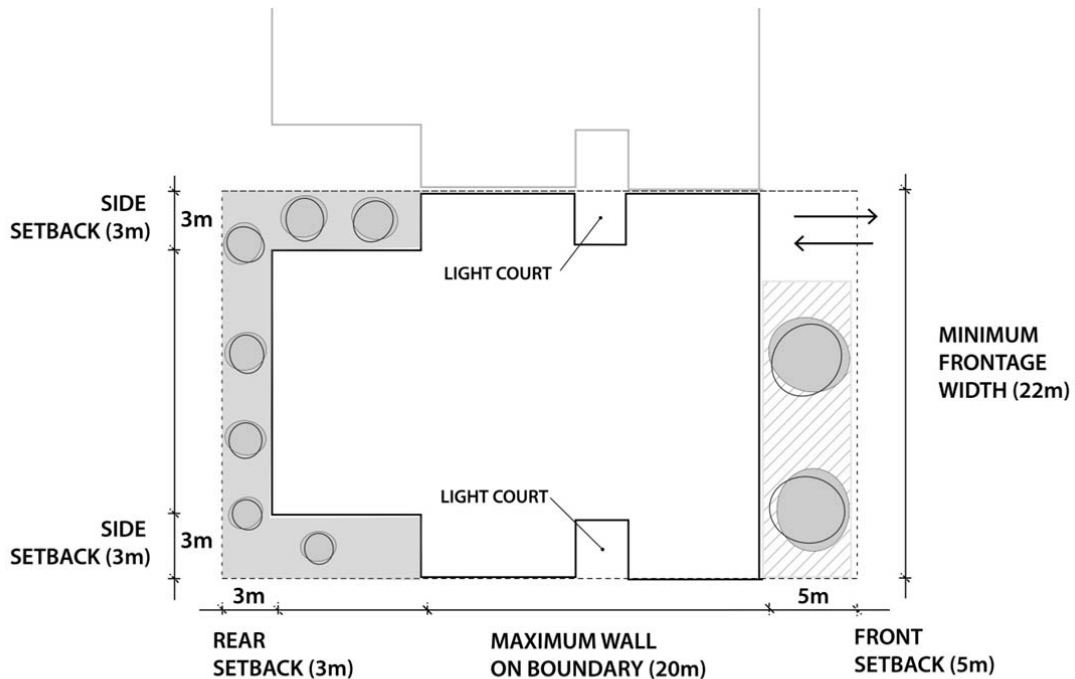


Figure 3 - Garden Apartments Front Setback Profile (cross section)

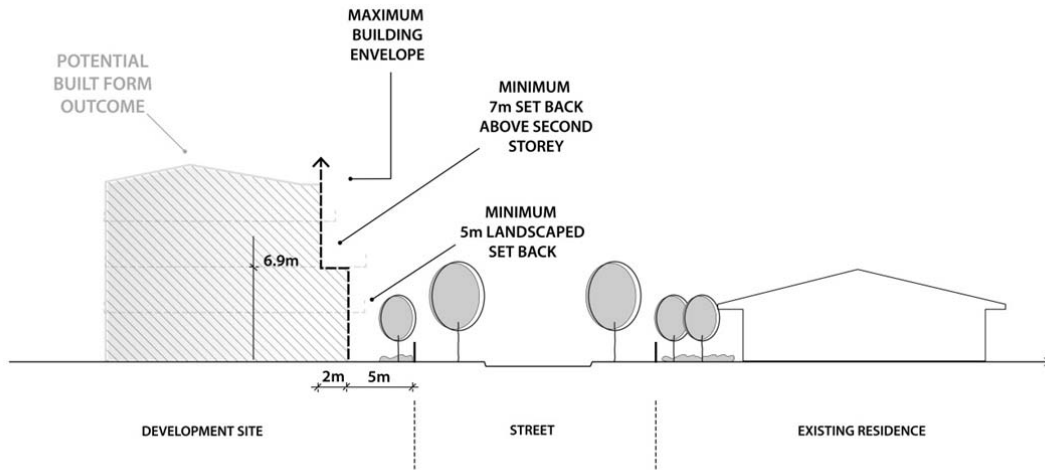
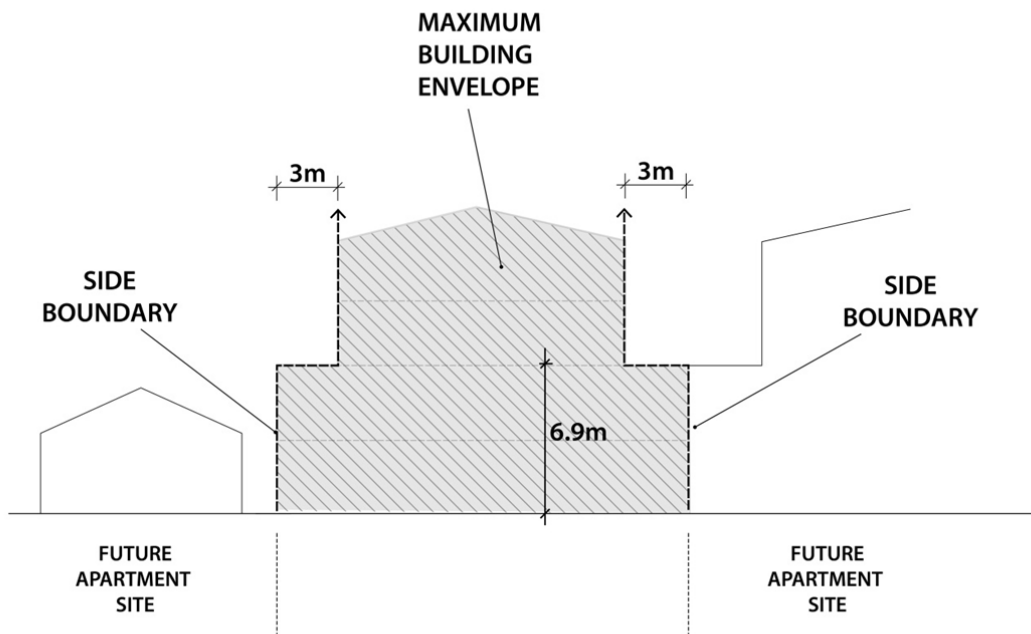


Figure 4 - Garden Apartments Walls on Boundaries and Side Setbacks (elevation)



Building Separation

Dwelling outlook types

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

Building separation within lot:

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

Building separation from side and rear lot boundaries:

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

Upper level setbacks within lot:

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

Rear boundary setback:

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

Figure 5 - Rear Building Setback Profile: sites abutting sensitive residential land (cross section)

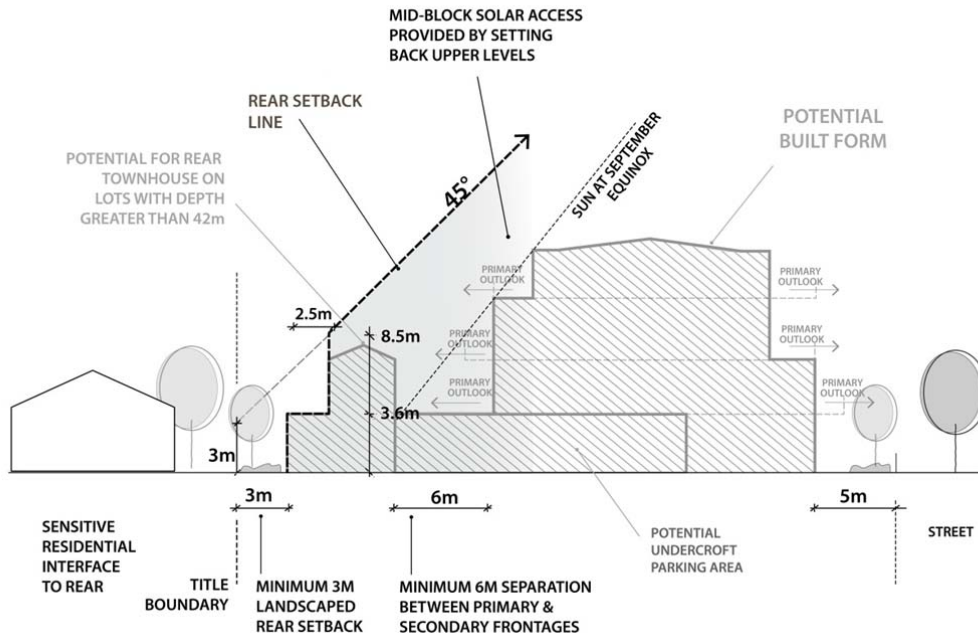
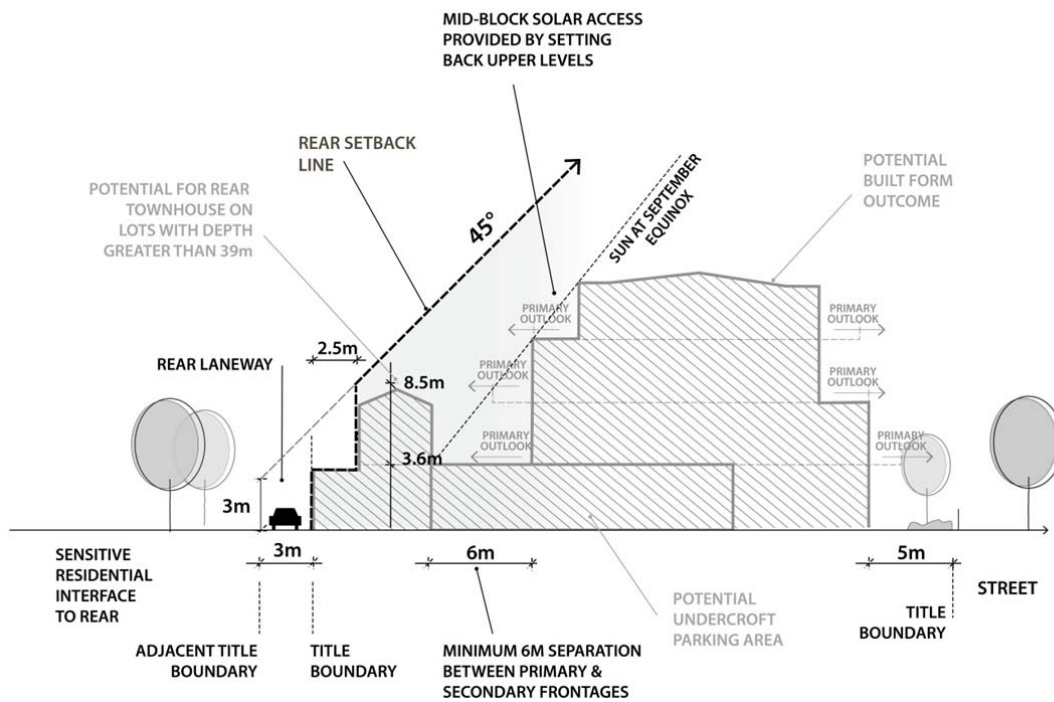


Figure 6 - Rear Building Setback Profile: sites with abutting laneway (cross section)



3. ALTERNATIVE DEVELOPMENT FORMS

TYOLOGY DESCRIPTION

- Alternative development forms to the Garden or Urban Apartment Buildings, which may include modest apartment buildings, or townhouse development on single sites.
- Suitable for lots that cannot be consolidated, and/or have frontages of less than 22 metres in width (or 16 metres where side street or rear laneway vehicle access is possible).

DESIGN OBJECTIVES

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

DESIGN GUIDELINES

Maximum frontage width:

- To accommodate alternative development forms, lots should have a frontage width of less than **22 metres** (or 16 metres where side street or rear laneway vehicle access is possible).

Front setback:

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

Front fence requirements:

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

Walls on side boundary:

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

Light wells:

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

Side boundary ground level setbacks:

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

Rear setback:

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

Figure 7 - Alternative Development Forms: Site Layout and Setbacks Plan

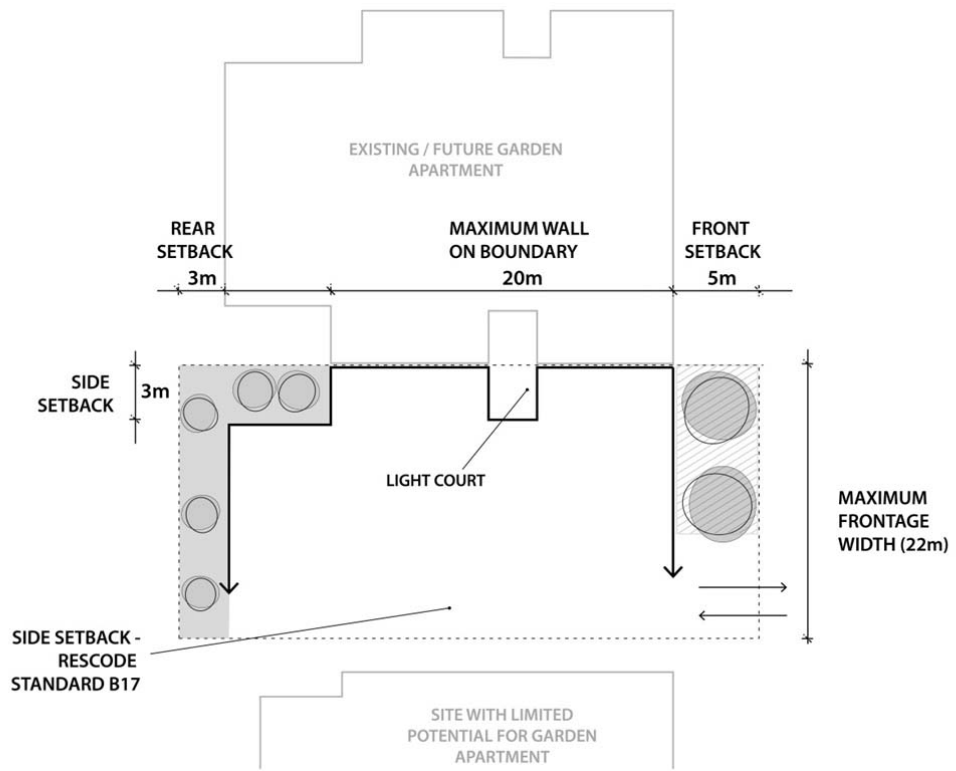
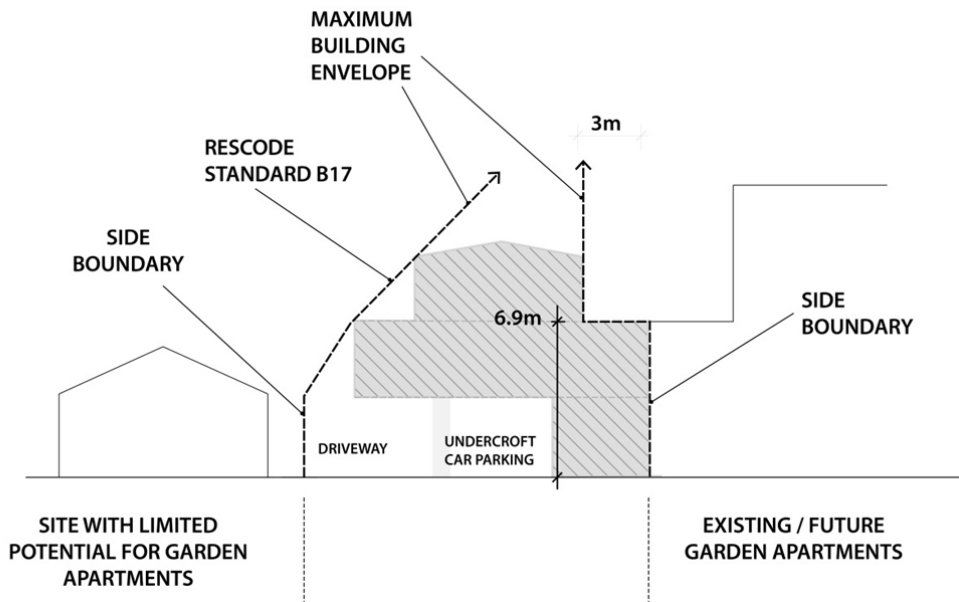


Figure 8 - Alternative Development Forms: Walls on Boundaries and Side Setbacks (elevations)



4. PARKING, VEHICLE ACCESS AND SERVICING

DESIGN OBJECTIVES

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

DESIGN GUIDELINES

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

5. GLOSSARY AND RELATED DOCUMENTS

Active frontage: Refers to street frontages where there is an active visual engagement between those on the ground floors of buildings. Ground floor uses which accommodate activities and provide a level of interaction between pedestrians and the building uses including cafes/restaurants, shops, library etc. Active frontages/edges increase casual surveillance and improve the vitality and safety of an area

Alternative development forms: Development forms, other than Garden or Urban Apartments, on single lots, which may include modest apartment buildings, or townhouse development

Amenity: The overall quality of the built form impacts on the level of human enjoyment including on-site and off-site and public and private spaces. Other elements of amenity include landscape amenity, noise levels, air quality and sunlight

Basement: A storey below ground level, or that projects no more than 1.2m above ground level

Battle-axe layout: Rooms with reduced access to daylight and ventilation due to the length of their external wall being less than that of the facing internal facing wall

Borrowed light: A room whose only source of light is borrowed from another room

Building envelope: The exterior skin of the building, formed by the roof and exterior walls

Building footprint: The area of the building which meets the ground, defined by its perimeter walls

Building height: The vertical difference from natural ground level to the roof or parapet at any point

Building separation: The minimum distance between buildings measured from the external wall, window or the edge of a balcony. Screens, planter boxes and architectural façade elements may be located within the building separation

Built form: Building design, including height, roof form, distance from property boundaries, and setbacks of upper levels

Clear to the sky: An unroofed area, or area roofed with material that transmits 90 per cent of light

Consolidated site: Consolidating two or more parcels of land into one new, larger parcel of land

Crime Prevention Through Environmental Design (CPTED): All elements of design, including buildings and landscaping, at the street level maximise safety for pedestrians and cyclists by ensuring people can see and be seen. This can be achieved through footpath dining, community events, balconies and avoiding hidden places

Development potential: The configuration of future development on a site, in terms of the number of dwellings accommodated, the form of the building, its positioning and arrangement

Development yield: The number of dwellings that can be accommodated on a lot, may also include commercial units for mixed-use development

Dual aspect apartment: Apartments which have at least two major external walls facing in different directions, including corner, cross over and cross through apartments

Existing multi-unit development: Lots that have been redeveloped to accommodate more than one dwelling. These may take the form of dual occupancy development, villa units, townhouses or apartment buildings

Floor to ceiling height: The height dimension measured from finished floor level to finished ceiling level

Frontage: The street alignment at the front of the lot. If a lot abuts two or more streets, the one to which the building, or proposed building, faces

Frontage width: The width of the lot frontage, at the street edge. Influences the arrangement of vehicle and pedestrian entrances, and the amount of street facing dwellings that can be provided

Garden apartment: Apartment buildings which locate the mass of the building envelope towards the street frontage, and away from rear boundaries. Dwelling outlooks are primarily orientated towards the front or rear of the lot. Spaces are provided around the building footprint to allow for landscaping and a garden setting

Ground level: The natural level of a site at any point

Habitable rooms: Any room of a dwelling or residential building other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic darkroom, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods

Human scale development: Buildings that provide an appropriate scale and level of detailing that relates to human physical attributes, and the pedestrian environment

Internal amenity: The internal quality of a dwelling, assessed in terms of outlook, solar access, ventilation, space, noise levels etc

Light well: Unroofed external space, provided within the volume of a building, to allow light and air to the windows that open on to it

Lot: A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan

Mixed use: A development which has a range of uses accommodated within the same building or site. As an example, mixed use development can have shops on the ground floor with residential apartments above (vertical mix) or an office next to a residential apartment building within the same development (horizontal mix)

Parapet: A horizontal low wall or barrier at the edge of a balcony or roof

Primary outlook: The view from main living areas of apartments

Propensity for redevelopment: The likelihood of redevelopment on a particular site, which relates to the relative ease and appeal of undertaking development. This is influenced by site factors such as the presence of existing multi-unit development

Public realm: Any publicly owned street, path, right of way, or park

Private open space: That part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy

Secondary outlook: The view from bedrooms and studies of apartments, and the view from commercial occupancies

Sensitive rear interface: Rear lot boundary that adjoins a residential site with an area of private open space, creating greater potential for the adverse impact of visual bulk

Setback: The minimum distance from any lot boundary to a building

Side-facing dwelling: Dwellings with primary outlooks orientated towards side lot boundaries

Solar access: The ability of a dwelling to receive sunlight without obstruction from buildings, foliage or other impediments

Undercroft parking: A ground level car parking area that occupies most of the footprint of the building, with dwellings positioned above

Urban Apartment: A sub-set of the Garden Apartment, which responds to a more urban road character with a slightly amended frontage condition. A shallower front setback, lower fence height, and taller ground floor ceiling height provides for potential commercial uses along the street interface

Related Documents

Residential Built Form Design Guidelines, 2014

Darebin Planning Scheme Clause 22.06 (Multi-Residential and Mixed Use Development Local Policy)