Built form Guidelines for Higher Density Residential Growth Areas

Frankston Metropolitan Activity Centre

Precincts 4 and 7

July 2018

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This document was adopted by Council on 2 July 2018

1. Introduction

1.1 About the guidelines

Purpose

The purpose of this document is to provide guidance for the development of higher density housing within precincts 4 and 7 of the FMAC Structure Plan. The guidelines will be used to guide the design of developments, in the preparation of planning permit applications and by Council for the assessment of permit applications.

The guidelines aim to ensure that higher density residential development provides a high level of amenity for occupants and neighbours, and sets benchmarks in design quality.

Why the guidelines are needed

The FMAC is one of only nine Metropolitan Activity Centres identified by State Government across metropolitan Melbourne. These activity areas are seen to be the future regional centres that will provide business, employment and housing concentrations that will assist in accommodating anticipated population growth in Victoria.

Frankston City Council wishes to capitalise on theFMAC's bayside position, gateway to the Mornington Peninsula and its access to major transport links. Whilst looking to grow investment and employment and improve public infrastructure in the central business precinct, there are also significant opportunities for housing development in the peripheral areas.

Precinct 4 and 7 have been identified within the FMAC Structure Plan for additional higher density housing opportunities.

A significant proportion of Precincts 4 & 7 consists of detached single storey dwellings with generous setbacks to the front, side and rear boundaries and set in established gardens. The introduction of new higher density housing provides challenges in ensuring the spaciousness, garden character, low scale, and amenity of existing residential streets is respected.

It is critical that these areas are planned to the highest standard to enhance streetscapes and provide for a high level of amenity for existing and future residents. The guidelines have been prepared to ensure this occurs.

Guideline objectives

The objectives of the Guidelines are:

- To facilitate the development of high quality, amenable, and attractive higher density housing
- To ensure that the highest level of amenity is provided for existing and new residents within the precincts
- To respond to a variety of housing needs both now and into the future
- To ensure that development provides excellence in the standard of architecture and ESD
- To support existing State and Local planning objectives

1.2 How to use the guidelines

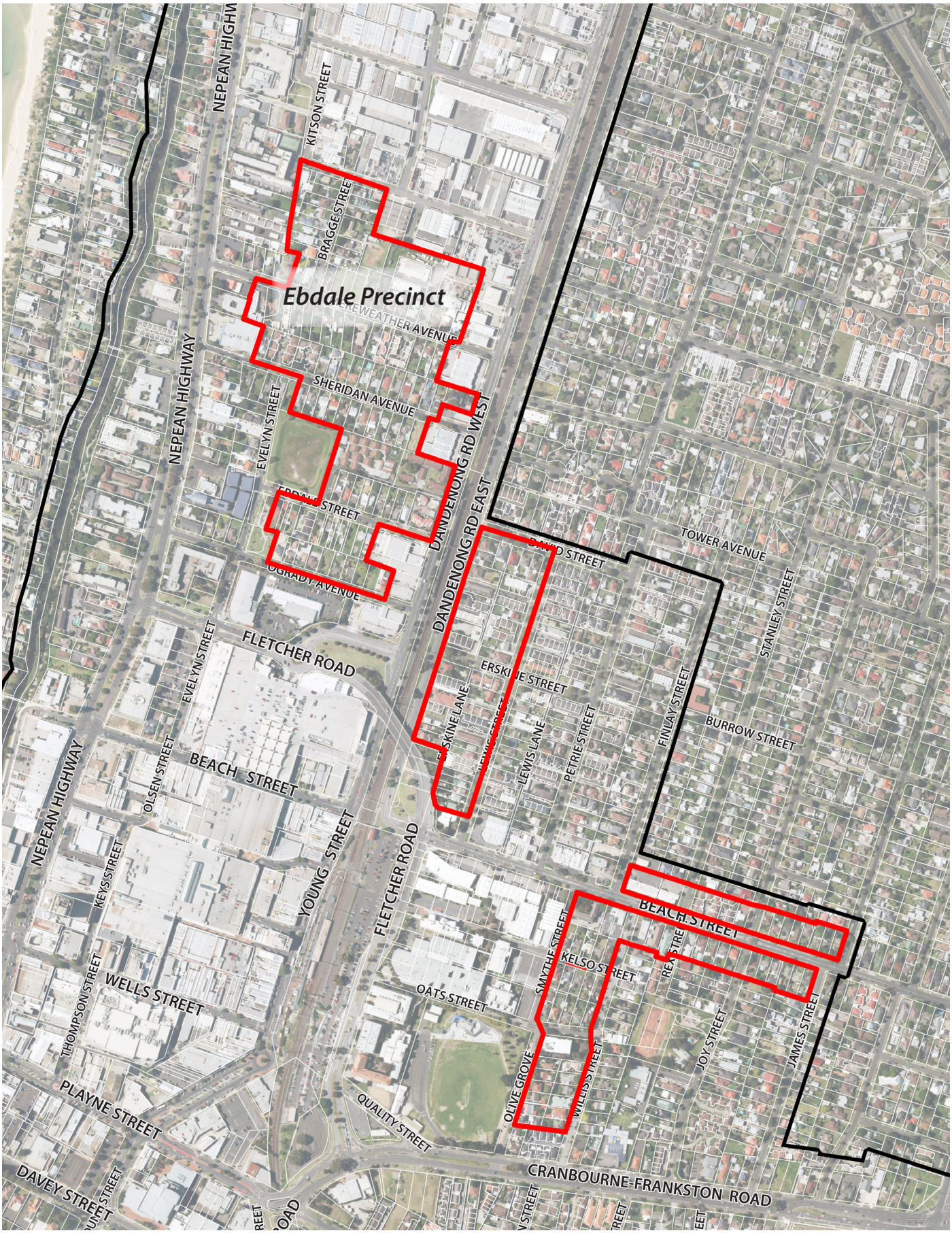
Where they apply

The Guidelines apply to Precincts 4 and 7 as identified in the FMAC Structure Plan.

How they apply

The guidelines must be considered for development where a permit application is required for:

- Construction of a dwelling if there is at least one dwelling existing on the lot
- Construction of two or more dwellings on a lot
- Construction of a residential building



Study Area Plan

How they are structured

The guidelines are structured in six sections as described below:

Section 1 - Introduction - Provides the overall objectives for the guidelines and instructions on how they apply and should be used.

Section 2 - Site Response - Provides guidance on how the development should be sited and orientated on a site, and how open space and landscaping should be provided.

Section 3 - Building Form and Design - Provides guidance on elements such as building height and form, street interface, roof form and materials.

Section 4 - Services and Amenity - Provides guidance on the services that are provided for a site and guidance on both internal amenity for the proposed development and amenity impacts on neighbouring properties.

Section 5 - Car Parking and Access - Provides guidance on pedesrian and cycle access as well as car parking and vehicle access.

Section 6 - Development Typologies - Demonstrates how the guidelines would be applied on typical lots in the study area. A number of design scenarios are demonstrated within this section.

2. Site Response

2.1 Precincts

Objectives

Encourage higher density residential development and a variety of dwelling types that integrate successfully with the public realm.

Ensure new buildings respect the sharing of amenity for current and future residential development on adjoining sites.

Encourage open landscaped street frontages and activated building interfaces that promote surveillance of adjoining streets.

Ensuring the space around buildings is sufficient to accommodate landscaping.

Encourage site responsive, high quality and contemporary design of new dwellings.

Consolidation of land to facilitate the creation of viable development sites is encouraged.

Precinct 4 - Ebdale

This area is conveniently located between the Frankston City centre and a small industrial, commercial and office area to the North. With employment hubs within walking distance and good access to main transport routes, this area has been identified to accommodate significant increases in population.

This will be an area of transition as the urban fabric changes its existing character of mainly single storey detached dwellings to mainly apartments and townhouses. Development is encouraged to maximise its available building envelope whilst acknowledging existing key characteristics. The sense of space and mature vegetation in the area are considered important elements to build upon.

The Ebdale Precinct will be an attractive, well planned residential neighbourhood offering a diversity of housing choices at increased densities for people to live close to shops, jobs, transport and the beach. Multi-unit residential development will be of a high architectural quality.

Precinct 7 - Residential Intensification

Located close to the Frankston city centre, public transport, major road infrastructure and growing regional health and education campuses, Precinct 7 offers great accessibility within a network of safe streets, shaded by trees and overlooked by local residents.

New townhouses and apartments will integrate with the existing urban fabric, with landscaping and trees in front, side and rear setbacks, and high quality architecture that is responsive to the site and context.

The residential intensification Precinct will provide for housing at increased densities, encourage a diversity of housing types and encourage a scale of development that provides transition to surrounding residential areas. The precinct will allow more people to live close to shops, jobs, transport and the beach.

2.2 Building orientation and siting

Objectives

O1 **To ensure that site conditions including those on adjoining sites are considered**

O2 **To provide good opportunities for solar access to dwellings**

O3 **To ensure that new buildings have regard to the future development potential of adjoining sites and the ability for future development to gain reasonable solar access**

Guidelines

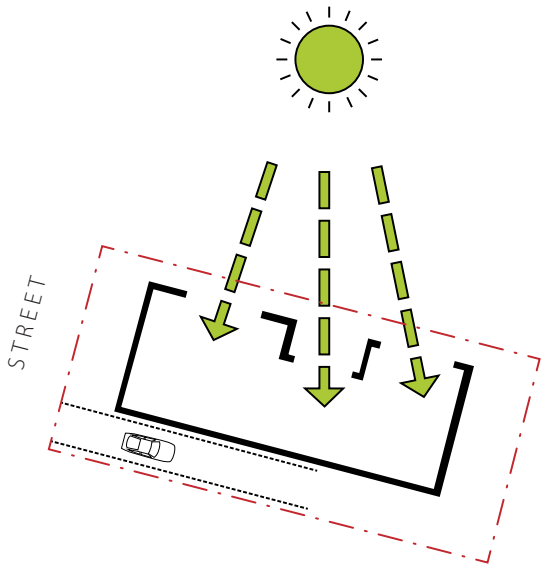
2.2.1 Development should respond to existing conditions including adjoining uses, topography, vegetation and views

2.2.2 Siting of development should allow for adequate light and sun penetration to existing and future development on adjoining properties. Buildings should be sited away from main habitable rooms and private and communal open space on adjoining properties

2.2.3 Buildings should be sited and oriented to maximise opportunities for solar access to living areas and private open space

2.2.4 On lots with a generally east-west orientation, driveways should be located to the south of the lot where practicable

2.2.5 Maximise orientation of the building and dwellings to benefit from cooling breezes



Orient buildings to allow for good solar access to living areas and private open space

2.3 Front setback

Objectives

O1 **To support the streetscape character of tree-lined streets and landscaped front gardens**

O2 **To provide opportunities for deep planting to front setbacks**

O3 **To support the gradual implementation of consistent street setbacks**

O4 **To provide a reasonable level of privacy to building occupants while encouraging passive surveillance of streets**

Guidelines

2.3.1 Front street setbacks should be a minimum of 3m

2.3.2 Front setback areas should be free of structures such as rainwater tanks and outbuildings

2.3.3 On corner lots, front walls facing the side street should be setback 3 metres

2.3.4 The front setback must be landscaped with permeable surfaces and plants with the exception of driveways and pathways

2.4 Side and rear setback

Objectives

O1 **To support the development of buildings separated by areas of planting**

O2 **To provide opportunities for daylight access and natural ventilation to dwellings**

Guidelines

2.4.1 Buildings on single lots should be set back by at least 1m from each side boundary for the first 5 metres of the buildings that front the street.

2.4.2 Buildings on consolidated lots should be set back by at least 3m to one side boundary and at least 1m to the other side boundary for the first 5 metres of the buildings that front the street

2.4.3 Walls on boundaries are permitted provided they are set back 5m from the front wall of the buildings that front to the street and in accordance with ResCode provisions at Clause 55.04-2

2.4.4 A minimum of one 4.5m x 4.5m deep soil zone should be provided adjacent to one side boundary on a standard lot and two side boundaries on consolidated lots, for a minimum of 4.5m in length. Side boundary deep soil zones are not to encroach into front street setback areas.

2.4.5 Separation between buildings should utilise a 9 metre distance where possible to avoid overlooking. This may be able to be accommodated with adjoining landscape zones to side setbacks

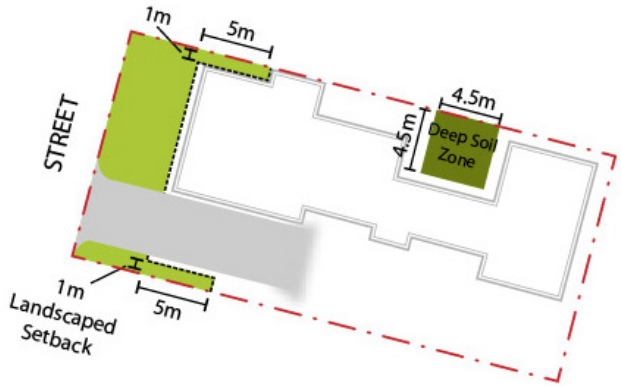
2.4.6 In addition to guidelines 2.4.1, 2.4.2, 2.4.3 and 2.4.4, side and rear setbacks should be in accordance with ResCode provisions at Clause 55.04-1

2.4.7 On upper floors ResCode setbacks may be exceeded where appropriate to allow for improved building and amenity outcomes

2.4.8 Balconies and shading devices may encroach into side boundary deep planting zones by up to 1m

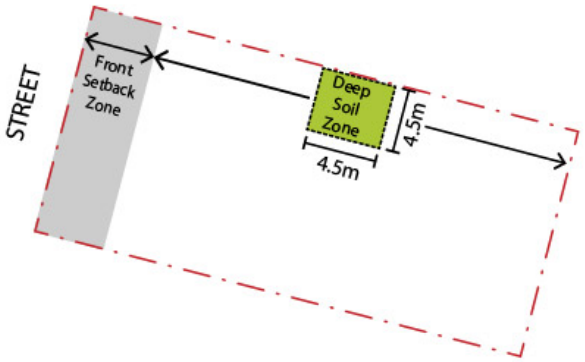
2.4.9 For buildings of more than 2 floors, the wall of the floors above the 2nd floor must be setback from the floor below a minimum of 2.5m to the street and rear. Balconies may encroach into this setback. All balustrades should have a minimum transparency of 40%

2.4.10 On street corner allotments the above requirements for front, side and rear setbacks may be varied to provide appropriate activated and landscaped interfaces to both streets



Side setback requirements for a standard single lot

Side setback requirements for a double consolidated lot



Deep soil zone located on single lot

2.5 Communal open space

Objectives

O1 **On consolidated lots, an area of communal open space should be provided that is accessible to all dwellings**

O2 **The amenity of a development and any adjoining future and existing developments should not be compromised by the placement and design of communal open space**

Guidelines

2.5.1 The placement of communal open space should maximise solar access

2.5.2 Landscape design of communal open space should be integrated with the overall development and provide a pleasant and inviting space that may include seating, shelter and communal garden beds

2.5.3 Bedrooms should not directly face communal open space

2.5.4 Rooftop gardens may be used to accommodate communal open space. They should be set back within the roof envelope to restrict overlooking and minimise bulk

2.5.5 Communal open space and access paths should incorporate baffled outdoor lighting

2.6 Landscape design

Objectives

O1 **To support and improve tree canopy coverage by providing areas for deep soil zones in the setbacks of buildings**

O2 **To promote Water Sensitive Urban Design (WSUD)**

O3 **To provide high quality landscaping within the front setback that enhances the setting of buildings in the street**

O4 **To provide low maintenance and drought tolerant landscaping**

O5 **To provide dense tree planting and permeable landscaping to reduce the urban heat island effect**

Guidelines

2.6.1 Retain and protect existing mature trees where possible and integrate into the overall site planning

2.6.2 A minimum of 30% of the site area should be permeable unless on-site storm water run-off is managed through alternative methods such as green roofs, raingardens and on-site bio-retention, to the satisfaction of the Responsible Authority

2.6.3 Front setbacks should be planted with a minimum of one canopy tree per standard residential lot frontage combined with lower scale planting. The canopy tree should be capable of reaching a minimum of 7m in height

2.6.4 The front setback may incorporate bike racks, seating, raised garden beds, lighting or other hard and soft landscaping elements that complement the space and contribute to the streetscape

2.6.5 Corner sites should provide landscaped setbacks to both street frontages to the satisfaction of the Responsible Authority

2.6.6 Where possible locate deep soil zones to the north side of the lot and adjacent to a deep soil zone on adjoining properties to form contiguous areas for large tree planting

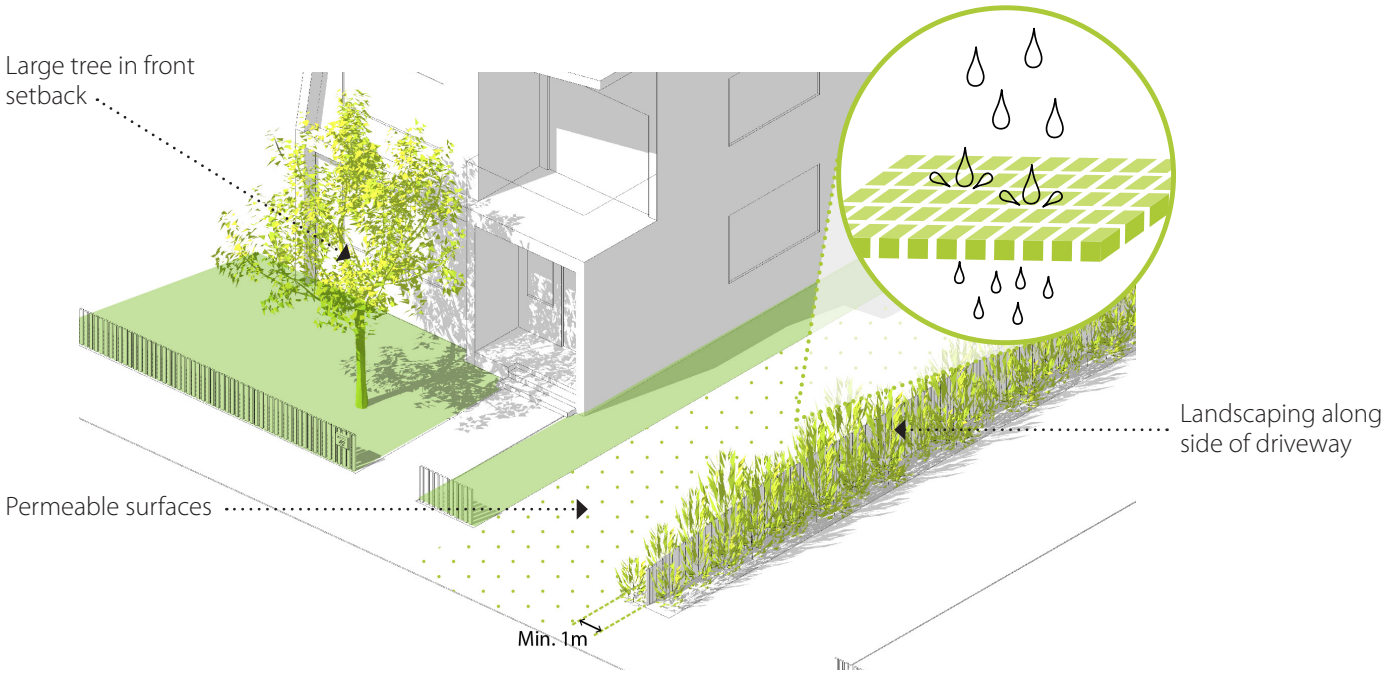
2.6.7 Where canopy trees are to be provided, deep soil zones should be a minimum of 4.5m x 4.5m to enable sufficient space for root zones. Landscaped areas of shrub, grasses, sedges and groundcovers should be a minimum of 2 metres in width to provide suitable space for planting

2.6.8 Trees should be carefully selected and sited to allow scope for expected growth and structural protection of buildings

2.6.9 Vehicle access ways should be offset from the side boundary by a minimum of 1m to provide sufficient space for landscaping. Meander the driveway where practicable to provide large planting spaces for trees within the driveway area

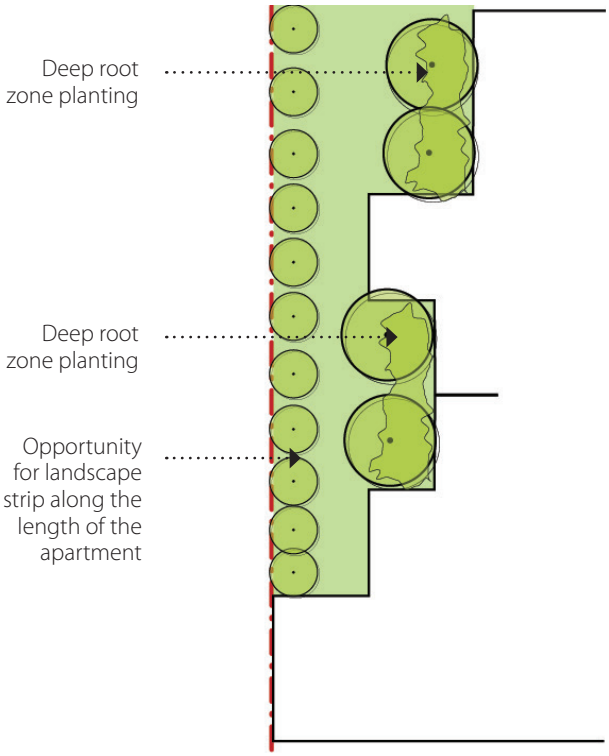
2.6.10 Utilise water sensitive urban design (WSUD) techniques to treat stormwater run-off from car parks and passively irrigate vegetation

2.6.11 Landscape areas should be planted with species that are low maintenance and hardy, and do not require irrigation from the potable water supply. Species selection should generally provide an emphasis on native and indigenous plants that are appropriate to the site

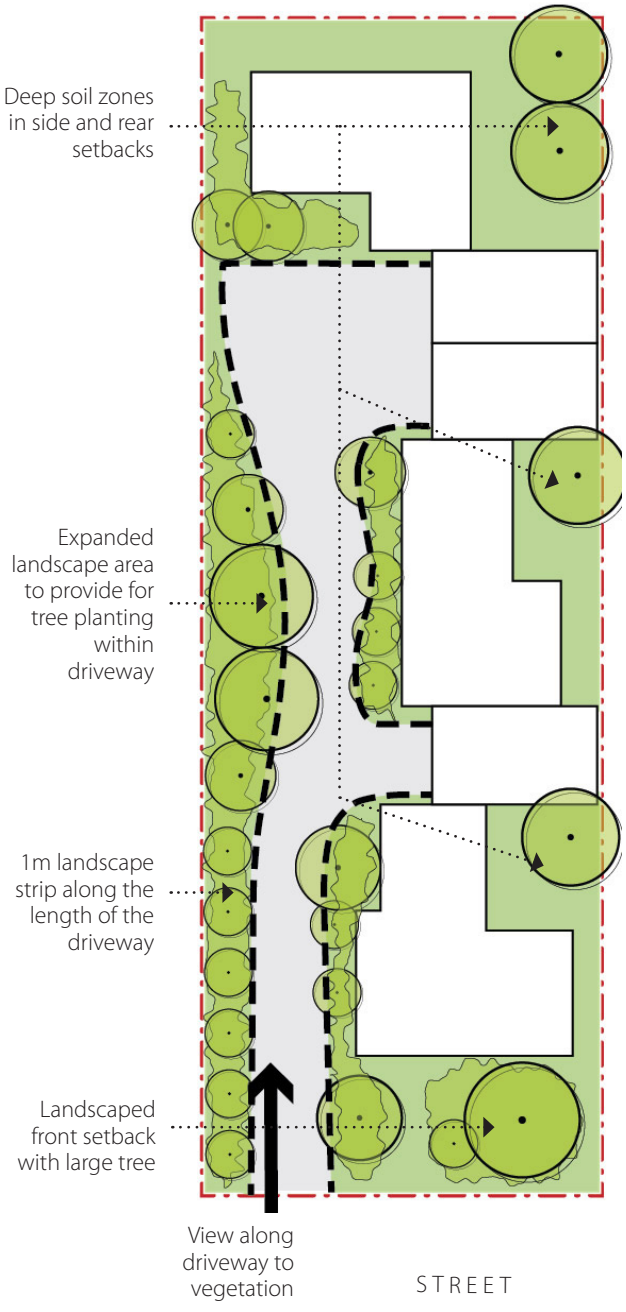


Setback landscaping and permeable paving

Buildings designed to retain established trees and create an attractive outlook from dwellings



An example of planting opportunities around an 'apartment' style development



Meander the driveway where practicable to provide large planting spaces for trees within the driveway area

An example of how a driveway can be landscaped

3. Building Form and Design

3.1 Building height

Objectives

O1 **To support more efficient use of land by promoting the development of buildings of up to 13.5meters in height**

O2 **To enable height that supports pitched roof forms, reasonable floor-to-ceiling heights and raised ground floors**

Guidelines

3.1.1 Building height is to be measured from natural ground level to the top of the apex of the roof

3.1.2 Buildings should be constructed to a maximum height of 13.5 meters

3.2 Building form

Objectives

O1 **To provide a sense of address to dwellings**

O2 **To allow for the integration of functional architectural elements into the overall building design.**

Guidelines

3.2.1 Articulate building facades through the considered design of openings, balconies, varied materials, recessed and projected elements, and revealing structural elements such as columns and beams. Lighter and less detailed materials should generally be used on upper levels

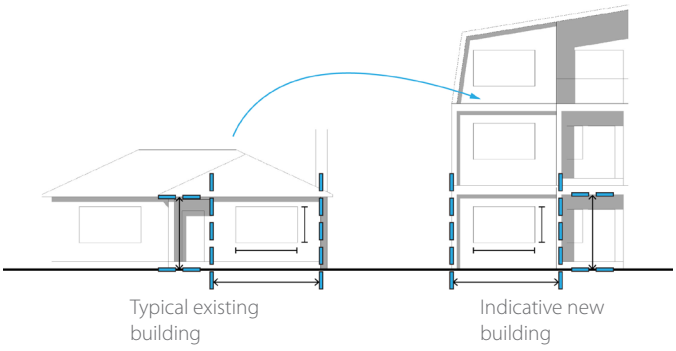
3.2.2 On consolidated lots the streetscape interface of the development should break up the building bulk through significant recession into the building mass

3.2.3 Window proportions and alignment should respect neighbouring buildings

3.2.4 Street facing windows should generally have a horizontal emphasis (ie. 'Landscape' format)

3.2.5 Facade articulation should respect rhythm and grain of adjacent buildings

Articulation of building facade



Facade articulation to respect existing rhythm and proportions

3.3 Street interface

Objectives

O1 **To promote open streetscapes through low to medium height transparent front fencing**

O2 **To provide front building entries that are easily identifiable and complement the overall architectural design**

O3 **To enable passive surveillance of streets and public space through considered window composition and active uses facing the street**

Guidelines

3.3.1 Provide opportunities for engagement with the street through ground level occupation and the presence of habitable rooms and balconies at all levels. Inactive uses, such as laundries, garages and bathrooms, should be located away from street-facing facades where practicable

3.3.2 On corner allotments both street frontages should provide activated and landscaped interfaces. This may include separate entries to individual dwellings

3.3.3 The building entries should directly front the street and be clearly defined and legible from the public realm. Lift cores should not face the street

3.3.4 Separate entry doors may be provided to ground floor dwellings. These may be provided to the side of the building but must be clearly identifiable

3.3.5 Integrate pedestrian access ramps with the overall design and landscape so that they are convenient, use similar materials and colour palettes as the building. Ramps should not dominate.

3.3.6 Street facing fencing should be a maximum of 1m in height

3.3.7 Street facing fencing should be constructed from predominantly lightweight materials and have a transparency of 30%

3.3.8 Walls facing streets and laneways should be punctuated by openings to provide passive surveillance

3.3.9 Street facing entries should generally be recessed within the overall facade by 1.2m and form a clearly identifiable element in the facade composition. Projected entry porticos should be integrated into the overall building design

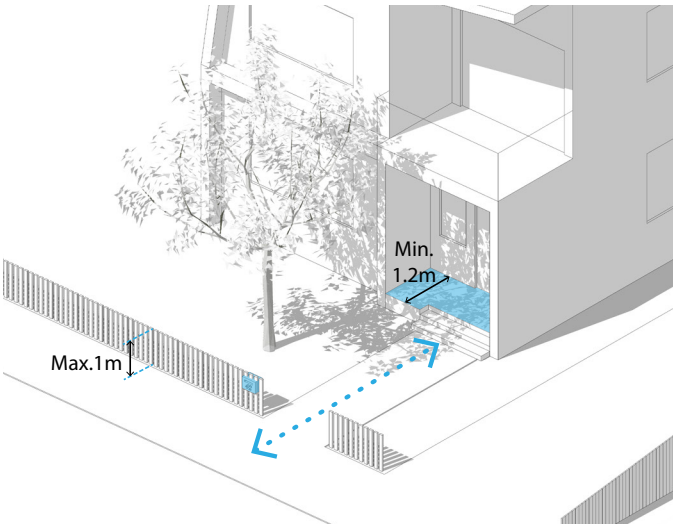
3.3.10 Pathways must be provided to front entries

3.3.11 Weather protection should be provided at front entries

3.3.12 Innovative techniques should be used to define and give privacy to ground floor private open space. This may include the use of raised garden beds or decorative screening and fencing.

3.3.13 Ground floor windows facing the street should have a minimum sill height of 700mm above finished floor level to provide for adequate privacy for building occupants

3.3.14 The finished floor level of ground floor habitable rooms should be a minimum of 300mm above street kerb level



Street interface

Recessed dwelling entry

3.4 Roof design

Objectives

O1 **To provide skyline interest to streetscapes**

O2 **To ensure roof design is integrated with the proportions and facade of the building**

Guidelines

3.4.1 Roofs should be constructed with a pitch of 7 degrees from horizontal or greater. Roof forms may include gable, skillion or hipped designs. These forms may be combined with flat roof forms to provide articulation

3.4.2 Buildings of 2 or more storeys should have a skillion or gable roof for a minimum of 30% of the primary street facing facade

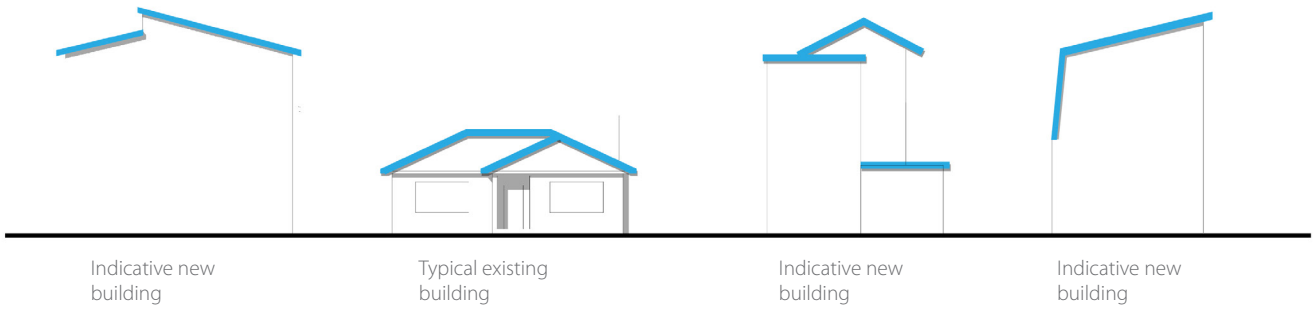
3.4.3 On larger buildings articulate or divide roof forms into distinct sections in order to minimise visual bulk and respond to the roof proportions of existing buildings

3.4.4 Services and equipment such as plant, lift cores, heating and cooling should be contained within the roof form or screened behind a parapet so that they are not visible

3.4.5 Consider site orientation in the design of roof forms so that element such as eaves can respond to solar access

Gabled roof form combined with flat roof

Skillion roof form combined with flat roof



Pitched roof form response

3.5 Materials and detailing

Objectives

O1 To provide visual interest and sense of address

Guidelines

3.5.1 Building facades should be clad with non-monolithic materials, such as brickwork, weatherboards or other articulated cladding. Large areas of rendered wall surface is discouraged

3.5.2 Building facades should use a maximum of 3 different primary cladding materials.
(Use of a wide variety of cladding types is no substitute for meaningful building articulation)

3.5.3 Architectural detail of eaves should be considered as part of the design

Considered use of simple materials

Building composed from detailed materials with minimal areas of rendered surface

4. Services and Amenity

4.1 Site services

Objectives

O1 **To ensure that site services, such as water, power, gas, communications and waste, can be easily accessed and maintained**

O2 **To ensure that site services are incorporated into the design of developments**

O3 **To encourage use of sustainable technologies**

Guidelines

4.1.1 Conveniently locate mail boxes in accordance with Australia Post Requirements

4.1.2 Adequate space should be provided within developments to accommodate for services to be easily installed and maintained

4.1.3 Set aside appropriate space to allow for the installation of future site services, such as communications infrastructure and 'third pipe' water infrastructure

4.1.4 Site services, such as meter boxes, fire fighting equipment and mail boxes, should be incorporated into the design of the building or development and be constructed, where possible, with materials and details common to the development

4.1.5 Adequate space should be provided for rubbish and recycling bin storage. Bin storage is to be screened and incorporated into the design of the development

4.1.6 Solar boosted hot water systems are to be provided where practicable

4.1.7 Incorporate rainwater tanks on each building of at least 5,000 litres to collect runoff from roof areas. The water should be used for landscape irrigation, cleaning and toilet flushing

4.1.8 Where practical, incorporate grey water treatment and re-use systems (in accordance with EPA requirements)

4.2 Storage

Objectives

O1 **To provide adequate storage for each dwelling**

O2 **To ensure that storage is convenient, secure and weatherproof**

Guidelines

4.2.1 At least 6m3 of Storage space must be accessible from outside the dwelling

4.2.2 A minimum depth and width of 1.2m must be provided in at least 1 storage space per dwelling.

4.2.3 Ventilation should be provided to Storage spaces

4.2.4 Where storage is provided outside of dwellings, it must be lockable, weatherproof and conveniently located

4.2.5 Bicycle Parking does not contribute to Storage space requirements

4.2.6 Private Open Space does not contribute to Storage space requirements

4.2.7 Storage space should be clear of building services, such as pipework, rainwater tanks, mechanical equipment, and should not located above car spaces

4.3 Daylight and sunlight access

Objectives

O1 **To provide adequate natural light to habitable rooms**

O2 **To ensure that opportunities for passive solar gain to habitable rooms is maximised**

O3 **To discourage use of borrowed light and light courts to provide light to habitable rooms**

Guidelines

4.3.1 Habitable rooms should have a window facing an outdoor space open to the sky

4.3.2 Habitable rooms should be located to minimise southerly aspects

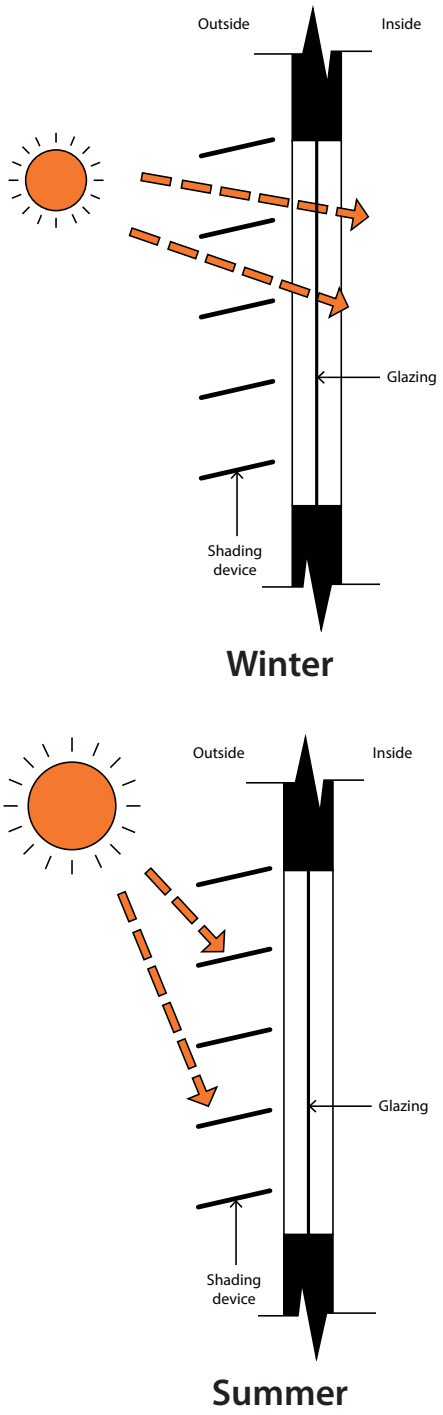
4.3.3 Building depths should be limited to the distances below to enable adequate sunlight to habitable rooms:

- 9m for row houses and single loaded apartment buildings and row houses
- 22m for double loaded apartment buildings

4.3.4 North and west facing glazing is to be protected by eaves or a shading device designed to allow solar penetration during colder months and minimise penetration of hot summer sun.

- Horizontal shading devices are best suited to generally north facing glazing.
- Vertical shading devices are best suited to generally west facing glazing.

N.B. Refer to Council publication Ecologically Sustainable Development Design Guide – Buildings (FCC 2010). These are a useful guide to assist with suitable ESD outcomes. These can be found on Council's website.



Horizontal shading designed to allow direct solar access to north facing rooms in winter and minimise direct solar access in summer

4.4 Natural ventilation

Objectives

O1 **To provide fresh air ventilation to buildings**

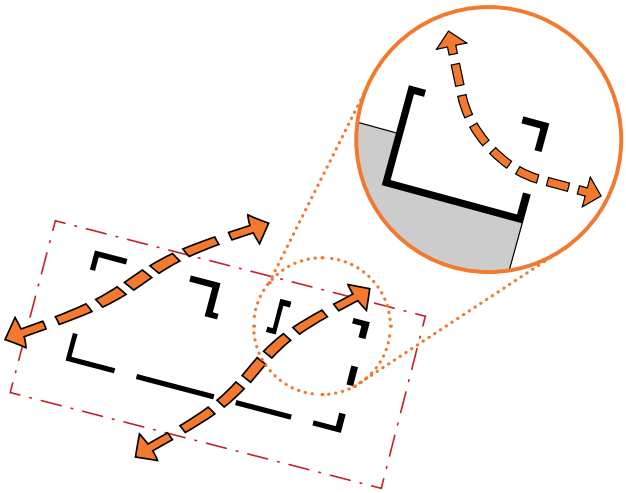
O2 **To provide good levels of thermal comfort for building occupants**

O3 **To increase energy efficiency of buildings by reducing the need for mechanical ventilation**

Guidelines

4.4.1 Natural ventilation should be provided to all habitable rooms

4.4.2 Provide openings in two walls to rooms wherever practical



Provide natural cross ventilation of buildings. Where possible locate openings in 2 walls to rooms and apartments

4.5 Roof design

Objectives

O1 **To provide a good level of amenity and sense of space to rooms**

O2 **To allow for good levels of daylight penetration into habitable rooms**

Guidelines

4.5.1 Ceiling heights to habitable rooms should be a minimum of 2.7m measured from Finished Floor Level (FFL) to underside of Finished Ceiling Level (FCL), except where habitable rooms are located on a mezzanine floor, open to a double-height space with a minimum of 2m between the external glass line and balustrade to mezzanine level. In such instances, a minimum ceiling height of 2.4m from FFL to FCL may be acceptable.

4.5.2 Ceiling heights to non-habitable rooms should be a minimum of 2.4m from FFL to FCL.

4.6 Acoustic privacy

Objectives

O1 **To ensure that noise impacts on building occupants are minimised**

Guidelines

4.6.2 Buildings located adjacent to Road Zone 1 and Road Zone 2, near railway lines and other sources of noise, should be designed to minimise noise impacts to habitable rooms

4.6.3 Vehicle access ways, parking areas and services equipment should be located to minimise noise impacts on bedrooms. Where locational separation cannot be achieved, noise impacts should be minimised through use of architectural solutions

4.6.4 Solutions to minimising noise impacts may include double glazing, operable screening, solid balustrade treatments and landscaping

5. Car Parking and Access

5.1 Pedestrian and cycle access

Objectives

O1 **To provide for safe, convenient and dignified access throughout developments by people with bikes, wheelchairs and prams**

Guidelines

5.1.2 Pedestrian routes to public areas, such as site facilities and parking areas, and main entries to dwellings accessible from ground floor should be accessible to people with bikes, wheelchairs and prams

5.1.3 All dwellings accessible from ground level should have clear access from the main entry to living areas and toilet at entry level to enable visiting by people with limited mobility

5.1.4 Design driveway access to minimise vehicle and pedestrian / cyclist conflicts by maintaining clear viewlines

5.1.5 Pedestrian routes to public areas and main entries in a development should be lit with low-glare or baffled lighting

5.1.6 The location of bicycle parking should be easily accessible from the street and at ground level

5.1.7 Bicycle parking should be secure and / or located in an area subject to passive or active surveillance. Bicycle parking must be compliant with Clause 52.34 of the Frankston Planning Scheme

Landscaped pedestrian path with lighting and passive surveillance

5.2 Vehicle access and parking

Objectives

O1 **To ensure the location, design and layout of car parking and access is integrated with the overall site planning and building design**

O2 **To minimise vehicle cross-overs**

O3 **To provide safe and secure car parking**

O4 **To manage potential conflict between vehicles, building occupants, pedestrians and cyclists**

O5 **To minimise the visual impact of car parking and access from the street so that it does not adversely affect streetscape character**

Guidelines

5.2.1 Provide 1 vehicle cross-over per site. This applies to standard single lots and consolidated lots. Two cross overs may be acceptable on corner lots. Re-use existing crossovers where possible, particularly to avoid the need to remove mature street trees

5.2.2 On lots with a generally east-west orientation, driveways should be located to the south of the lot where practicable

5.2.3 Security lighting should be provided to vehicle parking areas and entries. Light spillage to dwellings on site or those adjacent should not impact on amenity

5.2.4 The area of vehicle access way within the front setback and areas shared by vehicles and pedestrians should be a dressed surface treatment other than standard grey concrete

5.2.5 Clear sight lines should be provided at the vehicle exit point in accordance with Clause 52.06-8 of the Frankston Planning Scheme

5.2.6 Parking and vehicle entries should not present as a dominant element when viewed from the public realm. Appropriate and innovative screening and screen planting should be incorporated where necessary

5.2.7 Car parking areas should generally be located away from street interfaces and not within the front setbacks. Double garages facing the street should generally be avoided

5.2.8 Entry to car parking off a rear lane should be set back a minimum of 1m from the rear boundary

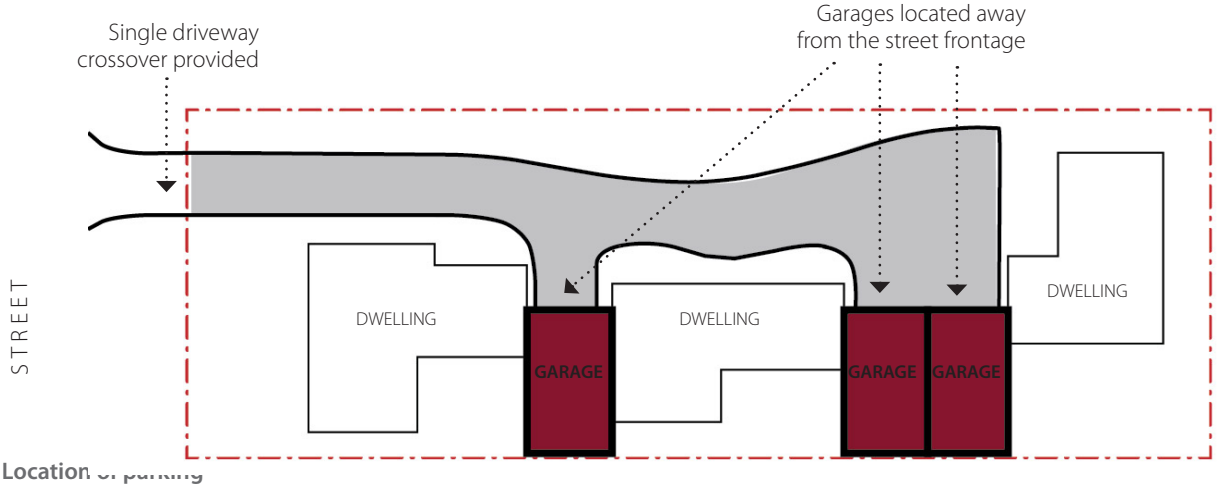
5.2.9 Undercroft car parking in apartment developments should be screened from the street with landscaping and / or articulated screening

5.2.10 Basement car parks should be designed with the following considerations:

- Provide natural ventilation
- Integrate ventilation grilles or security gates into the facade and landscape design
- Provide security gates, conceal service pipes and ducts, to improve the appearance of basement entries from the street

5.2.11 Encourage the use of basement or semi basement car parks to reduce the visual impact of vehicle storage to the street and adjoining properties, maximise the potential for access to ground floor open space and provide privacy to ground floor apartments with a raised floor level

5.2.12 Where the Special Building Overlay applies, basement car parking will need to be designed to be compliant with relevant clauses of Schedule 44.05 - Special Building Overlay



Location of parking

6. Development Typologies

6.1 Overview

Design typologies have been developed to demonstrate best practice development outcomes that accord with the design guidelines.

The typologies are intended to help applicants in understanding how guidelines are intended to be applied.

The typologies have been prepared on actual sites within the study area to cover the various development outcomes that are permissible under the existing and proposed planning controls. These include:

- Three storey townhouse development on a single lot
- Four storey apartment building on a consolidated lot

6.2 Three storey townhouses on a standard single lot

This typology provides for four, three storey townhouses on single lot

Site Layout Plan

Narrow built form reflects the rhythm of existing detached dwellings

Deep soil planting zones provided along the side and rear of the property

Green, landscaped view along driveway

Landscaped front setback of 5m provides space for large tree planting

Garages located away from the front boundary

Expanded landscape area to provide for tree planting within driveway areas

Street Elevation

Pitched roof form supports preferred neighbourhood character

Pedestrian entrance is clearly defined and an integrated element of the facade

Narrow built form reflects the rhythm of existing detached dwellings

Landscaped front setback contributes to garden character

6.3 Four storey apartment building on a double consolidated lot

This typology provides for 14 apartments within a four storey building on a double consolidated lot

Ground Floor Plan

Landscaped front setback

Pedestrian entry to Units 1, 2 & 3

Deep soil planting zones provided along the side and rear of the property

Single driveway crossover provided for the development

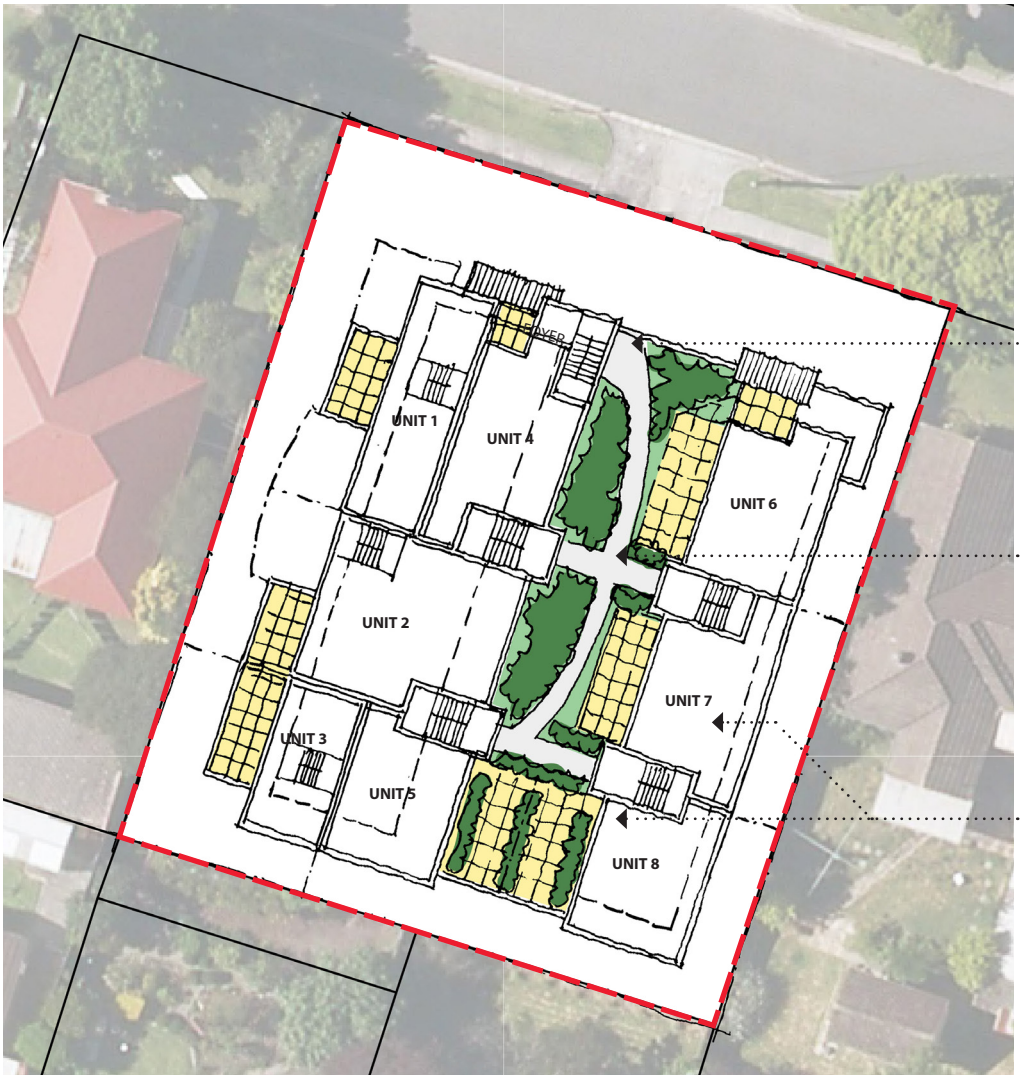
Common room provides activation to the street

Undercroft car parking not visible from street

Landscaping along side setback

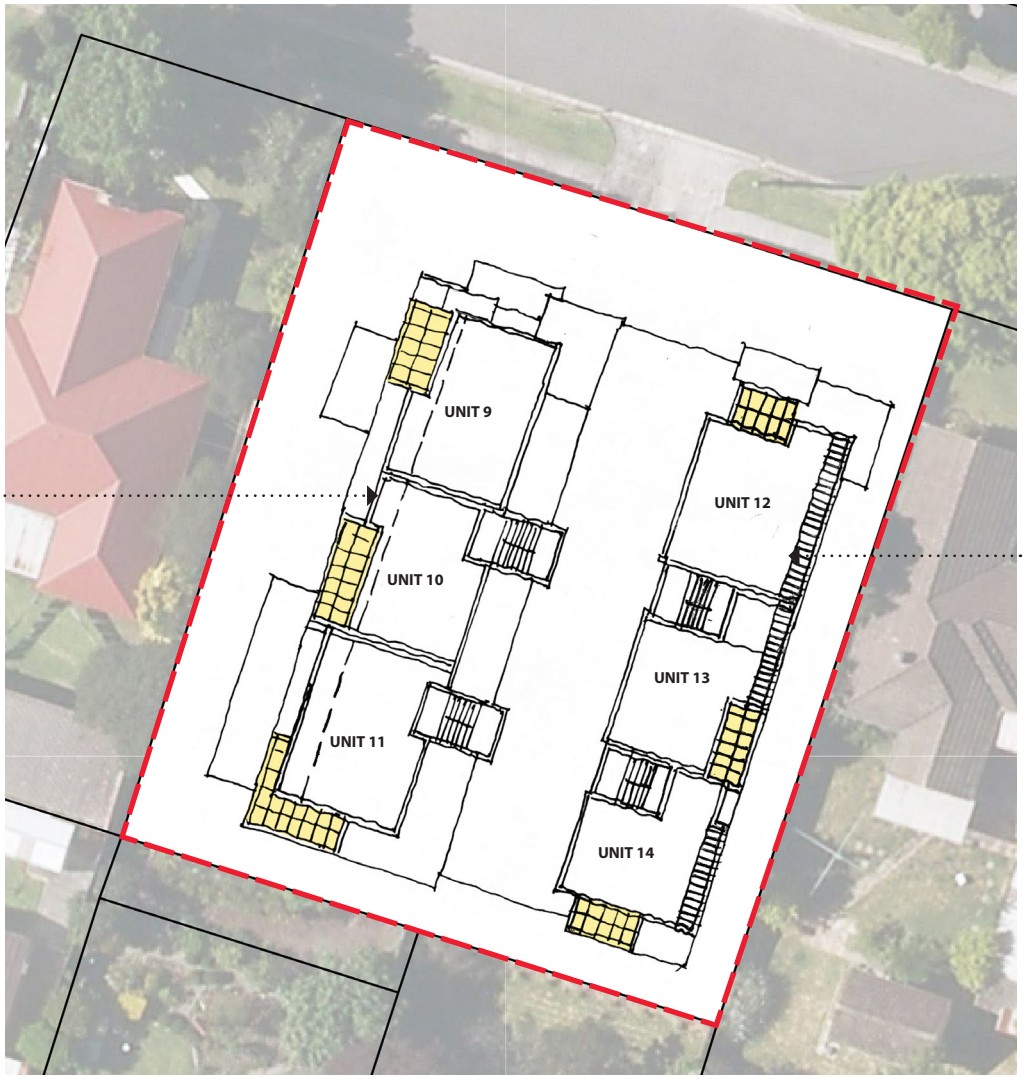
Four storey apartment building on a double consolidated lot cont.

1st Floor Plan



Four storey apartment building on a double consolidated lot cont.

2nd Floor Plan

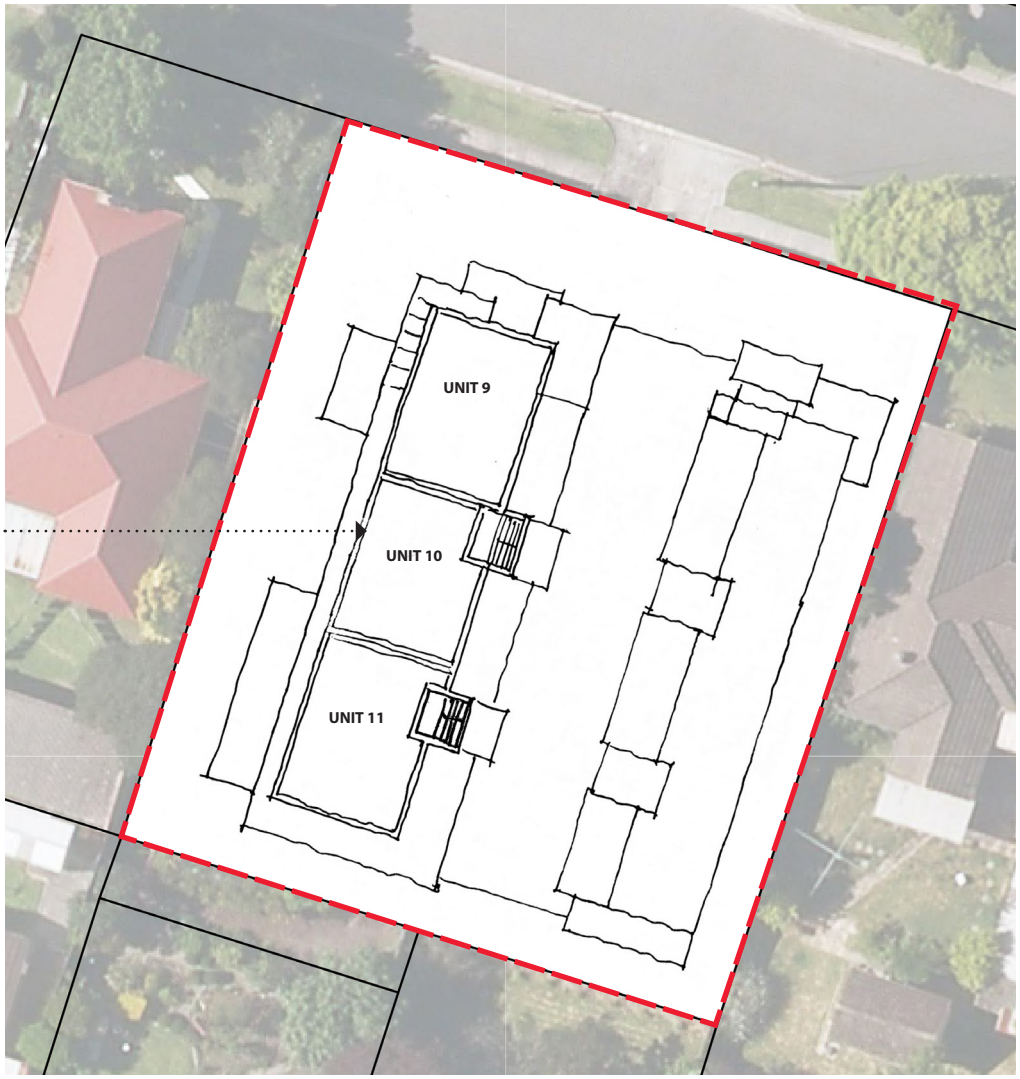


2nd floor recessed from side boundaries to meet ResCode standards

2nd floor recessed from side boundaries to meet ResCode standards

Four storey apartment building on a double consolidated lot cont.

3rd Floor Plan



3rd floor recessed from side boundaries to meet ResCode standards

Street Elevation

Pitched roof integrates with existing roof forms in the street

Articulated facades provides interest to the street

Substantial space along side of the building to allow for large trees

Landscaping on upper level reinforces the break in built form and provides amenity for apartments

Significant break in built form maintains rhythm of massing in the street

Entry to undercroft car park