Appendix H – Built Form Design Guidelines (Outline)

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Report Information

Document Name	West Basin Estate - Built Form Guidelines
Reference	
Prepared by	TW
On behalf of	ACT Government, Land Development Agency
Reviewed by	OT/GW

Revision History

Revision Number	Revision Date	Details	Authorised
Sketch outline	30 March 2015	For review	GW
A	10 April 2015	For review	GW

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Disclaimer:

The plans, examples and information contained herein are for illustrative purposes only and should not, without further enquiry, be relied upon as to their ultimate accuracy. To the extent permitted by law, the LDA will not be responsible for any loss or damage that may be incurred as a result of your reliance upon these materials.

Prospective purchasers should note that the guidelines have no statutory effect under the Commonwealth *Australian Capital Territory (Planning and Land Management) Act 1988* and *National Capital Plan 2008,* nor under the ACT *Planning and Development Act 2007* and *Territory Plan 2008.* The guidelines cannot be considered by the National Capital Authority or ACT Environment and Planning Directorate in making a decision on any subsequent Works Approval or Development Approval application that may be lodged for consideration.

The Design Guidelines advise of the principles and objectives for the development of sites within the West Basin Estate by establishing parameters that:

- Inform the quality and detailing of public spaces;
- Cause development to engage with, benefit from, and contribute to, the public realm; and
- Direct architectural design to deliver high quality and sustainable mixed-use buildings.

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1.0 Overview

Text to be coordinated with equivalent introductory text in finalised Public Realm Strategy and Waterfront Design Brief.

2.0 Introduction

2.1 Objectives

The Built Form Guidelines are intended to:

- Provide guidance to designers, developers and builders;
- Provide a framework for the creation of a high quality built environment that reinforces the quality of the public realm;
- Create conditions for the delivery of design excellence;
- Align with international best practice;
- Optimise the chance to guide development towards best possible outcomes;
- Deliver high quality interface between the built forms and the public realm that together create a place the community will value and be proud of;
- Form part of the Deed of Sale.

2.2 Related documents

Text to be coordinated with equivalent introductory text in finalised Public Realm Strategy and Waterfront Design Brief.

The West Basin Estate Built Form Guidelines are to be read in conjunction with:

- National Capital Plan (NCP) 2008;
- West Basin Guidelines, May 2014;
- City to the Lake, Public Realm Strategy (PRS);

Text to be added to confirming order of precedence of Guidelines relative to the above and other City to Lake documents.

3.0 Approvals Process

Text to be added to clarify LDA's requirements for submission, review and approval of designs with reference to these Guidelines, including timing and timeframes for submission.

4.0 Site Planning

4.1 Land Use

Objectives

- To encourage a mix of land uses, including medium and higher density residential uses, which contribute to an active and diverse character.
- To maximise lifestyle opportunities and provide housing choice.
- To provide a wide range of shopping, community, business and recreation facilities.

Guidelines

- Include a fuller range of permissible uses in lease purpose clauses.
- Collocate a range of complementary uses, such as community facilities and high amenity residential development.
- Plan site layout to support mutually beneficial relationships between land uses.
- Provide for anchor business/es recognising their impact on the viability of other small businesses.
- Provide for a mix of uses fronting the street including commercial, residential and retail.
- Plan subdivision of land or siting of buildings to give a flexible range of accommodation for varying scale or type for a range of land uses.

4.2 Laneways, Shared Zones & Paths

Objectives

- To create multiple fine-grain convenient connections for pedestrians and cyclists through sites linking to surrounding streets, facilities and pedestrian networks.
- To provide safe and attractive environments for pedestrians and cyclists while accommodating a variety of vehicle uses.
- To ensure key pedestrian thoroughfares through the site are not obscured and that built form addresses and reinforces these links.
- To assist in place making and way finding in the precinct.

Guidelines

- Prioritise laneways and path networks over pedestrian movement internalised within buildings.
- On-block path networks will connect to surrounding public path networks.
- Detail laneways and shared zones to constrain vehicle speed to walking pace, encourage pedestrian use and indicate that they are shared zones where pedestrians have priority.
- All laneways are to provide unobscured pedestrian and cyclist connection through to adjacent streets or laneways. No dead-end laneways are to be created.
- Laneways are generally open at each end and defined by the walls of the buildings
- At street level buildings may contain retail, residential, commercial or carpark uses. Building entries may be taken off laneways.
- Accommodate a wide variety of building uses with varied hours of trading or occupancy addressing laneways and shared zones to enhance pedestrian safety and security.
- Laneways may accommodate carpark entries, however carpark entries will be located close to the street intersection in order to limit vehicular traffic within the laneway.

4.3 Public Open Space

Objectives

- To reinforce the public domain structure as the primary ordering element.
- To provide a perimeter built form that addresses the existing street network.
- To enhance amenity and safety of the public domain by optimising views across public spaces.

Guidelines

- Provide a robust and legible perimeter block site layout that provides independent address and identity to each space and building.
- Proportion and size public spaces and adjacent built form at human scale.
- Plan the form and scale of buildings surrounding public space to give shelter from climate extremes and optimise access to winter sun.
- Ensure buildings address and activate adjacent public spaces.
- Design public spaces to accommodate a range of use and activity including pedestrian movement, alfresco dining, children's play and public seating.
- Ensure adequate provision of high quality street furniture including lighting, bins, signage and public seating all located at regular intervals for convenient use.
- Design public open spaces in response to the needs and ability of the range of users including the elderly, young or disabled.
- Design buildings to avoid significant overshadowing of public spaces.
- Design public spaces and pedestrian thoroughfares to avoid lurking spaces and entrapment in dead end spaces.

4.4 Communal Open Space

For the purposes of these Guidelines, Communal Open Space refers to shared open space for the use of building occupants but which is not accessible by the public.

Objectives

- To create a variety of discrete courtyards, distinct from publicly accessible areas, which provide building occupants with sheltered spaces to gather for active and passive recreation.
- To ensure communal spaces are provided with passive surveillance and overlook from enclosing buildings, and privacy from publicly accessible areas.

Guidelines

- Co-locate communal open spaces for residents with shared use internal facilities such as pools, gymnasiums and cinema rooms.
- Co-locate separate communal open spaces for staff recreation with retail and commercial spaces.
- Proportion communal open spaces to encourage lingering use and activity, rather than mere linear connecting spaces.
- Ensure that communal spaces are comfortable for use in all seasons by allowing summer shade, winter sun, and shelter from strong winds.
- Provide large tree planting opportunities with deep root zones for healthy tree growth.
- Avoid creating concealed spaces which cannot be overlooked by adjoining buildings.
- Utilise hard and soft landscape elements, including ground plane level and material treatments, to provide clearly defined boundaries to communal areas, with defined thresholds to adjoining publicly accessible areas or private open space.

4.5 Views and Safety

Objectives

- To optimise opportunity for near and distant views.
- To respond to broad scale site topography and recognise views generated by this topography;
- To enhance amenity and safety of streets, public thoroughfares and communal open spaces by providing for 24 hour passive surveillance.
- To ensure key public thoroughfares through the site are not obscured and that built form addresses and reinforces these links.

Guidelines

- Set out a robust and legible site layout, with independent address and identity to each site, space and building.
- Create a safe local environment, with good sight lines, integrated architectural and landscape design, residential address and passive surveillance.
- Design building layout to ensure public thoroughfares or communal open spaces are not concealed from view.
- Orient building facades and develop plan layouts in response to differing view opportunities at upper and lower levels.
- Locate living spaces within residences to give outlook from daytime living areas to near and distant views across the Lake.
- Locate living spaces within residences to give outlook from daytime living areas over streets, public thoroughfares and communal open spaces.

5.0 Sustainability

5.1 Design for Future Adaption

Objectives

- To promote environmentally sustainable design.
- To provide flexibility to respond to future fluctuations in demand for housing or retail and commercial space.
- To maximise flexibility and opportunity to adapt ground floor spaces over time to accommodate alternative uses.
- To provide opportunity for future commercial uses which are complementary to residential uses.

Guidelines

- Plan generous size ground floor residential units which can be adapted to provide useful commercial or retail lettable area.
- Set ground floor finished floor levels which ensure building entries and thresholds can meet accessibility requirements for future commercial or retail uses.
- Provide generous ground floor ceiling heights of minimum 2.7m to allow for future commercial or retail use. Make sufficient allowance to accommodate ceiling mounted services.
- Design building internal structural systems to utilise load-bearing columns rather than walls, permitting flexibility in future partitioning.
- Design building street facade structural systems to utilise load-bearing columns rather than walls, permitting future glazed commercial facades.
- Design building facades to accommodate future addition of awnings, canopies and the like.

- Design private open space of adaptable units that front the public realm with proportions that will allow useable space in future commercial and retail configuration.
- Design private open spaces that are at ground level and forward of the building line to be sufficiently private but able to expose the front door & signage of future commercial uses.

5.2 Solar Access

Objectives

- To provide for, and best utilise, solar and daylight access within buildings, streets and to the public domain.
- To minimise overshadowing of adjacent buildings and public spaces.

Guidelines

- Orient building elements to optimise sunlight access to apartments and public and private open spaces.
- Design and plan buildings to avoid significant overshadowing of adjoining development, streets and public spaces.

5.3 Energy

Objectives

- To reduce energy consumption.
- To promote opportunities for passive energy efficiency through good solar access.
- To provide opportunity for integrated active energy generation technologies.

Guidelines

- Design and orient new buildings to optimise favourable northern solar access, both for the development and to adjoining streets and sites.
- Scale new development sites such that resultant building plan depths optimise the use of day lighting and natural ventilation, reducing dependence on active lighting and air conditioning.
- A minimum of 80% of apartments will be oriented within the solar arc of 20°W to 30°E. They will optimise cross ventilation, and where cross ventilation is not possible corners of buildings and articulated building elements will be utilised to provide through ventilation.
- Design new off street car parking areas as undercroft rather than basement where slopes allow, reducing need for artificial lighting and ventilation.
- Facilitate access to transport choices, including public transport, car share, cycling and walking.
- Provide infrastructure to support public transport, car share, cycling and walking including bike racks, shelter, shading, clear and direct lines of pedestrian/cycle travel.
- Support installation of roof mounted solar devices.
- Adopt lighting using high efficiency fittings.

5.4 Waste

Objectives

- To reduce waste generation.

Guidelines

- Design new buildings such that they can be adapted for multiple uses over time.

- Provide public bins with separated recyclables and rubbish compartments.
- Provide adequate storage and access for the collection of recycled materials generated by the development.

5.5 Water

Objectives

- To reduce water use, in particular potable water use.
- To increase water reuse.
- To protect and improve downstream water quality.

Guidelines

- Design buildings to capture and store roof water for secondary uses, such as toilet flushing, with associated decrease in stormwater peak flows and volumes.
- Review impact of private development on overland flows through the Estate, recognising the constraints of topography, to identify opportunities for introduction of Water Sensitive Urban Design (WSUD) elements such as swales, rain gardens or wetlands.

5.6 Green Star Rating

Please confirm current policy re GreenStar – is there still intent to require use of this rating tool?

6.0 Building Form

6.1 Mass

Objectives

- To attain a high standard of architecture through considered composition of building mass and form.
- To provide overall building mass and forms which are articulated, engaging and robust.
- To ensure building mass and form supports best practice solar access to adjoining buildings and open spaces; protection of privacy, amenity and useability of private open spaces; and quality of spaces inside buildings and in streets, public thoroughfares and communal open spaces.
- To use built form of appropriate scale to protect and define the public domain.

Guidelines

- Develop building form and massing in direct response to the specific context, uses, climate, and view opportunities.
- Orient and shape building form and massing to minimise unwanted wind effects and capitalise on solar and daylight access to buildings, streets, public thoroughfares and communal open spaces.
- Shape building edges and corners to reduce wind acceleration, downdrafts and turbulence at ground and podium level.
- Optimise spacing between buildings to reinforce public pedestrian thoroughfares across the site, provide enclosure to communal open spaces, and create outlook, solar and daylight access opportunities.
- The built form at upper levels will not be continuous along street frontages and will emphasise the corners of the development site at street intersections.

- All proposed built forms will have an internal depth no greater than 14m to optimise access to daylight.
- Vary building forms to provide individuality of address within an overall continuity of built expression.
- Size and proportion new development sites to suit efficient parking modules.

6.2 Heights

Text to be coordinated with current intent for building height – ie design team v NCA.

Objectives

- To prevent excessive overshadowing and overlook;
- To provide equal opportunities to sunlight and outlook;
- To promote presence and surveillance to the public realm;
- To use building form as an urban placemaker and wayfinder.

Guidelines

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6.3 Frontages

Objectives

- To ensure buildings present an attractive and actively occupied frontages to streets and public open spaces.
- To encourage activities at street frontage level which contribute to pedestrian activity and social interaction.
- To treat the connecting laneways as open spaces that are well defined, contained, articulated, active and intimate.

Guidelines

- Promote a consistent building alignment and active frontages at ground level along the boundary adjoining streets and public spaces.
- Design buildings housing large anchor businesses to include a perimeter of smaller businesses with active frontage at ground level along boundaries adjoining main streets and public spaces.
- Avoid blank walls to streets, or where unavoidable for large anchor businesses these are to be offset with appropriate facade and material articulation.
- The ground floor will promote public permeability, encourage interaction with the street, provide enticing access points and be generous in its finished floor level to finished ceiling level.
- Ensure a clear visual interaction at the ground floor level between inside and outside.
- Minimise blank facades facing streets and public open spaces.
- Orientation of buildings and façade treatments are to acknowledge the street and present livable spaces such as balconies, terraces and areas of main daytime living. Where solar orientation is in conflict with this location, additional spaces satisfying this requirement are to be provided.
- Provide direct pedestrian access from the public frontage to each ground floor unit and tenancy.
- Prioritise opportunities for retail and commercial development at the ground floor.
- Design all ground floor level units of all buildings fronting the street to be adaptable for commercial use.
- Design connecting laneways with well-defined and varied edges.

- The laneways will be considered as a linear void that has a destination at each end, and is enclosed on its sides by buildings which act to contain, enliven and interest.

6.4 Setbacks

Text to be coordinated with reference to setbacks prescribed within NCA Guidelines. To be explored in diagrams to be provided with next draft.

Objectives

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Guidelines

- Vary building setbacks to respond to internal uses. These spaces will allow summer shade and winter sun, provide protection from strong winds throughout the year, provide visual interest and allow deep root zones for the healthy growth of large trees.

6.5 Residential Interface

Objectives

- To create well designed private and semi private spaces suitable for use by residents.
- To preserve residential privacy whilst maintaining a relationship between private spaces and the public realm.
- To provide a variety of spaces which take advantage of distant views over the Lake whilst maintaining privacy.
- To provide a high quality urban interface between built form and the public realm.

Guidelines

- Ensure that private open spaces with their need for visual protection are designed as integral parts of buildings.
- Clearly demarcate private open spaces using compatible building elements such as sun shading, appropriate balustrades and screening, level changes and the like.
- Ensure private open space that has been designed to be adaptable to future commercial and retail uses provides privacy to residential uses within the building in the first lifetime.

7.0 Building Articulation

7.1 Facades

Objectives

- To modulate the scale of building elements and façade detail for both compositional clarity at a distance and a richly detailed fine grained experience at close proximity.
- To ensure building facades enhance the street and public domain.
- To establish overlooking of streets and opens spaces for interaction with the public realm, including passive surveillance and security for occupants of public space.
- To create spacious light filled places to live and work.

Guidelines

- Provide a richly detailed and articulated façade to all address streets.

- Articulate the building forms into a range of elements of different scales, which can provide a recognisable identity for future residents and visitors.
- Provide visual and material distinction between the base, middle and top elements of the building facade.
- Provide visually engaging building facades through articulated projection of walls, balconies and roofs so creating a sense of building depth emphasised by the effect of sun and shadow.
- Provide windows, balconies and terraces with outlook over streets, public thoroughfares and communal open spaces for passive surveillance.
- Compose upper level facades with a balance of solid and void, projecting and recessed, opaque and transparent elements, to provide high amenity internal & external living spaces, and allow passive surveillance of streets, public thoroughfares and communal open spaces below.

7.2 Awnings & Colonnades

Objectives

- To provide continuous weather protected pedestrian thoroughfares.
- To provide weather protection along retail, commercial and apartment building frontages and so promote and protect pedestrian activity.
- To enhance the pedestrian realm and separate it from adjoining roadway and parking areas

Guidelines

- Provide continuous awnings along proposed and future retail and commercial frontages, over outdoor dining areas against building facades and at commercial building entries.
- Ensure awning heights and widths provide effective protection from weather, including wind downdrafts.
- Awnings or projections should be a minimum of 3.8m above pavement level or higher if the building envelope permits.
- Integrate awning design with building facades and ensure they complement those on adjoining buildings.
- Set back awning front edge to accommodate future mature street landscaping.

7.3 Corners

Objectives

- To articulate and provide identity to prominent leading corners.
- To enliven, identify and activate intersections.
- To assist in way finding and place making.

Guidelines

- Express street corners by giving visual prominence to parts of the façade such as a change in building articulation, material or colour, roof expression and/or increased height.

7.4 Entries – Pedestrian

Objectives

- To ensure ease of access to all main entries and building services
- To provide clear and safe building entries.

Guidelines

- All entry points will be clearly expressed through the built form, while primary building entrances will be further accentuated to identify them as a point of welcome and orientation.
- Clearly delineate public building entries and ensure they are level with the public domain and external paving levels, providing ease of access and transition between the built form and the street.
- Private entries to residential units will be clearly demarcated from the public areas, well lit and safe, with numbering clearly identifiable from the public realm.
- Design the entries and associated signage, street numbering, letterboxes and landscaping to highlight their presence and enrich street character.

7.5 Entries – Vehicular

Objectives

- To minimise the physical and visual impact of services, service spaces, carpark and garage entries, and access to service rooms/ utilities on public space
- To reduce the impact of vehicular entry points on the public domain.
- To reduce the impact of service functions on the public domain and internal private and communal spaces.
- To provide a low speed environment that supports pedestrian and cycle movement.

Guidelines

- Vehicular access to block shall be from secondary streets or laneways only.
- All on-site parking will be in a basement or a storey above street level, and will be adequately screened from the public realm.
- Vehicle ramp widths shall be kept to a minimum and prioritise pedestrian movement when crossing verges, e.g. through material selection.
- The width of vehicle entry points shall be kept to a minimum.

7.6 Screening

Objectives

- Moderate, minimise or eliminate direct visual impact of services or service spaces on the public realm and neighbouring private property.

Guidelines

- Podium carparking shall be screened to lessen its visual impact upon the streetscape and to allow for natural ventilation.
- Appropriate shading is encouraged on all facades.
- Screening shall be designed as an integral part of the building composition.
- Western facades are to incorporate shading devices to dwellings.

7.7 Balconies

Objectives

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Guidelines

- Balcony types selected should respond to solar orientation, wind and privacy. Recessed, semi-recessed cantilevered and Juliette balconies should be considered along with balustrade detailing.
- Balustrades adjacent private external spaces will provide privacy to apartment interiors whilst allowing natural light and access to views.

7.8 Roof & Parapet

Objectives

- Maximise opportunity for activities and integrated building servicing at roof level
- To provide for passive surveillance of streets, public thoroughfares and communal open spaces below whilst preserving the privacy of building occupants.
- To express internal uses
- To provide buildings with a recognisable identity

Guidelines

- Development massing will provide roofline modulation for visual interest with its setback to be considered in relation to its impact upon the streetscape.
- Utilise roof access at podium level to provide additional public and private domain, as well as surveillance over the public domain at ground level.
- Provide access to the roofs of buildings for recreational use and screened clothes drying.

7.9 Signage

Objective

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Guidelines

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8.0 Services

8.1 Street Level

Objectives

- To minimise the visual, audible and physical impact of ancillary and service elements and servicing activity on the public realm.
- To integrate ancillary and service elements with the building design where possible.

Guidelines

- All street-level service rooms will be internalised within the built form and fully screened from public view.
- Building services such as garbage storage and collection and garaging is to take place internally, removed from the street frontage.

8.2 Facade Mounted

Objectives

- To minimise the visual, audible and physical impact of ancillary and service elements on the public realm.
- To integrate ancillary and service elements with the building design where possible.

Guidelines

- Services such as air-conditioning units on balconies that front the street shall be entirely screened taking into consideration sightlines to services from all angles.

8.3 Roof Mounted

Objectives

- To minimise the visual, audible and physical impact of ancillary and service elements on the public realm.
- To integrate ancillary and service elements with the building design where possible.

Guidelines

- Pitch and orient roofs to facilitate efficient rainwater harvesting and installation of solar energy collectors, without loss of visual amenity and architectural integrity.
- Building plant and lift over-runs will be an integral part of the roof design of buildings.
- Water and solar harvesting on roofscapes will be utilised and will not compromise architectural and streetscape outcomes.
- Solar panels will be located on an alternative roof plane to that which addresses the street.
- Solar panels will be oriented to maximise daylight harvesting potential.
- Satellite dishes & antennas are to be located on an alternative roof plane to that which addresses the street.

8.4 Ancillary Elements

Objectives

- To minimise the visual, audible and physical impact of ancillary and service elements on the public realm.
- To integrate ancillary and service elements with the building design where possible.

Guidelines

- Service elements such as vent pipes and the like will be positioned so that they are not visible from the public realm. If a fully concealed location is not possible they must be screened from view.
- All hydraulic and other service risers and pipework will be concealed in the building fabric.
- Clotheslines will be located away from the public realm where possible.
- Where clotheslines are potentially visible from the public realm they will be screened from view;
- Clotheslines will be located away from the public realm. Where potentially visible from the public realm they will be screened from view.
- Clotheslines will be located to optimise access to adequate sunlight. Locating clotheslines to the south of dwellings is to be avoided.

9.0 Materials

Objectives

- To establish character through careful material selection and detailing.
- To promote high quality architectural finishes.
- To ensure longevity through material selection.
- Materials will be selected for their low embodied energy and potential for future reuse or recycling.
- Materials will not be highly reflective, to avoid glare and focussed transfer of heat.

Guidelines

- Material selection should promote durability, permanence and low on-going maintenance.
- Materials will be selected with an understanding of the effects of weathering to ensure a high quality finish endures for the life of the building.
- Use materials that weather in a manner that enhances the material and allows ongoing change without reductions in the inherent qualities of that material.
- Materials will be selected to give a variety of visual, audible and tactile experiences in streets and public spaces.
- Materials selection should consider low embodied energy and potential for future reuse or recycling.
- Materials such as timber will be utilised for warmth and human scale.
- Materials will not be highly reflective, to avoid glare and focused transfer of heat.

10.0 Lighting

10.1 Facades

Objectives

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Guidelines

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10.2 Entries

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Objectives

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Guidelines

11.0 Landscape

11.1 Planting

Objectives

- To ensure landscape contributes to the creation of a high quality interface between public and private realms.
- To provide appropriately scaled plantings to street frontages that enhance the streetscape and allow for passive street surveillance.
- To provide planting that shades habitable rooms in summer and allows solar access in winter;
- To create zones of planting that respond to on-block design and siting and provide for a range of outdoor activities.
- To maximise indoor/outdoor relationships by considering planting in relation to building openings and spatial functions.
- To promote private and communal landscaping opportunities.

Guidelines

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11.2 Deep root planting zones

Objectives

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Guidelines

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11.3 Fencing

Objectives

- To mediate and demarcate private space without diminishing the quality of the public realm.
- To promote quality outcomes that reinforce and enhance the urban identity of West Basin Estate.
- To protect privacy and prevent overlook;
- To ensure quality material selection and longevity;
- To ensure party fencing does not encroach upon streetscape.

Guidelines

- Sheet metal fencing is not permitted within the Estate
- Front fencing is to be provided to dwellings taking address from street frontages.
- Courtyard wall elements throughout the site are of a high quality comprised predominantly of masonry. Timber paling fences are not permitted.
- Courtyard wall boundary elements are limited to a maximum height of 1.6m from the adjacent footpath level. Courtyard walls are to be designed to have openings to allow eyes on the street from ground floor rooms.
- Planting between courtyard walls and buildings is encouraged to screen and provide further privacy between apartments and between the private and public realm.
- Courtyard wall boundary elements are to be set back an average of 1m from the block boundary on each street frontage (e.g. all of the wall is at a 1m setback, or half the wall is on the boundary and the other half is at a 2m setback). If the wall is setback from the boundary, a hedge is to be

planted between the block boundary and courtyard wall. Vigorously growing species are to be selected.

- Courtyard wall boundary elements to provide privacy to units and ensure front doors to ground floor tenancies are visible from the street. Front doors entries are to align with entries through courtyard walls.

11.4 Decking and Paving

Objectives

- To provide a hazard free passage to building entries.
- To encourage the selection of durable, low maintenance and safe materials.
- To incorporate Water Sensitive Urban Design Principles, by taking advantage of water run-off into soft landscaping.
- To provide opportunities for genuine indoor/outdoor living.
- To encourage frequent use of outdoor rooms.
- To ensure indoor/outdoor service functions are well connected.

Guidelines

- A step-free paved entry path, minimum 1m width, is to be provided from the front block boundary to the front door.
- High quality, even, firm and slip resistant materials are to be employed in paving.
- Hard surface treatments are not to exceed xx% of the site area.
- Impervious surfaces are to be graded towards garden beds wherever practical rather than discharging into sumps, pipelines or grated drains.

11.5 Roof top

Objectives

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Guidelines

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12.0 Attachments