

GLEN EIRA CITY COUNCIL

QUALITY DESIGN PRINCIPLES

JULY 2017 FOR CONSULTATION



GLEN EIRA
CITY COUNCIL

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commercial building types



OVERVIEW

PURPOSE

The purpose of Glen Eira City Council's draft *Quality Design Principles* is to provide direction for future residential and commercial development in Glen Eira.

WHAT HAVE WE HEARD?

Through extensive activity centre planning engagement with the community since November 2016, we have received feedback in regards to the development occurring within Glen Eira:

- > **Respect and celebrate the unique character of our neighbourhoods.**
- > **Provide a more appropriate transition between higher and lower density housing types.**
- > **Maintain and enhance the garden corridors of our residential streets, including protecting large canopy trees.**

These are important issues and that cannot be addressed by controlling building heights alone.

In order to successfully address these community concerns, as well as achieving the community's aspirations for reinvigorated activity centres, a fresh approach is required.

This fresh approach can be best described as putting the 'right buildings in the right locations'.

The *Quality Design Principles* outline what types of buildings are preferred in Glen Eira's streets — buildings that are designed to enhance the local character and help achieve the future visions for our activity centres. This document seeks to create a range of building types that will help provide an appropriate transition in height, character and housing types throughout our neighbourhoods.

NEXT STEPS

Council's draft *Quality Design Principles* is the first of a two-stage process to develop Council's *Quality Design Guidelines*. This document comprises the first stage of the process by introducing design principles and preferred building types for Glen Eira.

Following community feedback, we will develop draft *Quality Design Guidelines* (stage two) and seek further feedback.

The *Quality Design Guidelines* will provide more detailed guidance by building on the stage one principles, including requirements for building setbacks and mechanisms that allow sufficient deep soil plantings for canopy trees.

HOW TO PROVIDE FEEDBACK

The opportunity to provide feedback will close on Sunday 3 September. Feedback can be provided via:

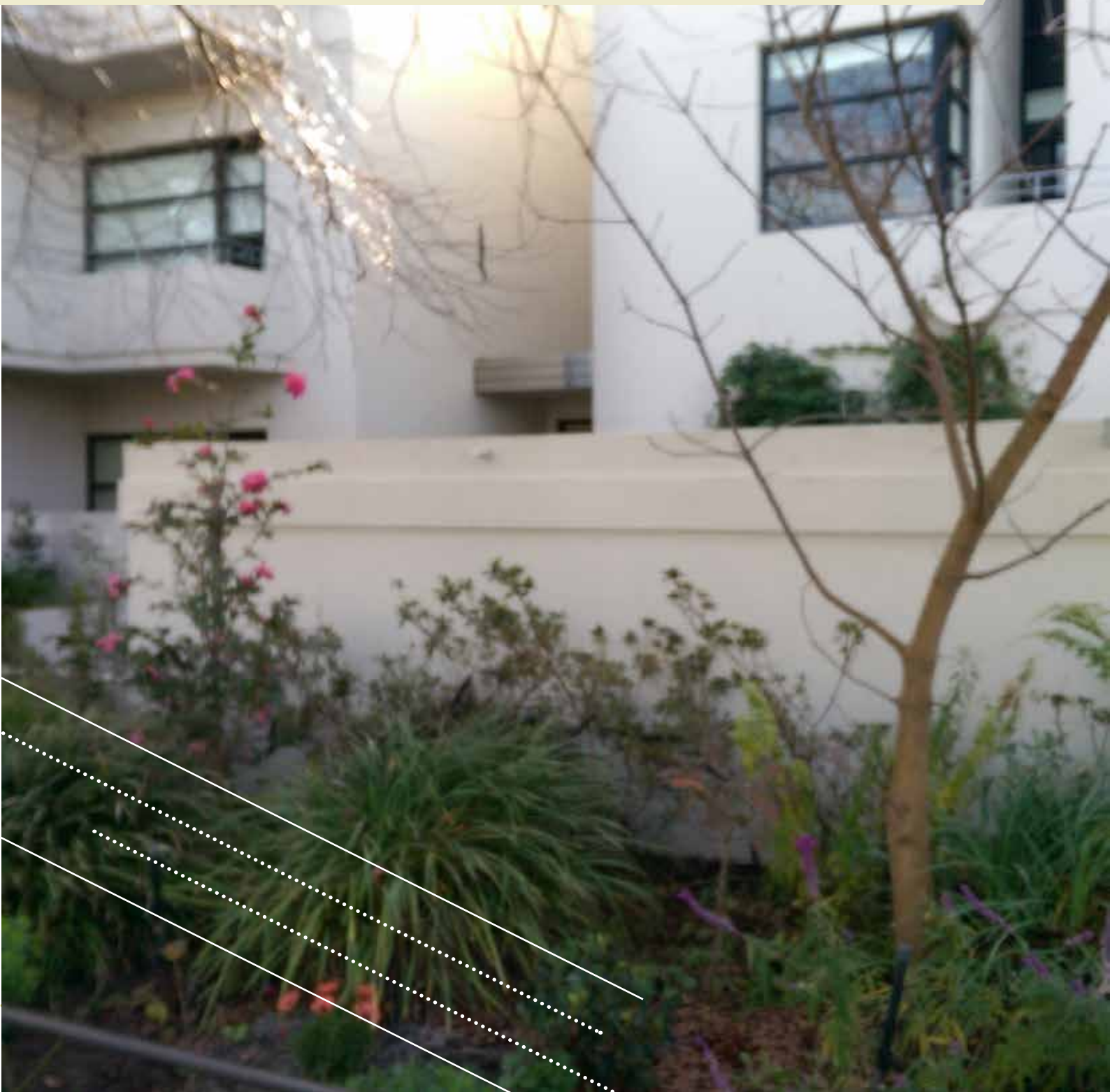
- > *Have Your Say*: www.gleneira.vic.gov.au/qualitydesign;
- > City Futures on 9524 3333; or
- > post: City Futures Department, PO Box 42, Caulfield South 3162.

For further information or to discuss this document, contact Council's City Futures Department on 9524 3333 or email mail@gleneira.vic.gov.au

For further information on planning terms, visit www.gleneira.vic.gov.au/planningglossary



RESIDENTIAL PRINCIPLES AND BUILDING TYPES



KEY PRINCIPLES



- > PRINCIPLE ONE — WELL DESIGNED BUILDINGS
- > PRINCIPLE TWO — QUALITY MATERIALS
- > PRINCIPLE THREE — RESIDENTIAL GARDEN SETTING
- > PRINCIPLE FOUR — CANOPY TREES AND GREENERY
- > PRINCIPLE FIVE — ACCESS AND PARKING
- > PRINCIPLE SIX — RESIDENTIAL ROOF FORMS
- > PRINCIPLE SEVEN — MANAGING OVERLOOKING
- > PRINCIPLE EIGHT — UNIVERSAL DESIGN

WELL DESIGNED BUILDINGS

Principle one

ENCOURAGE

1. Continuation of street rhythm, ie. front doors, windows, porches, garages and space between buildings.
2. Building pattern presenting to the street.
3. Heights and setbacks that respect the existing character of the area.



AVOID

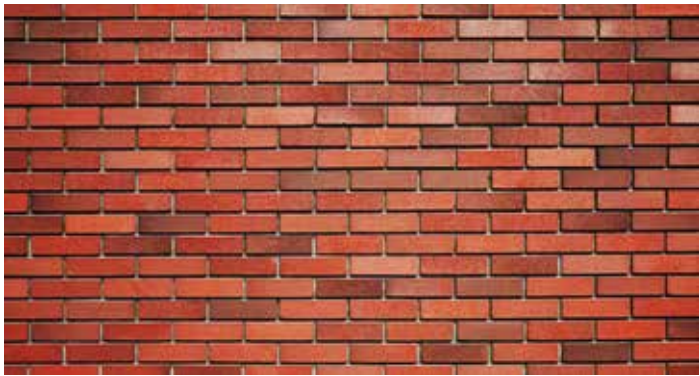
- > Oversized buildings that unreasonably impact neighbours.
- > Large blank frontages to the street.
- > Buildings that dominate the streetscape.

QUALITY MATERIALS

Principle two

ENCOURAGE

1. Long lasting, integral materials.
2. Safe materials that meet building regulations.
3. Materials that reflect a residential palette, such as bricks and durable timber.
4. Colours and textures that are sympathetic to their context.
5. Palette of materials that integrate elements of the existing streetscape.



AVOID

- > Cheap materials that imitate quality, eg. cement sheeting.
- > Materials that weather poorly and will require ongoing maintenance.
- > Materials that don't fit in with the neighbourhood character.
- > Colours and textures that dominate the streetscape.
- > A mix of too many materials resulting in visual clutter.

RESIDENTIAL GARDEN SETTING

Principle three

ENCOURAGE

1. Landscaped front yards.
2. Generous backyard corridors.
3. Garden area to be located at side or rear of building.
4. Maximised landscaping opportunities in common areas of apartment buildings.
5. Garden visibility from the street by reducing fence height and maintaining building setbacks.



AVOID

- > Tall, opaque front fences.
- > Primary secluded garden space in the front yard.
- > Buildings and basements that reduce planting opportunities for wide canopy trees.
- > Excessive paving.
- > Development impact on street trees.

CANOPY TREES AND GREENERY

Principle four

ENCOURAGE

1. Canopy trees in front and backyards.
2. Canopy trees around tall buildings.
3. Protection of significant trees.
4. Native plantings and wide canopies.
5. Reduce visual impact of building bulk through plantings.
6. Green buildings, planter boxes and rooftop gardens.



AVOID

- > Buildings and basements that reduce planting opportunities for wide canopy trees.
- > Excessive paving.
- > Development impact on street trees.

ACCESS AND PARKING

Principle five

ENCOURAGE

1. Reduction of the number of driveways for developments.
2. Vehicle access at the rear of the building and if inappropriate, at the side of the building.
3. Easy-to-use, accessible car parking.
4. Screen and integrate car park entry with residential presentation.



AVOID

- > Reduction of on-street car parking.
- > Reduction of landscaping opportunities.
- > Dominating wide-open basement entries.
- > Car park entries centrally located within building.

RESIDENTIAL ROOF FORMS

Principle six

ENCOURAGE

1. Sloped roofs that create a residential building form.
2. Top level incorporated into a sloped roof form that reduces sense of building scale.
3. Well designed, modern interpretation of a residential roof.
4. Green roofs.



AVOID

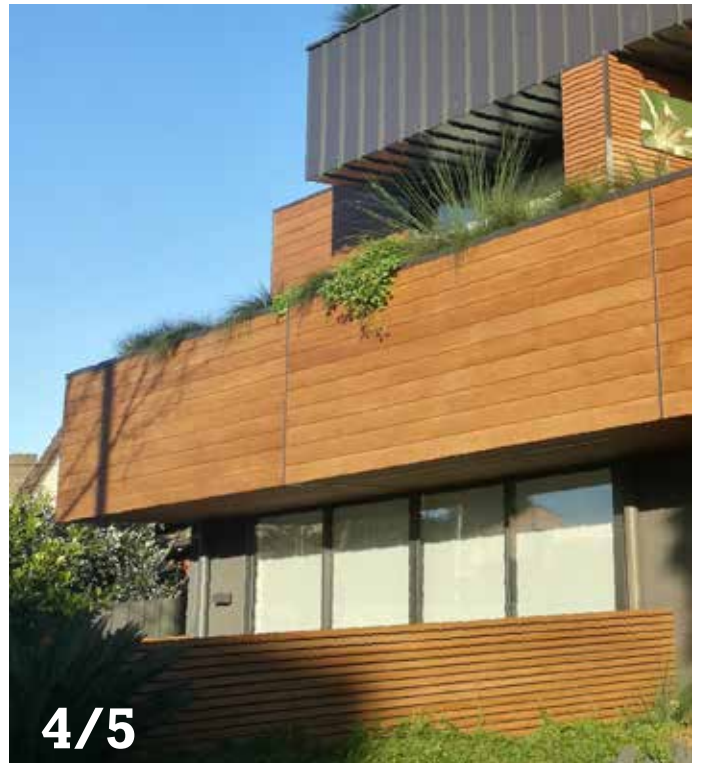
- > Flat roofs.
- > Mimicking roof styles that don't suit the building.
- > Roof forms that overly accentuate and increase building volume and height.
- > Roof forms that don't reflect the character of the neighbourhood.

MANAGING OVERLOOKING

Principle seven

ENCOURAGE

1. Appropriate setbacks from residential boundaries to avoid the need for screening.
2. Ground floor living areas for all townhouses.
3. Upper level living room windows and balconies to front and rear only.
4. Use of horizontal screens or planter boxes to prevent downward views.
5. Well designed and well positioned windows that manage overlooking properties, including using skylights on upper levels.



AVOID

- > Balconies and living room windows fronting residential side boundaries.
- > Reverse-living in townhouses where living room is above ground floor.
- > Reliance on 1.7 metre high screening that closes in homes and adds bulk to the building.
- > Balconies and living room windows that are too close to residential boundaries.

UNIVERSAL DESIGN

Principle eight

ENCOURAGE

1. Access for all.
2. Ground floor living and bedrooms.
3. Communal spaces for social interactions.
4. Environments suitable for pets.
5. Spaces to accommodate families' needs.



AVOID

- > Design that presents environmental barriers.
- > Buildings that do not provide options for a range of households.
- > Buildings that do not provide a communal space.
- > Environments that do not cater for pets.
- > Design that does not provide sufficient space for families.

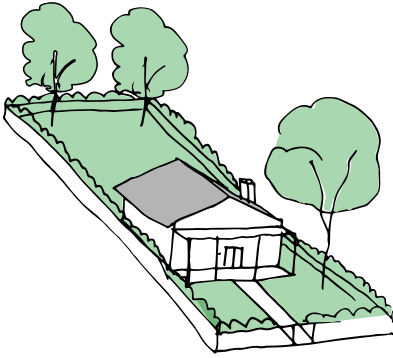
PREFERRED BUILDING TYPES



- > BUILDING TYPE ONE — HERITAGE/CHARACTER HOUSING
- > BUILDING TYPE TWO — SIDE-BY-SIDE TOWNHOUSE
- > BUILDING TYPE THREE — TERRACE TOWNHOUSE
- > BUILDING TYPE FOUR — TERRACE TOWNHOUSE/APARTMENT
- > BUILDING TYPE FIVE — GARDEN APARTMENTS

HERITAGE/CHARACTER HOUSING

Building type one



New housing within land affected by a Heritage or Neighbourhood Character Overlay that respects and celebrates the character of the area.

OBJECTIVE

To allow the development of sites within a Heritage or Neighbourhood Character Overlay area while ensuring minimal impact on the streetscape.

KEY ATTRIBUTES

- > One-to-two storeys (site-specific).
- > Sensitivity to site specific requirements.
- > Minimal impact on streetscape.
- > New additions concealed when viewed from street.

PREFERRED LOCATIONS

- > Residential areas with a Heritage Overlay or Neighbourhood Character Overlay.

HOUSING OPPORTUNITIES



GROUPS



COUPLES
WITHOUT
DEPENDENTS



ONE PARENT
FAMILY



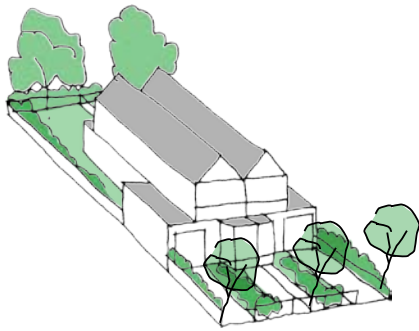
COUPLES
WITH
DEPENDENTS



For further information on heritage buildings, refer to our draft Heritage Policy at www.gleneira.vic.gov.au/heritagepolicy

SIDE-BY-SIDE TOWNHOUSE

Building type two



Townhouses side-by-side on one lot in a garden setting.

OBJECTIVE

To provide low density housing options for couples and families in established residential areas.

KEY ATTRIBUTES

- > Side-by-side arrangement.
- > One-to-two storeys.
- > Minimal change to existing street character.
- > Generous garden area.
- > Two dwellings on a standard lot.

PREFERRED LOCATIONS

- > Existing low-scale residential areas.

HOUSING OPPORTUNITIES



GROUPS



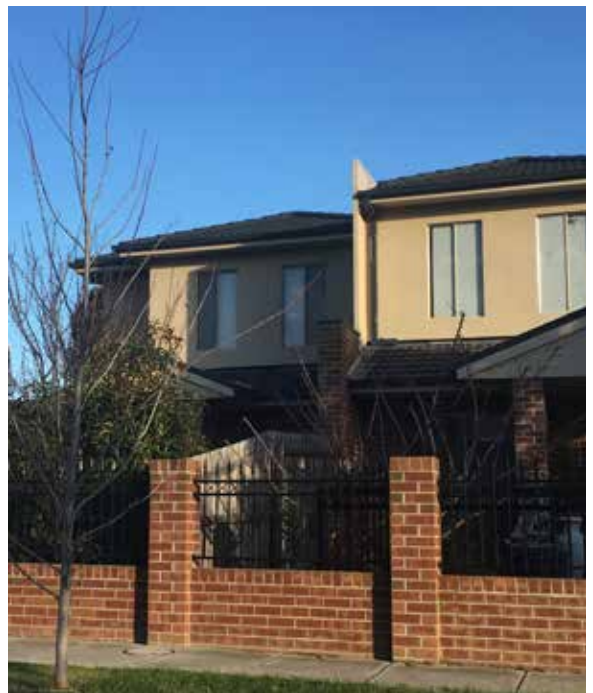
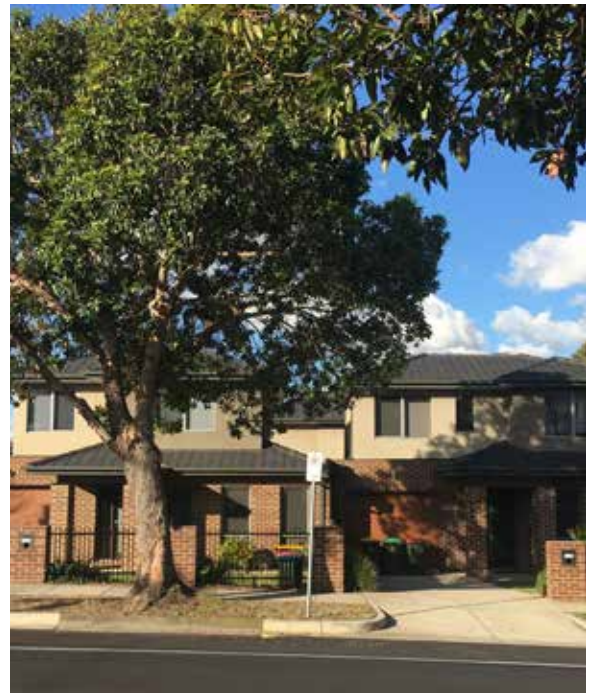
COUPLES
WITHOUT
DEPENDENTS



ONE PARENT
FAMILY

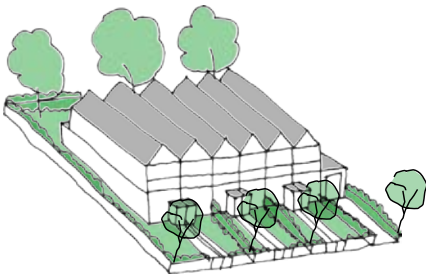


COUPLES
WITH
DEPENDENTS



TERRACE TOWNHOUSE

Building type three



Townhouses built in a row that are attached on both sides.

OBJECTIVE

To provide medium density housing consistently along a streetscape within a garden setting to accommodate couples and families.

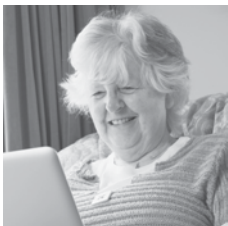
KEY ATTRIBUTES

- > Side-by-side row arrangement.
- > Frontage to a road.
- > Two-to-three storeys.

PREFERRED LOCATIONS

- > Residential areas within major activity centres and neighbourhood centres.
- > Properties fronting major or arterial roads outside of activity centres.

HOUSING OPPORTUNITIES



LONE PERSON



GROUPS



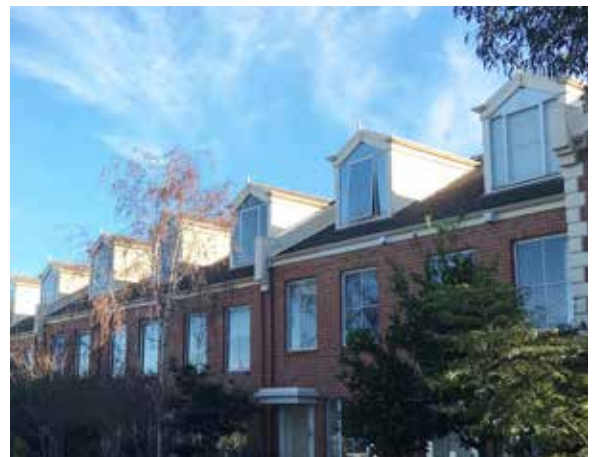
COUPLES
WITHOUT
DEPENDENTS



ONE PARENT
FAMILY



COUPLES
WITH
DEPENDENTS



TERRACE TOWNHOUSE/APARTMENT

Building type four



Terrace townhouses with an apartment positioned behind or recessed if on top of the townhouse.

OBJECTIVE

To provide dwelling choice to accommodate a range of households within a development while maintaining a consistent street interface.

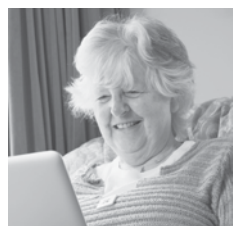
KEY ATTRIBUTES

- > Incorporates townhouses and apartment(s) on the same lot.
- > Two-to-three storeys.
- > Garden landscaping.

PREFERRED LOCATIONS

- > Designated precincts within major activity centres and large neighbourhood centres with good access to public transport.
- > Residential areas along major and arterial roads and transport corridors.

HOUSING OPPORTUNITIES



LONE PERSON



GROUPS



COUPLES
WITHOUT
DEPENDENTS



ONE PARENT
FAMILY

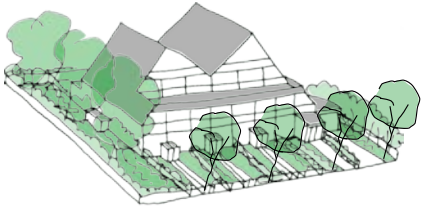


COUPLES
WITH
DEPENDENTS



GARDEN APARTMENTS

Building type five



Apartment dwellings in a garden setting.

OBJECTIVE

To provide apartment dwellings within low rise buildings for a range of households, while protecting the amenity of adjacent lots, maintaining a front and backyard corridor.

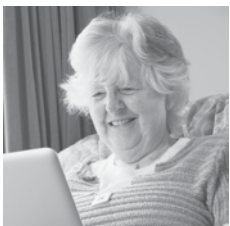
KEY ATTRIBUTES

- > Three-to-four storeys.
- > Outlooks onto front and rear.
- > Potential to include a ground floor home office or small commercial space.
- > Basement parking.
- > Garden landscaping.

PREFERRED LOCATIONS

- > Designated precincts within major activity centres with good access to public transport.
- > Residential areas along arterial roads.

HOUSING OPPORTUNITIES



LONE PERSON



GROUPS



COUPLES
WITHOUT
DEPENDENTS



ONE PARENT
FAMILY





COMMERCIAL PRINCIPLES AND BUILDING TYPES



KEY PRINCIPLES



- > PRINCIPLE ONE — PROTECT CHARACTER OF STRIP
- > PRINCIPLE TWO — WELL DESIGNED BUILDINGS
- > PRINCIPLE THREE — QUALITY MATERIALS
- > PRINCIPLE FOUR — COMMERCIAL PRIORITY
- > PRINCIPLE FIVE — PUBLIC SPACES
- > PRINCIPLE SIX — ACCESS AND PARKING
- > PRINCIPLE SEVEN — COMMUNITY BENEFIT

PROTECT CHARACTER OF STRIP

Principle one

ENCOURAGE

1. Height limits along retail strips within character and heritage areas with additional floors hidden from the street.
2. Continuation of rhythm and building pattern of heritage buildings along the street.
3. Protect and improve existing building façades through new development.
4. New buildings to continue scale, proportions and alignments of features of adjacent heritage/established buildings.
5. Higher building additions to be well set back from the street wall.



AVOID

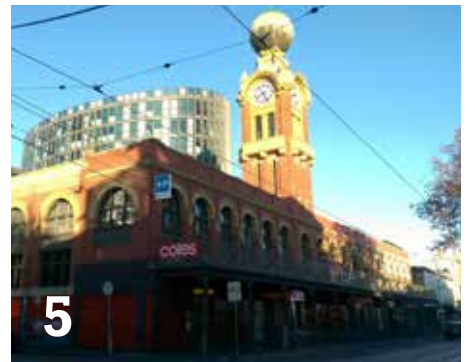
- > Oversized buildings that are not in keeping with the existing character of strip.
- > Loss of heritage details, façades and roof forms.
- > Loss of continuity of streetscape.

WELL DESIGNED BUILDINGS

Principle two

ENCOURAGE

1. Continuation of business or retail uses with windows and doors that open directly to the footpath and rear laneway.
2. Consistent commercial building frontage.
3. Verandahs over the footpath.
4. Buildings that are visually appealing on all sides and setback from all sides above street wall.
5. An appropriate transition in scale to adjacent sensitive land uses.
6. Ease of pedestrian movement around the buildings.



AVOID

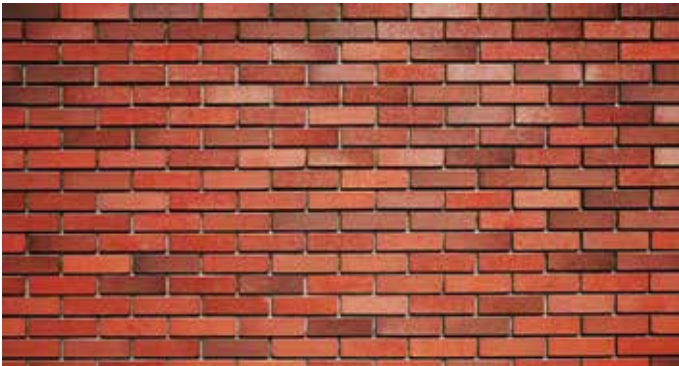
- > Oversized buildings that unreasonably impact neighbours.
- > Large blank walls.
- > Services located within street frontage, eg. substation, fire hose reel.
- > Overshadowing the opposite side of the street and public spaces, including public open space.

QUALITY MATERIALS

Principle three

ENCOURAGE

1. Long lasting, integral materials.
2. Safe materials that meet building regulations.
3. Materials that reflect a commercial palette, such as bricks, concrete and glass.
4. Residential materials to residential interfaces, such as brick, timber and vegetation.
5. Colours and textures that are sympathetic to their context.



AVOID

- > Cheap materials that imitate quality, ie. cement sheeting.
- > Materials that weather poorly and will require ongoing maintenance.
- > Materials that don't fit in with the neighbourhood character.
- > Colours and textures that dominate the streetscape.
- > A mix of too many materials resulting in visual clutter.

COMMERCIAL PRIORITY

Principle four

ENCOURAGE

1. Useable retail space.
2. Office uses above ground floor retail spaces at ground floor.
3. Legible commercial signage.
4. Design car parking, services, storage, waste and facilities to maximise commercial viability and floorspace.
5. A range of future uses and flexibility of configurations.
6. Trading during the day and night.



AVOID

- > Large car parking footprints that limit commercial and retail uses.
- > Small building footprints that aren't flexible or attractive to a range of businesses.
- > Commercial signage cluttering the streetscape.
- > Residential uses limiting the extent and viability of commercial uses.
- > Non-commercial uses on ground floor.

PUBLIC SPACES

Principle five

ENCOURAGE

1. Public space to be provided on site that extends the streetscape on strategic or large corner sites.
2. New public connections through sites activated by shops — especially to streets or car parking behind the site.
3. Smooth transition between commercial uses and public spaces.
4. Footpath trading that activates the street and public spaces during the day and night.



AVOID

- > Blank walls or no activation to public spaces.
- > Limited pedestrian connections.

ACCESS AND PARKING

Principle six

ENCOURAGE

1. Ground floor pedestrian access from the main street and access to upper levels from the main street or side street.
2. Wider laneways for pedestrian access.
3. Vehicular access from a side street or preferably from a laneway.
4. Easy-to-use, accessible car parking.
5. Screen and integrate car park entry with commercial presentation.



AVOID

- > Vehicular access that dominates the building or streetscape.
- > Vehicular access across commercial street footpaths.
- > Sole pedestrian access from laneways.

COMMUNITY BENEFIT

Principle seven

ENCOURAGE

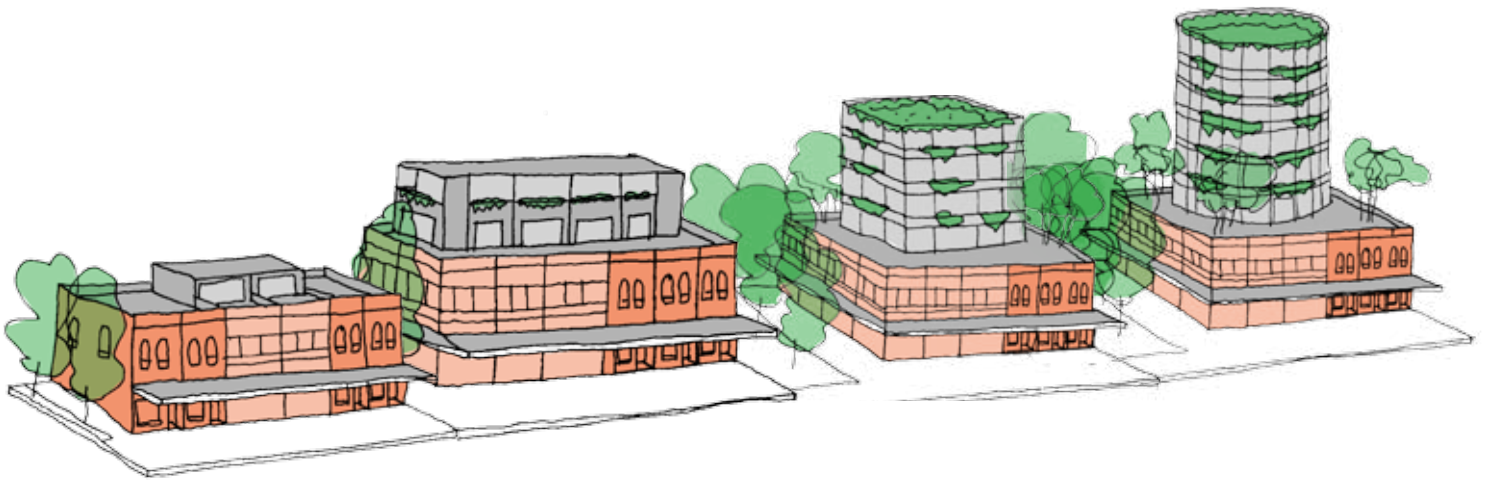
1. Taller buildings to provide a demonstrable community benefit, including:
 - > greater employment (office or health);
 - > diverse housing (affordable, aged care, student, short-stay accommodation);
 - > additional public parking;
 - > new street connections; and
 - > community uses.
2. Taller buildings still need to meet existing requirements, including:
 - > open space requirements (preferred on-site);
 - > car parking; and
 - > canopy tree planting.



AVOID

- > Taller developments that don't add benefit to the new and existing community.

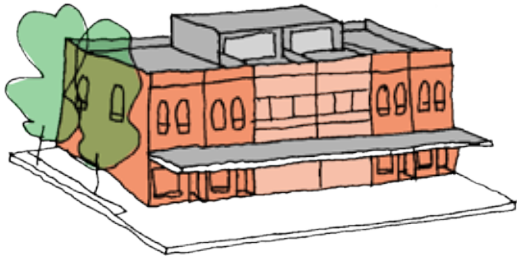
PREFERRED BUILDING TYPES



- > BUILDING TYPE ONE — HERITAGE/CHARACTER SHOP TOP
- > BUILDING TYPE TWO — SHOP TOP
- > BUILDING TYPE THREE — STRATEGIC SITE (MIXED USE)
- > BUILDING TYPE FOUR — URBAN RENEWAL DEVELOPMENT

HERITAGE/CHARACTER SHOP TOP

Building type one



Commercial building with ground floor retail and upper floor office/residential uses that is designed to celebrate and respect the heritage or significant character precinct in which it is located.

OBJECTIVE

To provide mixed use buildings that maintain the heritage, neighbourhood character or sensitive interface objectives of an area.

KEY ATTRIBUTES

- > Three-to-four storeys.
- > Reflect character of the area.
- > Ground floor shopfront.
- > Rear lane access.
- > Sympathetic to significant character area or sensitive interfaces.

PREFERRED LOCATIONS

- > Shops in heritage areas.
- > Shops in sensitive areas within major activity centres.
- > Shops in neighbourhood and local centres.

HOUSING AND ECONOMY OPPORTUNITIES



RETAIL



OFFICE



HOSPITALITY



LONE PERSON



GROUPS

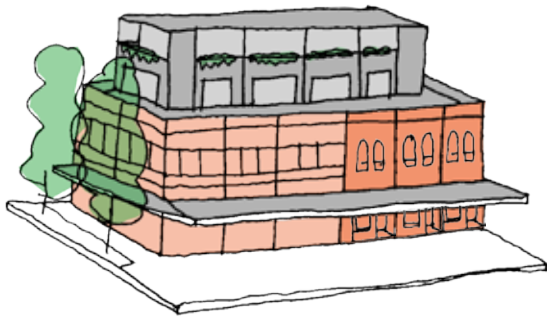


COUPLES
WITHOUT
DEPENDENTS



SHOP TOP

Building type two



Commercial building that consists of ground floor retail or office with dwelling(s) located on upper levels.

OBJECTIVE

To provide mixed use buildings within a commercial area while maintaining low-scale streetscape character.

KEY ATTRIBUTES

- > Four-to-five storeys.
- > Ground floor shopfront.
- > Rear lane access.
- > Consistent street wall.

PREFERRED LOCATIONS

- > Shops on major and arterial roads with good access to public transport.
- > Shops in major activity centres and large neighbourhood centres.

HOUSING AND ECONOMY OPPORTUNITIES



RETAIL



OFFICE



HOSPITALITY



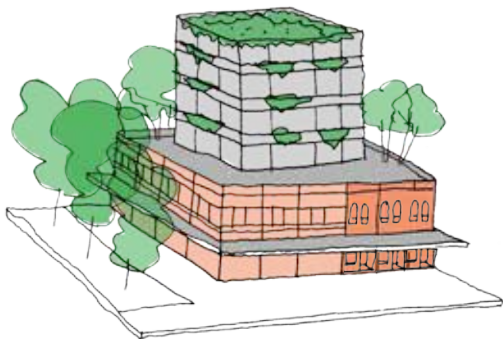
LONE PERSON



COUPLES
WITHOUT
DEPENDENTS

STRATEGIC SITE (MIXED USE)

Building type three



Mixed use building that consists of ground floor retail and ground floor office with dwellings located on upper levels.

OBJECTIVE

To provide diverse housing choices for a range of household types while also catering to the retail and employment needs of the community.

KEY ATTRIBUTES

- > Preferred height of five-to-six storeys, including three storey podiums.
- > Community benefit required for six-to-eight storeys.
- > Upper levels recessed from all edges.
- > Retail on the ground floor.
- > Diversity in housing.
- > Diversity in commercial spaces.
- > Basement car parking.
- > Open space provided on site.

PREFERRED LOCATIONS

- > Identified strategic sites within major activity centres or neighbourhood centres with potential for community benefit.

HOUSING AND ECONOMY OPPORTUNITIES



OFFICE



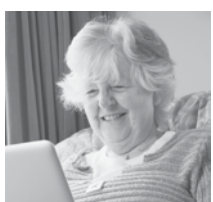
HEALTHCARE



RETAIL



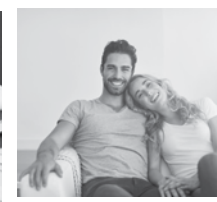
HOSPITALITY



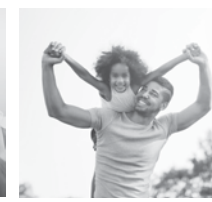
LONE PERSON



AFFORDABLE HOUSING



COUPLES WITHOUT DEPENDENTS



ONE PARENT FAMILY

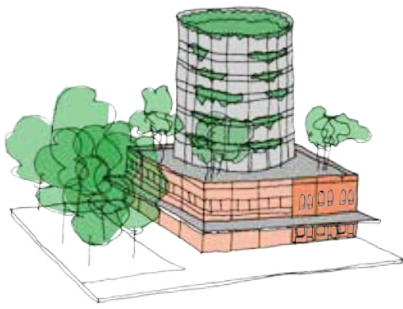


AGED CARE



URBAN RENEWAL DEVELOPMENT

Building type four



Development in an area of urban renewal that has sufficient area to provide mixed use, higher scale form without interface constraints.

OBJECTIVE

To provide for a range of households in high density housing within an urban renewal area.

KEY ATTRIBUTES

- > Preferred height of six-to-eight storeys, including three storey podiums.
- > Community benefit required for eight-to-12 storeys.
- > Upper levels recessed from all edges.
- > Active frontages.
- > Diversity in apartment sizes.
- > Diversity in commercial size/shapes.
- > Basement car parking.
- > Open space provided on-site.



PREFERRED LOCATIONS

- > Sites that have been identified as urban renewal precincts.

HOUSING AND ECONOMY OPPORTUNITIES



OFFICE



HEALTHCARE



RETAIL



HOSPITALITY



COUPLES
WITHOUT
DEPENDENTS



ONE PARENT
FAMILY



AGED CARE

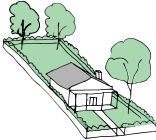
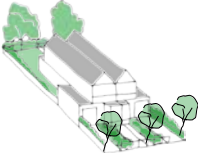
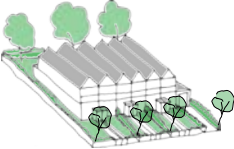

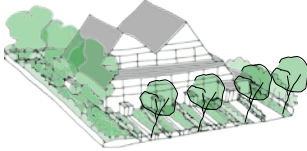
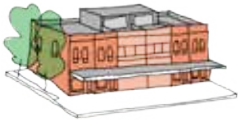
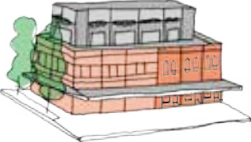
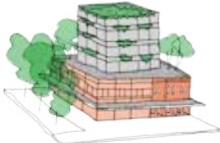
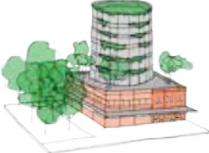


LONE
PERSON



AFFORDABLE
HOUSING

SUMMARY OF PREFERRED BUILDING TYPES

Use	No.		Type	Storeys
Residential	1		Heritage/character housing	1 to 2 (site-specific)
	2		Side-by-side townhouse	1 to 2
	3		Terrace townhouse	2 to 3
	4		Terrace townhouse/ apartment	2 to 3
	5		Garden apartment	3 to 4
Commercial	1		Heritage/character shop top	3 to 4
	2		Shop top	4 to 5
	3		Strategic site (mixed use) With community benefit	5 to 6 6 to 8
	4		Urban renewal development With community benefit	6 to 8 8 to 12



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For further information on planning terms,
visit www.gleneira.vic.gov.au/planningglossary