DEC 2018

QUALITY DESIGN GUIDELINES
RESIDENTIAL AREAS

City of GLEN EIRA

GLEN EIRA CITY COUNCIL

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1.1 OVERVIEW

PURPOSE

The purpose of this document is to:

- Respond to the aspirations of the Glen Eira community and deliver on the vision for our neighbourhoods.
- Encourage a high level of architectural design in new developments.
- Provide clarity and certainty about Council's expectations for new developments.
- Support and supplement existing design guidance provided by the *Glen Eira Planning Scheme* and relevant State Government initiatives.

SUMMARY

The *Guidelines* are comprised of four main parts.

Quality Design Principles

Nine Quality Design Principles underpin the *Guidelines*. These principles were developed to provide the strategic context for all design guidance in this document.

Building types and key outcomes

The *Guidelines* propose a range of building types that are preferred in our neighbourhoods. This section provides an overview of each building type, where they should be located, and how best to design them.

General building design details

This section outlines the detailed design elements that contribute to quality and functional buildings.

Designing for the community

Buildings can be designed to support a diverse and vibrant local community. This section addresses other matters that should be addressed such as dwelling diversity and universal design.

WHO ARE THE GUIDELINES FOR?

The Glen Eira community

The *Guidelines* reflect the views and aspirations of the Glen Eira community. The Guidelines provide more certainty for the community about what to expect when developments are proposed.

Glen Eira City Council

The *Guidelines* provide a consistent approach to achieving high quality design outcomes. The *Guidelines* will inform future content of the *Glen Eira Planning Scheme* and be used as an education and communication tool identifying our preferences for building design.

Development applicants

The Guidelines provide a level of consistency and certainty for planners, designers and developers. The intent is to be clear about Council's preferences in order to reduce points of conflict in the planning permit application process.

IMPLEMENTATION AND RELATIONSHIP WITH OTHER PLANNING DOCUMENTS

State Government Initiatives

The Victorian Government is in the process of implementing significant reforms to planning and urban design requirements across Victoria.

The Guidelines do not seek to vary any policy, standard, or guideline implemented by the Victorian Government. The Guidelines will complement and deliver on State objectives in a way that:

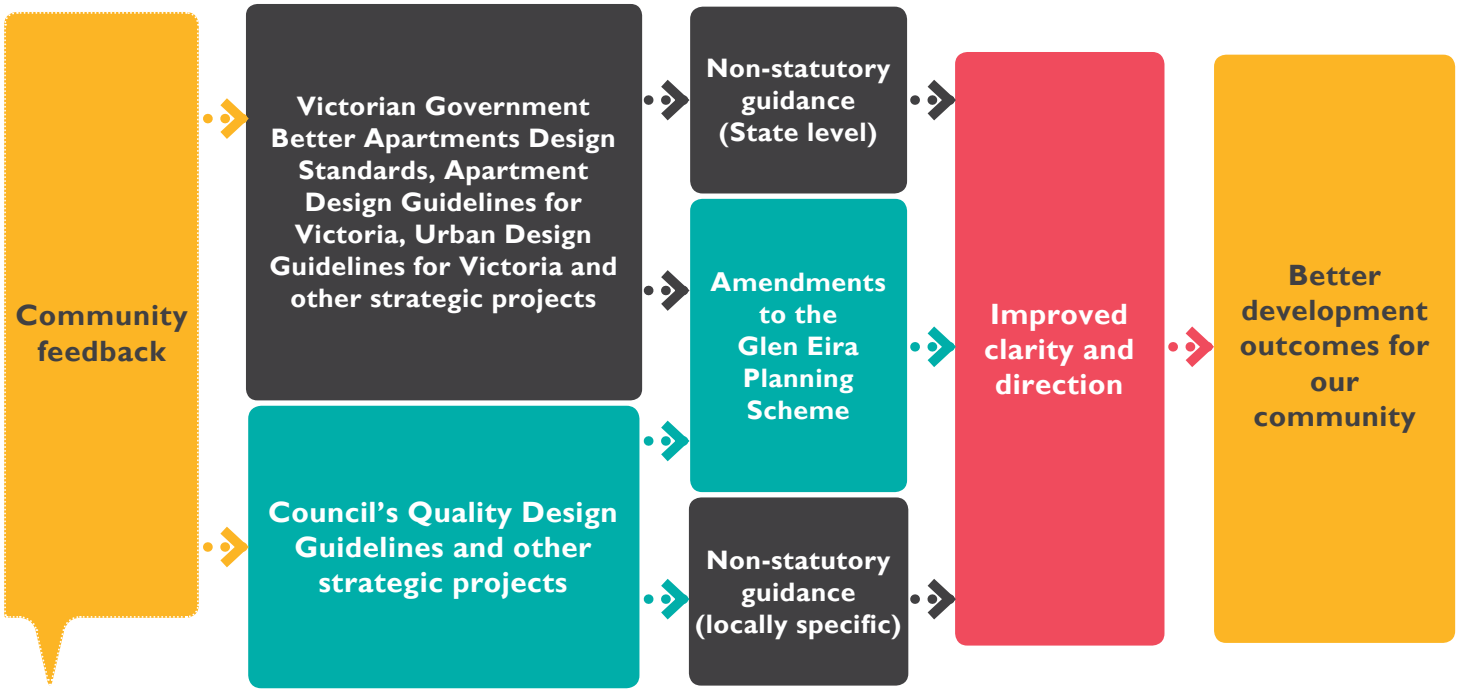
- Nominates preferred local outcomes that will be applied through a statutory planning policy or control where possible (e.g. new or amended local policies, zones, zone schedules or overlay controls).
- Provides non-statutory guidance that bridges the way between broad State-level guidance and Council's position on specific outcomes sought in our municipality.

Glen Eira City Council — Planning Scheme provisions and general guidance

The *Quality Design Guidelines* will inform and work alongside existing and future content of the *Glen Eira Planning Scheme*. The *Guidelines* will:

- Inform changes to local planning policy and provisions in the Glen Eira Planning Scheme – facilitated through a formal planning scheme amendment process.
- Provide non-statutory guidance to help educate, communicate and deliver quality development outcomes across our municipality, improving the level of specificity, consistency and certainty for all involved in the development process.

Further strategic work is required to determine how the requirements of the Guidelines will be implemented in the *Glen Eira Planning Scheme*. In the meantime, indicative zones are noted for each building type under the strategic implementation sections.



1.2 QUALITY DESIGN PRINCIPLES

Council has engaged in extensive community consultation regarding the nature of development occurring in our City. The key priorities emerging from these conversations were:

> 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.

To successfully address these community concerns while reinvigorating our activity centres, Council has developed nine Quality Design Principles that aim to achieve the best policy framework for development in our City.

These principles underpin the building types and design guidance set out in the following sections.

1. WELL DESIGNED BUILDINGS

Presenting well scaled, articulated buildings that are set back on the street and strengthen the residential character.

This principle is achieved through the following guidelines and requirements:

> building separation;

> setbacks;

> façades;

> pedestrian entries; and

> vehicle entries.

2. QUALITY MATERIALS

Use hard-wearing, natural and familiar materials in new buildings to provide continuity with existing built form.

This principle is achieved through the façades, materials and entries guidelines and requirements.

3. RESIDENTIAL GARDEN SETTING

Maintaining large front and rear garden areas that provide continuous green streetscapes and continuity of rear yards with street blocks.

This principle is achieved through the following guidelines and requirements:

> setbacks;

> private open space;

> landscaping/canopy trees;

> fencing; and

> green corridors.

4. CANOPY TREES AND GREENERY

Maximising the retention and planting of canopy trees and large areas of soft landscaping.

This principle is achieved through the following guidelines and requirements:

> landscaping/canopy trees;

> private open space;

> setbacks; and

> basement footprint.

5. ACCESS AND PARKING

Reducing the visual presence of vehicle accessways, garages and parking on streetscapes.

This principle is achieved through the following guidelines and requirements:

> pedestrian entries;
> vehicle entries;
> car parking; and
> bicycle parking.

6. RESIDENTIAL ROOF FORMS

Creating roof forms that reduce the apparent scale of taller buildings and provide a residential character.

This principle is achieved through roof design guidelines and requirements.

7. MANAGING OVERLOOKING

Reducing opportunities for overlooking of neighbouring properties through building layout and design.

This principle is achieved through the following guidelines and requirements:

> privacy — managing direct views and overlooking;
> setbacks; and
> internal layout.

8. UNIVERSAL DESIGN

Creating dwellings that are useable for a broad range of housing types and physical abilities.

This principle is achieved through the following guidelines and requirements:

> pedestrian entries;
> dwelling configuration; and
> universal design/accessibility.

9. ENVIRONMENTAL SUSTAINABILITY

Reducing the environmental impact of new development.

This principle is achieved through the following guidelines and requirements:

> roof design;
> façades, materials and entries; and
> building services.

2.0 BUILDING TYPES AND KEY OUTCOMES

The following section outlines what types of residential buildings are preferred in Glen Eira's streets — buildings that are designed to enhance the local character and help achieve the future vision for our activity centres and neighbourhoods.

Central to achieving quality design is a new approach that can best be described as placing the right buildings in the right locations. The *Guidelines* propose a range of building types that will support an appropriate transition in height, character and housing styles throughout our neighbourhoods.

2.1 HERITAGE AND CHARACTER HOUSING

OVERVIEW

New housing on land affected by a Heritage Overlay 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.

SUMMARY

> Designed in accordance with the *Glen Eira Planning Scheme's Heritage Policy* or Neighbourhood Character Overlay requirements as relevant.

> Sensitive to site-specific requirements.

> Emphasis on low-scale development with minimal impact on streetscape.

> Preservation of existing contributory building elements, with new additions concealed or recessed when viewed from the street.

STRATEGIC IMPLEMENTATION

Building height

> 1 to 2 storeys.

Preferred locations

> Residential areas within or proposed within a Heritage Overlay or Neighbourhood Character Overlay.

Indicative zone

> Neighbourhood Residential Zone with a Heritage Overlay or Neighbourhood Character Overlay.

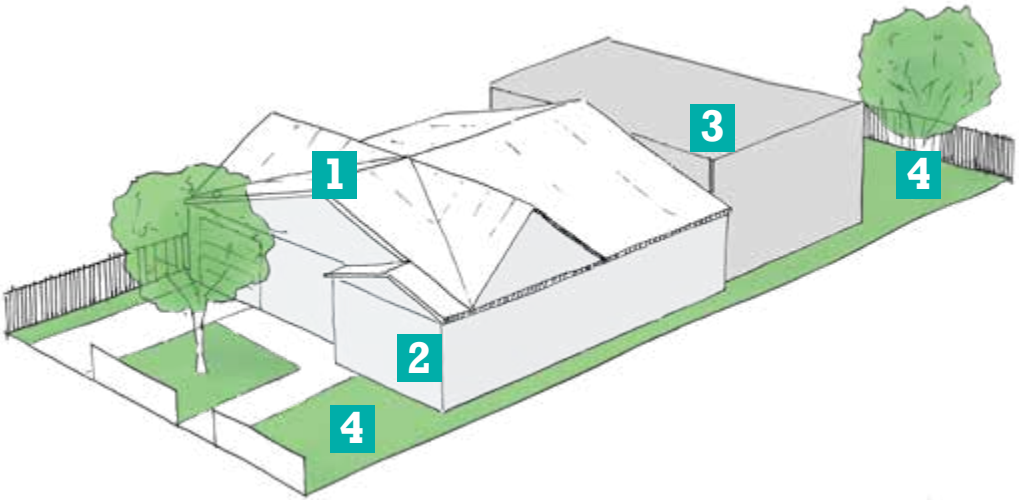
DESIGN GUIDANCE

The *Quality Design Guidelines* do not provide any additional design guidance for heritage and character housing.

For design guidance in heritage areas, refer to the Council's *Heritage Policy* and relevant Heritage Overlay within the *Glen Eira Planning Scheme*.

For design guidance in Neighbourhood Character Overlay Areas, refer to Council's relevant Neighbourhood Character Overlay within the *Glen Eira Planning Scheme*.

DESIGN EXAMPLE

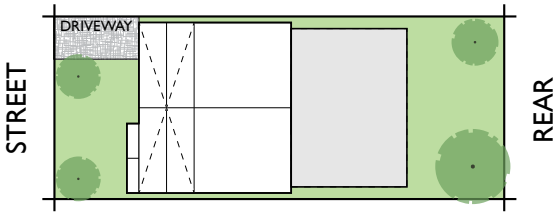


1 Low-scale built form
Protect the low-scale character of existing heritage or character streets.

2 Preserve heritage
Preserve existing heritage or character building elements.

3 Recessive additions
New extensions to be designed recessively and integrate well with the existing building.

4 Garden corridors
Well-landscaped green corridor at front and rear with quality planting and canopy trees creates a garden setting.



2.2 MINIMAL CHANGE AREAS

OVERVIEW

One or two detached or semi-detached dwellings built on a lot

OBJECTIVE

> To provide low density housing options in a detached garden setting within established low-scale residential areas of minimal change.

SUMMARY

> 1 to 2 storeys (site specific).

> Detached dwellings or semi-detached townhouses with secluded private open space on the ground floor (minimum 40m^2 secluded private open space and a total of 60m^2 per dwelling).

> Emphasis on protecting the low-scale, detached and landscaped character of local suburban streets.

> Minimise the effects of double storey development on neighbourhood character and adjoining properties.

> Preferred layout is side-by-side dwellings to maximise rear garden area, subject to optimal orientation to support sustainable design.

> **Designed in accordance with the Glen Eira Planning Scheme's Minimal Change Area Policy.**

STRATEGIC IMPLEMENTATION

Building height

> 1 to 2 storeys (site specific).

Preferred locations

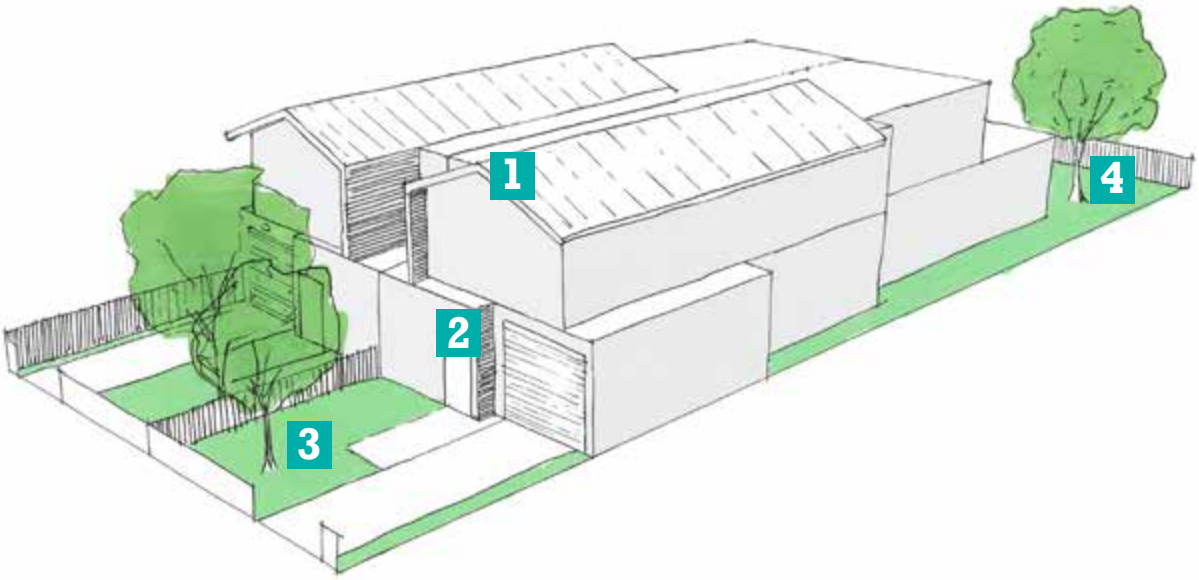
> Existing low-scale residential areas not identified for growth.

> Areas identified as minimal change areas in the *Glen Eira Planning Scheme*.

Indicative zone or overlay

> Neighbourhood Residential Zone.

DESIGN EXAMPLE

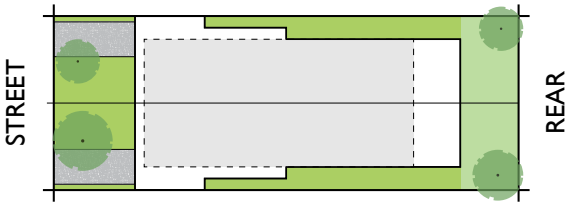


1 **Low-scale built form**
Protect the low-scale character of suburban residential streets.

2 **Streetscape Integration**
Quality architecture using design details that that integrate with the local street (roofing, materials, colours, etc.).

3 **Garden Corridors**
Well-landscaped green corridor at front and rear with quality planting and canopy trees creates a garden setting that softens the built form.

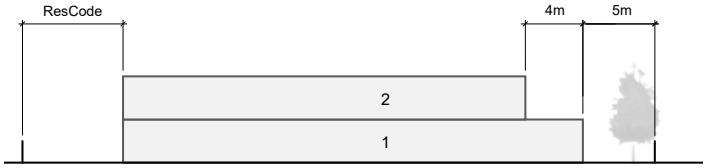
4 **Ground Floor Open Space**
Primary area of secluded private open space provided on the ground floor.



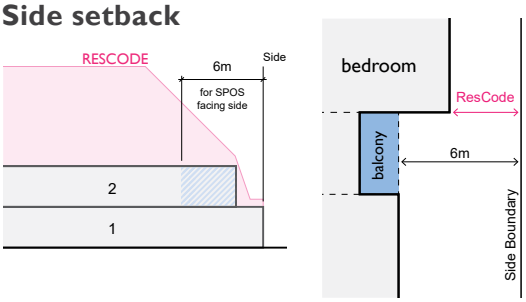
MINIMAL CHANGE AREAS

SETBACKS

Street and rear setback



Side setback



Responding to context

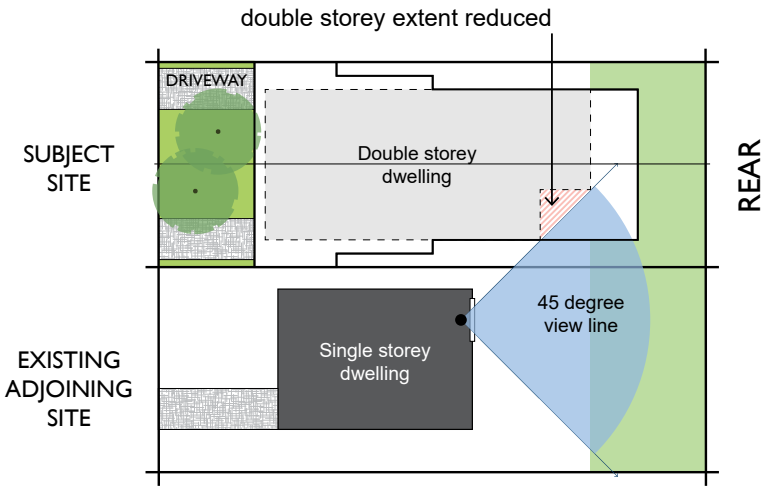
Developments in minimal change areas should provide a considered response to contexts on adjoining properties. Some interfaces may necessitate further setbacks than those prescribed. The following section illustrates design guidance for some common contexts.

CONTEXT: ADJOINING A SINGLE DWELLING ALLOTMENT

The following calculation provides a consistent metric to ensure that the siting and design of upper levels is responsive to, and respectful of, adjoining buildings and neighbouring secluded open space — reducing apparent building bulk and retaining a sense of openness in rear yards. It provides an adaptable but consistent method for establishing an appropriate response where situations can vary substantially from site-to-site.

Calculate as follows:

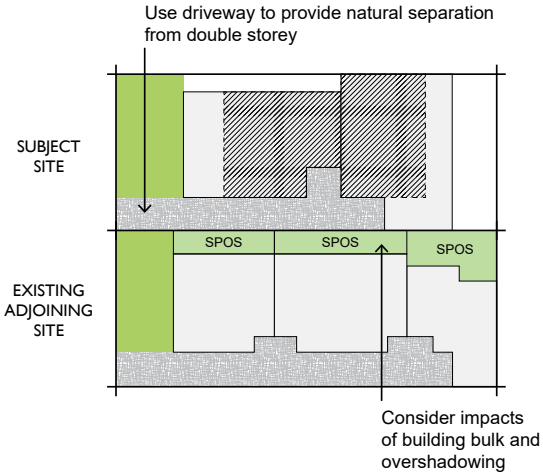
- The first floor (level 2) of a proposal should not encroach within a 45 degree view-line from an adjoining property's nearest rear-facing habitable room window or door (measured from the nearest edge). See diagram.
- If the proposed first floor encroaches within the 45 degree view-line, incorporate additional side or rear setbacks (as far as practical), and variations in materials, colours and finishes. This interface should be approached with key consideration.



CONTEXT: ADJOINING MULTI-UNIT DEVELOPMENTS

Multi-unit developments often have small secluded private open spaces (SPOS) and other active living areas facing side-boundaries. If a new development is proposed that shares this boundary, the design should provide additional side setbacks at first floor, beyond the minimum standards to ensure that overshadowing and visual bulk impacts will be minimised.

The diagram illustrates a preferred outcome that provides separation inherently by the location of the driveway along the side boundary. If a side-boundary driveway is not ideal, then ensure that the first floor of any new building is setback adequately.

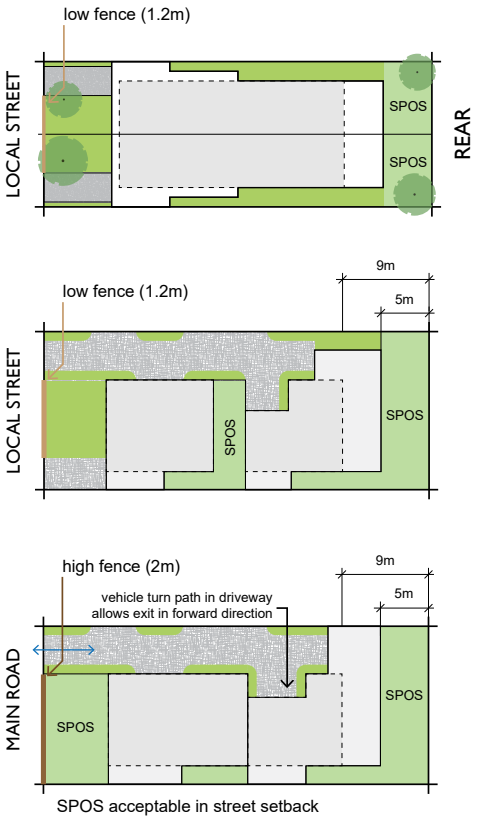


CONTEXT: LOCAL STREETS AND MAIN ROADS

Local streets and main roads present different contexts for development in relation to front fence height and the location of secluded private open space (SPOS).

The preferred location for SPOS in minimal change areas is within side and rear setbacks as illustrated in the first image. The following is noted regarding SPOS facing the street:

- In local streets, there is an expectation that developments will maintain an open, vegetated character with low front fencing, permeable surfaces, significant landscaping and clear views towards dwellings. When developing in local streets, SPOS in front setbacks is strongly discouraged. This can be varied on corner sites, where SPOS facing the side street context is supported as this location would traditionally have taller side fencing.
- On main roads, taller fencing is considered acceptable to reduce amenity impacts such as noise from traffic. When developing in main roads, SPOS in front setbacks behind a taller fence is supported, however fence design should incorporate landscaping and a level of permeability to enhance residential amenity.



MINIMAL CHANGE AREAS

KEY DESIGN OUTCOMES

BUILT FORM

> High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed, constructed with quality and integral materials, and provide a sense of individual identity for each townhouse within the development.

> Incorporate substantial setbacks with well-articulated building elements that minimise the effects of double storey development on neighbourhood character and adjoining properties, particularly in locations where single storey dwellings are the dominant form.

> Roof design should positively respond to and enhance the residential streetscape

- In streets where traditional angled roofing prevails, provide a contemporary roof form with angled elements (pitched, hipped or skillion styles). Avoid flat roofing unless this is an established characteristic of the local street.
- The roof form should be a well-considered and incorporated element of the building's architectural styling.

> Provide building entries that are clearly visible and welcoming.

QUALITY MATERIALS, TEXTURES AND COLOURS

> Incorporate quality materials, colours and architectural details that reflect the local residential context.

> Recommendations:

- Integral and long-lasting materials, textures and colours that reflect a residential palette and integrate elements of the existing streetscape. Bricks and durable timber cladding are strongly encouraged.
- Safe materials that meet relevant building regulations.

> Avoid:

- Materials, colours and textures that don't fit in with the neighbourhood character and dominate the street.
- Visual clutter from too many materials, colours and feature elements.
- Focusing the design detailing and material treatments along front facades only. Ensure the design is attractive from front, oblique and side views with design elements wrapping around corners.
- Cheap materials that imitate quality or weather poorly, requiring ongoing maintenance.

GARDEN SETTING AND LANDSCAPING

> Provide an open and landscaped garden setting with substantial front and rear setbacks, deep planted canopy trees and permeable surfaces. High quality landscaping that prioritises greenery and softens the built form is strongly encouraged.

> If basements are provided, minimise basement footprints within the front and rear setbacks to allow deep planting in these areas. Prioritising front and rear setbacks may mean that side setbacks will be limited on small sites. In these areas, incorporate planting on structures or narrow trees with limited canopy widths to soften the built form.

> Tree planting recommendation: provide one tree per dwelling in front and rear setbacks, including one advanced canopy tree per 8m* of front and rear boundary. *If the result is not a whole number, round up to the nearest whole number. Please note: the advanced canopy tree(s) can be included as part of the dwelling requirement calculation. Planting location should be site-responsive.

For further details, refer to General building design details from page 50

SECLUDED PRIVATE OPEN SPACE (SPOS) AND ACTIVE LIVING AREAS

> SPOS to be provided on the ground floor to the side or rear of the site, with access direct from living areas (minimum 40m^2 secluded private open space and a total of 60m^2 per dwelling). Avoid SPOS at upper floors.

> SPOS is discouraged in the street setback except located along on a main road where taller fencing that provides a level of privacy is encouraged. Ensure services areas are separated from recreational areas and concealed from the public realm.

> Active living areas should be located on the ground floor. Ground floor active living areas minimise amenity impacts on adjoining properties and assist in accommodating people of all ages and abilities.

FRONT FENCE HEIGHT AND DESIGN

> Fencing should balance the need for privacy and with passive surveillance and activation of the public realm.

> Recommendations:

  – Local streets — Maximum fence height of 1.2m. Fencing should contribute to the low-scale, open character of local residential streets.

  – Main roads — Maximum fence height of 1.8m. Tall fencing should be designed to incorporate landscaping and permeability to contribute greenery and provide a level of passive surveillance. Any fencing above 1.2m in height should provide some visual transparency to allow for interaction with the street.

ACCESS AND PARKING

> Ensure that accessways and car parking structures are recessive and do not compromise landscaping opportunities by minimising the number and width of vehicle crossings and driveways, and concealing or recessing garage and basement entries.

> Access from side streets or rear lanes is preferred. However, if required on the primary street frontage, locate any crossovers near side boundaries with driveways and ramping minimised and concealed as much as practicable.

PASSIVE SURVEILLANCE

> Encourage passive surveillance of the street, with windows, balustrades, fencing and landscaping that provide a level of permeability. Considered design can maintain privacy for residents.

SUSTAINABLE BUILDING DESIGN

> Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments).

> Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development.

> Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance on mechanical air-conditioning systems).

> Provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.

2.3 GARDEN TOWNHOUSE

OVERVIEW

Townhouses in a garden setting

OBJECTIVE

> To provide townhouses that maintains a low-scale residential form and garden setting.

SUMMARY

> 2 to 3 storeys.
> Town housing in an attached or semi-detached format.
> Built form presents as two storeys, with upper floor recessed.
> Secluded private open space provided on the ground floor (minimum 25m^2 per dwelling).
> A substantial garden corridor at the front and rear of the site with an emphasis on landscaping to soften the built form.
> Dwelling orientation and living area outlooks onto front and rear (side outlooks strongly discouraged at upper floors).
> A range of dwelling sizes and layouts.
> Ground floor living areas and private open spaces strongly encouraged. Apartments and the use of balconies or rooftop terraces as primary private open spaces discouraged.

STRATEGIC IMPLEMENTATION

Building height

> 2 to 3 storeys.

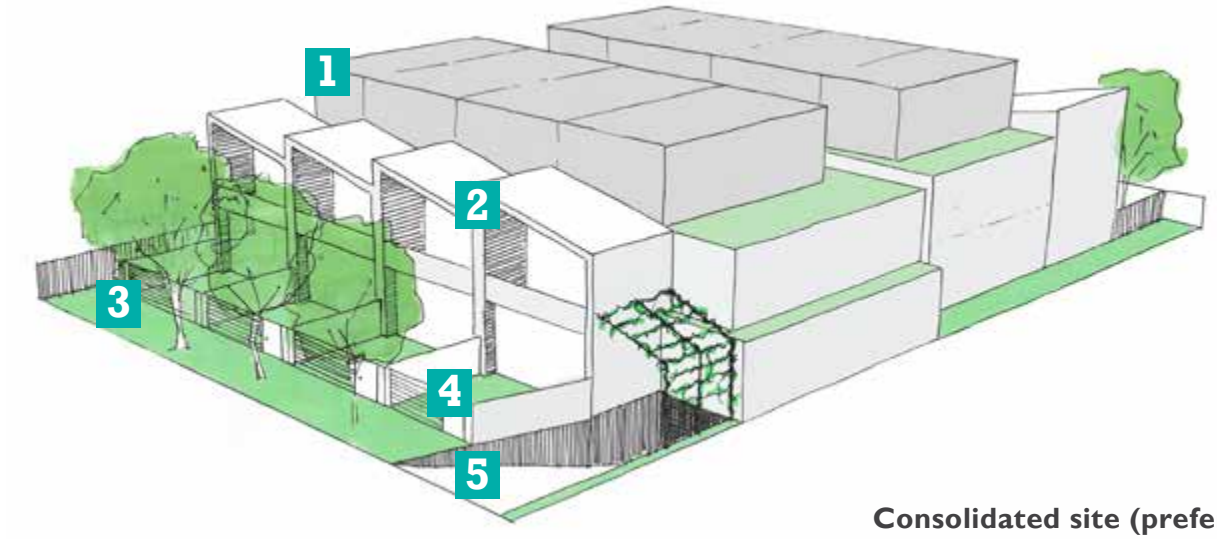
Preferred locations

> Residential land in a major or neighbourhood activity centre on a local street identified for growth.
> Residential land outside of major or neighbourhood activity centres along a main road identified for growth.

Indicative zone

> General Residential Zone.

DESIGN EXAMPLE



1 Manage transition
Built form presents as two storeys with upper floor recessed, responding to low-scale streets

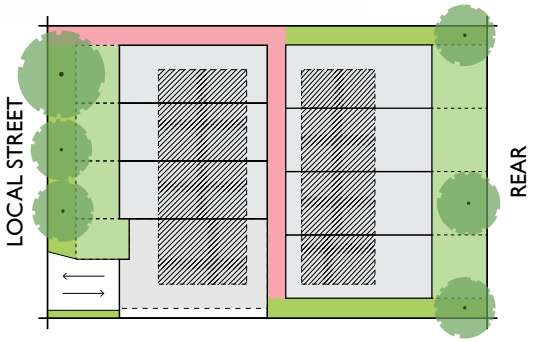
2 Attractive streetscape
Quality architecture using materials, colours and feature elements that match the development pattern of the street.

3 Garden corridors
Well-landscaped green corridor at front and rear with quality planting and canopy trees creates a garden setting that softens the built form.

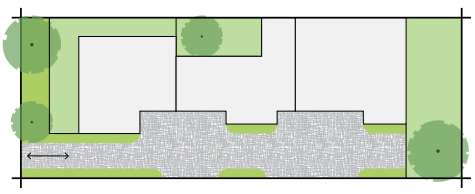
4 Ground floor open space
Primary area of secluded private open space provided on the ground floor with access from living areas.

5 Consolidation
Consolidating multiple sites and vehicle access points allows more space for landscaping and ensures the visual impact of the building can be managed within the site.

Consolidated site (preferred)



Single lot

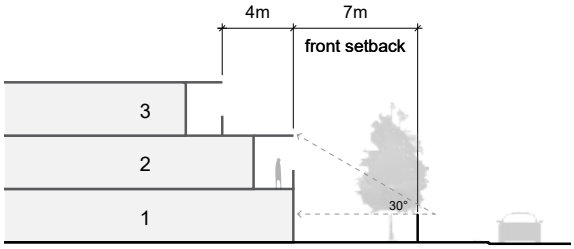


GARDEN TOWNHOUSE

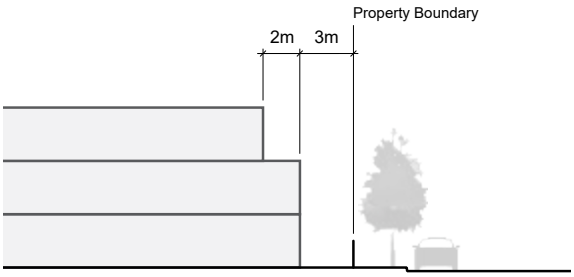
SETBACKS

STREET SETBACKS

Primary frontage



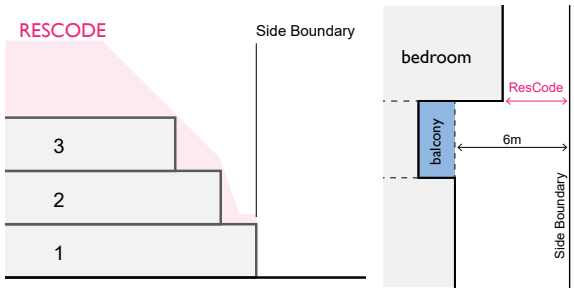
Secondary frontage



Intent:

- Provide a well-landscaped garden setting including substantial front setbacks that accommodate deep planted canopy trees.
- Manage transition on existing streets by contributing to a low scale (two-storey) streetscape character, with upper floors recessed.

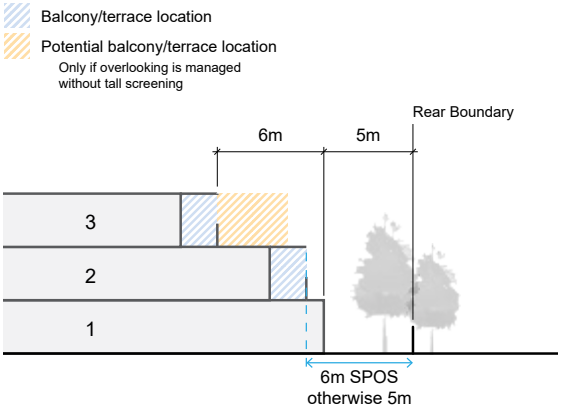
SIDE SETBACK



Intent:

- Minimise the visual impact of development from adjoining residential sites.
- Avoid boundary to boundary development, to minimise impacts on adjoining properties and the residential streetscape character (walls-on-boundary may be provided on one side of the development only).
- Provide adequate separation between buildings to achieve a high level of internal amenity for existing and future occupants of apartments and to minimise impacts on existing lower scale residential sites. Minimum side setback of 6m for secluded private open space at upper floors (side-facing balconies strongly discouraged). Otherwise, side setbacks in accordance with standard requirements of the *Glen Eira Planning Scheme*.

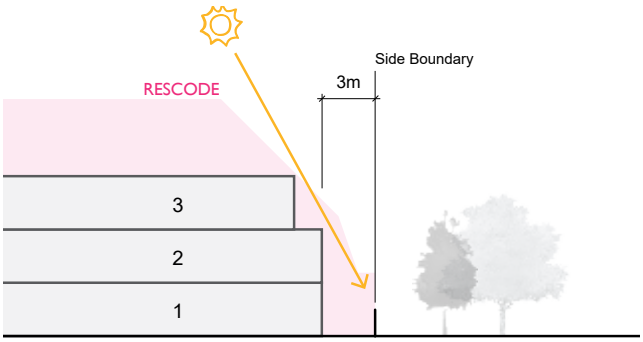
REAR SETBACK



Intent:

- Minimise the impact of new development on residential sites to the rear.
- Achieve a well-landscaped backyard corridor that can accommodate canopy tree planting.
- Provide an appropriate transition to adjoining sites that are of a lower scale.

PUBLIC OPEN SPACE INTERFACE



Intent:

- Minimise the impact of overshadowing on existing and future public open space.
- Maximise passive surveillance and activation of public open space.
- Dwellings should address the public realm.

GARDEN TOWNHOUSE

KEY DESIGN OUTCOMES

BUILT FORM

> High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed, constructed with quality and integral materials, and provide a sense of individual identity for each townhouse within the development.

> Built forms contribute to a low scale (two-storey) streetscape character. Levels above two storeys appear recessive when viewed from the public realm and adjoining sites.

> Roof design should positively respond to and enhance the residential streetscape. Contemporary architectural interpretations of traditional roof forms are encouraged to assist with streetscape integration. For example, in streets where traditional angled roofing is the predominate form (e.g. pitched, hipped or skillion styles), integrate angled roofing elements fronting the street.

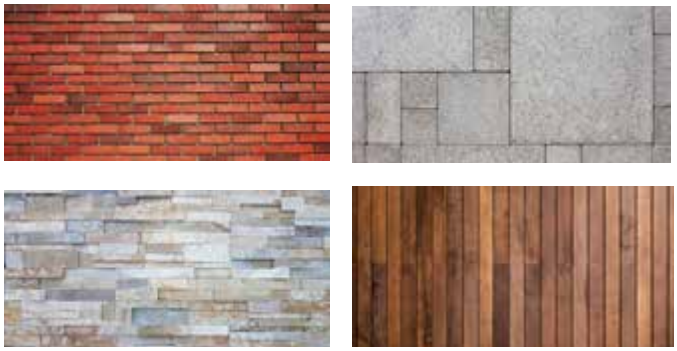
> Provide wide building entries that are clearly visible and welcoming. Each ground floor dwelling with a street frontage should also have its own entry facing the street.

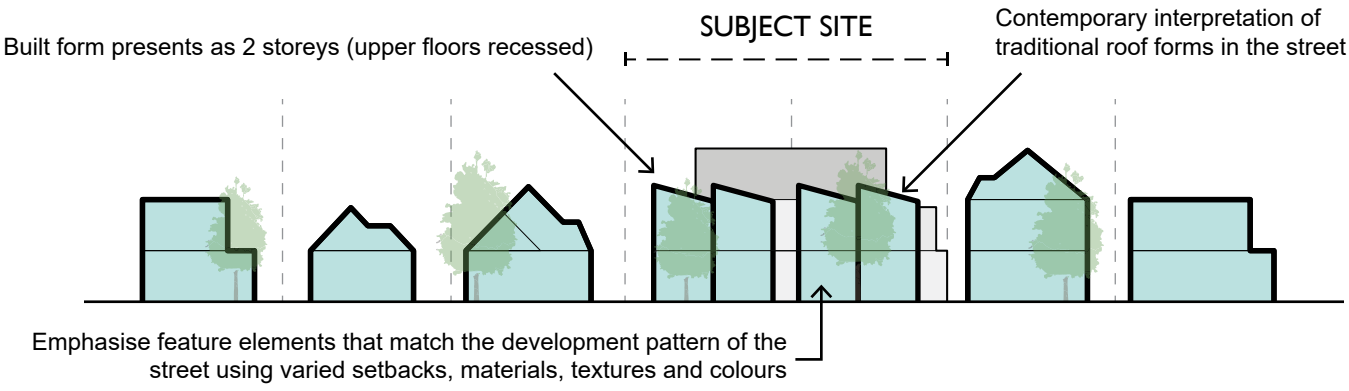
> Conceal all building services including domestic services, utilities and waste management facilities.

QUALITY MATERIALS, TEXTURES AND COLOURS

> Use integral and long-lasting materials, textures and colours that reflect a residential palette and integrate elements of the existing streetscape. Bricks and durable timber cladding are strongly encouraged.

> Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).





For further details, refer to General building design details from page 50

SECLUDED PRIVATE OPEN SPACE (SPOS)

> SPOS to be located on the ground floor with access from living areas (minimum 25m^2 of SPOS per dwelling in a single location at ground floor). Avoid primary SPOS such as living areas with balconies at upper floors. Refer to front fence design, which affects SPOS locations in the front setback.

> Private open space should be designed to separate recreational and service areas (using screening or separate locations). Ensure that building services and domestic service areas are concealed from view from the public realm.

GARDEN SETTING AND LANDSCAPING

> Provide an open and landscaped garden setting with substantial front and rear setbacks, deep planted canopy trees and permeable surfaces. High quality landscaping that prioritises greenery and softens the built form is strongly encouraged.

> Minimise basement footprints within the front and rear setbacks to prioritise deep planting in these areas. By prioritising front and rear setbacks, side setbacks may be limited on small sites. In these areas incorporate planting on structures or narrow trees with limited canopy widths to soften the built form.

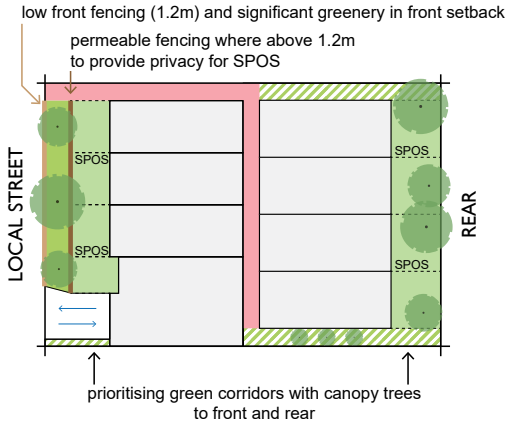
> Tree planting recommendation: provide a minimum of one advanced canopy tree for every 8 metres of boundary at the front and rear; and 1 tree per ground floor dwelling. The advanced canopy tree requirement under the boundary length calculation can include the 1 tree per ground floor dwelling requirement. If the result is not a whole number, round up to the nearest whole number. Planting location to be site responsive.

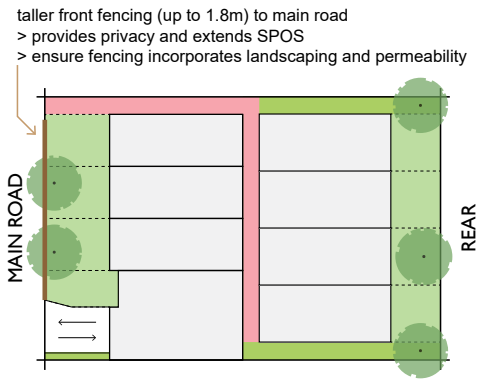
FRONT FENCE HEIGHT AND DESIGN

> Fencing should balance the need for privacy with passive surveillance and activation of the public realm. In local streets, there is an expectation that developments will maintain an open, vegetated character with low front fencing, permeable surfaces, significant landscaping and clear views towards dwellings. On main roads, taller fencing is considered acceptable to reduce amenity impacts such as noise from traffic.

> Recommendations:

- Local streets — Maximum fence height of 1.2m within 3m of the front boundary:
  If ground floor SPOS is proposed within the street setback (requiring a taller fence) the fence should not encroach within 3m of the front boundary to encourage a welcoming garden corridor fronting the street with significant landscaping. All fences above 1.2m in height should provide some visual transparency to allow for interaction with the street (minimum 25 per cent open).
- Main roads — Maximum fence height of 1.8m:
  Tall fencing should be designed to incorporate landscaping and permeability to contribute greenery and provide a level of passive surveillance. Ground floor SPOS is supported in the front setback.





GARDEN TOWNHOUSE

KEY DESIGN OUTCOMES

OUTLOOK, OVERLOOKING AND PASSIVE SURVEILLANCE

> Ensure active living areas (balconies, courtyards, terraces, lounges, kitchens, dining, etc.) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents. Prioritise the orientation of dwellings and active living areas towards the front or rear of the site and at ground floor.

> Avoid the following:

- Reverse-living in townhouses where the living room is above ground floor.
- Upper floor active living areas facing side or rear residential boundaries. This is a concern at first floor (level 2), where setbacks are generally limited. Consider locating passive rooms like bedrooms, studies or bathrooms at these locations.
- Reliance on 1.7 metre high screening that closes in homes and adds bulk to the building. Alternative layouts and screening measures can ensure visual privacy while improving internal amenity for residents.

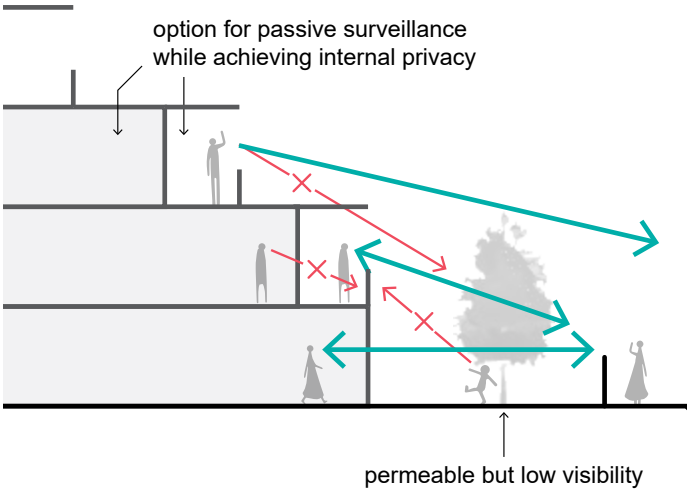
> Encourage interaction and passive surveillance of the street, with windows, balustrades, fencing and landscaping that provide a level of permeability. This can be achieved in a way that still maintains privacy for residents through considered design.

SITE CONSOLIDATION

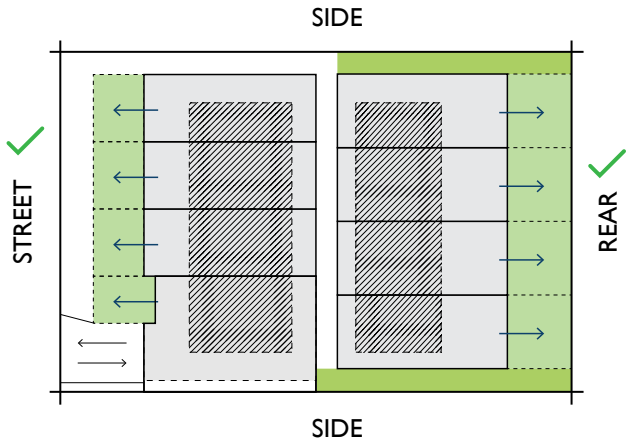
> Site consolidation is strongly encouraged to deliver an efficient built form with adequate landscaping, setbacks, consolidated carparking and a reduced number of crossovers and hardstand areas.

> Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street. Break up long extents using a combination of varied setbacks, articulation, materials and colours. Divide the building into single lot sized proportions from street view.

Examples of passive surveillance



Preferred orientation and outlook

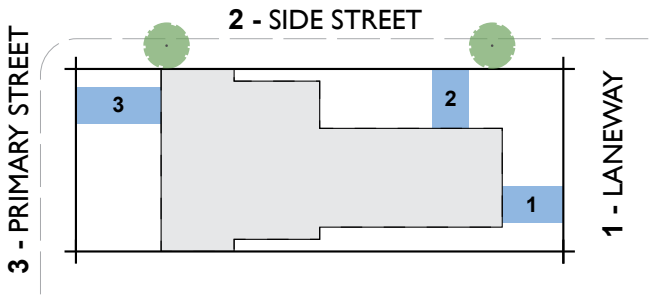


ACCESS AND PARKING

> Ensure that accessways and car parking structures are recessive and do not compromise landscaping opportunities. Minimise number and width of vehicle crossings and driveways, and conceal or recess garage and basement entries.

> Access from side streets or rear lanes is preferred. However, if required on the primary street frontage, locate the crossover near the side boundary with driveways/ramping minimised and concealed as much as practical. In developments without basement parking, driveways located along side boundaries provide a simple way to ensure further building separation from adjoining land.

Driveway location priority



SUSTAINABLE BUILDING DESIGN

The following sustainable building design elements would be viewed favourably in new developments:

> Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments).

> Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development.

> Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance on mechanical air-conditioning systems).

> Provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.

> Incorporate innovative approaches to waste management.

DWELLING DIVERSITY

> Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.

> Recommendation: provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

2.4 TOWNHOUSE AND APARTMENT MIX

OVERVIEW

A mix of townhouses and apartments in a garden setting

OBJECTIVE

> To provide medium density town housing options with an apartment mix that delivers a range of housing while maintaining a consistent low-scale street interface and garden setting.

SUMMARY

> 2 to 3 storeys.

> Built form presents as two storeys, with upper floor recessed.

> Consolidated building with attached townhouses or a mix of townhouses and apartments. A range of dwelling sizes and layouts.

> Dwelling orientation and living area outlooks onto front and rear (side outlooks strongly discouraged). Minimise overlooking towards adjoining properties through considered design and location of apartments and upper floor living areas.

> A substantial garden corridor at the front and rear of the site with an emphasis on landscaping to soften the built form.

STRATEGIC IMPLEMENTATION

Building height

> 2 to 3 storeys.

Preferred locations

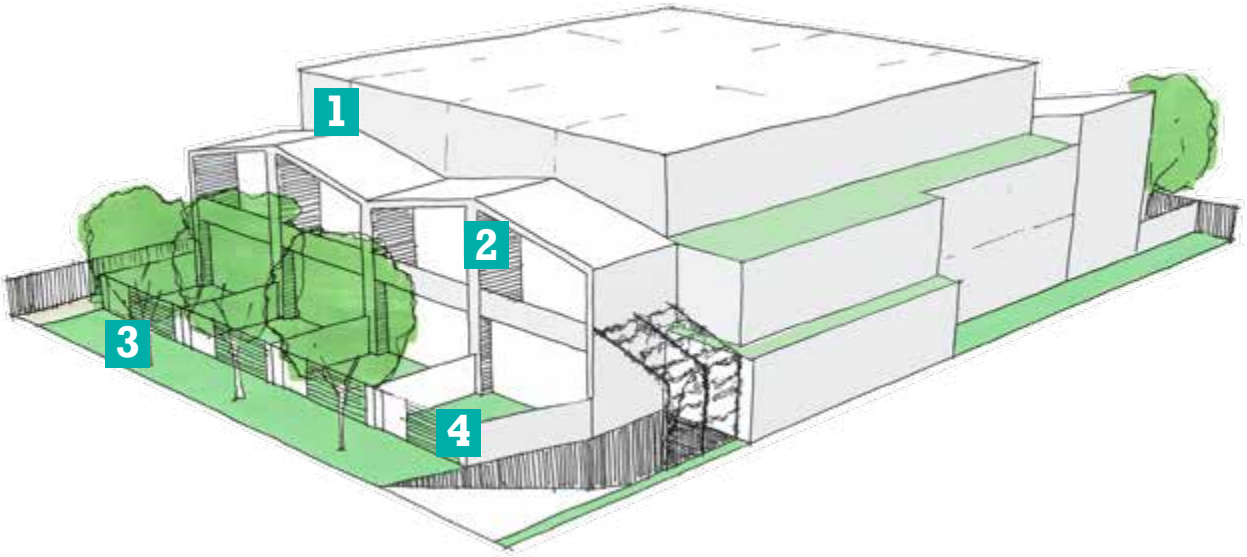
> Residential land along major and arterial roads and transport corridors.

> Designated precincts within major activity centres and large neighbourhood centres with good access to public transport.

Indicative zone

> General Residential Zone.

DESIGN EXAMPLE

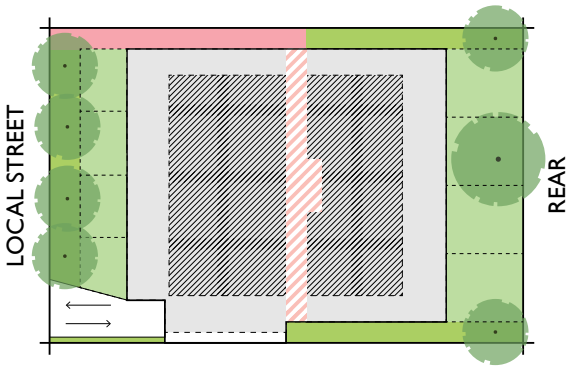


1 **Manage transition**
Built form presents as two storeys with upper floor recessed, responding to low-scale streets.

2 **Attractive streetscape**
Quality architecture using materials, colours and feature elements that match the development pattern of the street.

3 **Garden corridors**
Well-landscaped green corridor at front and rear with quality planting and canopy trees creates a garden setting that softens the built form.

4 **Consolidation**
Consolidating multiple sites and vehicle access points allows more space for landscaping and ensures the visual impact of the building can be managed within the site.

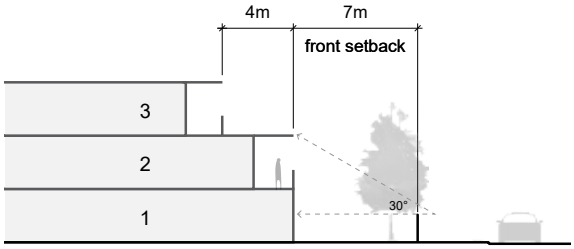


TOWNHOUSE AND APARTMENT MIX

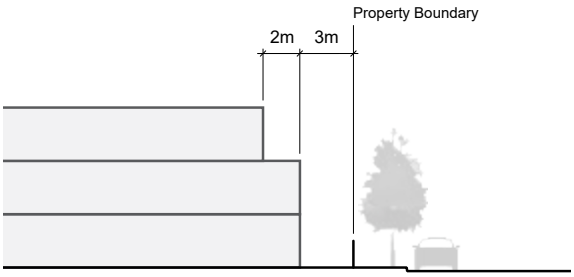
SETBACKS

STREET SETBACKS

Primary frontage



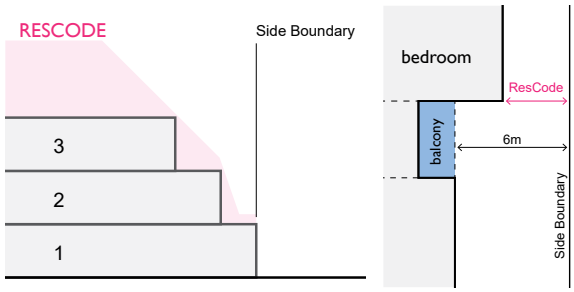
Secondary frontage



Intent:

- Provide a well-landscaped garden setting including substantial front setbacks that accommodate deep planted canopy trees.
- Manage transition on existing streets by contributing to a low scale (two-storey) streetscape character, with upper floors recessed.

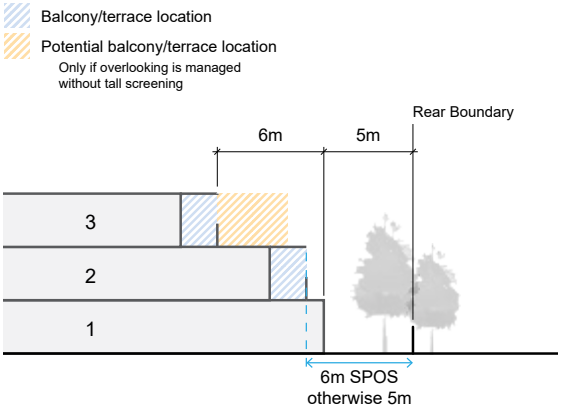
SIDE SETBACK



Intent:

- Minimise the visual impact of development from adjoining residential sites.
- Avoid boundary to boundary development, to minimise impacts on adjoining properties and the residential streetscape character (walls-on-boundary may be provided on one side of the development only).
- Provide adequate separation between buildings to achieve a high level of internal amenity for existing and future occupants of apartments and to minimise impacts on existing lower scale residential sites. Minimum side setback of 6m for secluded private open space at upper floors (side-facing balconies strongly discouraged). Otherwise, side setbacks in accordance with standard requirements of the *Glen Eira Planning Scheme*.

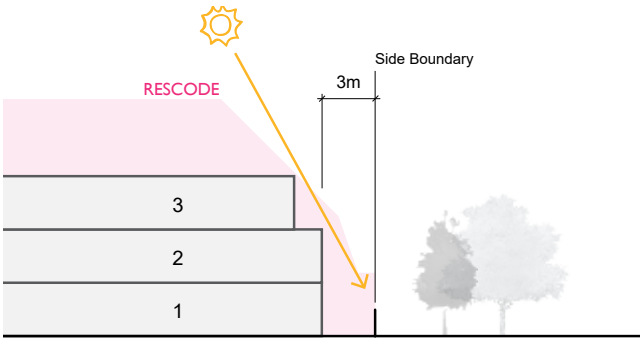
REAR SETBACK



Intent:

- Minimise the impact of new development on residential sites to the rear.
- Achieve a well-landscaped backyard corridor that can accommodate canopy tree planting.
- Provide an appropriate transition to adjoining sites that are of a lower scale.

PUBLIC OPEN SPACE INTERFACE



Intent:

- Minimise the impact of overshadowing on existing and future public open space.
- Maximise passive surveillance and activation of public open space.
- Dwellings should address the public realm.

TOWNHOUSE AND APARTMENT MIX

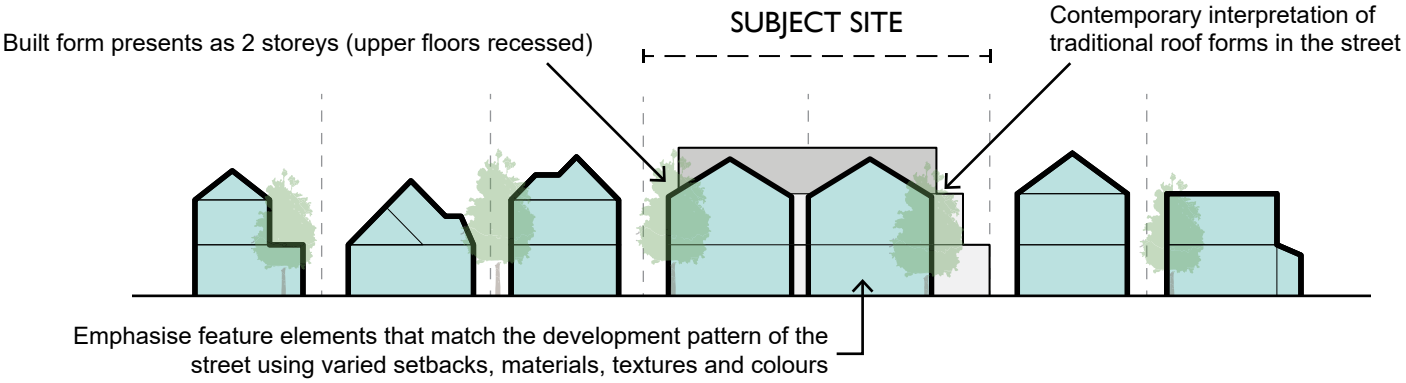
KEY DESIGN OUTCOMES

BUILT FORM

- High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed and constructed with quality and integral materials.
- Built forms contribute to a low scale (two-storey) streetscape character. Levels above two storeys appear recessive when viewed from the public realm and adjoining sites.
- Roof design should positively respond to and enhance the residential streetscape. Contemporary architectural interpretations of traditional roof forms are encouraged to assist with streetscape integration. For example, in streets where traditional angled roofing is the predominate form (e.g. pitched, hipped or skillion styles), integrate angled roofing elements fronting the street.
- Provide wide building entries that are clearly visible and welcoming. Each ground floor dwelling with a street frontage should also have its own entry facing the street.
- Conceal all building services including domestic services, utilities and waste management facilities.

QUALITY MATERIALS, TEXTURES AND COLOURS

- Use integral and long lasting materials, textures and colours that reflect a residential palette and integrate elements of the existing streetscape. Bricks and durable timber cladding are strongly encouraged.
- Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).



SECLUDED PRIVATE OPEN SPACE (SPOS)

> SPOS to be located on the ground floor with access from living areas (minimum 25m^2 of SPOS per dwelling in a single location at ground floor). Avoid primary SPOS such as living areas with balconies at upper floors. Refer to front fence design, which affects SPOS locations in the front setback.

> Private open space should be designed to separate recreational and service areas (using screening or separate locations). Ensure that building services and domestic service areas are concealed from view from the public realm.

GARDEN SETTING AND LANDSCAPING

> Provide an open and landscaped garden setting with substantial front and rear setbacks, deep planted canopy trees and permeable surfaces. High quality landscaping that prioritises greenery and softens the built form is strongly encouraged.

> Minimise basement footprints within the front and rear setbacks to prioritise deep planting in these areas. By prioritising front and rear setbacks, side setbacks may be limited on small sites. In these areas incorporate planting on structures or narrow trees with limited canopy widths to soften the built form.

> Tree planting recommendation: provide a minimum of one advanced canopy tree for every 8 metres of boundary at the front and rear; and 1 tree per ground floor dwelling. The advanced canopy tree requirement under the boundary length calculation can include the 1 tree per ground floor dwelling requirement. If the result is not a whole number, round up to the nearest whole number. Planting location to be site responsive.

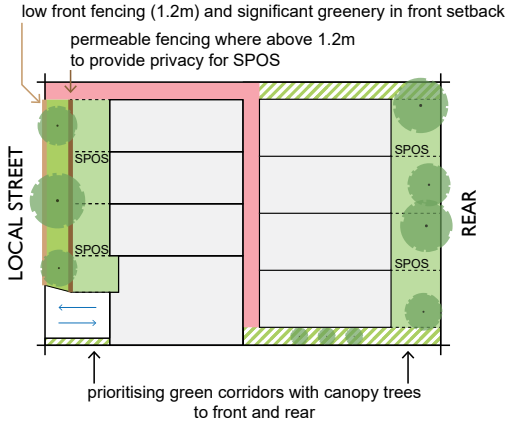
FRONT FENCE HEIGHT AND DESIGN

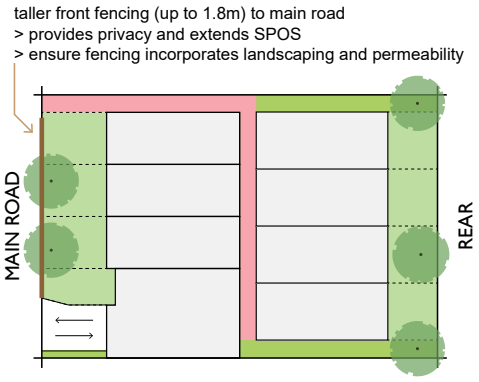
> Fencing should balance the need for privacy with passive surveillance and activation of the public realm. In local streets, there is an expectation that developments will maintain an open, vegetated character with low front fencing, permeable surfaces, significant landscaping and clear views towards dwellings. On main roads, taller fencing is considered acceptable to reduce amenity impacts such as noise from traffic.

> Recommendations:

– Local streets — Maximum fence height of 1.2m within 3m of the front boundary:
If ground floor SPOS is proposed within the street setback (requiring a taller fence) the fence should not encroach within 3m of the front boundary to encourage a welcoming garden corridor fronting the street with significant landscaping. All fences above 1.2m in height should provide some visual transparency to allow for interaction with the street (minimum 25 per cent open).

– Main roads — Maximum fence height of 1.8m:
Tall fencing should be designed to incorporate landscaping and permeability to contribute greenery and provide a level of passive surveillance. Ground floor SPOS is supported in the front setback.





TOWNHOUSE AND APARTMENT MIX

KEY DESIGN OUTCOMES

OUTLOOK, OVERLOOKING AND PASSIVE SURVEILLANCE

> Ensure active living areas (balconies, courtyards, terraces, lounges, dining, etc.) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents.

> Prioritise the orientation of dwellings and active living areas towards the front or rear of the site (avoid facing side boundaries).

> The mix of townhouses and apartments can be designed to inherently manage overlooking towards side and rear boundaries from active living areas, particularly at first floor. In addition to alternative screening listed under General building design details, consider the following dwelling layout:

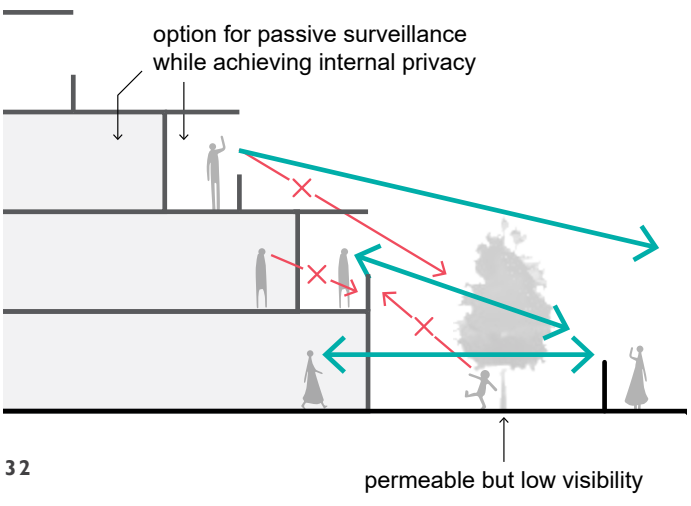
- Provide double-storey townhouses at the side and rear of the site, with active living areas at ground floor and passive rooms such as bedrooms, studies and bathrooms at first floor.
- Position apartments facing the street, or at level 3, where overlooking towards the side and rear of the site can be reduced more easily through considered design that maintains outlook for residents of the building while moderating overlooking to adjoining properties.

> Avoid the following:

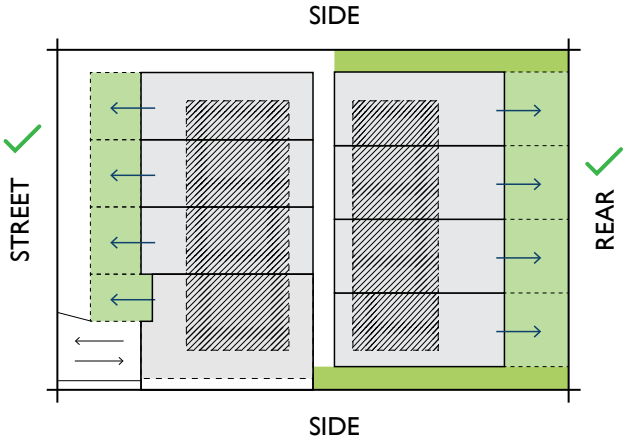
- Reverse-living in townhouses where the living room is above ground floor.
- Upper floor active living areas facing side or rear residential boundaries. This is a particular concern at first floor (level 2), where setbacks are generally limited. Consider locating passive rooms like bedrooms, studies or bathrooms at these locations.
- Reliance on 1.7 metre high screening that closes in homes and adds bulk to the building. Alternative layouts and screening measures can ensure visual privacy while improving internal amenity for residents.

> Encourage interaction and passive surveillance of the street, with windows, balustrades, fencing and landscaping that provide a level of permeability. This can be achieved in a way that still maintains privacy for residents through considered design.

Examples of passive surveillance



Preferred orientation and outlook



For further details, refer to General building design details from page 50

ACCESS AND PARKING

> Ensure that accessways and car parking structures are recessive and do not compromise landscaping opportunities. Minimise number and width of vehicle crossings and driveways, and conceal or recess garage and basement entries.

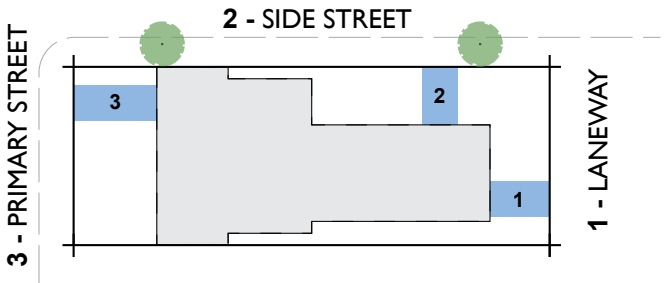
> Access from side streets or rear lanes is preferred. However, if required on the primary street frontage, locate the crossover near the side boundary with driveways/ramping minimised and concealed as much as practicable. In developments without basement parking, driveways located along side boundaries provide a simple way to ensure further building separation from adjoining land.

DWELLING DIVERSITY

> Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.

> Recommendation: provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

Driveway location priority



SUSTAINABLE BUILDING DESIGN

The following sustainable building design elements would be viewed favourably in new developments:

> Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments).

> Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development.

> Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance on mechanical air-conditioning systems).

> Provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.

> Incorporate innovative approaches to waste management.

SITE CONSOLIDATION

> Site consolidation is strongly encouraged to deliver an efficient built form with adequate landscaping, setbacks, consolidated carparking and a reduced number of crossovers and hardstand areas.

> Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street. Break up long extents using a combination of varied setbacks, articulation, materials and colours. Divide the building into single lot sized proportions from street view.

2.5 GARDEN APARTMENT

OVERVIEW

Apartment building in a garden setting

OBJECTIVE

> To provide an apartment building that delivers a range of housing options while respecting the amenity of adjacent lots and maintaining a garden setting.

SUMMARY

> 3 to 4 storeys.

> Built form presents as two storeys, with upper floors recessed.

> A substantial garden corridor at the front and rear of the site with an emphasis on landscaping to soften the built form.

> Dwelling orientation and living area outlooks onto front and rear (side outlooks strongly discouraged).

> A range of dwelling sizes and layouts.

> Raised ceilings and entries at ground floor to accommodate re-use as a home office or small commercial space in the future where permissible.

STRATEGIC IMPLEMENTATION

Building height

> 3 to 4 storeys.

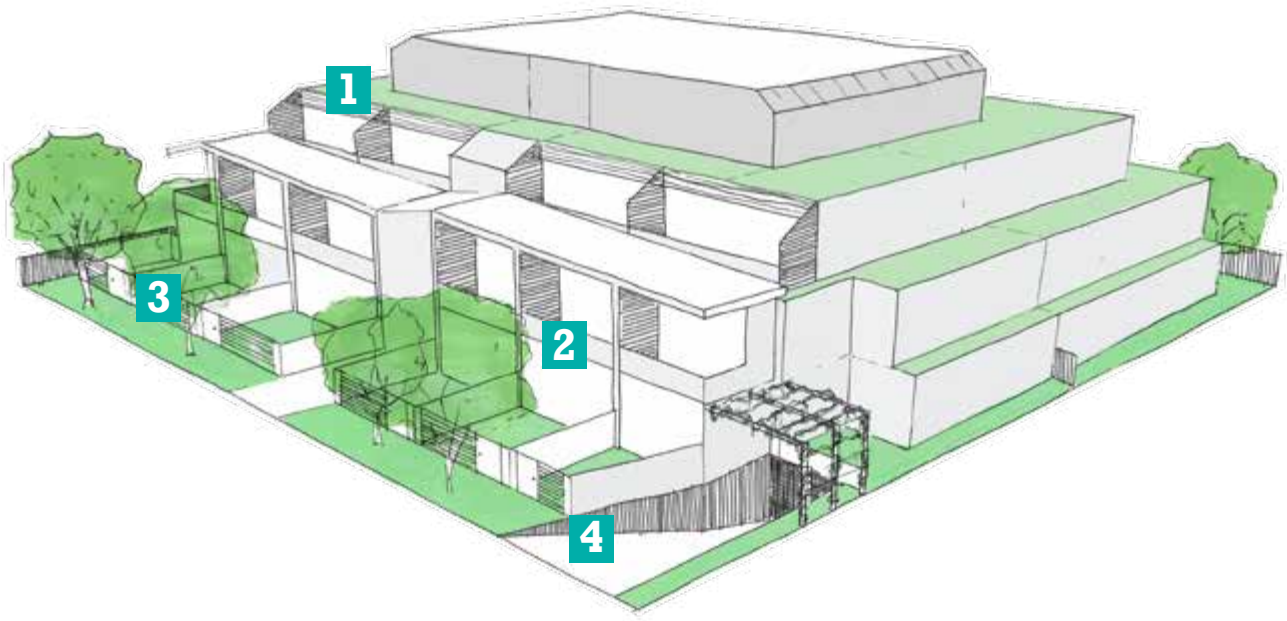
Preferred locations

> Designated precincts within major activity centres with good access to public transport.

Indicative zone

> Residential Growth Zone.

DESIGN EXAMPLE

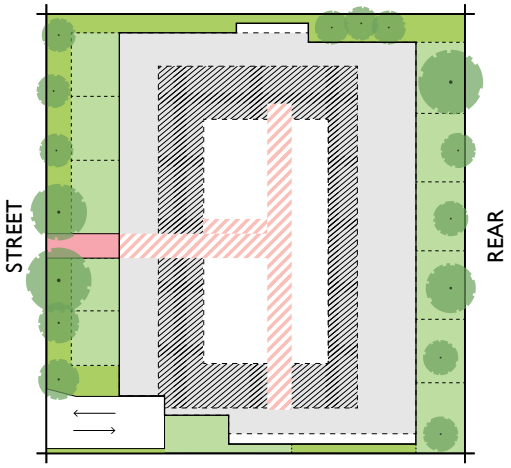


1 Manage transition
Built form presents as two storeys with upper floors recessed, responding to low-scale streets.

2 Attractive streetscape
Quality architecture using materials, colours and feature elements that match the development pattern of the street.

3 Garden corridors
Well-landscaped green corridor at front and rear with quality planting and canopy trees creates a garden setting that softens the built form.

4 Consolidation
Consolidating multiple sites and vehicle access points avoids tall skinny buildings, allows more space for landscaping and ensures the visual impact of the building can be managed within the site.

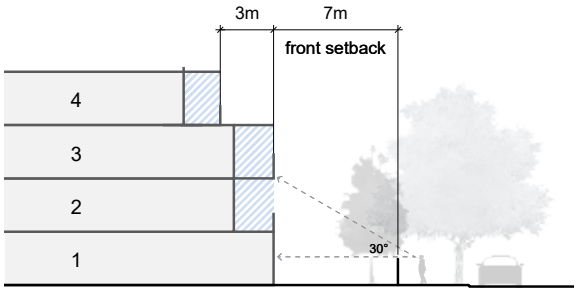


GARDEN APARTMENT

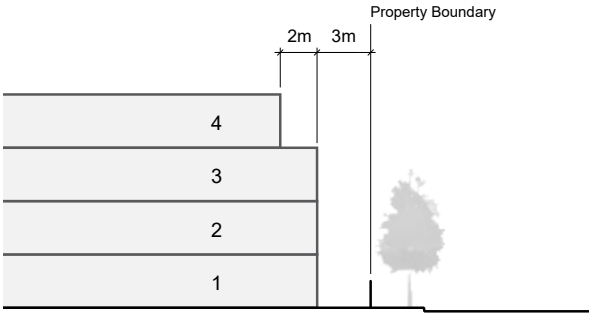
SETBACKS

STREET SETBACKS

Primary frontage



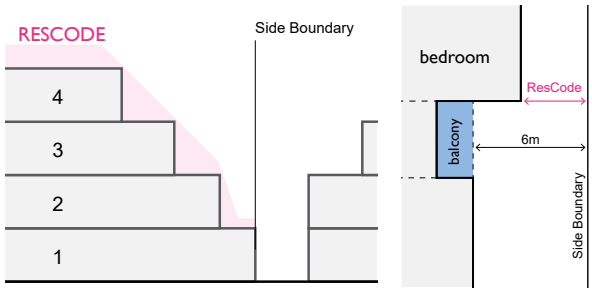
Secondary frontage



Intent:

> Provide a well-landscaped garden setting including substantial front setbacks that accommodate deep planted canopy trees.

SIDE SETBACK



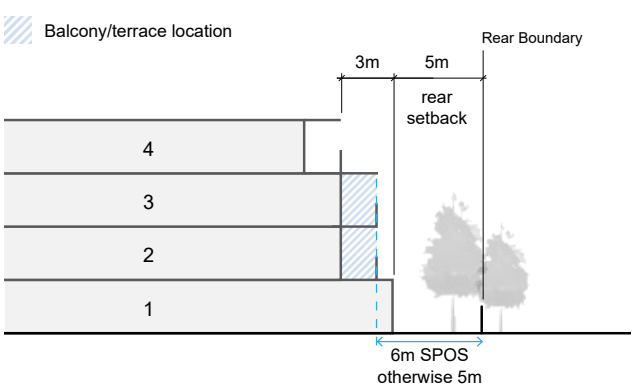
Intent:

> Minimise the visual impact of development from adjoining residential sites.

> Avoid boundary to boundary development, to minimise impacts on adjoining properties and the residential streetscape character (walls-on-boundary may be provided on one side of the development only).

> Provide adequate separation between buildings to achieve a high level of internal amenity for existing and future occupants of apartments and to minimise impacts on existing lower scale residential sites. Minimum side setback of 6m for secluded private open space at upper floors (side-facing balconies strongly discouraged). Otherwise, side setbacks in accordance with standard requirements of the *Glen Eira Planning Scheme*.

REAR SETBACK



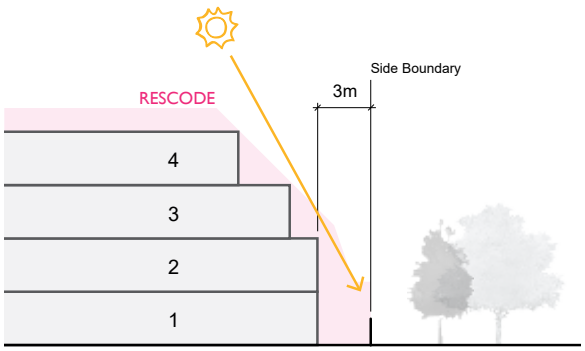
Intent:

> Minimise the impact of new development on residential sites to the rear.

> Achieve a well-landscaped backyard corridor that can accommodate canopy tree planting.

> Provide an appropriate transition to adjoining sites that are of a lower scale.

PUBLIC OPEN SPACE INTERFACE



Intent:

> Minimise the impact of overshadowing on existing and future public open space.

> Maximise passive surveillance and activation of public open space.

> Dwellings should address the public realm.

GARDEN APARTMENT

KEY DESIGN OUTCOMES

BUILT FORM

> High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed and constructed with quality and integral materials.

> Built forms contribute to a low scale (two-storey) streetscape character. Levels above two storeys appear recessive when viewed from the public realm and adjoining sites.

> Roof design should positively respond to and enhance the residential streetscape. Contemporary architectural interpretations of traditional roof forms are encouraged to assist with streetscape integration. For example, in streets where traditional angled roofing is the predominate form (e.g. pitched, hipped or skillion styles), integrate angled roofing elements fronting the street.

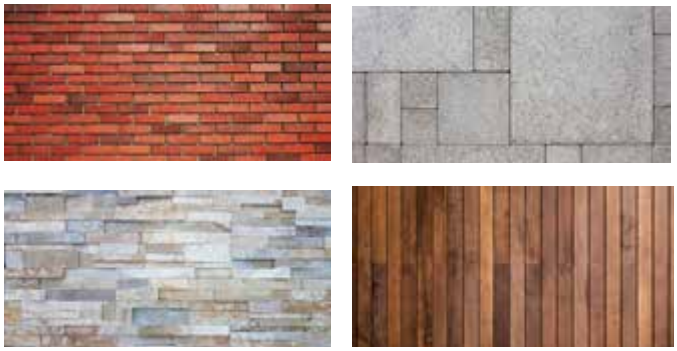
> Provide wide building entries that are clearly visible and welcoming. Each ground floor dwelling with a street frontage should also have its own entry facing the street.

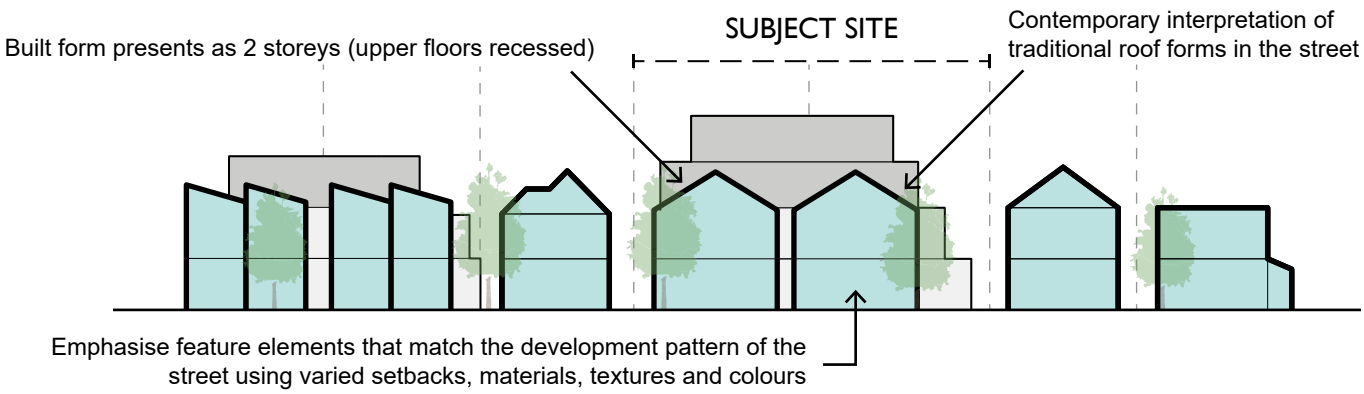
> Conceal all building services including domestic services, utilities and waste management facilities.

QUALITY MATERIALS, TEXTURES AND COLOURS

> Use integral and long-lasting materials, textures and colours that reflect a residential palette and integrate elements of the existing streetscape. Bricks and durable timber cladding are strongly encouraged.

> Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).





SECLUDED PRIVATE OPEN SPACE (SPOS)

> Minimum SPOS sizes are not prescribed — design in accordance with standard ResCode requirements. Refer to front fence design, which affects SPOS locations in the front setback.

> Private open space should be designed to separate recreational and service areas (using screening or separate locations). Ensure that building services and domestic service areas are concealed from view from the public realm.

GARDEN SETTING AND LANDSCAPING

> Provide an open and landscaped garden setting with substantial front and rear setbacks, deep planted canopy trees and permeable surfaces. High quality landscaping that prioritises greenery and softens the built form is strongly encouraged.

> Minimise basement footprints within the front and rear setbacks to prioritise deep planting in these areas. By prioritising front and rear setbacks, side setbacks may be limited on small sites. In these areas incorporate planting on structures or narrow trees with limited canopy widths to soften the built form.

> Tree planting recommendation: provide a minimum of one advanced canopy tree for every 8 metres of boundary at the front and rear; and 1 tree per ground floor dwelling. The advanced canopy tree requirement under the boundary length calculation can include the 1 tree per ground floor dwelling requirement. If the result is not a whole number, round up to the nearest whole number. Planting location to be site responsive.

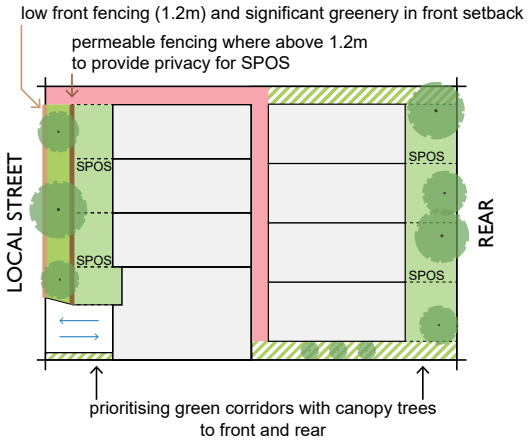
FRONT FENCE HEIGHT AND DESIGN

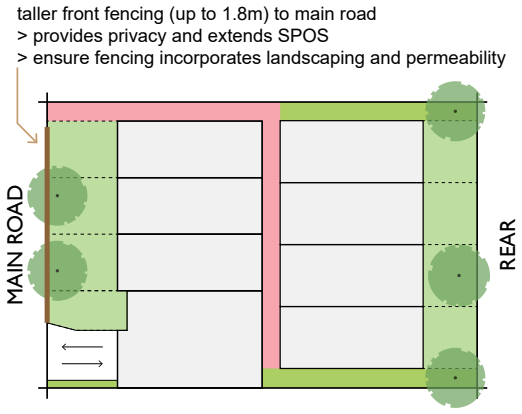
> Fencing should balance the need for privacy with passive surveillance and activation of the public realm. In local streets, there is an expectation that developments will maintain an open, vegetated character with low front fencing, permeable surfaces, significant landscaping and clear views towards dwellings. On main roads, taller fencing is considered acceptable to reduce amenity impacts such as noise from traffic.

> Recommendations:

– Local streets — Maximum fence height of 1.2m within 3m of the front boundary:
If ground floor SPOS is proposed within the street setback (requiring a taller fence) the fence should not encroach within 3m of the front boundary to encourage a welcoming garden corridor fronting the street with significant landscaping. All fences above 1.2m in height should provide some visual transparency to allow for interaction with the street (minimum 25 per cent open).

– Main roads — Maximum fence height of 1.8m:
Tall fencing should be designed to incorporate landscaping and permeability to contribute greenery and provide a level of passive surveillance. Ground floor SPOS is supported in the front setback.





GARDEN APARTMENT

KEY DESIGN OUTCOMES

OUTLOOK, OVERLOOKING AND PASSIVE SURVEILLANCE

> Ensure active living areas (balconies, courtyards, terraces, lounges, dining, etc.) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents.

> Prioritise the orientation of dwellings and active living areas towards the front or rear of the site (avoid facing side boundaries).

> The layout of dwellings can be designed to inherently manage overlooking towards side and rear boundaries from active living areas, particularly at first floor. In addition to alternative screening listed under General building design details, consider the following dwelling layout:

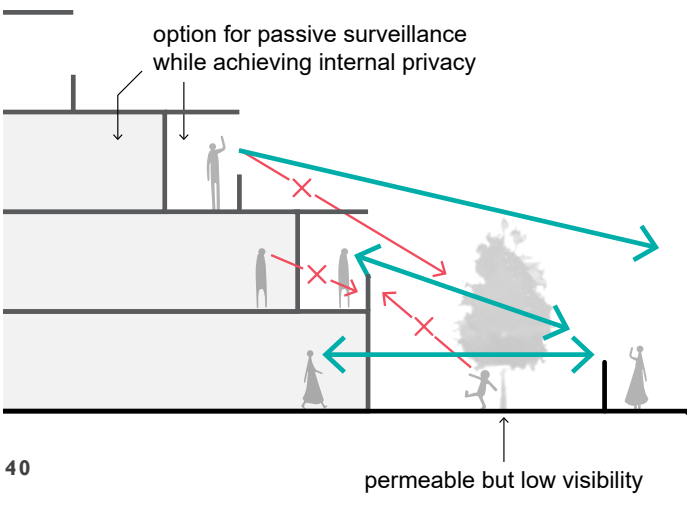
- Provide double-storey townhouses at the side and rear of the site, with active living areas at ground floor and passive rooms such as bedrooms, studies and bathrooms at first floor where screened windows are less detrimental to internal amenity.
- Position apartments facing the street, or at level 3, where overlooking towards the side and rear of the site can more easily be reduced through considered design that maintains outlook for residents of the building while moderating overlooking to adjoining properties.

> Avoid the following:

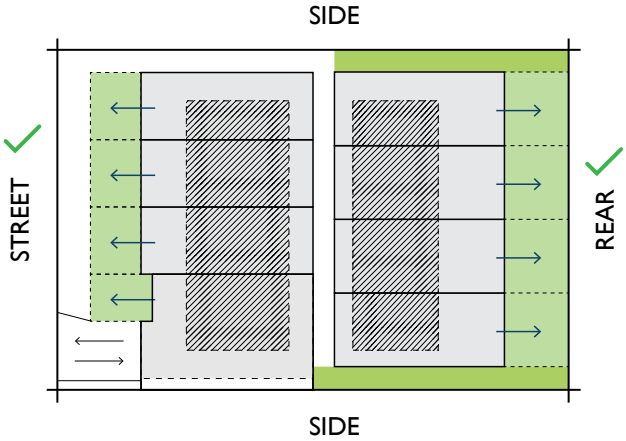
- Reverse-living in townhouses where the living room is above ground floor.
- Upper floor active living areas facing side or rear residential boundaries. This is a particular concern at first floor (level 2), where setbacks are generally limited. Consider locating passive rooms like bedrooms, studies or bathrooms at these locations.
- Reliance on 1.7 metre high screening that closes in homes and adds bulk to the building. Alternative layouts and screening measures can ensure visual privacy while improving internal amenity for residents.

> Encourage interaction and passive surveillance of the street, with windows, balustrades, fencing and landscaping that provide a level of permeability. This can be achieved in a way that still maintains privacy for residents through considered design.

Examples of passive surveillance



Preferred orientation and outlook



ACCESS AND PARKING

> Ensure that accessways and car parking structures are recessive and do not compromise landscaping opportunities. Minimise number and width of vehicle crossings and driveways, and conceal or recess garage and basement entries.

> Access from side streets or rear lanes is preferred. However, if required on the primary street frontage, locate the crossover near the side boundary with driveways/ramping minimised and concealed as much as practical. In developments without basement parking, driveways located along side boundaries provide a simple way to ensure further building separation from adjoining land.

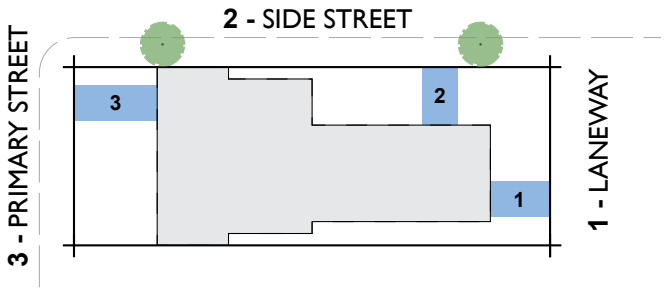
SUSTAINABLE BUILDING DESIGN

The following sustainable building design elements would be viewed favourably in new developments:

> Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments).

> Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development.

Driveway location priority



> Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance of mechanical air-conditioning systems).

> Provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.

> Incorporate innovative approaches to waste management.

DWELLING DIVERSITY

> Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.

> Recommendation: Provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

SITE CONSOLIDATION

> Site consolidation is strongly encouraged to deliver an efficient built form with adequate landscaping, setbacks, consolidated carparking and a reduced number of crossovers and hardstand areas. Avoid tall, skinny built forms in single allotments. Four storey garden apartment buildings should not be constructed on single allotments — instead consider a 2 to 3 storey form where on sites less than 20 metres wide (refer to townhouse and apartment mix or garden townhouse building types).

> Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street. Break up long extents using a combination of varied setbacks, articulation, materials and colours. Divide the building into single lot sized proportions from street view.

2.6 URBAN APARTMENT

OVERVIEW

Apartment building within a dense urban setting

OBJECTIVE

> To provide an apartment building that delivers a range of housing options and embraces its dense urban renewal setting.

SUMMARY

> Built form presents as 3 storeys, with the 4th level recessed.

> Urban landscaped character with minimal street setbacks (3 metres) and greenery in courtyards and balconies fronting the street.

> Interactive street frontages, with outlook from all living areas and permeable fencing at ground floor.

> Diversity in apartment sizes and layouts.

> Raised ceilings and entries at ground floor to accommodate re-use as a home office or small commercial space in the future where permissible.

> Minimise dominance of parking structures (basement parking with side street or rear laneway access is preferred).

STRATEGIC IMPLEMENTATION

Building height

> 3 to 4 storeys, unless otherwise defined in the *Glen Eira Planning Scheme* or an adopted Council document.

Preferred locations

> Identified lower scale residential-only areas in urban renewal precincts.

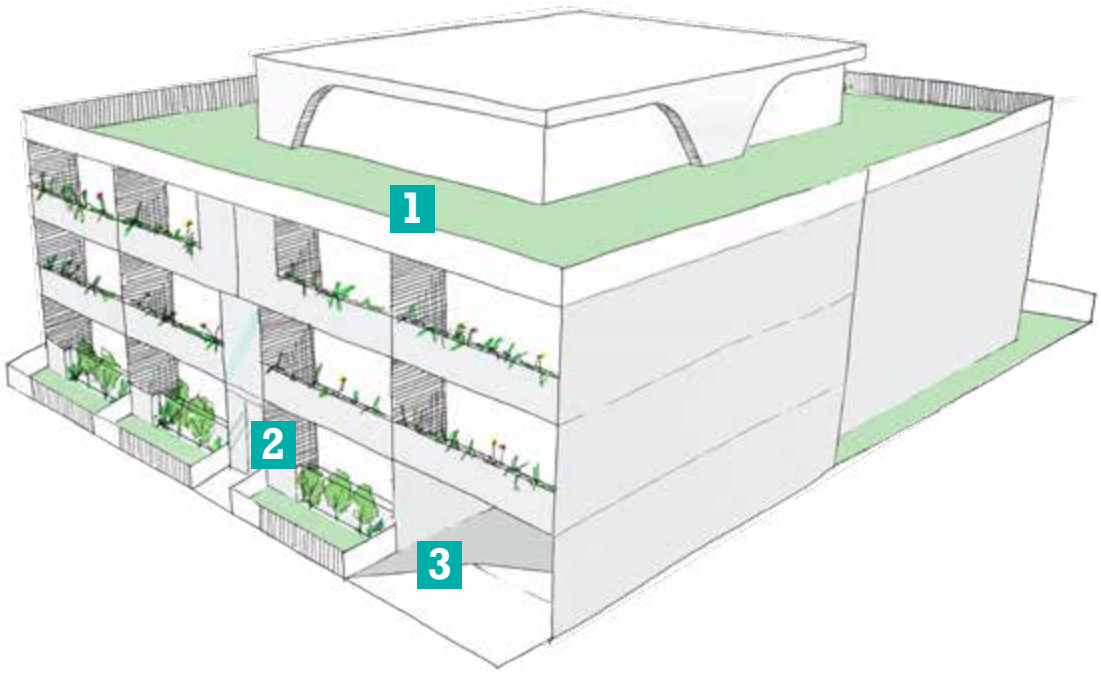
> Identified residential-only areas adjoining active commercial and mixed-use land where density can be accommodated.

Indicative zone

> Residential Growth Zone.

> Precinct-specific zoning as part of an urban renewal area.

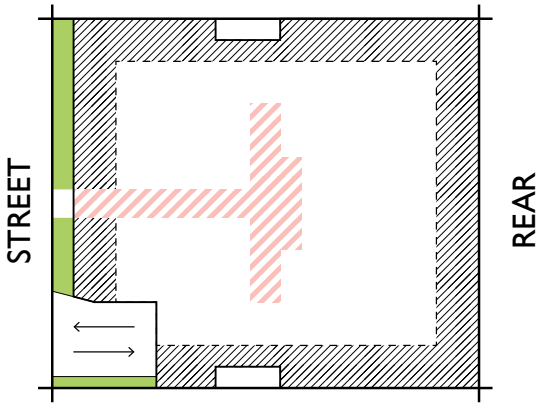
DESIGN EXAMPLE



1 **Dense urban form**
Built form presents as three storey podium form with fourth level recessed. Boundary to boundary development reinforces a dense urban character.

2 **Landscape buffer**
Landscape buffer with greenery in courtyards, terraces and balconies fronting the street softens the built form.

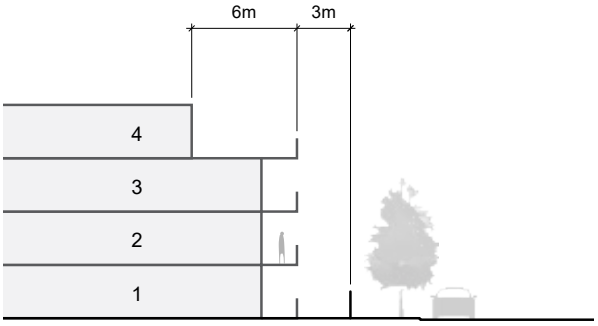
3 **Consolidation**
Consolidating multiple sites and vehicle access points avoids tall skinny buildings, allows more space for landscaping and ensures the visual impact of the building can be managed within the site.



URBAN APARTMENT

SETBACKS

STREET SETBACK



Intent:

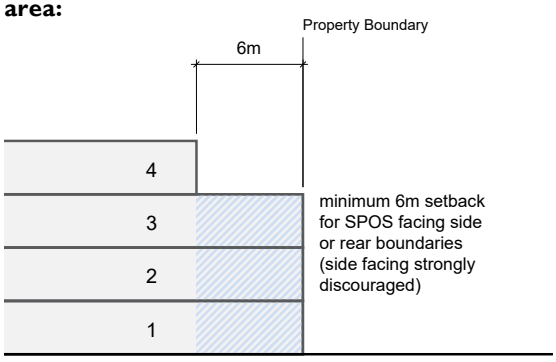
> Built form presents as a three storey podium with a recessed upper floor, to contribute to a consistent streetscape outcome with a human scale.

> Design embraces a dense urban streetscape character with interactive edges and a green landscape buffer to soften the built form.

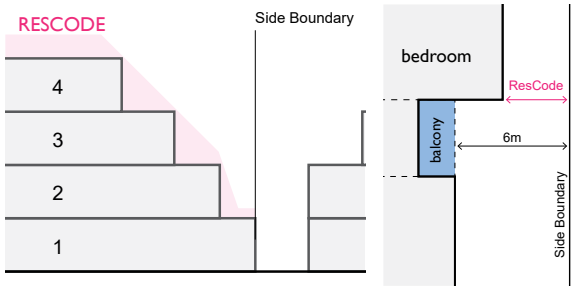
> Built form contributes to the creation of a changing streetscape character.

SIDE AND REAR SETBACKS

If abutting urban apartment or non-residential area:



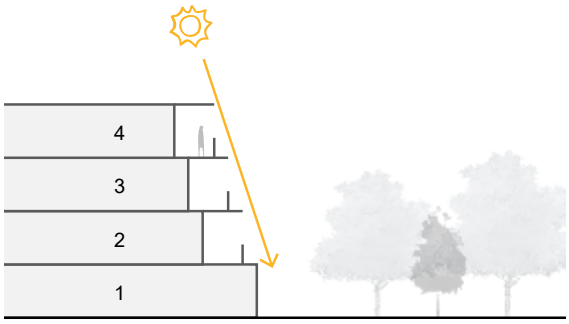
If abutting other residential building type:



Intent:

> Boundary to boundary form with fourth level recessed, to support development intensification in designated areas.

OPEN SPACE INTERFACE



Intent:

> Minimise the impact of overshadowing on existing and future public open space.

> Maximise passive surveillance and activation of public open space.

> Dwellings should address the public realm.

URBAN APARTMENT

KEY DESIGN OUTCOMES

BUILT FORM

> High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed and constructed with quality and integral materials. This building type is nominated in areas of significant transformation, where contemporary architecture is anticipated and supported. Design should reinforce a dense urban character with a landscape buffer and greenery to soften the built form.

> Provide wide building entries that are clearly visible and welcoming. Each ground floor dwelling with a street frontage should have its own entry facing the street.

SITE CONSOLIDATION

> Site consolidation is encouraged to deliver an efficient built form and to ensure the visual impact of larger developments. Avoid tall, skinny built forms in single allotments. Four storey urban apartment buildings should not be constructed on single allotments. Consider a 2 to 3 storey urban form where on sites less than 20 metres wide.

> Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street. Break up long extents using a combination of varied setbacks, articulation, materials and colours. Divide the building into single lot sized proportions from street view.

DWELLING DIVERSITY

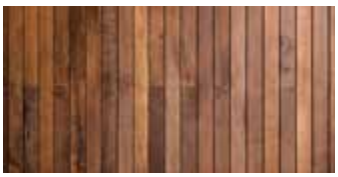
Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs. Provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

QUALITY MATERIALS, TEXTURES AND COLOURS

> Use integral and long-lasting materials, textures and colours that reflect a residential palette and integrate elements of the existing streetscape. Bricks and durable timber cladding are strongly encouraged.

> Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).

> Use safe materials that meet relevant building regulations.



For further details, refer to General building design details from page 50

LANDSCAPING

> Design emphasises an urban landscaped character with minimal street setbacks (3 metres) and greenery in courtyards and balconies fronting the street.

> Minimise basement footprints within the front setback to prioritise deep planting in these areas. By prioritising front setbacks, it is acknowledged that side and rear setbacks may be limited. In these areas incorporate planting on structures or narrow trees with limited canopy widths to soften the built form.

> Tree planting recommendation: provide a minimum of one advanced canopy tree for every 8 metres of boundary at the front; and 1 tree per ground floor dwelling. The advanced canopy tree requirement under the boundary length calculation can include the 1 tree per ground floor dwelling requirement. If the result is not a whole number, round up to the nearest whole number. Planting location to be site responsive.

FRONT FENCE HEIGHT AND DESIGN

> Fencing should balance the need for privacy and with passive surveillance and activation of the public realm. Provide a maximum fence height of 1.5m. Any fencing above 1.2 metres in height should be set back behind a landscape buffer and designed to be visually permeable.

SECLUDED PRIVATE OPEN SPACE (SPOS)

> Minimum SPOS sizes are not prescribed — design in accordance with standard ResCode requirements. Refer to front fence design, which affects SPOS locations in the front setback.

> Private open space should be designed to separate recreational and service areas (using screening or separate locations). Ensure that building services and domestic service areas are concealed from view from the public realm.

OUTLOOK, OVERLOOKING AND PASSIVE SURVEILLANCE

> Ensure active living areas (balconies, courtyards, terraces, lounges, kitchens, dining, etc) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents. Prioritise the orientation of dwellings and active living areas towards the front or rear of the site (avoid facing side boundaries at upper floors).

> Encourage interaction and passive surveillance of the street, with windows, balustrades, fencing and landscaping that provide a level of permeability. This can be achieved in a way that still maintains privacy for residents through considered design.

ACCESS AND PARKING

> Ensure that accessways and car parking structures are recessive and do not compromise landscaping opportunities. Minimise number and width of vehicle crossings and driveways, and conceal or recess garage and basement entries.

> Access from side streets or rear lanes is preferred. However, if required on the primary street frontage, locate the crossover near the side boundary with driveways/ramping minimised and concealed as much as practical. In developments without basement parking, driveways located along side boundaries provide a simple way to ensure further building separation from adjoining land.

SUSTAINABLE BUILDING DESIGN

The following sustainable building design elements would be viewed favourably in new developments:

> Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments).

> Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development.

> Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance on mechanical air-conditioning systems).

> Provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.

> Incorporate innovative approaches to waste management.

2.7 NON-RESIDENTIAL LAND USES

OVERVIEW

Developments for non-residential uses in an existing residential zone

OBJECTIVE

> To encourage the development or extension of non-residential uses, in suitable locations which comply with proper planning principles.

SUMMARY

> To ensure the design of non-residential development is respectful of, and consistent with, its local residential context.

STRATEGIC IMPLEMENTATION

Building height

> Building height to match the prevailing height of the local residential area.

Preferred location

> Refer to Council's *Activity Centre, Housing and Local Economy Strategy.*

> Refer to the *Non-Residential Uses in Residential Zones Policy* and *Child Care Centres Policy* in the *Glen Eira Planning Scheme*.

DESIGN GUIDANCE

> Refer to the Quality Design Principles and General Building Design Details sections in this document as relevant.

> Refer to the *Non-Residential Uses in Residential Zones Policy* and *Child Care Centres Policy* in the *Glen Eira Planning Scheme*.

3.0 GENERAL BUILDING DESIGN DETAILS

Good design is achieved through site responsive scale, siting and well-resolved design detail. This section addresses the detailed design elements that contribute to the presentation and function of buildings.

3.1 FAÇADES, MATERIALS AND ENTRIES

A well designed building positively contributes its surrounding streetscape.

Our City's residential areas are often characterised by established and historic streets with a low-scale building form and characterised by vegetation. Accordingly, new developments in these streets can appear obtrusive and out-of-place if designed without regard for the look and feel of the area.

Where new buildings are proposed within existing established neighbourhoods, design should carefully integrate the contemporary needs of residents with the prevailing character of the area. This can be achieved through consideration of key elements such as composition, proportions of building elements, materials and colours.

KEY OUTCOMES

> To encourage high quality architecture that positively contributes to garden residential streetscapes.

> To provide building entries that are clear and welcoming.

> To incorporate materials, colours and architectural details that reflect a residential palette and the local residential context.

DESIGN SUGGESTIONS

Building façades

> High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed and constructed with quality and integral materials.

> Provide a unique sense of identity for each building.

> Arrange building façades to identify individual dwellings.

> Respond sensitively to the defining characteristics of the streetscape:

  – Align setbacks, key floor levels, parapets, balconies or similar characteristics.

  – Incorporate horizontal and vertical elements that respond to the development pattern.

  – Incorporate materials, textures and colours that respond to local characteristics (refer to materials, textures and colours) below.

  – Meet key strategic requirements as identified within section 3 (e.g. preferred building heights, setbacks, separation, fencing and landscaping).

> Where building bulk and scale is a key concern, consider using a combination of:

  – adequate setbacks (particularly, increased at upper floors);

  – articulation and variation of setbacks;

  – limited continuous wall lengths or tall sheer façades;

  – openings and roof form expressions;

  – varied materials, textures and colours; and

  – landscaping that softens the built form.

> Consider more than the primary street frontage. Acknowledge oblique views using architectural elements that 'turn the corner' from front to side façades or emphasise both street interfaces on corner sites. Reinforce corners through changes in setbacks, materials, colour, roof form or height.

> Provide visual interest by augmenting depth and shadows in the building façade. This can be achieved through varied setbacks and the location of overhangs, balconies, windows, verandahs, eaves and awnings.

> Where a building has a solid external wall facing a street or public space, detail the walls to provide an interesting appearance.

> Maximise community interaction and a sense of safety by orienting dwellings and their common areas towards the street, enabling passive surveillance.

> Focus on human-scale design with emphasis and detailing at lower levels of buildings.

Building entries

> Building entries are welcoming spaces that provide a clear address and are legible from the street. Design suggestions include: clear legibility and visibility from the street, with prominent design features, signage or landscape treatments to assist entry; good lighting; weather protection (covered and wind-protected); separation for pedestrians from vehicle movement; and avoid recessed side entries with limited street views.

> In larger developments and corner sites, consider creating multiple building entries that serve smaller groups of dwellings.

Where ground floor dwellings face the street, provide individual entrances to each dwelling.

Materials, textures and colours

> Use sustainable, integral and long-lasting materials, textures and colours that reflect a residential palette and integrate elements of the existing streetscape. Bricks and durable timber cladding are strongly encouraged in areas where this is prevalent.

> Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).

> Use safe materials that meet relevant standards.

> Avoid the following:

- Materials, colours and textures that don't fit in with the neighbourhood character and dominate the street. For example, designs dominated by blueboard cladding or industrial and commercial finishings such as concrete and metal.
- Visual clutter from too many materials, colours and feature elements.
- Architectural design and detailing that focuses on front facades only. Ensure the design is attractive from front, oblique and side views with design elements wrapping around corners and addressing elements like views from the street and neighbouring SPOS.
- Cheap materials that imitate quality or weather poorly, requiring ongoing maintenance.

3.2 ROOF DESIGN

The majority of Glen Eira's established residential areas feature dwellings with angled roof forms and prominent gables or hips. Contemporary roof forms can still contribute positively to the character of these areas without directly following this formula.

Roof design should complement the building type and positively respond to the streetscape context. Designs should incorporate elements complementary to adjacent buildings and the surrounding area.

KEY OUTCOMES

> To encourage residential roof forms that are appropriate for the building type and scale.

> To ensure roof design positively responds to and enhances residential streetscapes.

> To incorporate sustainable design elements into roofing.

DESIGN SUGGESTIONS

> In areas with building heights up to two storeys (ie. Heritage and character areas and Minimal change areas):

  – In streets where traditional angled roofing is the predominate form (pitched, hipped or skillion styles), provide a roof form with angled elements that match the styling of the area. Contemporary interpretations of traditional forms are encouraged. Roofing should be well incorporated into the architectural styling of the dwellings.

  – Avoid flat roofing unless this is an established characteristic of the local street. Flat roofing elements may be appropriate if well-incorporated into the overall building design and streetscape with familiar materials and colours.

> In areas with building heights of three to four storeys (ie. garden townhouse, townhouse and apartment mix, or garden apartments), provide contemporary roof forms appropriate for larger buildings, while incorporating architectural elements from the local street. Design suggestions include:

  – Incorporate materials, textures and colours that are complementary to the streetscape.

  – In streets where traditional angled roofing is the predominate form (e.g. pitched, hipped or skillion styles), integrate angled roofing feature elements fronting the street at lower floors, important corners and entries.

> Incorporate sustainable design elements into roof design including:

  – photovoltaic systems that are discreetly located with optimised roof angles to enhance solar access;

  – integrated skylights and ventilation systems; and

  – green roofs in larger developments to improve thermal performance and contribute to local diversity.

3.3 FRONT FENCING

Fencing contributes to the overall streetscape appearance of a development, and significantly influences how developments interact with the public realm. Fencing should create a threshold between the public and private spaces to allow clear access, residential amenity, public safety and social interaction.

KEY OUTCOMES

> To provide fencing that balances the need for privacy and with passive surveillance and activation of the public realm.

DESIGN SUGGESTIONS

> Fencing can provide visual interest and enhance integration with residential streetscapes. Design suggestions include:
  - Allow for natural surveillance of the public realm and communal areas within the site.
  - Provide an appropriate level of privacy and security.
  - Be consistent with the design of the building.
  - Incorporate landscaping (such as planter boxes) or permeable views towards landscaped areas.

> Refer to section 2 for fencing height requirements at different interfaces. As a guide:
  - Front fencing on local streets should not exceed 1.2m in height. Alternative solutions are noted in section 3 for secluded private open space fronting a local street.
  - Front fencing on main roads should not exceed 2m.
  - All fencing within the front setback should be designed with a level of permeability to encourage passive surveillance and interaction.

> The following is noted for taller fencing:
  - Fencing above 1.2m should be permeable to encourage passive surveillance and interaction. Tall, solid fencing should be avoided.
  - Taller fences should be well articulated with set backs and planter boxes incorporating landscaping to soften the built form.
  - Taller vegetation can reduce noise and is preferred over solid fencing.

3.4 SAFETY, SECURITY AND PASSIVE SURVEILLANCE

Good design creates the foundation for safety and security. Well designed buildings and neighbourhoods make people feel secure by enabling passive surveillance of public areas, providing good lighting, encouraging activated frontages, and defining a clear boundary between private and public areas.

KEY OUTCOMES

To ensure that new development contributes to a sense of safety, comfort and community presence within the site and the surrounding area.

DESIGN SUGGESTIONS

Safety and security

> Provide secure, lockable entry/exit points.

> Include intercom systems for visitors to communicate with residents.

> Ensure building entries, common areas and public interfaces are well lit and maximise passive surveillance from dwellings and the public realm (further detail about passive surveillance provided in the next section).

> Ensure the boundary between the public and private realm is clearly defined. This may involve a combination of:

- Changes in surface materials or levels (subject to accessibility requirements).
- Fences, walls and gates.
- Entry awnings.
- Planting.
- Wayfinding signage.

> Avoid concealed recesses or alcoves along building edges.

> Arrange building access to minimise pedestrian conflict with vehicle movement. See section 4.8 for further detail on access, vehicle safety and parking requirements.

Passive surveillance of the public realm

> Maximise opportunities for passive surveillance.

- Maximise the number of street-facing dwellings with balconies and habitable rooms facing the public realm.
- Arrange windows of buildings to overlook the public realm.
- Provide building entries and transparent windows to the street frontage.
- Internal privacy solutions that enable passive surveillance include:
  - permeable fencing and/or use of trees and vegetation to separate spaces and diminish views while allowing some visibility.
- Architectural elements that give dwelling occupants the option of downward surveillance towards the public realm, while at the same time generally reducing upward views into dwellings from the public realm:
  - solid, partially-solid or obscured balustrades on balconies;
  - bay windows, pop out windows and façade overhangs; and
  - balconies and terraces positioned in front of living rooms (the balcony floor provides an upward visual barrier).

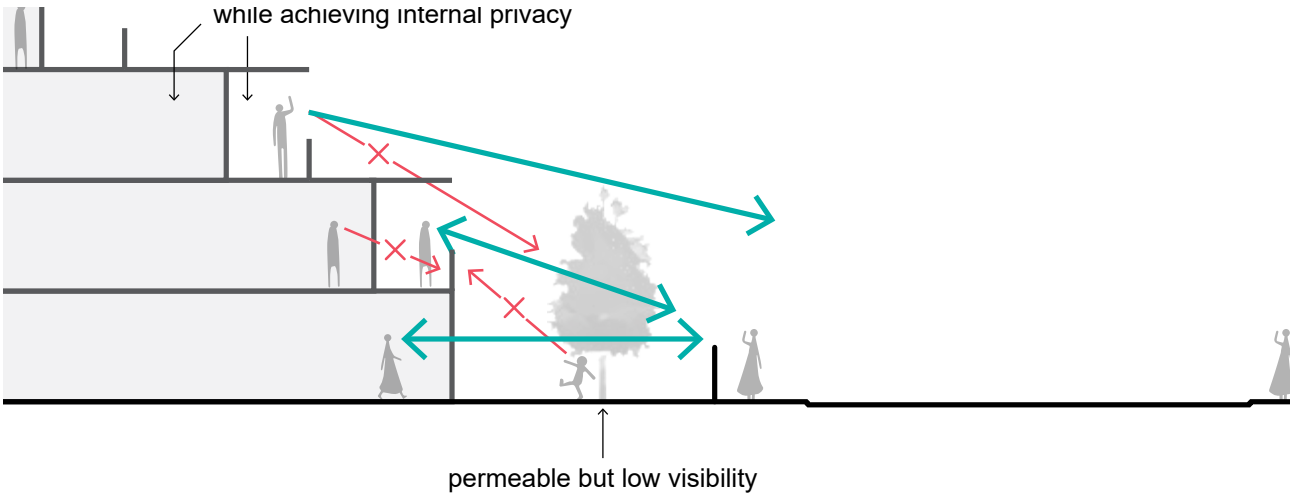
> Wide planter boxes incorporated into walls and balustrades to increase visual separation.

> Permeable pergolas or shading devices that limit overlooking to or from upper floors.

> Large setbacks.

> Where front boundary treatments such as fences are proposed, they should be visually appealing and permeable to allow passive surveillance. Refer to section 3.3 for suggestions about fencing.

Examples of passive surveillance



3.5 OUTLOOK AND OVERLOOKING (MANAGING VISUAL PRIVACY)

Visual privacy is an important aspect of residential amenity. Visual privacy allows residents within a development or adjoining property to enjoy use of their private spaces without being overlooked. Each development site will have a variety of visual privacy concerns that should be accommodated.

Buildings should be designed to prioritise outlooks and views from dwellings while balancing the need for privacy.

KEY OUTCOMES

> To avoid the use of overlooking screening for private open spaces and living areas through considered design.

> To ensure private open spaces and living areas maximise views, outlook, natural daylight and ventilation.

Terminology in this section:

> Active living areas — includes areas of private open space (e.g. courtyards, balconies and terraces) and living areas (e.g. lounge, dining and family rooms).

> Passive living areas — includes other habitable rooms with a less active presence such as bedrooms and kitchens, and all non-habitable rooms.

DESIGN SUGGESTIONS

Orientation and outlook

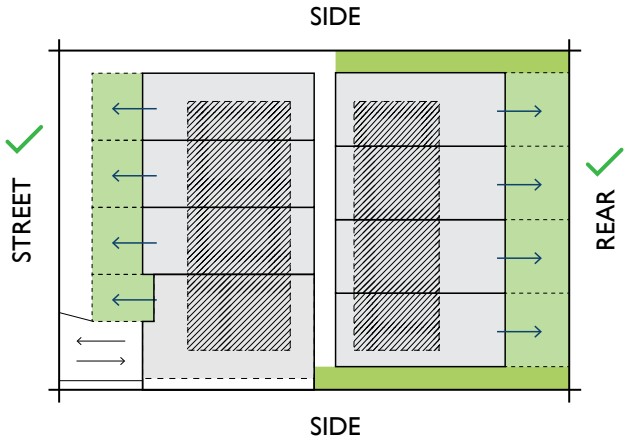
> Active living areas should face front and rear boundaries. Exceptions apply at ground floor where side-facing active living areas may be acceptable.

> Where active living areas face side boundaries, design should incorporate setbacks, insets and other design elements to ensure visual separation and privacy without the use of overlooking screening. See Building types section for setback requirements of active living areas fronting a side boundary.

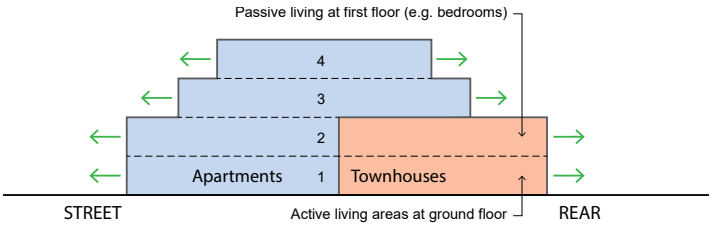
> Passive living areas are a lesser concern and may face side boundaries provided the building is set back sufficiently to ensure compliance with relevant side setback, daylight and overlooking screening requirements of the *Glen Eira Planning Scheme*.

> Mitigating overlooking from first floor balconies is difficult to achieve without tall screening that closes-in new apartments. In larger developments, consider introducing double storey townhouses at the side and rear of a development site (rather than apartments), with active living areas at ground floor and passive areas at level 2. This layout inherently reduces conflict from overlooking at level 2, while designing for levels 3 and 4 can make use of additional height and setbacks to reduce downward overlooking while maintaining an outlook (see below diagram).

Preferred orientation and outlook



Example dwelling layout for apartment building



Overlooking screening to manage privacy

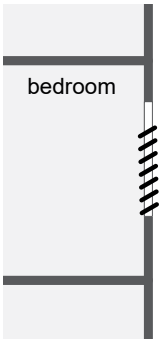
(Examples of alternative screening measures illustrated on following page)

- Active living areas such as living rooms, balconies and rooftop terraces should be light-filled, open spaces that maximise views with an unobscured external outlook for residents.
- Avoid screening of active living areas through considered design that meets relevant over looking requirements of the Glen Eira Planning Scheme.
- Overlooking screening should only be applied on constrained sites were alternative designs cannot practically address privacy requirements
- Avoid high proportions of overlooking screening (obscure glazing, fixed screening or similar).
- Alternative screening methods can improve internal amenity for residents while managing visual privacy (see following page). Consider design solutions that limit horizontal or downward views towards the area of privacy concern, while maintaining an outlook elsewhere:
  - Optimise the location of active living areas such as balconies and living areas to reduce opportunity for overlooking.
  - Additional setbacks.
  - Inset balconies, bay windows, pop out windows or façade overhangs (horizontal or vertical 'fins').
  - Solid, partially-solid or obscured balustrades.
  - Wide planter boxes incorporated into walls and balustrades to increase visual separation.
- Provide solid or partially solid balustrades to maintain visual privacy and allow for a range of uses on the balcony.

3.5 OUTLOOK AND OVERLOOKING (MANAGING VISUAL PRIVACY)

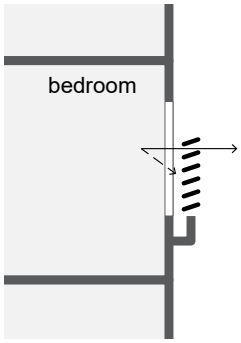
Examples of alternative screening measures

Passive living areas (bedrooms, kitchens, studies or similar)



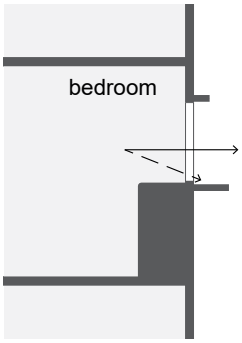
× Fixed obscure glazing or screens

This screening method reduces overlooking effectively. However, the design provides poor internal amenity by making rooms feel closed-in by restricting any form of outlook for residents. Use only when no other alternative is practical.



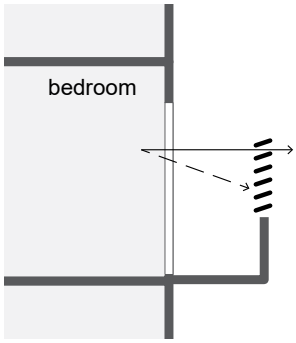
✓ External screens with fixed angled louvres

This alternative screening method minimises downward overlooking towards neighbours while still maintaining some outlook for internal residents. The external screen also allows for internal windows to be openable, to capture naturally cooling breezes.



✓ Wide bay windows or external fins

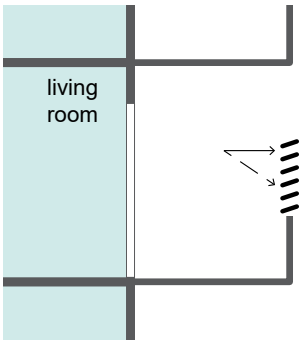
This alternative screening method minimises downward overlooking towards areas of concern on neighbouring properties and otherwise provides a clear outlook for residents.



✓ Screening passive balconies

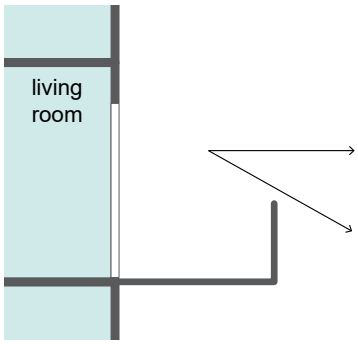
Some designs incorporate balconies around bedrooms and other passive areas to provide an additional sense of space and connection to the outdoors. If required, screening of balconies to passive living areas is considered acceptable and an improvement to standard screened windows.

Active living areas (living room, balconies and outdoor terraces)



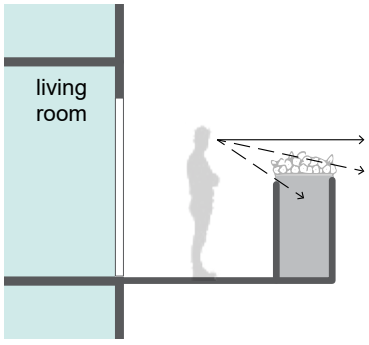
× Enclosed balcony with tall screening

This design is strongly discouraged as it provides poor internal amenity for residents by limiting outlook as well as access to sunlight and daylight for residents.



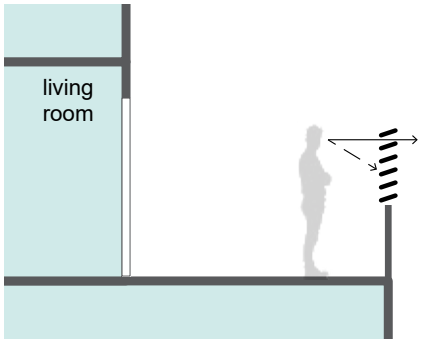
✓ Design and orient active living areas to ensure no tall screening is required (preferred option)

Orient active living areas towards the street or the rear of the site where larger setbacks can be achieved (avoid side facing balconies). Provide adequate setbacks and other design measures to ensure overlooking screening is not required.



✓ If screening is required, provide wide planter boxes or other building elements to manage overlooking

Use wide planter boxes or other building elements to manage downward or sideward overlooking while still allowing an outlook for residents.



✓ If screening is required, provide wider unenclosed balconies or terraces

Wide, unenclosed balconies or terraces provide a more open feel as well as improved access to sunlight and daylight. Screening can be designed to reduce directional overlooking (e.g. downwards), but also allows some outlook for residents as well.

3.6 PRIVATE OPEN SPACE

Well designed balconies, terraces and courtyards are a way for people to extend the way they live and interact in their homes. Communal open spaces can provide additional recreational areas that improve interaction and liveability within buildings.

Poorly designed open spaces reduce functionality and usability as recreational areas. The appropriate size and configuration of private open spaces will vary according to the nature of the development and its location. Suburban areas with detached dwellings and town housing should favour large ground floor courtyards. It is expected that more urban residential areas (garden apartment building types) may accommodate dwellings with smaller balconies, rooftop terraces and a further reliance on shared communal spaces.

Whether compact or more generous in size, balconies should be designed as functional spaces for services and recreation that are well integrated with apartment design. Service requirements (e.g. clothes drying and air-conditioning) should be separated and screened from recreational areas and the public view. With appropriate design consideration, balconies can support more diverse apartment communities by enabling quality social interaction and providing for pets, gardens and play space for children.

KEY OUTCOMES

> To prioritise ground floor secluded private open space.

> To enhance usability of private open spaces for recreational use by ensuring an appropriate size, layout and accessibility from living areas.

> To provide clear separation and appropriate screening of service areas such as clothes drying and air-conditioning.

> To enhance passive surveillance and outlooks from upper floor balconies to the public realm while ensuring privacy for residents.

DESIGN SUGGESTIONS

Size and layout

> The *Glen Eira Planning Scheme* stipulates minimum standards for private open space dimensions.

> Balconies and rooftop terraces should be light-filled, open spaces that maximise views with an unobscured external outlook for residents.

> Private open space serves a dual function that should be approached differently in terms of size and layout:

  – Recreational areas should be of an adequate size to enable social interaction and general recreation in an outdoor space.

  – Service areas such as bin storage, laundry and air-conditioning facilities are best located in secondary service yards or secondary balcony spaces that are screened from public view. Consider consolidating these facilities in communal areas of large buildings.

Location

> Preferred location of private open space is stipulated within section 2 for each building type and interface.

> Private open space should be located adjacent to living areas (living room, dining room or kitchen) to extend the living space and maximise use.

> Prioritise ground floor open spaces. Dwellings with a ground floor interface should provide an appropriately sized courtyard. Dwellings on podiums should maximise the space for large terraces. Reverse living designs, with upper floor balconies nominated as the primary area of secluded private open space, are strongly discouraged unless significant views are the primary objective.

> Balconies should generally face front or rear boundaries and avoid facing side boundaries. Developments should not borrow from the separation, outlook and amenity afforded by adjoining land (refer to section 3.5 on managing overlooking).

Communal open space

Larger developments should incorporate quality communal open space to enhance residential amenity and social interaction while also providing opportunities for soft landscape areas.

The *Glen Eira Planning Scheme* identifies specific thresholds and design requirements for communal open spaces where required.

3.7 LANDSCAPING

Landscaping should contribute to and enhance the streetscape character and public realm, incorporating planting, landscape treatments and materials that are consistent with the prevailing streetscape or reflect the preferred strategic significance of surrounds.

Landscape design can assist in reducing the bulk and scale of buildings by softening the built form and re-introducing a connection to natural surrounds. Landscape can also assist in controlling microclimates and enhancing biodiversity and habitat values.

KEY OUTCOMES

> To provide a green corridor at the front and rear of sites that enables an open and garden character in residential streets.

> To provide high quality landscaping that softens built forms and positively contributes to residential streetscapes and amenity.

> To retain healthy and valued trees on development sites, streets and neighbouring properties.

> To provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.

DESIGN SUGGESTIONS

Creating a garden setting and green corridors

> Prioritise the low-scale, open and horticultural character of residential streets and back yards. This is best achieved by providing green corridors at the front and rear of sites with large setbacks, attractive greenery and adequate basement footprints for planting of canopy trees.

> By prioritising front and rear setbacks, side setbacks may be limited on small sites. In these areas incorporate planting on structures or narrow trees with limited canopy widths to soften the built form.

> Refer to section 3 for detailed requirements including setbacks, deep soil areas and canopy tree numbers. Refer to the *Glen Eira Planning Scheme* for statutory requirements.

General landscaping and planting

> Landscaping should be considered from the early stages of a development to inform the building design.

> Landscape plans and landscape maintenance plans should be prepared to ensure quality outcomes are realised and maintained through the life of the development.

> Plant species should be selected based on local climate suitability, available soil profile, location, and anticipated irrigation and maintenance requirements, to provide sustainable and biodiverse landscapes that:

- maintain existing mature planting where appropriate;
- use indigenous plants or other species suitable to the area and climate that support native wildlife; and
- avoid the use of environmental weeds.

Canopy tree planting

> Prioritise the planting of canopy trees in front and rear setbacks. Ensure that deep soil zones are provided in these areas for large canopy trees growing to full size at maturity.

> The location of structures and basement footprints should be established after the requirement of canopy tree planting is determined.

> Existing site features or constraints may prevent design proposals from providing deep soil zones in some areas. Consider engineered solutions where space is limited, such as structural soils or structural soil cells, to enable healthy root growth. Where a proposal does not achieve deep soil requirements, alternative forms of planting should be provided, such as in planters, green roofs or vertical gardens. This is not an acceptable alternative in front and rear setbacks of residential areas, where the priority is for canopy trees.

> Detailed design requirements including setbacks, basement footprints and canopy tree numbers and types are provided within section 3.

Planting on structures

> Planting on structures builds local microclimates, softens built forms, and improves urban greenery. Consider incorporating:

- raised planters to mark building entrances on residential streets and secondary commercial street frontages;
- planter boxes on residential balconies;
- vertical gardens such as green walls and façades; and/or
- green roofs, particularly where roofs are visible from the public domain.

> Consider the ongoing maintenance needs of green infrastructure.

Tree retention and protection

> Prioritise the retention of healthy and valued trees and vegetation on-site, particularly where located in areas that can be practically accommodated as garden spaces such as the front or rear setbacks of sites.

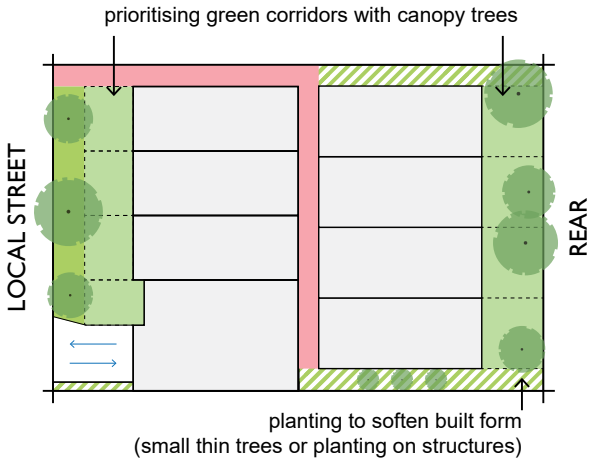
> Existing trees are considered appropriate for retention if they are:

- recognised for individual importance/significance; and/or
- healthy specimens with ongoing viability and greater than 4m tall with a trunk width of 250mm or more measured at a height of 1.4m.

> Where significant trees have been removed in the 12 months prior to a planning application being made, ensure that trees advanced in growth that will mature to a similar size are planted in a similar location.

> Development must not impact trees on neighbouring properties. Incorporate appropriate setbacks, design treatments and management plans to ensure protection.

> Development must not impact existing street trees unless otherwise approved in writing by Council.



3.8 PARKING AND ACCESS

The availability of car parking within a development should be relative to the building's scale, type and location. Smaller developments such as detached housing, dual occupancies and low-scale townhouses may include private garages for each dwelling while in larger developments, communal car parking areas such as basements should be considered.

After function and safety, the key priority is maintaining the vegetated residential character of our streets. The location and design of parking and access should be functionally integrated into the design in a way that does not compromise on aesthetics and residential amenity.

To help in promoting active neighbourhoods and reducing reliance on personal car use, provision of parking for other transport such as shared fleet cars, motorcycles and bicycles is encouraged. All parking within a development should be considered for alternative sustainable transport modes.

KEY OUTCOMES

> To provide safe and secure parking and access for residents and visitors.

> To prioritise high quality streetscapes and people friendly environments through considered parking and access design that minimises visual and physical impacts.

> To provide efficient access and facilities that support and encourage alternate modes of sustainable transport.

> To enable parking structures to be adaptable for future alternate uses.

DESIGN SUGGESTIONS

Please note: this section provides overall design guidance to improve building appearance and streetscape integration relating to parking and access. For detailed design specifications and mandatory requirements (e.g. minimum parking provisions, dimensions, sight lines, etc.) refer to Clause 52.06 of the *Glen Eira Planning Scheme*.

Vehicle access and entries

> Minimise the number and width of vehicle crossings and driveways.

> Locate vehicle crossings and driveways on secondary streets or lanes. In order of priority, access is preferred from:

  – a laneway/right of way;

  – a secondary street; or

  – a primary street (if no other access is available).

> Minimise the visual impact of driveways by varying alignments, paving materials and textures. Incorporate landscaping to separate driveways from walls and fences to soften the overall built form. Avoid long or wide hardscaped expanses with no variations or points of interest.

> Separate pedestrian and vehicle access ways for larger scale development/apartment buildings. Where site constraints prevent separation, establish clear shared-zones with pedestrian priority through use of design treatments, which may include:

  – changes in surface materials;

  – level changes; and

  – the use of visual markers and traffic calming devices (landscaping or architectural).

- Avoid vehicle standing areas on vehicle crossings.
- Provide adequate separation distances between vehicle crossings and street intersections.
- Provide clear sight lines at pedestrian and vehicle crossings.
- Avoid headlights shining into habitable rooms or sensitive areas.
- Minimise the need for large vehicles to enter and manoeuvre within the site, or when it is required ensure robust and well-planned paths and clearances. Consideration of building service needs, including waste collection, is required at design stage (Refer to section 4.9).
- In minimal change areas, consider that basement entries may be appropriate in streets where this is an established character element. Consolidate basement entries to ensure adequate landscaping and greenery in front setbacks.

Car parking areas

Smaller developments (one or two dwellings):

- Ensure that parking structures do not dominate the street by using recessive building siting, materials, textures and colours.
- Avoid locating parking structures within the front setback or in front of a dwelling with a street frontage.
- Avoid double garages and consolidated extents of at-grade parking in multi-dwelling developments. Where provided, include significant breaks to enable activated frontages with habitable rooms and entries separating garages as well as landscaping.

Larger developments (garden townhouse or apartment mix buildings)

- Parking structures and entries should be aligned with driveways, integrated with the building's overall façade and discretely located to reduce dominance. Design suggestions include:
  - locate entries to the side or rear of buildings and in recessed locations behind the building façade line;
  - minimise driveway and entry widths;
  - use materials and colours that reduce dominance and minimise visibility from the street; and
  - minimise ramp lengths and widths.
- Reduce the number of individual garages and access ways by providing consolidated communal parking. These car parking areas should be:
  - concealed from street frontages;
  - close and convenient to the development;
  - secure;
  - designed to allow safe and efficient movements within the development;
  - well ventilated (if underground); and
  - sited to ensure adjacent sensitive land uses such as residential use will not be negatively impacted by noise, light spill and traffic generation.
- Preferred location:
  - basement car parking is preferred in larger developments.; and
  - avoid the extent of consolidated at-grade or semi-basement parking. Where provided, locate to the side or rear of lots, away from the public realm and screened from view.
- Refer to section 3 for preferred driveway access locations.

Pedestrian safety in car parks

- In car parking areas, provide direct, clearly visible and well-lit access and walking areas for pedestrians. For larger car parks, safe pedestrian access should be clearly defined and circulation areas should have good lighting, colour, line marking and/or bollards. A clearly defined and waiting area or visible lobby should be provided to lifts and stairs within the car park.

3.8 PARKING AND ACCESS

Electric cars

> Consider providing charging stations for electric vehicles. When not installing charging stations as part of the development, the electrical supply and car park distribution board should allow for future capacity to supply electric vehicle charging points.

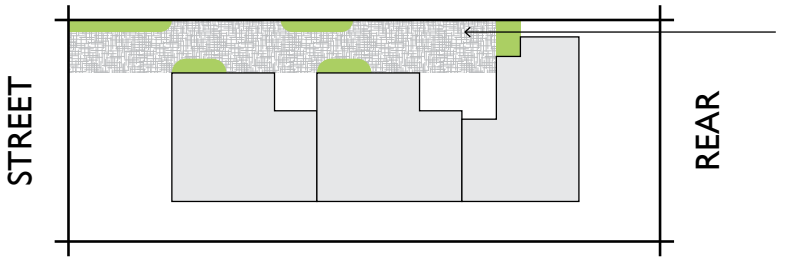
Bicycle parking areas

> Provide bicycle storage in a secure location that is easily accessible from the public realm and common areas. The following is preferred:
  - Resident bicycle parking provided in secure undercover common areas such as basements or around building entries.
  - Visitor bicycle parking preferably undercover near the residential pedestrian entry in an accessible, secure, and covered location (ground floor).
  - Nominate bicycle parking spaces in private garages where dwellings have this option.

> Provide parking and end of trip facilities that support alternate modes of sustainable transport such as use of bicycles or less resource intensive vehicles such as electric cars or smaller scooters and motorbikes.

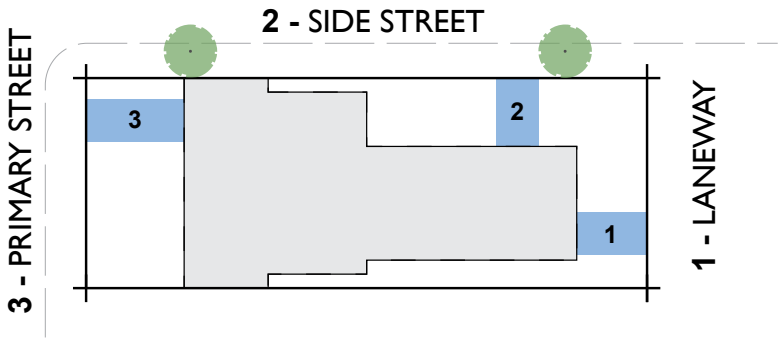
> Consider providing bicycle storage beyond the minimum *Glen Eira Planning Scheme* requirements with the aim of providing sufficient storage for the likely number of residents in each dwelling (taking into account dwelling types and occupancies).

Driveway treatments

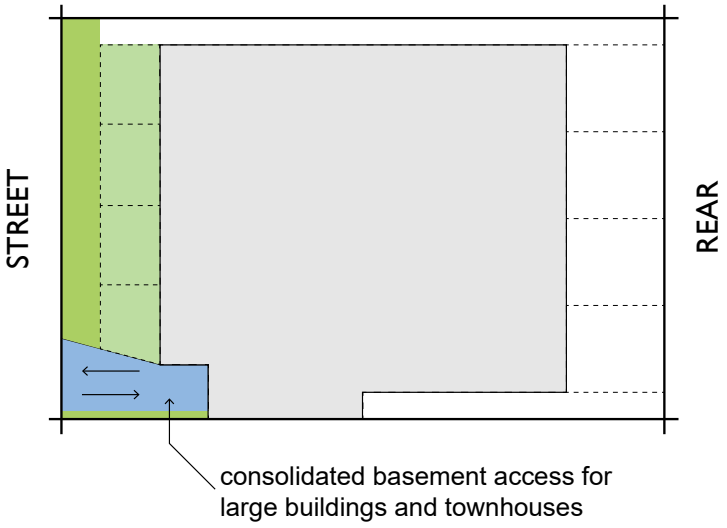


> varied alignments and materials
> minimise driveway width
> consolidated driveway access
> multiple separated garages concealed from street
> incorporate landscaping

Driveway location priority



Consolidation of access



3.9 BUILDING SERVICES AND WASTE MANAGEMENT

The location and design of building services should be functionally integrated into the design in a way that does not comprise on aesthetics and residential amenity.

KEY OUTCOMES

> To minimise the visibility and impact of services, utilities and waste management on the streetscape and residential amenity.

> To encourage sustainable building design and behaviour for future residents.

DESIGN SUGGESTIONS

Utilities and services

> Design and locate building services discreetly to minimise visibility from public realm, communal open spaces, residences and adjoining properties.

> Avoid locating building services and utilities in the street setback. In circumstances where they must be located in visible locations such as street setbacks, seek to minimise visual impacts by using architectural or landscaping elements such as screening and planting.

> Approach building services with careful consideration and consult early with relevant authorities to clearly understand their requirements to achieve the best integrated design outcome.

> Provide water and gas outlets on primary balconies and private open spaces.

> Integrate downpipes and balcony drainage into the overall façade and building design.

> Visual and acoustic impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, air-conditioning units, fire services, electrical substations, detention tanks and the like.

Air-conditioning

> Consolidate and conceal heating and cooling units in common locations such as roofs or basements.

> Avoid locating units on private balconies. If required, the units should be fully screened from public view and still enable comfortable use of the balcony as a recreational space.

> Integrate units and associated equipment into the building design using appropriate screening and acoustic attenuation to ensure no impacts to residents' neighbours (minimising noise/vibration impacts).

Clothes drying

> Provide zero carbon emission clothes-drying mechanisms, sufficient to accommodate each dwelling onsite, for all residential development (whether single or multi-dwelling developments).

> Design suggestions:

- Provide each dwelling with a private outdoor clothes drying area.
- Screen clothes drying areas from public view, integrating this effectively into the building design.
- Separate clothes drying areas from recreational and living spaces. Residents should not be able to view their laundry from living areas. For example:
  - In ground floor dwellings, provide a secondary service yard or screened clothes drying space.
  - For upper level dwellings, provide an enlarged balcony with a secondary screened clothes drying area, or a separate services balcony (consider consolidating these areas with air-conditioning and other services).

Sustainable design and solar panels

> Provide photovoltaic (solar) panels or make provisions for future installation as a means of sustainable energy production.

> Incorporate sustainable design elements including:

  – photovoltaic systems that are discretely located and with optimised roof angles to enhance solar access;

  – integrated skylights and ventilation systems; and

  – green roofs in larger developments to improve thermal performance and contribute to local diversity.

Mail boxes

> Position mail boxes in accessible locations in lobbies, around building entries or integrated into front fences where individual street entries are provided. Mail facilities should be well-lit and weather protected with potential for passive surveillance.

Waste management

Waste storage

> Provide adequately sized waste and recycling storage areas for bins in discrete locations away from the building frontage, entries, or the public realm. Storage areas should be sufficiently sized, well ventilated and provided with a water point and drainage area.

> Avoid excessive numbers of individual wheeled bins and demonstrate that proposed numbers can be practically accommodated in the streetscape.

> Ensure bins can be easily manoeuvred between storage and collection points. Provide a continuous path with no steps.

> In larger developments, incorporate:

  – temporary storage areas for large bulk items such as mattresses; and

  – kerb-side collection areas into public realm design.

> Prepare a waste management plan to ensure the overall building design accommodates waste management effectively.

Sustainability and minimising waste

> Encourage innovative waste storage and disposal practices.

> Provide alternative waste disposal methods like composting.

> Provide all dwellings with separate waste and recycling cupboards/bins.

> Communal waste and recycling areas should be in convenient and accessible locations. Provide separate waste and recycling chutes in taller buildings.

> In mixed-use developments, ensure that residential waste and recycling areas are separate and secure.

> Collect and use stormwater and recycled water for landscape irrigation, toilet flushing and cleaning.

4.0 DESIGNING FOR THE COMMUNITY

4.1 DWELLING DIVERSITY AND UNIVERSAL DESIGN

Providing diverse housing types ensures that new development responds to the needs of the community, and can be used, accessed and understood by all. Diverse housing promotes inclusion, adaptability and accessibility and ensures that a mixture of dwelling types is achieved.

KEY OUTCOMES

> Design and layout of new dwellings reduces accessibility barriers, and meets the needs of people with limited mobility.

> Dwelling sizes that cater for a wide range of community members, including families with young children and older people.

> Provision of dwellings and environments that are suitable for pets.

> Housing that can be easily altered to meet the changing needs of residents over time.

DESIGN SUGGESTIONS

Dwelling diversity

> Provide a mixture of dwelling types and sizes, which cater to a wide range of demographics, budgets and needs.

> Provide a range of dwellings that support diverse household types and accommodate residents in different stages of life, including group households, the ageing population, single person households, students and families.

> Include three or more bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

Universal design

> To improve accessibility and adaptability, provide dwellings with a bedroom, adaptable bathroom and living areas on the same floor, with a clear path for accessibility (avoiding separation by stairs). For minimal change and garden townhouse building types, it is strongly encouraged that these be provided on the ground floor.

> Avoid changes in floor levels or surfaces outside of the dwelling, providing convenient access from the street to the dwelling entrance.

> Use materials and finishes that are durable and slip resistant, and can be cost-effectively altered or modified.

> Ensure that design layouts are flexible and rooms serve multiple functions to accommodate a range of lifestyle needs.

> Enable comfortable movement through rooms and corridors by providing suitable circulation spaces, doorways and widths.

> Ensure that the height and form of functions such as light switches, door handles, power points and windows allow people of various height and ability to access and use all functions easily.

> Provide bathrooms that can be retrofitted so that grab rails and handles can easily be installed if required. All bathroom walls should be reinforced, and toilets and showers should be step free to provide easy access.

> Provide convenient and easy access to outdoor areas for all dwellings.

GLOSSARY

Abutting areas
Areas that are adjacent or share a border.

Activation
The injection of liveliness and vibrancy into an urban area.

Active interfaces
Land uses that have active façades with inviting entries and permeable materials such as glass to facilitate interaction, visual interest and vibrancy.

Activity centre
A mixed-use area that provides a focus for commercial, retail, employment, housing, transport, services and social interaction.

Articulation
Street frontage design elements that help create inviting, visually interesting urban streetscapes.

Basement footprint
The extent of the basement of a building.

Built form scale
The scale and density of the built form. Usually refers to height and visual bulk.

Collector roads
Moves traffic from local streets to arterial roads, providing a means of accessing residential properties.

Crossover
A vehicle crossover allows vehicles to enter and exit a property, connecting the road to the private driveway, usually across a nature strip or footpath.

Fenestration
The arrangement of windows or other openings in building design to create visual interest.

Fine grain feel
Urban environments that are sympathetic to the human scale through the inclusion of small scale spaces and commercial or retail uses to facilitate diverse activities and pedestrian activity.

Higher scale form
A building that is of a high scale in the context of the surrounding area.

Lower scale form
A building that is of a lower scale than that on an adjoining site or area.

Liveability
A measure of the quality of life of city users, encompassing environmental, socioeconomic, transport, recreational and built form factors.

Outlooks
The view from any opening of a building including windows, doors and balconies.

Parameters
A measurable framework, factor or guideline that is used to enable planning functions.

Passive surveillance
The planning and design of the built environment that prioritises views towards the public realm, to facilitate a sense of safety and security.

Private open space (POS)
The outdoor area of a dwelling or residential building or land for the exclusive use of the occupants.
Also see: secluded private open space.

Public realm
All public open space.

ResCode
In this document ResCode refers to residential and apartment design standards at Clause 55 and 58 of the *Glen Eira Planning Scheme*, as relevant**.**

Reverse living
The concept of swapping the customary layout of housing, generally providing living areas upstairs with a small balcony in replacement of ground floor living with a garden area.

Secluded private open space (SPOS)
That part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy and is provided with convenient access from a living room.

Sensitive interfaces
Interfaces that require abutting development to take a sensitive approach to mitigate loss of amenity, heritage or character.

Setback
The distance that a structure or building is set back from the property boundary, road or other buildings. Setbacks can occur at ground level or on upper floors of a building.

Statutory mechanism
Used to implement the benefits associated with development.

Statutory tool
The use of statutory obligations as a tool to positively influence growth and ensure the implementation of strategic objectives.

Street wall
The front façade of a building, generally built to the front boundary in commercial areas.

Structure Plan
A long-term plan that guides important aspects of an area including development, land use, transport and car parking, community facilities, public realm, open spaces and strategic opportunities.

Through connection
An uninterrupted, unobstructed transport connection.

Urban renewal
The process of unlocking well located, underutilised land to support employment, residential or commercial growth.

Walkability
The degree to which the built form of an area supports walking as a means of transport or recreation. Walkable areas are connected, safe and accessible for pedestrians.

Wayfinding
The way that people are guided through built environments. Wayfinding can include signage, barriers or ground treatments to delineate space and help users to understand the urban environment.

DEFINITIONS FOR STREETS AND INTERFACES

Local street
Local streets are minor residential streets carrying local traffic within suburban areas. Local streets do not include streets defined as a main road.

Main road
Main roads include any major, arterial, intermediate and collector roads as identified by Council. Major roads also include any higher order road identified by the Victorian Government in the *Glen Eira Planning Scheme*, such as a Road Zone Category 1.

Active laneway
Active laneways are pedestrian focused urban spaces that foster social interaction and activities such as outdoor dining, live music and art appreciation. These laneway generally include active frontages, a pedestrian focus, and architectural detailing that provides interesting or surprising experiences for people. Depending on the particular location and requirements for vehicular access, Active laneways may be pedestrian only or shared spaces. Active laneways will be nominated in a structure plan or similar Council document. Otherwise laneways are considered to be service laneways for the purpose of the *Quality Design Guidelines*.

Service laneway
Service laneways are located to the rear or side of lots providing access to service areas, parking and outbuildings, and may accommodate utility easements. Service laneways include any laneways not identified as an active laneway.

Primary street frontage
This interface applies to the main street frontage of a development site. For corner sites, the primary street frontage is determined on a case-by-case basis as the main frontage, and usually correlates with the street listed in the property address. A primary street frontage may have different requirements depending on whether it is a local street or main road.

Secondary street frontage (corner sites)
This interface applies to a corner development site's secondary frontage, where another street is identified as the primary street frontage. A secondary street frontage may have different requirements depending on whether it is a Local Street or Main Road.

Shared side boundaries
This interface applies where the side boundary of a development site adjoins another site. This interface does not include rear boundaries.

Shared rear boundaries
This interface applies where the rear boundary of a development site adjoins another site. This interface does not include side boundaries.

Shared boundaries with parks and other open spaces
This interface applies where a development site adjoins a park or other type of public open space.

CONTACT

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