



Putney Hill

Architectural & Landscape Design Guidelines

21 May 2014



COX



Introduction

The following Architectural and Landscape Design Guidelines have been developed to provide guidance for future Development Applications, primarily with regard to Design Excellence Requirements. These guidelines establish certainty for the future built form of the Concept Plan, whilst allowing flexibility in the discretion of the consent authority during the assessment process.

The Design Guidelines address Urban Design, Architectural and Landscape considerations as follows:

Objectives

- To ensure that building heights, massing and articulation are in scale and context with the surrounding public domain and other important places.
- To ensure a high standard of architectural design, materials and detailing appropriate to the building type and location;
- To develop Design Excellence Requirements in relation to buildings over four storeys, in particular the buildings fronting Morrison Road
- To provide sufficient design guidance to enable the provision of high quality contextual buildings in the important corner location of Morrison Road and Princes Street
- Ensure that landscape design is integrated with architectural design with specific regards to building setback areas.
- To provide greater certainty in relation to the visual impacts of future buildings arising from the proposed envelopes.
- To ensure a high degree of pedestrian connectivity and overall permeability through the site and to adjoining locations.

Guidelines

Morrison Road Frontage

Height

A maximum of five storeys are to be provided to the Morrison Road Frontage within the 19.0 metre height limit. The built form is then to step back a minimum of 12 metres. A maximum of eight storeys is to be provided in the 26.5 metre/29.5 metre height limit.

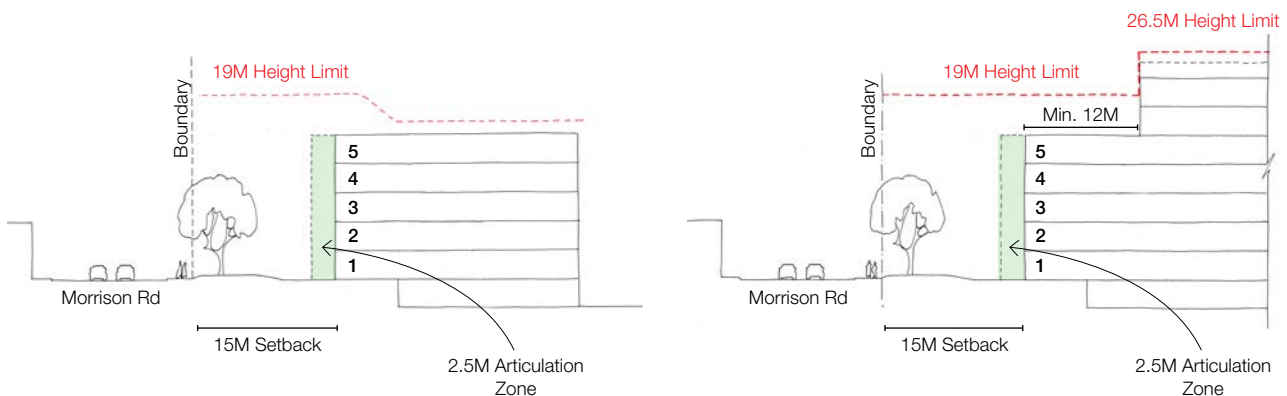
NOTE: The storey limit prescribed above applies to entire residential levels. Residential apartments which are provided to screen basement parking protrusions are acceptable in addition to the specified storey limit. Generally this is to be 1 storey (Max. 2 storeys on very steep portions of the site).

Setbacks

The building line of the two buildings fronting Morrison Road are to be setback a minimum of 15m from the boundary. Minor architectural elements such as balconies and sun shading may encroach into a 2.5 metre articulation zone as indicated on the section provided below.

Landscape

A landscape buffer must be provided on the Morrison Road frontages as indicated on the concept landscape plan and section (refer to Appendix 1).



Morrison Road Section

Architectural Expression

The design of the building at the corner of Morrison Road and Princess Street is to achieve the following:

- Sufficient articulation to express its corner location and appropriate scale and texture. Articulation elements may include non-habitable space including balconies, screens, sun shading.
- The form and external appearance should improve the quality and amenity of the surrounding area and public domain; and
- An appropriate interface should be provided at ground level between the building and the public domain through an integration of the landscaping scheme with the built form.



Guidelines

Linley Way Frontage

Height

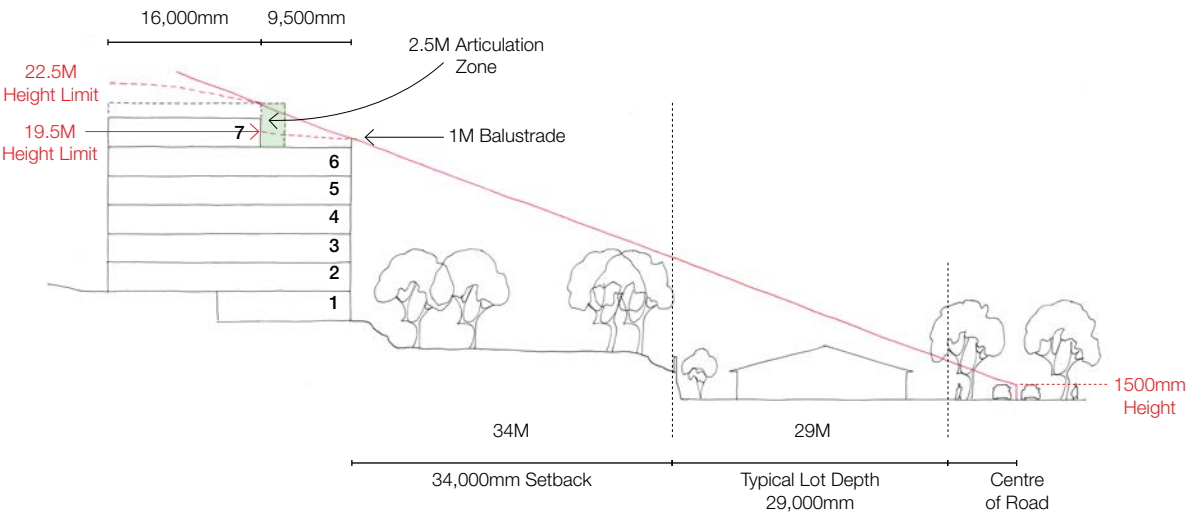
A maximum of six storeys are to be provided to the Linley Way Frontage within the 20.0 metre height limit. The built form is then to step back 9.5 metres. A maximum of seven storeys is to be provided in the 22.5 metre height limit.

Setbacks

The building line of the buildings fronting Linley Way are to be setback a minimum of 9.5m from the Linley Way facade. Minor architectural elements such as balconies and sun shading may encroach into a 2.5 metre articulation zone as indicated on the section provided below.

Landscape

A landscape buffer must be provided within the setback zone to the Linley Way boundary. This buffer zone is to provide a mixture of planting which contributes to the landscaped setting envisaged for the site.



Typical Linley Way Section

Low Scale Dwellings

Height

A maximum height of 3 storeys is to be provided to dwellings in the 11.5 metre height limit zone and 2 storeys to dwellings in the 9.5 metre height limit zone.

Setbacks

The building line of each building is to be setback in accordance with the envelopes illustrated on the approved Concept Plan Drawings. Minor architectural elements such as balconies and sun shading may encroach into a 3 metre articulation zone.

Landscape

A sufficient and usable landscape space must be provided within individual lots.

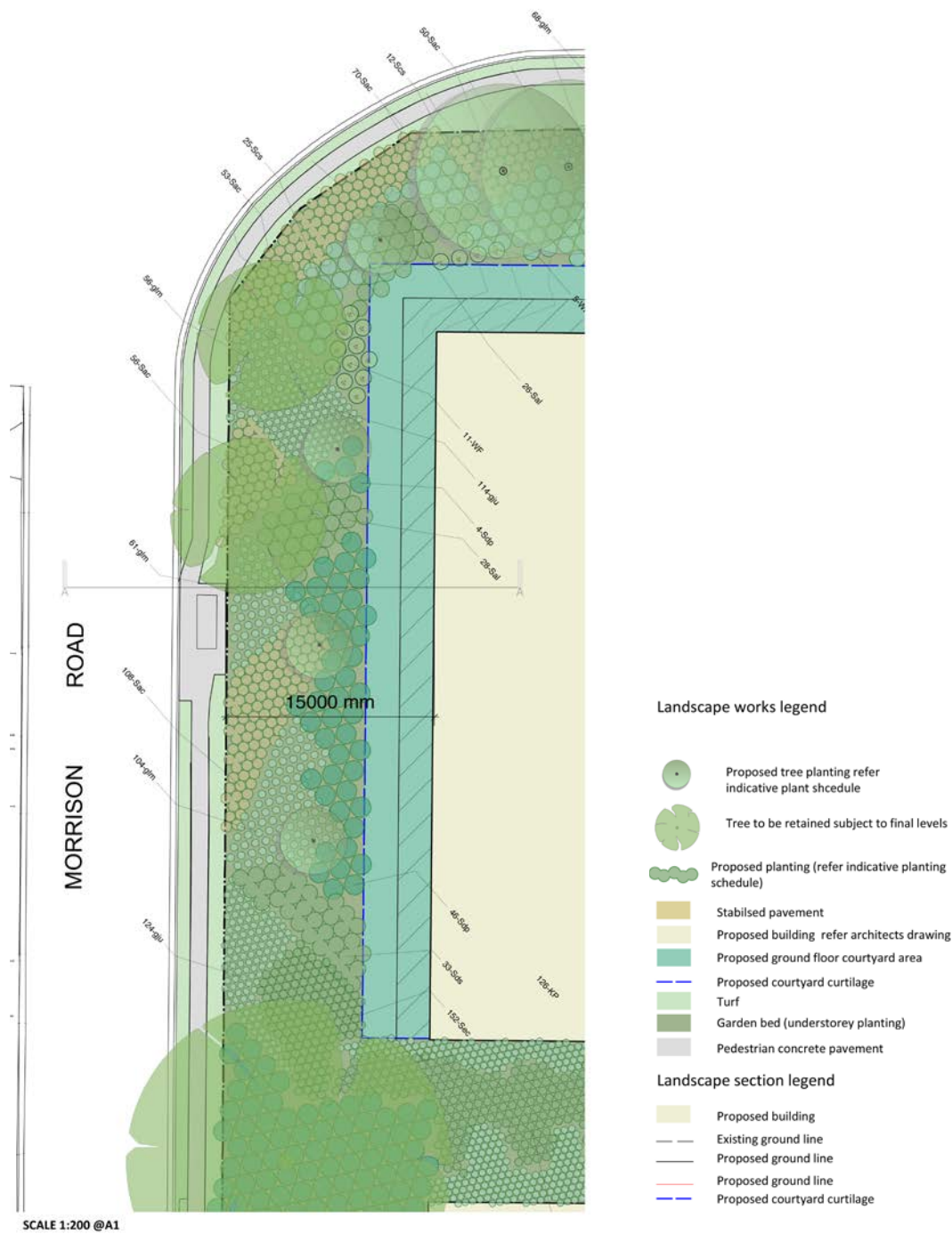
Garages

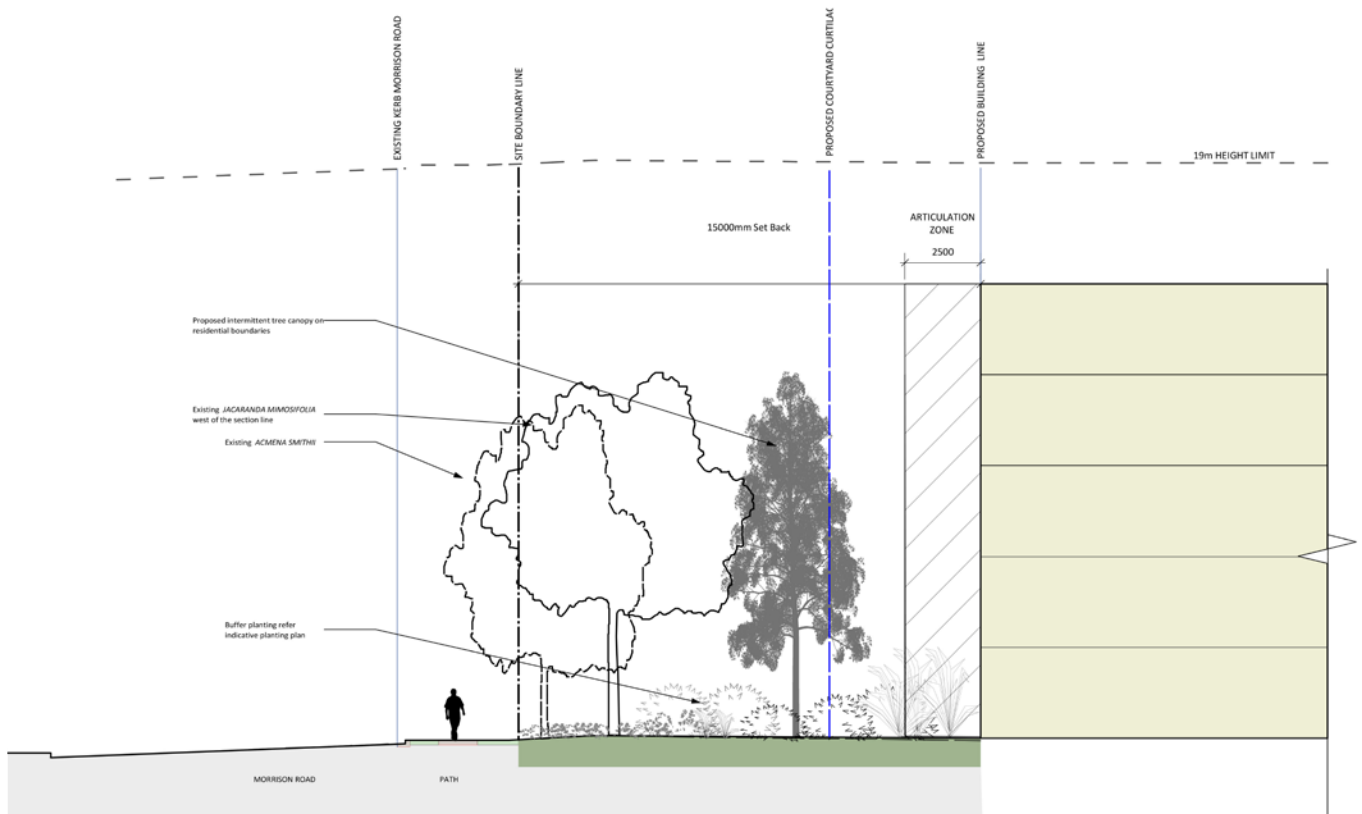
Double garages are permitted to semi detached dwellings provided that the garage doors are not to exceed 50% of the lot width at the garage alignment.



Appendix 1

Landscape Sections





CROSS SECTION AA

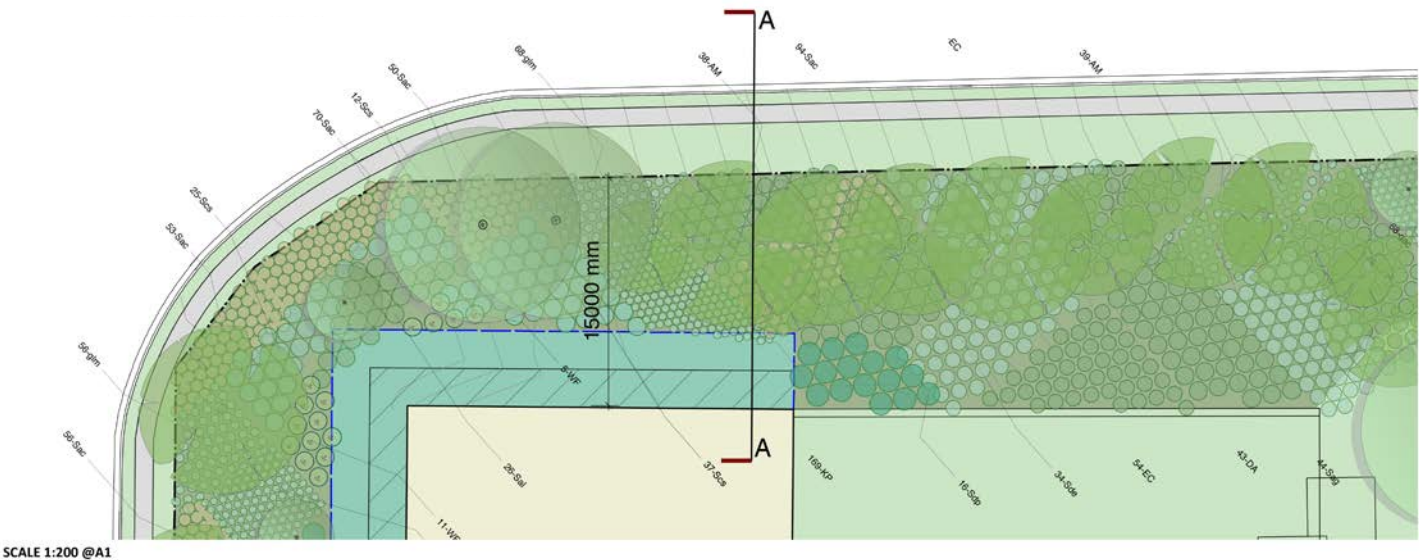
Morrison Rd Buffer planting Indicative plant schedule						
ID	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Spacing
Trees						
	Blueberry ash	Eleocharis reticulatus	75Litre	3 - 12m	3 - 5m	as shown
Shrubs						
AA	Century plant	Agave americana	200mm	1.5 - 3m	1.2 - 2.0m	as shown
SAC	Green mist	Acacia cognata	200mm	1.5 - 3m	1.2 - 2.0m	as shown
AM	Mexican lily	Beschorneria yuccoides	200mm	1.5 - 3m	1.2 - 2.0m	as shown
Sdp	Gymea Lily	Doryanthes excelsa	200mm	1.5 - 3m	1.2 - 2.0m	as shown
CR	Red crinum	Crinum species	200mm	1.5 - 3m	1.2 - 2.0m	as shown
DE	Gymea Lily	Doryanthes excelsa	200mm	1.5 - 3m	1.2 - 2.0m	as shown
DP	Giant spear Lily	Doryanthes palmeri	200mm	1.5 - 3m	1.5 - 3m	as shown
EW	Bail honey Myrtle	Melaleuca nodosa	200mm	0.9 - 1.5m	0.9 - 1.2m	as shown
EW	Milkweed spurge	Euphorbia wulfenii	200mm	0.9 - 1.5m	0.9 - 1.2m	as shown
PX	Philodendron	Philodendron Xanadu	200mm	0.9 - 1.5m	0.9 - 1.2m	as shown
Native Grasses & Ground Covers						
LE	Evergreen giant	Liriope "Evergreen giant"	viro tube	0.45 - 0.6m	0.9 - 1.2m	400mm
LT	Tanika mat rush	Lomandra "Tanika"	viro tube	0.45 - 0.6m	0.6 - 0.9m	400mm
JU	Common rush	Juncus usitatus	viro tube	0.45 - 0.6m	1.2 - 2.0m	600mm
MV	Japanese silver grass	Miscanthus sinensis	viro tube	0.45 - 0.6m	1.2 - 2.0m	600mm
HV	Purple twining pea	Hardenbergia violacea	viro tube	0.3 - 0.45m	1.2 - 2.0m	600mm
MP	Carpet spreading Myoporum	Myoporum parvifolium	viro tube	0.3 - 0.45m	0.9 - 1.2m	300mm

NOTE:

- Planting layout is indicative only
- Residential courtyard to include hard and soft landscape

Appendix 1

Landscape Sections



Landscape works legend

- Proposed tree planting refer indicative plant schedule
- Tree to be retained subject to final levels
- Proposed planting (refer indicative planting schedule)
- Stabilised pavement
- Proposed building refer architects drawing
- Proposed ground floor courtyard area
- Proposed courtyard curtilage
- Turf
- Garden bed (understorey planting)
- Pedestrian concrete pavement

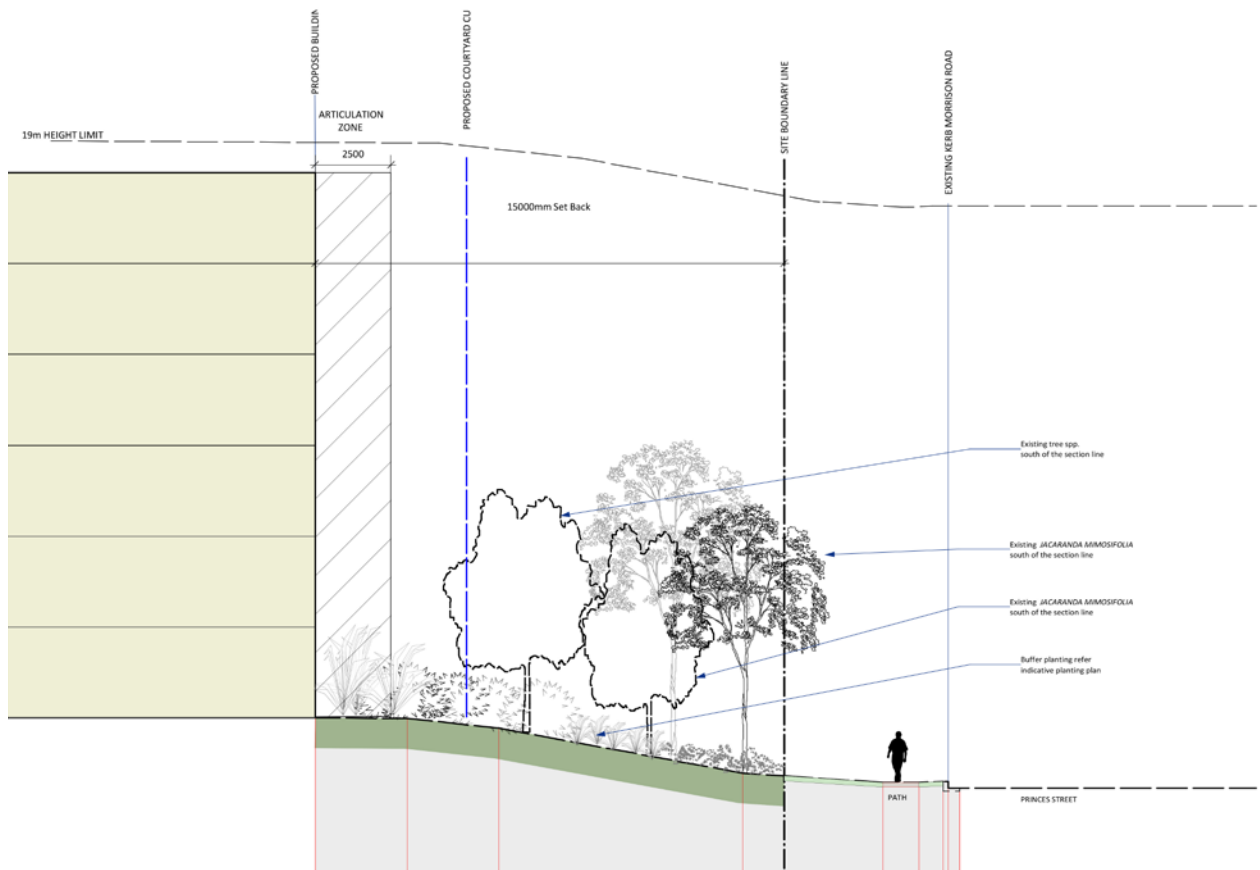
Landscape section legend

- Proposed building
- Existing ground line
- Proposed ground line
- Proposed ground line
- Proposed courtyard curtilage

Princes Street Buffer planting Indicative plant schedule						
ID	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Spacing
Trees						
	Dwarf Lilly Pilly	Acmena smithii var. minor	75Litre	2.5 - 4m	2.5 - 4m	as shown
	Chinese elm	Ulmus parvifolia	75Litre	8 - 10m	5 - 8m	as shown
Shrubs						
	Century plant	Agave americana	200mm	1.5 - 3m	1.2 - 2.0m	as shown
	Green mist	Acacia cognata	200mm	1.5 - 3m	1.2 - 2.0m	as shown
	Mexican lily	Beschorneria yuccoides	200mm	1.5 - 3m	1.2 - 2.0m	as shown
	Gyneria Lily	Doryanthes excelsa	200mm	1.5 - 3m	1.2 - 2.0m	as shown
	Red crinum	Crinum species	200mm	1.5 - 3m	1.2 - 2.0m	as shown
	Gyneria Lily	Doryanthes excelsa	200mm	1.5 - 3m	1.2 - 2.0m	as shown
	Giant spear Lily	Doryanthes palmeri	200mm	1.5 - 3m	1.5 - 3m	as shown
	Ball honey Myrtle	Melaleuca nodosa	200mm	0.9 - 1.5m	0.9 - 1.2m	as shown
	Milkweed spurge	Euphorbia wulfenii	200mm	0.9 - 1.5m	0.9 - 1.2m	as shown
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	Common rush	Juncus usitatus	viro tube	0.45 - 0.6m	1.2 - 2.0m	600mm
	Japanese silver grass	Miscanthus sinensis	viro tube	0.45 - 0.6m	1.2 - 2.0m	600mm
	Purple twining pea	Hardenbergia violacea	viro tube	0.3 - 0.45m	1.2 - 2.0m	600mm
	Carpet spreading Myoporum	Myoporum parvifolium	viro tube	0.3 - 0.45m	0.9 - 1.2m	300mm

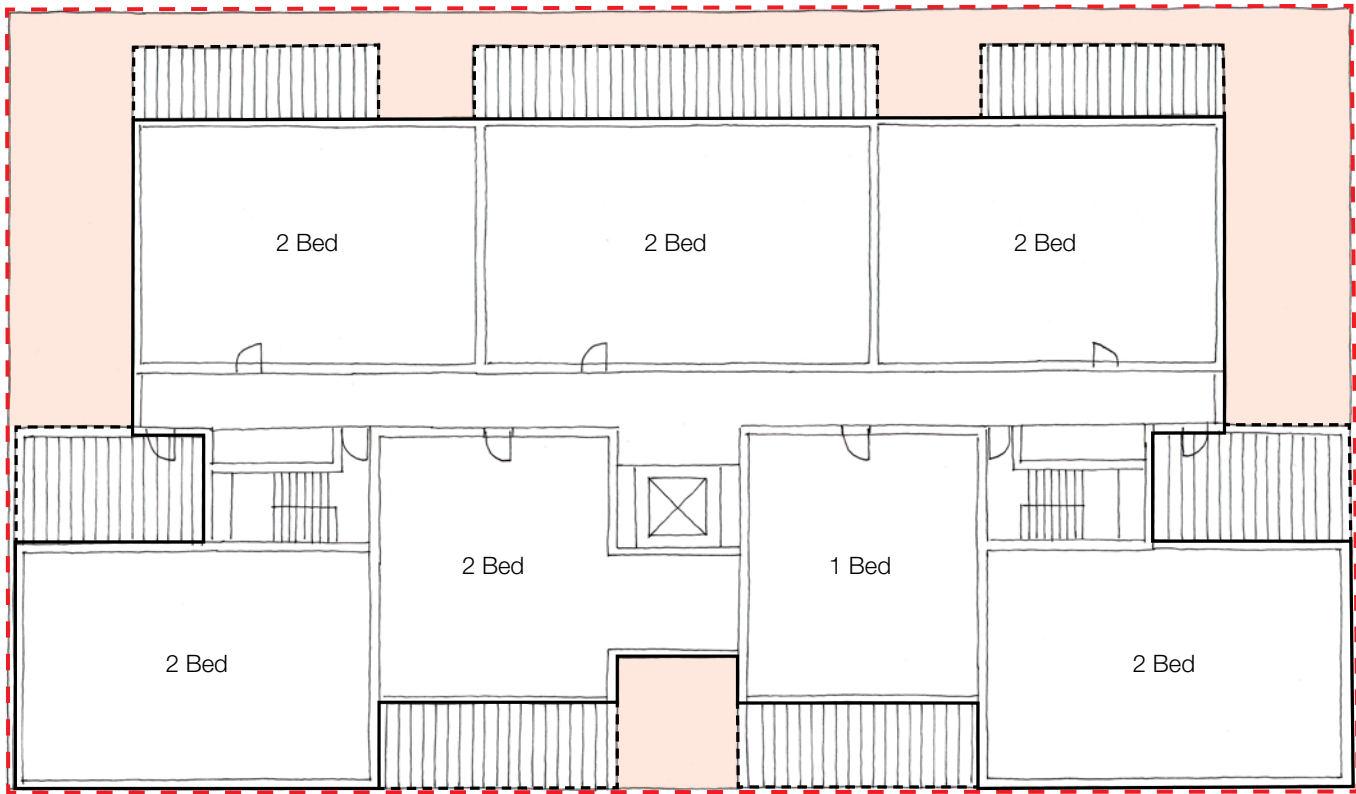
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**CROSS SECTION AA**

Appendix 2

Indicative Massing



Legend

Approval Envelope

Articulated Balconies Zones