

Edmondson Park Frasers Town Centre

Design Guidelines

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Part 1: Introduction

1.0 Introduction

1.1 Name of this document

This document is called the Edmondson Park Frasers Town Centre Design Guidelines (the Design Guidelines).

1.2 Purpose of the Design Guidelines

The purpose of the Design Guidelines is to guide development of land within the Edmondson Park Frasers Town Centre, within the context of the Edmondson Park South Concept Plan.

1.3 Land to which the Design Guidelines apply

The Design Guidelines apply to development on land known as Edmondson Park Frasers Town Centre at Edmondson Park (the site) as shown at **Figure 1** – Land to which the design guidelines apply.



Figure 1: Land to which the design guidelines apply

1.4 Structure of the design guidelines

The design guidelines comprise five parts:

- **Part 1 – Introduction:** outline the intent and application of the design guidelines
- **Part 2 – Vision and Principles:** identify the overall outcomes for the site
- **Part 3 – Key Elements and Urban Structure:** provide the preferred layout of development on the site
- **Part 4 – Town Centre Core Built Form Guidelines:** provide performance criteria and design solutions for built form in the Town Centre Core precinct.
- **Part 5 – Residential Precinct Built Form Guidelines:** provide performance criteria and design solutions for built form in the Residential Precinct.

1.5 Application of the Design Guidelines

The Design Guidelines support the Edmondson Park South Concept Plan in guiding development within the Edmondson Park Frasers Town Centre.

The design guidelines provide an integrated performance framework in which to consider each development application on its merits. A key feature of this framework is to facilitate innovation and creativity through enabling alternative design solutions that can demonstrate achievement of the relevant performance criteria or vision and principles.

Vision and principles

The vision and principles represent the overall outcomes for the site.

Key elements and urban structure

The key elements provide an increased level of detail on the vision and principles, and the urban structure represents the preferred spatial expression of the vision and principles. Variations to the urban structure are permitted where alternative layouts can demonstrate they address the vision and principles.

Performance criteria and design solutions

Performance criteria are consistent with and provide further detail on the vision and principles. They address matters that are considered important to achieving quality development outcomes on the site. The design solutions represent the preferred way of demonstrating achievement of the performance criteria. Should development adopt a design solution, it will be taken that it has achieved the relevant performance criteria.

Alternative design solutions

Should development not adopt a design solution, it may propose an alternative design solution. This alternative solution will be assessed against the relevant performance criteria. Should the relevant performance criteria not be satisfied, the applicant is to demonstrate that the proposal considers the vision and principles. When assessing a development application, the consent authority is to apply a flexible approach that allows consideration of reasonable alternative design solutions.

1.6 Relationship to other planning documents

The Design Guidelines provide guidance for development on the site. They are to be read in conjunction with:

- SEPP (Major Development) 2005
- Concept Plan Approval MP 10-0118 and any subsequent approved amendments. It is specifically noted that these design guidelines do not include matters relating to the issues related to the points below, as the development needs to be consistent with the Concept Plan (as modified):
 - bushfire management
 - vegetation management
 - heritage and archaeology (European and Aboriginal)
 - waste management
 - water cycle management
 - noise and vibration
 - relevant SEPPs.

The Edmondson Park South Development Control Plan (2012) and Liverpool Development Control Plan 2008 do not apply to land subject of these Design Guidelines.

1.7 Figures

All figures in these guidelines are indicative only and are not to scale.

1.8 Terms and Acronyms

The names of all places, streets and laneways used in the design guidelines are for placeholder purposes only. Actual names will be determined in the future with the involvement of the relevant statutory authorities.

The following terms are used throughout these design guidelines.

| | |
|--|--|
| Activity street | A street or part of a street other than Main Street where ground floor activation with non-residential uses are required, being Henderson Road near the station, the pedestrianised street between Soldiers Parade and Main Street |
| Articulation zone | An area in front of the building line that may contain porticos, balconies, bay windows, decks, patios, pergolas, terraces, verandas, window box treatment, awnings and sun shadowing features to achieve façade expression. |
| Town Centre | The Edmondson Park Frasers Town Centre |
| Main Street | The principal street through the Town Centre Core, activated by a mix of uses including retail, commercial, food and beverage, residential and break out community spaces including the Town Square as its focal point. |
| Town Centre Core | Town Centre Core as defined in Figure 1 |
| Vertical or horizontal articulation | Architectural features that reduce the perception of building length, mass and bulk to enhance people's visual experience of the place. |
| Landscape Area | Any part of a site, at ground level, that is permeable and consists of soft landscaping, turf or planted areas and the like and can include planted areas on structures. It does not include driveways, parking areas, hard paved drying yards or other service areas. |
| Residential Precinct | Residential Precinct as defined in Figure 1 |

Part 2: Vision and Principles

2.0 Vision and Principles

Vision

Integrating with the adjoining Edmondson Park rail station, the Town Centre is the accessible, vibrant, mixed use and transit oriented heart of the Edmondson Park community. It is the main place for shopping, recreation, entertainment, residential, working and community interaction in the local area. It has a distinct sense of place as an urban centre and exhibits a high level of urban design quality, providing for a relatively dense, human scale built form complemented by a high quality public domain.

Principles

- The Town Centre has a distinct, attractive urban character and sense of place
- The Town Centre has a compact, legible and walkable structure
- The Town Centre comprises a mixed use core that includes a diverse and complementary mix of retail, office, community and residential uses and a frame that includes a range of medium to high density residential uses
- The Town Centre Core provides a significant amount of retail floor-space
- Block and lot patterns are of a size and dimensions that are suited to their intended land use and design
- Buildings are predominantly low to medium rise, with towers, including a landmark building, placed to provide urban design benefit
- Residential accommodation is provided at a range of medium to high densities
- Buildings and their associated open spaces engage with and activate the street
- The public domain is well designed and finished to a high standard, and contributes to the creation of a distinct sense of place for the town centre
- Design of residential accommodation, in particular in mixed use settings, provides for a high level of amenity, including solar access, visual and acoustic privacy
- Streets, pedestrian and cyclist paths create an interconnected, legible and permeable network of major, minor and fine grain connections that facilitates convenient, safe, and comfortable movement
- The use of public transport, walking and cycling is promoted
- The open space network is useable, well distributed and accessible to all residents and has a high level of amenity
- The Town Centre has strong visual and physical connections to adjoining open space
- Residential uses are provided in a range of types, densities and levels of affordability, catering for a broad range of people

Part 3: Key Elements and Urban Structure

3.0 Key elements and urban structure

The key elements to be provided as part of development of the site are identified in **Table 1 – Key elements**.

The vision and principles for Edmondson Park Frasers Town Centre as identified in Section 2.0 of these Guidelines are spatially expressed in the urban structure for the precinct as shown in **Figure 2 – Urban structure**.

| Performance criteria | Design solution |
|---|--|
| PC1 To ensure that development provides key elements while providing flexibility in the location and arrangement of these elements | DS1.1 Development provides the key elements in Table 1 – Key elements and is generally consistent with the structure at Figure 2 – Urban structure . The size shape and exact locations of open space areas may change during the detailed design process. <i>Note: Where variations are proposed, development is to demonstrate how the vision and development principles have been considered</i> |

Table 1: Key elements

| Key element | Characteristics |
|--------------------------|---|
| Role and function | <ul style="list-style-type: none"> The Town Centre is the primary retail centre for the Edmondson Park community. The Town Centre provides a significant number of dwellings to support the effective use of the Edmondson Park rail station and functioning of the retail core |
| Land use | <ul style="list-style-type: none"> The Town Centre comprises a mix of retail, office, entertainment, community and medium-high density residential uses The Town Centre comprises a Town Centre Core adjacent to the Edmondson Park rail station and Residential Precincts to the south and east The Town Centre Core comprises predominantly retail uses at ground level on Main Street and activity streets. High density residential uses, in the form of apartments, may be located from the ground floor on all streets. Retail uses will utilise, and take advantage of, external areas, including level 1 balconies and terraces, to achieve enhanced activation throughout the Town Centre Core The Residential Precinct comprises predominantly medium density residential uses in a range of typologies, including but not limited to multi-dwelling housing, attached dwellings and studio dwellings. Community uses are centrally located to maximise accessibility to all dwellings Open space uses are well distributed throughout the Town Centre |
| Built form | <ul style="list-style-type: none"> The Town Centre Core contains the tallest buildings, and has a range of height within development blocks to create a modulated, visually interesting skyline A landmark tower is located to provide a strong visual reference to the Town Centre within the broader urban form Buildings create a coherent modulated street wall and define streets and other parts of the public domain |

| | |
|-------------------|---|
| | <ul style="list-style-type: none"> - The ground floor of buildings activate and engage with the street and public domain, in particular on the Town Square, Main Street and other activity streets - Building in the Residential Precincts are medium scale - Buildings are sited and designed to provide high levels of amenity to residents, workers and the public domain - Buildings are modulated and articulated to reduce the appearance of building bulk and scale and to provide visual interest - Diversity of architectural form and expression is encouraged within a framework of visual compatibility between different buildings |
| Open space | <ul style="list-style-type: none"> - Open spaces should complement and provide alternatives to the large existing open spaces provided within Edmondson Park South - Open spaces are well distributed to be easily accessible to all residents by walking or cycling - A compact, active public plaza (Town Square) is located within the Town Centre Core, adjoining Main Street - A centrally located landscaped park is located in the Residential Precinct - A number of small pocket parks and resident communal facilities are distributed throughout the Residential Precinct - Linear publicly accessible open space and / or through site links may be provided on the retail podiums and at ground level - Where appropriate within the Town Centre Core retail uses will assist in activating open space by spilling into these areas - Communal resident open space is provided on the retail podiums in the Town Centre Core - A landscaped buffer is provided along the full length of Campbelltown Road where not required for road purposes - Streets complement parks to provide additional open space including through shade trees, landscaping and street furniture such as seating and lighting - Visual and physical connections are provided to adjoining open space through roads and pathways |
| Movement | <ul style="list-style-type: none"> - The movement network comprises major, minor and fine grain streets - Other streets and laneways within the Town Centre Core will support Main Street by providing opportunities for complementary ground floor active uses - An east-west green spine (the Greenway) connects the regional park in the west to the future reserve in the east - The street and access network does not compromise the role of Campbelltown Road - Soldiers Parade and Bernera Road are the main north-south roads - The Town Centre Core has principal streets around the perimeter that enhance accessibility and provide a strong delineation with the Residential Precincts - The Mews provide pedestrian friendly and low speed car environments - The street network integrates with the adjoining street network - The street network is predominantly a legible modified grid pattern |
| Community | <ul style="list-style-type: none"> - A community facility is provided within the Town Centre Core - A separate child care facility is located within the Town Centre Core |

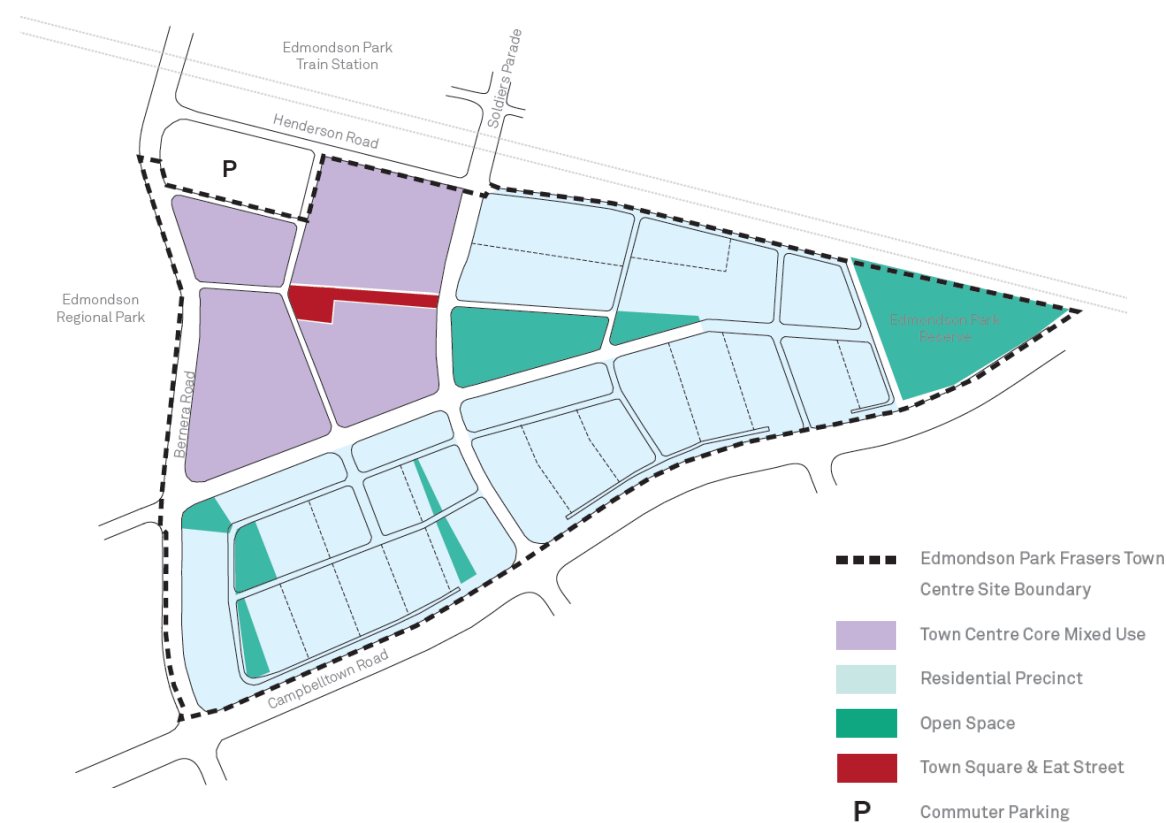


Figure 2: Urban structure

Part 4: Design Guidelines

4.0 Town Centre Core Built Form Guidelines

| Performance criteria | | Design solution | |
|-------------------------------------|---|-----------------|--|
| 4.1 Building siting, scale and mass | | | |
| PC3 | Development is sited and has a scale and mass that: <ul style="list-style-type: none">contributes to the creation of an urban town centre characterprovides for good residential amenityprovides for visual interestcreates an active, safe and comfortable public domain | DS3.1 | Maximum building height and Gross Floor Area for the Town Centre Core complies with the Concept Plan (as modified) |
| | | DS3.2 | Development includes a variety of building heights within the maximum height limit |
| | | DS3.3 | One landmark building may be developed within the Town Centre Core |
| | | DS3.4 | The landmark building is sited to demarcate an important or highly visible location such as a key intersection and be visible from the Station concourse |
| | | DS3.5 | Building length: <ul style="list-style-type: none">provides for a range of individual building designs facing a streetincorporates modulation to reduce the perceived length and massingprovides visual interestprovides opportunities for physical and visual permeability into blocks |
| | | DS3.6 | Building depth creates high amenity internal environments with good solar access and natural ventilation |
| | | DS3.7 | Residential apartment development provides adequate separation in accordance with the Apartment Design Guide |
| 4.2 Building Design | | | |
| PC4 | Development is designed to: <ul style="list-style-type: none">define streets and other parts of the public domainactivate and engage with the street and public domain, including the creation of a vibrant Main Streetprovide high levels of amenity to residents, workers and the public domainreduce the appearance of building bulk and scale and to provide visual interestfeature excellence in | DS4.1 | Buildings frame the streets and public domain |
| | | DS4.2 | The ground floor of buildings facing Main Street or an activity street enables pedestrians in the adjoining public domain to perceive activity within the building |
| | | DS4.3 | The ground floor of buildings not facing Main Street or an activity street maximise where possible the opportunities for passive casual surveillance of the adjoining public domain |

| Performance criteria | | Design solution | |
|-----------------------------------|--|-----------------|--|
| contemporary architectural design | | DS4.4 | The ground floor of buildings facing Main Street or an activity street include awnings or covering of sufficient depth to provide protection for pedestrians from direct sunlight and rain |
| | | DS4.5 | Where on Main Street or an activity street, shopfront width allows for a large number of different tenancies fronting the street |
| | | DS4.6 | Supermarkets or other large retail uses: <ul style="list-style-type: none"> are located in central, accessible locations to generate foot traffic that promotes the activation of the Town Centre Core and key public space and benefits other business premises have clear, legible access directly to the public domain |
| | | DS4.7 | High quality, durable materials such as brick, concrete and glass are used as primary façade materials |
| | | DS4.8 | The tower façade incorporates a cohesive pattern of elements that reduce the appearance of building bulk and scale and provide visual interest, such as: <ul style="list-style-type: none"> vertical and horizontal articulation recesses and projections balconies, including variations to balustrade treatment sun shading devices differences in architectural expression differences in material and colour |
| | | DS4.9 | Buildings provide heightened visual interest through innovative or interesting architectural treatment where they are visible at the termination of a main view corridor |
| | | DS4.10 | Roofs are designed to make a positive contribution to the quality of the skyline |
| 4.3 Open space | | | |
| PC5 | Open space: <ul style="list-style-type: none"> complements public domain within the Town Centre Core incorporates landscaping to soften the built form in the Town Centre Core | DS5.1 | Private and communal open space is provided in accordance with the Apartment Design Guide |
| | | DS5.2 | Communal open space is provided on-site and: <ul style="list-style-type: none"> may be provided at the ground floor, podiums or rooftops |

| Performance criteria | | Design solution | |
|---|---|-----------------|--|
| | <ul style="list-style-type: none">is useable, accessible and has a high level of amenityis well integrated with dwellings and encourages indoor-outdoor livingprovides opportunities for social interaction | | <ul style="list-style-type: none">is of sufficient area and dimensions to be useable and cater for forecast demand, considering private open space and nearby public open space provisionwill have a minimum landscaped component of 25% across the whole Town Centre Coreis located to be readily accessible to dwellings, noting that it can be shared between buildingshas a high level of amenity, with adequate solar accesswhere possible is visible from the public domain to contribute to the visual character of landscaped open space in the Town Centre Coreincorporates embellishments such as seating, paving and landscaping |
| | | DS5.3 | Linear publicly accessible open space is provided on the retail podiums to provide additional connectivity and activation through the Town Centre Core |
| | | DS5.4 | Communal open space provision will be a combination of residents communal open space areas and publicly accessible open space including through site links |
| 4.4 Vehicle parking, access and manoeuvring | | | |
| PC6 | Vehicle parking, access and manoeuvring: <ul style="list-style-type: none">balances on-site car parking to accommodate reasonable provision with encouraging alternative modes of transport to the private motor vehicleis safe, functional and convenientensures buildings can be adequately serviced by service and delivery vehiclesis located and designed to minimise visual impact on the public domain and built form | DS6.1 | Car parking complies with Concept Plan |
| | | DS6.2 | Secure, accessible bicycle parking is provided on site |
| | | DS6.3 | On-site vehicle parking, access and manoeuvring areas comply with AS2890.1:2004 |
| | | DS6.4 | On-site vehicle servicing areas comply with AS2890.2-2002 |
| | | DS6.5 | Sufficient provision is provided on-street for removal vehicles |
| | | DS6.6 | Vehicle loading and unloading areas for a supermarket or other large retail premises that have frequent, high volume or large vehicle access requirements is provided on-site |

| Performance criteria | | Design solution | |
|--------------------------------|--|-----------------|---|
| | | DS6.7 | Vehicle loading and unloading areas and other similar areas that have the potential to cause noise such as garbage collection areas are located, designed and treated to minimise adverse impacts on residential accommodation |
| | | DS6.8 | Where possible, car parking is located generally below ground <i>Note: except where fronting Main Street or an activity street, car parking may protrude above ground level by a maximum of 1.5m for ventilation purposes subject to streetscape considerations and screening by landscaping. On-street car parking within the public domain is also acceptable</i> |
| | | DS6.9 | Where site constraints prevent car parking from being provided below ground, it is to be sleeved by other uses or appropriately screened from view from the public domain by high quality building treatments |
| | | DS6.10 | Car parking is provided generally in accordance with the maximum rates in Table 2 . Any variations to these rates should be supported by a parking assessment report. |
| | | DS6.11 | Bicycle parking is provided as follows: <ul style="list-style-type: none"> Residential flat buildings: 1 space per dwelling which can be provided within a dwelling's individual storage cage or within a shared facility Non-residential Uses (Staff and Visitors): 1 space per 500m² of non-residential GFA |
| 4.5 Residential amenity | | | |
| PC7 | Residential accommodation is provided with a high level of amenity, including functional, private and communal areas with access to adequate sunlight and daylight, natural ventilation, outlook and views, visual privacy, acoustic privacy and protection from other environmental | DS7.1 | Residential apartment development is designed to meet the requirements of the Apartment Design Guide. |
| | | DS7.2 | Residential accommodation is sited and oriented to maximise outlook and views to desirable features such as public and communal open space |

| Performance criteria | | Design solution | |
|--|---|-----------------|---|
| nuisance such as odour, dust and vibration | | DS7.3 | Residential accommodation is sited and designed to minimise significant adverse amenity impacts such as noise from non-residential uses, in particular vehicle loading and unloading areas and garbage storage and collection areas |
| | | DS7.4 | Living rooms and private open spaces of at least 70% of apartments across the Town Centre Core as a whole, should receive a minimum of 2 hours sunlight between 9am and 3pm mid-winter. |
| | | DS7.5 | Natural cross ventilation will be provided to at least 60% of the proposed apartments in the first 9 storeys of the buildings across the Town Centre Core as a whole. |
| 4.6 Signage | | | |
| PC8 | The location, size, appearance and quality of building signage is appropriate and is integrated into the overall design of the building | DS8.1 | Relevant development applications or a separate signage strategy are to include details of appropriate primary signage zones for business identification signage |
| | | DS8.2 | Signage is integrated with the overall design of the building |
| | | DS8.3 | The size and location of signage is to be proportional and located appropriately to the architecture of the building |

Table 2 – Town Centre Core Car Parking Rates

| Use | Maximum Rate |
|--|---|
| Residential Flat Buildings | |
| Studio and 1 Bedroom Dwellings | 1 Space |
| 2 Bedroom Dwellings | 1.2 Spaces |
| 3 Bedroom Dwellings | 2 Spaces |
| Visitors | 1 Spaces per 10 Dwellings |
| Other Uses | |
| Major Retail (Supermarket, DDS, etc.) | 4.1 spaces per 100m ² NLA |
| All other retail, commercial, medical, cinema and entertainment uses | 4.1 spaces per 100m ² NLA |
| Child Care | 1 space per 10 children and 1 space per 2 staff members |
| Gym | 3 spaces per 100m ² NLA |
| All other uses not identified above | RMS Guidelines or justified by a Traffic Impact Assessment Report |

5.0 Residential Precinct Built Form Guidelines

| Performance criteria | | Design solution | |
|-----------------------------------|--|-----------------|---|
| 5.1 General | | | |
| PC9 | Development: <ul style="list-style-type: none"> is of a human scale appropriate to the character of the adjoining street type maximises density while providing a transition between the Town Centre Core and low density residential areas to the south of the Town Centre defines and engages with the adjoining public domain consolidates and conceals on-site car parking from view from the public domain is provided with adequate private open space has adequate solar access | DS9.1 | No design solution is provided. Each development application will be assessed and determined on its individual merit having regard to the general and dwelling specific performance criteria. |
| 5.2 Multi-dwelling Housing | | | |
| PC10 | Multi-dwelling Housing: <ul style="list-style-type: none"> provide for multiple dwellings across levels provide for a variety of single level and multiple level dwellings provide for 1, 2, 3 and 4 bedroom dwellings have separate front entries for each dwelling from the street car parking screened from the street | DS10.1 | Town Homes are provided generally in accordance with Table 3 – 5.2 Multi-dwelling Housing characteristics |
| 5.3 Attached Dwellings | | | |
| PC11 | Attached Dwellings: <ul style="list-style-type: none"> provides for multiple level dwellings provides for 3 and 4 bedroom dwellings can accommodate a home office at ground level can accommodate separately titled studio dwellings at the rear above the garage | DS11.1 | Terraces are provided generally in accordance with Table 4 – Attached Dwellings characteristics |
| 5.4 Studio Dwellings | | | |
| PC12 | Studio Dwellings: <ul style="list-style-type: none"> function as self-contained dwellings above the rear garage of other dwellings have their own access from a rear street | DS12.1 | Studio dwellings are provided generally in accordance with Table 5 – Studio Dwelling Characteristics |

Table 3: Multi-dwelling Housing characteristics (Townhomes)

| Element | Characteristics |
|------------------------|---|
| Building height | 3 storeys |
| Ceiling height | Predominantly 2.7m with a 2.4m minimum |
| Front setback | Where at ground level, 3m minimum from the front boundary to front building façade Where above ground level, 2m minimum from the front boundary to front building façade An articulation zone may be established between the front setback to a distance of up to a minimum of 1m from the front boundary |
| Side setback | Zero lot boundary |
| Side setback (corners) | Zero lot boundary |
| Rear setback | Where above ground level, 3.5m minimum from the rear boundary to the wall of the dwelling |
| Landscaped area | Single storey ground floor townhomes are to provide a minimum of 25% of the front courtyard space as landscaped area. Upper level townhomes are to provide a minimum landscaped area of 1m ² within their front entry courtyard and a planter bed (on structure) with a minimum depth of 600mm along their rear courtyard boundary. |
| Private open space | Where for a 1 bedroom dwelling, 10m ² minimum area and 2.5m minimum dimension Where for a 2 bedroom dwelling, 12m ² minimum area and 2.5m minimum dimension Where for a 3 bedroom dwelling, 15m ² minimum area and 3m minimum dimension for courtyard and 2m minimum dimension for balconies |
| Garage | Access is provided via a common driveway at the rear of dwellings |
| Solar access | 60% of dwellings receive at least 2 hours of sunlight between 9am and 3pm on 21 June to at least one living room or 50% of the primary private open space. |
| Car parking | 1-2 Bedroom Dwellings 1 Space 3-4 Bedroom Dwellings 2 Spaces Visitors Provided on-street within the Mews |
| Bicycle Parking | No requirement if adequate space is provided in the dwelling, storage or parking area. |

Table 4: Attached dwellings characteristics (terraces)

| Element | Characteristics |
|----------------------------|--|
| Building height | 2-3 storeys 4 storeys when a home office is provided at ground level |
| Ceiling height | Predominantly 2.7m with a 2.4m minimum |
| Front setback | 2.5 m minimum from the front boundary to front building façade An articulation zone may be established between the front setback to a distance of up to a minimum of 1m from the front boundary |
| Side setback | Zero lot boundary |
| Side setback – corner | Zero lot boundary |
| Rear setback | 0.5m minimum from rear lane boundary to garage door |
| Garage | Access to be provided from the rear |
| Landscaped area | 15m ² minimum area |
| Primary private open space | 25m ² minimum area and 3m minimum dimension Provides for flexible use as additional car space |
| Solar access | 60% of dwellings minimum receive at least 2 hours of sunlight between 9am and 3pm on 21 June to at least one living room or 50% of the private open space. |
| Car parking | 1-2 Bedroom Dwellings 1 Space 3-4 Bedroom Dwellings 2 Spaces |
| Bicycle Parking | No requirement if adequate space is provided in the dwelling, storage or parking area. |

Table 5: Studio dwelling characteristics

| Element | Characteristics |
|---------------------|--|
| Building height | 2 storeys (including garage) |
| Ceiling height | Predominantly 2.7m with a 2.4m minimum |
| Lane setback | 0.5m minimum at ground level 0m at level 1 |
| Side setback | Zero Lot Boundary |
| Internal separation | 4m minimum between studios and attached dwellings |
| Garage | To be located below studio |
| Private open space | 4m ² minimum area and 1.5m minimum dimension in the form of a balcony |
| Solar access | Skylights should be provided for all studio dwellings. |
| Car parking | 1 Space |
| Bicycle Parking | No requirement if adequate space is provided in the dwelling, storage or parking area. |