

06



Dwelling Envelope and Built Form Controls

Dwelling Envelope Controls

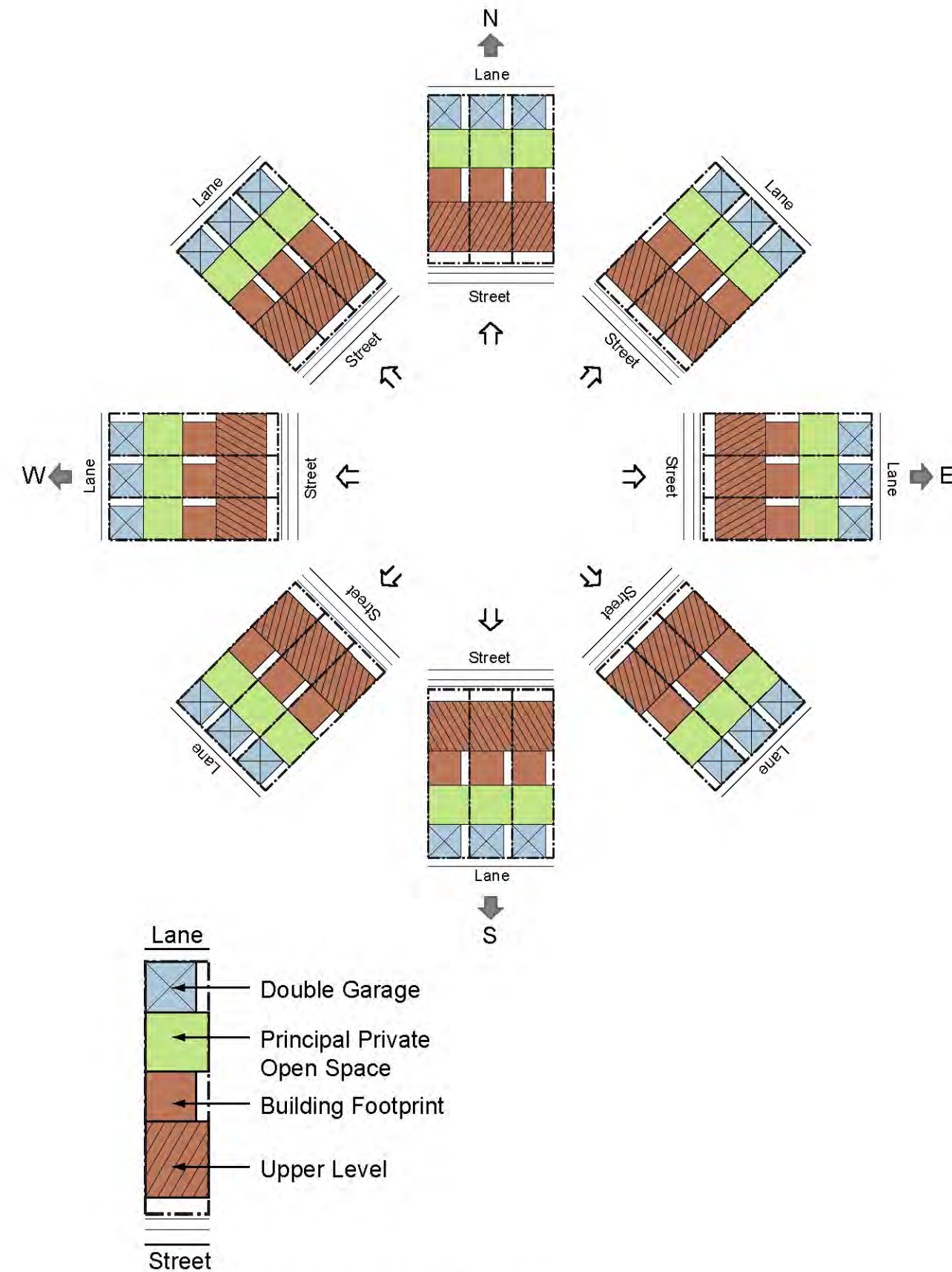
The following Envelope Controls have been developed to provide high quality urban design outcomes. Side setbacks have been standardised at ground and upper levels to reduce construction cost and promote affordable products. Where sloping land creates added complexity the lot layouts

will be determined considering environmental, social and economic impacts (eg. sloping lots - garages to be situated on the low side). Built form diagrams for standard lot types (6m, 8m, 10m, 11m, 13m and 15m) indicate the preferred location for the dwelling element based on orientation and street location.

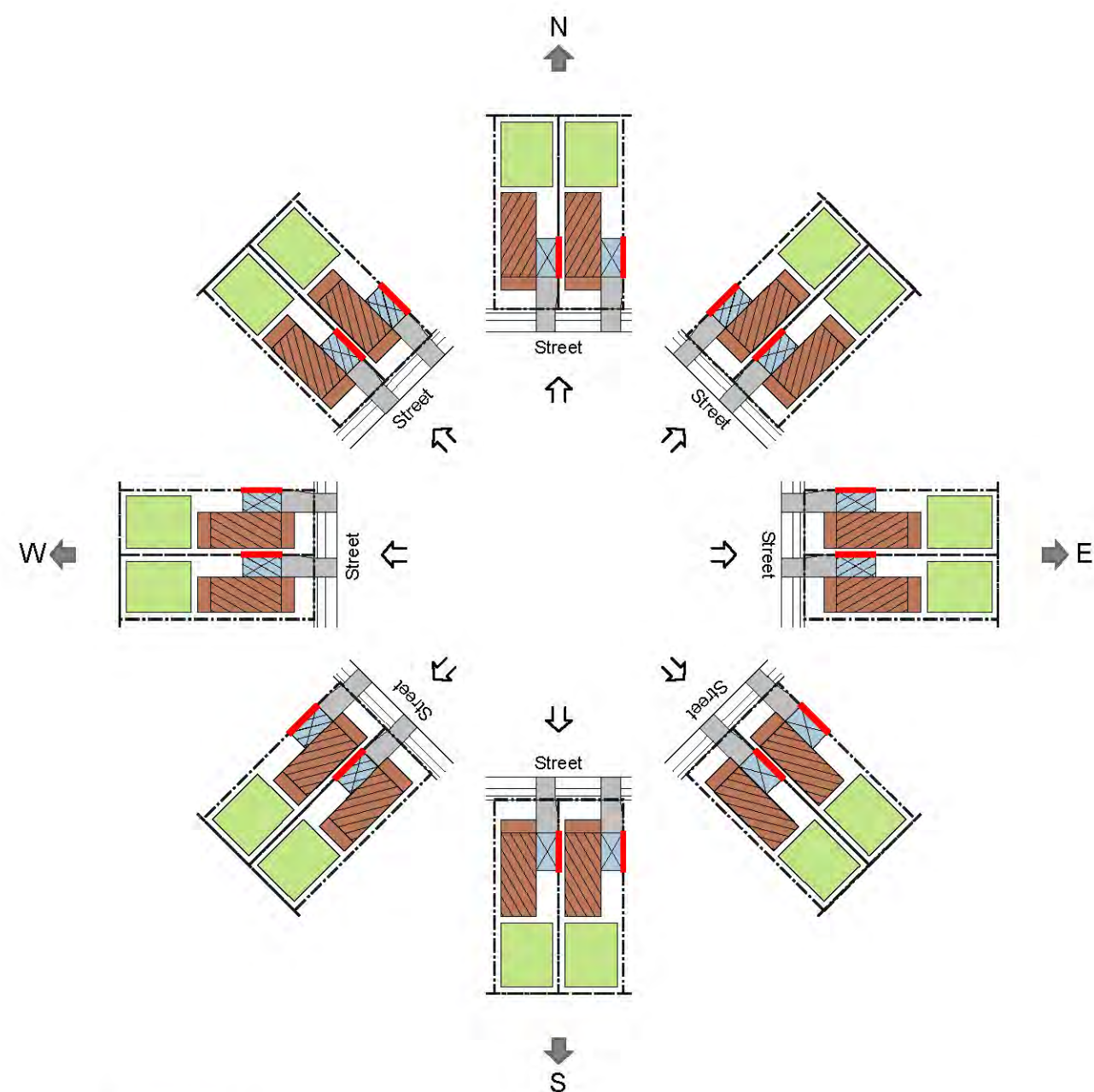
Dwelling Development Criteria						
Item	Lot Size	200-250m ²	250-300m ²	300-450m ²	450-600m ²	600-900m ²
1	Maximum site coverage	70%	65%	60%	55%	55%
2	Primary street setback	3.0m	3.0m	4.0m	4.0m	4.0m
3	Secondary street setback	1.0m	1.0m	2.0m	2.0m	2.0m
4	Rear boundary setback	1.0m for rear access garage	1.0m for rear garage or 3.0m where no garage	3.0m	4.0m	4.0m
5	Side setbacks	refer Item 6	refer Item 6	0.9m	0.9m	0.9m
6	Built to boundary (zero lot line walls)	Lot width 6-8m: both sides Lot width 8-10m: one side and 0.9m other		n/a	n/a	n/a
7	Maximum length of zero lot line walls	66% of the lot depth		n/a	n/a	n/a
8	Garage setback	1.0m for rear access garage or 5.5m to primary street		5.5m	5.5m	5.5m
9	Garage dominance	Rear access garage (6.0m max door width) or single garage only to primary street		Garage door not wider than 50% of the total dwelling width		
10	Principal private open space area (directly accessible to living room)	16 square metres (provision of 4m x 4m square)		24 square metres (provision of 6m x 4m rectangle)		
11	Maximum building height	9.5m				
12	Maximum floor area for detached studio on laneway	45 square metres (not to be separately titled)		n/a		

All built form to comply with the following additional criteria:

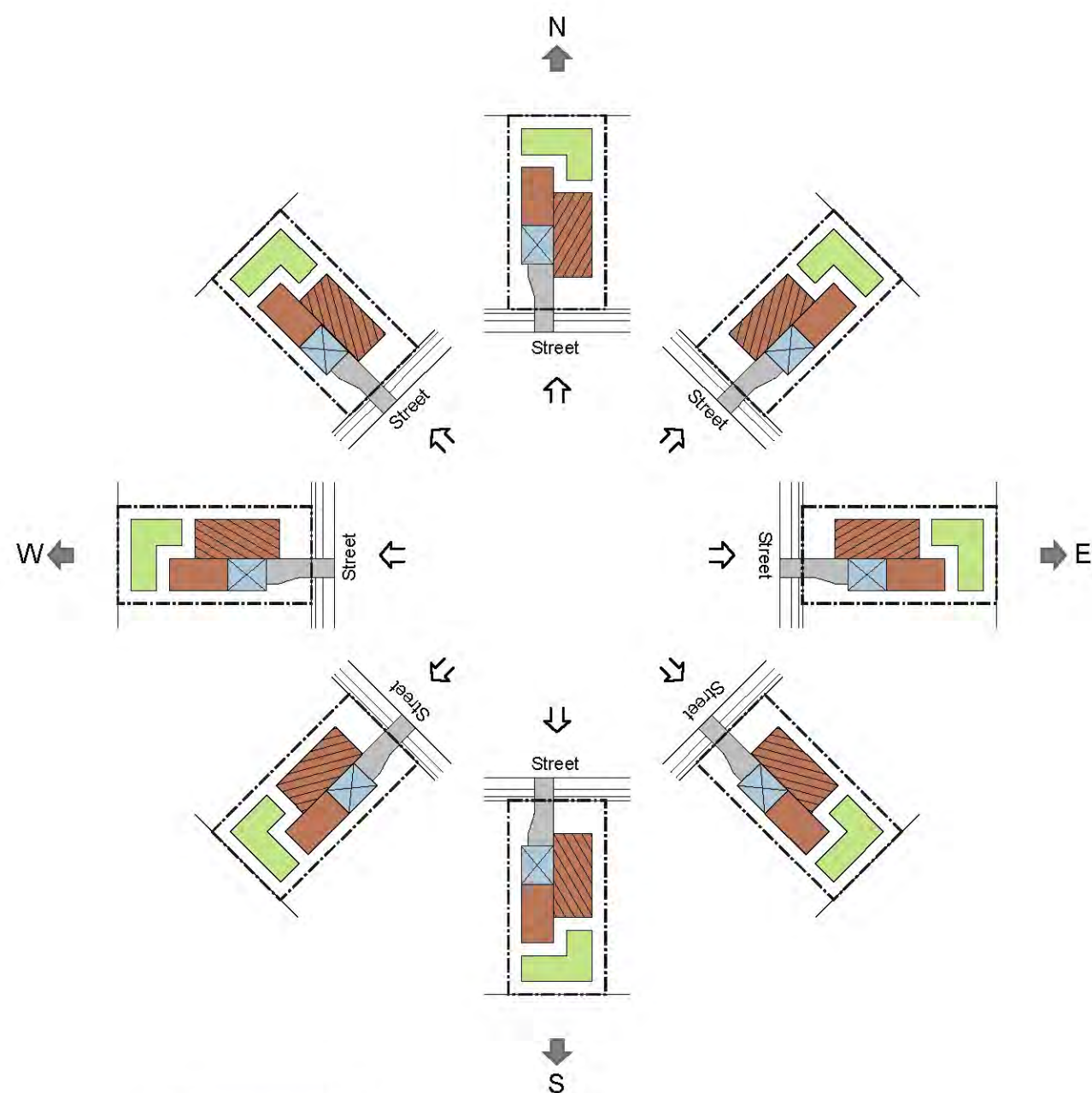
- * Contemporary architectural design
- * A maximum roof pitch of 36 degrees
- * Provision of eaves up to 450mm (except on zero lot line or parapet walls)
- * A minimum of 1 enclosed car space per dwelling
- * Garage to be setback a minimum of 1m behind the front building line
- * Location of all services and bin storage areas behind the front building line out of public view
- * Submission of a landscaping plan, also incorporating required fencing
- * Submission of shadow diagrams for all 2 storey dwellings.



6m-8m wide frontage lot



8m-10m wide frontage lot
(zero metre setback on one side)



11m+ wide frontage lot

Typical housing mix and shadow study

The diagrams indicate potential subdivision of blocks with a mix of the standard housing products.

The shadow diagrams demonstrate that all building types will receive 3 hours for sun light to the rear yards (private open space) during mid winter.

DESIGN OBJECTIVES

- Provide diverse housing mix ranging from 6m to 15m wide frontages
 - Ensure adequate solar access to private open space areas
 - Larger lots front Entry Road, Collectors and Dobell Road
 - Smaller lots front open space areas and local streets
- Setbacks based on Landcom Built Form Guidelines
 - Provide rear lane access to end-lots fronting parks and local retail centre

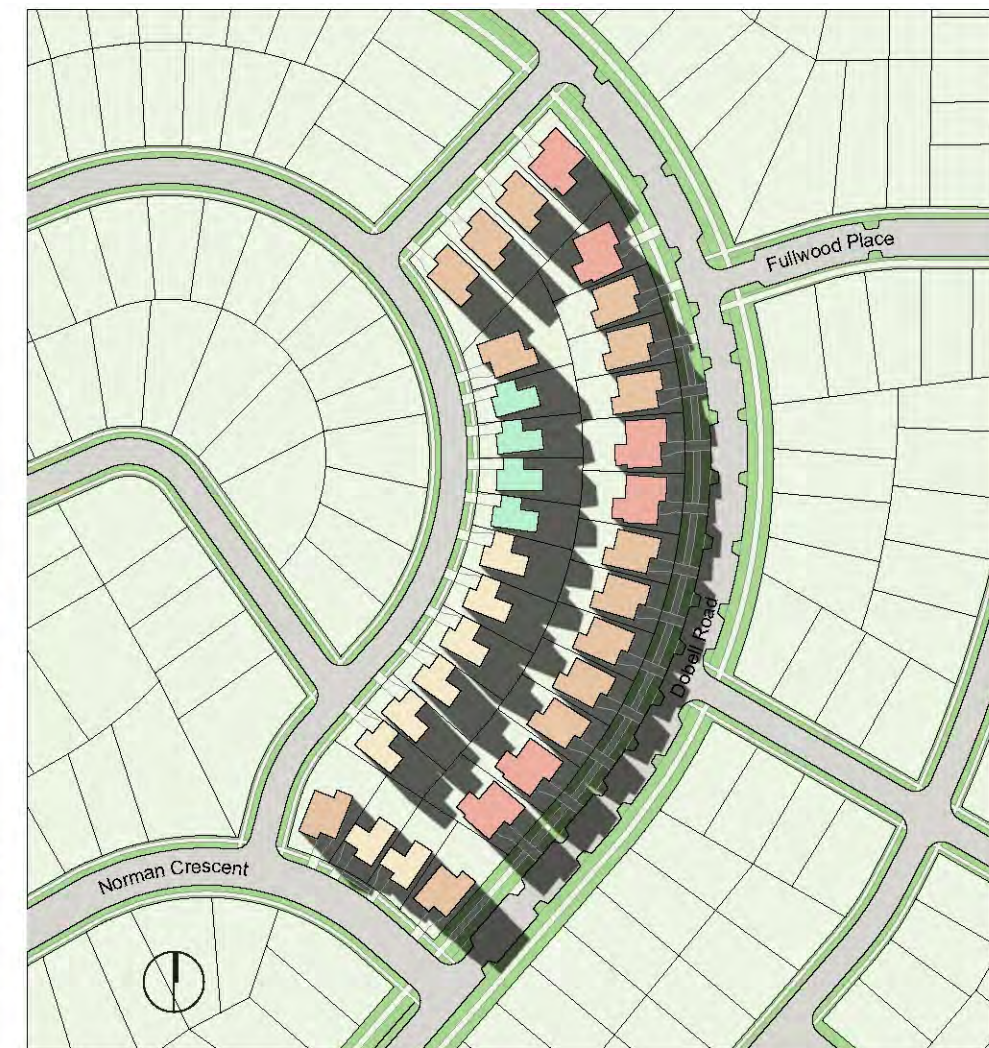
- Terrace (6x30m)
- Zero Lot Dwelling (8x30m)
- Zero Lot Dwelling (10x30m)
- Detached Dwelling (11,13x30m)
- Detached Dwelling (15+x30m)



9am 21 June



12pm 21 June



3pm 21 June

- Terrace (6x30m)
- Zero Lot Dwelling (8x30m)
- Duplex Dwelling (10x30m)
- Detached Dwelling (11,13x30m)
- Detached Dwelling (15+x30m)



9am 21 June



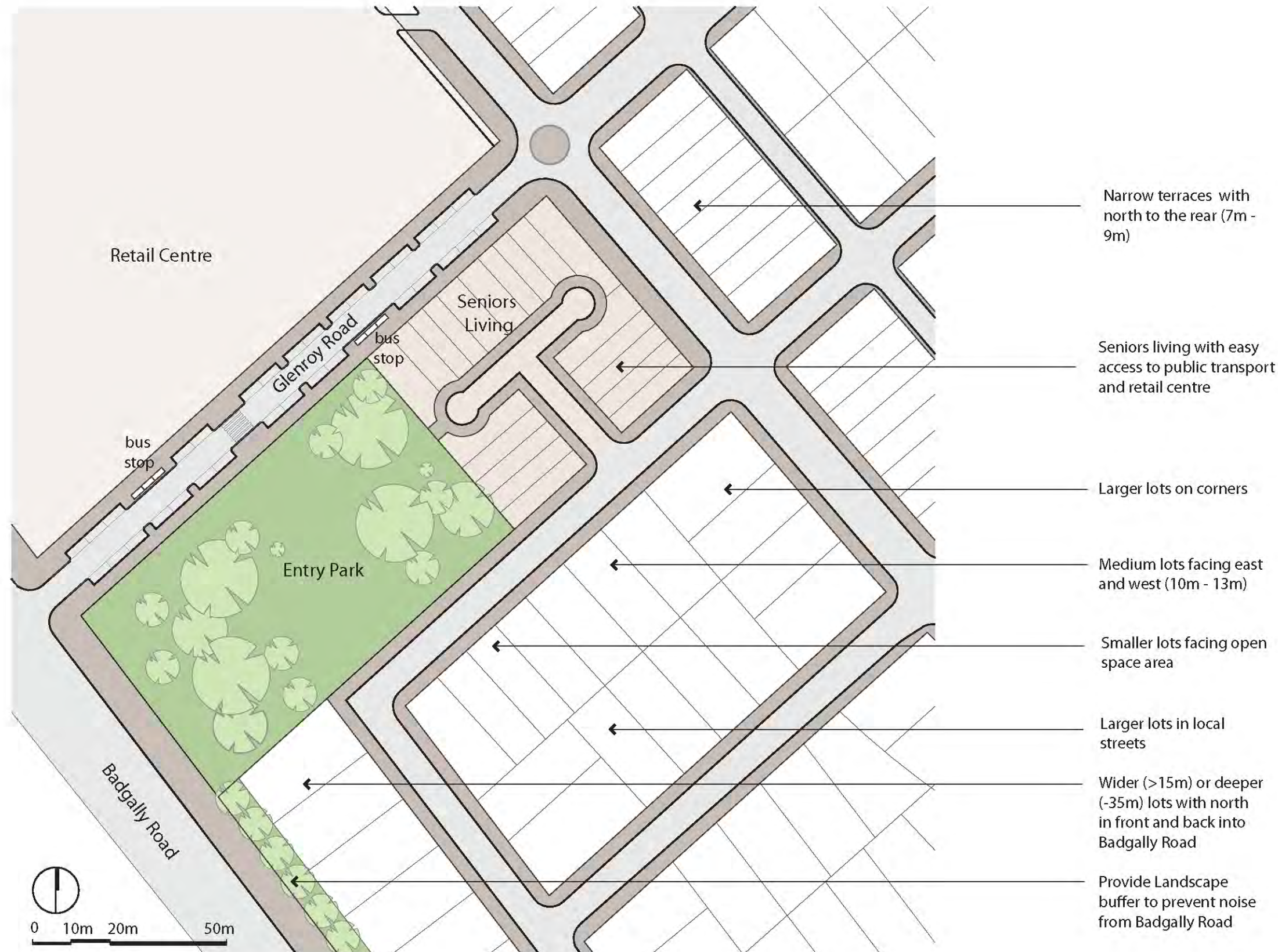
12pm 21 June



3pm 21 June

Subdivision Lot Orientation Principles

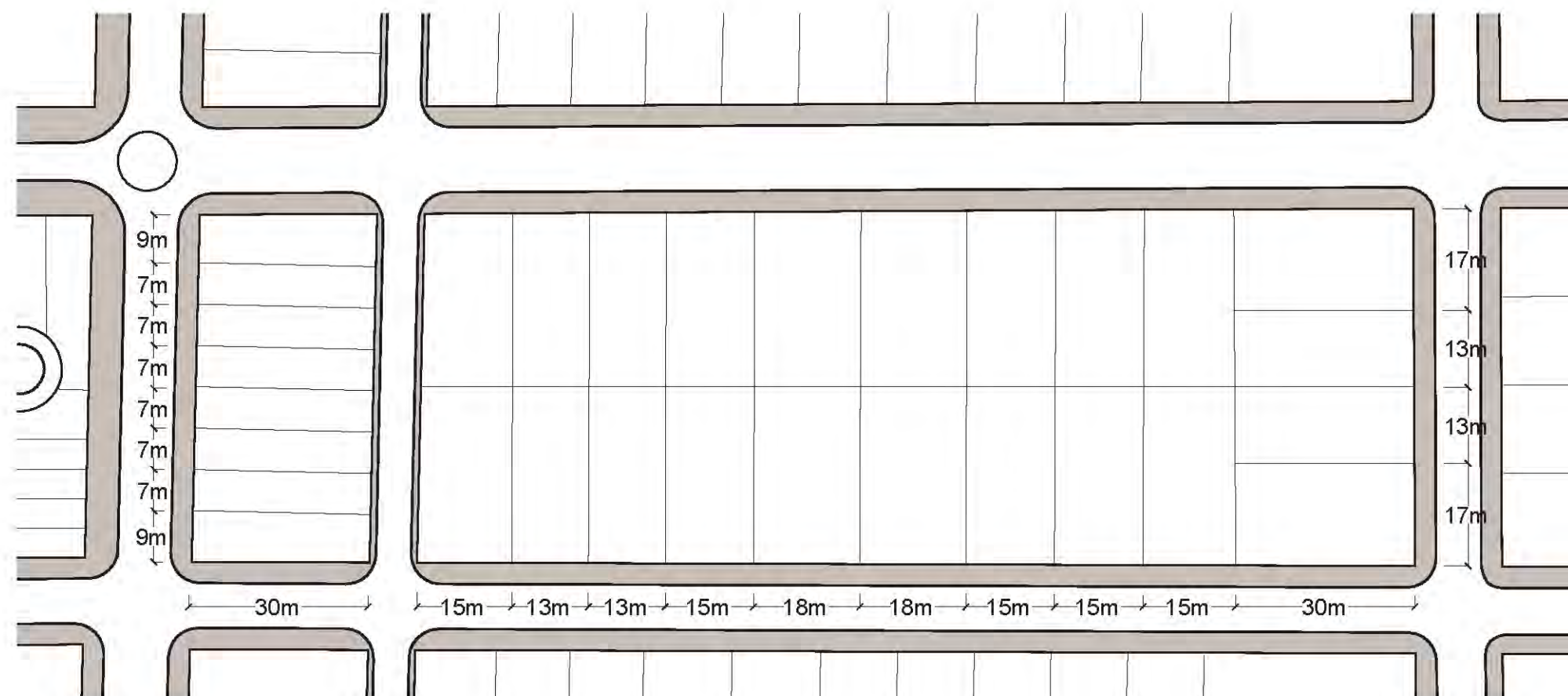
Lot orientation and configuration is to be generally consistent with the subdivision principles shown in the following diagram. The preferred lot orientation is either on a north-south or east-west orientation. Where other amenities such as views and outlook over open space are available, an alternative lot orientation can be considered.



Lot Frontage Variation Principles

A diverse range of lot types and frontages will be provided in each street. The repetition of lots with the same frontage along a street is to be avoided. For lots

13m wide and above, no more than three in a row should have the same frontage. The minimum change in lot width shall be 2m.



→ A diverse range of lot types
will be provided in each street

Streetscapes



A diverse range of lot types and frontages will be provided in each street. The dashed line above illustrates stepping within property boundary.



Maximum stepping height from adjoining lot is less than 2m

3D Massing Model

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DWELLING ENVELOPE AND BUILT FORM CONTROLS



3D Massing Model



- 7m wide frontage lot
- 9m wide frontage lot
- 10-11m wide frontage lot
- 13m wide frontage lot
- 15+m wide frontage lot

3D Massing Model

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DWELLING ENVELOPE AND BUILT FORM CONTROLS

- 7m wide frontage lot
- 9m wide frontage lot
- 10-11m wide frontage lot
- 13m wide frontage lot
- 15+m wide frontage lot



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Park and Open Space Plans

Badgally Reserve

DESIGN OBJECTIVES

- Key Entry Statement and focal point for the estate
- Adjoins the new retail centre
- Provide good pedestrian connections across the park and link to signalised intersection
- Provides small play equipment areas near to adjoining seniors living
- Provide strong visual interest and inviting park space with good solar access
- Use slopes for informal seating areas

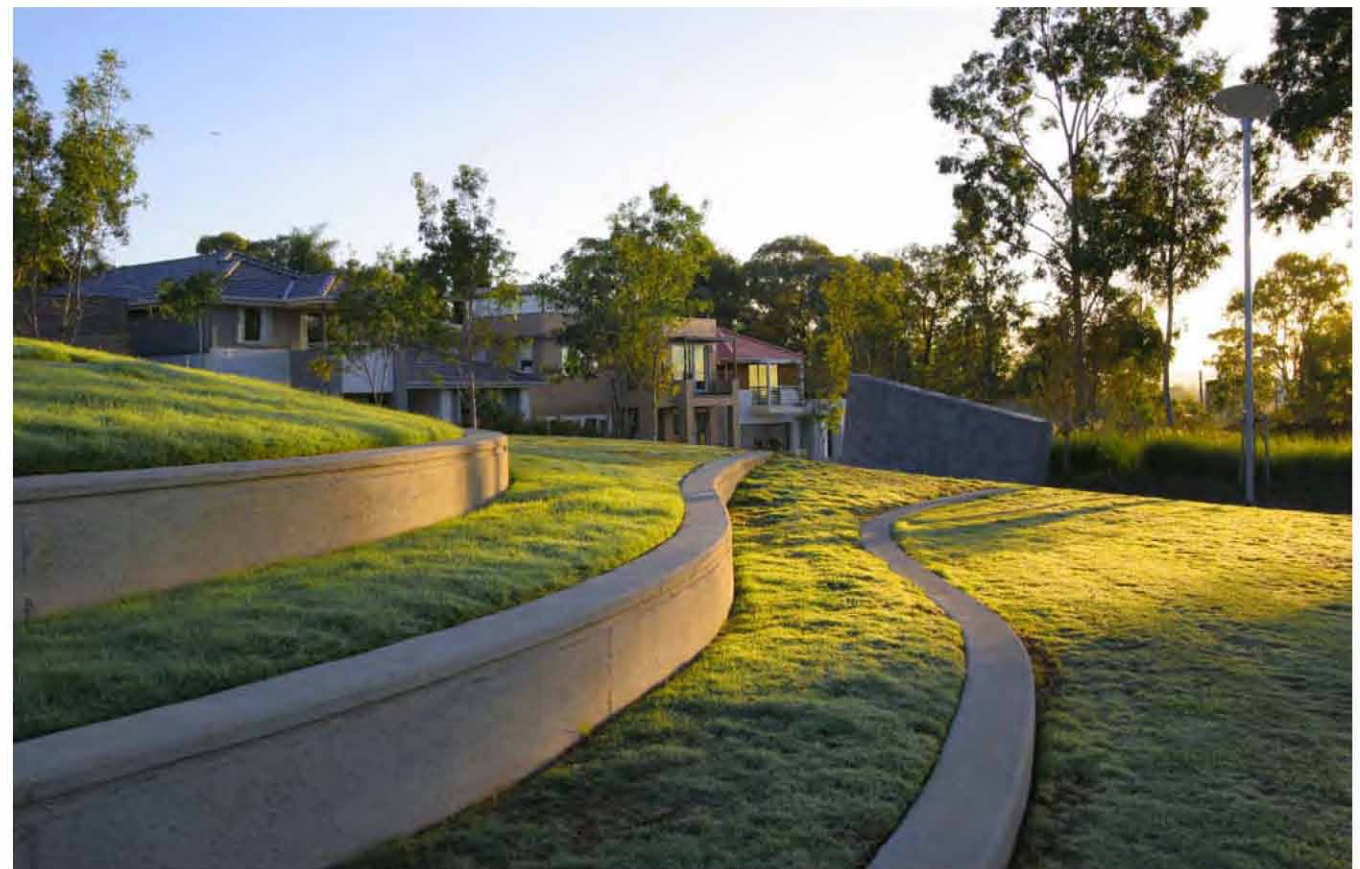


LEGEND





Character Images (Georges Fair, Design by AECOM)



Dimeny Park

DESIGN OBJECTIVES

- Retain much of the park infrastructure and facilities in place - move play equipment and reinstate at more central location in park
- Retain culturally significant items within the park - relocate only if necessary due to new road alignments
- Retain tree planting and built upon this structure with embellished low planting and some additional tree planting
- Use colourful foliage and a balanced mixture of tree species to provide seasonal interest
- Maintain good sight lines and CPTED principles



Proposed road layout overlaid existing aerial photo



LEGEND

	1.2m Path		Turf Areas
	Existing Trees		Tree Planting
	Mass Planting		Rubber Softfall

Davis Park

DESIGN OBJECTIVES

- Realign playing field to suit new road alignment
- Retain pedestrian crossing link to school
- Remove existing structures
- Use level change on eastern side to provide informal seating
- Integrate the edge of the park with the surrounding streetscape



LEGEND



Proposed road layout overlaid existing aerial photo

Fullwood Reserve - Sports Field Upgrade

DESIGN OBJECTIVES

- Upgrade the existing facilities (eg. off-street parking, spectator viewing areas)
- 1 formalised playing field with 2 semi-formal warm-up area
- Review existing lighting and fencing
- Integrate pedestrian pathways into network
- Existing structures to be assessed at detailed design stage.



LEGEND

