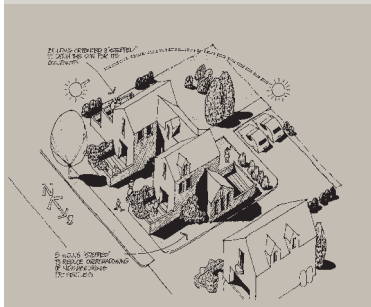


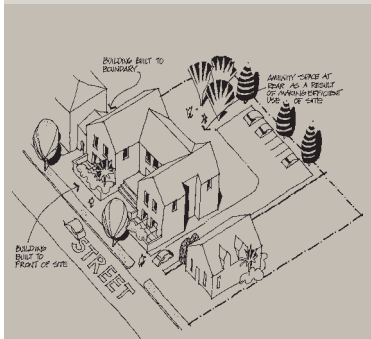
Residential Design Guide

The Residential Design Guide outlines 11 elements which are essential to good urban design and quality development in intensive housing. They form part of the assessment criteria for any new development in the Residential 8 Zone.

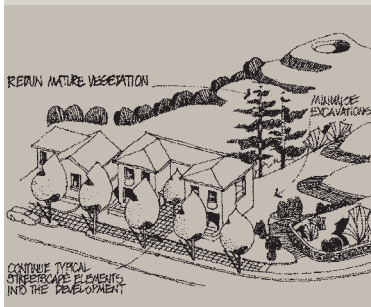
Following an initial analysis of the site and the context (the surrounding neighbourhood), all 11 design elements should be considered when preparing and assessing a development proposal.



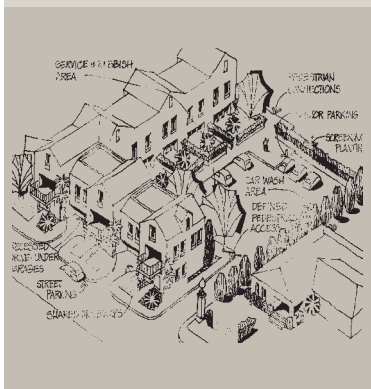
Building envelope



Site Layout



Neighbourhood character



Car parking

1. Neighbourhood character

New residential development should respect the existing neighbourhood character, while allowing contemporary designs that make a positive contribution to the future character.

2. Site layout

The layout of the new development should show a sensitive relationship to street and respect the existing character, while allowing efficient and coherent use of the site.

3. Density

New development should assist in providing higher density housing choices, while promoting high design standards and minimum loss of amenity to nearby housing.

4. Energy efficiency

The design and layout of new developments should reduce energy consumption through orientation and layout, building techniques and energy-reducing technology.

5. Building envelope

The massing and location of new development should provide amenity for future residents and minimise problems with daylight, overshadowing and visual bulk for neighbours.

6. Visual privacy

New development should provide for the needs of residents for daylight and outlook without intrusive overlooking of neighbours properties.

7. Acoustic privacy

Higher density development should protect residents from external noise and contain any noise sources within the development.

8. Landscaping

Landscaping of new development needs to provide for the residents as well as complement existing streetscape and landscape character of the neighbourhood.

9. Driveways and carparking

Access for residents, visitors and vehicles should be carefully designed for safety and minimum intrusion into the neighbourhood.

10. Private open space

Quality open space within new developments – both private and communal – contribute to the liveability.

11. Site facilities

The location and management of facilities for rubbish, storage and other services is critical to amenity for residents and neighbours.