



GUIDING DESIGN PRINCIPLES

LOT 98, COMMUNITY/SOCIAL HOUSING PROJECT (April 2010)

These guiding design principles apply to the development of Lot 98 within the 20Acres@Andrews Farm development. These design principles are additional to the "Design Manual" for the whole of the 20acres @ Andrew Farm development. They are specifically tailored to the development of community/social housing for this site and are to be read in conjunction with the "Community/Social Housing Concept Plan" provided at Appendix A.

GUIDING PRINCIPLES

1.0 DWELLING SITING AND DESIGN

1.1 Setbacks

Intent:

To better utilise the space on each individual allotment and help create the bridge between public and private space.

Principles

- Dwellings and undercover car parking spaces (ie garages or carports) must be confined to the relevant Building Envelope defined for each site, as identified in the Community/Social Housing Concept Plan at Appendix A.
- Eaves, sills, services and other similar fixtures may protrude outside of the building envelope specified for each allotment. However, verandahs, porches or other roofed structures must be contained within the Building Envelope.

Note: The Building Envelopes identify the area of land for each site that may be suitable for development. However, these areas are subject to compliance with the Private Open Space principles at item 2.0 below.

1.2 Front Façade

Intent:

To provide places for people to enjoy the outdoors but remain comfortably within their private space and have the opportunity to engage with residents and neighbours.

Principles

- Dwellings on Lots 1 to 4 must have a front door covered by a verandah with a minimum depth of 1.5m and a habitable room window facing Sophia Way as indicated on the Concept Plan at Appendix A.
- Dwellings on Lots 5 to 10 must have a habitable room window facing the common allotment and a front door covered by a portico or verandah which is visible from the common allotment.



1.3 Secondary Road Facade

Intent:

To enable residents to easily assist with passive surveillance of public space and avoid solid blank walls facing secondary streets.

Principles

- At least two habitable windows of the dwelling on Lot 4 must face Gairdner Boulevard.
- A verandah of 1.5m (minimum) depth and 6.0m (minimum) length must be provided to:
 - the dwelling on Lot 4, facing Gairdner Boulevard, commencing from the front face of the dwelling;
 - the dwelling on Lot 2, facing the driveway on the common property, commencing from the front face of the dwelling.

1.4 Materials and Colours

Intent:

To provide a diverse yet harmonious character to the residential neighbourhood.

Principles

Materials

- Materials may include brick, render or stone with highlighted elements, including concrete, custom orb metal sheeting or timber.
- Roofs must consist of pre-coated sheet steel or tiles. Highly reflective materials such as galvanised steel and zinc aluminium should not be used except for the roofing of two storey dwellings where the roof is not highly visible from public view;

Colours

- Subdued colours are to be primarily used and may be supplemented by bright colours as features or highlights.
- ~~Black~~ must not be used.

1.5 Privacy

Intent:

Overlooking from upper level windows and balconies to the private open space and living areas of adjacent dwellings should be minimised through good design.

Principles

- Upper level windows, balconies, decks and terraces should be designed and positioned to avoid direct overlooking of neighbouring private open space.
- Where an upper level window, balcony, deck or terrace overlooks the private open space or a habitable room window of a neighbouring property within 15m of the viewing point, screening must be included using one or more of the following methods:
 - permanently fixed obscure glazing or window sill heights to at least 1.5m above finished floor level;
 - permanently fixed external screens which have a maximum of 25% openings.

2.0 PRIVATE OPEN SPACE

Intent:

Private open space creates high-quality living environments when indoor and outdoor areas are linked, providing for entertaining areas directly accessible from the main living area of the dwelling.

Principles

- A minimum of 35 square metres of Private Open Space must be provided for dwellings with three or more bedrooms.
- A minimum of 25 square metres of Private Open Space must be provided to dwellings with two bedrooms.
- Private Open Space must:
 - have a minimum dimension of 2m;
 - include a minimum of 16 square metres directly accessible from the primary internal living area of the associated dwelling and capable of containing a rectangle measuring 4 metres by 2 metres;
 - be located behind the front façade of the dwelling;
 - be screened from public view;
 - have a northerly orientation.

3.0 FENCING

Intent:

To unify the streetscape, provide privacy and a sense of security to residents.

Principles

3.1 Front Fences

- Front fences must be provided for Lots 1 to 4 on the front property boundary.
- Front fences for Lots 5 to 10 must be positioned at least 0.5m behind the main face of the dwelling.
- Front fences must:
 - be open in style and have a vertical appearance;
 - be between 0.9m and 1.2m high. Posts/pillars may be up to 1.5m high;
 - include a gate for pedestrian use;
 - include an integrated mail box;
 - be constructed of pre-coated steel or painted timber. No brush fencing.

3.2 Secondary Road Fences

- Fencing to the Gairdner Boulevard frontage of Lot 4 must:
 - be open in style, have a vertical appearance, be constructed of pre-coated steel or painted timber, and have a height between 0.9m and 1.2m commencing from the front property boundary and terminating a minimum distance of 5.0m behind the front façade of the dwelling; and
 - be solid in appearance, no greater than 1.8m in height and constructed of pre-coated steel, rendered concrete, masonry, timber, brick or stone commencing a minimum distance of 5.0m behind the front façade of the dwelling.

3.3 Side and Rear Fences

- Side and rear fences must:

- be solid in appearance;
- be no greater than 1.8m in height;
- commence 0.5m behind the main face of the dwelling; and
- be constructed of pre-coated steel sheet in custom orb profile Colorbond Dune™ or equivalent.

4.0 PARKING

Intent:

Dwellings should be provided with sufficient and convenient on-site car parking for residents and visitors.

Principles

- Each dwelling must be provided with one undercover car parking space in the form of a garage or carport with minimum dimensions of 3.2m wide and 6.0m deep. Dwellings on Lots 1 and 5 to 10 must also include one open vehicle car parking space with minimum dimensions of 3.2m wide and 5.5m deep in accordance with the Concept Plan at Appendix A.
- Two visitor spaces must be provided within the common property in accordance with the Concept Plan at Appendix A.

5.0 SUSTAINABILITY

Intent:

Improving the design, services and environmental performance of homes to support sustainability and the environment.

Principles

- The northern portion of dwellings with access to winter sun should be occupied by living areas (Family, Kitchen, Living or Dining Room) and directly linked to north facing outdoor private open space.
- North facing windows must be covered with wide eaves, verandahs or other similar structures that shade windows from summer sun but permit entry of sunlight in winter.
- Each dwelling must be provided with a gas boosted solar hot water system and include a 1,000L rainwater tank plumbed to the dwelling for use in the laundry, toilet flushing or hot water service.
- Ceilings shall be insulated to an R.3.5 rating and walls to an R1.5 rating or greater.

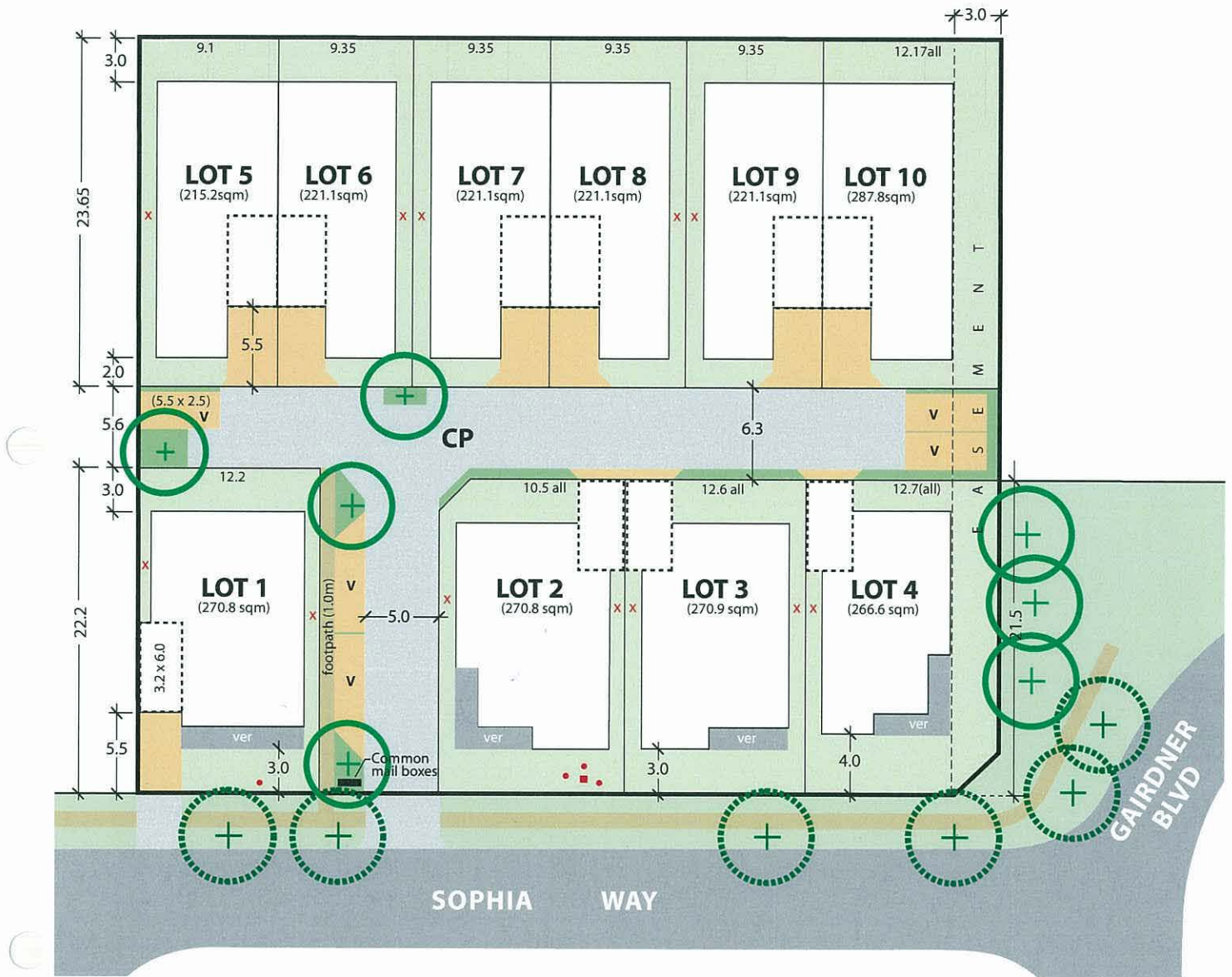
6.0 OUTDOOR SERVICES

Intent:

Services and equipment associated with each dwelling located and concealed from public view to preserve the amenity of the area

Principles

- Services such as air conditioners, antennae, satellite dishes, rainwater tanks, hot water service tanks, clothes lines and other equipment must be located/stored out of public view. Split system air-conditioning units must be mounted below 1.8m height on an external wall.
- Solar hot water or photovoltaic panels may be located within the public view only where the orientation is optimal for solar energy gain, but must be integrated with the roof design. Water storage tanks must not be located on the roof.



(277.5sqm) Denotes site area



Maximum building envelope



Verandah



Under cover car space



Additional on-site parking



Optional visitor car parking depending upon council requirements

CP Common property



Existing tree



Proposed tree



Landscaping



Existing services to allotment 98



Denotes 1 metre set-off from allotment boundary



0 metres 10 20



Community/Social Housing Concept Plan

LOT 98, 20 ACRES @ ANDREWS FARM

Nolan Rumsby Planners / 27 April 2010

