



beaconsfield gardenia estate stages 1 & 2

building design guidelines

prepared by hansen partnership pty ltd on behalf of banriar investments pty ltd
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1 introduction

This residential estate will allow for a range of housing styles, responding to the natural features of the land, as well as the surrounding transport network.

The aim of these building design guidelines is to ensure that this development establishes itself as an attractive and welcoming community, exhibiting a high standard of design which consistently addresses its surrounding environs.

2 general requirements

Restrictions relating to building siting, site cover and setbacks cease to apply to a lot after the issue of a Certificate of Occupancy under the Building Act for a dwelling on a lot.

No variations to these guidelines are permitted without written consent from Cardinia Shire Council.

Where the design parameters provided in these guidelines do not deal with a siting matter regulated under Part 4 of the Building Regulations 2006 (e.g. Overlooking, Overshadowing, Solar access to existing north facing windows etc.), or where the adjoining property is not subject to the same agreement or is not shown on the same certified plan of subdivision, then, in addition to the design guidelines, the requirements of Part 4 of the Building Regulations 2006 (or any other legislation applicable at the time of development) apply.

3 building design guidelines

3.1 building siting and site cover

Good building siting enhances the internal and external environment of a dwelling, and can reduce costs associated with both heating in winter and cooling in summer.

Dwellings should be sited and designed to provide adequate solar access to areas of private open space and habitable room windows, and minimise adverse amenity impacts upon neighbouring properties.

Providing meaningful areas of secluded private open space will aid in the liveability of homes, creating outdoor spaces that people will want to use year-round. It is for this reason that areas of private open space should be north-facing, where possible, to provide adequate access to sunlight.

Building site cover must not exceed 60 per cent to allow for adequate areas of private open space.

3.2 front setbacks

Dwellings must be set back at least 4 metres from the front property boundary to allow for attractive front yards and maintain a sense of 'openness'.

Porches, verandahs and open pergolas with a height of less than 3.6 metres, as well as eaves, fascia and gutter, sunblinds and shade sails, decks, (including steps and landings) that are less than 800mm in height, may encroach into the front setback area by no more than 2.5 metres.

3.3 side and rear setback

Dwellings must be set back at least 3 metres from the rear property boundary. Where a property has a north-facing side boundary and rooms within a dwelling are designed to have a northern orientation and north facing open space, the option exists to reduce the rear boundary setback to 1 metre, where a 3 metre setback is proposed along the northern boundary.

Buildings may be constructed to one side boundary (i.e. zero to 0.15 metre setback) for a length not exceeding 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, and must be set back at least 1 metre from one side boundary.

The height of a new wall constructed on or within 0.15 metres of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Porches, verandahs, open pergolas, eaves, fascia and gutter, privacy screens, masonry chimneys, sunblinds, shade sails, flues, pipes, decks, domestic fuel tanks, water tanks, heating and cooling equipment and other services may encroach into the aforementioned setback areas by no more than 0.5 metres (unless they interface with north facing windows).

3.4 frontages

Attractive building frontages improve the appearance of a neighbourhood, can make it a more pleasant place to live and can enhance property values.

Dwellings, associated structures and landscaping are to create an interesting and attractive street frontage. This is to be achieved through creating building entry points that are clearly identifiable from the street and including entrance treatments, such as front porticos or verandahs. Verandahs, porticos and porches are to have a maximum height of less than 3.6m above natural ground level, and be a minimum 4m² in area with a depth of 1m.

Building services, pipes and water tanks are to be located to the side or rear of dwellings and hidden from public view from the street.

Large expanses of featureless walls are to be avoided through the articulation of the front façade and incorporation of elements such as doors, windows, verandahs, decks and a varied materials palette.

Maintaining passive views of the street and footpath improves the safety and interactivity of this neighbourhood. A high level of passive surveillance of the street and footpath should be allowed for through the inclusion of windows facing the street.

3.5 garages

Garages and carports must be set back equal or greater than the setback of the main building line of the dwelling. Garage design must be consistent with the remainder of the house and be of a similar palette of materials and colours.

In order to avoid garages and carports dominating the street frontage, garage openings are to constitute no more than 50 per cent of the width of the frontage of a lot.

3.6 corner lots

Where a lot is located on a corner, buildings should be designed to address both frontages in a consistent manner to provide greater interaction with surrounding residences.

Facades to both streets are to incorporate visually interesting features, such as windows, awnings, verandahs or decks.

Buildings must be set back at least 2 metres from the side street boundary.

Side boundary fences facing the street greater than 1 metre in height must be set back a minimum 9 metres from the point of intersection, be no greater than 1.8 metres in height, with railings facing into the property and not visible from the street.

Garages must not be located on the corner section of the allotment facing 2 streets and must be located on or close to the side boundary that adjoins the neighbouring allotment. Vehicular access to Lot No. 33 must be via Gardenia Drive.

For the purpose of these guidelines, the narrower of the two frontages is considered to be the primary street frontage and shall present as the architectural and frontage of the dwelling.

3.7 narrow allotments (<12m in width)

Dwellings on narrow allotments (less than 12 metres in width) are permitted a single car garage to the street frontage.

Two cars accommodated in a tandem arrangement may be permitted where it does not conflict with any other provisions of these guidelines.

3.8 fences

Fences must respond to the prevailing neighbourhood character and landscape design, with materials complementing those of the dwelling.

Front boundary fences must not exceed 1.2 metres in height and be a minimum 20 per cent transparent (where not located on a corner).

Side and rear fences are not to exceed 2 metres in height, and are to comprise timber paling with appropriate capping. Where fences are to be painted, they are to be of neutral tones.

Side boundary fences (where not located on a corner lot) must not extend towards the road frontage beyond the main building line to maintain an open streetscape.

3.9 acoustic requirements

Due to their proximity to the Pakenham Railway reserve, all dwellings must be designed so as to reduce noise levels in living areas.

Dwellings on the above properties will need to include glazing for habitable rooms (bedrooms and living rooms including kitchens) that are facing to the north, east and west as per the table below.

glazing area (m ²)	bedroom	living room
Lots 1-15 & 31-33		
<i>North facing windows</i>		
<2m ²	To code	To code
>2m ²	6.38mm laminated glass or 6/12/6	To code
<i>East and west facing windows</i>		
<2m ²	To code	To code
>2m ² / <4m ²	To code	To code
>4m ²	6.38mm laminated glass or 6/12/6	To code
Lots 16-30 & 34-35		
<i>North facing windows</i>		
<2m ²	6.38mm laminated glass or 6/12/6	To code
>2m ² / <4m ²	6.38mm laminated glass or 6/12/6	To code
>4m ²	6.38mm laminated glass /12/6.38	To code
<i>East and west facing windows</i>		
<2m ²	6.38mm laminated glass or 6/12/6	To code
>2m ²	6.38mm laminated glass or 6/12/6	To code
Lots 36-51		
<i>North facing windows</i>		
<2m ²	10.38mm laminated glass /12/6	6.38mm laminated glass or 6/12/6
>2m ² / <4m ²	10.38mm laminated glass /12/6*	6.38mm laminated glass or 6/12/6
>4m ²	10.38mm laminated glass /100/6	6.38mm laminated glass /12/6
<i>East and west facing windows</i>		
<2m ²	6.38mm laminated glass /12/6	To code
>2m ² / <4m ²	6.38mm laminated glass /12/6	6.38mm laminated glass or 6/12/6
>4m ²	10.38mm laminated glass /12/6*	6.38mm laminated glass or 6/12/6
All lots		
<i>South facing windows</i>		
All sizes	To code	To code

* Exceedances of up to 4 dBA are predicted for train horns in some instances. The average horn level will, however, meet the project criteria.

Glazing notes:

Window frames are not to degrade the performance of windows. Frames of Glazing Types A to C are to be not less than 2 mm thick aluminium unless tests conducted in a NATA certified laboratory are provided demonstrating that the recommended acoustic ratings can be achieved with alternative products.

Sliding doors for apartments should be designed such that there is minimal degradation in the sound isolation (Both R_w and $R_w + C_{tr}$) due to perimeter sealing. To comply, the doors should either:

- Have been tested in a NATA certified acoustical laboratory, and the results of the tests provided to Banriar Investments P/L prior to ordering of materials for manufacture, or
- Have been designed, or the design checked, by an acoustical consultant being employed by an Acoustical Consultant Company who is a Member or eligible for Membership of the AAAC.

If alternative glazing is offered, it will need to be demonstrated that the sound isolation at all 1/3 octave frequency bands is not less than for the nominated glazing.

All shop drawings to be provided to Banriar Investments P/L and the Acoustical Consultant for checking and approval 21 days before sections ordered or construction commences.

The above recommendations are the minimum requirement for acoustics, and all glazing is also to conform to the relevant Codes.

3.10 landscaping

Each lot must provide attractive landscaping to all street frontages, in order to enhance the overall appearance of the neighbourhood and complement the design of the dwelling.

Landscape design should utilise a range of drought resistant species where possible, and must include at least 1 canopy tree, with a minimum height of 4 metres (when mature) within the front setback.

A minimum 20 per cent of the property must remain free of impervious surfaces.

The driveway must be constructed of concrete, tiles or stone. Gravel driveways are not permitted.

All landscape elements within the front yard, including driveways and pathways must be completed within 3 months of obtaining a Certificate of Occupancy.

