

building design guidelines

138 rix road, officer

prepared by hansen partnership pty ltd
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**APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME**

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contents

1 introduction	2
2 general requirements	2
3 building design guidelines	2
3.1 building siting and site cover	2
3.2 front setbacks	2
3.3 side and rear setback	2
3.4 frontages – entrance treatment	2
3.5 garages	3
3.6 corner lots	3
3.7 narrow allotments (<12m in width)	3
3.8 lots fronting rix road	3
3.9 fences	3
3.10 lot 101	3
3.11 acoustic requirements	4
3.12 landscaping	4

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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 – entrance treatment

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, they are to constitute no more than 50 per cent of the width of the frontage of a lot.

Garages for lots which have a frontage to Rix Road are permitted garages comprising 65 per cent of the width of the lot, and are to be set back in accordance with section 3.8 of these guidelines.

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.

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.

This provision does not apply to lots fronting Rix Road.

3.8 lots fronting rix road

The dwellings with a frontage to Rix Road will be the most prominent within this estate, and their design, including associated landscape treatment will need to set the benchmark for the remainder of the estate.

Properties which directly front Rix Road must gain access via the internal road network (i.e. not off Rix Road). Dwellings are to be set back a minimum 2.5 metres from Rix Road and oriented to address that frontage.

These dwellings are also to provide a landscaped interface to the internal road network, ensure a separate pedestrian entry is achieved and provide a sense of address.

Garages facing the internal road network must be set back a minimum 3 metres from the road with a high quality 'entry forecourt' treatment to this surface, incorporating textured concrete, paving and a suitable landscape treatment..

Where provided, fences to both road frontages are a minimum 20 per cent transparent and have a maximum height of 1.2 metres.

Examples of suitable fence materials include stained or painted timber battens, post and rail, merbau, palisade, metal post etc.

3.9 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.

Properties which directly front the Pakenham Railway reserve to the north must provide fences to this frontage which are visually transparent to allow passive surveillance of the rail corridor and are a maximum 1.2 metres in height.

3.10 lot 101

A residential building constructed on Lot 101 must:

- Be set back a minimum of 2m from the western boundary.
- Be designed to present a frontage both to the west and the south.

- Present at least one habitable room window, forward of the side boundary fence, to both the western and southern frontage. If the dwelling is double storey at least one habitable room window must be provided at each level.

A garage constructed on the lot must be located on or close to the northern side boundary.

Fencing along the western and southern boundaries must not exceed 1.2 metres in height and must be at least 40 per cent transparent.

3.11 acoustic requirements

Due to their proximity to the Pakenham Railway reserve, dwellings on lots 15-19 and 145-181 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 on the following page.

glazing area (m ²) total glass area for a given room	bedroom	living room
Lots 15-17, 145-147 and 161-181		
<2m ²	6.38mm laminated glass	* To code (not <4mm)
>2m ² / <4m ²	10.38mm laminated glass	* To code (not <4mm)
>4m ²	IGU comprising 10.38mm laminated/ 12mm air gap/ 6mm glass	* To code (not <4mm)
Lots 18,19 and 148-160		
All bedroom windows on the North facade	6.38mm laminated glass	* To code (not <4mm)

* no requirements

The following details other glazing requirements apply to bedrooms of the aforementioned dwellings only:

- Frames for windows shall have a wall thickness such that there is no significant degradation in the acoustic isolation of the window, and in any case shall be not less than 2mm.
- Awning windows should be used and shall have two sets of compression seals. One on the window frame and one on the external angle. Sufficient closures shall be fitted to ensure a good seal.
- Doors are to be hinged doors and fitted to all four edges of the door and/or frame.
- Approved seals include Raven RP24, or RP10 frame seal, and Raven RP38 bottom seal. Ensure that the handle does not interfere with seals (a long backset may be required).
- Laminate where specified is to be no less than 0.38mm thick.
- Where frames or sections of frames interlock or butt together, they shall include an approved seal or sealant.

- Any window or door frame which bows or any seals showing even small gaps or noticeable sound leakage shall be rectified.

Additionally, all walls and roof construction of bedrooms within lots 15-17, 145-147 and 161-181 that face either north, east or west shall be constructed to have an acoustic rating of not less than 43 dB.

3.12 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.

