

Building Design Guidelines

These Design Guidelines apply to the custom homes and terrace houses at WEST and should be read in conjunction with Building Envelope Plans applicable to individual allotments.

The specific requirements illustrated in the Building Envelope Plans take precedence over the general provisions of these guidelines.

Building Height

Buildings should appear to be predominantly two-storey from primary street frontages. Single storey elements that contribute to the articulation of the built form may be acceptable, as may carports or garages where located to the rear of the property and not in highly visible locations.

Setbacks

All setbacks should be in accordance with the allotment control plans to achieve the following:

- A landscaped setback of generally between 1.5 and 3m to primary street frontages;
- Side setbacks, including those at upper levels, to provide articulation of the built form and preserve amenity for adjoining properties;
- Rear lanes that incorporate landscape and / or pedestrian entries of not less than 20% of the width of individual allotments.

Built Form

The setback requirements will substantially determine the mass of the building. Roof forms may be flat or mono-pitched and may incorporate parapets or expressed eaves. Hipped roofs with low pitch are acceptable where not a visually prominent from primary streets or public spaces.

Services such as air conditioners, antennas, satellite dishes and authority meters should not be visible from the street nor erected above ground floor level.



Parking + Access

Vehicle parking is to be provided at grade with a minimum of one under-cover car space. Basements are not permitted. Pedestrian entries should be provide to all street frontages, including rear lanes.

Private Open Space and Landscaping

Useable private open space must be provided with direct access from living areas. Open space should include significant portions of permeable areas for planting. Front and verge landscaping should be installed by time of occupation and be well maintained at all times.

Materials

The use of masonry, stone, natural brick or other natural materials is encouraged for primary frontages. Painted or rendered facades may be acceptable where used in combination with other elements such as screens or shading devices. Colours should generally be earthy natural tones rather than bright colours. Galvanised or zincalume finishes, or other reflective surfaces, should be avoided.

Fencing

Where provided, front fences shall be not more than 1500mm above footpath level and should generally be low walls and / or screens enabling some filtered views between the garden and public realm. Side and rear fencing should not exceed 1800mm in height or 1500mm forward of the front facade.

Windows

The position, size, and type of window, and associated shading devices, should optimise the solar access in winter and minimise excessive heat-gain in summer, and enable effective cross ventilation of the dwelling. The use of operable windows should be maximised. Bedrooms windows must be operable.

Amenity

Measures such as the placement of windows, use of obscure glazing, or privacy screening, should be used to prevent overlooking of private open space and habitable rooms of neighbouring dwellings.

