

Design Guide

Metropolitan Centre Zone

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INTERPRETATION

Application

Sections 1-5 apply to all new buildings or additions in the zone.

Section 6 applies to all residential development **with the exception of Retirement Villages, and** irrespective of the number of units or floor area:

Part A applies only to townhouses.

Part B applies only to apartments.

When a residential development includes both townhouses and apartments then the relevant parts of section 6 of this guide will apply to each housing type within that development.

Relevance

Only design objectives and guidelines that are relevant to the specific site, setting and development type should be applied.

Prioritisation

The relative importance of those guidelines that apply to any project may vary from project to project. In this case, while all relevant guidelines should be considered, those that are critical to achieving the design objectives of this guide should be prioritised and any priorities should be confirmed with Council in pre-application discussion.

Explanations and illustrations

The italicised text under each guideline, the images and their captions are to explain and assist interpretation of the guideline to which they relate, and the images are to illustrate principles rather than describe approved design solutions.

1 DESIGN INTEGRATION AND COHERENCE

- Design objective*
- O1.1 To optimise the quality of the outcome with an integrated, comprehensive design approach.**

- Guidelines*
- G1.1 Consider all relevant guidelines together.
- There should be clear and integrated site layout and building design strategy, and coherent aesthetic composition of buildings.*
- Considering all design and planning matters together is to achieve a design outcome that is optimal for its site, and which will be a coordinated and integrated response to the full range of relevant issues rather than a piecemeal response to individual guidelines.*
- Optimisation of design outcomes in relation to the full range of objectives and guidelines recognises trade-offs are likely to be required, but good design will reconcile different demands and deliver an acceptable outcome in all respects.*



Coherent and coordinated building and public open space design

2 SITE LAYOUT

Street edge definition

- Design objective*
- O2.1 To ensure buildings spatially define street edges in order to contribute to a high-quality public realm.**

- Guidelines*
- G2.1a Build to the street edge to establish and/or maintain continuity of street edge definition.
- This includes maintaining the general continuity of massing and street frontage alignment at bends and corners. There may be potential for setbacks in some areas, such as vehicle-oriented areas and around institutions such as museums, educational institutions, libraries, halls, swimming pools, churches and other community and public facilities. However in such situations the quality of any frontage setback should be high and the space integrated with the public realm.*



- G2.1b Ensure any setbacks from the street create high amenity public open spaces which contribute positively to the public space system in the city.
- Any setback should frame positive open spaces at the street edge that will contribute to the public amenity of the street.*



Street edge setbacks provide attractive pocket parks, complemented in each case by the building opening to its edge

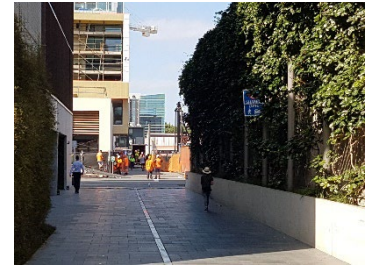
Setbacks and stand-alone buildings may be acceptable to accentuate important public buildings, or if that would achieve a higher quality relation to an existing neighbouring building or public open space.

Where a space is intended for recreational use, ensure it is orientated to receive sun and shelter that attracts and supports occupation.

Mid-block connections *Design objective*
O2.2 To facilitate easy, safe and convenient pedestrian movement within the centre.

Guideline
G2.2 Retain and enhance existing pedestrian thoroughfares and create new mid-block links where they will enhance connection and walkability through the centre.

These should be located where a city block is very large and where good linkages currently do not exist. They should be provided where they give more convenient access between recognised destinations, and where a link would contribute to realisation of Council's plans for revitalising the centre. They should contain some potential for edge activation and be safe and legible which means ensuring clear sightlines, good lighting, and providing for informal surveillance from activity at their edges.



This mid-block connection is part of a network of lanes that provide for enhanced public connection as well as service access and functions

Car parking and servicing location and design *Design objective*
O2.3 To provide for convenient and functional servicing and parking in a way that maintains a high level of public realm amenity.

Guidelines
G2.3a Locate parking to be visually unobtrusive, integrate it with good quality building and landscape design, and ensure it does not compromise the quality of adjacent streets and public open spaces, nor the experience for pedestrians.

On-site parking at the frontage in the metropolitan centre zone should be avoided.

All carparking areas including any setbacks from the frontage for parking should be landscaped, with plant and tree species selected to maintain views between the buildings and public space. Sufficient planting including trees should be used in large areas of carparking to break down their perceived extent and avoid visual dominance.

Planting around driveways and parking areas should maintain key sightlines for drivers and also the pedestrians who will also move through these spaces.

Provide sufficient space for the roots of trees to enable their successful establishment, growth and ongoing viability.

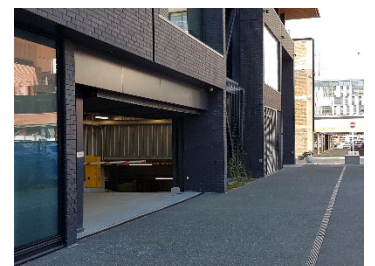
G2.3b Locate and design plant, servicing and storage areas to not compromise publicly relevant activity at the street edge, nor the main entry to the building.

Poorly located service areas impact on the perception of the vitality and interest of the street (with consequences of deterring pedestrians, thereby compromising other activities on the street) and have adverse public safety effects.

Air-conditioning plant should be integrated into the design of the building either within the roof form or façade composition. Servicing including truck docks and storage at ground level should be discreetly located at the sides or rear of the building, and storage should be screened if visible from the street or any other public open space.



This inner-city supermarket presents display windows to the street, and conceals its upper level carpark with an architectural screen



Recessed and architecturally integrated service and parking entry unobtrusively located off a service lane away from primary entrances and shopfronts

3 BUILDING HEIGHT, BULK AND FORM

Bulk and form

- Design objective*
- O3.1 To ensure new buildings fit into their site without visually dominating buildings, streets and spaces around.**

- Guidelines*
- G3.1 Reduce the apparent bulk of conspicuously large buildings with modelling of building form and façade.**

This is particularly important when a building is much taller and/or much wider than those around.

Techniques that might be used include variation in form along the plan and/or around relevant elevations; introducing smaller and/or lower secondary building forms that achieve a scale transition particularly close to ground level. Changes of colour, texture and material may contribute to this effect, however will not be as successful as subdivision and variation of form.

A combination of projecting forms and setbacks can be effective, as well as secondary elements such as, for example, balconies, box or bay windows and expression of structural elements.



Visual bulk of building modulated with variation in roofline and façade alignment, and projecting and recessed balconies.



Modelling of form and façade allied with material variation contributes visual interest and reduces the apparent bulk of these large buildings

Light and outlook

- Design objective*
- O3.2 To provide for and maintain reasonable light, outlook and internal amenity.**

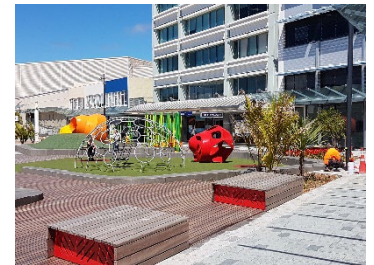
- Guideline*
- G3.2 Shape and locate building forms to maintain light and outlook for interior spaces within the building itself and with consideration of neighbouring buildings.**

Risk to light and amenity within existing buildings is a consequence of ongoing infill and intensification of development in the centre. The level of amenity which building occupants can reasonably expect in a heavily built-up metropolitan centre with a mix of uses should be addressed to give some certainty to both existing and new development, and this becomes increasingly important as residential activity occurs in the zone. This means providing setbacks and window orientations to maintain reasonable daylight and outlook on site as necessary to be fit-for-purpose for the intended use, even if development on an immediately adjacent site is built

to the maximum height right on the boundary. For clarity, outlook is to provide a sense of the outside environment and daylight but does not equate to providing for distant views.

- Wind effects on public open space**
- O3.3** **Design objective**
To ensure that the wind effects arising from conspicuously large, tall and exposed buildings do not compromise the safety and amenity of the adjacent public realm.
- G3.3** **Guideline**
Model the form of buildings and add shelter elements as appropriate to mitigate any likely adverse wind effects that would otherwise compromise the safety and amenity of the public realm.
- Where a building is conspicuously taller than those around, and /or exposed to prevailing winds it is likely to cause downdrafts which can compromise the safety and amenity of the adjacent public realm. This may be mitigated by modelling the building form, and/or shelter at ground to deflect severe downdrafts and protect public areas at the base of the building. In instances where it is predicted that significant adverse wind effects could result, then expert technical assessment and advice may be requested and wind tunnel testing may also be necessary.*

- Sunlight to public open space**
- O3.4** **Design objective**
To maintain reasonable sunlight to the most important parts of identified public open spaces.
- G3.4** **Guideline**
Maintain good sunlight access to Cobham Court, Serlby Place, Hartham Place North and the harbour edge at the times when these public spaces are most intensively used.
- Good sunlight is critical to successful public parks, squares and pedestrian malls. While these spaces will experience shade at some stage during the day, design should ensure that at any time, a significant portion remains sunny. This is particularly important for the most popular and highest amenity parts of these spaces during the times when they are most heavily occupied.*



Sun to popular parts of a public open space

4 BUILDING DESIGN AND APPEARANCE

- Visual interest**
- O4.1** **Design objective**
To achieve visual interest and avoid visual monotony while also achieving aesthetic coherence and integration.

Guidelines

G4.1a Create visual interest in the composition, formal articulation and detail of upper level building facades as viewed from the street.

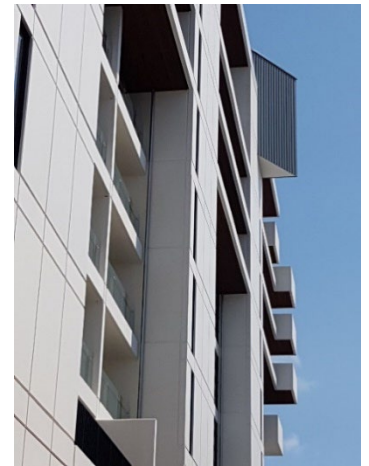
This is primarily achieved with variation in form and including shadow-casting elements. At the level of fine-grained detail this includes expressing texture, openings, structure, construction modules and components. Visual interest is particularly important in pedestrian-oriented areas, due to low viewer speeds and close-range viewing. Variation in building form and of the roofline of wide facades will also contribute to visual interest.

Varying materials and textures and offsetting façade planes might be utilised in combination with windows and other openings to enliven an otherwise flat blank wall. Colour or tone variation might be introduced but should complement rather than substitute for expression of form and detail in creating visual interest.

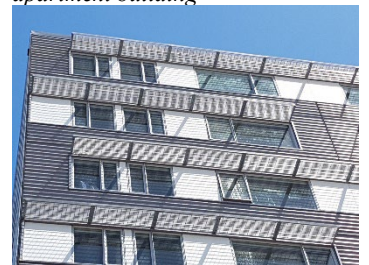
Any design solution should be aesthetically integrated with the three-dimensional form of the building as a whole, and all elements and measures applied for this purpose should be part of a coherent façade composition.



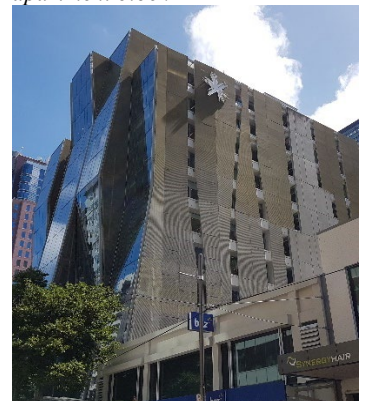
A combination modelling of building form, variation in façade and materials, and aesthetically coherent change in the type of façade contributes visual interest



Modelling of form and expression of openings in a high-rise apartment building



Variation in materials and shading devices combine to create visual interest on the north façade of this apartment block

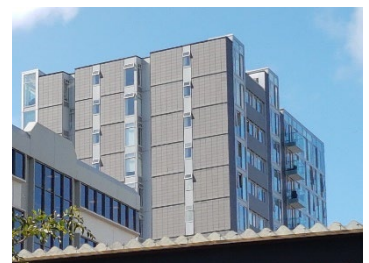


Variation in form on the street façade combines with expression of shading devices on a side façade to give visual interest

G4.1b Avoid any conspicuously large blank walls which are prominent in view from the street, in distant views or along entrance routes to the centre.

Views from the street would be within the zone, however distant views include those from the elevated areas to the west and east, and entrance routes are Titahi Bay Road, Mungavin Bridge and State Highway One.

As well as long blank walls at the street edge this includes large blank walls elevated above other buildings and visible over lot boundaries. However, a flat wall surface may be used to balance other more complex parts of a façade and may also provide contrast and visual relief or a scale relation to an



Subdivision and architectural modelling of an elevated side wall

adjacent larger building. Whether a blank wall is monotonous or not therefore depends on its orientation and context, and its size and proportion in relation to other parts of the building façade.

- G4.1c Create visual interest in the roofs of large floor plate buildings that are prominent in view from elevated publicly accessible sites.

Consideration should be given to the subdivision and modelling of large roof planes, variation of roofline and eaves including those viewed from below, and expression of plant and service enclosures as an aesthetic feature on the roof. In all cases modelling and variation should be driven by a compositional idea rather than being random and expedient.



Plant enclosures as sculptural forms on a rooftop

Building top design

- O4.2 *Design objective*
To achieve integrated building top and roof design that also contributes positively to the skyline.

- G4.2 *Guidelines*
Integrate the building top and roof, including plant and services, as an explicit and coherent part of the overall composition of the building.

This necessitates considering the top of the building as a 'fifth elevation' and integrating it into the conceptual design and formal composition of the building. Techniques for tall buildings might include expressing roof form and roof top features and differentiating the top or upper parts of the building from those at lower level. Rooftop services and plant should be integrated into the architectural concept for the building, and either screened or expressed as an architectural feature. In all cases the roof design and any expression of building top should be coordinated and consistent with the aesthetic of the bulk of the building below.



Building tops with variously expressive rooftop signage and forms, and integrated plant and services

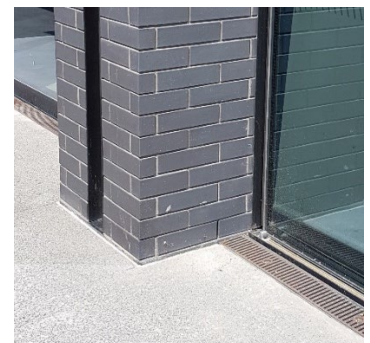
Materials and detailing

- O4.3 *Design objective*
To ensure materials and detailing are suitably robust, and fit-for-purpose in order to maintain their appearance over time.

- G4.3 *Guideline*
Use physically robust, readily maintained materials, finishes and details in areas that are prone to damage or vandalism.

Areas prone to wear and tear include steps and stair landings, ground level façades and low walls at the street edge, the soffits of verandas and service areas such as truck docks. The design and specification of these elements should ensure they are sufficiently robust and can be readily repaired if damaged or vandalised.

This requires, for any situation where damage or vandalism would be realistically possible or likely, identification of general construction and material type and any features which would assist with prevention or mitigation of damage.



Robust materials at ground level, in this case brick masonry, glass and heavy gauge steel

5 FRONTAGE DESIGN

Design objective

- O5.1 To achieve street edges that are visually interesting and active, and which contribute to the safety and attractiveness of their setting.**

Guidelines

- G5.1a** Orientate building frontages to the street and public realm with shopfronts, windows and public entrances, including to Porirua Stream.

This includes providing shopfronts and frequent building entrances along all edges to streets and other public spaces.

Windows and shopfronts are particularly important on street-facing facades. As well as providing visual interest to the façade and a sense of the function of the building, these allow overlook and informal supervision which is important for the safety and amenity of the public realm.

The number and type of entrances and extent of visual connections between building interiors and adjoining streets and other public spaces should be to a degree appropriate to the location. Treatment should be consistent with the type of street (or other public open space) that the frontage adjoins, and with its importance as a pedestrian route.

A hierarchy of frontages may be expressed. On corner sites primary and secondary frontages may be appropriate, and the frontage requirement for lanes may be lesser than that applying to streets. This recognises that lanes are often predominantly for service and movement, and the primary frontage of the adjacent retail will be to the street rather than the lane. However nothing should restrict all frontages on a corner site, and along a lane, from providing for intensive retail should that be appropriate.

Buildings adjacent to and facing onto Porirua Stream should have positive frontage treatments. This will include entrances and windows and the façade composition and quality should respond to orientation and public viewing distances. Service and storage areas should not be in public view at these frontages.

- G5.1b** Provide visual interest and edge activity including multiple entries to any ground floor frontage which is conspicuously wider than those around.

Large scale activities with conspicuously wide frontages should include multiple entries along the frontage length, and/or may be complemented with small scale and narrow frontages to achieve diversity and contribute to an active street edge.



Frontages to the street with street shopfronts, frequent building entries and edge occupation



An appropriate degree of edge activation in a rear street with building entrances and the occasional shopfront



Articulating a long frontage along a lane with shopfronts and entries

- G5.1c Locate publicly relevant activity at ground level and in view from the street to contribute to the vitality and safety of the street.

*Publicly relevant activity includes retail, commercial and institutional uses, all being activity which is not privacy sensitive and to which the public may have physical access.
Storage, back of house and service activities are not appropriate at prominent street edges, although might be acceptable if along service lanes.*



Shopfront glazing at a corner enlivens the façade and places the activity inside on view

- G5.1d Design shopfronts to maintain visual transparency and contribute visual interest and night-time spill lighting to the street edge.

Glass type should maintain visual connection between public spaces and building interiors. Heavily tinted or reflective glass is not appropriate at street edges. Solar control should be addressed by other means which maintain a visual connection between the ground floor shopfront and the public realm.

- G5.1e Design building entrances to be suitably spacious, comfortable and legible.

This may include space and features between the public street and building interior that signal the location of entrances, enhance the sense of arrival and provide shelter. Cover at entrances is desirable to prevent water ingress during inclement weather and will also contribute to legibility of entrances, and visual interest along facades.



Expression of building entry

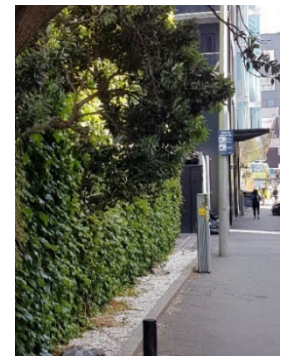
- G5.1f Ensure any landscape treatments establish conditions of visual interest, amenity and safety within the development and enhance the street edges.

While buildings are typically to be built to the street edge in this zone, certain building types such as important cultural or community facilities may be set back, and street edges have been identified where a frontage landscape approach is required. Particular consideration should also be given to landscaping and planting along the edges of Titahi Bay Road where the backs of buildings face onto entrance routes to and past the centre.

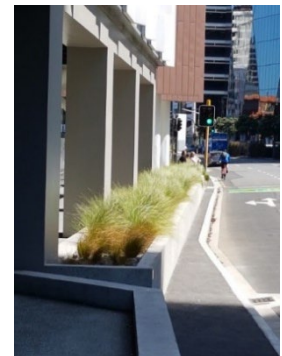
The frontage landscaping should be appropriate to the situation and both hard and soft landscaping elements may be used. In undertaking landscaping, any relevant Council public space and landscape strategies and plans should be considered, including relation of planting type, layout and species to existing public realm landscaping, and continuity of planting arrangement and type between adjoining and adjacent sites.

Consideration should also be given to if and how any space might be occupied, any routes through it, and ease of maintenance.

Crime Prevention through Environmental Design (CPTED) principles must be considered in all landscape design work. This includes ensuring planting types and locations allow visibility at and below eyeline



Green wall at the street edge



Simple planting treatment provides visual interest and separates the footpath from a busy arterial road

and avoid potential for concealment and/or entrapment in any area of planting to which the public may have access.

- G5.1g Provide separate entrances and internal circulation to residential and any other activity within a mixed-use building.

Street entrances and internal circulation that separate residential activity from any other uses can readily be planned into any new building intended for a mix of uses including multiple residential units. However, this separation is not important where commercial and a single dwelling are combined within a single unit.

Where an existing building is being converted to include residential in addition to other uses, this separation of entrance and circulation should be provided wherever practicable.

6 HOUSING DESIGN

PART A ALL TOWNHOUSES

Application

These design objectives and guidelines apply only to 'townhouse' developments and not to apartments.

A1 Integrated building form and open space

- O1 *Design objective*
To integrate building form and open space design to achieve high internal amenity and form well-located and usable private open spaces.

- G1a *Guidelines*
Design buildings and related private open spaces together so that dwellings define sunny, attractive and accessible private open spaces.

Considering building and open space together at the stage of site planning will allow the amenity of both interiors and private open spaces to be optimised. Buildings should be of a height, orientation and located to define sunny external spaces which in turn provide for outlook, daylight to dwellings and sunlight to main living rooms and private outdoor spaces. The form of buildings and their placement and orientation relative to each other will also assist in achieving some privacy for these open spaces.

Private outdoor space should not generally be positioned solely at ground level between the dwelling unit and any road boundary. If fronting the street, consider how a small part of the space might be screened for visual privacy at the same time as visual connection is maintained over the street.



- G1b Provide garden spaces which include potential for tree planting.

Trees and/or areas of massed planting are desirable for visual amenity within the development as they can provide a high-quality outlook from dwellings, and privacy for and between units. When selecting and locating trees the mature height and canopy size and required growing conditions should be considered to both ensure successful growth and avoid conflict with buildings and services. Deciduous trees offer the benefits of summer shade and winter sun and should be placed so that leaf drop does not cause maintenance problems.



Trees are possible even in narrow front yards

A2
Planning for amenity

- O2 *Design objective*
To achieve reasonable sunlight and daylight to and outlook from dwellings.

- G2a *Guideline*
Ensure that at least one living area within each dwelling receives reasonable sun during the day.

Design for sunlight is fundamental to residential amenity and good residential planning. The potential to achieve sun depends on building form, plan configuration and the orientation of dwellings, so should be addressed at the site planning stage. This will be ideally for around four or more hours per day in mid-winter.

There may be circumstances, such as when building on a south-facing slope and/or where shaded by other buildings, where a small proportion of the dwellings in a development (generally not more than 15-20% of the total) might receive less mid-winter sun than this. However, in all cases, all dwellings should receive winter sun. Skylights should also be considered in circumstances where poor site orientation or shading by neighbouring development compromises solar access.

Consideration should also be given to summer sun-shading in north and west facing windows. Summer shading becomes increasingly important when windows are very large. While specific shading devices might be used, summer shading is often readily provided with eaves and roof overhangs.

Cross-ventilation is also desirable for summer cooling.

- G2b Provide for outlook from all units.
Windows should be orientated to optimise the views available from each unit, while also considering relation to the sun and reasonable privacy for neighbouring units. At a minimum the plan configuration and façade design should ensure every unit, and particularly its main living area, has an outlook over a space large and open enough to give a sense of the outside environment.

A3
Access and circulation

- O3 *Design objective*
To achieve high quality, legible and efficient circulation to dwellings.

- G3 *Guideline*
Make circulation to dwellings efficient, convenient and understandable.

Safe, efficient and convenient pedestrian access should be provided within the development and linking to the external footpath network. Routes should be continuously paved, direct, clear and suitably generous. Individual dwelling entrances should be visible and might be highlighted by design to help people to orientate themselves. Landscape and paving design can also help to direct people to dwellings, and planting configurations should aim to ensure when vegetation is mature that visibility is maintained.



Legible entrances face the street

A4
Garage and carparking location

- O4 *Design objective*
To minimise the visual impact of garages and car parking on the streetscape.

- G4 *Guideline*
Place garaging generally beside or behind the house and restrict the amount of parking in any front yard.

Garage doors should generally be set back further from the street edge than the front face of the building. In general it is desirable to place garages to the south of the dwelling allowing for habitable rooms to be on the sunny sides of the dwelling.

Carparks dominating street edges have serious negative visual amenity and streetscape effects. They limit potential for planting in the front yard, and often signal low quality development and compromise the image for the local neighbourhood. Also, multiple vehicle crossings typically associated with this compromise pedestrian amenity and safety.

There will be circumstances where it may be reasonable to consider a parking space, garage (or carport) at the street frontage. These might include where:

- topography makes location elsewhere impracticable;*
- provision at the street edge would result in a higher amenity outcome for both the unit served and immediate neighbours;*
- such provision would not lead to excessive visual domination of any street edge by parking, servicing or garages; and*
- the design of the parking space, garage or carport and the landscaping around it is such that parking*



Entry porches and windows to habitable rooms fronting to the street. Single garage doors are located at the frontage but are not prominent in views along the street



Garages recessed behind the frontages of the dwellings are visually unobtrusive

*provision is both unobtrusive and well-integrated into the street edge.
Nevertheless, this should be at most a minor proportion of the total frontage width to allow for front yard landscaping and the dwelling entrance.*



Garage in a terraced housing development is unobtrusively located next to the front door and well back from the street edge

**A5
Visual
privacy**

Design objective
O5 To provide reasonable internal visual privacy for all units within a development.

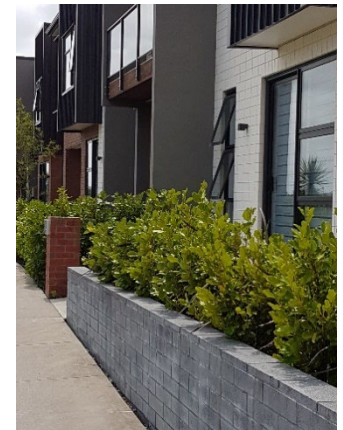
Guideline
G5 Provide for reasonable visual privacy within and between units by considering the relative placement of rooms and related private open spaces, and the orientation and design of windows.

Privacy can be provided by avoiding windows of adjoining dwellings directly facing into each other at close range, or directly into the private open space of a neighbouring dwelling and by considering the relative location and orientation of internal rooms, windows and private open spaces.

Fences, and strategically located screens and trees or other substantial planting can also contribute to privacy. However, when considering screening, privacy should be balanced with the need to also provide for sun and outlook.

It is not necessary to provide absolute privacy by planning and design as window treatments such as blinds, screens and louvres which are commonly available and readily adjusted by the occupants as required will also be used to provide privacy to internal spaces. However these should complement but not substitute for planning and design for privacy.

Ground level rooms at the street side should have some level of privacy protection either through the use of building setbacks, the placement of landscaping elements and/or features between the street boundary and dwelling, or elevating the ground floor above the street boundary.



Privacy achieved with frontage setback and planting



Privacy at a street corner achieved with a shallow setback, louvres at high level and internal window treatments

**A6
Servicing**

Design objective
O6 To provide for servicing that is suitably generous, convenient and visually discreet.

Guideline
G6a Provide for convenient and discreet rubbish and recycling storage.

All parking and servicing, including management of rubbish and recycling, should be provided in a way that maintains the amenity of common spaces within the development and the adjacent public realm. Parking should be located to minimise impact on the views from the street and from the units, and might be concealed under, within or behind parts of the building.

Provision for refuse collection and recycling should be well integrated into the development, ensuring that facilities are conveniently accessible for residents, and collection points are readily accessible to service vehicles and rubbish collectors. This should include consideration of discreet bin storage for each dwelling and may include a shared storage area for pickup. Rubbish facilities should be located to not dominate main entries and be visually unobtrusive. They should be designed to avoid noxious smells within common areas of the development or across the boundary.



Bin storage discreetly located and screened readily accessible from the front door and close to the street edge in this townhouse development

- G6b Provide for laundry facilities and drying
Provision should be made for outdoor laundry drying in locations where wind and sun will allow drying will occur. Potential drying spaces should be dedicated to each unit for security, not readily visible from the street edge nor prominent in views from the main living area of the unit served or any other unit.

**A7
Outdoor
living area**

- O7 *Design objective*
To ensure all outdoor living areas in a development are well-located, accessible and sunny.

- G7a *Guidelines*
Orientate the main private outdoor living area to the north and directly connect it to a main living room within the unit.

In order to meet the reasonably anticipated private open space needs of the expected occupants these areas should be provided with a degree of enclosure, shelter and privacy, and be oriented to receive sun at some stage during the day, all year round. These may be to the north, east or west of the dwelling served, but must be open to the north and receive north sun, even in midwinter, and must be directly connected to a living or dining room.



Well-defined, sunny private open spaces opening onto a common area



A sunny north-facing outdoor living area at the street edge, defined by a pergola and given privacy by planting and low walls

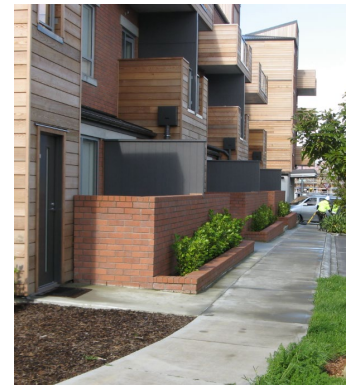


Rear yard given privacy by a combination of partial enclosure of that portion closest to the living room and low fencing and level change at the street edge.

G7b Design outdoor living areas and related building edges and windows to screen any short range or excessive overlooking of or by neighbours.

Some overlooking can be expected however acceptable open space amenity will be achieved if there is a reasonable degree of visual privacy to that portion of the ground level outdoor living area which is closest to the dwelling served. This most private area might be sufficient for outdoor dining and/or sitting unobserved in the sun.

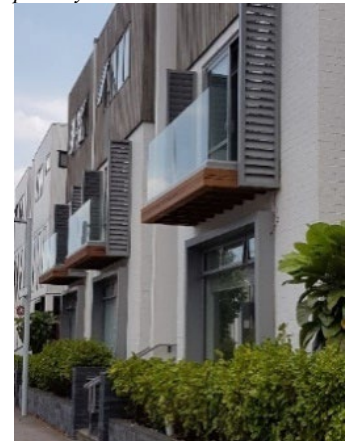
Privacy can be achieved by means of distance, orientation and relative position of windows, and/or screening devices such as balustrades, screens and/or planting. When screening is used, fragmentation and closure of the open space within a development and the restricted outlook and visual monotony that can result should be avoided. This might be by using higher screens to private and service areas, and low barriers to ensure common driveways are overlooked and there is visibility across to assist child safety. A combination of fences and planting might be used to give visual interest.



Wing walls between units allow small outdoor living areas at the street edge a reasonable degree of privacy

G7c Provide supplementary outdoor living areas with a sunny, north-facing balcony.

Should the orientation, contours and configuration of a development preclude a sufficiently sized outdoor living area at ground or require this to be to the south of the dwelling, then a balcony directly off a main living room should also be provided. This would supplement the otherwise reduced quality and/or quantity of space at ground. Such a balcony must be to the north-west, north-east or north of the dwelling served, must be open to the north and should receive north sun for not less than four hours at midwinter.



Balconies opening out to the street edge from upper level living room, and ground floor privacy achieved with window setbacks and edge planting

PART B

ALL APARTMENTS

Application

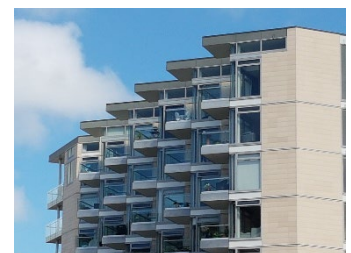
These design objectives and guidelines apply to all apartments and not to townhouses.

B1 Planning for amenity

Design objective
O1 **To achieve reasonable sunlight and daylight to and outlook from apartments**

Guidelines
G1a Ensure that at least one living area within each apartment receives some sun during the day.

Design for sunlight is fundamental to residential amenity and good residential planning. The potential to achieve sun depends on building form, plan configuration and the orientation of apartments, so should be addressed at the site planning stage. This will be ideally for three or more hours a day even in mid-winter. However, in any apartment development which includes single-aspect apartments it may be unavoidable that some south-facing units cannot achieve mid-winter sun. These should comprise not more than a small proportion (generally around 10-



Windows and balconies on a high-rise apartment block are oriented to optimize views as well as sun and privacy

15%) of the total number of apartments in the development.

Consideration should also be given to summer sun-shading in north and west facing windows. Summer shading becomes increasingly important when windows are very large. While specific shading devices might be used, summer shading is often readily provided with eaves and roof overhangs. Cross-ventilation is also desirable for summer cooling.

- G1b Provide for outlook from all apartments.
Windows should be orientated to optimise the views available from each apartment, considering at the same time relation to the sun, and reasonable privacy for neighbouring units. At a minimum the plan configuration and façade design should ensure every apartment, and particularly its main living area, has an outlook over a space large and open enough to give a sense of the outside environment.

B2 Access and circulation

- O2 *Design objective*
To ensure access both to and within the apartment building is convenient, legible and efficient

- G2a *Guidelines*
Provide convenient, safe and legible connections to the street and make main entrances and lobbies attractive, safe and well-lit.

Connections and entrances should be made legible and highlighted in building and landscape design. Shelter should be provided outside each main entrance, and the visual quality of main entrances is important in assisting wayfinding and establishing the identity of the development.

Lobbies should be large enough to accommodate circulation, any internal mail-boxes and to move large items of furniture.

For very wide developments, more than one entrance and vertical access core might be considered. Multiple entrances will enhance the level of activity at the street edge and reduce the need for internal corridors within the apartment block.

Entrance to residential units within a mixed-use development should be separate from commercial entrances. While desirable in all instances, this may not always be possible such as when an existing multi-storey building is converted to mixed use.

- G2b Make internal circulation to apartments efficient, convenient and understandable.
*Routes should be direct and clear, with features that help people to orientate themselves. Very long corridors and convoluted circulation routes should be avoided. Windows providing daylight and a glimpse view of the outside will assist orientation within internal circulation. Widening of corridors to create small lobbies and denote apartment entrances will also assist orientation as well as enhance the sense of spaciousness.
Any balcony access to the front doors of apartments should be appropriately sheltered.*



Apartment entrance signalled with canopy and signage



Apartment entrance from a lane signalled with setback, canopy and contrasting colours and materials

B3
Visual
privacy

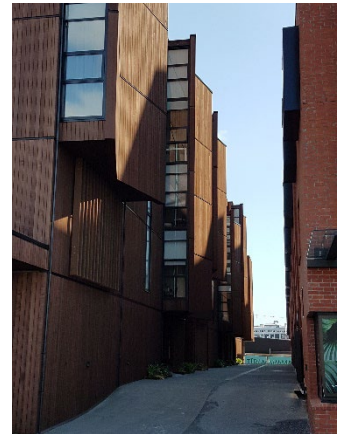
Design objective
O3 **To provide reasonable internal visual privacy for all units within a development.**

Guideline
G3 Provide for reasonable visual privacy within and between units by considering the relative placement of rooms and related private open spaces, and the orientation and design of windows.

Privacy can be provided by avoiding windows of adjoining dwellings directly facing into each other at close range, or directly into the private outdoor living area of a neighbouring dwelling and by considering the relative location and orientation of internal rooms, windows and private open spaces. Fences, and strategically located screens and trees or other substantial planting in the spaces between apartments can also contribute to privacy. However, when considering screening, privacy should be balanced with also providing for sun and outlook.

It is not necessary to provide absolute privacy by planning and design as window treatments such as blinds, screens and louvres which are commonly available and readily adjusted by the occupants as required will also be used to provide privacy to internal spaces. However these should complement but not substitute for planning and design for privacy.

Ground level rooms at the street side should have some level of privacy protection either through the use of building setbacks, the placement of landscaping elements and/or features between the street boundary and dwelling, or elevating the ground floor above the street boundary.



Apartment windows looking along a lane and orientated to avoid short range views into townhouses across the lane

B4
Servicing

Design objective
O4 **To provide servicing that is suitably generous, convenient and visually discreet.**

Guidelines
G4a Provide for convenient and discreet parking, rubbish and recycling storage.

All parking and servicing, including management of rubbish and recycling, should be provided in a way that maintains the amenity of common spaces within the development as well as the adjacent public realm.

Rubbish and recycling within the apartment and/or in common areas should be considered, and provision for refuse and recycling collection should be well integrated into the development. Facilities should be conveniently accessible for residents, and collection points readily accessible to service vehicles and rubbish collectors. Rubbish facilities should be located to not dominate main entries and be visually unobtrusive. They should be designed to avoid noxious smells within common areas of the development or across the boundary.

G4b Provide space for cleaning and servicing equipment.
Facilities for servicing and cleaning common areas within the building, and any common outdoor areas and planting should be considered and incorporated if necessary.



Servicing located under and behind the building in combination with carparking screened by a veneer of apartments fronting the street

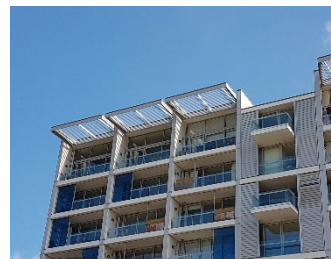
B5
Private
balconies

Design objective
O5 To ensure private balconies are readily accessible and of sufficient quality to attract occupation and use.

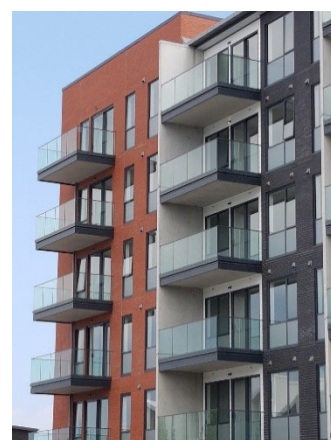
Guidelines
G5a Locate private balconies to be accessed from a living or dining area and design these to provide for comfort and occupation.

Balconies should ideally be to the north, east or west of the dwelling served, and must be open to the north and receive north sun to be suitable for regular occupation. Balconies will be private and directly accessed from the living or dining area of the unit served. In order to meet the reasonably anticipated private open space needs of the expected occupants these should provide a degree of enclosure, shelter and privacy, be large enough to take a small table and chairs and be oriented to receive sun at some stage during the day, all year round.

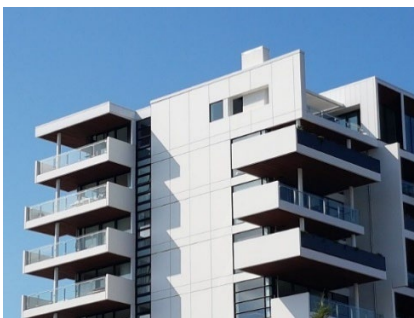
The extent to which balconies are provided for each unit may take into account their orientation relative to the sun (south facing balconies may be good for storage but otherwise offer limited benefit), and the availability and accessibility of a good quality shared outdoor living area or areas within the development.



Recessed balconies with sliding screens provide for sunshading and privacy while adding further visual richness to the façade

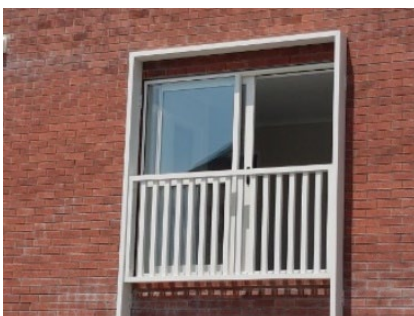


Wing walls spatially define balconies, and provide shelter and privacy



Partial enclosure and screening of balconies

G5b Consider capacity to open walls from the living areas of apartments to the outdoors, as a substitute for a balcony.
This, commonly known as a 'Juliet balcony', places sliding doors or windows directly or close behind a balustrade and allows the internal living area to be opened to the outdoors. For small apartments and/or for a portion of apartments in larger developments this may substitute for an outdoor balcony.



Examples of Juliet balconies

B6
Shared
outdoor
living areas

Design objective
O6 To ensure any shared outdoor living area is well-located and of sufficient quality to be attractive to residents.

Guideline
G6 Locate any shared outdoor living area to receive good sun and design it to be an amenity focus for the development.

A shared outdoor living area might be a feature of some developments and, depending on its size, location and quality, might substitute for private balconies. Such a shared space should be located and oriented to receive sun around midday or in the afternoon and evening even in midwinter and, depending on orientation and location, consideration should be given to providing shade and wind shelter. It should be large enough to provide furniture and landscape elements that support comfort and recreational amenity for users, and might be at ground, over parking levels or on a rooftop. Any shared outdoor living area should be readily accessible to residents from a main circulation route within the development, but public access should be managed. For reasons of safety, security and maintenance the public should generally not have unsupervised access to such facilities.



Apartment development with outlook onto a new open space. In this instance public access is provided for with shopfronts at the base of the apartments and fronting to the space.