

Denman North

Multi Unit & Terrace Development Guidelines

Our Objective

To contribute to the urban fabric and character of Denman Prospect by delivering developments that possess timeless qualities & incorporate superior detail and finishes.

To create a vibrant and inclusive environment that provides residents and visitors with spaces that draw in the surroundings and overall, create an ease of living.

Design Requirements

Recognise and respond to the natural setting of the site.

Provide appropriate scale, mass and height with relationship to street character.

Enhance neighbourhood character through the use of high quality materials and finishes.

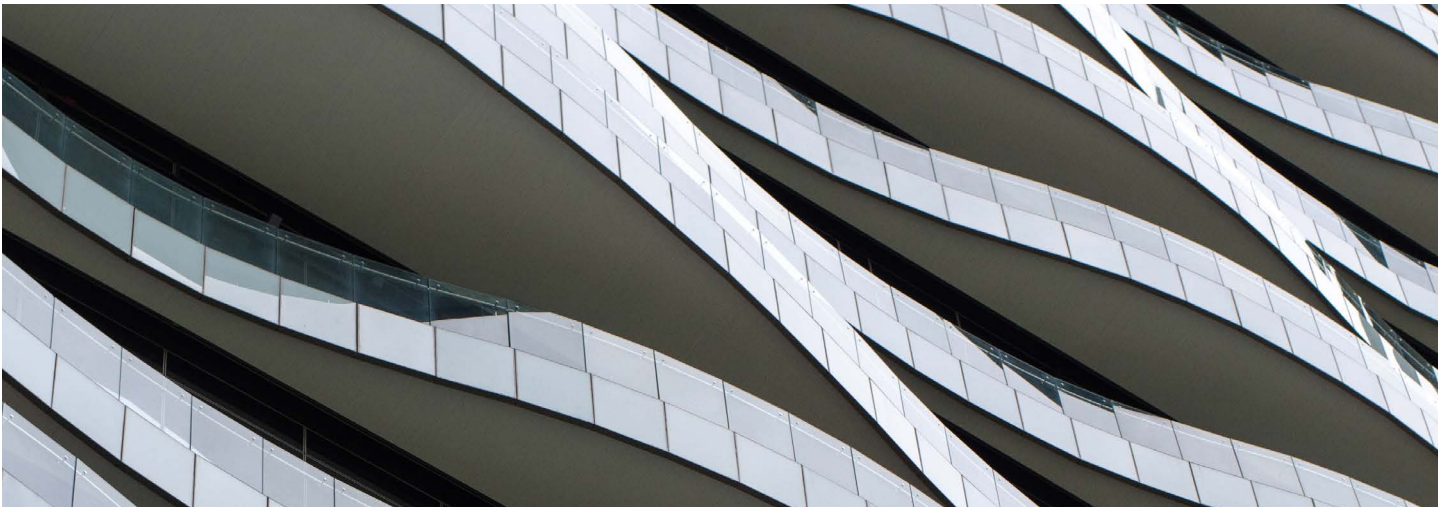
Landscape design should contribute to the private and public space and enhance interactions between buildings.

Maximise views and natural light.

Incorporate environmentally sustainable design principals.

Focus on activating all edges of the site by creating visual and pedestrian links that are both practical and beautiful.





Design Specifics

Site Context and Surrounding

Use the natural topography of the site to introduce level changes, maximise views and reduce oversite into other units.

Ensure buildings respond creatively to their existing context to reveal and express natural topography while contributing positively to the pedestrian environment.

Create walkable areas within the site itself and consider the interface to the street.

Consideration is to be given for the size and shape of site, easements, topography, solar envelopes, prevailing winds, views, response to street frontages and neighbouring amenity.

Review and consider architectural styles of nearby buildings.

Central passageways through sites are not to be used as carparks; if and where this cannot be avoided permeable surfaces are to be used and the softscape is to be of high quality.

Retain the street network by connecting internal passageways at appropriate intervals.

Carpark entries are to be discrete and integrated into the building design: they are not to be large blank openings in the street facade.

Waste and recycling bins are to be within storage areas, screened from all sides including from above; they are to be discretely located and have minimal visual impact.

Building Mass and Scale

Create a consistent pattern of built form by patterning the building heights whilst still relating to the street; buildings are to vary in height, setbacks or step the mass of the building to create sensitive interfaces with adjacent buildings and open spaces.

The building respects the scale and form of the adjacent development, creating an appropriate relationship.

Buildings greater than 4 storeys are to step back/inward at street interfaces. Changes in depth create visual interest and also reduce the height impact on the development.

All buildings are to provide articulation, especially to the street, through clever use and balance of recessed & cantilevered detail.

Where there are multiple buildings on the site, massing is to be sympathetic to the street, surrounding buildings and open spaces, whilst preserving good solar access and encouraging the use of natural ventilation.

Large blank parapet walls will not be permitted on the uppermost floor of the building; this façade is to be articulated or use alternate materials to 'top' the building design.

Side setbacks are generally not permitted between terraces; if there is an isle between terraces, this façade is to be articulated and be of equal quality of the front elevation and take into account safety and solar access.

All sides of the building are to be treated with equal importance.



Even a brick wants to be something.

— Louis Kahn



Every building needs a hat.
— Enrico Taglietti

Roof

Roof elements contribute to the overall building design and can have a significant impact on the building.

All roof elements should be of high quality and considered with each design.

Variation in roof design creates visual interest and continuous long lengths of unarticulated roofing are to be avoided.

No reflective roof materials will be permitted.

Rain and stormwater collection, lift overruns, plant and equipment is to be screened and incorporated into the roof design with minimal visibility from the public domain.

Consideration to be given to the use of the roof for recreation area, solar panels or services.

Materiality & Finishes

Use of lightweight materials should be avoided at the base of the building; we encourage the use of solid elements at lower levels with lightweight materials used on the upper floor.

Large expanses of Colorbond facades are not permitted.

Use of primary reds, greens, yellows and the like against a neutral building is not acceptable; the colour scheme of the building is to be timeless in nature.

Strong contrasting colours will only be considered if the entire scheme of the building is fully integrated into the building and essential to the design. This will be at the discretion of the Denman Prospect Design Coordinator.

No finial and decorative details are permitted, no stuck on and applied elements are permitted.

No exposed plant, ductwork or plumbing is permitted.

Where visual screening devices are required to limit views between units, they are to be integrated into the building design and not impact natural light.



Use the best possible materials and reveal the qualities of those materials and the craftsmanship of their assembly.

— Karl Fredrich Schinkel



Internal Layout and Design

Provide a range of dwelling diversity within the unit mix.

Provide windows and balconies overlooking streets and public spaces, maximising these outlooks is encouraged through clever incorporation of elements such as fixed glazing, stacking doors, juliet balconies and winter gardens.

Living spaces should front the street and/or public spaces with private open spaces encouraged to be to the rear of the dwellings.

Internal layouts are to maximise views, natural light and ventilation whilst minimising the potential for overlooking into other units.

Any balcony should incorporate a covered element such as a roof or pergola.

Street entries to units are to be easily identifiable and are to accentuate and identify the building entry providing a transition from the street.

Multiple entries are encouraged and ground floor units are to have direct access to the street.

Consider the use of internal spaces and the relative size of habitable areas; it is inappropriate to design a main bedroom with walk in robe and double ensuite when there is inadequate space for a 3 seat sofa and dining table in the main living area.

Landcape Intent

Consider the use of private open space and location of services; manipulation of nib walls and incorporation of privacy screening can not only reduce visual impact to the street but also the practical impact to the resident.

All courtyard walls are to be no higher than 1.8m in height, are to have a solid base no higher than 600mm high and incorporate transparent elements.

Solid masonry walls are not permitted without the incorporation of transparent elements.

No Chainmesh, Colorbond or standard pool fencing permitted.

All retaining walls are to be stone or stone faced.

All units with a courtyard to the street are to incorporate as a minimum one tree at 2.5m min mature height at the time of planning.

Screening plants are encouraged to separate courtyards and provide privacy to the street.

The landscape design is to define and enhance the entry points, complement the public open spaces and be designed in a way to ensure visual surveillance is maintained.

Landscape to the street is to be continuous and consistent with the street character.

All driveways are to have the building street address with the building name to be inlaid into the driveway in a contrasting colour and be large enough to be seen from the street.

Letterbox design is to be incorporated and integrated with the building design.



Environmental

Ensure the building design considers appropriate access to outlook and daylight.

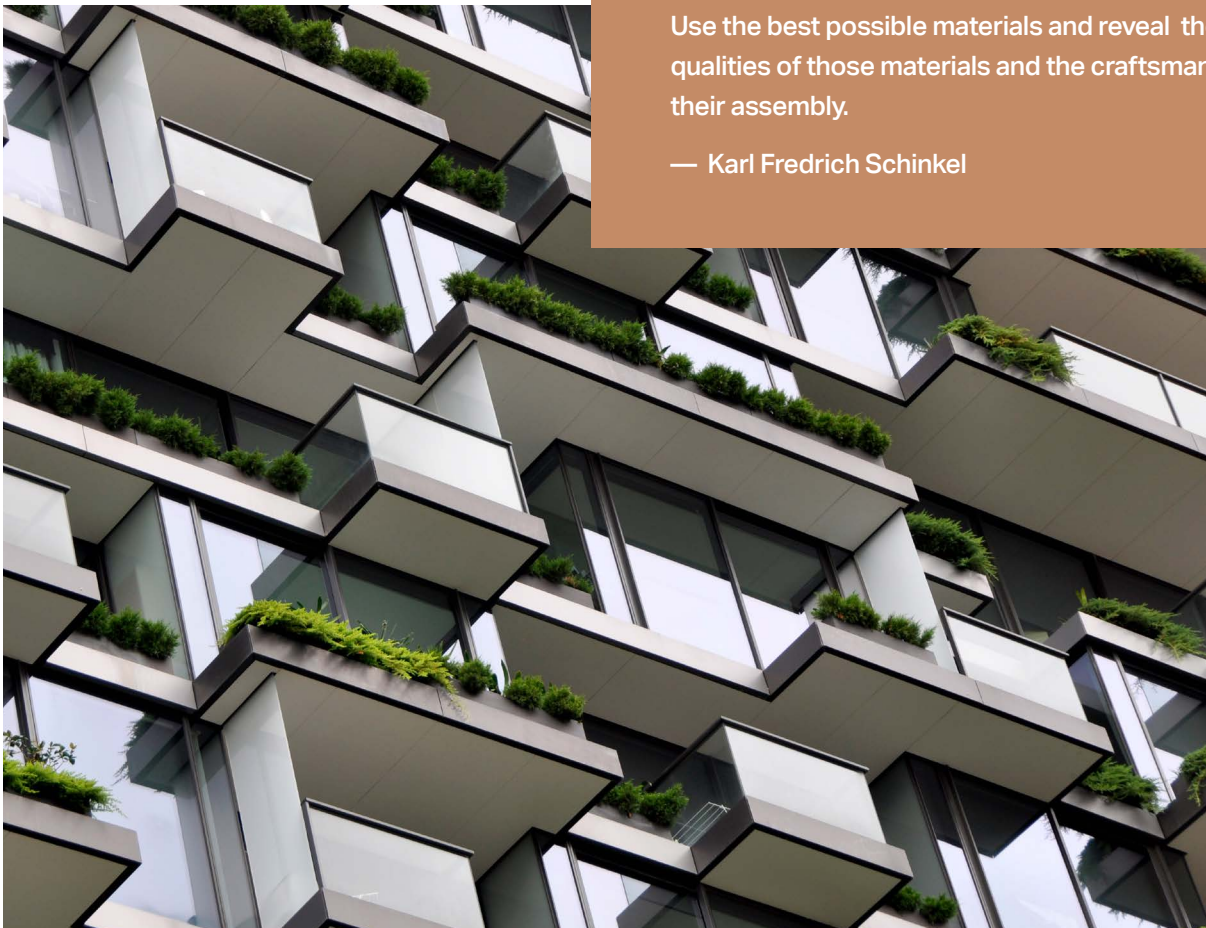
Ensure the design maximises the winter sun whilst minimises the summer sun.

Ensure visual impact into private open spaces is appropriate.

Maximise insulation to walls, ceilings and subfloors.

All separate title terrace homes are to incorporate a min 3KW solar array as outlined in the Denman North Building and Siting Guidelines.

The installation of solar panels to all terraces is strongly encouraged. At the very least, provision which enables future installation of arrays and batteries is strongly suggested.



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— Karl Fredrich Schinkel



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Prospect**



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Reference Documents

Territory Plan - Multi Unit Housing Development Code and Applicable General Codes