

HUME CITY COUNCIL

Good Design Guide

Guidelines for Medium
Density Housing

August 2023

DRAFT



Acknowledgement of Traditional Owners

Hume City Council recognises the rich Aboriginal heritage within the municipality and acknowledges the Wurundjeri Woi-wurrung, which includes the existing family members of the Gunung-Willam-Balluk clan, as the Traditional Custodians of this land. Council embraces Aboriginal and Torres Strait Islander living cultures as a vital part of Australia's identity and recognises, celebrates and pays respect to Elders past and present.



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Hansen Partnership have provided input into the creation of these guidelines.

Introduction



Purpose

Hume City Council is seeking to encourage a higher standard of residential development that can meet the social, economic and environmental needs of our diverse and growing population.

The purpose of the Good Design Guide is to:

- Provide clear expectations and design direction for new residential infill development within Hume's established residential areas to facilitate improved design, liveability and sustainability outcomes.
- Encourage the provision of more diverse forms of housing (particularly attached townhouse and apartments) though preferred site and development layout guidance.
- Ensure new development does not cause adverse amenity impacts and is consistent with preferred future character.

How to apply the Good Design Guide

The Good Design applies to all residential development applications from two dwellings on a block up to four storey apartment buildings.

The *Good Design Guide* is to be read in conjunction with the relevant policy and Residential Zone Schedules in the Hume Planning Scheme, the *Housing Diversity Strategy* (Hume City Council, August 2023) and the *Preferred Future Neighbourhood Character Statements* (Hansen Partnership, March 2023).

Development Typologies



This section of the *Good Design Guide* outlines the six most common forms of medium density housing, where it is encouraged and preferred layout options.

Issues and Threats

There are a number of design outcomes that should be discouraged for all medium density housing to ensure that new development it designed well, is more sustainable and makes a positive contribution to the public realm. This includes:

1. High site coverage
2. Minimal side setbacks
3. Multiple or wide crossovers
4. Complicated and cluttered roof forms
5. Poor sense of address
6. Garages joined along a common driveway
7. Highly visible garages at the end of common driveways
8. Overhanging upper levels needing support along common driveways
9. Informal car parking within front setback
10. Private open space exposed within front setback
11. Poorly located and narrow private open space
12. Tall and solid front fences

Fronts & Backs

Two detached or semi-detached dwellings arranged on a site with one dwelling sited behind the other.

Key Characteristics

- Mid-block or corner site.
- On mid-block sites, orientate dwellings to the street and shared driveway.
- On corner sites, orientate dwellings to either street.
- Living areas and private open space generally at ground level.
- Garages set back from or obscured by dwellings.
- Consolidated crossover for mid-block and separated crossovers for corner site.
- Similar design and material palette (not necessarily identical).
- 1 – 2 storeys.

Where Encouraged

- Limited and Gradual change areas.
- Single lots.

Layout Options

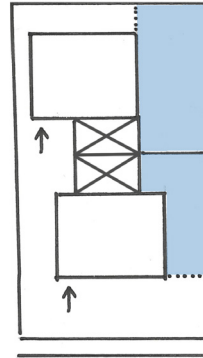


Figure 1: Mid-block site

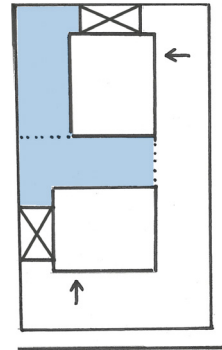


Figure 2: Corner site

Good Example



Duplex

Two attached dwellings fronting the street with a shared central wall.

Key Characteristics

- Mid-block or corner site.
- On mid-block sites, orientate dwellings to the street.
- On corner sites, orientate dwellings to either street.
- Living areas and private open space generally at ground level.
- Garages set back from or obscured by dwellings.
- Separate crossovers for both mid-block and corner site.
- Attached under one roof line.
- Similar design and material palette.
- 1 – 2 storeys.

Where Encouraged

- Limited and Gradual change areas.
- Single lots.
- Minimum lot width of 15m.

Layout Options

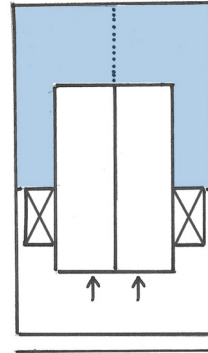


Figure 3: Mid-block site

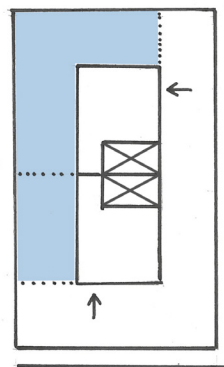


Figure 4: Corner site

Good Example



Courtyard

Multiple semi-detached and attached dwellings arranged around a central informal courtyard with a common driveway.

Key Characteristics

- Mid-block consolidated site.
- Orientate front row of dwellings to the street with access to dwellings at the rear via common driveway.
- Orientate rear row of dwellings to the common driveway/shared courtyard space.
- Consolidated single crossover for common driveway.
- Mix of ground level and reverse living.
- Private open space in reverse living should front the street or common driveway/shared courtyard space.
- Rows of dwellings attached under one roof line preferred.
- Similar design and material palette.
- 1 – 2 storeys.

Where Encouraged

- Limited, Gradual and Moderate change areas.
- Two or more consolidated lots.

Layout Options

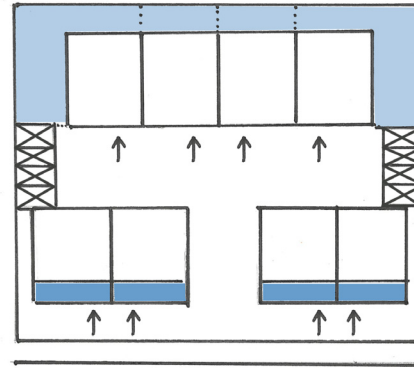


Figure 5: Mid-block site

Good Example



Gun Barrel

Multiple semi-detached dwellings fronting the street or common driveway.

Key Characteristics

- Mid-block or corner site.
- On mid-block sites, orientate the front dwelling to the street with rear dwellings orientated to the common driveway.
- On corner sites, orientate dwellings to the street with vehicle access to the rear along the internal shared boundary.
- Garages not visible from the street.
- Consolidated crossover for single common driveway.
- Mix of ground level and reverse living.
- Similar design and material palette (not necessarily identical).
- 1 – 2 storeys.

Where Encouraged

- Limited, Gradual and Moderate change areas.
- Single lots.
- Minimum lot width 15m.

Layout Options

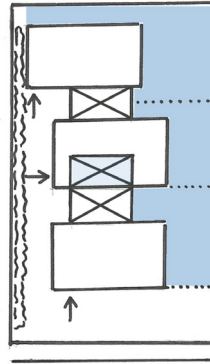


Figure 6: Corner site

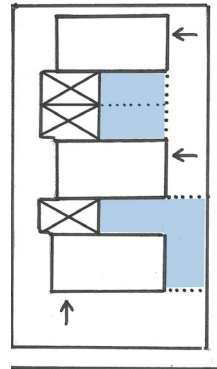


Figure 7: Mid-block site

Good Example



Attached Townhouse

Three or more attached houses with shared walls sited along a street frontage or common driveway.

Key Characteristics

- Single lot or consolidated lot on mid-block or corner site.
- On single mid-block sites, orientate the front dwelling to the street with rear dwellings oriented to the common driveway or common pedestrian access.
- On single corner sites, orientate dwellings to the street with vehicle access to the rear along the internal shared boundary.
- On consolidated mid-block sites:
 - Orientate front row of dwellings to the street and rear row of dwellings to the common driveway; or
 - Orientate two parallel rows of dwellings along either neighbouring side boundary with a common driveway down the middle and private open space either at ground level on side boundaries or in balconies oriented to common driveway.
- On consolidated corner lots:
 - Orientate one row of dwellings to the street (with private open space in balcony) and a second parallel row of dwellings to open common driveway (with private open space at ground level); or
 - Orientate two rows of dwellings with shared side and rear walls to the street and neighbouring side boundary with all private open space in balconies and an enclosed and secure consolidated garage at ground level.

- Mix of ground level and reverse living.
- Car parking in either individual closed garage or open secured garage.
- Attached under one roof line.
- Similar design and material palette.
- 2 - 3 storeys.

Where Encouraged

- Gradual and Moderate Change Areas
- Minimum lot width of:
 - 15m for consolidated vehicle and pedestrian access; and
 - 18m for separated vehicle and pedestrian access.

Layout Options

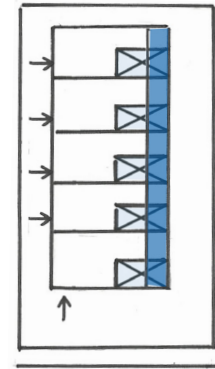


Figure 8: Corner site

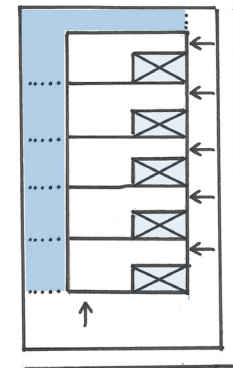


Figure 9:

Layout Options

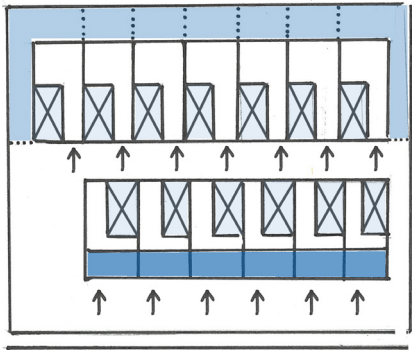


Figure 10: Mid-block site

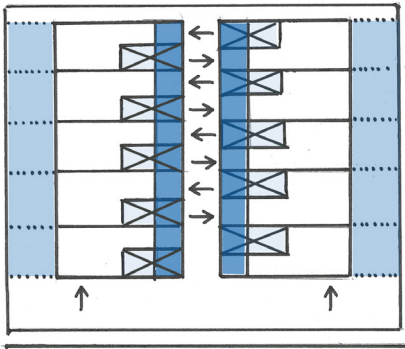


Figure 11: Corner site

Layout Options

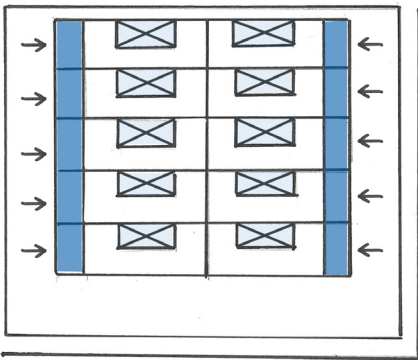


Figure 12: Mid-block site

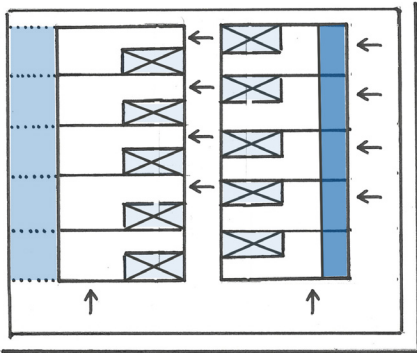


Figure 13: Mid-block site

Good Example



Apartment

A building containing two or more dwellings where there are dwellings above or below another dwelling.

Key Characteristics

- Larger lot or consolidated parcel.
- Sited along the street frontage.
- Dwellings oriented to arrange balconies to the front or rear.
- Consolidated car parking at ground level or basement.
- Generous side setbacks with landscaping preferred in residential streets.
- Commercial tenancy at ground level with higher ceilings for apartment developments in activity centres.
- Up to and including 4 storeys.

Where Encouraged

- Moderate and High change areas and activity centres.
- Minimum lot width of 18m.

Layout Options

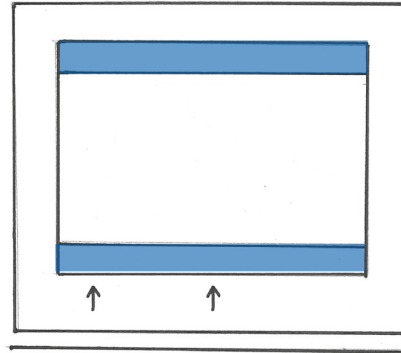


Figure 14: Corner site

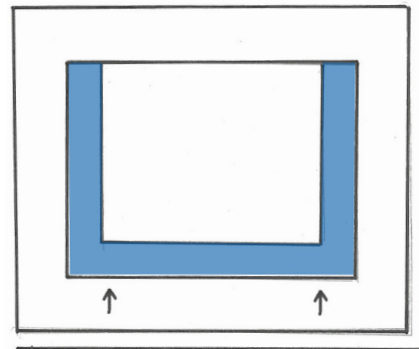


Figure 15: Corner site

Good Example



Design Guidelines



Site Layout

**Building Design &
Streetscape Presentation**

**Communal Areas
& Parking**

Amenity & Internal Layout

Landscape Design



Site Layout

Site layout relates to the overall design and configuration of the development including its building footprint and orientation, vehicle and pedestrian access, location of private open space and landscape provision. It also addresses how development should respond to the site's context and immediate interfaces.

Design objectives:

- To ensure an efficient and functional arrangement of dwellings on the site that promotes liveability and maximises access to amenity.
- To ensure development enhances the safety and amenity of the public realm.
- To ensure development is designed to respond appropriately to a site's context, including preferred neighbourhood character, immediate abutments, and individual attributes.
- To ensure development in High Change areas does not compromise the future development potential of adjoining sites.

1. Ensure development layouts maximise available solar access.

- Arrange and orientate dwellings to maximise solar access to private open space and windows to habitable rooms.
- Arrange and orient roof forms to encourage visually integrated solar cell arrays and maximise their solar access.



Figure 16: Guideline 1b

2. Ensure dwellings are arranged to face the street and maximise passive surveillance of the public realm and any common property areas.

- Orientate dwellings to street frontages and adjoining public open space.
- Arrange and position front entries and habitable rooms with windows and balconies towards the public realm and common property areas.
- Encourage ground level private open space and living rooms to be located at the rear of properties.
- Discourage primary ground level private open space fronting the street that result in high fences and screening.
- In Moderate and High Change areas, encourage reverse living arrangements with upper-level habitable rooms that have direct access to secluded private open space (such as balconies) which overlook the public realm and common property areas.
- Maximise the provision of balconies and windows at upper levels.

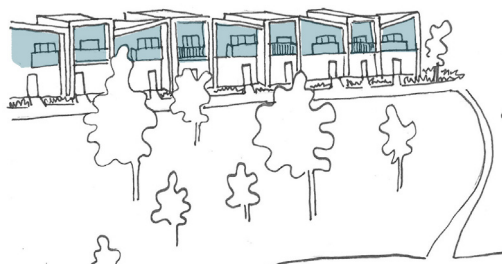


Figure 17: Guideline 2a and 2e

3. Ensure development layouts responds to the preferred built form rhythm of the street.

- In Limited Change areas, arrange development to maintain the prevailing front setback within the streetscape.
- In Gradual, Moderate and High Change areas where variations within ResCode are encouraged, set development closer to the street if it provides a positive contribution to the public realm through increased activity and passive surveillance outcomes.
- Encourage side setbacks that provide space for landscaping.

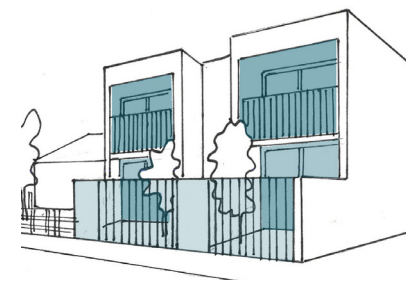


Figure 18: Guidelines 3b

4. Ensure development layouts make the most of the landform

- a. Ensure development responds to topographic change and minimize the height and extent of retaining walls.
- b. Encourage basements and semi-basements on lots which rise from the street frontage to the rear boundary.
- c. Encourage driveways to incorporate sloped and flat sections of hardscape

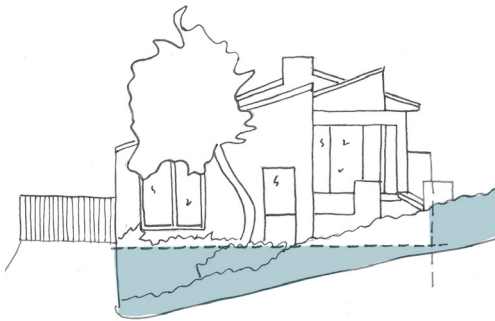


Figure 19: Guideline 4a

5. Ensure the physical and visual presence of vehicle access and garages are minimised from the public realm

- a. Encourage the provision of car storage at basement/semi basement levels or to the rear of sites.
- b. Encourage car parking to be consolidated and accessed from rear laneways or secondary street frontages.
- c. Arrange common driveways with garage doors perpendicular to the street frontage to minimise their visibility from the public realm.
- d. Avoid ending common driveways with garage doors.
- e. Separate garages to avoid the presentation of double garage doors and 'garagescapes'.
- f. Recess garage doors at least 0.5m behind front walls of building façades facing the street to reduce their prominence.
- g. Separate garages along the same elevation by front doors and windows to avoid dead interfaces.

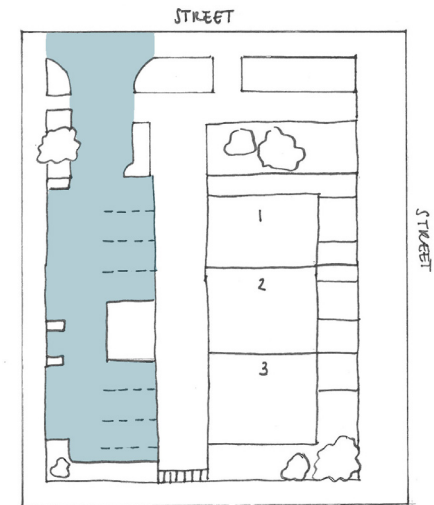


Figure 20: Guideline 5b

6. Ensure development layouts retain existing mature canopy trees of value and provide space to achieve the preferred landscape character of the street

- a. Arrange development to protect (including root structure) and maintain any existing canopy trees of value within the site, on neighbouring sites, and within the street reserve.
- b. Encourage perimeter setbacks to maintain and enhance the provision of landscape planting including canopy trees around development to soften and filter views towards its elevations.



Figure 21: Guideline 6b

7. Encourage lot consolidation that uses land more efficiently and delivers good design outcomes that would be harder to achieve on smaller sites

- a. Support lot consolidation that enables an increase in density (i.e. building height and/or number of dwellings) through the provision of apartment or fully attached townhouse development.
- b. Support lot consolidation that allows improved livability outcomes (i.e greater access to solar amenity, more functional internal layouts and/or increased size of private open space).
- c. Support lot consolidation that enables basement car parking or more dwellings to be accessed via a consolidated shared driveway.
- d. Support lot consolidation that enables greater communal open space and/or more space for landscaping (especially on side setbacks).

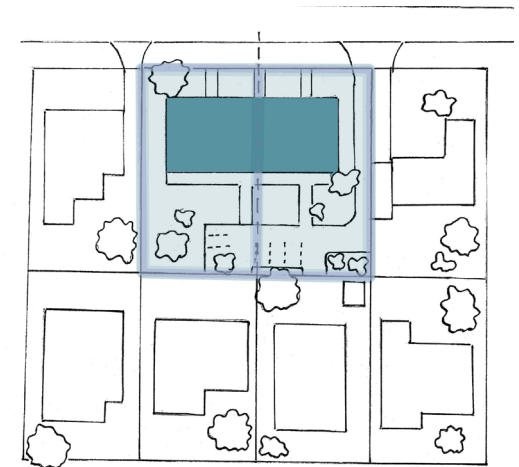


Figure 22: Guideline 7a



Building Design & Streetscape

Building design and streetscape presentation relates to the overall height and massing of development, how the building presents and interacts with the street and how the design responds to landform to capitalise of available outlook and minimum visual bulk. Good design comprises simple expression, balanced building composition which follows the natural landform, considered use of materials and the activation of the public realm.

Design objectives:

- To encourage simple and high-quality contemporary buildings that will contribute towards the preferred character of the streetscape.
- To ensure buildings are integrated into sloping sites and minimise the need for unnecessary earth works.
- To ensure buildings provide a clear sense of address.
- To ensure new developments are constructed with robust materials that will last.
- To ensure building services and infrastructure provision do not negatively impact on the design aesthetic of the development.

8. Encourage simple and balanced building arrangements that respond to the preferred built form rhythm of the street

- Encourage simple and clean massing arrangements.
- In areas with an existing low-scale character, ensure upper levels appear visually recessive by setting upper levels back from front and/or side boundaries, or using light colours and varied materials on upper levels.
- In Limited and Gradual change areas, ensure the overall building mass is broken up on side elevations to reduce the visual impact of development in oblique views from the street.
- Ensure dwelling facade treatments continue along side elevations to ensure the building is read as a whole element from the street.

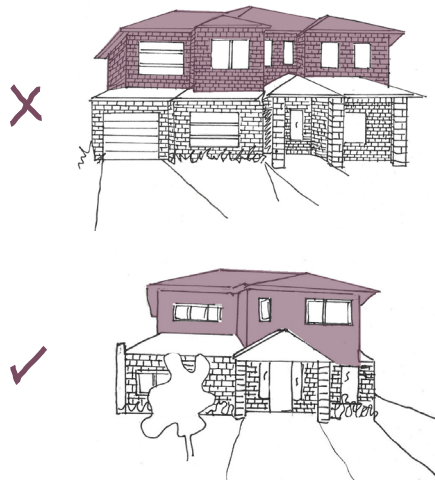


Figure 23: Guideline 8b

9. Ensure development sensitively integrates into sloping sites

- Ensure stepped building designs (even in attached development) follow the topography of the land.
- Ensure development is designed to minimise the height and extent of retaining walls.

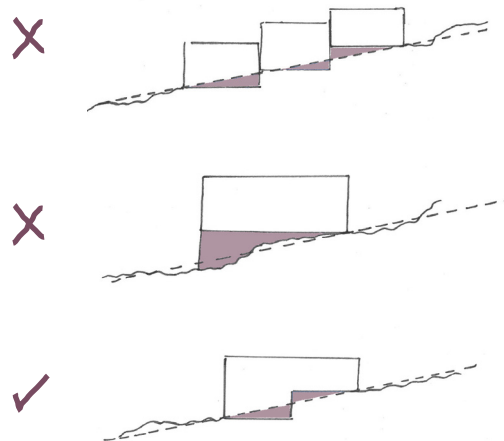


Figure 24: Guideline 9a

10. Encourage upper levels to be cantilevered and only partially traverse over shared driveways.

- Avoid the use of structural beams to support upper levels across driveways. Upper levels should not cantilever over the common driveway unless accommodating open space and encroaches no more than 50% of the common driveway.
- Encourage light weight projecting structures such as balconies above portions of the driveway.

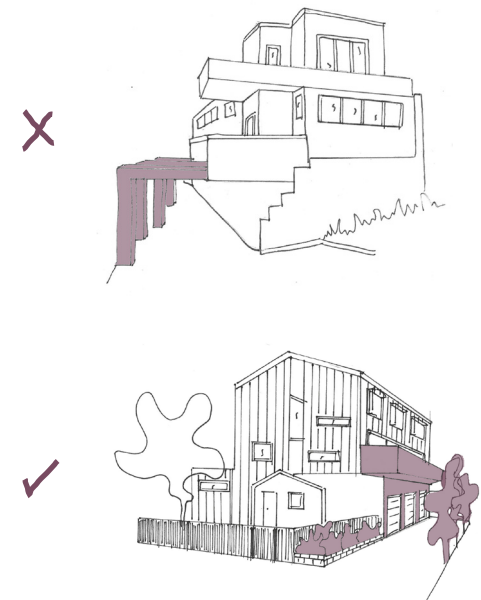


Figure 25: Guidelines 10a and 10b

11. Encourage simple roof forms

- Ensure clear roof profiles that are integrated into the overall building form, rather than 'caps' on top of elevations.
- Encourage simple pitched or skillion roofs, and avoid overly complex hipped roof forms.



Figure 26: Guideline 11a

12. Encourage contemporary architecture that uses articulation to create visual interest.

- Ensure buildings clearly express their era of development and avoid mimicry of heritage dwellings and design features.
- Ensure two dwellings on a lot or semi detached dwellings have asymmetrical design presentation to street frontages to provide subtle distinctions to individual dwellings.
- Ensure materials, finishes and architectural design elements are used to articulate overall building mass.



Figure 27: Guideline 12c

13. Ensure development provides a clear 'sense of address' to individual dwellings.

- Ensure dwellings that front the street orientate entrances (front doors or gates) towards the street with direct access.
- Ensure clear sightlines between front doorways and the public realm or common property areas.
- Arrange entrances and dwelling front doors with a spatial distinction from each other and a clear threshold space incorporating glazing, weather projection with lighting, accessibility for those with limited mobility, landscape provision and numbering.
- Use architectural details such as awnings and porches to clearly define front doors facing the street/common driveways and allow for slight recesses within facades for dwellings facing the street.
- Encourage glazing next to front doors to allow for increased passive surveillance and increased visual amenity.

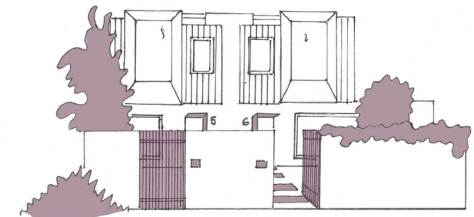


Figure 28: Guideline 13c

14. Ensure developments use high quality and robust materials that required minimal maintenance.

- a. Encourage the use of contemporary materials, including brick (especially recycled brick), besser block; natural timber; cement sheets, corrugated metal sheet, aluminum cladding and light weight metal cladding.
- b. Avoid Lightweight cladding with rendered finish and stack stone cladding that do not age well and require ongoing maintenance.

15. Ensure building services are visually integrated with the overall design.

- a. Encourage services, such as air-conditioning units, hot water system and downpipes, to be located to the side or rear of dwellings.
- b. Ensure any services and balcony support structures that are visible from the public realm is integrated into the overall design to ensure they are visually recessive .
- c. Ensure any roof mounted services, such as air conditioners, solar panels and hot water systems are positioned to minimise their visibility from the public realm.
- d. Ensure utility meters within the front setback are integrated into the frontage design and are visually concealed.
- e. Encourage front entrance features that reflect the architecture and materials of the building and integrate street address and letter boxes.

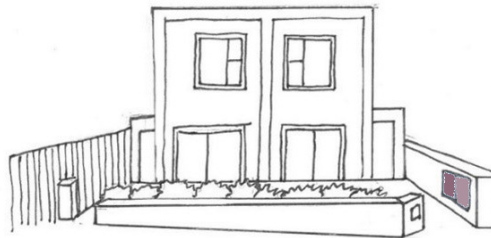


Figure 29: Guideline 15d



Communal Areas & Parking

Communal areas and parking relate to all areas outside of the private realm, including shared access to the site for pedestrians, cyclists and vehicles, as well as the provision of car and bicycle parking in both the public and private realm. The arrangement of access and movement is critical to achieving a good design outcome, as it impacts a developments streetscape presentation, site layout, sense of address and safety consideration between people and vehicle movements.

Design objectives:

- To activate the street and foster greater community interaction.
- To ensure safe and legible access for both people and vehicles.
- To minimise potential conflicts between people and vehicles.
- To ensure parking is provided in the best location.
- To encourage sustainable forms of transport.

16. Encourage functional front spaces to the street that engage with the public realm and provide a public benefit.

- Arrange private and communal spaces within lot frontages as functional areas so that they can be utilised by residents and activate the streetscape.
- Incorporate communal seating into boundary treatments that creates passive pause place and opportunity to foster greater interaction between residents and passing pedestrians.
- Ensure verandahs or porch spaces that front the public realm or communal areas are slightly elevated and provide sufficient spaces to stand or sit with weather protection to improve passive surveillance opportunities.
- Where fences are provided, encourage them to be low and visually permeable.



Figure 30: Guideline 16b

17. Encourage communal driveways and consolidation of cross-over where possible.

- Arrange developments to share common driveways and minimise the number of individual crossovers within the streetscape.
- Ensure driveways and crossovers are located to maximise the area for nature strips, street trees and on-street parking.
- On corner lots, encourage provision of a shared driveway along the internal side boundary, freeing up the street frontage from multiple individual driveways and concealing garages from dominating the streetscape.

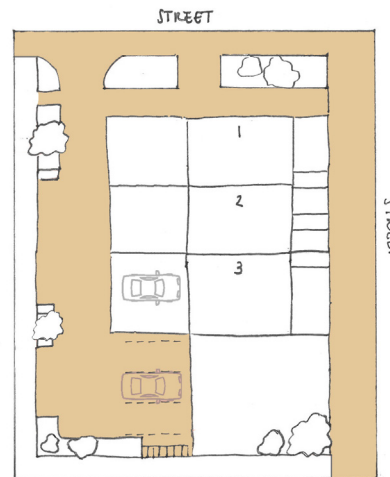


Figure 31: Guidelines 17a and 17c

18. Ensure common driveways are designed as shared spaces.

- Ensure common driveways use a high quality and varied hardscape treatment to reinforce a shared space environment.
- Ensure shared spaces are designed to prioritise pedestrian access.
- Encourage the design of shared spaces to clearly define individual sense of address.



Figure 32: Guideline 18b

19. Encourage the integration of feature lighting that enhances safety.

- a. Ensure lighting is provided at main entrances and individual front doors.
- b. Ensure lighting is provided in communal areas and is designed to sufficiently illuminate walkways and spaces without unreasonably impacting internal amenity of dwellings, in particular, bedrooms.
- c. Encourage lighting at lower levels, integrated into building elevations or paved areas to minimise the provision of stand-alone lighting.

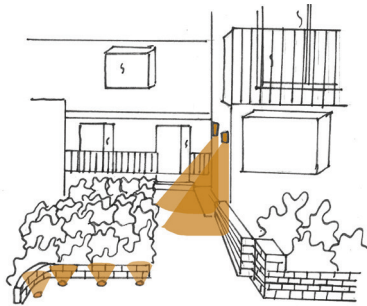


Figure 33: Guideline 19b

20. Encourage integrated bicycle parking within dwellings.

- a. Provide secure and sheltered bicycle parking provision for all dwellings.
- b. Encourage wall mounted bicycle racks within garages, alcoves within front entrances, or sheltered areas within ground level private open spaces.
- c. Integrate resident and visitor bicycle parking areas approximate to main entrances and front doors.

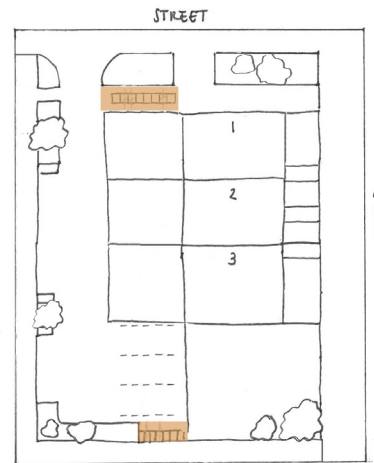


Figure 34: Guideline 20c



Amenity & Internal Layout

Amenity relates to the level of comfort and liveability of the dwelling generated from the features and internal layout of dwellings, design of private open spaces, access to daylight and ability to heat and cool passively. Access to amenity should be maximised while not unreasonably impacting existing and potential future development outcomes on neighbouring land.

Design objectives:

- To ensure environmentally responsible design.
- To ensure development does not unreasonably impinge on amenity access of abutting dwellings.
- To arrange dwellings with high levels of amenity, which do not rely on privacy treatments to resolve overlooking or intervisibility matters.
- To ensure dwellings comprise sufficient internal storage for future resident's needs
- To provide functional and useable private open space.
- To ensure the internal layout of dwellings and room dwellings provides good liveability for future resident's needs.

21. Ensure development minimises and reduces its environmental footprint.

- a. Ensure all dwellings achieve the current minimum star energy rating. Encourage energy-efficient dwellings that can significantly reduce running costs and provide passive comforts to residents.
- b. Encourage operable windows on opposite sides of dwellings to allow cross ventilation to cool dwellings in summer.
- c. Encourage deep eaves or pergolas on the north side of the buildings to shade windows in summer and allow sunlight to pass beneath in winter.
- d. Ensure developments integrate rainwater harvesting, storage and gray water systems to reduce their water usage. Ensure development minimises and reduces its environmental footprint.

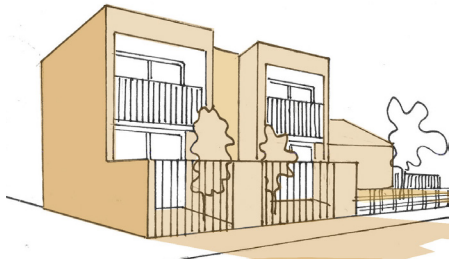


Figure 35: Guideline 21c

22. Ensure external glazing and balconies incorporate design features that enable residents to control their solar access and manage heat, particularly if orientated to the north or west.

- a. Encourage double glazed windows and doors.
- b. Avoid large, unprotected areas of glazing and encourage the provision of external shade devices, including window hoods or deep window recesses, moveable shutters or external blinds.
- c. Discourage roller blinds and other forms of external security.

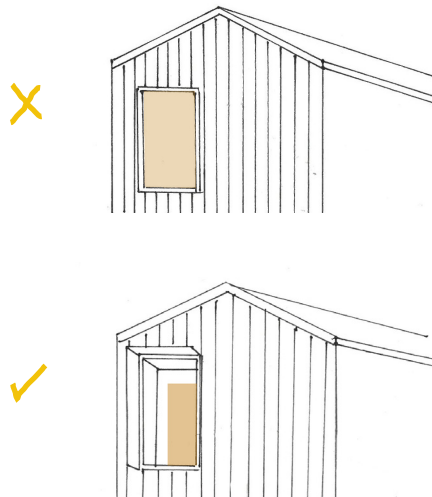


Figure 36: Guideline 22b

23. Provide generous balconies when proposed as sole secluded private open space.

- a. Arrange balconies to orientate towards the street frontage or rear interface.
- b. Arrange balconies off living areas and use doors that enable wide openings to create large indoor-outdoor living opportunities.
- c. Arrange balconies to avoid provision of high privacy screening to overcome overlooking and intervisibility matters.

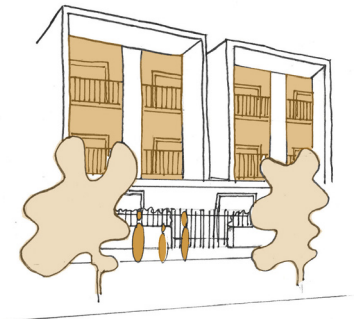


Figure 37: Guideline 23a

24. Ensure balconies and elevated terraces are designed to provide good amenity and privacy for all

- Encourage the provision of shade or shelter, particular over access doorways.
- Encourage integrated awnings and moveable screens to enable residents to better control the environment of the balcony/terrace.
- Encourage balconies to comprise sections of solid balustrade or opaque glazing to partially conceal residents from view, from the public realm.
- Avoid glass or transparent balustrades, which lack privacy and can lead to the appearance of visual clutter.

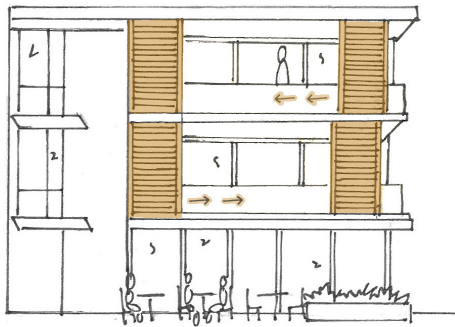


Figure 38: Guideline 24b

25. Ensure the size and configuration of bedrooms and living areas provide good amenity

- Ensure bedrooms and living areas meet the minimum area and dimension requirements specified in Better Apartment Design Guidelines.
- Ensure living areas are designed to provide a minimum room depth that will allow for a 2 seater couch in a 1 bedroom dwelling and a 3 seater couch in a 2 and more bedroom dwelling.
- Ensure living areas designed to provide a functional layout to enable a tv to be located opposite a couch
- Ensure living areas are designed to allow for a clear walkway to external areas through the living area that does not imping on where a couch should be located.

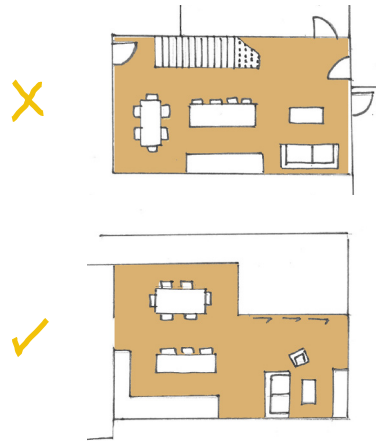


Figure 39: Guidelines 25b, 25c and 25d

26. Ensure the integration of sufficient storage within dwellings.

- Encourage internal layouts that maximise available space for integrated storage within laundries, hallways and under staircases.
- Encourage the provision of built-in storage in all bedrooms.
- Ensure storage areas within garages are large enough to accommodate typical household items such as rubbish bins, bicycles, tools and camping gear.
- Ensure dwellings with ground level private open space contains appropriate storage for gardening equipment.
- Avoid the provision of external storage structures, sheds and bin enclosures that are visible from the public realm.

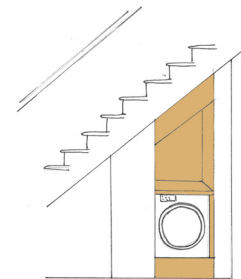


Figure 40: Guidelines 26a

27. Encourage individual and secure garages to allow for flexible use and potential adaptability.

- a. Arrange garages with access to amenity, such as glazing to provide access to daylight.
- b. Encourage secondary rear doors or roller doors allowing access into abutting private open space.
- c. Encourage integration of batteries and electric car charging facilities.

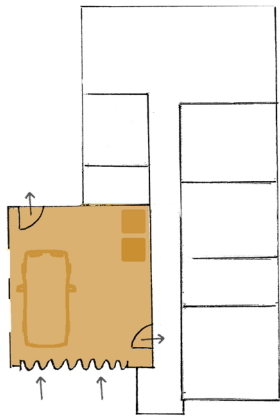


Figure 41: Guidelines 27b



Landscape Design

Landscape provision can greatly enhance medium density residential development by creating lush environments designed to improve the overall amenity for residents. High quality landscape responses can ensure that the developments fully utilise all available open space, enhance and soften the appearance of the building within the streetscape, and provide urban cooling benefits.

Design objectives:

- To ensure landscaping that integrates with the built form and enhances amenity.
- To maximise canopy cover and its long-term sustainability.
- To ensure the provision of low maintenance landscaping that will thrive.
- To enhance water efficiency and reduce the urban heat island affect.

28. Ensure the retention and provision of canopy trees in a space that they can thrive.

- a. Retain existing canopy trees of ecological and landscape value.
- b. Provide canopy trees within front and rear setbacks, with a minimum one canopy tree per dwelling.
- c. Encourage the provision of canopy trees within side setbacks along with perimeter planting.
- d. Ensure canopy trees have sufficient space and soil depth to support their long-term health.

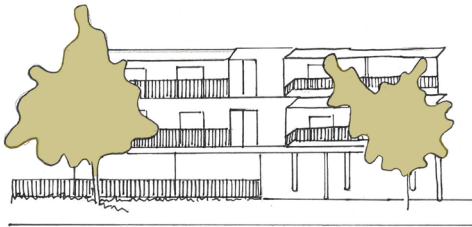


Figure 42: Guideline 28b

29. Ensure the provision of lush and low maintenance landscape.

- a. Provide a layered planting regime through the provision canopy trees, shrubs and ground covers.
- b. Encourage hardy and low maintenance planting within private open space and communal areas .



Figure 43: Guideline29b

30. Ensure the provision of landscape along driveways to soften the edges.

- a. Provide sufficient space for landscape planting along driveways, including spaces of varying widths to break up long view lines.
- b. Encourage landscape and canopy tree provision to terminate views along driveways.

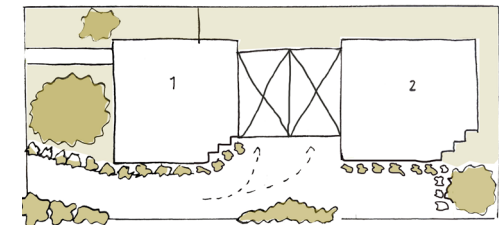


Figure 44: Guidelines 30a and 30b

31. Maximise permeable surfaces.

- a. Encourage the use of permeable pavers to reduce extent of hardscaping, especially in driveways and communal areas.
- b. Avoid narrow and hardscaped perimeter spaces and large areas of bland concrete.

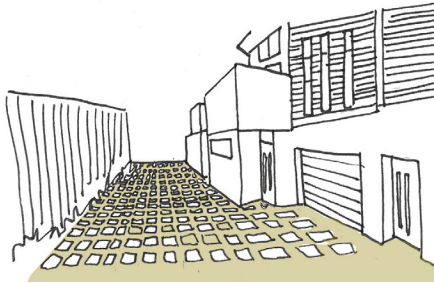


Figure 45: Guidelines 31a

32. Minimise cut and fill on sloping sites that creates the need for site retention.

- a. Ensure retaining walls have a maximum height of 0.5m.
- b. Ensure terraced garden beds have a minimum width of 1m to allow meaningful landscape provision.

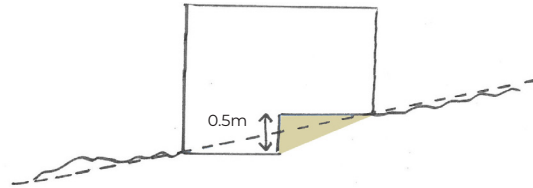


Figure 46: Guidelines 32a