

# Better Quality Two Dwelling Developments in Merri-bek

Exemplar Designs for two dwellings on a lot



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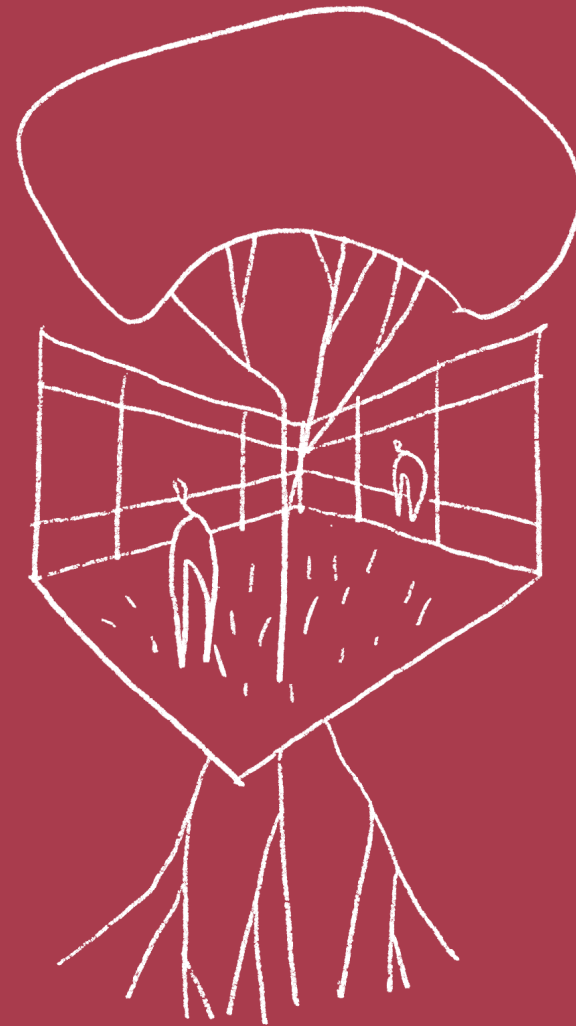
## Why exemplar designs?

Merri-bek is changing quickly as more people are choosing to make our community their home. This rapid growth means we need to find ways to improve the quality of homes that last, are sustainable and that they can live in for as long as possible.

In line with our Council Plan 2021- 2025, we want to encourage better quality developments in Merri-bek.

Our initial focus is two dwelling (houses) developments which represent a high proportion of the applications being received annually.

The purpose of the exemplar designs, provided in this document, is to give clear guidance and certainty on Council's expectations of better quality architectural design and site layout for two dwelling developments on a lot. The exemplars will give designers a head start by illustrating preferred design approaches for different lot sizes and dwelling typologies, and assist with streamlining the planning permit process for developers.



## What are exemplars?

The exemplars demonstrate practical solutions to two dwelling development scenarios. They showcase best practice in site planning and dwelling configuration to achieve contemporary, accessible and sustainable design.

Council engaged leading architectural practice Kennedy Nolan Architects to prepare a series of exemplar plans which provide the design and development community with guidance tailored specifically to Merri-bek.

Four common lot types have been used, ranging from 360m<sup>2</sup> to 700m<sup>2</sup>. The designs are simple, scalable, flexible, replicable and can be adapted to specific site conditions.

The exemplars are tested against Merri-bek's **Better Quality Two Dwellings (BQ2D) checklist**, which is a critical part of the BQ2D planning process. They respond to environmentally sustainable design (ESD) and accessibility principles, and can be built efficiently and economically.

They are practical examples of how planning scheme requirements and the Merri-bek **Good Design Advice Sheets** objectives can be met to achieve quality design outcomes.





## How to use the exemplars

Applicants are encouraged to use these exemplars in part or full to develop their own contextually specific designs. Not all exemplars will be appropriate for their site as different sites have different contextual requirements. While the **Exemplar Plans** are based on four specific lot sizes, the principles can be adapted to a broad range of sites and settings.

All applications will be assessed against Planning Scheme requirements and along with **Themes in Focus** set out in this document, design proposals should always consider:

- site orientation
- site and street topography
- existing site features
- existing streetscape character
- surrounding context including impacts on neighbouring properties

An **Image Library** is provided in this document alongside the exemplar plans for additional visual description and design inspiration.

This is a Better Quality Two Dwellings document and should be used in conjunction with:

- [ResCode Clause 55](#)
- [Better Quality Two Dwellings Checklist](#)
- [ESD Certification Checklist](#), and the
- [Good Design Advice Sheets](#)



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# Themes in Focus

The research stage of the exemplar design process revealed that existing developments were often not meeting their full potential. In response to recurring development trends in Merri-bek, 'Themes in Focus' outlines opportunities to improve key aspects of design. The themes have shaped the exemplars and demonstrate how each element can be incorporated to achieve positive design outcomes. While the 'Themes in Focus' highlight specific design opportunities, the exemplars plans also embody a range of solutions that contribute to achieving quality design outcomes including accessibility and good internal amenity.

## Making space for canopy trees

Design deep private open spaces to provide more space for trees at the rear and side of dwellings.

These spaces allow access to sunlight from different directions and suit multiple site orientations.

## Effective site planning

Provide generous courtyards on side boundaries instead of narrow side yards.

This will reduce dependence on outlook to neighbouring sites, and improve internal amenity.

## Flexible spaces

Consider the context and residents' changing needs over time.

Re-imagining the relationship between spaces can increase the flexibility and usability of internal and external areas.

## Simplify massing and facades

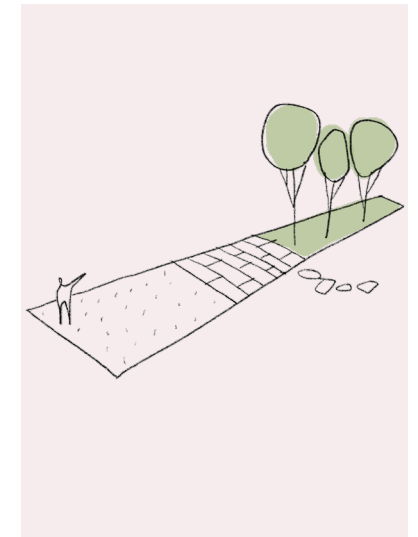
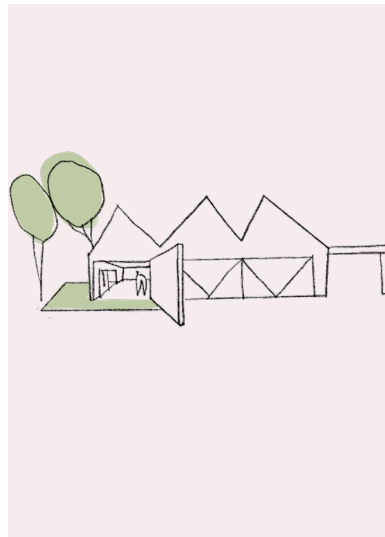
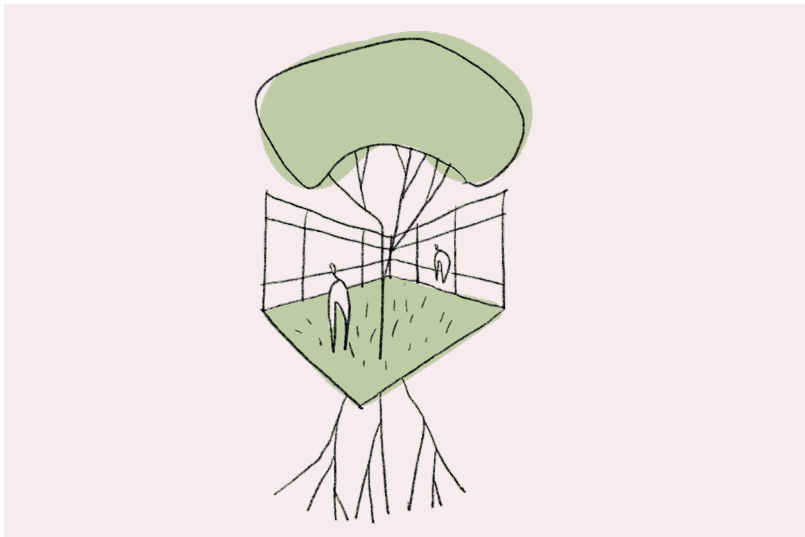
Avoid complex roof and facade designs and prioritise investment in quality materials.

Depth and shadow to facades provides passive solar protection and effective building articulation.

## Rethinking driveways

Reduce the extent of driveways and provide quality ground surface treatments. This will encourage safe and accessible circulation for pedestrians.

Creating a view ending in a garden or tree will improve the amenity of shared accessways, and contribute positively to the streetscape.

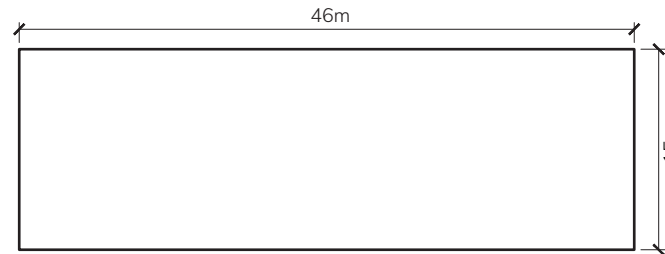


# Exemplar Plans

## Lot A - 700m<sup>2</sup> (15 x 46m)

**A1: 2 x Dwellings (side-by-side)**

**A2: 2 x Dwellings (side-by-side,  
first floor setback)**



Minimum Garden Area:

**35% or 245m<sup>2</sup>**

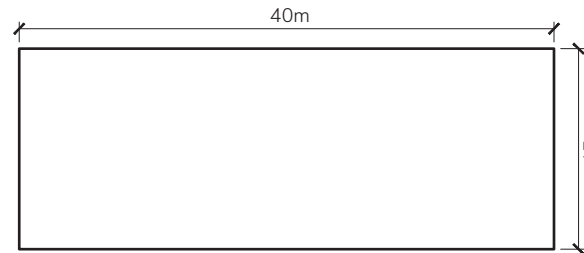
Minimum area for  
canopy trees:

**4.5m x 4.5m**

## Lot B - 600m<sup>2</sup> (15 x 40m)

**B1: 2 x Dwellings (side-by-side)**

**B2: 2 x Dwellings (front-to-back)**



Minimum Garden:

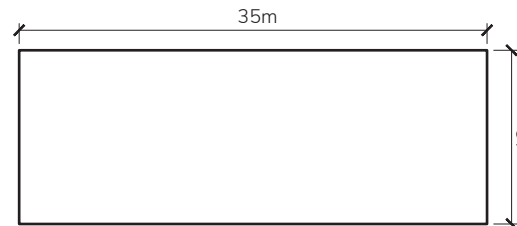
**Area: 30% or 180m<sup>2</sup>**

Minimum area for  
canopy trees:

**4.5m x 4.5m**

## Lot C - 455m<sup>2</sup> (13 x 35m)

**C1: 2 x Dwellings (front-to-back)**



Minimum Garden Area:

**25% or 114m<sup>2</sup>**

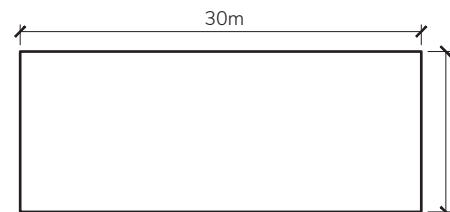
Minimum area for  
canopy trees:

**4.5m x 4.5m**

## Lot D - 360m<sup>2</sup> (12 x 30m)

**D1: 2 x Dwellings (front-to-back,  
side laneway)**

**D2: 2 x Dwellings (side-by-side,  
rear laneway)**

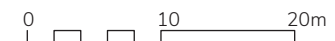


Minimum Garden Area:

**N/A**

Minimum area for  
canopy trees:

**4.5m x 4.5m**



# A1: 2 x Dwellings (side-by-side)

**Lot A (700m<sup>2</sup>)**

WINDOWS ORIENTATED INTO COURTYARD RATHER THAN FACING DIRECTLY AT NEIGHBOUR REDUCES NEED FOR EXTERNAL SCREENING

RECESS ALIGNS WITH COURTYARD BELOW, BREAKING UP THE LENGTH OF FIRST FLOOR SIDE ELEVATION

SCREENED DECK REDUCES OVERLOOKING WHILE AVOIDING SCREENS DIRECTLY ON GLASS, ALSO ALLOWS FOR SAFE USE BY CHILDREN

FIRST FLOOR STUDY

first

CREATE DEPTH TO WINDOW OPENINGS TO REDUCE OBLIQUE VIEWS AND POTENTIAL OVERLOOKING TO NEIGHBOURING DWELLINGS

FIRST FLOOR 'RETREAT' SUITS A NORTH-FACING LOCATION AT FRONT FOR BETTER DAYLIGHTING & TO AVOID NEED FOR OVERLOOKING SCREENING

PERGOLA USED TO ARTICULATE FRONT FACADE, AVOIDING APPEARANCE OF SHEER 2-STOREY WALL AND OVERCOMPLICATED FACADE DETAILING (**SUBJECT TO STREETScape AND NEIGHBOURHOOD CHARACTER ASSESSMENT**)

BOUNDARY WALL USED TO MAKE EFFICIENT USE OF SPACE (**SUBJECT TO CLAUSE 55 ASSESSMENT**)

LOCATION OF COURTYARD ALLOWS FOR ADDITIONAL DAYLIGHT INTO LIVING SPACE

SPACE FOR AT LEAST ONE 4.5x4.5m CANOPY TREE ZONE IN EACH BACK YARD

FLEXIBLE BEDROOM & BATHROOM ON GROUND ALLOW FOR AGEING IN PLACE

COURTYARD BREAKS UP THE LENGTH OF THE BLOCK & IS AN OPPORTUNITY FOR PLANTING, SERVICES AND FOR AVOIDING WINDOWS THAT DIRECTLY FACE ONTO NEIGHBOUR

ground

CONCRETE DRIVEWAY SURFACE MINIMISED TO INCREASE OPPORTUNITIES FOR PERMEABILITY AND PLANTING

SINGLE GARAGE (WITH WINDOW TO ALLOW FOR FLEXIBLE USE) + TANDEM CAR-PARK ON DRIVEWAY

LAUNDRY/MUD-ROOM

FLEXIBLE STUDY AREA / ENTRY HALL

SPACE FOR 4.5x4.5m CANOPY TREE ZONE IN EACH FRONT YARD

OFFSET FROM BOUNDARY REQUIRED ON ONE SIDE (SOUTH), ALTERNATIVELY CONSIDER CAR SPACE INSTEAD OF GARAGE

front setback  
(subject to Clause 55 /  
Planning Scheme compliance)

0 5 10m

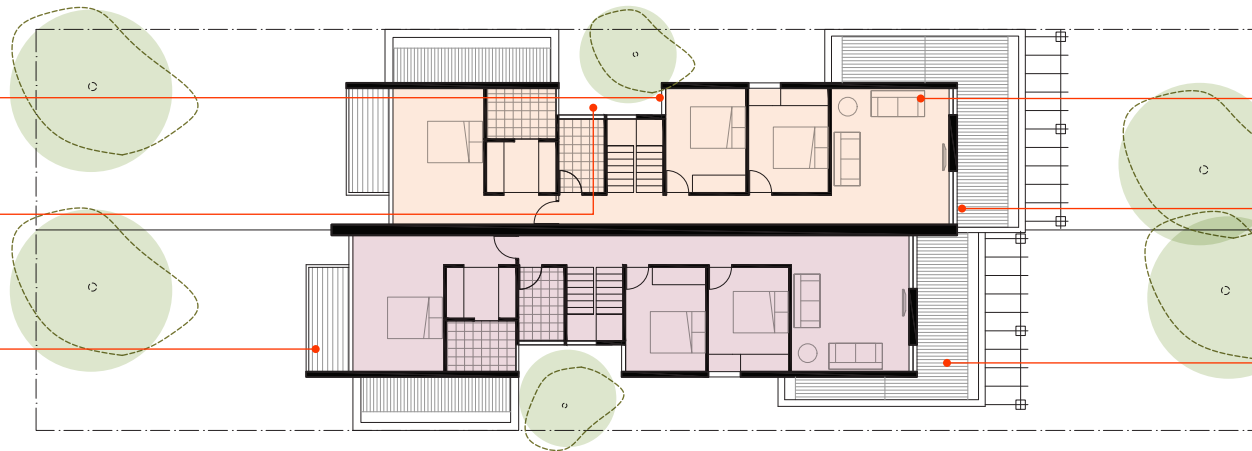
# A2: 2 x Dwellings (side-by-side, first floor setback)

## Lot A (700m<sup>2</sup>)

WINDOWS ORIENTATED INTO COURTYARD RATHER THAN FACING DIRECTLY AT NEIGHBOUR REDUCES NEED FOR EXTERNAL SCREENING

RECESS ALIGNS WITH COURTYARD BELOW, BREAKING UP THE LENGTH OF FIRST FLOOR SIDE ELEVATION

SCREENED DECK REDUCES OVERLOOKING WHILE AVOIDING SCREENS DIRECTLY ON GLASS, ALSO ALLOWS FOR SAFE USE BY CHILDREN



first

LAYOUT SUITS NORTH FACING FIRST FLOOR 'RETREAT' / LIVING WITH OUTLOOK TO STREET

SIGNIFICANT SETBACK USED TO ARTICULATE FRONT FACADE, AVOIDING APPEARANCE OF SHEER 2-STOREY WALL AND OVERCOMPLICATED FACADE DETAILING

OPPORTUNITY TO PROVIDE DISCREET BALCONY WITHIN UPPER LEVEL SETBACK

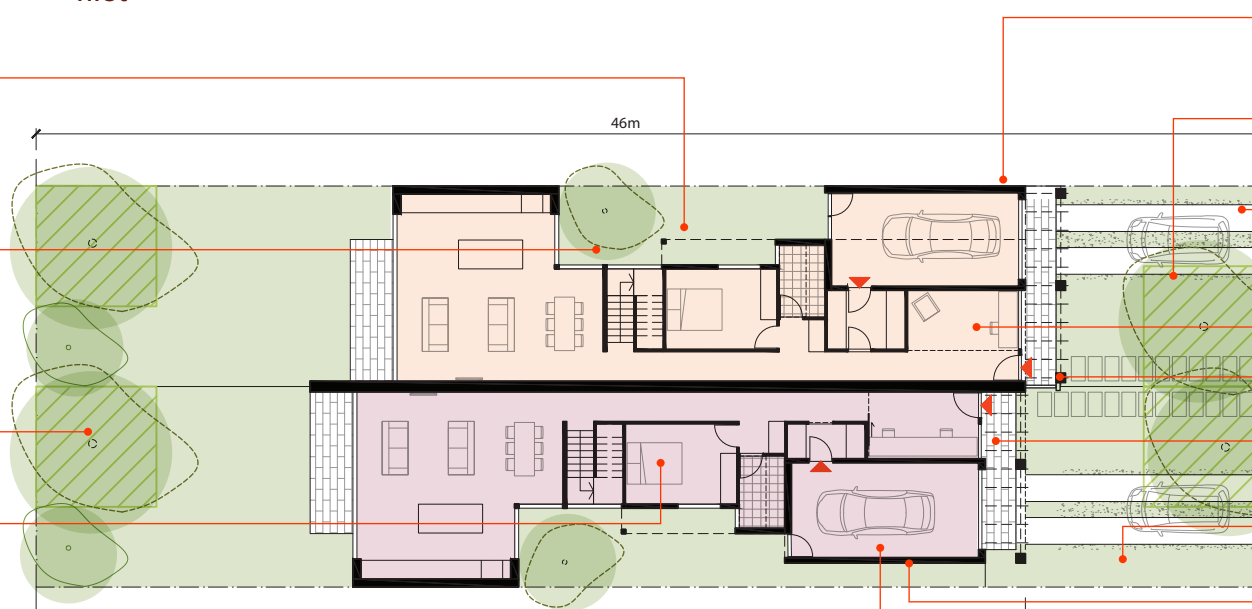
COURTYARD BREAKS UP THE LENGTH OF THE BLOCK & IS AN OPPORTUNITY FOR PLANTING, SERVICES AND FOR AVOIDING WINDOWS THAT DIRECTLY FACE ONTO NEIGHBOUR

LOCATION OF COURTYARD ALLOWS FOR ADDITIONAL DAYLIGHT INTO LIVING SPACE

SPACE FOR AT LEAST ONE 4.5x4.5m CANOPY TREE ZONE IN EACH BACK YARD

FLEXIBLE BEDROOM & BATHROOM ON GROUND ALLOW FOR AGEING IN PLACE

SINGLE GARAGE (WITH WINDOW TO ALLOW FOR FLEXIBLE USE) + TANDEM CAR-PARK ON DRIVEWAY



ground

BOUNDARY WALL USED TO MAKE EFFICIENT USE OF SPACE (**SUBJECT TO CLAUSE 55 ASSESSMENT**)

SPACE FOR 4.5x4.5m CANOPY TREE ZONE IN FRONT YARD

CONCRETE DRIVEWAY SURFACE MINIMISED TO INCREASE OPPORTUNITIES FOR PERMEABILITY AND PLANTING

FLEXIBLE STUDY AREA / ENTRY HALL

VERANDAH AND PERGOLA TO STREET FACADE

SETBACK DWELLING FOR 'STAGGERED' FRONT FACADE PROFILE

MIN. 1m WIDE PLANTING ZONE ALONGSIDE DRIVEWAY

OFFSET FROM BOUNDARY REQUIRED ON ONE SIDE, ALTERNATIVELY CONSIDER CAR SPACE INSTEAD OF GARAGE

front setback  
(subject to Clause 55 /  
Planning Scheme compliance)

0 5 10m

# B1: 2 x Dwellings (side-by-side)

## Lot B (600m<sup>2</sup>)

CREATE DEPTH TO WINDOW OPENINGS TO REDUCE OBLIQUE VIEWS AND POTENTIAL OVERLOOKING TO NEIGHBOURING DWELLINGS

FIRST FLOOR 'RETREAT' LOCATED AT END OF PLAN TO AVOID RELYING ON WINDOWS FACING ONLY DIRECTLY AT NEIGHBOUR  
SCREENED DECK REDUCES OVERLOOKING WHILE AVOIDING SCREENS DIRECTLY ON GLASS, ALSO ALLOWS FOR SAFE USE BY CHILDREN



first

RECESS ALIGNS WITH COURTYARD BELOW, BREAKING UP LENGTH OF FIRST FLOOR SIDE ELEVATION

WINDOWS FACE INTO COURTYARD RATHER THAN FACING DIRECTLY AT NEIGHBOUR REDUCES NEED FOR EXTERNAL SCREENING

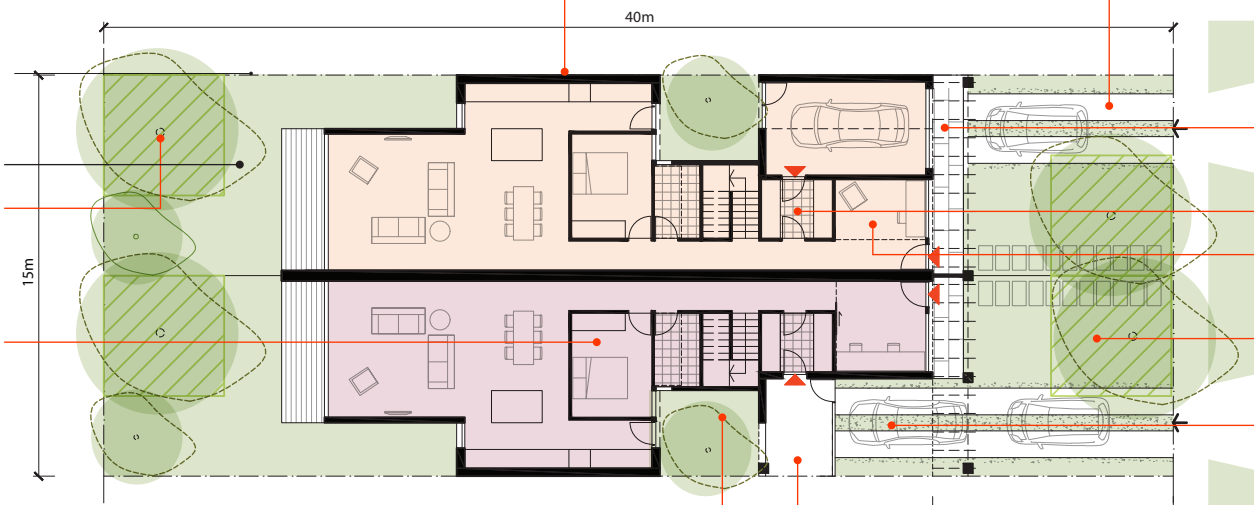
PERGOLA USED TO ARTICULATE FRONT FACADE, AVOIDING APPEARANCE OF SHEER 2-STOREY WALL AND OVERCOMPLICATED FACADE DETAILING (SUBJECT TO STREETSCAPE AND NEIGHBOURHOOD CHARACTER ASSESSMENT)

BOUNDARY WALL USED TO MAKE EFFICIENT USE OF SPACE (SUBJECT TO CLAUSE 55 ASSESSMENT)

SPACE FOR AT LEAST ONE 4.5x4.5m CANOPY TREE ZONE IN EACH BACK YARD

FLEXIBLE BEDROOM & BATHROOM ON GROUND ALLOW FOR AGEING IN PLACE

COURTYARD BREAKS UP THE LENGTH OF THE BLOCK & IS AN OPPORTUNITY FOR PLANTING, SERVICES AND FOR AVOIDING WINDOWS THAT DIRECTLY FACE ONTO NEIGHBOUR.



ground

CONCRETE DRIVEWAY SURFACE MINIMISED TO INCREASE OPPORTUNITIES FOR PERMEABILITY AND PLANTING

SINGLE GARAGE (WITH WINDOW TO ALLOW FOR FLEXIBLE USE) + TANDEM CAR-PARK ON DRIVEWAY

LAUNDRY/MUD-ROOM  
FLEXIBLE STUDY AREA / ENTRY HALL

SPACE FOR 4.5x4.5m CANOPY TREE ZONE IN EACH FRONT YARD

COVERED CAR SPACE USED TO CREATE OFFSET FROM BOUNDARY

SECURE STORAGE & SERVICE ZONE

front setback  
(subject to Clause 55 / Planning Scheme compliance)

0 5 10m



# B2: 2 x Dwellings (front-to-back)

**Lot B (600m<sup>2</sup>)**

SIGNIFICANT GAP BETWEEN  
FIRST FLOOR BUILDING  
FORMS

OPPORTUNITY TO PROVIDE  
PROJECTING ELEMENTS  
THAT ALLOW SOME  
OUTLOOK WHILE REDUCING  
DOWNWARD VIEWS

FIRST FLOOR 'RETREAT'/  
STUDY

ROOF & BOUNDARY WALL  
REDUCE OVERLOOKING INTO  
ADJACENT PROPERTY

RECESS ALIGNS WITH  
COURT YARD BELOW,  
BREAKING UP LENGTH  
OF FIRST FLOOR SIDE  
ELEVATION

PERGOLA USED TO  
ARTICULATE FRONT  
FACADE, AVOIDING  
APPEARANCE OF SHEER  
2-STOREY WALL AND  
OVERCOMPLICATED FACADE  
DETAILING (**SUBJECT  
TO STREETScape AND  
NEIGHBOURHOOD  
CHARACTER ASSESSMENT**)

MAIN BEDROOM FACES  
THE STREET SO NO  
OVERLOOKING MEASURES  
REQUIRED

SCREENED WINDOW FROM  
FIRST FLOOR RETREAT +  
HIGH LEVEL GLAZING

first

BOUNDARY WALL USED  
TO MAKE EFFICIENT USE  
OF SPACE (**SUBJECT TO  
CLAUSE 55 ASSESSMENT**)

SPACE FOR AT LEAST ONE  
4.5x4.5m CANOPY TREE  
ZONE IN EACH COURT YARD

FLEXIBLE BEDROOM &  
BATHROOM ON GROUND  
ALLOW FOR AGEING IN  
PLACE

PERGOLA SUGGESTS ENTRY  
TO UNIT 2 FROM STREET &  
REDUCES PROMINENCE OF  
GARAGE DOOR

WINDOW TO ALL GARAGES  
ALLOWS FOR FLEXIBLE USE

GARAGE WALL ON  
BOUNDARY WALL  
(**SUBJECT TO CLAUSE 55  
ASSESSMENT**)

EXPRESSED JOINTS TO  
BREAK UP PAVING ZONE IN  
FRONT OF GARAGES

SCREENED SERVICE ZONE

BOUNDARY WALL USED  
TO MAKE EFFICIENT USE  
OF SPACE (**SUBJECT TO  
CLAUSE 55 ASSESSMENT**)

SPACE FOR 4.5x4.5m  
CANOPY TREE ZONE IN  
FRONT YARD

VERANDAH AND PERGOLA  
TO STREET FACADE

UNDERCOVER ENTRY  
RECESSED INTO BUILDING  
FORM

CONCRETE DRIVEWAY  
SURFACE MINIMISED TO  
INCREASE OPPORTUNITIES  
FOR PERMEABILITY AND  
PLANTING

MIN. 1m WIDE PLANTING  
ZONE ALONGSIDE  
DRIVEWAY

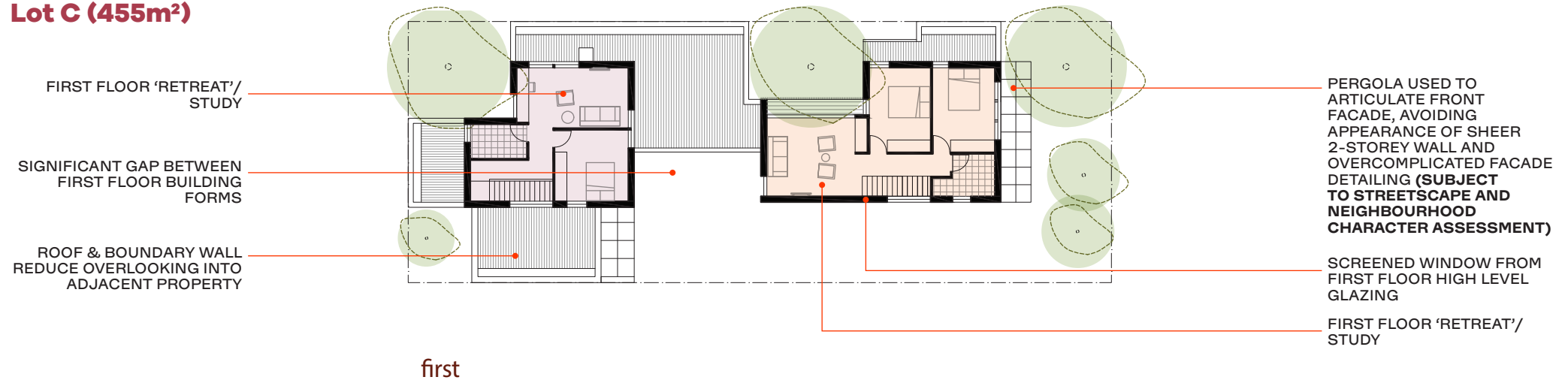
ground

0 5 10m



# C1: 2 x Dwellings (front-to-back)

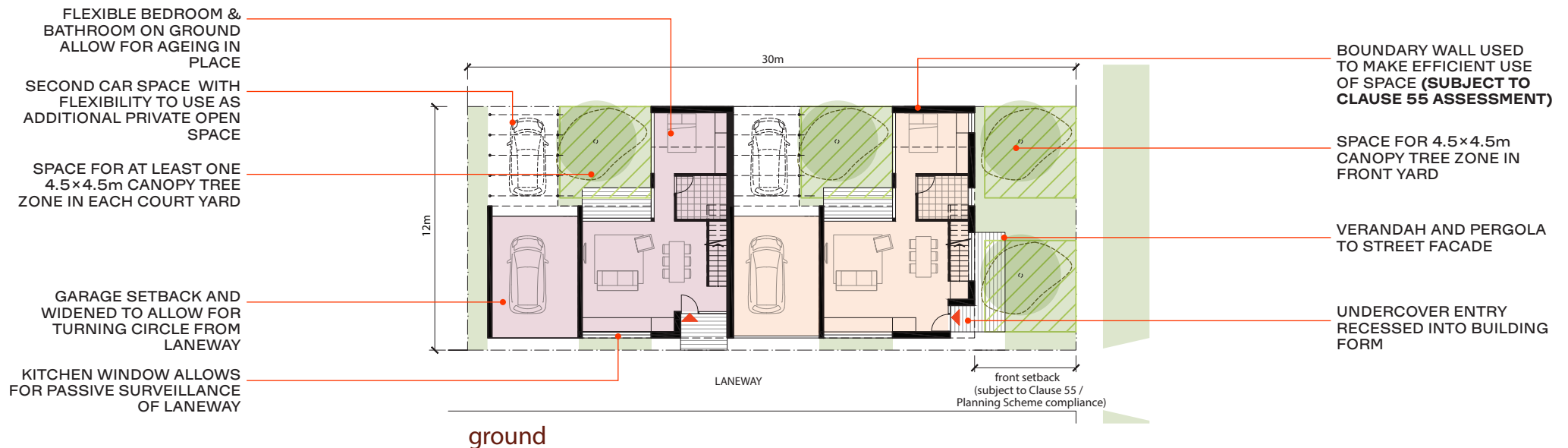
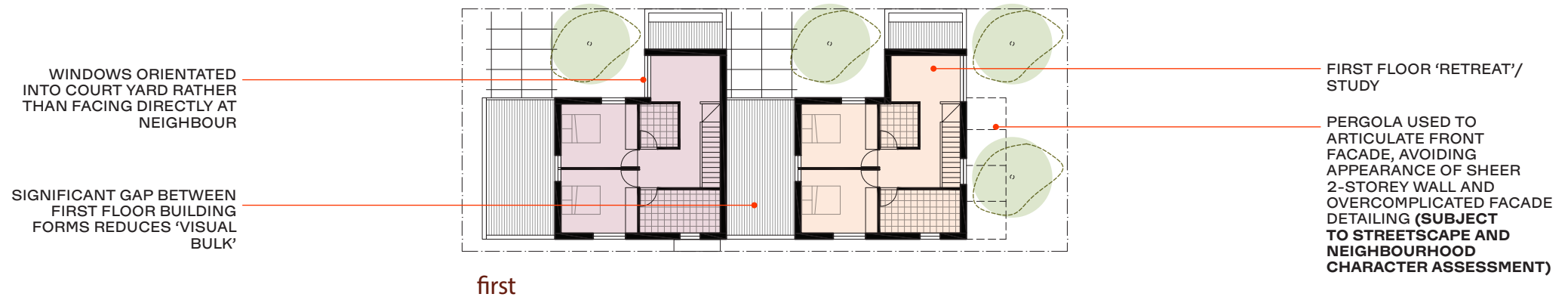
**Lot C (455m<sup>2</sup>)**



0 5 10m

# D1: 2 x Dwellings (front-to-back, side laneway)

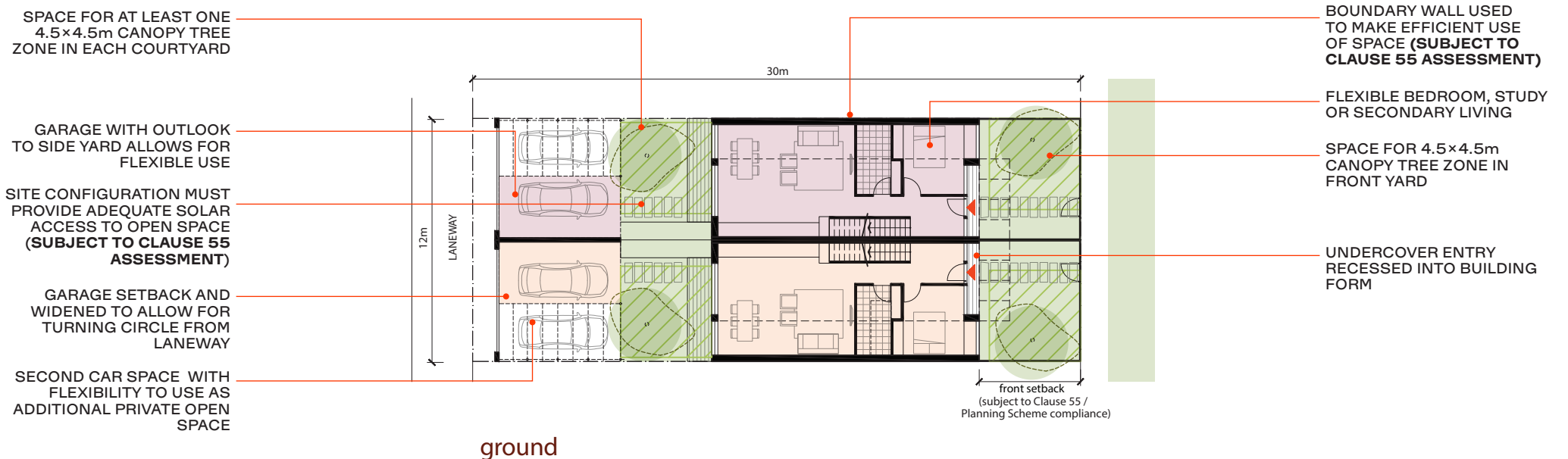
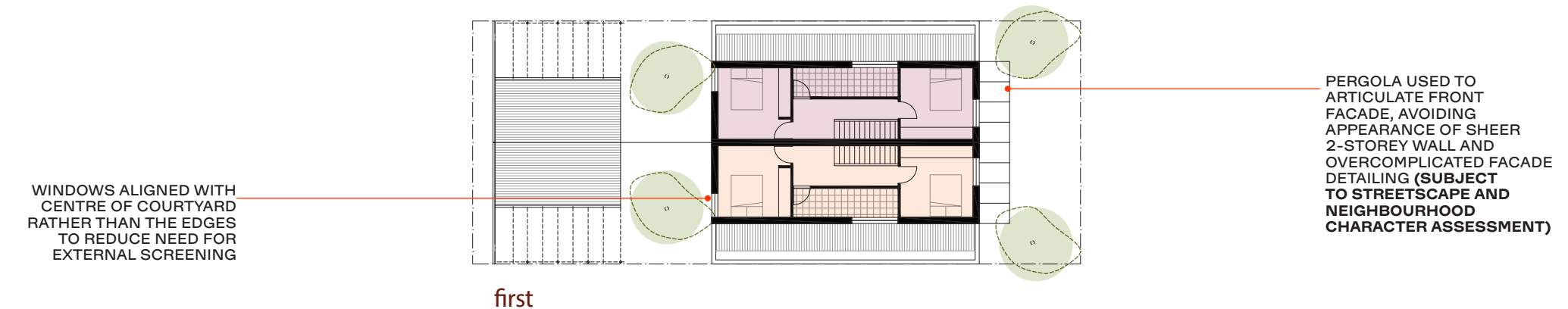
Lot D (360m<sup>2</sup>)



0 5 10m

# D2: 2 x Dwellings (side-by-side, rear laneway)

Lot D (360m<sup>2</sup>)



0 5 10m

# Image Library

<b>1. Built form</b>	<b>20</b>
<b>2. Street Interface</b>	<b>22</b>
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<b>5. Landscape</b>	<b>31</b>

The following images help to portray ideas and design solutions from the exemplars which cannot be expressed in plan form.

While the accompanying text captions highlight specific design elements, images may also be used as general inspiration for design proposals.



# 1. Built Form

## Dwelling identity

Facade composition, articulation, and variation enable adjacent dwellings to maintain their own individual identities.



- ① Windows share the same language but a different composition, adding playfulness.
- ② One dwelling has a garage and the other a carport, creating asymmetry and also an openness on one boundary. The garage door finish matches other entry ways. The garage is well integrated with the ground floor elevation.
- ③ The asymmetrical roof form balances the ground floor form.
- ④ The entrances have different setbacks from the street. This assists in providing individual identity to the dwellings.



- ⑤ Independent pergolas distinguish dwellings from one another.
- ⑥ A break in the ground floor form is a simple way of visually distinguishing the frontage of each dwelling.



- ⑦ A staggered front setback and variation in material tone provide a distinct sense of address.



# 1. Built Form

## Repetitive simple forms

Repetition of forms can create a cohesive architectural language within a development, and reduce unnecessary complexity.



- ① The repetition of simple roof forms creates a sense of geometric harmony to the development.
- ② The roof forms provide opportunity for high level natural lighting to the interior of dwellings.



- ③ Lightweight pergolas to the facade provide detail and shadow to the simple two-storey forms.
- ④ Windows share the same language but a different composition, adding interest without complexity.
- ⑤ The rear dwelling is visible from the street and repeats the simple form of the front dwellings.

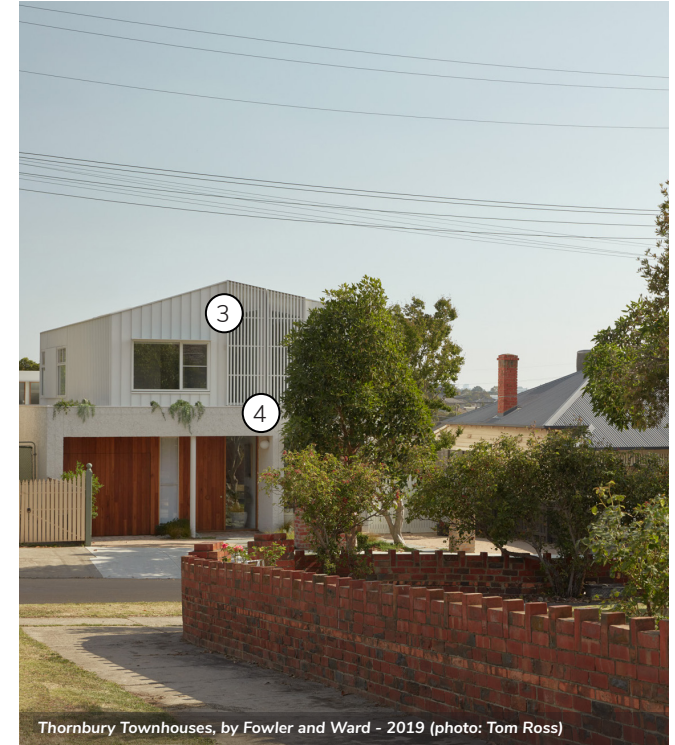
## 2. Street Interface

### Character response

Designs which respond to the context and character of the neighbourhood will contribute more positively to the streetscape and sit comfortably in their surrounds.



- ① Simple articulation in the building form creates a distinction between dwellings and responds to the pattern of built form within the street.
- ② The pitched roof profile responds to the rhythm of roof forms in the neighbourhood in a contemporary way.



- ③ The scale of the new building responds to the scale of existing houses in the neighbourhood.
- ④ First floor setback from ground floor responds to single storey scale of neighbouring dwellings.



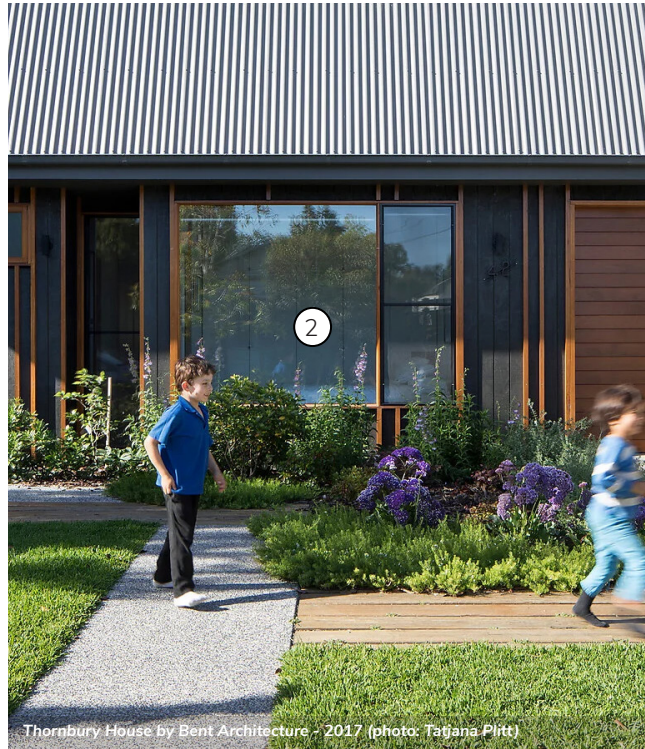
## 2. Street Interface

### Balancing activation and privacy

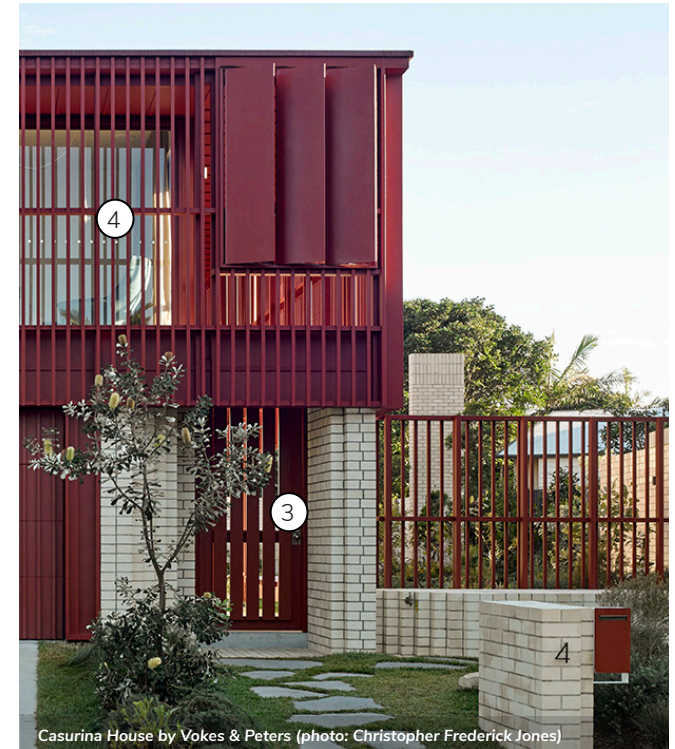
Facade designs need to provide street activation while also allowing a reasonable level of privacy to internal spaces.



- ① Street level windows with creative methods of privacy contribute to an active street front and still allow for passive surveillance.



- ② Ground floor windows nestled in to the landscape and shaded by eaves create a sense of refuge to the interior without compromising activation to the street.



- ③ A side yard entry with open batten fencing allows for activation and surveillance of the street.
- ④ First floor windows provide additional passive surveillance to the street while screening allows some privacy to internal spaces.



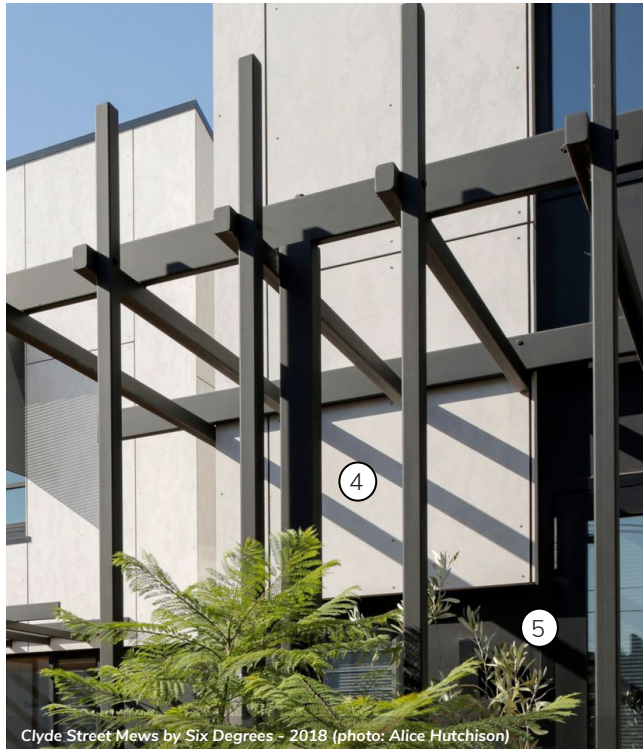
## 2. Street Interface

### Facade articulation

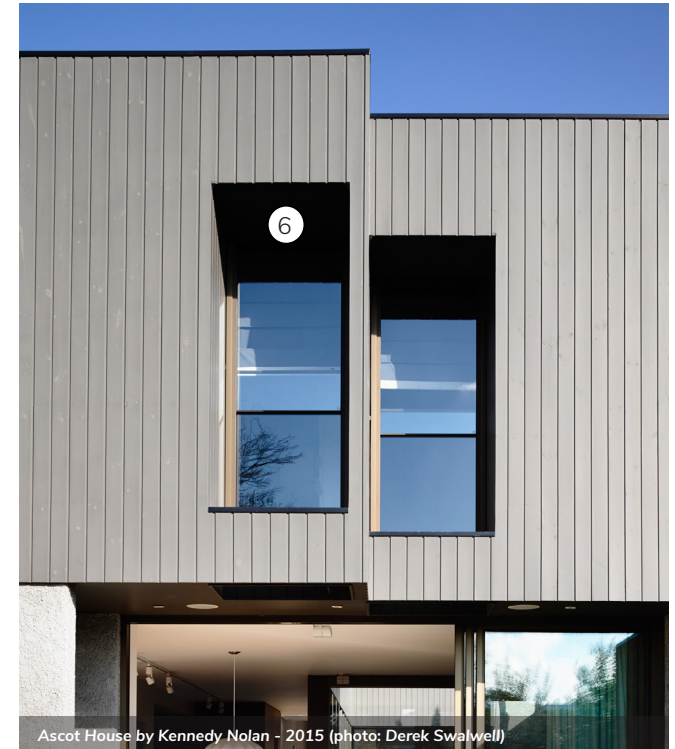
Articulating the façade using depth and shadow can provide visual interest, weather protection, privacy, and a sense of entry.



- ① Adding details such as an abstracted brick 'chimney' form or porch provides articulation to a simple form and can respond subtly to existing streetscape character.
- ② A verandah or pergola can help break the appearance of a two storey form.
- ③ Windows with a deeper reveal provide shadow and interest to the facade.



- ④ Shadows created by a pergola add visual interest and solar protection to the facade.
- ⑤ Pergolas can provide a clear and welcoming transition space at an entrance.

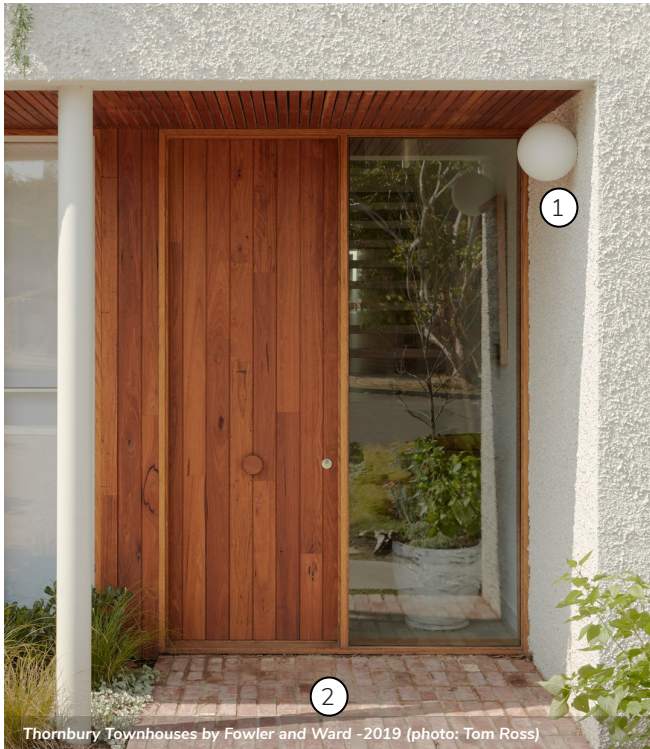


- ⑥ Deep window reveals provide sun protection and a sense of solidity to the building while reducing oblique views to neighbouring dwellings.

# 3. Design Detail

## Rethinking entrances

Dwelling entries are important elements of facade composition. They can provide weather protection, lighting, and a sense of address and identity.



Thornbury Townhouses by Fowler and Ward - 2019 (photo: Tom Ross)

- ① Small details like an entry light, a textured ground threshold, high quality finishes and planting provide a sense of dwelling identity and improve amenity and experience for residents.
- ②



Stewart Street Residencies by Ample Architecture - 2021 (photo: Michael Macleod)

- ③ A recess or niche provides a simple solution to weather protection essential for a dwelling entrance.



Chestnut Townhouses by NFT Architects - 2015 (photo: Shannon McGrath)

- ④ Lighting, planting and a house number within a recessed porch creates a sense of entry and identity to the dwelling.



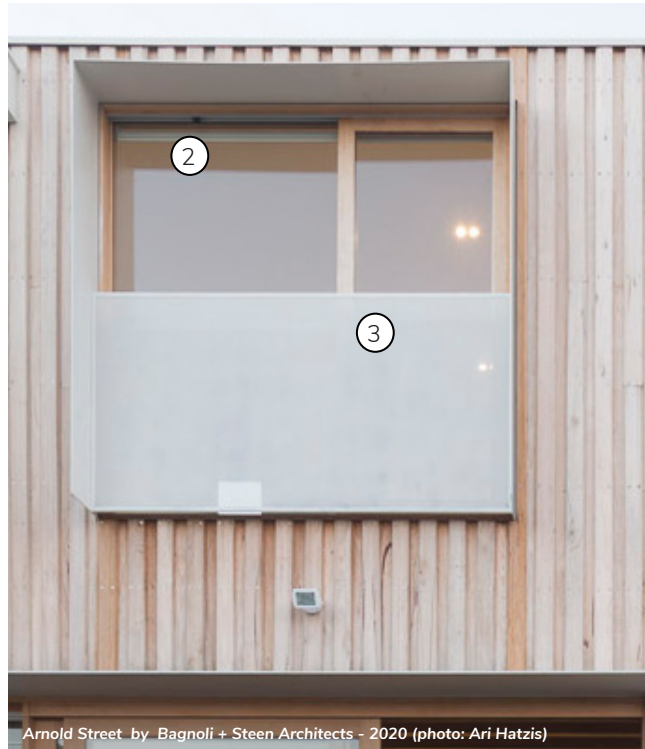
# 3. Design Detail

## Windows and privacy

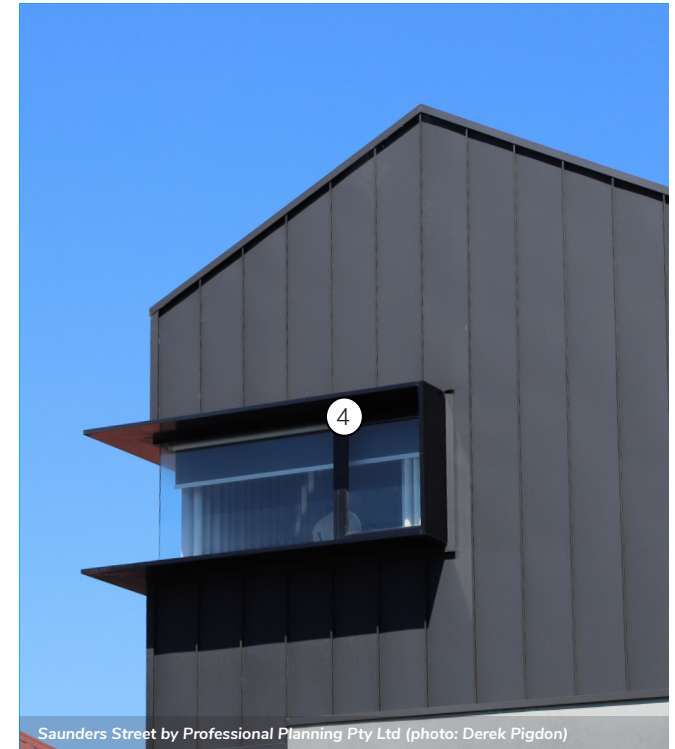
Well considered design and placement of windows can address overlooking without compromising outlook, surveillance, daylight and ventilation



- ① Metal window shrouds provide shade and a degree of privacy to interior spaces.



- ② Large operable windows improve internal amenity on the first floor.
- ③ Materials such as fine perforated mesh help to avoid overlooking while contributing positively to the overall material palette.



- ④ Horizontal windows which consider depth, height and detail can provide internal privacy as well as passive surveillance.



# 3. Design Detail

## Controlling views at street level

Adjustable or fixed screens at street level offer privacy to internal spaces and yards while also maintaining a level of surveillance and activation to the public realm.



- ① Detailed fixed brick screens can provide a level privacy to a courtyard whilst still providing light and ventilation.



- ② Fixed timber and brick screens between a courtyard and the street provide privacy to residents as well as passive surveillance and an active interface.



- ③ Sliding timber screens allow residents to control privacy and sun shading.



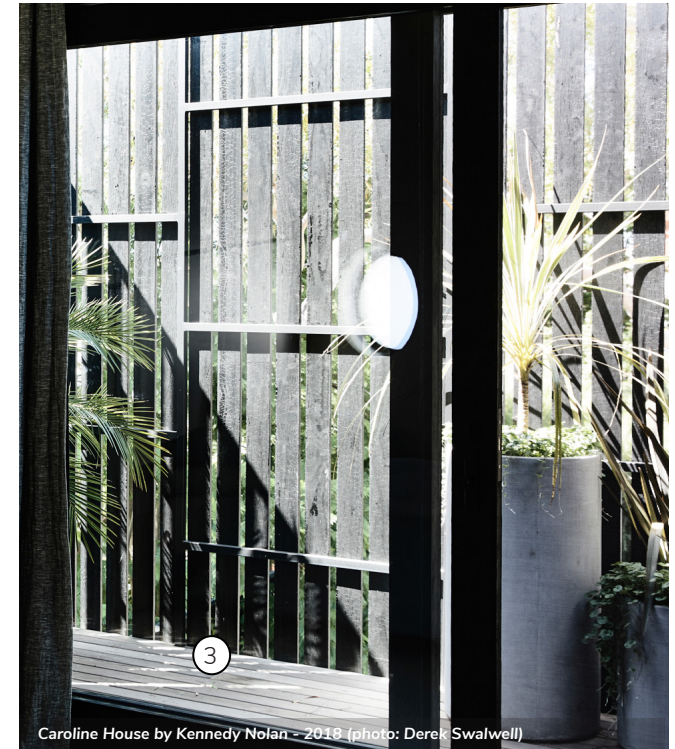
# 3. Design Detail

## Overlooking protection

Where overlooking protection is required, it should be integrated with the overall facade composition. Screens should be designed maintain an adequate level of outlook, ventilation and daylight within the dwelling.



- ① Deep inset windows can reduce the need for screening by limiting views from within.
- ② If screening is unavoidable, it should still be integrated into the facade design.



- ③ A small terrace between windows and screening can improve internal amenity and outlook, and provide space for plants.

# 4. Materials

## Simple and durable material palette

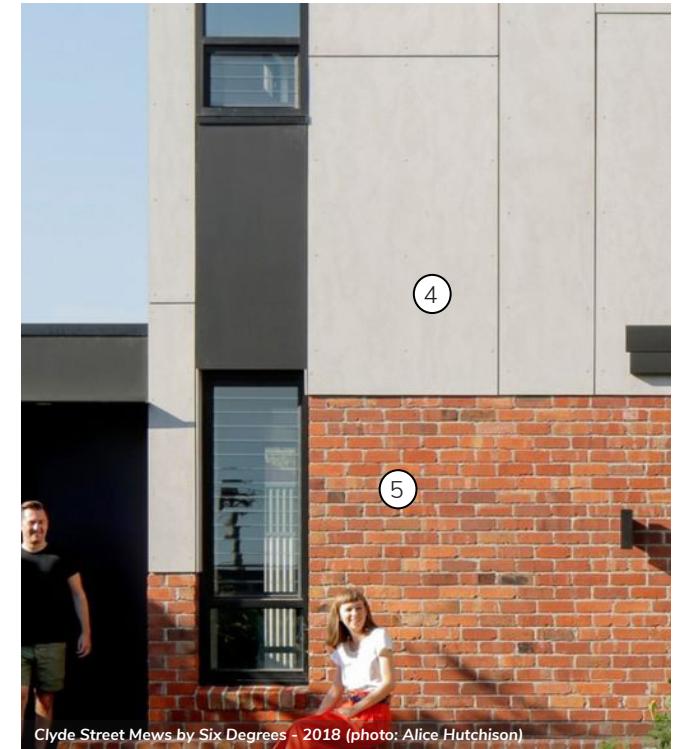
Using high-quality, durable materials with simple detailing can result in a design that is cohesive and enduring.



- ① Natural, textured timber cladding contrasts with the masonry base to articulate the form.



- ② A homogenous colour palette can reduce obvious material transitions and flashing details.
- ③ Roughcast render and vertical metal cladding add texture to the simple palette.



- ④ The composition of materials breaks up the two storey shear form. High quality, integral coloured materials are used to increase the longevity of the facade.
- ⑤ Recycled brick provides colour and texture. It complements the street character and has relatively low carbon footprint.



# 4. Materials

## Simple and durable material palette

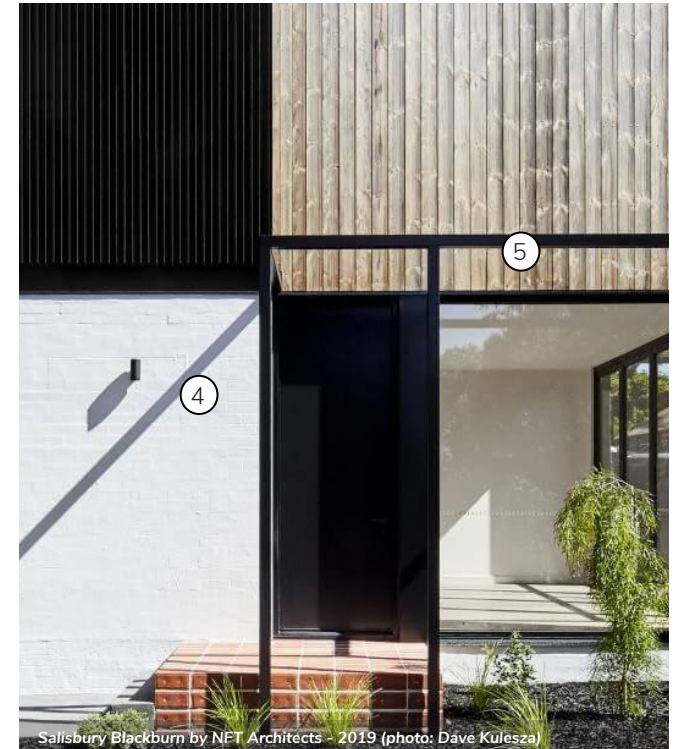
Using high-quality, durable materials with simple detailing can result in a design that is cohesive and enduring.



- ① Timber cladding to the ground floor is more easily accessed and maintained. Windows and doors can be integrated, simplifying the facade.
- ② Finely profiled colorbond cladding provides a simple, low maintenance solution to upper levels.



- ③ Brickwork in the same colour tone as the natural timber cladding provides texture and interest to the facade without complexity.



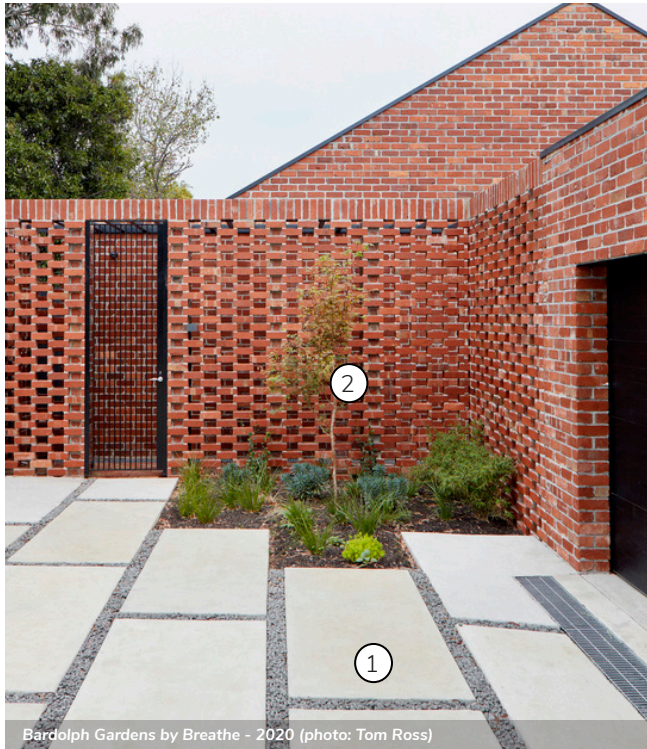
- ④ Painted brickwork provides neutral colour and a subtle texture.
- ⑤ Simple steel pergola highlights the composition of the materials.



# 5. Landscape

## Shared accessways

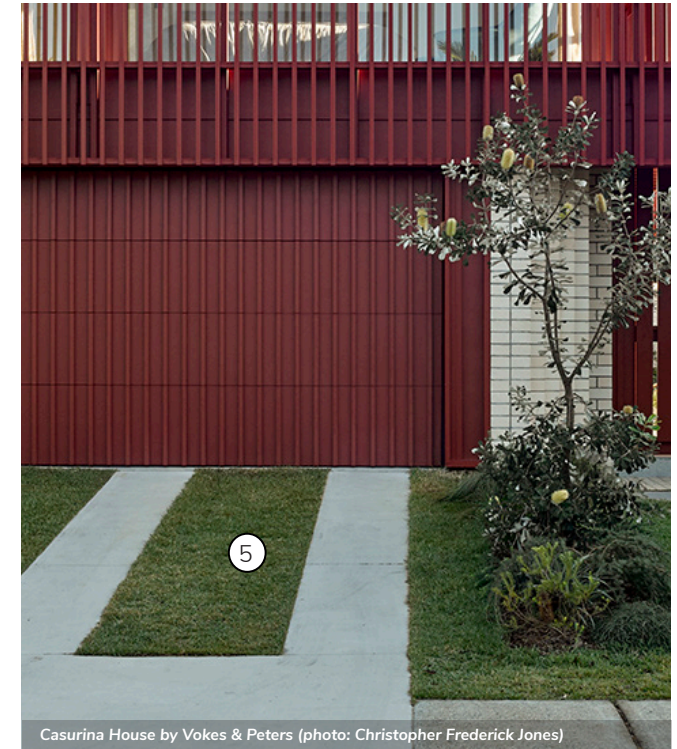
Providing high quality driveways and communal areas can improve the pedestrian experience within these spaces, and enhance the streetscape..



- ① Pavers with pebble or planted infill indicates a shared space.
- ② Planting trees adjacent to the accessway will provide shade, reducing heat gain and improving the pedestrian experience of the space.



- ③ Breaking up the driveway using a 'tyre-track' design provides a clear pedestrian path to one side, increases permeability and makes this area feel more like a garden than just space for cars.
- ④ Open batten fences allow plants to creep through and soften the public / private interface.



- ⑤ Breaking up large expanses of concrete driveways increases permeability and improves the street interface



## 5. Landscape

## External ground surfaces

Textured paving, ground cover and other high-quality finer grain finishes will improve the appearance and experience of front yards and communal spaces. Variation in ground surface will help to distinguish between different areas of use, and permeable finishes will to improve drainage.



- ① Even very small areas of face brickwork can add detail, texture and colour to an accessway.
- ② Varying the texture of ground surfaces breaks-up large surfaces and can reduce speed of vehicles by indicating a shared space.



- ③ Varying the spacing of pavers can create space for permeability and planting.



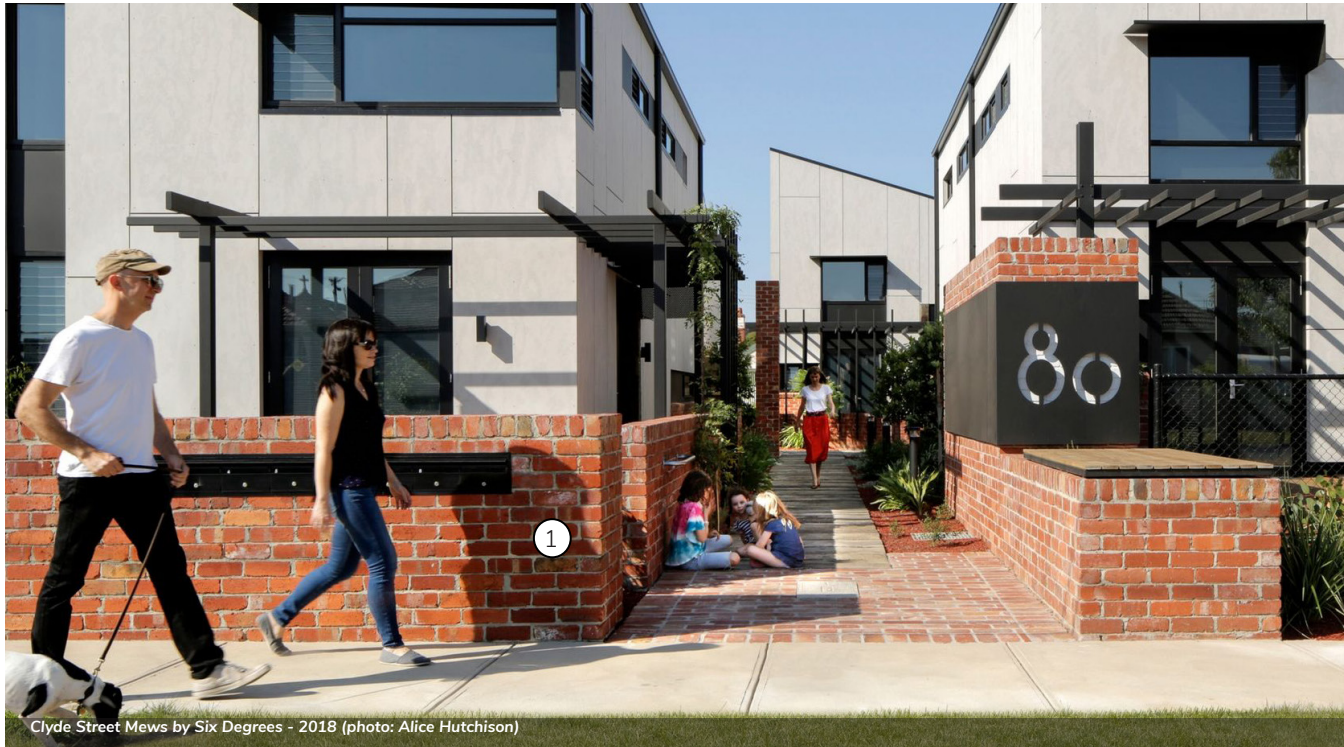
- ④ Natural paving stones and planting integrated into the permeable driveway surface provide variation and texture.



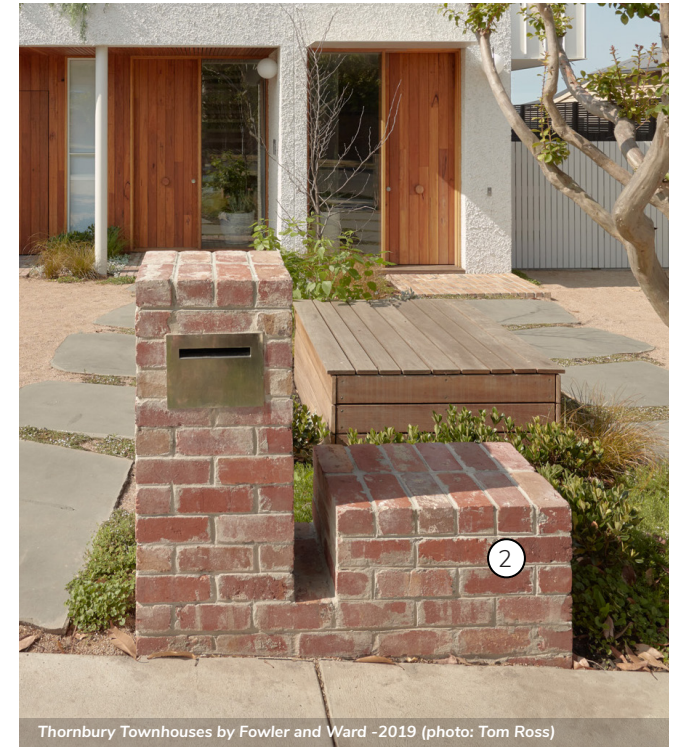
# 5. Landscape

## Integrated seating and mailboxes

Integrated seating, mailboxes and services improve the appearance of the front yard and encourages interaction on the street. It also promotes the use of front setbacks while still providing a separation between private and public areas.



- ① Integrated seating or communal facilities allow residents to engage with the street



- ② Low level design features like a brick bench and a timber seat encourages interaction on the street and the use of front yards.

# 5. Landscape

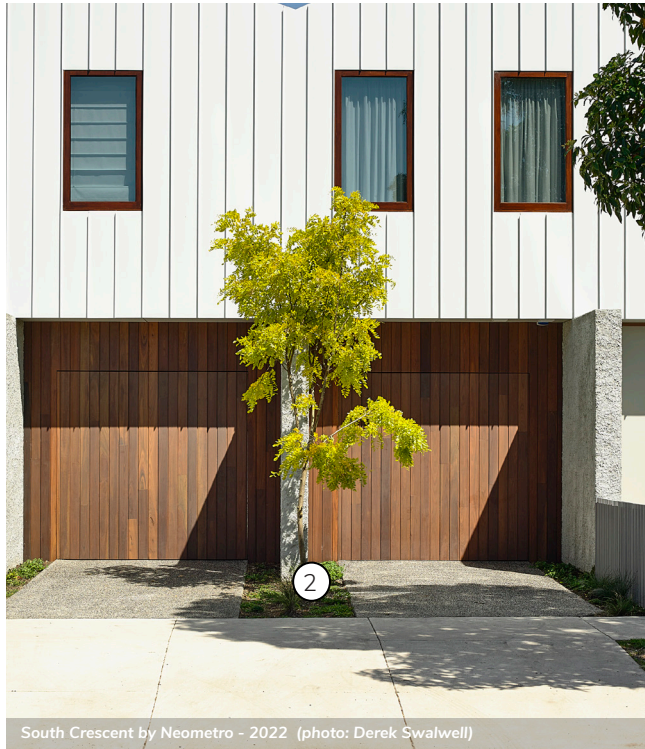
## Opportunities for planting

Planting within the front setback environment can soften the dwelling interface with the street and contribute positively to the public realm.



Liverpool House by Kennedy Nolan - 2019 (photo: Derek Swalwell)

- ① A publicly visible garden in a front setback contributes to the street. The planter box offers a place to sit as well as separating public and private spaces.



South Crescent by Neometro - 2022 (photo: Derek Swalwell)

- ② Even small opportunities for planting can transform driveways and reduce the prominence of garages and (once established) break up the building mass.

