2. EXTERIOR APPEARANCE

PLANNING SCHEME REFERENCES:

55.02 Neighbourhood Character & Infrastructure

55.02-1 – Neighbourhood character objective
55.02-3 – Dwelling diversity objective
55.02-5 – Integration with the street objective

55.03 Site Layout & Building Massing

55.03-1 – Street setback objective
55.03-2 – Building height objective

55.06 Detailed Design

55.06-1 – Design detail objective
55.06-2 – Front fences objective
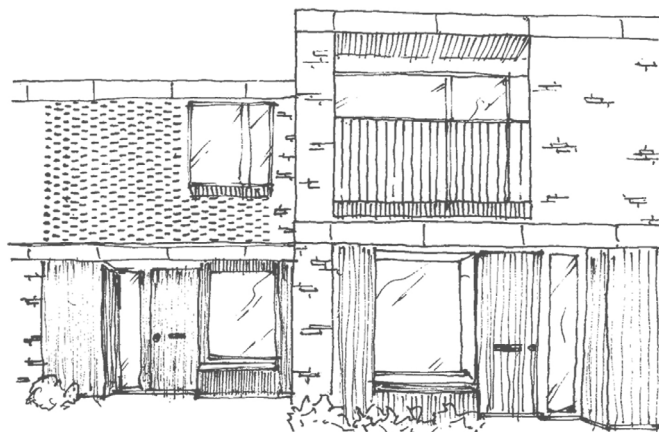*55.06-3 – Common property objective*

WHY IS THIS IMPORTANT?

Exterior Appearance should:

☑ *Be derived from and respond to the features described in the neighbourhood and site descriptions*

☑ *Respect the scale, form and architectural style of surrounding development*

☑ Reflect a consideration of the architectural form and facade articulation*

---

*__Architectural form__ describes a building's three-dimensional form when viewed along the street.

It includes the building's external shapes (roofs, walls recesses etc.), the proportions and configurations of these shapes, the voids between them and their combined relationship to other buildings in the streetscape.

*__'Facade articulation'__ describes the finer details which provide additional visual interest and reinforce the intentions of the 'Architectural form'. It provides articulation of building elements and materials.

2.1 EXISTING AND PREFERRED CHARACTER

Design Response Considerations

- Ensure that architectural forms and the collective rhythm of surrounding developments are acknowledged.

- Appropriate development can either reflect the existing streetscape character or provide a design response that differs from the surrounding built form but remains respectful of the appearance of adjoining properties.
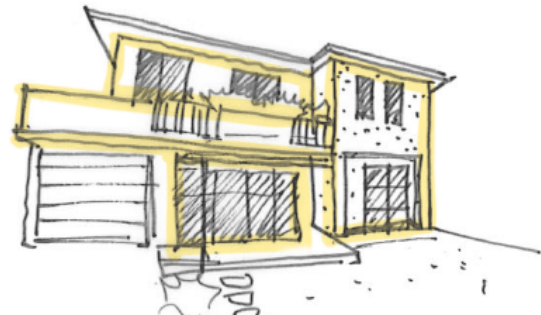
Things to Avoid

- Unsuitable/distracting architectural forms and material palettes
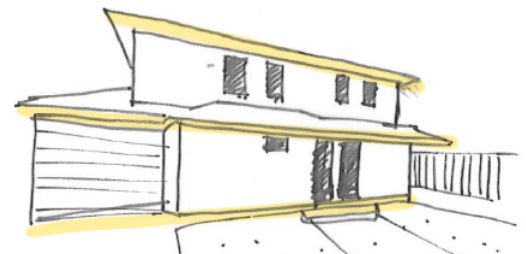
2.2 OVERALL PROPORTIONS

Design Response Considerations

- Ensure that the separate elements of the built form are defined to reduce the visual bulk.

- Suitably sized windows in proportion to the surrounding facades result in a more balanced, residential street appearance.

Things to Avoid

- Long horizontal proportions which create larger visual bulk

- The use of too many materials, which becomes visually distracting

- Large expanses of blank wall or homogeneous material

- Over scaled porches which are not proportional to the overall design

2.3 FACADE ARTICULATION

Design Response Considerations

- Provide recesses or extruded frames to windows to produce three-dimensional facades.

- Propose purposeful articulation e.g. Shading as an expressed element

- Intermediary structures such as front verandas encourage social interaction with neighbours and permit passive surveillance.

Things to Avoid

- Flat facades where windows and different materials are on the same flush plane

2.4 ROOF DESIGN

Design Response Considerations

- The design of new buildings should have good overall proportions, and provide each dwelling with a sense of address and individuality.

- Roof forms should be considerate of the architectural rhythm of the street so that they can be simultaneously unique and not too disruptive or distracting.

Things to Avoid

- Roof forms which result in lots of visible downpipes

- Roof forms that unnecessarily increase visual bulk

- Roof forms that cause two dwellings to resemble a single large dwelling.

2.5 MATERIALS

Design Response Considerations

- Priorities materials that require less maintenance to remain presentable and functional.

- Provide a vertical connection between upper and low level materials.

Things to Avoid

- Cladding upper-level structures in thin finishes, which typically age quickly and poorly such as thinly rendered polystyrene

- Large expanses of blank wall or homogeneous material

- Large scale materials and forms that would typically be found in retail and commercial developments or higher density residential developments, including large laminated sheet materials and thinly rendered lightweight structures as these materials often create bland, homogeneous forms

2.7 REDUCING THE IMPACT OF LONG BUILDINGS (FRONT SETBACK)

Design Response Considerations

- Minimise the impact of longer building facades by using a variety of 'architectural forms'.

- Use a variety of complementary materials rather than varying the colour of one material, to break monotonous facades.

Things to Avoid

- Monotonous, long facades without any variety, visual interest or physical breaks

2.8 REDUCING THE IMPACT OF LONG BUILDINGS (SIDE SETBACK)

Design Response Considerations

- Provide breaks along long, upper-level built forms to reduce their dominance over adjacent properties.

- While side and rear facades are not generally visible from the street's public realm, the continuous length of the building may need to be broken up to allow for planting, provide solar access and to respond to surrounding building patterns.
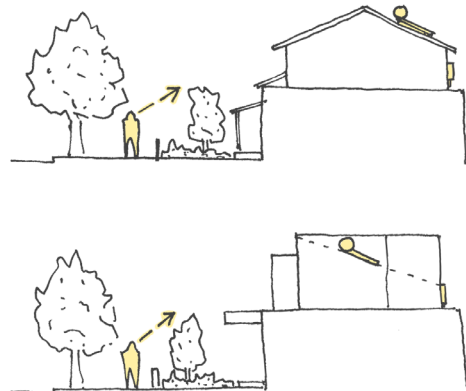
Things to Avoid

- Extensively long buildings without any upper-level gaps

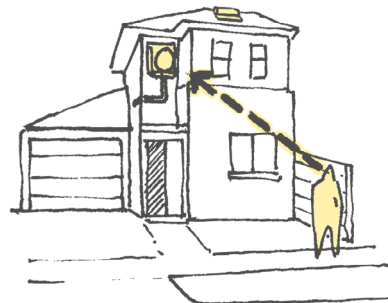## 2.9 UPPER LEVEL UTILITY INTEGRATION / CONCEALMENT

Design Response Considerations

- While solar panels and solar water heaters are encouraged, they should not be visually dominant from the street or nearby public spaces and should utilise the design of the roof. On a highly constrained site, solar panels can still be visible from the public realm.

- Air conditioning units should be hidden from streets and/or nearby public spaces.

- If downpipes have to be visible from the street, their appearance should be well-considered as part of the overall facade.

Things to Avoid

- Locating air-conditioning units in places that make them visually dominant from streets and/or nearby public spaces

2.10 STREET FENCE DESIGN

Design Response Considerations

- Front fences should relate to the overall building design and connect upper level design elements to the street.

- Lower fences are generally preferred, as they are perceived to be more welcoming, attractive and provide passive surveillance, while still being able to achieve privacy.

- Provide some sections which are transparent by using semi-transparent materials (such as timber slats/perforated metal/'hit and miss' brickwork etc.) or gaps in-between solid walls.

- Variations of height and materials of the fence provide visual interest to the street and reduce horizontal effects.

- If no fencing is desired, landscaping should be provided to distinguish between the public and private realm.

Things to Avoid

- High boundary fences within the front setback

- Solid fences without any transparent elements or detailed treatment. These types of fences can present unwelcoming, standoffish appearances to the street.

- Providing no fence unless a suitable landscaped alternative has been proposed or the existing/preferred character suggests otherwise