3. COMMUNAL AREAS

PLANNING SCHEME REFERENCES:

55.02 Neighbourhood Character & Infrastructure

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

55.03 Site Layout & Building Massing

55.03-1 – Street setback objective
55.03-6 – Open space objective
55.03-8 – Landscaping objective

55.06 Detailed Design

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

SUPPLEMENTARY REFERENCES:

From Melbourne Water:

Raingarden instruction sheets
Porous paving instruction sheet

WHY IS THIS IMPORTANT?

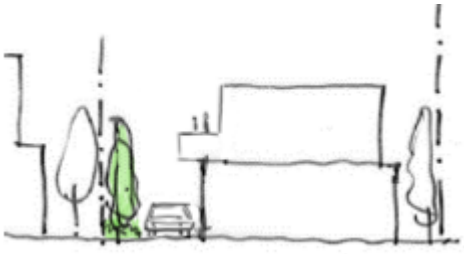
Communal Areas should:

- ☑ *Prioritise people over vehicles*
- ☑ *Integrate vehicle accessways and pedestrian paths*
- ☑ Be well landscaped
- ☑ Contribute positively to the streetscape

3.1 DRIVEWAY / BUILDING INTERACTION

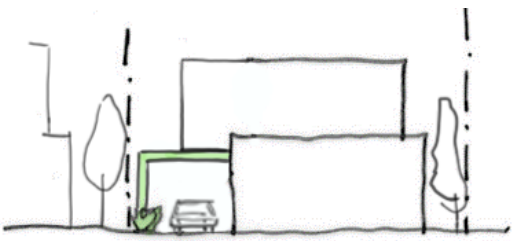
Design Response Considerations

- For single row townhouse typologies, driveways should allow room for landscaping opportunities, welcoming dwelling entrances, surveillance from the dwellings and a good presentation to the street.



Things to Avoid

- Driveway areas that do not provide significant landscaping opportunities and create dark, closed off areas with no passive surveillance.



3.2 SHARED PEDESTRIAN AND VEHICLE ACCESS

Design Response Considerations

- Co-locate vehicle and pedestrian access areas.
- Provide high-quality finishes to pedestrian paths along driveway areas to enhance the sense of pedestrian priority.
- Provide ground-level lighting and outdoor furniture where appropriate.
- Sites located adjacent to public open space should provide a separated walkway entry along the edge to the public open space.

Things to Avoid

- Separate walkways which could otherwise be utilised as private open space
- Poor quality, harsh or ineffective lighting

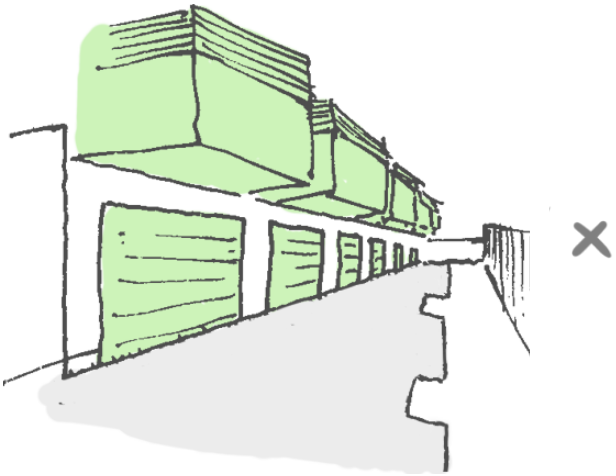
3.3 PASSIVE SURVEILLANCE

Design Response Considerations

- Upper levels should provide surveillance to the lower levels using balconies or windows.
- Well considered external lighting can greatly improve not only the safety of a space, but also the general presentation and arrival experience.

Things to Avoid

- Continuous row of garages
- Narrow pedestrian entries
- The use of harsh or poor-quality spot lighting



3.4 VISUAL VEHICLE AREAS

Design Response Considerations

- For side-by-side developments driveways should be located on either side of the development.
- Vehicle parking should be setback further than the front wall of the dwellings.
- Vehicle parking facilities should not occupy more than 50% of the building frontage to the street.
- Provide vehicle access from laneways where possible.
- Garage doors should be integrated into the building design.
- Consolidate vehicle crossovers with neighbouring properties where appropriate and possible.
- Communal car parking should be considered for larger developments.

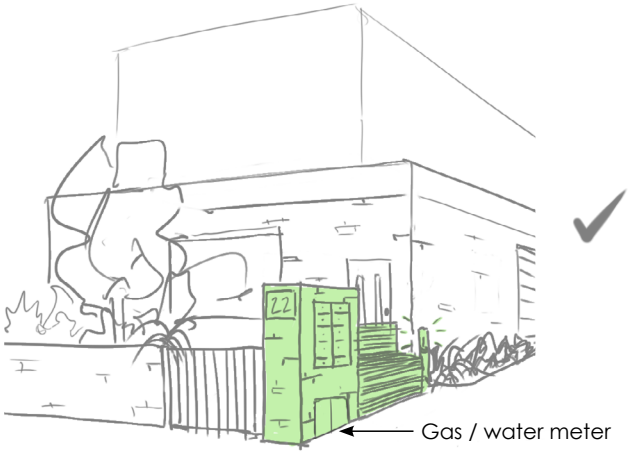
Things to Avoid

- Centrally locating the driveway in relation to the building facade

3.5 GROUND LEVEL UTILITY INTEGRATION / CONCEALMENT

Design Response Considerations

- A dedicated area should be provided for communal mailboxes. The mail box area should be low-height to integrate with the landscaping while remaining visible from the street.
- Mailboxes could be co-located with service utilities and amenities such as lighting, benches and landscaping.
- Integrate services into the fence design or locate behind the front line of the building.
- Dwellings with direct street entry should have individual mailboxes and services.



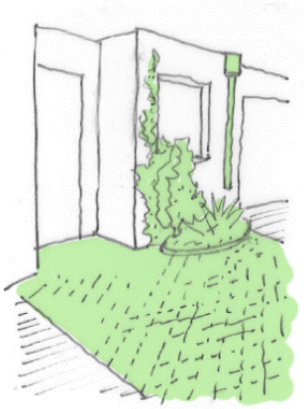
Things to Avoid

- Locating mailboxes in areas at risk from moving cars

3.6 STORM WATER AND PASSIVE IRRIGATION

Design Response Considerations

- Utilise storm water run-off from the driveway and roofs for passive irrigation. Irrigation details should be shown on the landscape plan.
- Incorporate porous paving to break up hard surfaces such as driveways. Provide construction details to demonstrate the permeability of porous paving.



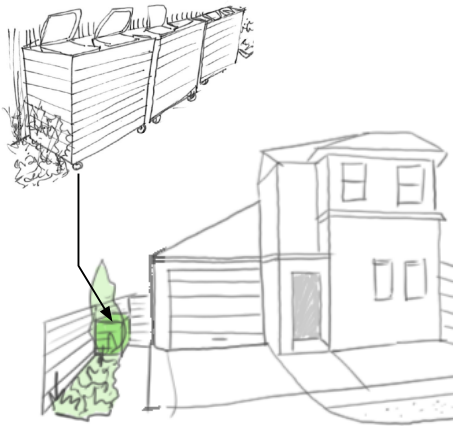
Things to Avoid

- Large, non-porous hard paved areas without landscaping
- Diverting storm water that could be used for passive irrigation
- Poorly constructed paving which is impermeable

3.7 WASTE AREAS

Design Response Considerations

- Locate bin storage behind the building line integrated with the building's wall or with the side fence. Use Landscaping to enhance the appearance of these areas.
- Provide bin enclosures to conceal bins with the size fitting Moreland City Council's bin sizes.
- Provide additional space for a green waste bin and communal compost/ worm farm facilities.
- Larger developments should incorporate shared communal areas for BBQs, washing lines, laundries and bins.



Things to Avoid

- Designating no space for communal bin areas
- Poor appearance of bins, visible from the street