

4. AMENITY

PLANNING SCHEME REFERENCES:

55.03 Site Layout & Building Massing

55.03-7 – Safety objective
55.03-9 – Access objective
55.03-10 – Parking location objective

55.04 Amenity Impacts

55.04-5 – Overshadowing open space objective
55.04-6 – Overlooking objective
55.04-7 – Internal views objective

55.05 On-site Amenity and Facilities

55.05-4 – Private open space objective
55.05-5 – Solar access to open space objective

WHY IS THIS IMPORTANT?

The design of new dwellings should:

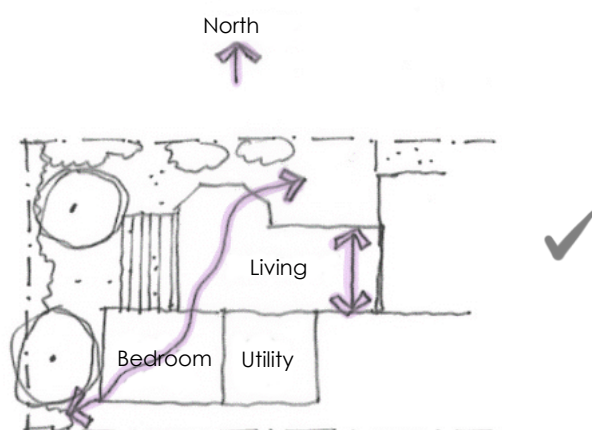
- ☒ Provide good levels of amenity for their own residents
- ☒ Protect the amenity of existing neighbouring residents
- ☒ Consider amenity as central to creating livable homes and being key to people's health and wellbeing

4.1 PASSIVE DESIGN

Design Response Considerations

Provide passive design principles which reduce the need for mechanical equipment for heating and cooling. This can be done with:

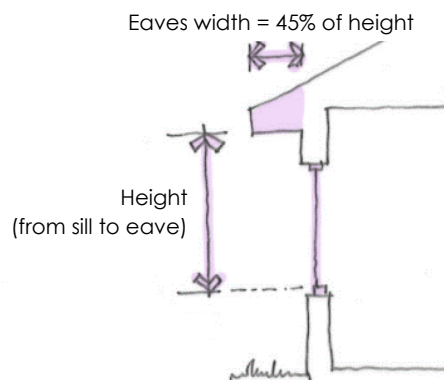
- North facing living areas.
- Shading devices on north and west facing windows
- Providing natural ventilation of dwellings and allow occupants to effectively manage natural ventilation (Refer to Clause 58.07-4 Standard D27 for guidance)
- Suitably located deciduous trees.
- Appropriately sized windows



4.1 PASSIVE DESIGN (CONTINUED)

Design Response Considerations

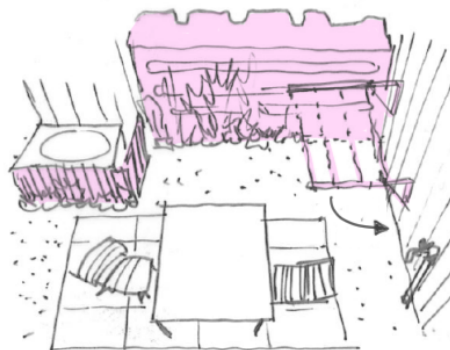
- Lower overhangs and eaves provide more effective shading to windows.
- Specify appropriate windows and skylights (to minimise artificial lighting and optimise natural ventilation).
- Specify deciduous trees and supplementary vegetation in courtyards that provide seasonal shading/cooling and solar access to buildings and hard paved surfaces.



4.2 COURTYARDS

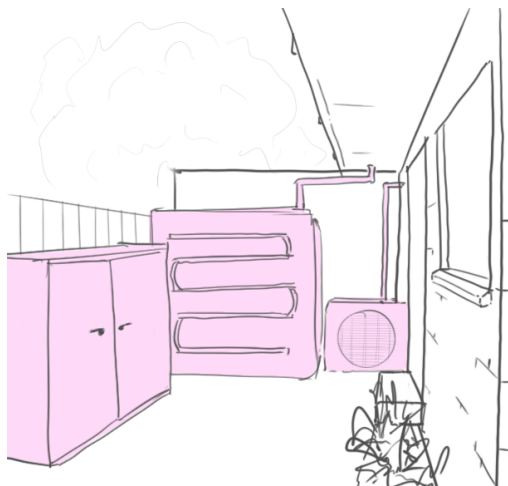
Design Response Considerations

- Tree planting is required in courtyards. Decking can maximise usable space underneath trees. In courtyards, a deciduous tree provides summer shade and solar access in winter.
- Utilities should be consolidated in one area and screened. The design of the space should optimise usable area of the courtyard.
- Rainwater tanks can be placed underneath the decking. Alternatively, vertical slimline water tanks can be placed in side setbacks under eaves.
- Storage should be located below eaves (or internally to a garage) to maximise landscaping areas which are open to sky.
- Specify washing lines that can be folded or retracted when not in use.



Things to Avoid

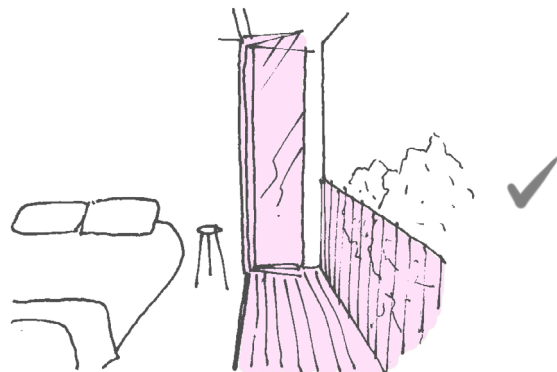
- Placing storage sheds in locations which compromise the effective size of private open spaces
- Placing utilities (water tanks, washing lines, hot water services, air conditioning, etc.) within usable private open spaces in ways that would compromise their usability and visual appearance
- Narrow spaces which are unusable
- Inflexible utilities (rigid clothes lines, bulky water tanks etc.) that reduce the usability of private open space



4.3 BALCONY SIZE

Design Response Considerations

- Even marginal increases in balcony dimensions improves the functionality and usability for building occupants. (Refer to Clause 58.05-3 Standard D19 for guidance)
- Provide a usable space on a balcony that allows the convenient arrangement of table and chairs.
- Mechanical equipment should be concealed to reduce visual and noise impacts.
- Allow extra space on balconies when external A/C units are located there.



Things to Avoid

- Narrow balconies with high screening
- Locating air-conditioner fan units and other equipment within usable balcony space

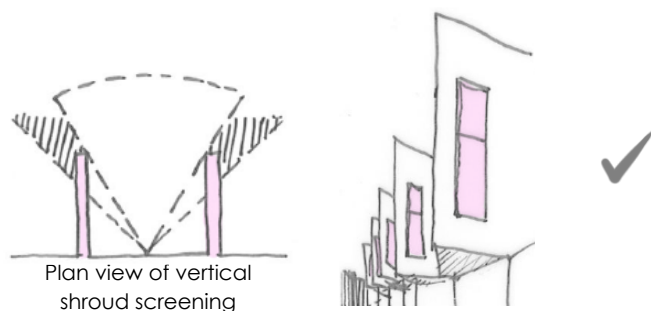
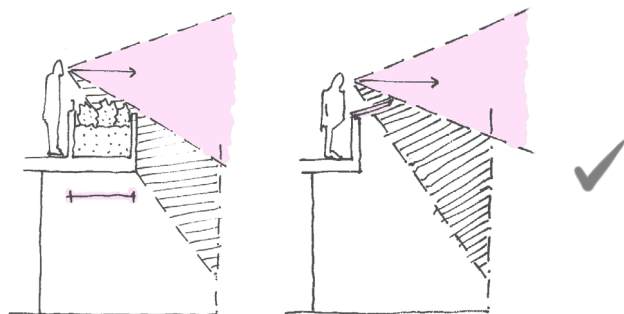


4.4 PRIVACY

Design Response Considerations

Limit overlooking whilst at the same time providing reasonable outlook from new dwellings and a visual connection to the external environment from upper levels of new dwellings by:

- Orientating windows away from sensitive areas.
- Provided they still comply with overlooking standards, using adjustable screens allow flexible use by the occupant.
- Angling screens to divert the view away from next door neighbours, while ensuring there is good solar access to the room.
- Using vegetation to screen by selecting narrow form or screening specific shrubs and trees. (Should not be solely relied upon.)



Plan view of vertical shroud screening

Things to Avoid

- Excessive use of fixed screenings and obscured glazing
- Fixed screens on windows that create poor internal amenity and do not allow flexibility by the user
- Fixed high screening on balustrades, particularly on small, narrow balconies

