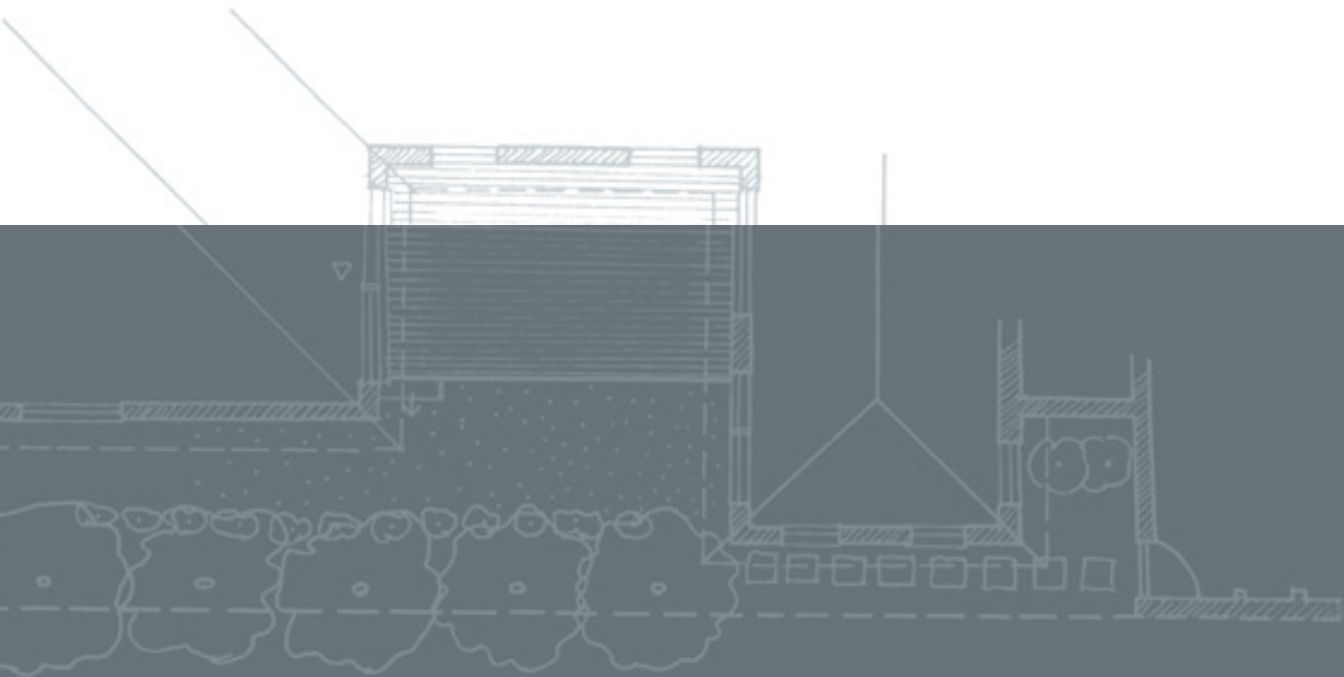




MANNINGHAM
BALANCE OF CITY AND COUNTRY



BUILDING BULK GUIDELINES



FRONT SETBACK
SIDE AND REAR SETBACK
BUILDING HEIGHT
ROOF FORM
GARAGES
DRIVEWAYS
APPLYING DESIGN DETAIL
FRONT FENCES
LANDSCAPING
RESPONDING TO LANDFORM



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INTRODUCTION

Council has prepared Residential Character Guidelines to ensure housing development is both appropriately designed and meets the future needs of the community. The Guidelines aim to protect the features and characteristics that are important to Manningham as well as providing opportunities to accommodate forecast population growth and changing demographics outlined in Melbourne 2030.

The 'Residential Character Guidelines' apply to the urban residential area west of Mullum Mullum Creek, dividing it into four character precincts. Each precinct has a different Future Development Vision and anticipated level of change.

The 'Building Bulk Guidelines' have been prepared to assist applicants preparing dwelling designs in the following areas where only incremental change is proposed:

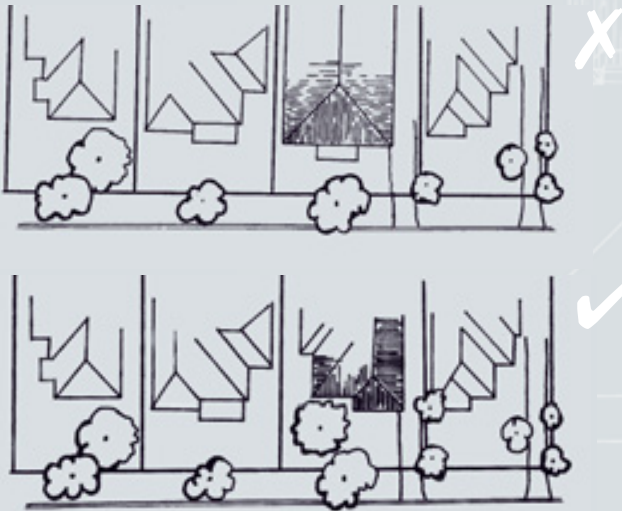
- Areas removed from Activity Centres and Main Roads.
- Areas with predominant landscape features

The 'Bulk Building Guidelines' will also be useful in those areas of Recent Housing – since 1975, when ResCode will continue to apply.

Bulky dwellings detract from the attractiveness of neighbourhoods and effect the outlook of neighbours, creating a closed in feeling. These guidelines seek to remedy this problem by identifying common pitfalls and providing design techniques and suggestions for the following building elements:

- Front setbacks;
- Side and rear setbacks;
- Building and height;
- Roof form;
- Garages;
- Driveways;
- Applying detail;
- Front fences; and
- Responding to landform.

It is not intended that the 'Building Bulk Guidelines' be incorporated into the Planning Scheme. The 'Residential Character Guidelines' provide the more comprehensive approach. They are intended only to illustrate ways of reducing visual bulk.



Use asymmetrical forms in streets where double or triple fronted facades predominate to blend in with the streetscape.



The setting back of the upper level from the street will reduce the visual impact.

FRONT SETBACK

One of the critical aspects that defines the neighbourhood character of many of Manningham's residential areas are generous front setbacks with landscaped gardens.

Projection of buildings into the prevailing front setback creates a visual intrusion, and increases the perception of building bulk.

The following design techniques should be considered:

- The inclusion of double or triple frontage treatments to dwellings.
- The use of asymmetrical design.
- Ensuring adequate front setbacks to allow the planting of canopy trees.
- Setting upper levels further back from the frontage than ground floor levels.
- Avoiding visually intrusive verandahs, porticos, or balconies projecting into the front setback.



Visually prominent porticos will project a building forward.



A symmetrical presentation and vertical elements can emphasise the visual prominence of a dwelling.

SIDE AND REAR SETBACK

It is essential that medium density development respects the amenity of existing residences surrounding a development site.

The proximity of buildings to each other affects the amenity of spaces inside the building, landscaping opportunities, the quality of space between buildings, visual and acoustic privacy and solar access to private and communal open spaces. Side setbacks are an important part of neighbourhood character, particularly where there is regular separation between buildings in the street, allowing views into sites and to landscaping.

The following design techniques should be considered:

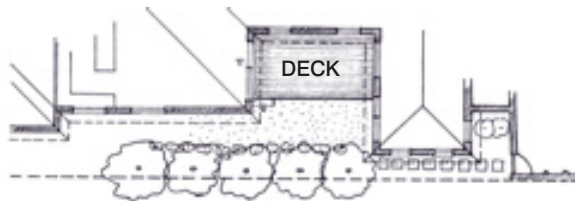
- Variation of side setbacks.
- Ensuring adequate space for landscaping, with 3-4 metres provided for canopy trees.
- Reduction in the extent of walls on boundaries.
- Stepping the second storey of two-storey dwellings back to present single storey form to boundaries.
- Replicate the spaces around and between other buildings in the street.
- When constructing a boundary to boundary development, sites should be wide enough to have habitable rooms facing the street.



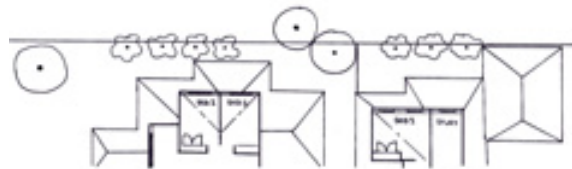
Step upper levels back from boundaries to integrate development with single storey streetscapes.



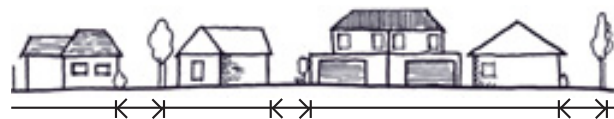
Sites with a boundary to boundary development should be wide enough to have rooms facing the street.



Variation of side setbacks to break-up building form and allow screen planting.



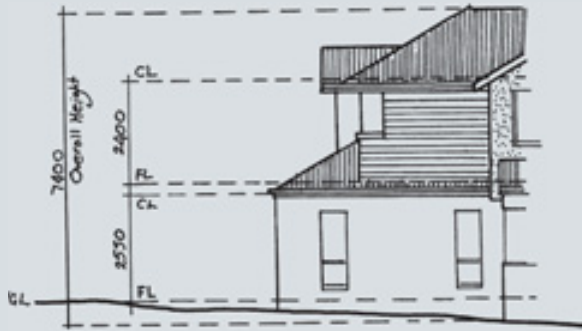
Stepping the second storey of two-storey dwellings back to present single-storey form to boundaries will reduce visible bulk.



Replicating the spaces around and between other buildings in the street will help integrate development with the existing streetscape.



Single storey development to the rear of a site limits building bulk to adjoining properties.



Reduced overall height of a development through reduced floor to ceiling heights.



Reducing the upper level floor area provides visual interest.

BUILDING HEIGHT

It is important that the scale and bulk of new development reflects that of abutting properties so that it does not dominate or drastically alter the streetscape.

Appropriate building height is derived from local context, street conditions and character objectives for an area. Building heights are best derived from specific design objectives rather than arbitrary limits or targets. For example, the protection of view lines, the natural features of an area, or solar access are important objectives.

If a development of two or more storeys is proposed in a predominantly single storey area, the design needs to ensure that there is a transition in the height and bulk of dwellings.

The following design techniques can address bulk issues associated with height:

- Use of attic style designs with bedrooms being provided within the roof space. Care needs to be taken to ensure the steep roof pitch does not visually impact on adjoining open spaces.
- Reducing the building footprint at first floor level to provide for articulation and visual interest.
- Increasing setbacks to property boundaries to maximise the separation to existing open spaces and habitable room windows on abutting properties.
- Limiting development at the rear of a site to single storey.
- Reducing the overall height of the proposed development through reduced floor to ceiling heights and appropriate excavation.



Lack of articulation and ground floor roof form adjacent to single storey development will emphasise height and visual bulk.



Steep roof forms associated with "attic" style dwellings can be visually intrusive.



Complex roof forms help break-down building mass.



Uncomplimentary roof forms add to building bulk.



High parapets and lack of visible roof line can exaggerate building height and bulk.

ROOF FORM

The design of the roof of a building has a significant impact on its appearance and integration with its surroundings. The type, shape, materials and details of a roof's design can significantly affect views of, and beyond, a building.

The proportion of roof to wall has an influence on the extent of building bulk. A substantial and highly visible roof tends to decrease building bulk, whereas the absence of any visible roof element tends to increase building bulk.

The following techniques should be considered:

- The inclusion of eaves (450mm, 600mm).
- The use of ground floor roof form and verandahs to break up building bulk.
- Restricting roof pitches of between 27 degrees and 33 degrees.
- Complimentary gables or hipped roof forms should be used where this is a prevailing characteristic.



Skillion Roof



Pitched Roof



Gable Roof



Hip Roof



Dutch Gable Roof



Reducing the upper level floor area allows the ground floor form to break up building bulk.



Avoid allowing garages and carports to dominate the street as it spoils the residential character, reduces surveillance and deters pedestrian activity.



If garages must front the street, ensure they are set back behind the dwelling frontage and are detailed to provide visual interest. Source Vic Code 2



Dominant garages set forward of a dwelling facade will add to visual bulk.



Siting double garages together reduces opportunities for landscaping to soften appearance.



Incorporating garages into building design will reduce prominence.

GARAGES

Garages that protrude forward of the dwelling into the front setback, can contribute to the visual bulk of a development.

The following design techniques should be considered:

- Garages should be set back behind the front building line.
- Garages can be incorporated into the built form.
- Carports can be utilised effectively in development proposals.
- Materials, including the incorporation of clear panels into garage doors can break up the visual bulk.



Fencing along the edge of driveways may create a stark appearance.



Gun barrel driveways and limited opportunities for landscaping should be avoided.



Using curvilinear driveways improves landscaping opportunities.



Use different materials to surface driveway and create visual interest.

DRIVEWAYS

An appropriately designed driveway can help to reduce building bulk by providing appropriate separation between buildings and opportunities for landscaping.

The following design techniques should be considered:

- The inclusion of a minimum 1.0 metre wide landscaping strip between a building and driveway, to soften appearance.
- Avoid excessive areas of hard surfacing and paving.
- Use different materials to the surface of the driveway, eg painted concrete, pavers or brick paving.
- Avoid fencing along the edge of driveways.
- Use curvilinear driveways to provide pockets of landscaping.



Siting air-conditioning and other plant behind the front roof pitch will improve building appearance.



Using darker render will help to recess building elements.



Exposed pipes detract from the appearance of buildings.



A lack of contrast with colours and materials will add to building bulk.

APPLYING DESIGN DETAIL

Buildings can appear bulky if the surfaces are stark and devoid of appropriate detail. Overdetailing and inappropriate detailing can also create building bulk through the use of too many different materials.

Large expanses of unbroken colour, or areas treated/constructed with the same material, increase the likelihood of a building appearing bulky. The use of highlight colours and/or materials can break-down the mass and form of a building. The exclusive use of light colours can increase the visual prominence of a building compared to a building which incorporates darker colours. Designers should consider the following in applying building details:

- The cautious use of porticos, quoining, columns, parapets, mouldings, banding, chimneys, false chimneys, verandas and upper storey decks and balconies.
- The addition of windows and detailing can break up wall areas.
- The use of the same materials and colours should be avoided.
- Be aware that lighter colours project forward, whereas darker colours recede.
- Horizontal elements can reduce building bulk, whereas vertical elements may add to bulk.
- Plant equipment, solar energy systems and stormwater collectors should be carefully designed to avoid visibility from surrounding spaces and buildings.
- Use materials that complement prevailing materials found in the surrounding area.



Using a variety of material colours and window shapes will reduce visible bulk.



Overuse of detailing can emphasise bulk.



Low front fencing provides views to buildings and landscaping and provides better integration with older streetscapes.



Choose a fencing style which integrates with the style of dwelling.



High front fencing obscures development and landscaping and may create security problems.



Landscaping in front of fences will soften their appearance.

FRONT FENCES

The character of the street frontage in residential developments is often significantly affected by front fences.

High, solid front fences can contribute to the visual bulk of an overall development, and should be avoided. This is because they obscure planting in front gardens that acts to soften the visual impacts of the dwelling when viewed from the street.

The following design techniques should be considered:

- Front fences should respect the existing character or contribute to establishing a new neighbourhood character. New development can achieve this by reflecting the dominant style of fencing, be it no front fence, a low front fence or high front fencing.
- Front fences should be low, open or partially transparent.
- Landscaping in front of fences can soften their appearance, while also contributing to streetscape.

The use of pier and beam footings can reduce root damage to nearby trees.



Consider significant trees on adjoining properties when siting buildings.



Retention of existing trees and shrubs helps integrate a development into the existing streetscape.



Planting canopy trees in the front setback will soften the appearance of a dwelling.

LANDSCAPING

The provision of adequate landscaping is often the defining factor for a high quality development that blends into the streetscape. The retention of existing significant trees is important in how successfully a development integrates with the street and its surrounds.

The effectiveness of trees and tall shrub planting in reducing building bulk can be demonstrated by comparing pictures of recently developed housing estates with later pictures showing the same buildings nestled amongst established trees. Tall vegetation serves a very useful means of visually 'breaking up' built form. The success of this element depends on sufficient space adjacent to the bulkier parts of a building in which to establish large shrubs and/ or canopy trees.

The following design techniques should be applied:

- Where possible, existing canopy vegetation and significant trees and shrubs should be retained.
- Trees and shrubs should be incorporated into the front setback, along the side of the driveway, side of the dwelling, and within the private open space.
- Excessive hard surface areas should be avoided.
- Consider landscaping and significant trees on adjoining properties when laying out the proposed development.
- Vegetation to be retained should be well setback from buildings and any proposed earthworks.



Retaining significant trees throughout a site will contribute to the landscape character of a neighbourhood.

Further information

Native splendour – A gardening guide to the Indigenous Plants of Manningham June 2001

RESPONDING TO LANDFORM

The more steeply sloping a site is, the greater the tendency for buildings to include high, bulky walls. This is especially the case when the design of a building simply establishes a floor level at one point on the site and extends this out over the lower parts of the site. The tendency for building bulk is greatly reduced if floor levels are stepped up/ down the slope.

The following techniques should be considered when responding to landform:

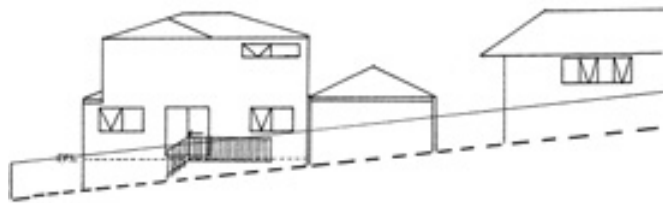
- Encourage split level housing.
- Consider the impact of earthworks on the existing vegetation.
- High finished floor levels can have a detrimental impact on adjoining properties in terms of bulk and overlooking.
- Developments should be sited parallel with the contours of a site.
- Ensure the gradient of a driveway is not more than 1 in 5.
- Crossfall provides opportunities for undercroft garages.



High floor levels and the lack of stepping with the slope will emphasise building height and bulk.



Stepping the building with the landform reduces overall building height and bulk.



High finished floor levels have a detrimental impact on adjoining properties in terms of bulk and overlooking.



Excavating too close to an existing tree will impact on its health and longevity.



Further information:

For further information, please contact Manningham City Council's Statutory Planning Department on telephone 9840 9495 or Council's website at www.manningham.vic.gov.au

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