

Kingston Green Design Guidelines



T o w a r d s A B e t t e r K i n g s t o n

CONTENTS

Introduction	Page 1
1. The Master Plan	
Master Plan & Building Guidelines Objectives	2
2. The Guidelines	4
2.1 Site Assessment	4
2.2 Site Coverage/ Built Upon Area	4
2.3 Building Height	4
2.4 Setbacks	4
2.5 Off Street Parking/ Recessive Garages	5
2.6 Private Open Space/ Solar Access	6
2.7 Energy Smart Design	6
2.8 Building Materials and Details	7
2.9 Fencing	8
2.10 Landscape	10
3. Statutory Context	
3.1 The Approval Process	11
3.2 Relationship to Council's Codes	11
Appendix 1	
House Planning Tips	12
Appendix 2	
Compliance Checklist	13
Appendix 3	
Covenants	

INTRODUCTION

Kingston Green is a residential community of 210 dwellings designed to respond to the needs and lifestyle of people in the area. It promotes a very high level of design in both the public domain - streets, parks and landscape - and in the private domain - houses, garages and gardens. The plan emphasises integration with the existing site conditions of the former market gardens and the natural environment of adjacent bushland and creekline.

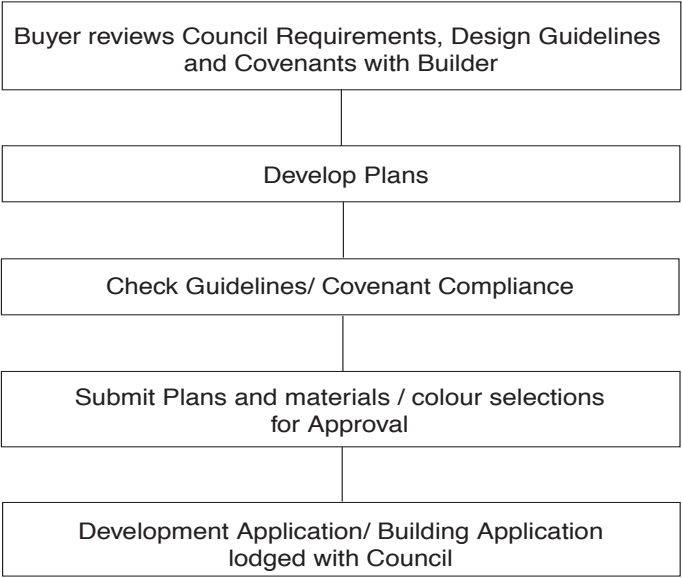
These Design Guidelines have been prepared to assist home buyers and builders when designing houses, in order to create a high quality outcome of lasting value.

They cover:

- Site assessment
- Site coverage and built upon area
- Building height
- Setbacks
- Off street parking and recessive garages
- Private open space and solar access
- Energy smart design
- Building materials and details
- Fencing
- Landscape

Where the guidelines include a ‘mandatory’ requirement, these will be incorporated in covenants that are conveyed with the title of the land.

The flow chart opposite illustrates the process. This is a requirement for every sale. The normal process of Development Approval and Construction Certification will then follow. Refer to Page 11 for a detailed explanation.



1. THE MASTER PLAN

The Master Plan explains the design intent for the community. It shows the:

- pattern of subdivision
- proposed network of roads, lanes and pathways
- location and character of open space areas
- location and approximate size of houses
- site orientation of houses to maximize their solar access, street appeal and value adding to the community

The Master Plan is supplemented by these Design Guidelines in order to ensure that builders contribute to the overall visual and aesthetic enhancement of the community in an environmentally sustainable manner to the benefit of all.



Note: Details of buildings and landscaping on the Master Plan are diagrammatic only and will be subject to detailed design.

Master Plan & Guidelines Objectives

A HIGH QUALITY, HIGH VALUE ENVIRONMENT

The Master Plan Design Guidelines propose an integrated urban design based on the selection of appropriate building materials, colours, architectural details, landscaping and fencing. In effect what is proposed is a building palette to ensure continuity, while still allowing a wide range of choice in housing type. The primary objective is to ensure a high quality, high value environment.



Traditional suburban development

QUALITY STREETS & PARKS

Through the Master Plan this development will create well landscaped streets, paths and parks, and these Design Guidelines have been developed to ensure that house builders create streetscapes of corresponding quality.

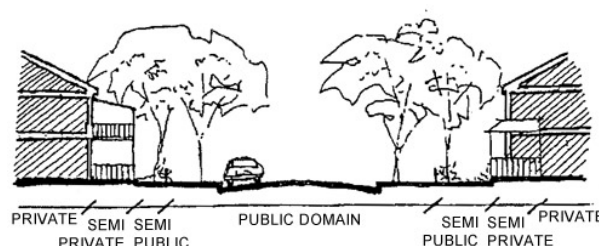
The public domain comprises not only those common elements outside the building lot (the streets, the parks, the pathway system, the street landscape), but also includes those parts of the houses which contribute to it (predominantly the front boundary, the garage, the house facade and architectural features).



A strong public domain provides a sense of place

A SENSE OF COMMUNITY AND PRIVACY

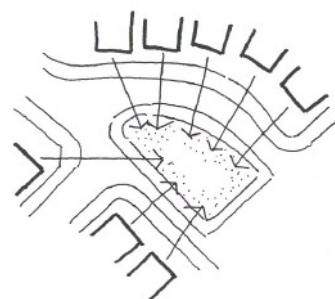
The Master Plan and the Design Guidelines encourage a clear sense of definition of public and private space. The diagram below shows the range from private to semi-private to semi-public to public (inside house to verandah/porch to front garden to street). This spread of private to public permits and encourages social interaction. This contrasts with most new estates where opportunities for interaction between the house and the street have been designed out. At a wider level the Master Plan provides good connections to the surrounding area to create an integrated and walkable suburb.



Street section - public/ private space

A SAFE ENVIRONMENT

In order that residents feel safe and secure, the layout has been designed so that all streets and parks are overlooked by a number of houses. The provision of front fences/ front boundary definition and verandahs/ porches / balconies to parkfront homes also encourages use of the outdoor spaces.



Overlooking of the park

ENVIRONMENTALLY RESPONSIBLE DEVELOPMENT

This development will be environmentally responsible and the Master Plan encourages the best possible solar access to all house sites. These Guidelines specify the provision of solar courts and potential locations for solar collectors on any house. They also require appropriate levels of sun control and ventilation to reduce heating and cooling requirements, and appropriate landscaping to further ameliorate climatic excesses. Minimisation of waste and the use of sustainable building materials is encouraged.

2. THE GUIDELINES

2.1 Site Assessment

The Master Plan proposes an integrated public/private landscape where existing large growing native trees will be retained (as identified on the Design Guidelines Plan) and planted together with exotics in parks and road reservations, and appropriate planting in private gardens.

COUNCIL REQUIREMENTS

Refer Planning Scheme - Application Requirements - section 3.5

- Section 3.5.4 a site analysis plan must accompany each application. Generally it should contain the following information:
 - North point and all boundary dimensions
 - All proposed buildings on site and their boundary setbacks including the location of windows and doors
 - Outline of any buildings on adjoining sites
 - Any easements or right of ways over the site
 - Any hard landscaping including fencing
 - Existing nominated trees, removed or retained

DESIGN GUIDELINES REQUIREMENTS

- Not Applicable.

2.2 Site Coverage/ Built Upon Area

This control addresses Council's aim to create space around buildings and to allow for landscaping and infiltration.

COUNCIL REQUIREMENTS

- Built Upon Area (BUA) shall not exceed 55% of the lot area, the remainder must be landscaped area. BUA means the total area of the site that is occupied by buildings, measured to their external walls and also includes driveways and paved areas except paths of less than 1m wide. Landscaped area means the area of the site not built upon, which is available to be predominantly vegetated. Within the landscaped area; 5% of total lot area may be paved or covered by a pergola for recreational use

DESIGN GUIDELINES REQUIREMENTS

- Where decks or uncovered verandahs are built above ground ensure that they are permeable

2.3 Building Height

COUNCIL REQUIREMENTS

Refer Cl.5.4.6.2

- The maximum height of a building (ridge height) shall be 8.0m to natural ground level below

DESIGN GUIDELINES REQUIREMENTS

- Single storey may be required in some locations in order to allow for solar access to adjoining lots

2.4 Setbacks

Setbacks are usually required to protect the amenity of each house from the neighbours, and to create a generous street environment.

COUNCIL REQUIREMENTS

Front Setbacks

- Front setback (to the front wall) requirements as per Table 5.3 of the Planning Scheme.

Side Setbacks

- Side setbacks should be a minimum of 1000mm and as per requirements of Table 5.2 column A

Zero Lot Lines

- Walls are to be as per standards in the Planning Scheme contained in table 5.2 column B.

DESIGN GUIDELINES REQUIREMENTS

Front Setbacks

- A 1.8m- 2.0m deep verandah, pergola or portico should be built to within 2.5m of site boundary where identified on the Design Guidelines Plan

Zero Lot Lines

- Zero lot lines are permitted where identified on the Design Guidelines Plan. Walls are to be generally 180mm clear of the side boundary (to allow for gutter and fascia overhang)

Rear Setbacks

- Rear setbacks are to be zero for rear access garages accessed by laneways.

2.5 Off Street Parking/ Recessive Garages

In recent times with high car ownership, the streetscape of new estates has become dominated by garage doors. Not only is this unattractive but it also reduces the capacity of many homes to overlook the street, reducing passive surveillance and opportunities for interaction. The Master Plan and Design Guidelines clearly expect that garages will be a much more recessive element in the streetscape to improve appearance and security. The use of rear garaging has removed the impact of front garages on many lots, particularly on entering from Channel Highway and around parks.

COUNCIL REQUIREMENTS

- Garage and carports facing the street must be set behind the building line of the dwelling and shall not have openings exceeding 6m or 40% of the frontage width whichever is the lesser

DESIGN GUIDELINES

Mandatory

- Off street parking should be provided at two spaces per dwelling.
- Parking other than garages may extend forward of the building facade if incorporated into a verandah (see example above)
- If the garage is integrated into the fabric of the dwelling then the garage door should be recessed to create a shadow line, or an upstairs balcony should project over the door to put it in shadow
- Doors and garage structure are to be painted in a similar colour to the house
- Double width garages should preferably have a central column with two single width doors



Rear garaging allows smaller lot frontages to fully address streets and parks



Stacked parking integrated into building design is less intrusive for lots of around 10m



Forward projecting entry element visually recedes garage

2.6 Private Open Space/ Solar Access

DISCUSSION

Useable, private and sunny open space is a very important consideration, particularly for smaller lot housing. All houses are to have a private court preferably on the north side of the main living area. Where lots on the south side of the street cannot have a private courtyard fronting the street a court should be provided on the east or west side of the lot, thus minimising overshadowing.

COUNCIL REQUIREMENTS

- Cl.5.4.2.4 Rear garden area gives a requirement for a minimum rear garden area defined by a 10m by 15 m right angled triangle which:
 - (a) must be wholly located behind the front facade of the dwelling; and
 - (b) must not encroach on habitable buildings on the lot or communal lane reserves, but may incorporate outbuildings, separate garages, driveways and turning area.

OR

under Alternative Solutions Council may in assessing a proposal require a rear garden area of sufficient size to protect residential amenity and the character of the residence.

DESIGN GUIDELINES REQUIREMENTS

- Applicants shadow diagrams will include shadows over all adjoining lots created by the proposed development.



Provide sunny private court area

2.7 Energy Smart Design

COUNCIL REQUIREMENTS

The Kingborough Planning Scheme 2000 covers energy Efficiency under Issue 5. The principle is to facilitate energy efficient housing and reduce energy wastage

The acceptable solutions (Deemed to Comply) are given in paragraph 5.4.5.1 stating that a dwelling may be approved where:

- (a) less than 4 of the following are met:
 - (1) Siting is in the preferred orientation range shown in fig 5.1;
 - (2) A north facing room suitable as a living area is provided;
 - (3) a total window area orientated between north east and north west of at least 5% of the floor area of the dwelling is provided.
 - (4) External clothes drying areas with access to sunlight and breeze are available; and
 - (5) Buildings are mainly constructed of materials with high thermal mass.

or

- (b) all new residential dwellings achieve a 3.5 star rating under the FirstRate programme version 3.01



2.8 Building Materials & Details

The following palette of materials and details has been selected to give guidance as to the level of specification and finish expected. This aims to give a sense of unity to the development while allowing variety within a general theme and to ensure that all buildings are 'good neighbours'. The palette is specified below;

DESIGN GUIDELINES REQUIREMENTS

* Note: specifications below are indicative only and will be resolved in conjunction with builders and colour / material advisers.

- **Roofs- Mandatory**
Pitch to be a minimum of 22.5°
Tiles or Colorbond - Light to Mid Grey
Monier; Homestead, Midnight
Boral; Centennial, Dusk Grey
Pioneer; Yeoman, Slate
Colorbond; Slate Grey, Armour Grey
- **Walls - Preferred**
Rendered, painted, bagged brickwork
Face brickwork to maximum 50% of facade
Light weight panels / boarding on feature areas
Above materials to specified colour range such as
Dulux; Warm Grey, River Birch, Sisal, York Stone, Cottonfield
- **Gutters, Fascias/barges, posts/pergolas –**
Colorbond; Torres Blue, Rivergum, Off White, Slate Grey
- **Garage doors, Downpipes –**
To harmonise with adjacent wall colour
Colorbond; Off White, Tuscan Red, Merino
- **Timber Posts, Beams, Pergolas, Broad Feature Areas** (where applicable):
Dulux; Teal, Yorkshire Teal
Pascol; Deep Aubergine, Oriental Blue
Colorbond; Caulfield Green
- **Aluminium Windows & Sliding Doors –**
White, White Birch, Black
- **Face Bricks –**
Same or similar to
PGH; Loam
Boral; Red Sandstock
Austral; New Century Red
Off White lightly raked mortars - Maximum of two brick colours.
Mandatory
- **Driveways - Mandatory**
Stamped Concrete; Gunmetal 15" Block
- **General Suggestions–**
Where applicable, feature wall colours similar to specified woodwork colour to contrast main wall colours. Also, where pergolas are prominent, these can be featured whereupon gutters and fascias to be *Colorbond* Slate Grey and/or Merino.

For houses with little scope for highlighting woodwork, gutters and fascias, etc. to be selected from Rivergum, Torres Blue, Off White range.



Harmonious mix of materials



A mix of materials from a common palette creates visual interest rather than visual chaos



2.9 Front Boundary

The Master Plan provides the basis for a high quality streetscape. A continuity of treatment of the front boundary is encouraged, and in locations around parks, fences are required to create an attractive streetscape and usable front gardens.

DESIGN GUIDELINES REQUIREMENTS

- See Fencing Control Plan (overleaf)

Front Boundary Definition - Mandatory

- Front fences are required (as part of the Development Application) in locations around open space, and are to be of white painted timber construction, to design specified in Type 1 overleaf
- Elsewhere hedges or front fences are permissible
- Front fence to be of open or closed timber picket construction to a min. height of 900mm and max height 1200mm

Side and Rear Fence

- Side and rear fences to be of lapped and capped timber to a height of 1.8m
- Side fences to street corners should begin at least 3m behind the nearest front facade. They require special treatment. They are to be of a higher standard than rear fences and are shown overleaf as type 2
- Rear fences to laneways and car courts require a higher standard of fence than standard rear fences and are shown overleaf as type 3

Front Verandah/ Porch or Patio

To have a minimum dimension of 1.8m, be accessed directly from an internal living area, and be enclosed by permanent roof, shade cloth, pergola or similar climate control.

Windows Overlooking the Street

The frontage of the house to the street should have at least one habitable room with windows overlooking the street for passive surveillance.



The public domain

The street is public domain and is overlooked by houses



The semi public domain

Front yard is clearly defined as private but visible from street



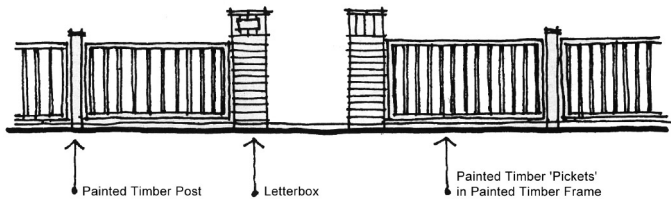
The semi private domain

The verandah overlooks the street but is separated from it

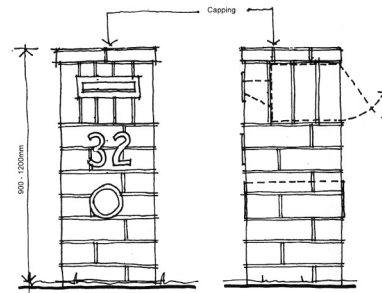


The private domain

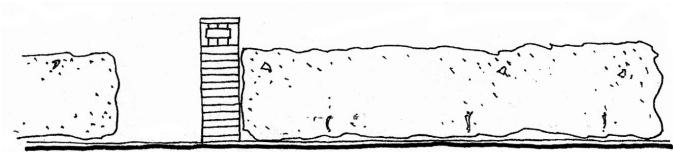
Should overlook the public domain but not be overlooked



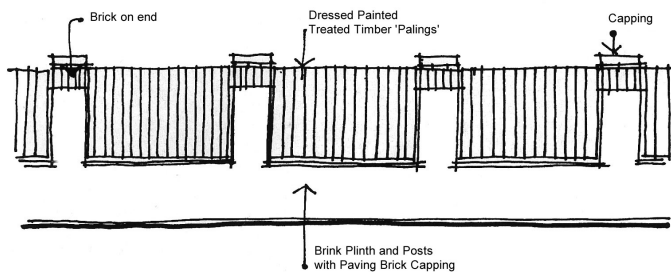
Type 1 - Front fence



Letterbox - For front fences and hedges



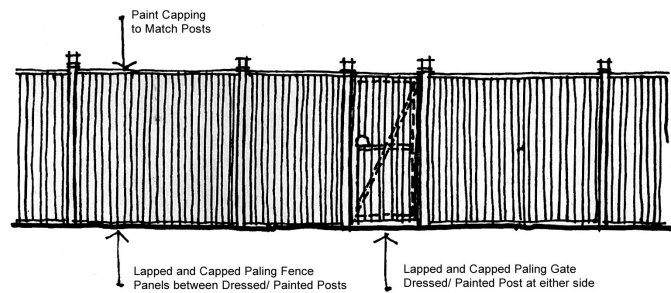
Elsewhere - Hedge or front fence as above



Type 2 - Side fence to street corner



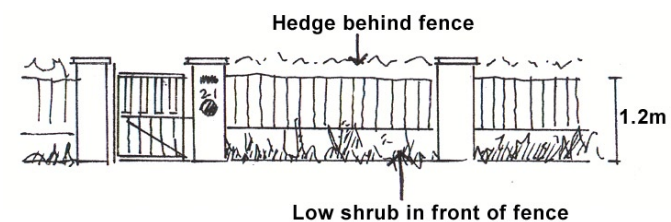
Typical front fence



Type 3 - Rear fence to laneway/ car court



Typical fencing to street corner



Type 4 - Front fences to Channel Highway



Typical rear fence to laneway/ car court

2.10 Landscape

The landscaping of the private and public open space is intended to integrate with the character of the locality, while enhancing the livability of the residential environment.

The planting will be in scale with the buildings and designed to take advantage of the various forms, colours, textures and seasonal flowering habit of selected plants.

COUNCIL REQUIREMENTS

- All development applications must include a landscape plan/ working drawing including a 12month maintenance strategy



DESIGN GUIDELINES REQUIREMENTS

Mandatory

- Landscaping to the front garden must be completed within six months of issue of certificate of occupancy
- No treated pine retaining walls are to be visible from the street. Retaining walls visible from the street shall be constructed of masonry, rock or similar product.

3. STATUTORY CONTEXT

3.1 The Approval Process

The site is zoned for residential development, and the Master Plan has been designed at a density of 15 dwellings/ hectare.

The Master Plan and Design Guidelines provide the framework for builders to submit plans for houses in small groups (integrated housing) or on separate (retail) lots. The enforcement of the guidelines will be achieved by an approval process which has been set up to ensure quality control.

All plans are to be submitted to Kamtone Pty Ltd who will assess them for compliance with the Mandatory Design Guidelines with nonmandatory guidelines. They may agree to approve plans which do not comply (ie covenants) provided that the changes are minor and that the quality and character of the development is not detrimentally affected.

Information which is to be submitted shall include:

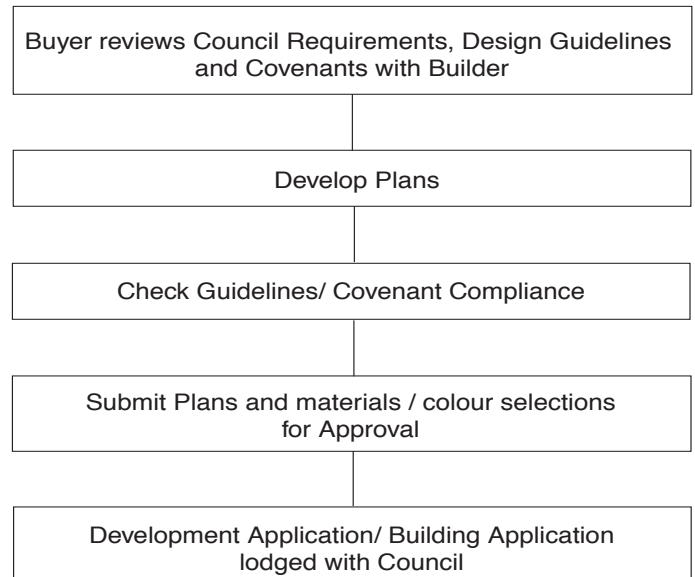
- Site Plan Dimensioned
- Floor Plans Dimensioned
- Elevations Dimensioned
- Sections Dimensioned
- Shadow Diagrams (where affecting adjacent lot)
- External materials Selections
- Fence types indicated on site plan

A checklist for compliance is attached to this document as Appendix 2 - it should be completed prior to any development application

Colours are to be provided in the form of swatches, or specification to confirm use of the colour palette recommended in these Design Guidelines.

Once Kamtone Pty Ltd has endorsed the plans, they can be submitted to Kingborough Council for approval.

SIMPLE FIVE STEP PROCESS



Appendix 1 - House Planning Tips

Many house plans are poorly organised and are wasteful of space and volume. A well planned house of 15-20 squares can be better for living in than one of 25-30 squares and can be less expensive. Whilst recognising the right of an individual to choose a house to suit their own needs, there are a number of basic principles which should be observed when designing or choosing a house. This information is provided as a service to builders and purchasers only, and should not be interpreted as design controls on house design.

Spatial Planning;

- A direct connection from kitchen, dining, family and living rooms to the major outdoor living areas (courts, verandahs, patios etc.)
- Bathrooms and toilets to have external openable windows where possible
- Summer outdoor area - consider the provision of a shaded, well ventilated cool outdoor area for summer. Plan the house for good cross ventilation generally, but with the opportunity to close off smaller areas for winter heating. Shade can be provided by roof, pergola, vines, trees, canopies, sails or similar. It should be oriented to capture summer breezes. This area could be on the south side of the house or south facing court
- Winter outdoor room - consider the provision of a sunny, sheltered outdoor area for winter. Ensure optimum solar access. This area should be sheltered from prevailing winter winds. Consideration should be given to trees species which may shade this space
- Internal planning should be logical and well designed i.e. circulation should not cut across living areas. Bathrooms and toilets should be discretely located. The best outlooks and orientation should be from living rooms
- Direct external access should be provided from garbage bin storage to street collection point
- Garbage, compost and recycling bins should be stored out of sight of the street and of habitable rooms

Energy Smart Design Tips

- Development should be designed and orientated to use solar energy for heating and lighting. Where possible locate room(s) capable being used as living areas on the north side of the dwelling, and use solar energy for lighting and water heating.

Windows within buildings should be sized, located and shaded to reduce summer heat and allow entry of winter sun. Horizontal or vertical screening can be provided by recessed windows or overhanging balconies, eaves, verandahs, pergolas, shutters, hoods and louvres; and/ or windows may be shaded by the planting of large trees, including deciduous species which block out summer sun but let in winter sun.

- The development should use minimal fossil-fuel energy and should maximise natural ventilation, daylight and solar energy by appropriate orientation, layout, insulation, weather stripping and shading.
- Timber should be reused or come from sustainable forestry practices. The selection of other building materials should be based on renewable sources, safety and amount of processing, waste output of production, emission of toxic substance or gases into the interior
- Recycling facilities, composting, reduced water flow showers/ taps, reuse of roof water, low energy/ low water consumption appliances should be used

Recommended for Rear Gardens

- Where paving is laid to create outdoor living areas, joints should preferably not be sealed, particularly pathways through rear gardens

Appendix 2 - Compliance Checklist

Requirements	DG Ref.	DCP Ref./ Covenant	Check	Justification for Non-Compliance
Site Plan Dimensioned 1:200			<input type="checkbox"/>	
Floor Plans Dimensioned 1:100			<input type="checkbox"/>	
Elevations Dimensioned 1:100			<input type="checkbox"/>	
Sections Dimensioned 1:100			<input type="checkbox"/>	
Driveway Sections 1:100			<input type="checkbox"/>	
Site Density/Built Upon Area	2.2	5.4.6.2(d)		
Building Height	2.3	5.4.6.2(a)		
Front Setback	2.4	5.4.6.2(c)		
Side Setbacks	2.4	5.4.6.2(b)	<input type="checkbox"/>	
Side Setback to Corner	2.4	5.4.6.2(b)	<input type="checkbox"/>	
Rear Setback	2.4	5.4.6.2(b)	<input type="checkbox"/>	
Garage Setback	2.4	5.4.6.3	<input type="checkbox"/>	
Off Street Parking	2.5		<input type="checkbox"/>	
Driveway Width and Materials	2.5		<input type="checkbox"/>	
Shadow Diagrams	2.5		<input type="checkbox"/>	
External Finishes Specification - Walls/	2.6	Covenant	<input type="checkbox"/>	
roofs (pitch and tile selection)	2.8	Covenant	<input type="checkbox"/>	
Fence, Hedge Plans and Elevations	2.9	Covenant	<input type="checkbox"/>	
Landscape Plan	2.10	Covenant	<input type="checkbox"/>	
Driveways	2.18	Covenant	<input type="checkbox"/>	
Retaining Walls	2.10	Covenant	<input type="checkbox"/>	