

PART TWO: URBAN DESIGN GUIDELINES

09 INTRODUCTION TO URBAN DESIGN GUIDELINES

9.0 INTRODUCTION

The purpose of Part Two is to provide design guidance and examples for future development of the settlement types discussed in Part One of this document.

Part Two is divided into three sections:

Section A identifies the principles of growth management for a whole of settlement. The principles are illustrated by a series of examples. Firstly, an example of growth by consolidation is provided for each of the previously cited typologies by way of overlay. Then an illustration of expansion in a fictitious settlement is provided and lastly, an example of the desirable qualities of growth on a greenfields site.

Section B identifies the principles of growth management at the streetscape level. The principles are illustrated by examples of positive streetscape and block design for a major town, a regional centre, a fringe expansion of an existing settlement and a new greenfields settlement.

Section C identifies the principles for the management of settlement at the building design level. It provides examples for six key housing typologies. The drawn examples typify the positive attributes of designing for housing on the North Coast; these are reinforced by photographic precedents.

10 SECTION A: SETTLEMENT GROWTH GUIDELINES

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10.0 SUMMARY OF PRINCIPLES

These principles outline issues to be considered in the planning and development of North Coast settlements to enable environmentally and socially sustainable growth. Guiding development to reinforce the character of settlements and to minimise impact on the natural environment is critical to the future success of this region.

Acknowledging that growth may occur by consolidation of the existing settlement, by expansion of its boundaries or by new development on 'greenfield' sites, principles for each direction have been established.

Examples of three settlements of the region illustrate these principles applied to a variety of settlement scales in different contexts.

Principles to apply to all future development

- Maintain and protect the key natural features throughout and around the settlement (coastal environment, river landscape, forested areas) to ensure the unique character they provide for the town is retained
- Prevent future growth in areas of high environmental or natural resource value and areas prone to flooding, erosion and inundation.
- Maintain public open space and public access along foreshores, reserves and bushland and set development back from areas of high ecological value
- Encourage plant species which are compatible with the local climate, topography and natural vegetation
- Prevent privatisation of foreshore and riparian edges
- Ensure interconnectivity of parks, public spaces, main streets, services, infrastructure and natural features
- Ensure development responds sensitively to the density and scale of the existing settlement
- Ensure planning and development respond to the local topography and climate
- Ensure provision of commercial and community services

Principles for Consolidated Growth

- Define boundaries around settlement to limit further outward expansion
- Use existing transport infrastructure to inform an urban boundary and minimise outward growth
- Consolidate disconnected urban areas and maintain the character of each before expanding main settlement boundaries
- Reconnect existing disconnected urban areas by consolidating the large scale public spaces that isolate them from the settlement centre
- Enhance connections between disconnected urban areas and the town centre
- Concentrate new development and increased heights and densities in town centres and in areas of greatest public amenity/services/infrastructure that have already been influenced by urban development

Principles for growth by expansion at the fringe or new 'greenfield' development

- Encourage new development on existing unconstrained land to minimise impact on natural environment and resources
- Maintain the character of the formal street grid to reinforce visual and physical connections to the natural landscape
- continue grid with expanding development

10.1 SETTLEMENT CONSOLIDATION - COASTAL VILLAGE



Maintain the strong character of the formal street grid to reinforce visual and physical connections to the coast and water bodies

Maintain and protect the natural coastal environment; prevent any further growth in areas of unstable coastal conditions

Concentrate new development in the town core in preference to outward expansion

Define boundaries around the settlement to limit outward expansion

Maintain public open space and public access along waterways; set development back from environmentally sensitive areas; prevent privatisation of foreshore

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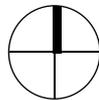


10.2 SETTLEMENT CONSOLIDATION - INLAND VILLAGE



- Maintain and protect the natural forests and rivers throughout and around the village
- Enhance, protect and maintain landscaped rail corridor
- Maintain the strong character of the formal street grid to reinforce visual and physical connections to the natural river landscape
- Concentrate new development in the town core in preference to outward expansion
- Maintain public open space and public access along waterways and set development back from environmentally sensitive areas
- If minor expansion of the town boundary is necessary, new development should be located on unconstrained land nearby to minimise servicing costs and impacts on the natural landscape
- Reinforce boundaries around the settlement to limit outward expansion

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10.3 SETTLEMENT CONSOLIDATION - TOWN



Infill areas already influenced by urban development before expanding town boundaries

Maintain the strong character of the formal street grid

Enhance and maintain planting to rail corridor using local species to reinforce the character of the town

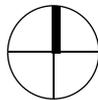
Concentrate new development in the town core in preference to outward expansion

Maintain public open space and public access along waterways and set development back from environmentally sensitive areas

Define boundaries around the settlement to limit outward expansion

Maintain and protect the natural vegetation and rivers throughout and around the town

0km 1km



10.4 SETTLEMENT CONSOLIDATION - MAJOR TOWN



- Maintain and protect the natural vegetation and foreshores throughout and around the town
- New development should maintain the formal grid pattern where possible
- Concentrate new development in the town core in preference to outward expansion
- Maintain public open space along the waterways and set development back from environmentally sensitive areas
- Define boundaries around the settlement to limit outward expansion
- Enhance and maintain continuous planting to rail corridor using local species to enhance the character of the town
- Infill disconnected urban areas before expanding town boundaries, whilst minimising impact on the natural landscape

0km 1km



10.5 SETTLEMENT CONSOLIDATION - REGIONAL CENTRE



Maintain public open space and public access along waterways and set development back from environmentally sensitive areas; prevent privatisation of foreshore

Avoid extensive open car parking, fronting main town core streets.

Locate public facilities in town core in coastal locations

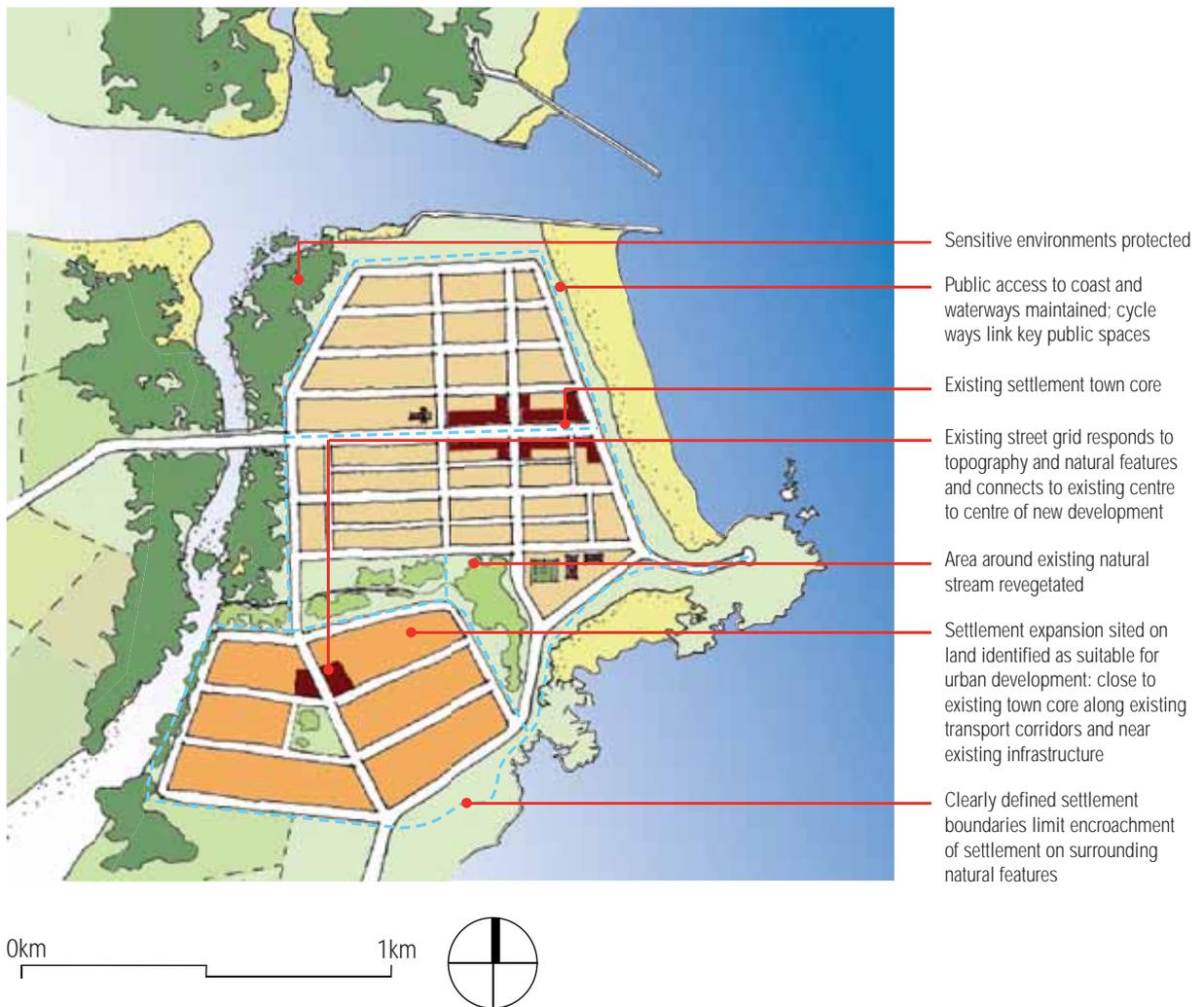
Concentrate new development and increased heights/densities in the town core

Reinforce visual and physical connections to the coast and water bodies

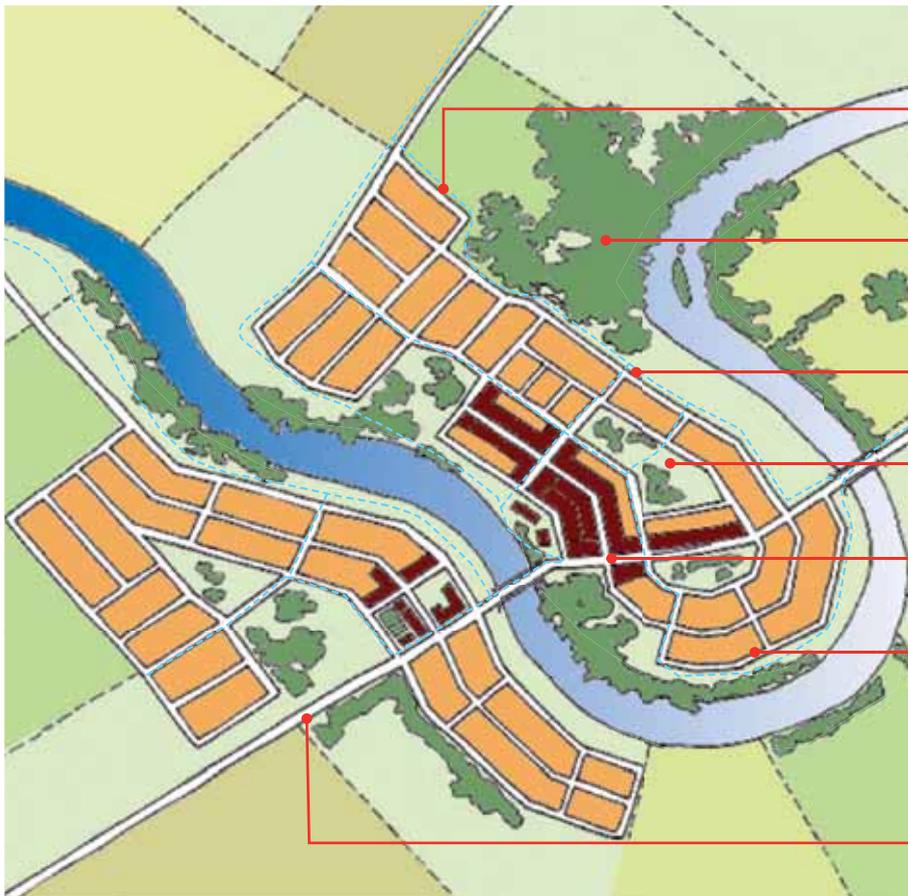
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10.6 SETTLEMENT EXPANSION - EXISTING TOWN

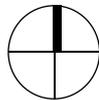


10.7 NEW SETTLEMENT - 'GREENFIELD SITES'



- Clear settlement boundaries and consolidated footprint limit impact on surrounding agricultural land
- Development imposes minimum threat on existing ecosystem, natural forests and river edges preserved
- Network of cycleways throughout the town
- Generous public open space provided throughout settlement
- Clear street hierarchy, town centre and major through route
- Street pattern and settlement structure respond to the river and surrounding topography
- New settlement sited on existing road

0km 1km



11 SECTION B: STREETScape GUIDELINES

11.0 SUMMARY OF PRINCIPLES

The strategies below detail a number of methods for implementing the principles of settlement growth at streetscape level and are applicable in all locations of settlement growth. Annotated diagrams in this section detail their application to the settlement typologies identified in Part One.

Principles to apply to all future development

- Ensure local and regional transport connectivity
- Street hierarchy developed in accordance with required size and function; topography and natural features determine lot and street layouts
- Plan services and infrastructure to accommodate future growth strategies and ensure development is located for cost effective service provision
- Establish a development scale and density which is supportive of public transport, cyclist and pedestrian use; provide pedestrian and cycle routes that connect key community facilities, parks and open spaces
- In new subdivisions, continue the established city grid and maintain direct physical and visual connections, avoid car-dependent, cul-de-sac development
- Ensure that street patterns provide maximum physical and visual connectivity, offer a choice of routes and allow for double sided blocks such that development is oriented towards the street frontage
- In multi-dwelling development, provide a street entry for each dwelling, avoid battle-axe, villa-style development and design appropriately to topography, climate and aspect
- Reinforce original subdivision patterns and streetscapes that characterise the settlement, maintain consistent setbacks from front and rear of lots in low density areas and continuous street and awning edges along core streets/perimeters of major blocks
- Encourage deep soil zones to centre of blocks to allow the cultivation of large trees with large canopies and to permit infiltration of rainwater to the watertable
- Maintain axes with views and vistas towards watercourses and surrounding natural landscape, enhance and maintain river, coastal and landscape edge treatments, whilst minimising risk of flooding
- Maintain and protect any local heritage, natural or manmade, of physical, social or cultural significance in the community to establish an understanding of the collective past
- Define public open spaces and parks with consistent carriageway treatment and landscaping along the urban/natural edge

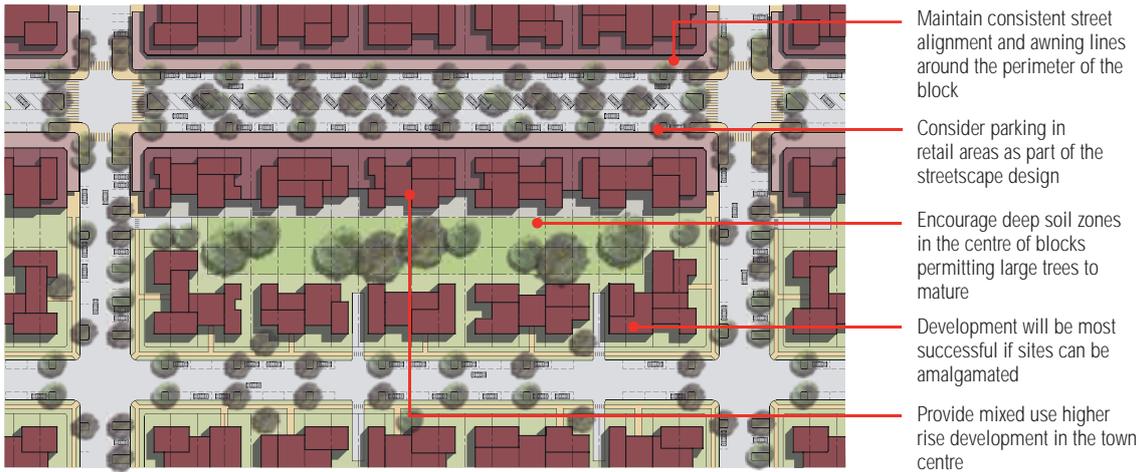
11.1 STREETScape - MAJOR TOWN

This Major Town is undergoing settlement growth by consolidation. The positive streetscape features identified below contribute to maintaining the character and improving the amenity of the existing settlement. The streetscape below shows a moderate density residential block, with new semi-detached houses amongst the existing traditional dwellings.



11.2 STREETScape - REGIONAL CENTRE

This Regional Centre is undergoing settlement growth by consolidation. The positive streetscape features identified below contribute to maintaining the character and improving the amenity of the existing settlement. The diagram shows desirable increased density and mixed use development in the settlement centre and main street.



11.3 STREETScape - SETTLEMENT EXPANSION

This Town is undergoing settlement growth by expansion. The positive streetscape features identified below contribute to a consistency of character with the existing settlement. The streetscape below shows a new, lower density residential block, serviced by a small retail precinct and community facilities.



11.4 STREETScape - GREENFIELD

This streetscape illustrates positive features to be considered in the planning and design of a new development on a greenfield site. The streetscape below shows a lower density residential block, serviced by a small retail/commercial precinct and community centre.



12 SECTION C: BUILT FORM - URBAN DESIGN GUIDELINES

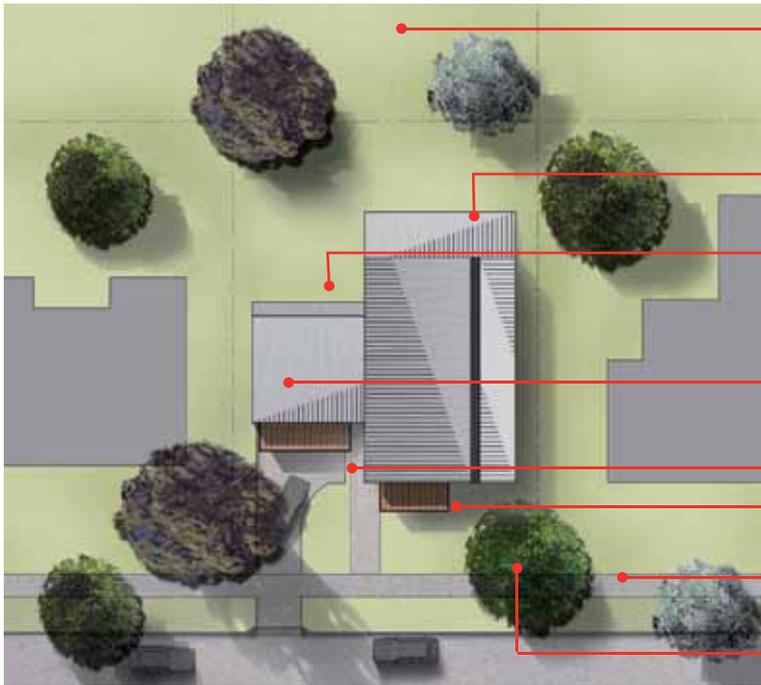
12.0 SUMMARY OF PRINCIPLES

These guidelines identify key aspects of built form that contribute and respond to the local and regional character of North Coast settlements. These aspects should be encouraged in future development. They guide the provision of amenity for residents and pedestrians, and ensure the development of a variety of residential types, including mixed use developments, which contribute to the vibrancy and economic sustainability of the area.

Principles to apply to all housing types

- Encourage elevated, lightweight construction in response to climate and breezes
- Provide flexible sun-shading devices, louvres and natural ventilation systems to allow passive environmental control
- Provide semi-sheltered outdoor spaces of usable dimensions to mediate between indoors and outdoors
- Establish building orientation towards streetfront in keeping with the local settlement pattern with consistent scale, materials and setbacks, whilst maintaining built form diversity and contributing to the settlement character
- Allow for wide gutters to handle heavy rainfall
- Ensure building elements are integrated into the design of the façade and overall form
- Amalgamation and subdivision of lots may be necessary to accommodate a desired change in density of development
- Allow zones for street-side planting to provide shade for pedestrians and parked cars and provide screening and enhanced privacy of residential lots
- Maintain generous footpaths separated from street by a grassed or landscaped median strip
- Install services in a discreet way; place major cables underground in preference to overhead wires in areas of higher density

12.1 ONE TO TWO-STOREY DETACHED HOUSE



- Consolidate deep soil area at the rear of site permitting large trees to mature
- Low maintenance, climate appropriate native planting
- Rear balconies provide sheltered outdoor living space, mediating between indoors and outdoors
- House openings orient to front and rear of site preserving privacy of occupants and next door neighbours
- Garage set back from street reduces impact upon streetscape; incorporated garage maximises site use
- Steps and footpath signify front entrance
- Building set back from street in line with neighbouring houses
- Maintained footpaths separated from road by a grassed or landscaped median strip
- More dense planting provides privacy for residence and shaded on-street parking



- Butterfly skillion roof and box gutter - strong functional elements dominate simple composition
- Roof allows indirect light in through clerestory; high ceilings improve air circulation
- Louvers offer natural ventilation, maintaining security and restricting direct solar access
- Weatherboards in keeping with traditional local housing materials
- Simple lightweight structure sits on top of site, rather than cut and fill, allows cooling effects of breezes



Reinforce local character with continued lightweight material and form



Raised, lightweight structure allows for undercroft parking; clerestory allows sunlight from the east and view to the coast



Large eaves and louvred screens shade outdoor living spaces and walls of house, reducing solar gain



Well articulated two storey house with landscape softening impact upon streetscape



Traditional dwelling with shaded windows, defined street address and setback garage

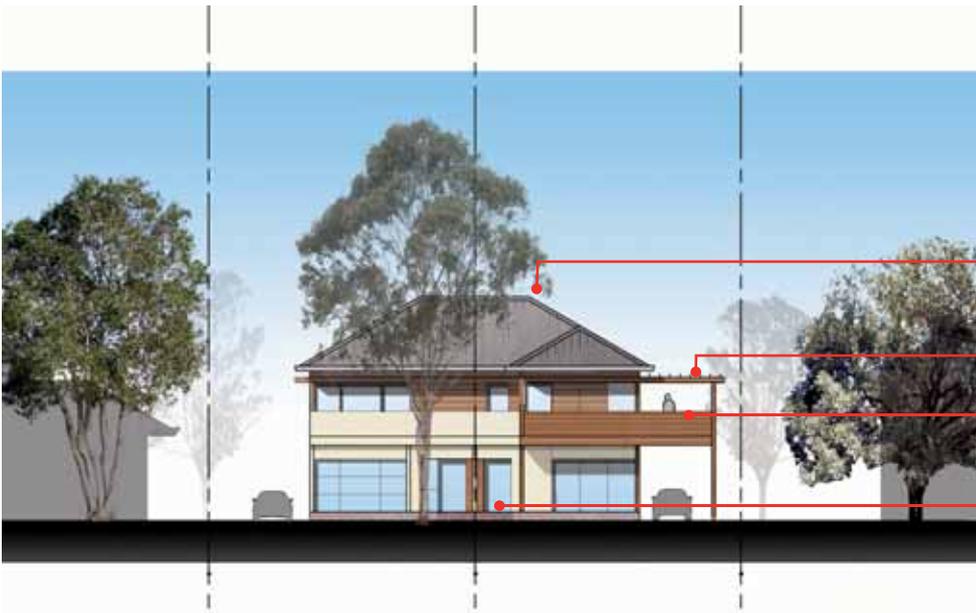


Native landscaping screens houses from streetfront and filters direct sunlight

12.2 TWO TO THREE-STOREY TOWNHOUSES



- Encourage detached garages and carports to reduce impact upon streetscape and building volumes
- Consolidate deep soil area at the rear of site permitting large trees to mature
- Split larger sites to create two units reading as one large house, improving image of locality whilst increasing density
- Maintain street character with simple hipped roof form
- Maintain consistent front and rear setbacks around the block
- Verandah, front yard and foliage mediates between the public street and private house
- Consistent footpaths - pedestrians have priority over vehicles
- Establish street planting to create a green streetscape providing shade for pedestrians and on-street parking



- Building height consistent with scale of surrounding development
- Employ sun-shading devices to aid passive climate control
- Extended indoor/outdoor living space to capitalise on temperate climate
- Ensure separate entrance to each dwelling



Two lightweight, elevated dwellings composed as a single, well articulated structure



Townhouse with two dwellings designed as a single 'big house'



Modern masonry construction; fragmented composition reduces impact of scale on streetscape

12.3 THREE-STOREY APARTMENT BLOCKS



Large communal garden with deep soil zone enabling large trees to mature

Amalgamation of three sites to enable development

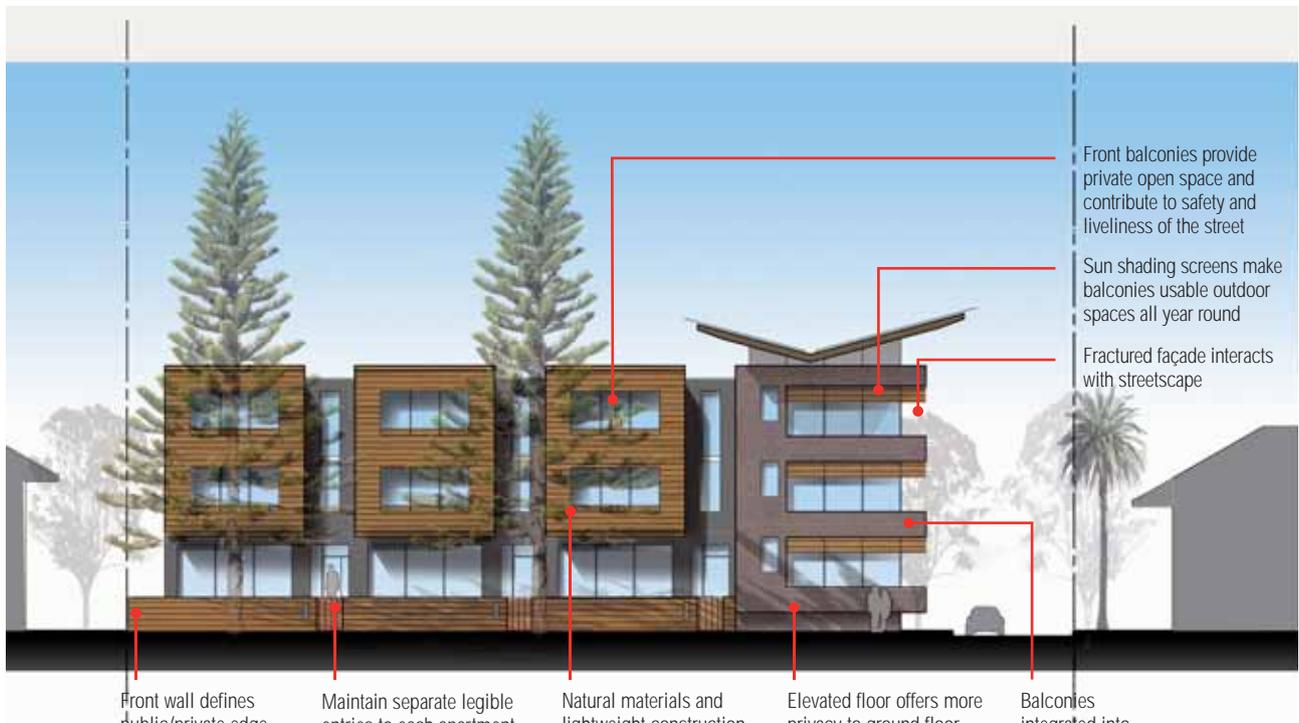
Rear balconies provide surveillance over rear garden, improving site security and enhancing apartment connection to a private outdoor landscape

Off-street, basement parking within building footprint

Narrow building allows cross ventilation and greater solar access to all apartments

Front courtyard gardens provide open space and continue setback street pattern

Street planting provides privacy screening



Front balconies provide private open space and contribute to safety and liveliness of the street

Sun shading screens make balconies usable outdoor spaces all year round

Fractured façade interacts with streetscape

Front wall defines public/private edge without imposing on public domain

Maintain separate legible entries to each apartment stack, minimising internal circulation and reinforcing streetscape presence

Natural materials and lightweight construction elements offset dominant masonry volume

Elevated floor offers more privacy to ground floor apartments

Balconies integrated into design of built form

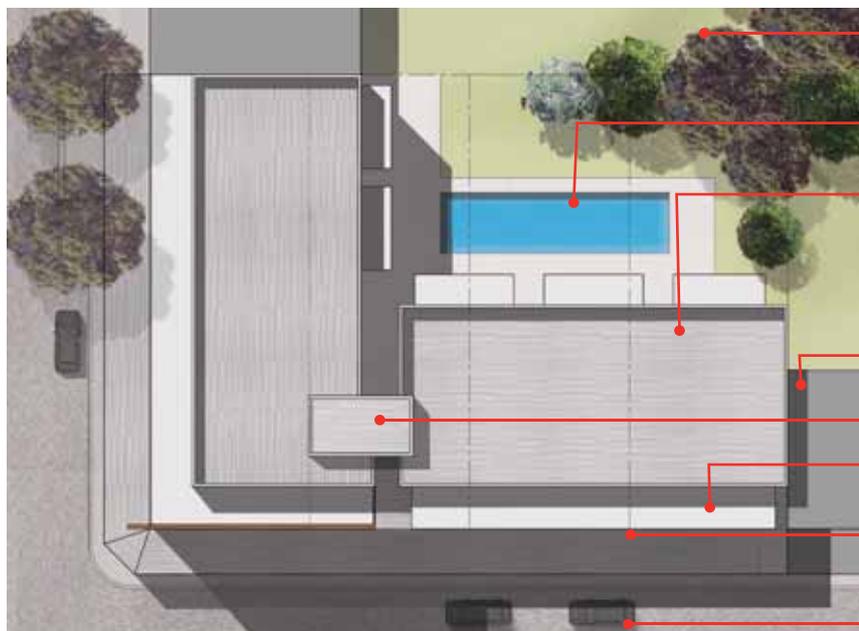


This three storey development with set back and sheltered balconies, echoes the existing rhythms of the streetscape rather than imitating existing built form

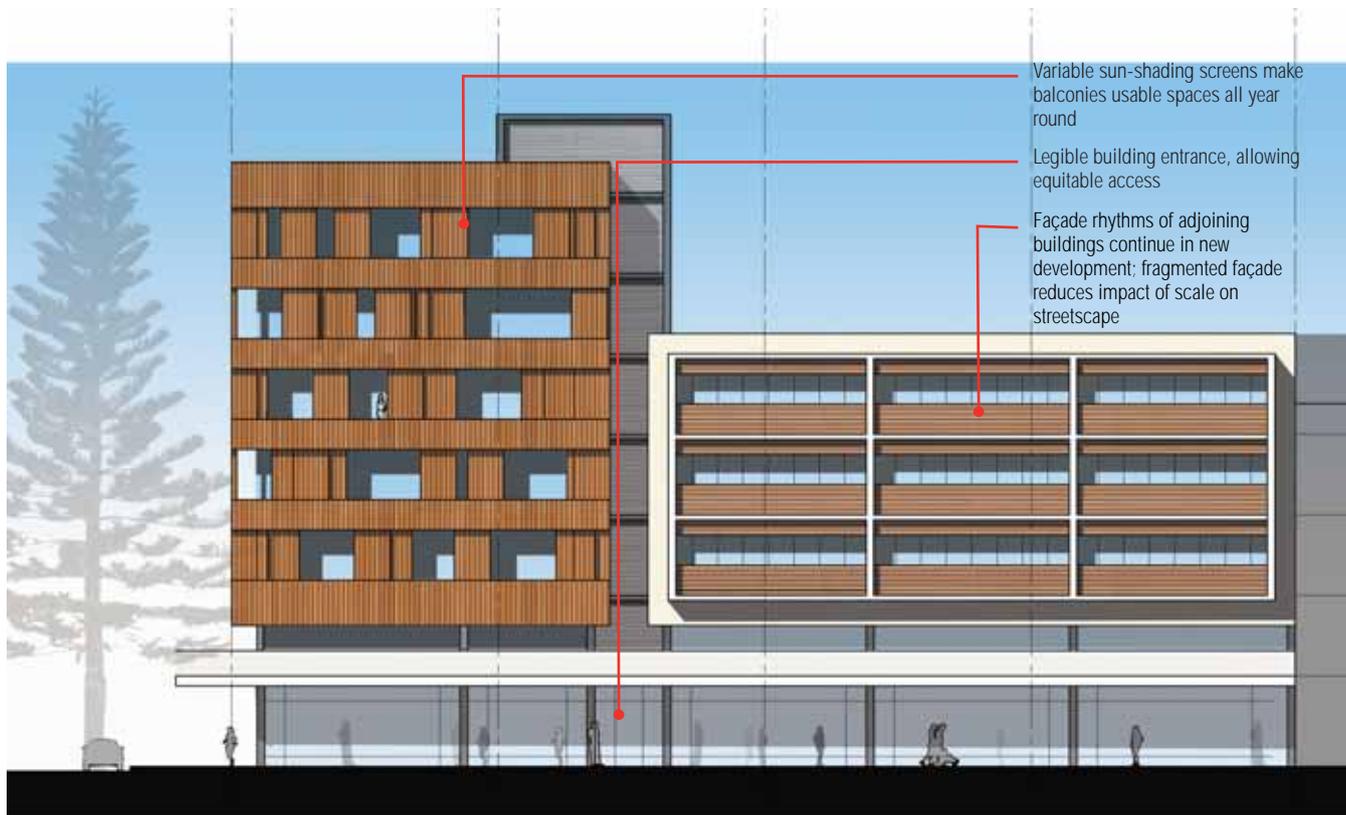


A three storey, mixed development with cafes and retail on the ground floor, residential above; contrasting materials break up the façade, reducing the impact of the volume on the streetscape; easy access to roadside parking is provided

12.4 FOUR TO EIGHT-STOREY MIXED USE BLOCKS



- Four lots amalgamated into one corner lot to allow large scale development with deep soil zone allowing large trees to mature
- Communal leisure facilities in private gardens to rear of building
- Gently sloping roofs behind parapet reduce building height and impact on streetscape
- Building maintains a narrow footprint to allow for cross ventilation and solar access to all apartments
- Underground, garaged parking beneath footprint of building
- Central circulation and service core
- Balconies overlooking street contribute to a lively streetscape, enhancing neighbourhood security
- Continuous awning at street level announces commercial use and shelters pedestrians and shoppers
- On-street parking



- Variable sun-shading screens make balconies usable spaces all year round
- Legible building entrance, allowing equitable access
- Façade rhythms of adjoining buildings continue in new development; fragmented façade reduces impact of scale on streetscape



Seven storey mixed-use residential development with commercial ground floor



Five storey residential development with strong, component based composition featuring street-side balconies and single service core



Curved building form allows some shelter from harsh southerly winds

12.5 SINGLE-STOREY COMMERCIAL



Vehicle access from rear lane and garaged parking

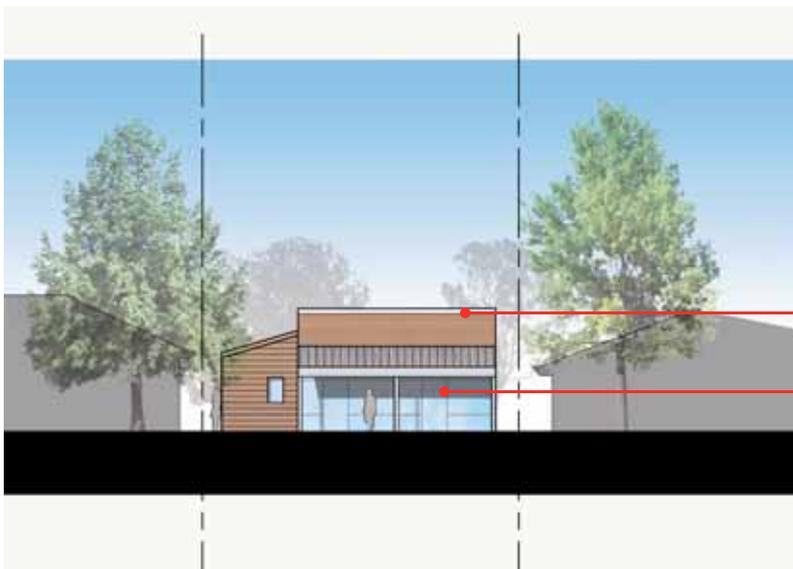
Rear garden with deep soil zone separates building from street and allows planting of large trees

Rear verandah with pergola provides private, semi-sheltered outdoor living space

Wing allows maximal use of block size, increasing private living space without affecting shop size

Awning projects over public path, set forward from the other buildings

On-street parking provided for customers



Parapet defines public and private threshold

Double shop front with expansive awning offers possibilities for on-street dining

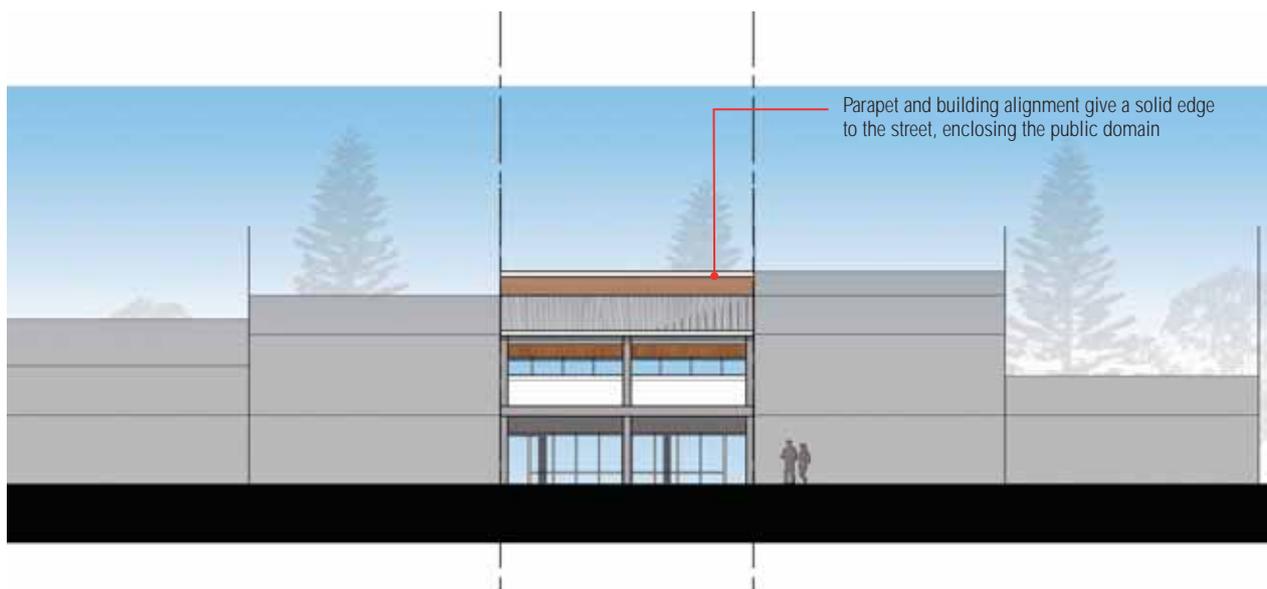
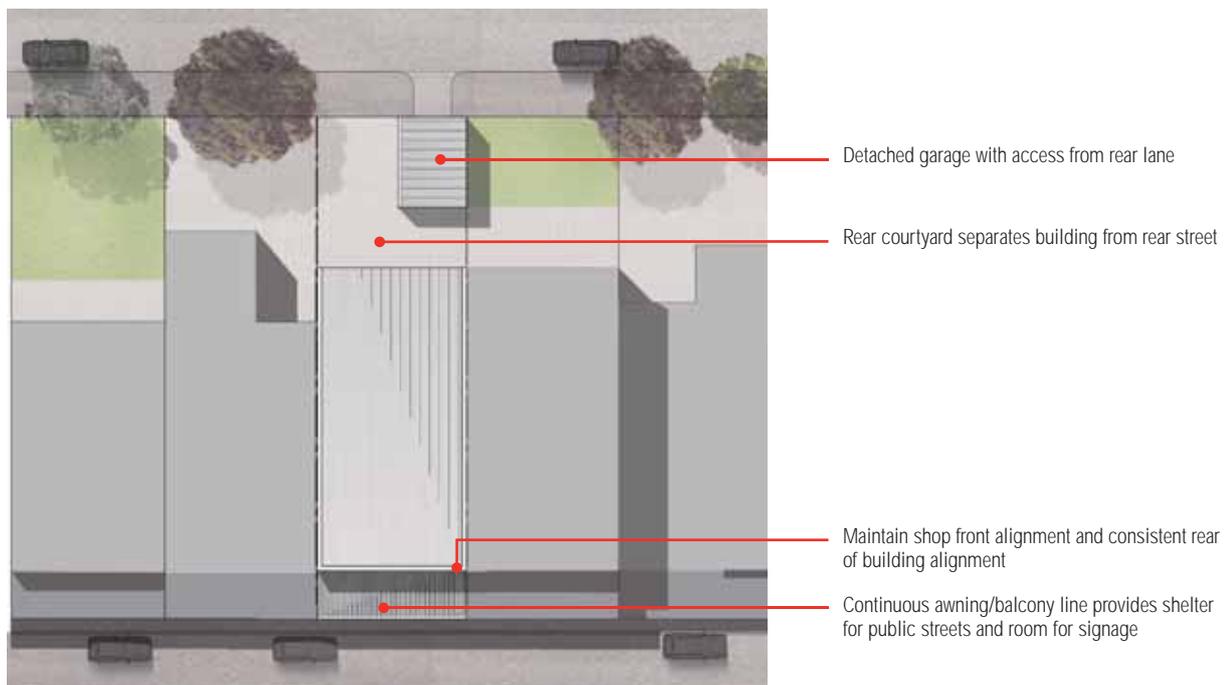


Small isolated specialist store close to the village centre but amidst residential development; parapet hides residence to rear and widened footpath and crossing make pedestrian access easier



Small strip of shops providing daily essentials to local inhabitants; awning to curb and wide footpaths announce retail facility

12.6 TWO-STOREY SHOP WITH 'SHOP TOP' DWELLING





This commercial centre has many unique awnings of an eclectic mix of colours and designs that define the character of the main street; planting beds separate the footpath from the street with insets providing street parking with easy access to facilities



Larger scale shop-top apartment housing in major town; awning lines are consistent with streetscape

13. REFERENCES AND FURTHER READING

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