

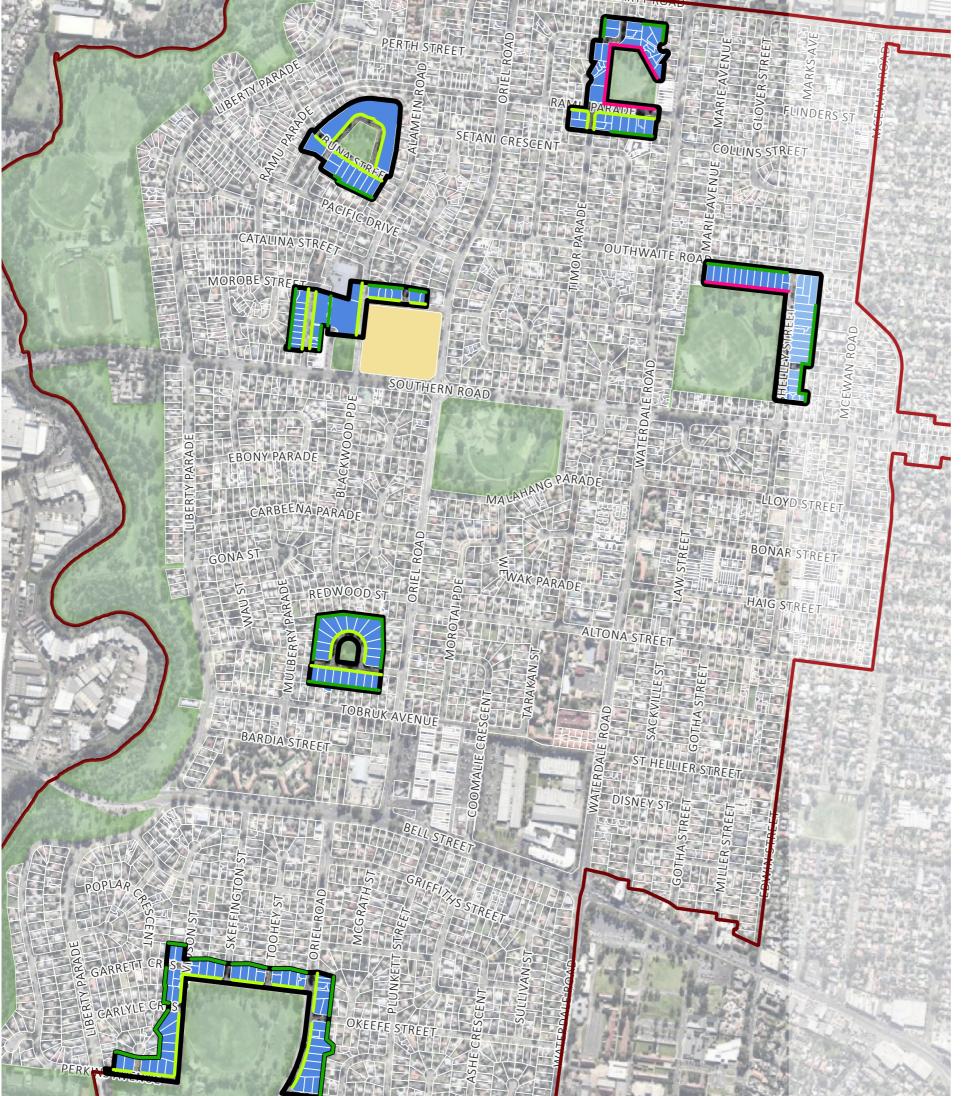
Area 4: Local Park Interface

Design Objectives

- To provide safe and inviting parks.
- To protect and enhance the amenity of existing public open spaces.
- To protect the amenity of adjoining residential properties.
- To manage the built form character transition.
- To respond to the existing landscape character.

LEGEND STUDY AREA AREA 4 - LOCAL PARK INTERFACES EDUCATIONAL FACILITIES PUBLIC OPEN SPACE MAXIMUM HEIGHT OF 4 STOREYS PROVIDE ACTIVE FRONTAGE, LOW FENCE AND 3M SETBACK TO PARK FRONTAGE 4M FRONT SETBACK 5M REAR SETBACK

Figure 20 Area 4: Local Park Interface



DRAFT

Design Guidelines

- 1. Building heights should not exceed 4 storeys.
- 2. Buildings should be setback from a direct interface with residentially-zoned properties in accordance with Clause 55.04-1, Clauses 55.04-4 and 55.04-5
- 3. Development on lots interfacing directly with a park should:
 - Be designed to address the public open space with entries, balconies and windows;
 - Include a 3 metre setback from the property boundary facing the park;
 - Include a low and visually permeable fence to clearly define the public realm while retaining the potential for visual interaction;

- Include a 2 metre shared path within the open space reserve alongside the common boundary to clearly define the public and private realms, to Council's satisfaction; and
- Ensure that at least two-thirds of the public open space will continue to receive sunlight between 11am and 2pm at the winter solstice.
- 4. Development should incorporate a front setback of 4 metres to respond to the residential character and protect existing trees (and root protection zones) (see Figure 21).
- 5. Development should have a side setback of 2 metres to respond to the existing landscape character.
- 6. Any part of the building above 3 storeys should be:
 - Setback at least 3 metres from the front building line;

- Setback beyond a 45 degree plane from the sides of the level below;
- Have a lightweight appearance; and
- Balconies may encroach into the upper level setbacks provided they are lightweight and discontinuous.
- 7. Street facades should be articulated to respond to the prevailing 'rhythm' of buildings.
- 8. Natural external materials and muted colours are encouraged.

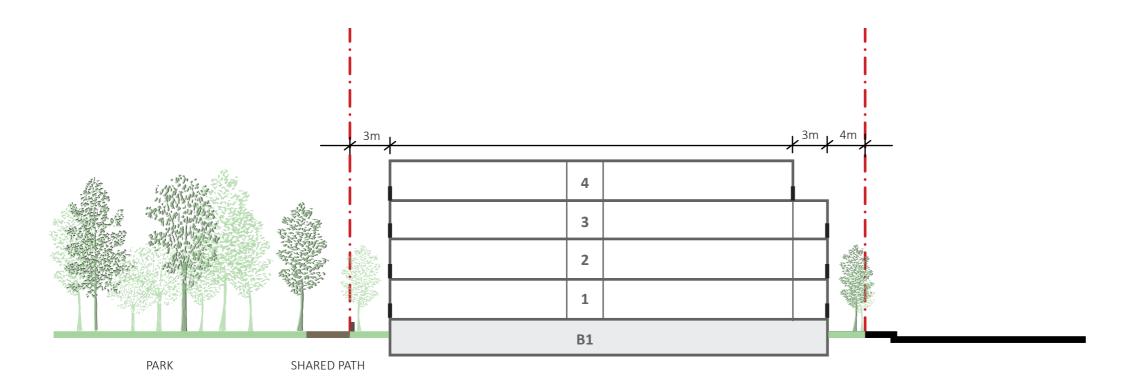


Figure 21 Section - Local Park Interface