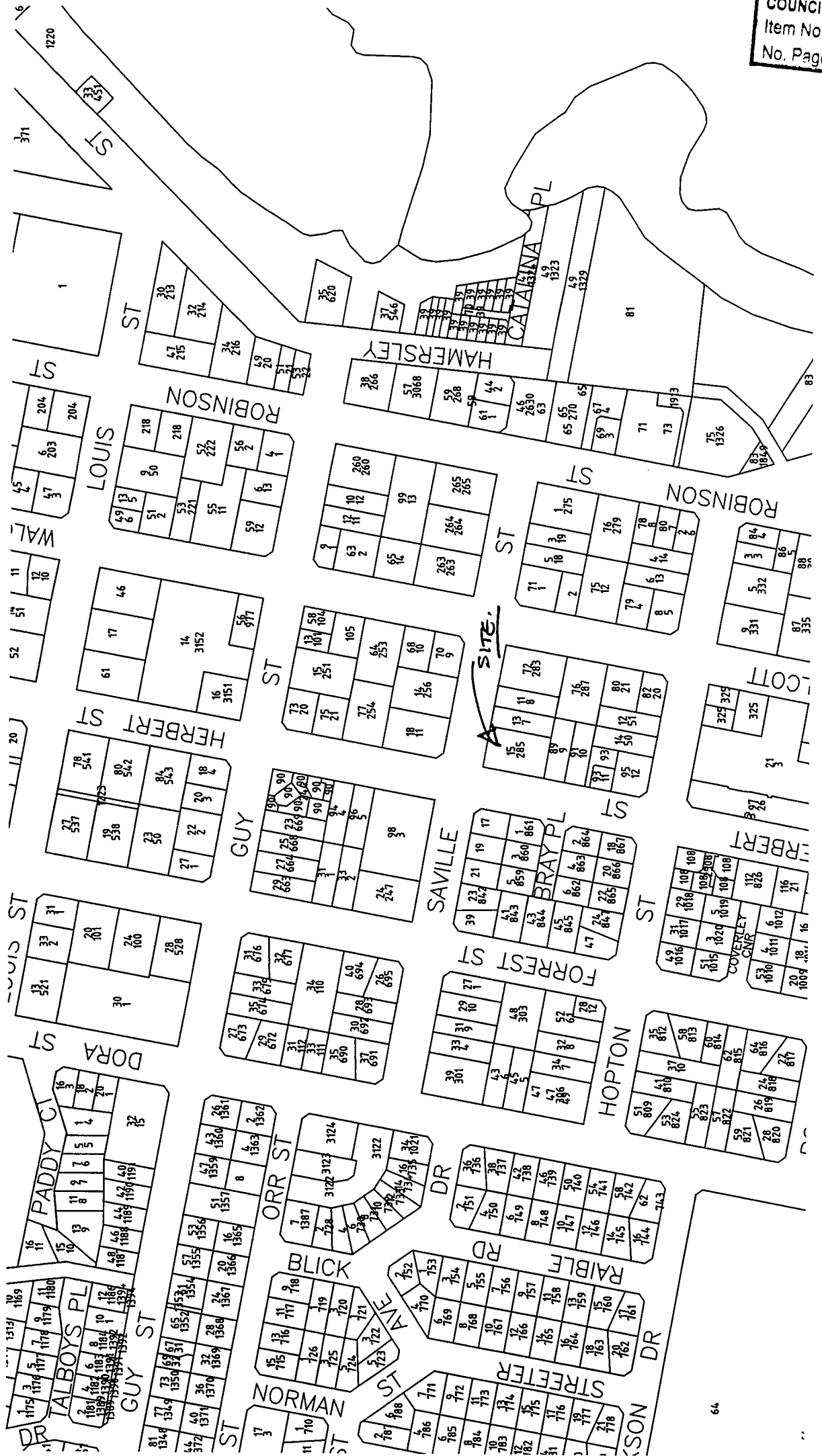


SITE PLAN.

COUNCIL
Item No. 9.3.4
No. Pages 4



RESIDENTIAL DESIGN GUIDELINES – MEDIUM DENSITY

1 Background and Process

- 1.1 These guidelines have been developed to ensure medium density group and multiple dwellings are suited to Broome climatic conditions. These guidelines are provided as a determinant of the R Code to be applied in dual coding situations. All R-Code requirements are to be applied including existing Regional Variations.
- 1.2 In a dual code situation, the lower code will apply for subdivision purposes unless a Development Approval has been obtained in line with these guidelines.

2 Planning Issues

A site analysis is required to be submitted with any application seeking density of R30 or greater. The site analysis should detail as much of the following as is required for the proposed development:

2.1 Common walls

Common walls within any proposed development are to be minimised to distribute building mass and to assist in the flow of air through the site and to adjoining properties. Any proposal seeking to provide more than one common wall should clearly demonstrate a reduced visual impact of the building mass through architectural articulation and the free flow of prevailing breezes to adjoining properties and within the proposed development.

2.2 Setbacks

Performance Criteria will be used to determine setbacks in accordance with the R Codes having regard for the amenity of neighbours and positive street appeal to encourage the provision of covered outdoor living areas and improved access to prevailing breezes.

2.3 Building Footprint

Each dwelling unit is to have at least 30% of the enclosed unit area at the ground floor to ensure adequate outdoor living and service areas.

2.4 Outdoor Living Areas

Each unit is to be provided with a solid roofed outdoor living area including as minimum dimension of 2.6m and minimum area of 14m². Outdoor living areas are to be located adjoining an indoor living area. The height of the ceiling in this area is to accommodate a ceiling fan.

2.5 Crossovers

The number of crossovers to individual lots is to be minimised by shared access ways and the design and location of parking bays.

2.6 Parking bays

Parking bays are to be provided in close proximity to the related dwelling.

3 Ecologically Sustainable Design Requirements

3.1 Access to Breezes

An important requirement of these guidelines is for cooling breezes to flow freely through and around proposed dwellings. These guidelines work on the basis of the most beneficial cooling breezes being, in order of priority: west, north-west and south-west.

3.2 Building mass

Building mass is to be designed in a way as to not inhibit access to cooling breezes for neighbouring dwellings.

3.3 Breeze Paths

Buildings are to be designed to allow good airflow through the dwelling by such means as:

- 3.3.1 Building form (including roof shape) designed to catch cooling breeze;
- 3.3.2 Positioning openings to take advantage of prevailing breezes;
- 3.3.3 Selection of Window types to facilitate additional breeze movement;
- 3.3.4 Provision of Multiple breeze openings (doors and windows) to each room;
- 3.3.5 Enabling Good cross flow ventilation throughout the house to support air movement to all habitable rooms; and
- 3.3.6 Any Areas of a house with limited access to breeze having non-habitable rooms.

3.4 Vertical Thermal Mass

Any vertical thermal mass proposed within the development is to have good external shading. . Consider reverse veneer as an option.

3.5 Horizontal Thermal Mass

Horizontal thermal mass is to be shaded as much as possible.

3.6 Shade

Good shading is a significant requirement under these guidelines.

- 3.6.1 A minimum of 900mm eaves overhand is required to all habitable rooms;
- 3.6.2 To east and west openings, a minimum of 1500mm eaves overhand is required or an additional shading device at the head of the opening with a minimum of 750mm horizontal projection; and

3.7 Ceiling fans

Ceiling fans are to be provided to all habitable rooms and outdoor living areas.

3.8 Insulation

Provision of a minimum of R1.5 insulation to all walls including internal walls and minimum overall roof insulation R3.0.

3.9 Roof Colours

Light roof colours are to be used.

4 Architectural Response

4.1 The roof form to suit typology of traditional Broome architecture and/or demonstrate climate responsiveness and street appeal.

4.2 Provide a minimum of 2700mm high ceilings.

5 Landscaping and Drainage

5.1 Any development is to ensure that drainage is handled in accordance with Shire of Broome Policy. Drainage design is to retain stormwater on site as much as possible through the use of absorption swales, soft landscaping and soak-wells.

5.2 Landscaping is a very important element of the overall development.

Landscaping plans are required to be submitted as part of any Development Application for group or multiple housing. The following issues are to be addressed within the proposed landscaping:

5.2.1 Protection of existing site trees where possible;

5.2.2 Verge trees are required to be retained;

5.2.3 Good stormwater retention design;

5.2.4 Good shade trees allowing for high canopy shade and clear mid-storey for breeze access.