

Low Rise Medium Density

Design Guide

**for development
applications**



3

Explanatory Guidance

Design guidance is provided to assist interpretation of the Design Criteria. It explains the intent behind the Design Criteria and provide advice on how to achieve good design outcomes.

Building designers and architects should use this Section for guidance on how a development should relate to its immediate context, interface with other buildings and the public domain, and provide quality landscaped areas.

3S Visual Appearance and Articulation

Related Design Principles

Design Principle 1. Context and Local Character
Design Principle 9. Visual Appearance

The design of facades contributes greatly to the visual interest of the building and the character of the local area. While facades that face the street have an impact on the public domain, side and rear facades often influence the amenity of neighbouring buildings, and communal and private open spaces.

The aesthetics and articulation of a building add further detail and complement the architectural form. A building's articulation can assist in refining the form and enhancing a building's scale and proportion.

High quality facades are a balanced composition of building elements, textures, materials and colour. Well-designed facades also reflect the use, internal layout and structure of a dwelling.

The composition and detailing of a facade is not only important to the appearance of the building, they also influence the perceived building scale. The pattern and repetition of elements in the facade, the proportions and articulation of external walls and the detailed design of facade elements, are all important considerations.

The quality of the streetscape impacts on local amenity and identity, as it results from the inter-relationship between buildings, landscape and open spaces. To contribute to the character of the local area, development should recognise predominant streetscape qualities, such as building form, scale, materials and colours.

Careful design and material selection can reduce the long term maintenance obligations of low rise medium density development. In addition, effective maintenance of the development ensures the longevity of buildings.



Figure 3-86 Varied building forms and a mixed palette of materials adds interest to the streetscape



Figure 3-85 Asymmetrical design for dual occupancies adds interest to the streetscape