

4 Building design

4.1 The Mullum Creek architectural vision

Central to the Mullum Creek vision is the encouragement of buildings that demonstrate a high level of excellence in their response to their natural and built surroundings, in their environmental sensitivity, and in their attainment of high quality contemporary design. We look forward to an estate that is highly functional, beautiful to live in, and that has a comparatively minimal impact on the environment.

In review of an application for variation of a Detailed Requirement, included in this section of the Guidelines, the DRC will consider the proposed dwelling's contribution to the Mullum Creek architectural vision, character and objectives as described in this document.

The Mullum Creek architectural and built form vision is embodied in the following Objectives.

Objectives

- Support Council's Design and Development Overlay DDO11.
- Promote a built environment that respects and complements the landscape and the natural features of the site and its environs (landform, soils, water, flora and fauna).
- Promote a harmonious and respectful relationship between neighbouring dwellings, streetscapes and nature reserves across the estate as a whole.
- Create high-quality built form and detailing that is contemporary, innovative and well-articulated.
- Promote buildings that are proportioned to respect the human scale and that minimise visual bulk.
- Promote buildings that emphasise quality of design and craftsmanship over quantity and scale.
- Avoid externally expressed period features.
- Promote buildings that show interest and design resolution from all elevations, not just the façade (especially when viewed from streetscapes and reserves).
- Promote a secure estate and reserve system by ensuring buildings address both the street and reserves, thereby providing passive surveillance of the public realm.
- Facilitate the integration of indoor and outdoor spaces through ensuring architectural design and landscaping are complementary.
- Promote buildings that incorporate design, construction techniques, materials and services systems that demonstrate environmental sensitivity, by encouraging the use of renewable resources and reducing the ecological footprint of dwellings.

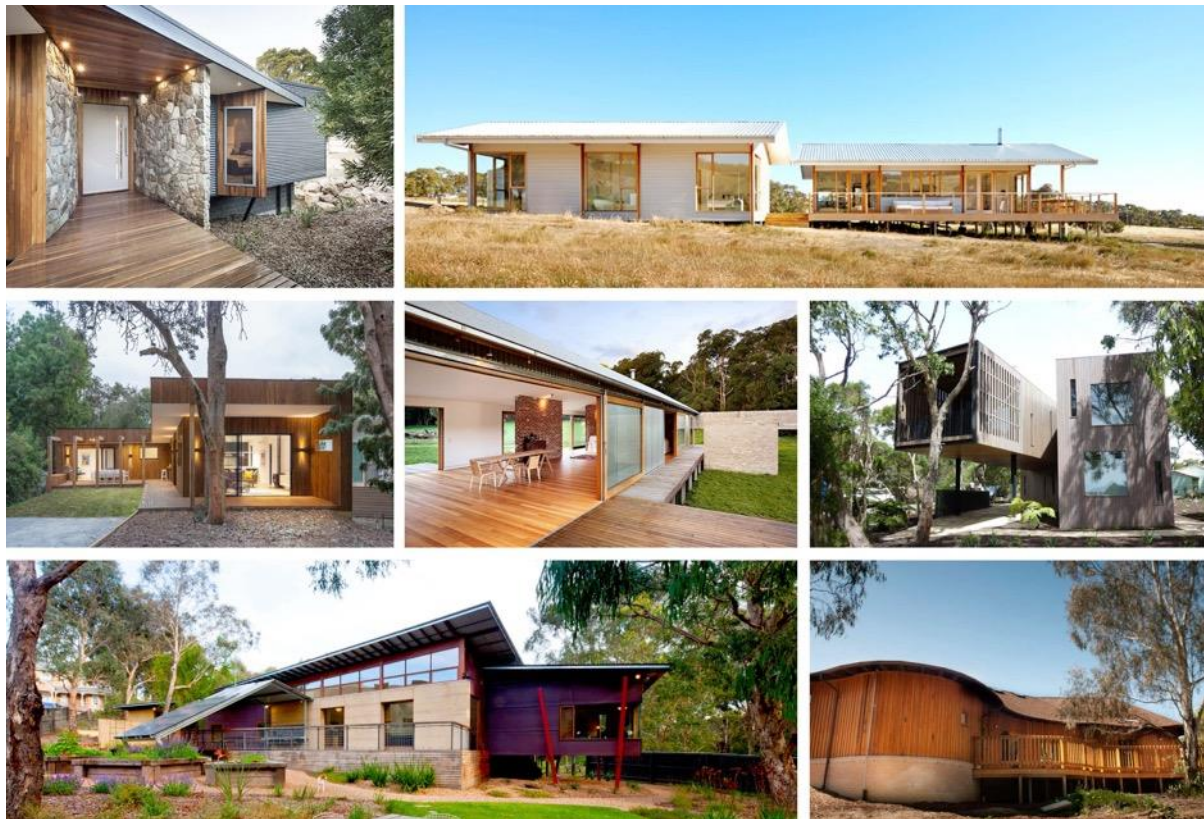


Figure 12. Diverse examples of building styles that accord with the Mullum Creek architectural vision.

Detailed Requirements

- R19** Any roof with a pitch 10 degrees or greater must include eaves of min. 450mm depth.
- R20** Period features such as rolled verandahs, finials, applied mouldings and turned posts are not permitted.
- R21** Where different external wall treatments meet at the corner of a building, this intersection must be visually engaging and complementary, especially where such corners are visible from a reserve or streetscape.
- R22** Sun shading must be designed to complement the building's overall material, colour and form.



Figure 13. Diverse examples of building styles that accord with the Mullum Creek architectural vision

Guides

- G16 The entrance to the dwelling should:
- Include a glazed element to provide visibility for passive surveillance.
 - Be provided with cover from weather.
 - Include external lighting for night illumination.
- G17 The visual bulk of buildings viewed from a streetscape or public reserve should be sympathetic with the surroundings and neighbouring buildings.
- G18 Wastewater plumbing pipes and mechanical systems (e.g. hot water services, space heating and cooling plant, etc.) should be concealed externally where they would otherwise be visible from neighbouring homesites, reserves or streets.

4.2 A home for life

Simple design features can help create a liveable home with flexible spaces, that can be adapted to the changing needs of the occupants as the years pass, as households grow and shrink, and as families' needs change through ageing and/or reduced mobility. This reduces the need for upgrading, minimises alteration and renovating costs, and can increase the resale value of the property. A flexibly designed home promotes social, and environmental resilience, as well as asset security.

Homes at Mullum Creek should aim to include the following to ensure they will be suitable for occupancy across the spectrum of life stages. The following seven features enable a home to achieve at least a 'silver level' of compliance under the recognised standards prepared by *Liveable Housing Australia*. Refer to the *Liveable Housing Australia* website for further information, <http://www.liveablehousingaustralia.org.au/>. The seven core design elements are:

1. A safe, continuous and step-free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Extra wall framing around toilets, showers and bathtubs to support the installation of sturdy grab rails at a later date.
7. A continuous handrail on one side of any stairway and intermediate landing, where there is a rise of more than 1.0m.

4.3 Roofs

On sloping terrain as found at Mullum Creek, roofs can become dominant visual features in the landscape. Please be mindful when designing your roof that its form and expanse are sensitive to the overall development, especially where it can be viewed from an elevated vantage point.

Also, when designing your roof, please be mindful of the extreme rainfall events that impending climate change is expected to bring. It is predicted that more severe and frequent heat waves will be interspersed with increasingly dramatic rainfall events. During heat waves, leaves, bark and small twigs are deposited on roofs due to plants shedding foliage in response to drought and heat stress; this is compounded by the action of hot dry winds. This material accumulates in gutters and rainwater heads, and if not regularly removed through diligent maintenance, will cause blockage and resultant water damage inside the home. As heavy rainfall events are very common after heatwaves, the risk of damage is correspondingly higher at these times. It is therefore vital to ensure that box gutters are adequately sized and appropriately detailed.

Guides

- G19 When designing your roof, carefully consider roof falls, flashings, gutters, rainwater heads and downpipes. It is crucial that they be sized and detailed to discharge stormwater from severe rainfall events safely beyond the building perimeter.
- G20 Where possible avoid internally draining roofs and box gutters.

4.4 Garages and carports

Care must be taken in the design of garages and carports as they can have a strong visual impact on both front façades and streetscapes. Consider the scale of the garage/carport so that it is in proportion with the rest of the front façade and building design. Consider the position of the garage/carport in relation to the site contours and how the driveway will function. The aim is to minimise the impact of the driveway on the site's topography and the streetscape.

Objectives

- Minimise the visual impact of garages, carports and car parking on the appearance of homes and streetscape, and maximise their integration into the overall building design.
- Promote safe street access for vehicles entering or leaving lots, ensuring adequate ground clearance and good pedestrian visibility.

Detailed Requirements

- R23** *The design of a garage or carport must be integrated with the scale, material and finish of the home and must not be a dominant feature (see Figure 18 on page 37).*
- R24** *A garage must not have an opening width greater than 50% of the width of the front façade of the dwelling.*
- R25** *A garage or carport that is separate from the main building must be consistent with or complementary to the material, finish and style of the home.*
- R26** *A garage or carport located in the street elevation must be set back a minimum of 1.0m behind the front façade of the dwelling. The DRC may grant a variation to this Requirement if it can be demonstrated that the Mullum Creek vision and objectives can be better met through such a variation. However this variation can provide no assurance that Council will approve a design that does not satisfy DDO11 in this regard.*



Figure 14. Example of an undercroft car parking area.

Guide

- G21 The entry level of the garage or carport should be positioned sympathetically with regard to the site's topography, and the proposed cut and fill must satisfy Requirements R11 and R12.

Additional information

Council's DDO11 requires that a garage be set back min. 1.0m behind the front facade. If you propose to build outside this Requirement, you will need to provide an explanatory rationale to Council in your submission for planning approval. It is highly recommended that you seek a pre-application meeting with Council to obtain feedback before your design progresses beyond early concept stage.

4.5 Sheds and other outbuildings

Sheds and outbuildings, when in harmony with the overall home and lot design, can add interest and variety to a homesite. However, unsympathetic treatments and positioning of these structures can negatively impact on the visual amenity and quality of neighbouring properties and the estate as a whole.

Objectives

- Promote the construction of sheds and other outbuildings that complement and harmonise with the design of the main dwelling, and demonstrate high-quality design, construction and amenity.
- Minimise the negative visual impact of sheds and outbuildings on view lines from streetscapes, public reserves and adjoining properties.

Detailed Requirement

R27 *Sheds and outbuildings must be designed according to the following criteria:*

- **Sheds and outbuildings must be located out of view from streets and public reserves, except where they have design value and function best served by that position.**
- **Where greater than 4m² in floor area or 1.8m in height, sheds and outbuildings must be included in the overall site coverage percentage calculation for the homesite listed on the Lot Plan.**
- **Materials, finishes and colours of sheds and outbuildings must be complementary to the main dwelling.**