



## Driveway and Garage Designs for Steep Sites

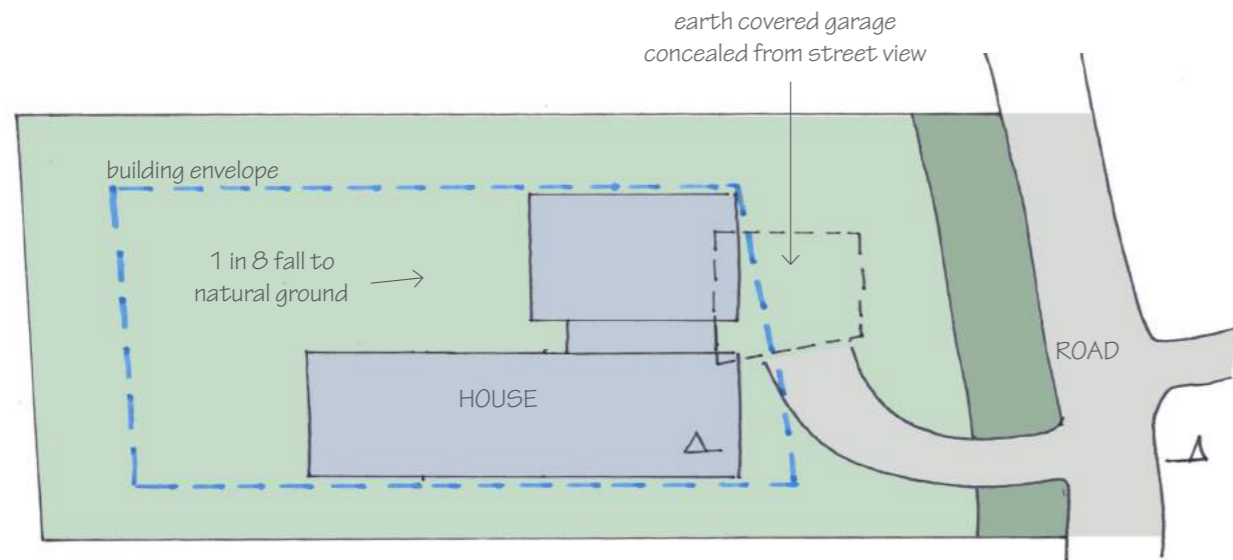
The undulating terrain and presence of mature and valuable trees are a tremendous asset at Mullum Creek, and are ultimately part of what will make living there so satisfying. However these qualities can also present challenges when designing homes to rest sensitively within a natural landscape setting. The Mullum Creek Design Guidelines as well as Manningham City Council's Design and Development Overlay DDO11 set out design objectives and requirements in effort to preserve these existing site qualities, so seeking designs that work with the landscape rather than against it.

The placement of garages and carports and the provision of adequate access to them can quickly lead to design outcomes where the natural topography is brutalised by stark and expansive cut and fill, and then stabilised by prominent and unattractive earth retaining structures. The DRC is concerned by the visual impact such structures will have on the estate.

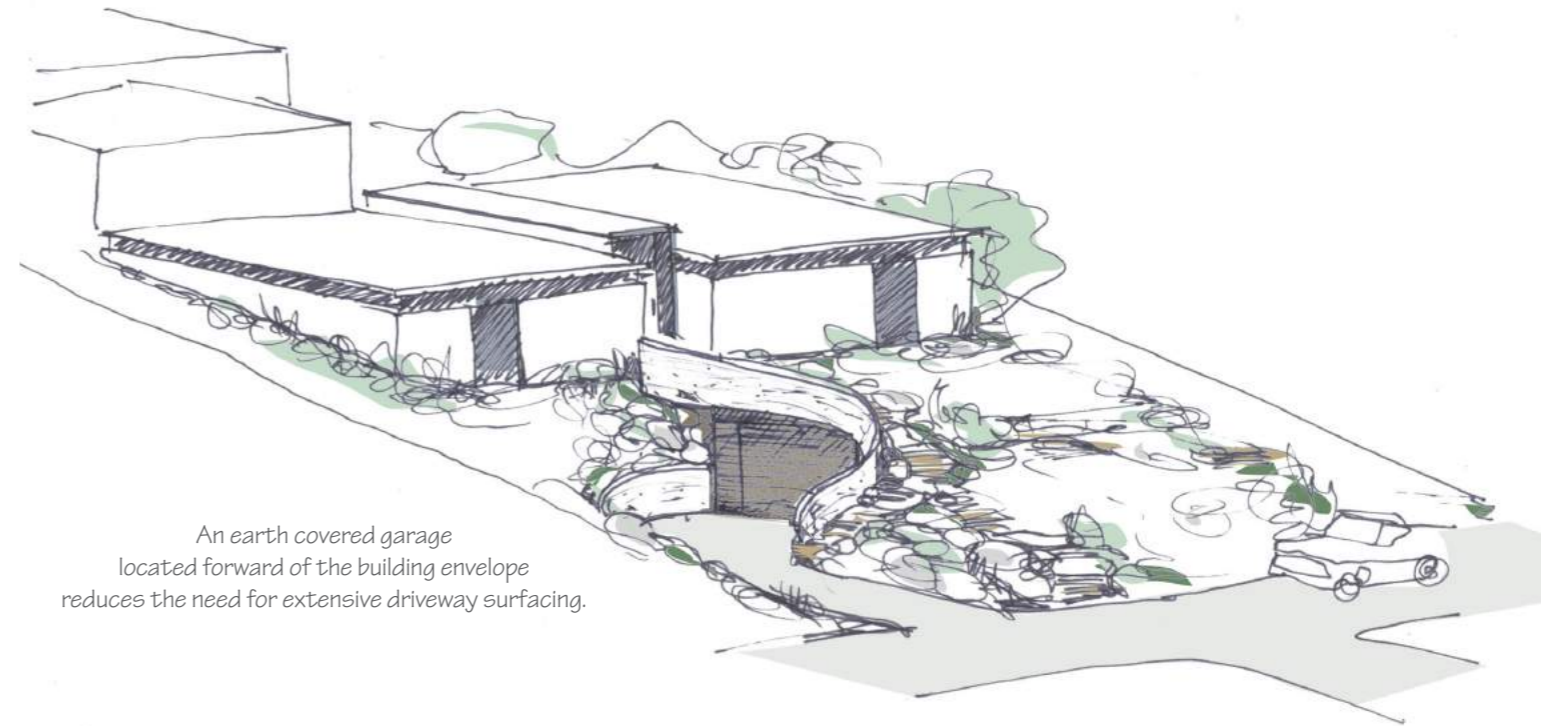
The objectives of Mullum Creek will be best met by designs with garages, carports, driveways and hardstand areas that do not dominate the architectural composition of the home nor the natural lay of the land surrounding it. The following conceptual designs are provided merely as a primer for your creative ideas, to illustrate how the steeper slopes at Mullum Creek can be an advantage rather than a limitation when designing for vehicles.

*Disclaimer: Mullum Creek and the DRC cannot vouch for the accuracy of civil, architectural or landscape elements as illustrated in the sketches that follow. They are purely intended as ideas primers when designing for vehicles on steep sites. These sketches have not been formally approved by Manningham City Council, and caution is recommended as these do in part deviate from Requirements set out in DDO11. However Council and the DRC advise that designs will be assessed on merit and on a case by case basis.*

# Conceptual design minimising the visual impact of garages and driveways on the streetscape for homesites that rise steeply from the road - option 1



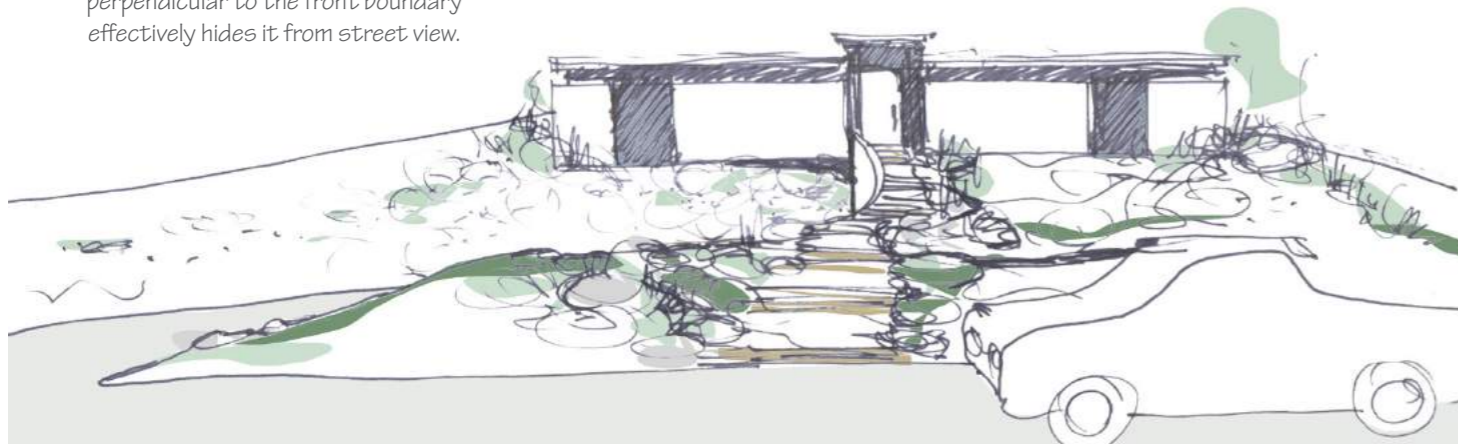
Plan view



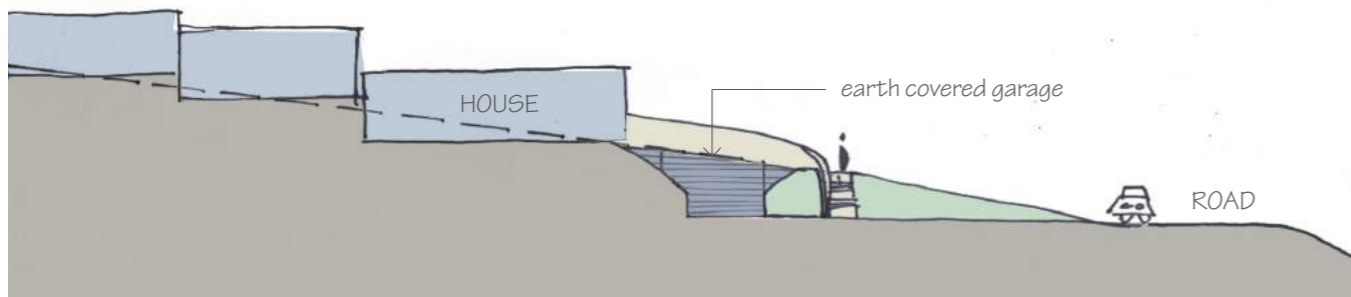
An earth covered garage located forward of the building envelope reduces the need for extensive driveway surfacing.

Raised perspective view

Angling the garage door perpendicular to the front boundary effectively hides it from street view.



View from road



Cross-section



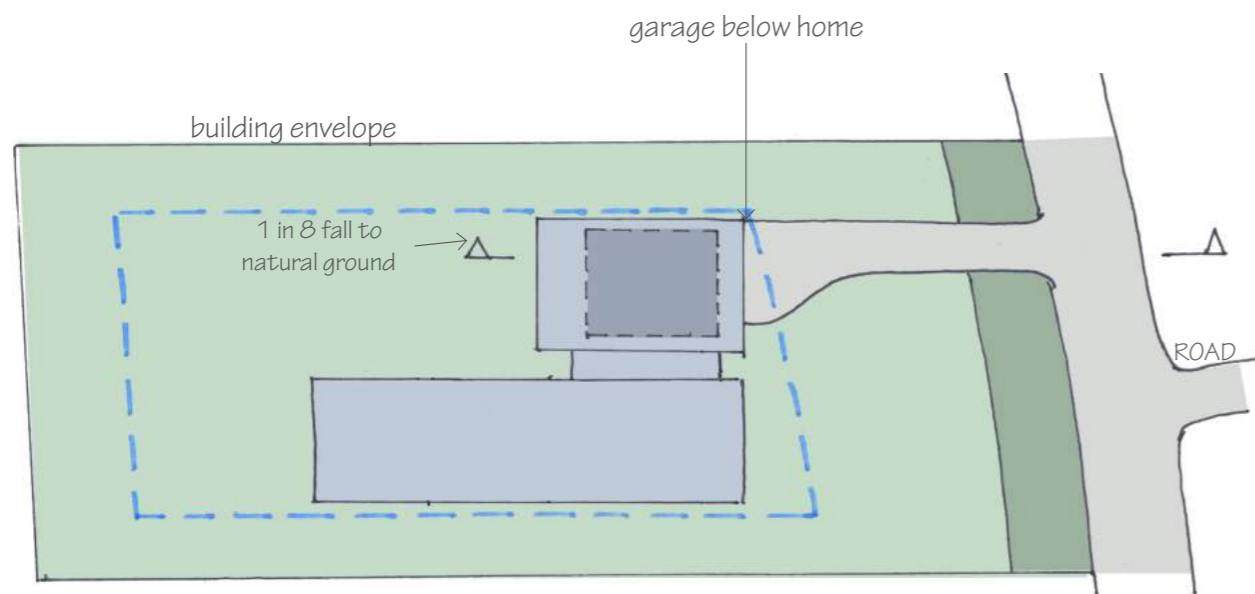
# Conceptual design minimising the visual impact of garages and driveways on the streetscape for homesites that rise steeply from the road - option 2



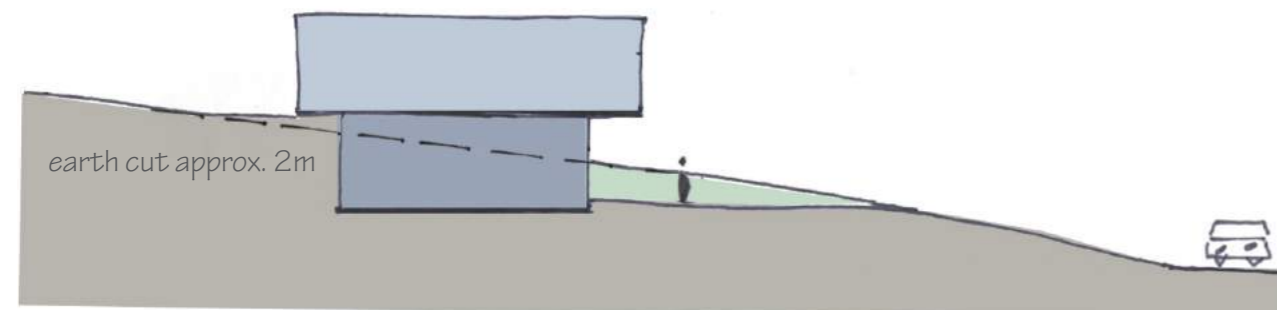
Allowing cut in excess of 1 metre allows the driveway to rise less steeply to access the garage.

Substantial projection of architectural form above and beyond the garage, as well as sensitive battering and landscaping, can also contribute to the perception of a 'buried' garage, minimising its impact on the streetscape.

View from road



Plan view



Cross-section

# Conceptual design minimising the visual impact of garages and driveways on the streetscape for homesites that fall steeply from the road - option 1

