DC8 STUDIO

Albany Creek, Queensland

Park Ridge
Building Design Guidebook

Prepared For:

Venture Crowd

Revision B

Date Issued
17/12/2020

Park Ridge, Queensland

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Prepared For

VentureCrowd

Prepared By

DC8 STUDIO

Project Number
VCR004

Date
17/12/2020

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Park Ridge Building Design Guidebook

Contents

Park Ridge Plan

Design Statement

396 - 404 Park Ridge Road, Park Ridge

This master plan of 396 - 404 Park Ridge Road, Park Ridge seeks to create a sustainable residential environment of increased density. The design addresses the 3 pillars of sustainability - Environmental, Economic and Social - this thinking sets the framework for the ongoing development of the design and ultimately the built outcome.

Internationally there is consensus that greater residential density is required to meet the environmental and economic criteria of sustainability. The challenge presented then is to not only deliver those goals, but furthermore, to create living environments that support the social aspects of our culture and provide a high level of amenity and liveability.

In these challenging times for the economy and housing market, it is important that affordable housing alternatives be provided. Density and small lot sizes are part of the economic equation, but viable sustainable alternatives must facilitate people to live comfortably and economically in well-designed efficient, functional and environmentally responsive dwellings.

Residential subdivisions of increased density may meet the economic goal of affordability in lower land cost, however, typically the outcome is, more often than not, houses that are squeezed onto small lots without consideration for environmental responsiveness, liveability or amenity for the residents, within the house or private open space.

Integrated Development

This document demonstrates a design strategy for an integrated development. It defines controls on lot lay out with consideration of solar orientation and defines building envelopes to optimize how dwellings interrelate. These controls ensure visual and acoustic privacy, good passive environmental design resulting in dwellings with good amenity and liveability. Building design incorporates the considered use of built to boundary walls and carefully considered window openings, efficient planning and land use. Well considered land use ensures private open space, that is not over viewed, and is related to internal living areas.

These integrated development strategies create small lots with good amenity allowing an aggregation of small individual under utilised areas to be incorporated into the formation of a shared community green space. This community held common, in the centre of the master plan, will become the heart and meeting place of the development. It will be ringed by houses and provide a green outlook while in turn receive passive surveillance. It is a unique area of community open space that will create opportunity and support for social interaction of the residents providing the basis for a sense of community and sense of place.

These design strategies will create an alternative residential development of increased density that is economically, environmentally and socially sustainable.

House Typology & Structure Plan

Typology

The master plan provides a small lot subdivision for a final total of 34 small lots with a shared central community held green space. Initially 33 lots will be developed, and one held to provide temporary access, this access way will ultimately become a residential lot.

The house types conform to the integrated development controls described in this document. The house design will exploit the siting controls and building envelope controls to ensure the benefits of good solar orientation, visual and acoustic privacy and the amenity of private open space directly accessed from the internal living areas for every dwelling.

The dwellings will be of two storeys, 3 bedrooms, 2 bathrooms, upper and lower-level living areas. The mix consists of 3 primary floor plan arrangements determined by their specific orientation (with an additional 3 variations that respond to their specific corner siting) :

Type 6 - North to street

upper-level north living area with direct access to a veranda, rear ground level private open space and central courtyard

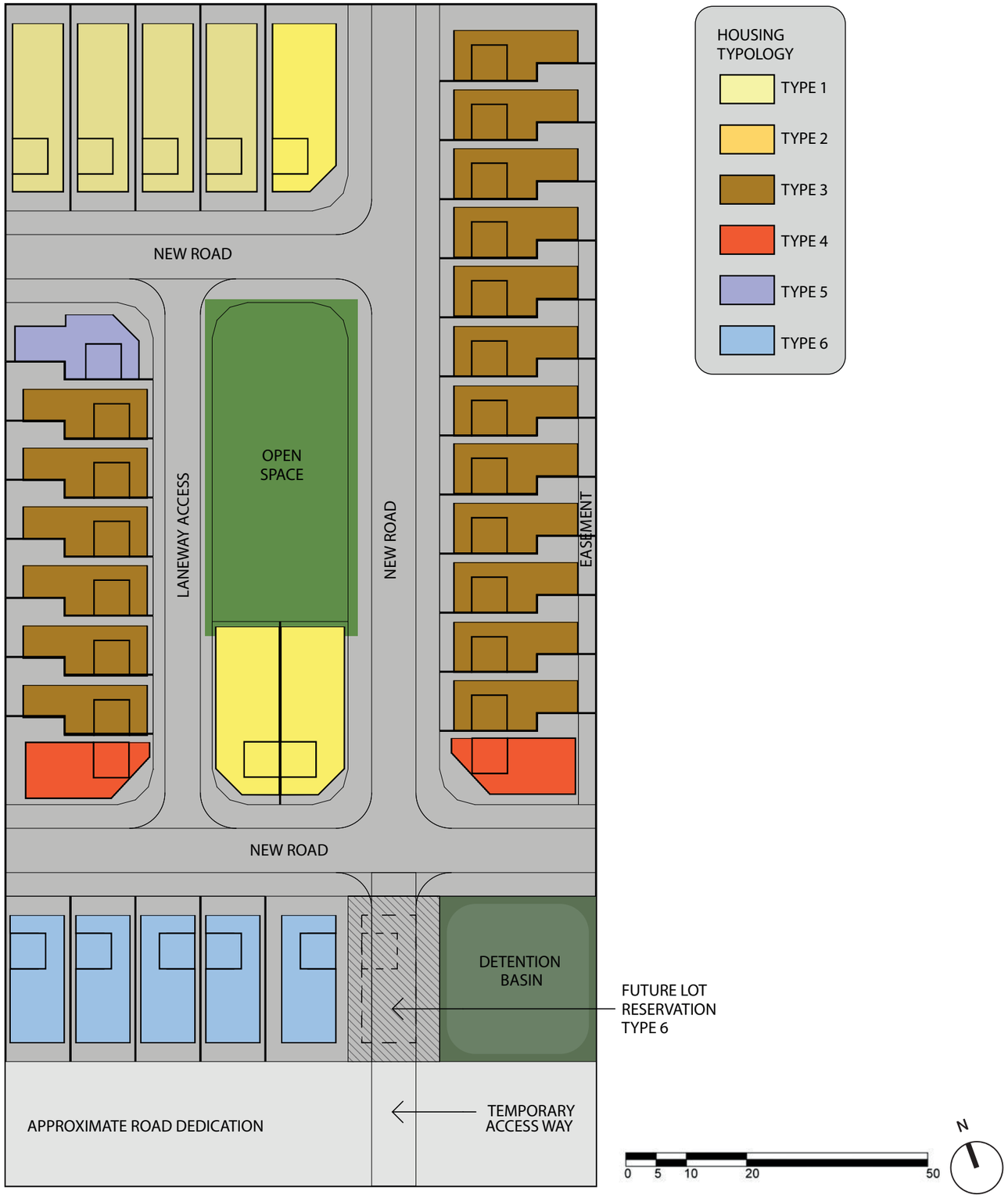
Type 1 & 2 - North to rear

Ground level north living area with direct access to private space and central courtyard

Type 3,4,5 - North to side

Ground level north living area with direct access to private open space

The mix of house types is determined by site orientation; architectural design and detailing will provide an appropriate streetscape outcome.



Planning Controls

The attached controls can be used to define the physical form of the housing component of the proposal. It is proposed that all housing will be designed and constructed by Venture Crowd.

Architectural treatments, style and 'feel' of the neighbourhood is considered and planned in harmonious and consistent manner. These will reflect the climatic and aesthetic tradition unique in Queensland, within a contemporary context and interpretation. The Architectural aesthetics and landscaping treatments for the development will be based on the concepts proposed within this application.

1. These planning controls are to be addressed in conjunction with the Masterplan which describes the location of each building type.
2. Building forms are not exceed the diagrammatic building envelopes shown in this document.
3. No more than two adjoining dwellings of similar house plan types will have the same façade treatment.
4. All buildings are to have their main entrances onto a street or public space.
5. Street boundary set back requirements are intended to establish a uniformity and consistency of building lines which then visually frame each street or open space.
6. Privacy- To comply with QDC MP1.1. Part A5
7. Access Easements will be granted to adjoining landowners of built to boundary walls to facilitate ongoing maintenance.
8. Site coverage shall not exceed 65%

Indicative External Cladding Materials:

Indicative list of materials should create balanced compositions and variety to the elevational treatment of all houses.

Walls:	Fenestration:	Sun screening:	Balustrading:	Roofing:
Render Masonry Timber Boarding Timber Battening Fibre Cement Sheeting Face Brick	Timber Aluminium Steel Frames	Timber Battening/ Louvres/ Shutters Aluminium Blades Metal Acrylic & Cloth Awning	Glass Battening/ Louvres/ Shutters	Corrugated Metal Roof Tiles

Boundary Fences:

Fence construction should be sympathetic to the external architectural character of houses and will comply with QDC MP1.1.

Primary Street Boundaries:	Secondary Street Boundaries:	Side Boundaries:	Rear Boundaries:
All heights described are relative to the footpath levels. Maximum fence height is 1.5m. Fences up to 1.2m must be predominantly solid masonry or stone. Fences up to 1.5m must have solid masonry or stone base with an alternative light weight material upper (ie. Timber, hedges, etc.) and should provide at least 50% transparency above 1.2m. Alternatively fences up to 1.5m may provide total transparency of at least 25% for the full height of 1.5m.	All heights described are relative to the footpath levels. Maximum fence height is 1.5m. Fences up to 1.2m must be predominantly solid masonry or stone. Fences up to 1.5m must have solid masonry or stone base with an alternative light weight material upper (ie. Timber, hedges, etc.) and should provide at least 50% transparency above 1.2m. Alternatively fences up to 1.5m may provide total transparency of at least 25% for the full height of 1.5m.	Where fences divide 2 or more adjoining properties. All heights described are relative to the highest ground level of those properties. Maximum fence height forward of the building setback is 1.5m. Fences up to 1.2m may be solid. Fences up to 1.5m should provide at least 50% transparency above 1.2m. Alternatively fences up to 1.5m may provide a total transparency of at least 25%.	Where fences divide 2 or more adjoining properties. All heights described are relative to the highest ground level of those properties. Maximum fence height 2.0m. Fences may be solid up to 2.0m.

Planning Controls

Element 1 Design and Siting of Buildings	
P1	Location of Buildings facilitates an acceptable streetscape appropriate for; 1. The bulk of the building , 2. The outlook and views of neighbouring residents , 3. Safety to the public.
P2	Buildings; 4. Provide adequate daylight and ventilation to habitable rooms; and, 5. Allow light and ventilation to habitable rooms on adjoining lots, 6. Do not adversely impact on the amenity and privacy of residents on adjoining lots
P3	Adequate Open space is provided for recreation, service facilities and landscaping.
P4	The height of a buildings does not unduly; 7. Overshadow adjoining houses; and 8. Obstruct outlooks from adjoining lots .
P5	Buildings are sited and designed to provide adequate visual privacy for neighbours.
P6	The location of a building facilitates normal building maintenance.
P7	The size and location of structures on corner sites provide adequate sight lines.

Element 2 – Space for On-Site Parking	
P8	Sufficient space for on-site car parking to satisfy the projected needs of the residents and visitors.

Element 3 – Outdoor Living Space	
P9	A detached dwelling has its own individual outdoor living space which; 1. Has a suitable size and slope to allow residents to extend their living activities outdoors; and Is available for the sole use of the residents of the individual dwellings; and 2. Is adequately separated from each other to provide acoustic 3. privacy.

Building Envelope Diagrams

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ELEMENT ONE: DESIGN AND SITINGS OF BUILDINGS

BUILDING PLACEMENT

Performance Criteria P1,P2,P5,P6,P7

1. Buildings shall be set on their lots relative to the property lines as shown.
2. Building footprint is not to exceed 65%

BUILDING HEIGHT

Performance Criteria P4

1. Heights shall be measured in storeys ABOVE NATURAL GROUND (NGL). Except where stated otherwise.
2. Part of the building may extend beyond the designated height limit to provide for tower look out structures or visual accents.

PERMITTED ENCROACHMENTS

Performance Criteria P1,P2

1. Eaves, awnings and architectural features and elements are to be permitted within the hatched areas.
2. Garden walls and fences will be permitted where required.

ELEMENT TWO: SPACE FOR ON-SITE PARKING

PARKING

Performance Criteria P9

1. Parking spaces to be within the areas designated.
2. One car per 2 bedrooms. Two cars per 3 bedrooms. With min. one car per dwelling to be enclosed.
3. Visitor parking shall be within the allotment.
4. Where the garage is under a second storey, the garage shall be recessed from the upper storey to reduce its dominance of the street elevation. Garage widths should not exceed 6m.

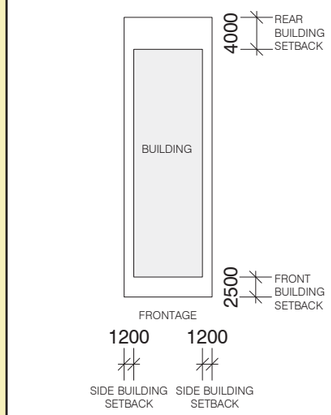
ELEMENT THREE: OUTDOOR LIVING SPACE

EXTERIOR LIVING SPACE

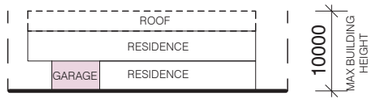
Performance Criteria P8

1. Courtyard space related to external living spaces shall be provided as shown.
2. Private outdoor living spaces to be a minimum of 38m2.

TYPE 1



BUILDING PLACEMENT



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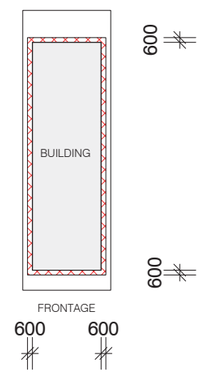

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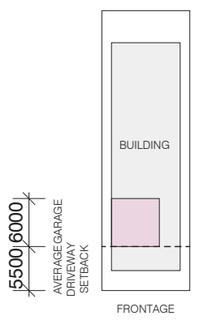

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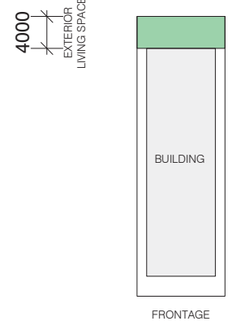
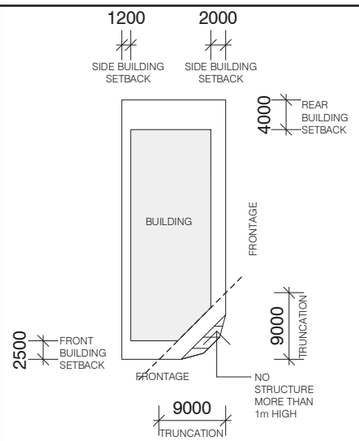


EXTERIOR LIVING SPACE

TYPE 2



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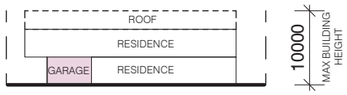

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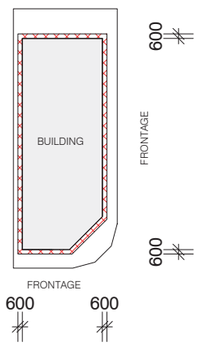

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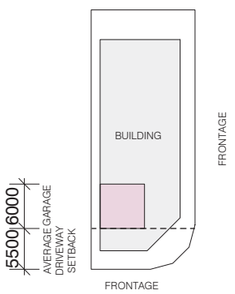

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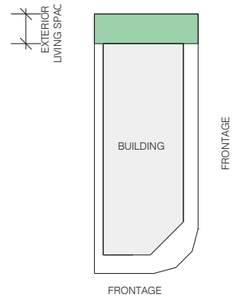

EXTERIOR LIVING SPACE

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EXTERIOR LIVING SPACE

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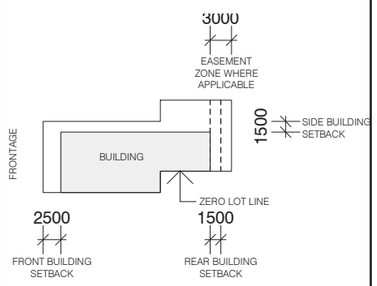
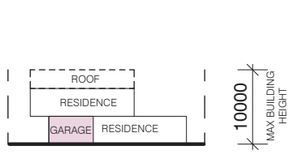
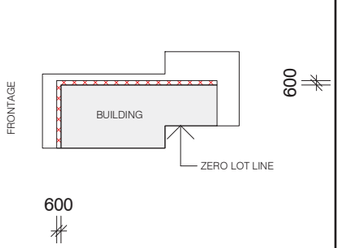


BUILDING PLACEMENT



BUILDING HEIGHT



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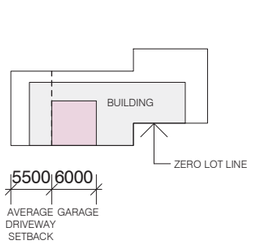

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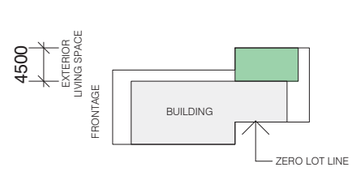

EXTERIOR LIVING SPACE

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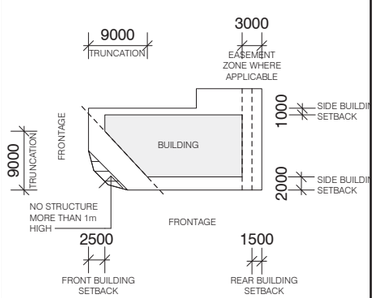

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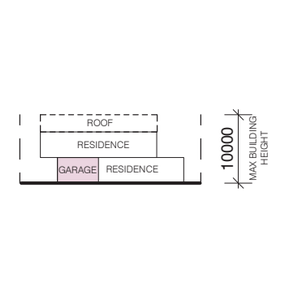

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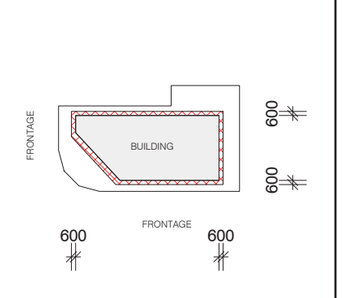

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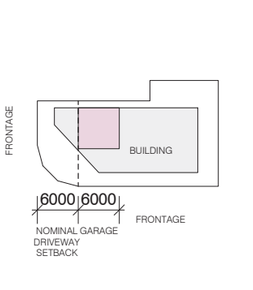

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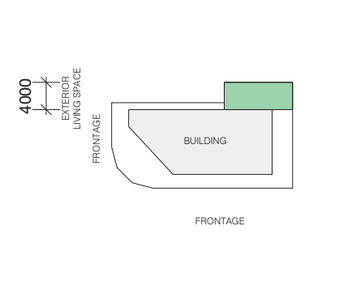

EXTERIOR LIVING SPACE

Building Envelope Diagrams

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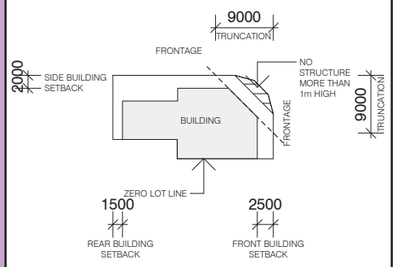
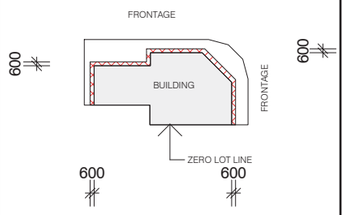
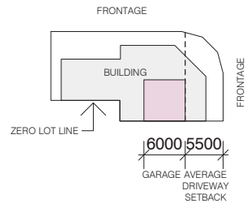
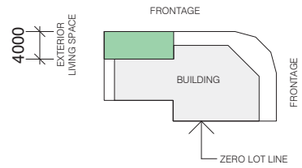
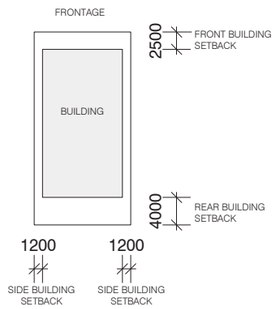
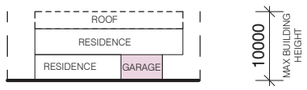
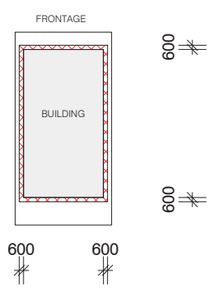
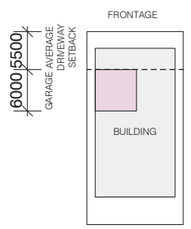
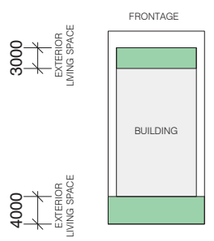
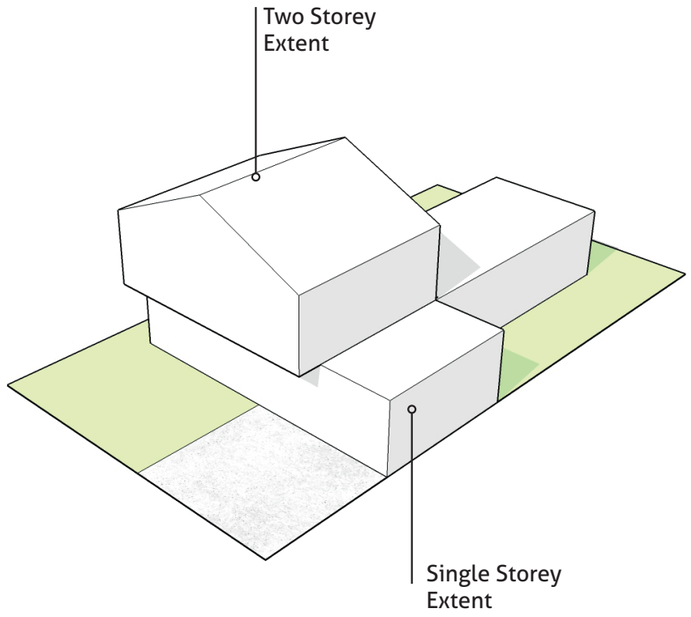
TYPE 5	 BUILDING PLACEMENT	 BUILDING HEIGHT	 PERMITTED ENCROACHMENTS	 PARKING	 EXTERIOR LIVING SPACE
TYPE 6	 BUILDING PLACEMENT	 BUILDING HEIGHT	 PERMITTED ENCROACHMENTS	 PARKING	 EXTERIOR LIVING SPACE

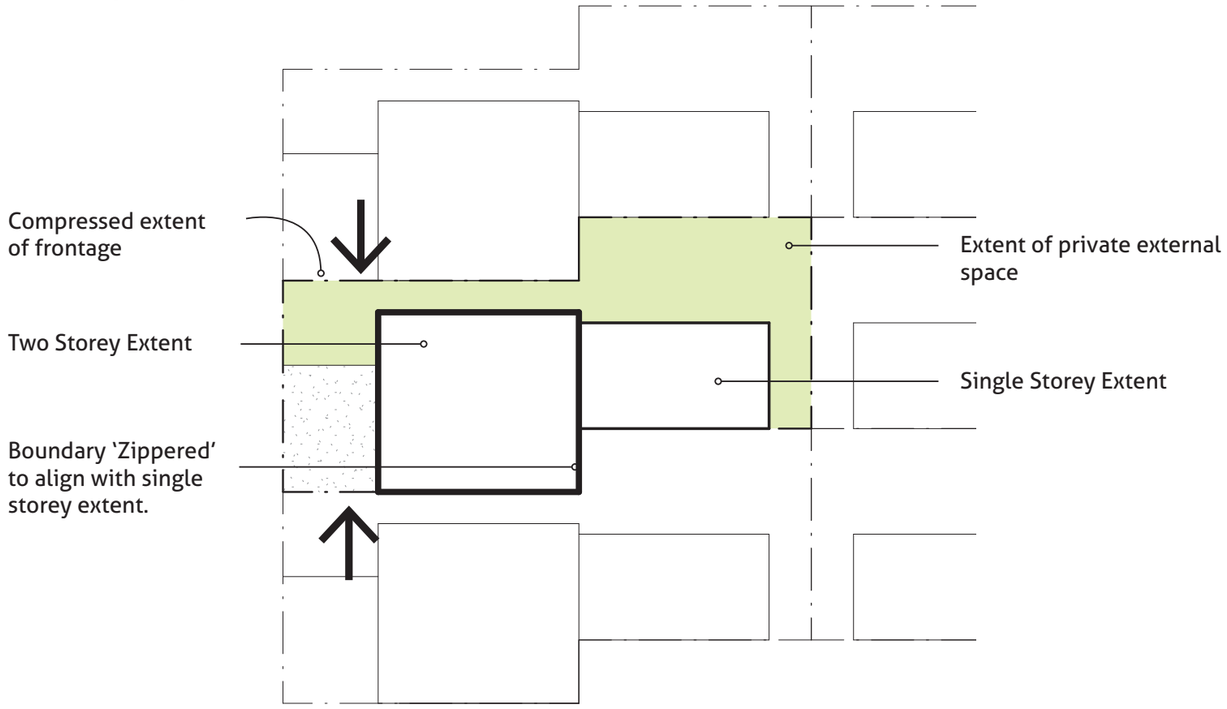
Integrated Zipper Lot Principles

250 m2 min LOT SIZE

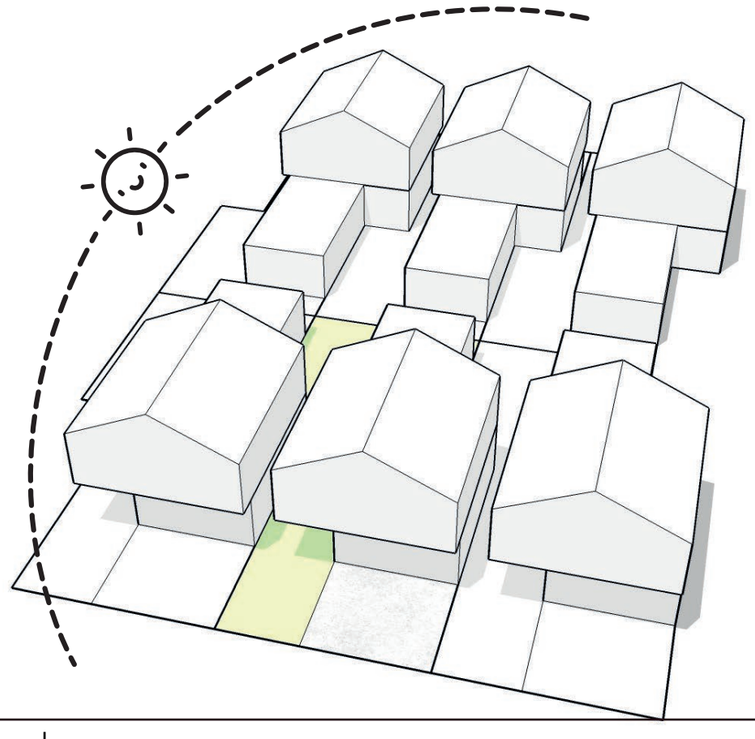
Massing Diagram



Planning Diagram



Superlot Massing

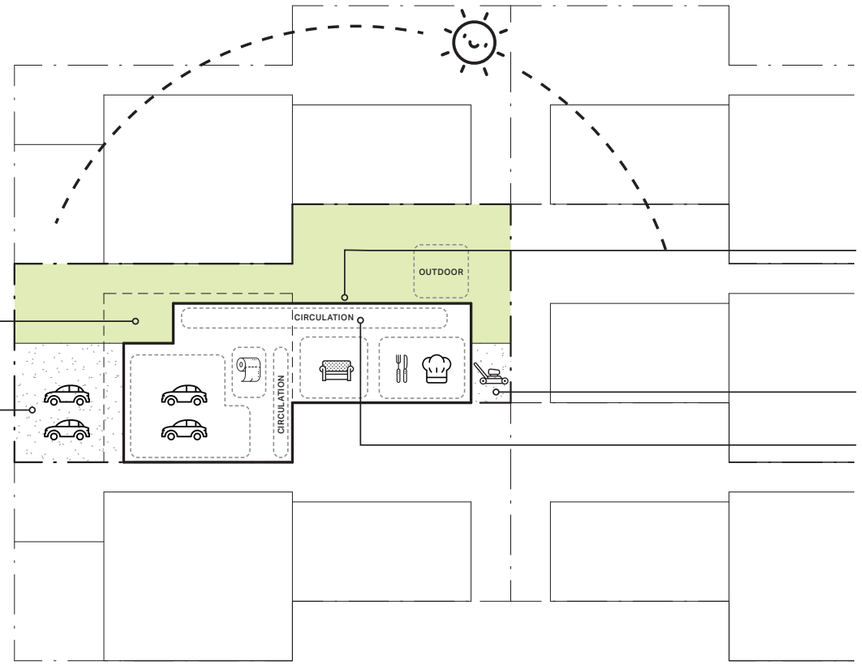


Integrated zipper lot retains quality of solar penetration and area of private open space, while minimising lot footprint.

Integrated Zipper Lot Principles

250 m2 min LOT SIZE

GROUND STOREY
Plan Diagram



Clarity of entry as visible to the street

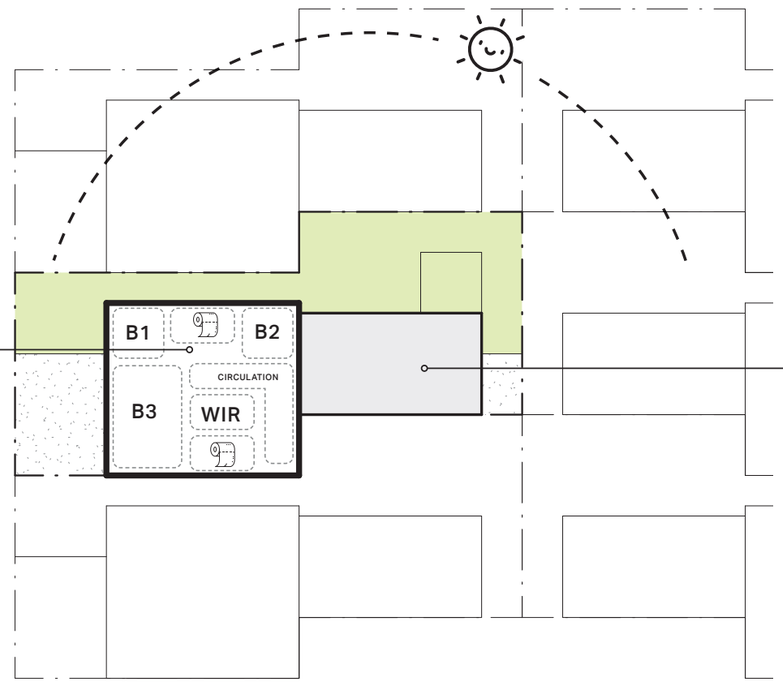
Setback to allow for visitor parking for residents

Maximum solar exposure to private outdoor space. Connection to outdoors allows solar penetration to indoor space

Screened service area

Linear circulation space

UPPER STOREY
Plan Diagram



Upper Storey typical spatial arrangement

Single Storey volume below

N

Zipper Lot Views

Streetscape

Key Plan

Streetscape

Key Plan

Streetscape

Key Plan

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