

## **Appendix DG8 - Cambridge Park Residential Zone Character Areas 1 & 4 (Neighbourhood Centre) Design Guidelines**

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### **DG8.1 Purpose of Design Guideline**

DG8.1.1 All new building development within Character Areas 1 and 4 of the Cambridge Park Residential Zone Structure Plan is a controlled activity in terms of design and appearance, siting and car parking, excluding the number of parking spaces for cars.

DG8.1.2 This design guide provides the standards or criteria against which controlled elements will be assessed.

### **DG8.2 Overall outcome**

DG8.2.1 A clear and simple development pattern enables residents and visitors to easily understand how the area is organised and to make their way around.

DG8.2.2 The overall form, appearance and arrangement of buildings, open spaces, paving, planting and signs should convey:

- (a) A unified image;
- (b) A sense of vitality; and
- (c) A comfortable and inviting setting for human activity.

### **DG8.3 Coherence and visual unity**

DG8.3.1 A vivid and recognisable image helps to identify the neighbourhood centre as a place with personal and community meaning.

DG8.3.2 In Cambridge Park the Oval is the common focus around which activities are organised. It should be seen as the anchor for individual development parcels to create an attractive, coordinated whole.

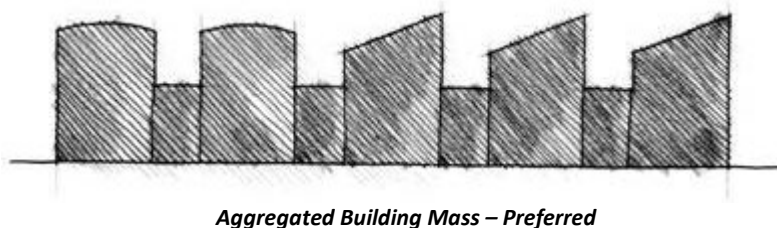


*Unified Composition – A Recognisable Image*

DG8.3.3 Buildings either attached or close to each other creating a more or less continuous enclosing street-wall help define the public space and can establish a strong foundation for a recognisable image.

DG8.3.4 Aggregated building mass rather than freestanding, separated pavilions is generally the preferred building form in the neighbourhood centre. Attached dwellings (row or terrace, for

example) with individual unit expression is considered an appropriate dwelling type. (This has energy advantages as well; less external wall for a given volume means less heat loss.)



- DG8.3.5 The scale and mass of one building should not overwhelm a neighbouring structure.
- DG8.3.6 Thematic continuity can be produced with spatial relationships, architectural forms and details, materials, colours, or landscaping, tree planting in particular.
- DG8.3.7 A consistent front yard setback helps to unify the neighbourhood centre’s structure.
- DG8.3.8 A rhythm of “shop windows” of residential character (identifying the presence of home occupations) and clearly stated entrance lobbies may contribute a sense of spatial unity and urban vitality. Mirror glass should be avoided however.
- DG8.3.9 A sequence of bay windows, verandahs, pergolas or awnings can likewise lend unity to a streetscape.

## **DG8.4 Urban vitality**

- DG8.4.1 It is the mix, not just the density of people and uses, that brings life to an area.
- DG8.4.2 Provision for home occupations and a café or other community facilities is considered integral to generating “high street” character and vitality. A pavilion oriented to the Oval could appropriately accommodate a small café or a crèche in Character Area 4.
- DG8.4.3 Each building should present its most publicly relevant activities at ground level and at the front in order to sustain an active interface with the public realm.
- DG8.4.4 Siting buildings close to the street or other public space can help to create a strong sense of place.
- DG8.4.5 The building form should contribute a continuous architectural edge that defines the street and the boundaries of the Oval.
- DG8.4.6 Developments that detract from the pedestrian experience by interposing blank walls or off-street parking along the Oval frontage should not be permitted.

- DG8.4.7 Facades should furnish interest to the pedestrian environment. Complex “hand-made” finishes convey more than ones made from bland standardized elements.
- DG8.4.8 Strict adherence to the daylight/sunlight recession plane applying to the frontage of sites adjoining the southern edge of the Oval may compromise these objectives. As any adverse effects on adjoining sites would be minimal, enforcement of this particular recession plane is not required.

## **DG8.5 A sociable, human setting**

- DG8.5.1 The location and height of buildings should permit reasonable daylight and sunlight penetration into dwellings and private outdoor spaces and afford a good level of privacy between units.
- DG8.5.2 To reduce any perception of overwhelming bulk, the building mass should be articulated to read as an aggregate of smaller components. Large buildings should be kept to domestic scale by means of varied roof forms, materials and wall relief.
- DG8.5.3 Verandahs and bay windows can provide surface relief to facades as well as enhancing visual contact with the street or other public space.
- DG8.5.4 Front yards should be kept to the minimum to encourage good visual communication between buildings and the street. This aspect is reinforced where an habitable room such as a kitchen or living room overlooks the street.
- DG8.5.5 Vehicular access particularly on to sites on the southern side of the Oval should be limited in order to:
- (a) Maintain the street edge;
  - (b) Contribute to pedestrian safety; and
  - (c) Avoid the dominating impact of multiple driveways and garages.
- (The sites adjoining the southern edge of the Oval are generally “through-sites”, have a second street frontage or are provided with alternative vehicular access.)
- DG8.5.6 Permeable surface should be maximised to soften the visual appearance and to accommodate storm water infiltration. This should include car parking areas.
- DG8.5.7 Low front fences can contribute to an attractive streetscape. Deliberately accented letter boxes can function as informal meeting spots.
- DG8.5.8 Every dwelling should be provided with outdoor pedestrian access (at least 1m wide) to a road for emergency services. Front doors should be clearly visible from the street.
- DG8.5.9 Space should be allocated within developments for waste minimisation and recycling.
- DG8.5.10 Trees are an extremely important component for healthy neighborhoods. It is necessary to plan deliberately for sites to accommodate the next generation of “outstanding” urban trees. Not only do trees soften urban form and provide shade in summer, they can filter particulate from the air, absorb pollutants such as nitrogen dioxide and sulphur dioxide and have been shown to reduce stress levels.