



**RESIDENTIAL DESIGN GUIDELINES** ELEMENT: "REAR LOADED" LOTS

Adopted by Wyndham City Council on:

30 AUGUST, 2010

Signed AAW

Manager – Town Planning





## OBJECTIVES

The objectives of these design guidelines are to:

- Ensure that high quality design outcomes are considered and implemented within the initial planning of a residential subdivision that includes lots with rear access;
- Ensure consistency and certainty is provided in the treatment of laneways and dwellings with laneway access;
- Provide for the treatment and design of dwellings to have regard to accessibility, safety, amenity, and interfaces with public open space.

The guidelines seek to provide a set of design requirements which strive for urban design excellence. The following guidelines aim to clearly portray what Council will be looking for in each development/subdivision application.



Good surveillance to the rear lane and a variety of facade designs creates an inviting and safe area for residents



## MANDATORY REQUIREMENTS

All subdivision applications which include the use of rear access laneways **must** be accompanied by:

- A traffic management plan which shows how resident and visitor parking will be dealt with;
- A landscape plan which illustrates how the laneway will provide for upper and understorey plantings to the satisfaction of the responsible authority;
- A lighting and surveillance plan which clearly shows where lighting will be located throughout the laneway;
- A waste management and functional layout plan.



Provisions of landscape planting and public lighting are important to achieve safety and amenity objectives.



New laneways within a subdivision **should**;

- Be integrated on both sides of the laneway;
- Have a minimum drivable carriageway width of 6 metres to ensure adequate access to property garages;
- Provide for a road reserve where a rear loaded subdivision directly abuts public open space;
- Encourage the use of tandem car parking layouts.

New laneways development **should**;

- Allow for and ensure the provision of canopy and understorey plantings along the laneway;
- Allow for the provision of public lighting within the laneway. This may be achieved by the use of light sensitive oyster lighting positioned on structures along the laneway;
- Assist in creating a cohesive theme throughout the development through the use of consistent landscape features;
- Encourage the development of studio or bedroom spaces above garages;
- Be designed to ensure that some passive surveillance is presented to the laneway.
- Apply anti-graffiti coating to all surfaces abutting a laneway.



New laneways within a subdivision **should not**;

- Exceed a total length of 64 metres, or 8 dwelling units;
- Encourage parking within the laneway unless appropriately provided for in the functional layout plan;
- Include more than 2 double garages in one continuous built form.

