

built form design guidelines fact sheet



For Landcom Projects



Built Form Design Guidelines

Fact Sheet

Landcom is committed to good design. The Built Form Guidelines have been prepared to assist development teams working with builders and Councils to achieve well planned houses and gardens which respond to their site, orientation and climate.

About the guidelines

The document outlines Landcom's preferred guidelines for the design of detached homes on individual lots 12.5m x 30m and larger. It does not apply to the design of attached and integrated housing but this may be the subject of further work.

The Built Form Guidelines document outlines principles and guidelines for good practice housing design but is not a code. Development staff and

their consultants will of course have to take into account particular Local Council requirements. These guidelines may assist development staff and designers to justify departures from standards where it may be appropriate.

The guidelines are not intended to replace State or Council controls, including the NSW Housing Code, but rather seek to compliment these other controls to produce quality housing.



Key design principles

The guidelines are based around ten Key Principles which apply to new houses regardless of their 'style'. The guidelines aim to improve the functional aspects of the home rather than suggesting a particular aesthetic outcome.

Concepts and guidelines are outlined for:

1. Streetscape, landscape and fences
2. Garages and driveways
3. Building setbacks
4. Site coverage and landscaped area
5. Solar access and house design
6. Private open space
7. Secondary facades and fencing
8. House form, roofs and feature elements
9. Privacy and surveillance
10. Planning for all ages.

The guidelines document also includes a design checklist that consolidates all the guidelines for each principle.

Animation DVD

A animation DVD of the 10 built form principles is available upon request.



Contemporary homes at Rouse Hill demonstrate many of the principles outlined in these guidelines.



At Nelsons Ridge a corner house successfully addresses both streets.



An interesting streetscape is created by a combination of single and double storey homes of different yet compatible designs.



Layering and detail added to the front facade can add amenity as well as improving the appearance of the house from the street.



Simple geometric forms, shade structures and a well designed fence are combined here to create a quality home that sits comfortably in the street.



Providing a separate path from the footpath on the street to the front door is an important safety and amenity feature.



More traditional housing forms which include a well proportioned and usable front porch present well to the street.

Contacts

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