

street design guidelines fact sheet



For Landcom Projects



LANDCOM

Street Design Guidelines

Fact Sheet

Streets perform certain basic functions in the built environment such as providing routes for vehicles and public transport, and accommodating utility services and drainage systems. The design of a street affects how successful it is in performing these functions, and it can also vitally affect the urban character of a neighbourhood and influence how people use the street and interact with each other on it.

The quality of a street and its connections can affect whether people choose to walk, cycle or take the car. It can affect whether people feel safe.

Its character can influence whether people choose to stroll or hurry through, and whether they leave their front curtains open during the day or not. The design and layout of streets also affects how we experience the natural environment and the special qualities and quirks of individual places.

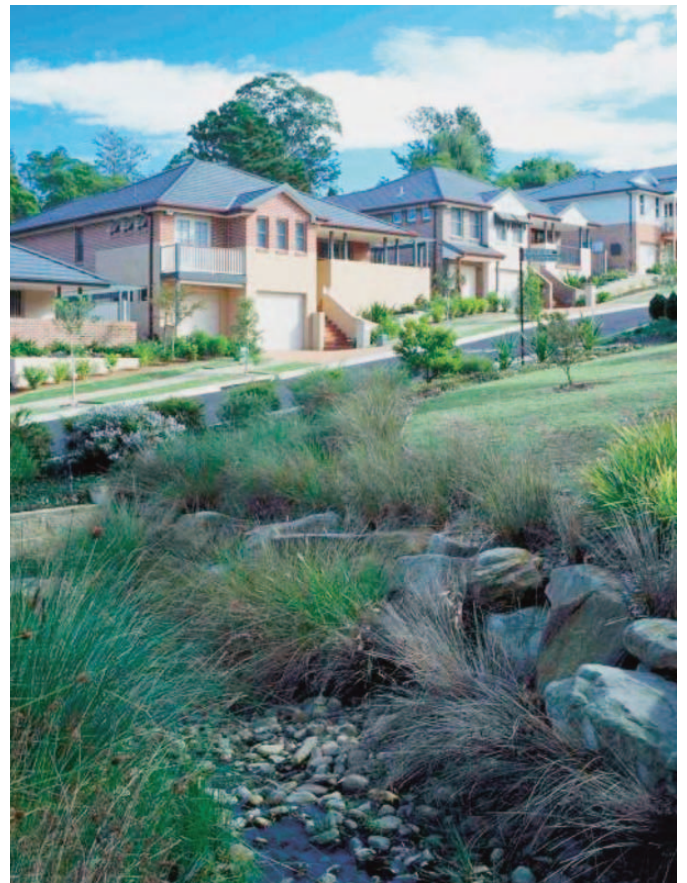
About the guidelines

Landcom is committed to best practice urban design. The Street Design Guidelines have been prepared to promote the design of streets that people like: streets that make the most of the natural environment and help to create a sense of place, while also meeting their functional requirements.

The guidelines include design principles that should be applied commonly to all street types, as well as models of the most common street types in Landcom developments.

The document is intended to provide a starting point for the design of new streets. It provides guidelines for good practice but it is not a code. Designers will of course have to take into account the particular constraints and opportunities of individual sites when applying the principles in this document. Individual councils and the Roads and Traffic Authority also have specific requirements to be taken into account.

The dwellings in this street have absorbed the slope by being designed with the dwellings to have the garage on the low side of the block and the house wrapping over the garage.



Common design principles

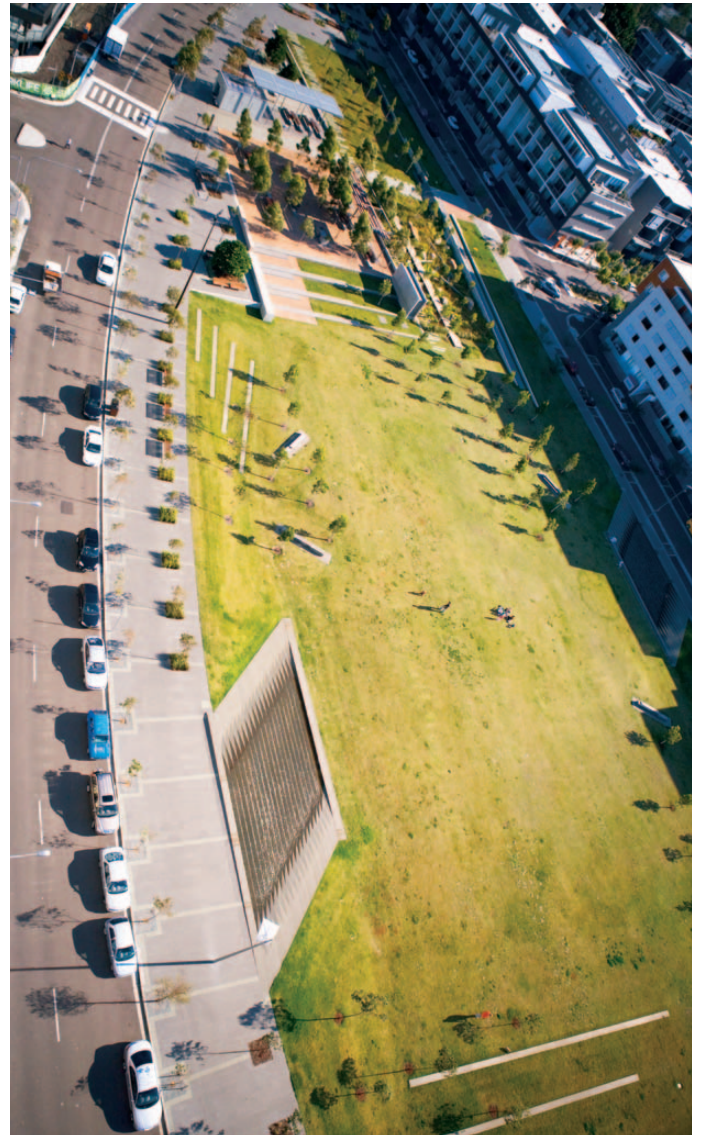
The design principles are organised by 'elements', however there is some necessary overlap in the design principles for each element. The principles discussed in the guidelines relate to:

1. Connectivity and legibility
2. Intersections
3. Topography and view termination
4. Ease of use
5. Functionality and clarity
6. Safety and vehicle speed
7. Visual containment and continuity
8. Verge design
9. Landscape design
10. Water sensitive urban design
11. Design of on-street parking
12. Details and services.

Model street types

The guidelines include design models for:

- Major roads
- Collector streets
- Local streets
- Minor local streets
- Lanes and access-ways.



At Landcom's Victoria Park the new streets are well connected into those already existing in the area making the place very permeable to pedestrian, cycle and vehicular traffic. The functionality of the street is clear with well defined footpaths, parking bays and a two-way carriageway.



This street defines very clearly where each activity is to occur: from walking for pedestrians, to where parking is encouraged and where the vehicle carriageway occurs. This is an urban solution but the principles are appropriate for any street.



The simple use of inset pavers within the footpath can add interest and help to tie in grey driveways through the estate as part of a coordinated approach.



This street has a swale within its central median as part of the WSUD strategy. The unique kerb treatment and timber walkway also create an interesting streetscape.



The verge in this street is well defined with a strong alignment created by the fence, the simple footpath, grass verge and rain garden with street trees. It creates a pleasant ambiance for pedestrians. Generally the parking bay would not be a different colour to the roadway as in this image and the cycleway would be combined with one of the street footpaths for safety.

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