

CUNJURONG POINT ROAD

Lot 172, DP 755923
Manyana, NSW

- DESIGN GUIDELINES -



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PROPERTIES

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1. INTRODUCTION

Development in Manyana has followed no particular form in the past. At present it is a mix of original 1950's style seaside cottages, modern brick and tile suburban style houses as well as a limited number of architecturally designed modern coastal residences.

We see an opportunity in the Cunjurong Point Road subdivision to create a contemporary design that is in keeping with the unique coastal location of the Manyana township.

The quality of life for future residents as well as the long term value of homes in this estate will be enhanced by good design principles. It is our intention to create covenants requiring compliance with these design guidelines that will help to create homes and streetscapes which are sympathetic to the natural setting of the estate and its surrounds.

Key architectural elements proposed for Cunjurong Point Road are:

- Use of a mixture of building materials including light exterior cladding that reinforces the "coastal style" of Manyana.
- Articulation to the building façade / roof profile to produce weather protection e.g. verandas, awnings eaves and over hangs.
- Large recess under roof creating indoor/outdoor living spaces e.g. balconies, terraces and decks.
- A mix of articulation, architectural elements and exterior finishes will be encouraged to help reduce the bulk and scale of houses.



2. BUILDING FORM

It is intended that houses and streetscapes blend in with the natural environment. Traditional urban style housing (using face brickwork and tile roofs) is not encouraged. This form of development is considered unsuitable for the coastal location of Manyana and is not keeping with the local character of the area.

Building design guidelines will encourage the following:

- Architecture that has a character representing the current and intended local neighbourhood built form.
- Buildings of light weight construction will be encouraged.
- Designs that use a mix of articulation, architectural elements and exterior finishes to reduce the scale and bulk of buildings and reflect a coastal style.

The following characteristics should be avoided:

- Typical suburban brick and tile design and period style replicas such as Federation, Tuscan or Tudor styles.
- Buildings that have a heavy and highly urbanised appearance through the use of masonry and concrete.

3. SOLAR ACCESS & ENERGY EFFICIENCY

All new houses in the estate will be required to conform with energy and water efficiency requirements under the Building Sustainability Index (BASIX).



4. VEHICLE ACCOMMODATION

Streetscapes that are dominated by garages are repetitive and generally dominate street elevations with often poor quality façades. Garages will be required to be set back by at least 1 metre from the front façade to ensure that the garage is not in front of the bulk of the street elevation.

Timber or “Timber look” garage doors are the most attractive option available on the market. Their use will be encouraged as is the reduction of the bulk of the appearance of a double garage door by using two single garage doors separated by a pier. A rear garage door through to the back yard is encouraged for the storage of boats and trailers behind the building line. Boats, trailers and caravans will not be permitted to park on the street or in front of dwellings.

5. EXTERNAL WALL FINISHES

Generally external walls should comprise a combination of materials to reduce the apparent height and bulk of a building. It will be appropriate to use face brick work up to floor level with paler rendered or clad main walls to provide some contrast. This will also help to give an appearance of a solid base to the house.

External finishes should comprise earthy tones and use of traditional timber (weatherboard) as well as a more modern fibre cement panels should be encouraged. A colour palate for brick colours shall be provided and colours such as red, orange and gold bricks will not be permitted.

External wall finishes should generally encourage the following:

- A mix of building materials, comprising, weatherboard, light weight cladding, fibre cement panels and Colorbond steel roofs.
- Selection of bagged, face or rendered masonry where they are used as a feature and are not the dominant feature.



Items to be avoided are as follows:

- Traditional suburban face brick and tile, concrete blockwork and tilt up construction.
- Solid expanses of heavy materials eg brick, rendered masonry and concrete.
- Large expansion of glass sheeting.

6. ROOF PROFILES

It is intended to reinforce the use of pitched (gabled) roofscape as the desirable character of the subdivision and to promote consistency in roofing materials. Hipped roofs are a feature of coastal villages and they give a general softer appearance to the landscape. All roofs shall incorporate overhangs or eaves to a minimum of 300mm and no eave-less roof construction will be permitted.

It is envisaged that roof tiles will not be permitted and that a preselected range of Colorbond roofing will be offered to prospective purchasers as being a suitable form of roofing of the estate.

In general roof profiles should encourage the following:

- Simple roof forms.
- Pitched roofs, hipped or gabled to provide air circulation and façade articulation.
- Gables are to be encouraged as they reflect the coastal environment.



In general the following roof profiles should be avoided:

- Complicated roof lines and applied decoration.
- Flat roofs and curved roof forms.

7. DRIVEWAYS

Driveways and footpath cross overs must be constructed generally in brick or concrete, pavers in charcoal or grey tones. The use of exposed aggregate finishes and plain uncoloured concrete treatment will not be permitted.

8. LETTERBOXES

It is intended to design standardised letterboxes within the estate which will be designed at a later stage. All homes within the estate will be required to conform to the standard design.

9. OPEN BALCONIES & BALUSTRADES

The following shall be encouraged:

- Use of lightweight decks, balconies, terraces and pergolas for outdoor living and recreation suited to the coastal lifestyle.
- Large outdoor spaces with good shade cover providing building articulation.
- The use of timber balustrades or timber frame with stainless steel / wire balustrades is preferred.



The following are to be avoided:

- Blank unarticulated facades, complicated decoration and ornate balustrade infills.
- Tubular steel railings with expansive glass panelling.

10. AWNINGS, EAVES, OVERHANGS, SHUTTERS & SCREENS

The following should be encouraged:

- Shutters and screens which protect doors and other openings for the purposes of providing protection from rain sun and wind. They can be utilised in timber, metal or glass (louvres).
- Verandas, as a continuation of the roof form and integrated pergolas encouraged.



The following should be avoided:

- Solid bulky structures with blank walls and no eaves

11. FENCING & RETAINING WALLS

Stringent controls will be put in place to ensure that consistent internal dividing fencing is constructed within the subdivision. Fencing to the side and rear boundaries shall be constructed in Colorbond and shall be "Grey Ridge" in colour.



Front fencing will not be permitted nor will boundary fencing proud of the building line. Fencing to the side and rear boundaries will be required to be at a height of 1.8m. Fencing to corner lots will require special consideration and a timber fencing option will be required for these lots.

To further maintain consistency of quality and appearance throughout the estate, all retainer walls which will be visible from the street or public places, should be constructed of rendered masonry, rock or stone. Treated log and treated pine sleeper retainer walls should only be used if they are not visible from the street or public places.

12. LANDSCAPING

Landscaping will be required to consist of a balance of soft and hard elements such as trees and paving. The use of native trees and shrubs will be required to complement surrounding bush setting with at least 3 native trees capable of growing to a minimum height of 3 metres. Native trees and shrubs also reduce maintenance as they do not require constant pruning, feeding or spraying. Palm trees are considered not compatible with the surrounding environment and therefore are not permitted.

Purchasers in the subdivision will be offered a \$500 landscape voucher by the developer which will be redeemable from a local nursery. The developer will create a schedule of

native species considered suitable for use in the development and approved by the developer's landscaper. The voucher will be required to be redeemed within 60 days of an occupancy certificate being issued.

Pathways should be constructed in similar or complementary materials to the driveway. Permeable and segmented paving is preferable as it limits runoff and increases onsite water absorption.

Turf and landscaping to the front of each residence will be required to be completed within three months of completion of the residence. Establishing lawns from seeds and runners are not preferred as it can take some time to properly establish.

13. COOLING, HEATING & WATER STORAGE

Air conditioners and solar collectors must not be visible from the street. Generally air conditioning units will not be encouraged as well designed architectural homes can provide good cross flow of ventilation and breeze ways to capitalise on coastal winds.

If air conditioning units are installed, consideration should be given to their location within the house site and in relation to noise transmission to adjoining properties. Roof mounted air conditioning units are not permitted. Water tanks and pump facilities should be carefully located to avoid disturbance of neighbours and should not be visible from public spaces.

* Images in this document are sourced from Hardie Industries and are to be used as a guide only.