

Live/Work Design Guidelines

EPIQ Lennox Head

July 2019

EPIQ LENNOX
HEAD

 CLARENCE
PROPERTY

Contents

<i>Character</i>	03
<i>Live/Work design guidelines</i>	
Site layout	04
The work space front facade	05
Address and fencing	06
Roofs	06
Building finishes and materials	07
Rear of the dwelling	08
Planting	08
Private open space	09
Corner allotments	10
Boundary control diagrams	11
Sustainable design for homes and lifestyles	13

Live/Work : Character

Character

Design interpretation

Longevity and efficiency

Clever use of high quality materials and finishes. Thoughtful design to promote sustainable outcomes

Robust elements

Timeless architectural style complimentary of commercial use and habitation

Subtropical and endemic

Promotion of natural light and cross ventilation, endemic subtropical landscaping to compliment

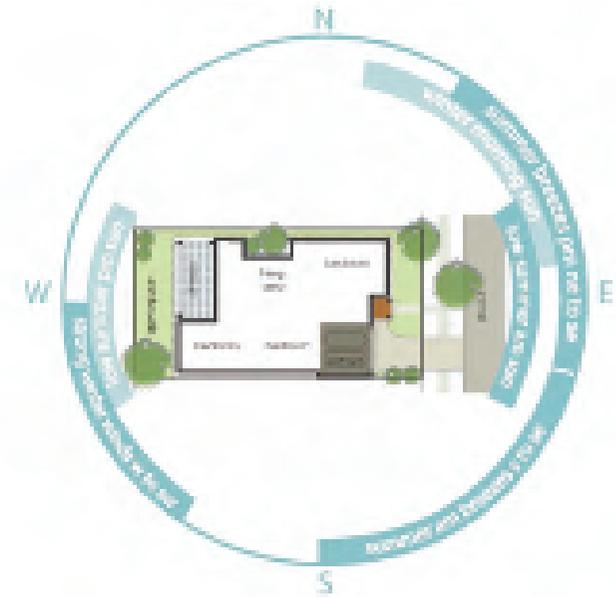


1. Site layout

Site planning and building orientation should consider the following items:

- Location of built to boundary wall
- Location of services / easement.
- Solar orientation to maximise the environmental benefits, correct orientation assists passive heating and cooling, resulting in improved comfort and decreased energy bills.

Buildings must be sited and designed to provide adequate visual privacy for neighbours. Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5 metres, privacy screening or obscure glazing must be utilised.



2. The work space front facade

The work space is associated with its street frontage, its wayfinding and relationship to visitation.

The level/s above are private living space.

Wall Articulation or Window Treatment

- Floor to ceiling heights of the ground level should be representative of a flexible work space.
- Commercial entries are to be featured separately in the facade for each lot.
- Front facade should emphasise the vertical dimension through use of verandah columns or porticos.
- Entry to front door and window openings should be well proportioned emphasising the vertical separation.

Side Entry

If a dwelling design incorporates entry on the side of the dwelling, this may be considered favourably only if the front door remains visible from the primary frontage street and the footpath and letterbox leading to this door clearly articulates its location.

Balconies and Verandahs

- Balconies to the second storey are mandatory.
- Could include material variation between upper and lower storeys
- Consider balcony treatment for privacy with regard to balustrade finish and balcony size for adjoining internal room.



Building portico and separate entry path ensure the front door and work space are both legible

3. Address and fencing

- Work and residential letterboxes need to be legible and addressing the primary street frontage.
- Address can be combined if complimentary to the design of the front facade.
- Front fencing is optional.
- Front fencing if required should compliment the facade and architecture of the house using similar colours and materials.



Letterbox to be integrated into fence design

4. Roofs

Roof design should address the following:

- Roof designs that are a simple composition of shapes will aid in reducing their visual prominence.
- The use of verandahs, balconies and other architectural elements are encouraged to create interest in the roof design.
- Highly reflective and / or unfinished materials are not accepted.



Create interest in roof design through use of architectural elements

5. Building finishes and materials

The materials and construction systems should visually reinforce the design of the dwelling. A diversity of materials is envisaged throughout EPIQ. Materials should be appropriate to the environmental conditions and reflect the natural context.

Appropriate materials include, stone, brick, render / plaster, natural or stained wood and weather boards. Brick and plaster finishes should not extend to large unbroken surface areas. These materials would benefit from complementary elements to break down built form dominance.

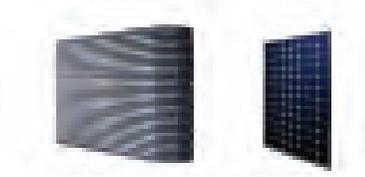
Reflection and integration with the natural environment are important objectives in selecting a colour palette as well as materials. In general, natural and recessive coloured materials are encouraged for EPIQ.



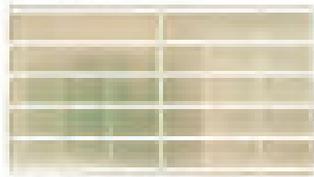
TIMBER DECKING
35mm (total) hard wood boards



EQUITONE CLADDING
TFS high quality CPC cladding through coloured for longevity



RAIN WATER + SOLAR
Sustainable technology



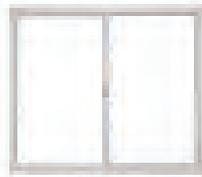
GARAGE DOOR
Timber frame polycarbonate door



GABLE DETAIL
Exposed hard wood timber flooring - Galvalume steel deck metal cladding



WASHED CONCRETE
Fluoropolymer based egg shell finish



ALUMINIUM WINDOW
Powder coated grade 6061 extruded frames



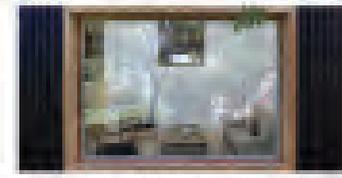
LANDSCAPING
High quality landscape plants, mulch



STEELWORK
Steel-to-steel bracing + roof



COVERED
Copper cladding over aluminium



TIMBER REVEAL
Hardwood reveal to shopfronts high wall to ground glazing



BRICK WORK
Dry pressed clay bricks

6. Rear of the dwelling

The rear laneway access of the dwelling provides for vehicles, the provision of utilities and secondary pedestrian access to the living space.

- The colour of garage doors must complement the palette used on the house facade.
- Panel lift sectional doors are encouraged.
- Bin storage/bin pad locations are to be screened and not visible from the laneway.
- Fencing of entry areas must not protrude beyond the garage.

Points to consider:

The width of the allotments allows for a double garage, garbage bin storage and secondary access to the living space which requires careful design consideration.



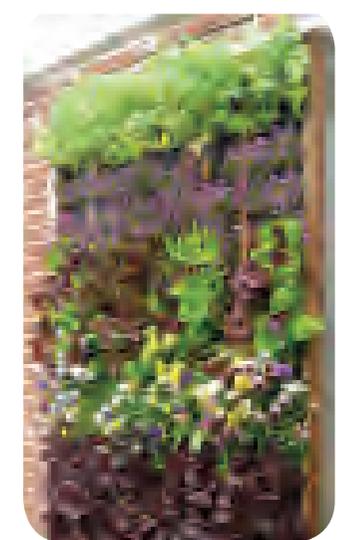
Rear gates, feature trees in lot and bin placement.

7. Planting

A selection of plants should be suited to the local climate and rainfall. Native species that have evolved in the region are best adapted to cope with local conditions.

The following must be considered in maximising presentation, access and amenity aspects:

- Design planting and paths to address the different levels of access into the dwelling.
- Ensure planting selection and garden bed location offer clear views and surveillance opportunities to the street.
- Look to maximise colour and texture opportunities to highlight the architectural form and features of the dwelling.
- Vertical planting is encouraged



8. Private open space

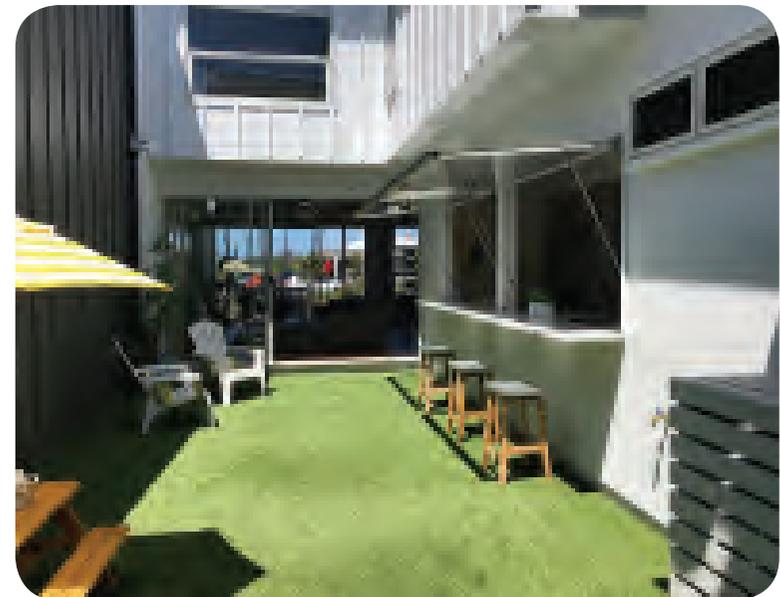
Private open space should be located, where possible to maximise Northern and North-Eastern exposure of the allotment.

Ensure the privacy of the occupants and consider how adjacent buildings may create overshadowing impacts on adjacent buildings.

Private open space areas must exclude rainwater tanks (unless underground) and not be shared with rubbish storage or clothes drying areas.



Verandah or balcony private open space



9. Corner allotments

For corner lots, an additional setback from the street corner is applicable. The setback applies to any building or structure greater than two (2) metres high.

All house designs need to demonstrate secondary street frontage design outcomes that address the street and comprise the following:

- Roof articulation is also required where facing either a primary or secondary street frontage.
- Windows are required within three (3) metres of the front corner of the side facade to address the side street on ground and second level. Windows which wrap around the corner of the facade are encouraged.
- Balconies to the second storey facing the secondary street frontage are preferred.
- On the secondary elevation there is to be no clothes lines or air conditioning units present.
- Articulation to the face of the wall and roofline is required on the secondary street frontage.

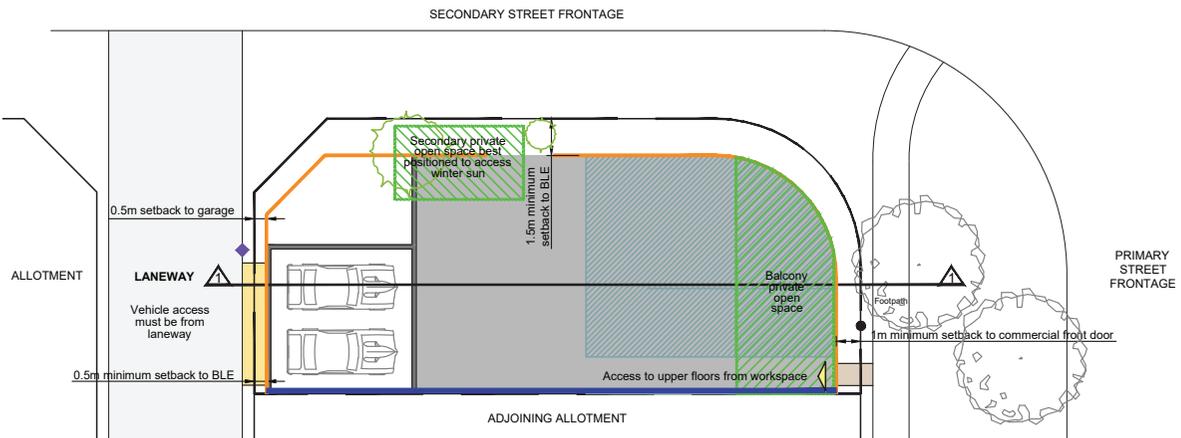
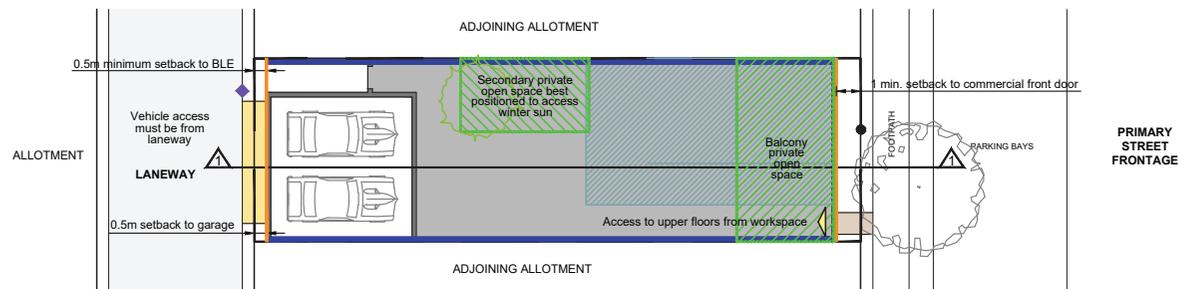
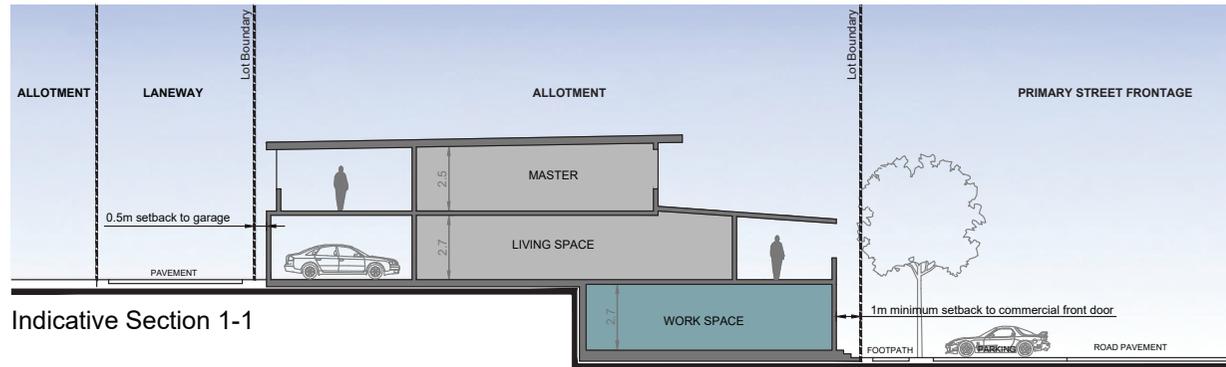


Balconies encouraged on secondary street frontages



Window articulation to secondary street frontage

10. Boundary control diagram

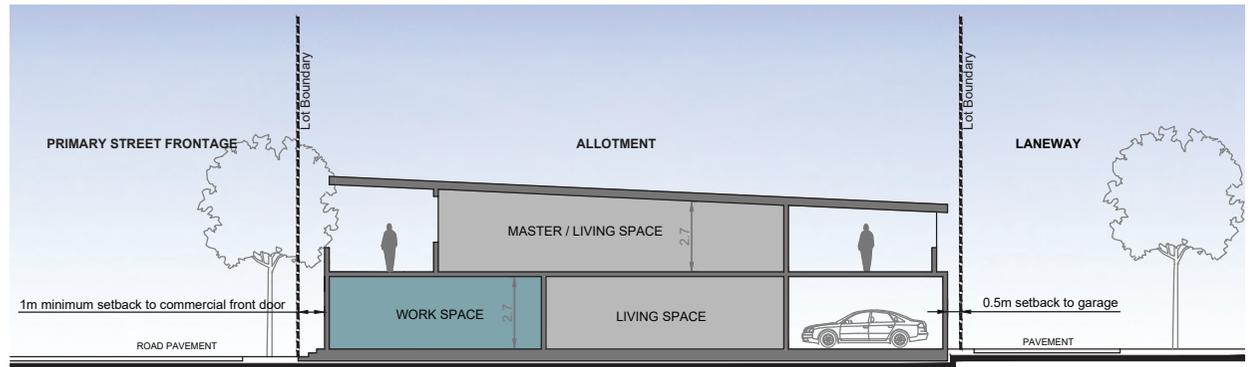


Legend

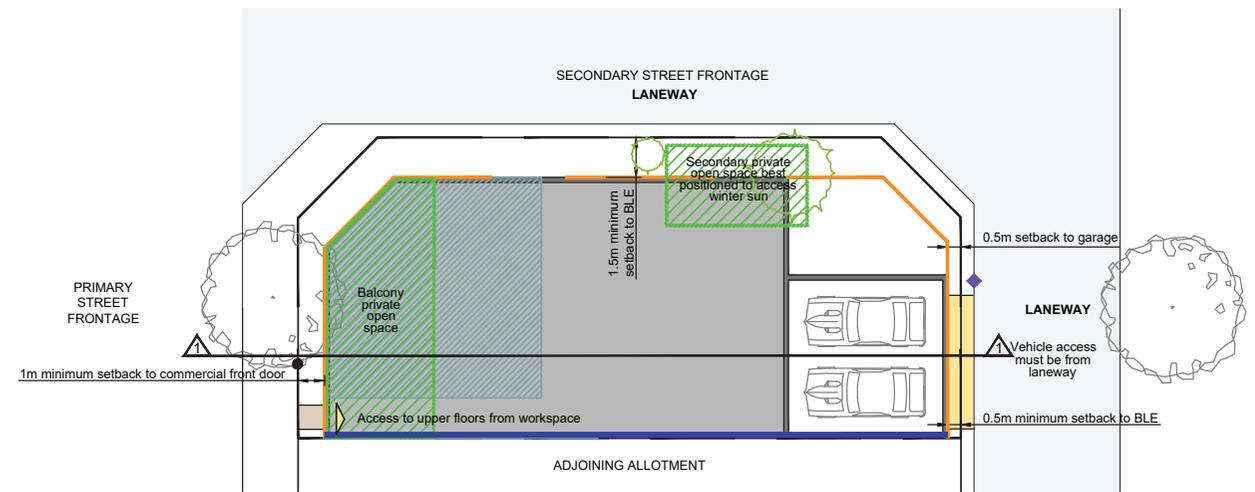
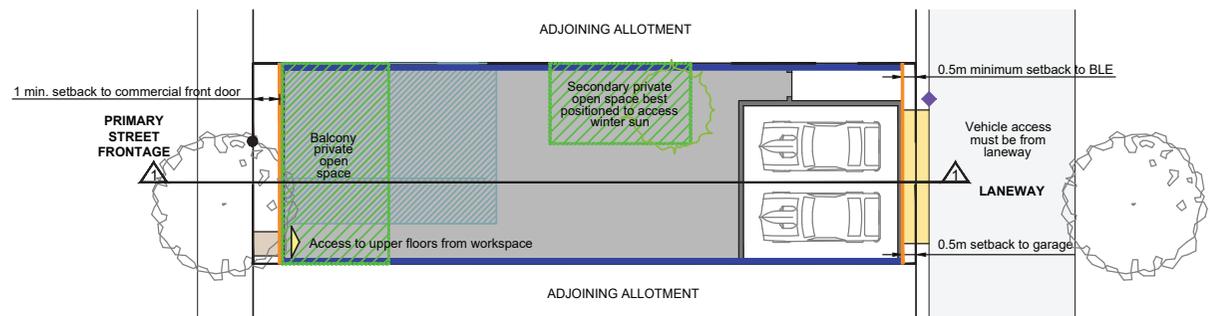
- Allotment Boundary
- Indicative Building Footprint
- ▨ Indicative Work Space Footprint
- Mandatory Built to Boundary Wall
- Min. Setback to Main Building
- ▨ Private Open Space - preferred location
- ▨ Double Garage permitted where shown (double garage may only front the laneway)
- ▨ Residential Driveway
- ▲ Separate front entry for living space
- Letterbox Located on Primary Street Frontage
- ◆ Bin Collection on Lane

NORTH

10. Boundary control diagram



Indicative Section 1-1



Legend

- Allotment Boundary
- Indicative Building Footprint
- Indicative Work Space Footprint
- Mandatory Built to Boundary Wall
- Min. Setback to Main Building
- Private Open Space - preferred location
- Double Garage permitted where shown (double garage may only front the laneway)
- Residential Driveway
- Separate front entry for living space
- Letterbox Located on Primary Street Frontage
- Bin Collection on Lane

NORTH

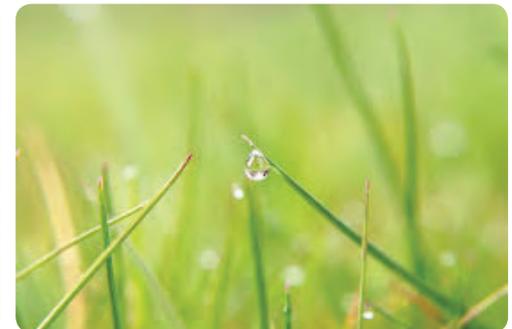
11. Sustainable design for homes and lifestyles

EPIQ is an authentic coastal village inhabiting a community that is encouraged to have a safe, healthy and active lifestyle with minimal impact on the environment. To achieve the recognition as an environmentally sustainable development, initiatives will be put in place such as-

- monitoring of water use through water efficiency mechanisms and / or source substitution such as rainwater and stormwater harvesting
- reduced production of greenhouse gases
- reduced use of fossil fuels by achieving greater efficiencies in energy usage and
- use of renewable and non-polluting sources such as solar power

With the combination of thoughtful site planning and smart building designs, the following is also encouraged to achieve low environmental impact living -

- Installation of appliances that have a high star rating for water and energy efficiency
- Installation of low flow shower heads and taps
- Energy efficient lighting
- Installation of solar photovoltaic (PV) system of the roof





Disclaimer: While we have taken care to ensure the accuracy of information in this document at the time of publication, Clarence Property gives no warranty and makes no representation as to the accuracy or sufficiency of any description, photograph, illustration or statement contained in this document and accepts no liability for any loss which may be suffered by any person who relies upon the information presented. All information provided is subject to change without notice.