Appendix E

Design Guidelines

Design Guidelines

South West Rocks Malbec Lands Design Guidelines

Aims and Objectives

The Proposal has been designed to be a liveable residential environment seeking good integration between individual dwellings and the overall coastal landscape. In order to ensure this, design guidelines have been developed for the Proposal. These guidelines allow flexibility in the design and siting of individual homes, whilst ensuring that the overall visual quality of the locality is enhanced.

The Guidelines provide guidance for the future character and built form for development within the Subject Site and outline controls for street frontages, scale, building envelopes, energy and water efficiency and safety.

While the design guidelines have been developed specifically for the Proposal, they are provided as a guide only for use during Council's approvals process. In this regard, these guidelines should be read in conjunction with all planning control documents that may apply to the Subject Site including Council's LEP, Council's DCP's specifically DCP 22 – Local Housing and the NSW Planning for Bushfire Protection Guidelines. This ensures consistency in all future development within the South West Rocks area, while also demonstrating consistency of the Proposal and associated future development with the character of existing surrounding development.

1. Site planning, Orientation and Layout

Dwelling designs are required to maximise solar access to the main living areas and principle areas of open space.

Rooms are to be arranged so that the main living areas such as lounge, dining, family areas and open space are oriented towards north for good solar access in winter.

When selecting a dwelling for a site, the configuration of single and two storey elements, living areas and the location of private open space for optimum solar access must be taken into consideration.

1.1 SUN CONTROL

The size and location of glazing is to allow for solar penetration during cooler months, prevent heat intake during warmer months and allow for cross ventilation.

Glazing should be minimised to the east and west of a building where the sun will be at its lowest angle, and where it is therefore difficult to prevent heat intake during the warmer months.

1.2 PRIVACY

Two storey dwellings should be designed and sited to minimise overlooking and over-shadowing of adjoining properties.

In order to improve visual and acoustic privacy careful consideration of the location of windows, balconies and outdoor entertaining areas is required.

Screening devices and landscaping should be incorporated if windows directly overlook adjoining property or private open space.

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2. Built Form and Detail

2.1 DESIGN OBJECTIVES

Dwellings can be either single storey or double storey subject to Council requirements. Every opportunity should be taken to enhance individual site features and vary each design. This aim can be achieved by:

- varying each layout to suit the site and to optimise the accommodation of various lifestyles
- providing a variety of forms, facade treatments, colours and materials
- varying setbacks.

2.2 BUILDING DESIGN

Elements such as pitched roofs, eaves, vertically oriented windows, verandahs and formal residential entries are to be encouraged.

2.3 ROOF FORM

The form of the roof must be articulated to reduce the scale of the building and provide visual interest.

The predominant roof forms are to be pitched with gables, hips or a combination of both.

Where appropriate, curved roofs will be considered on their merit.

A minimum 300mm eaves overhang is required. Roof pitches less than 25° should be discouraged.

2.4 ROOF FORM - CORNER LOTS

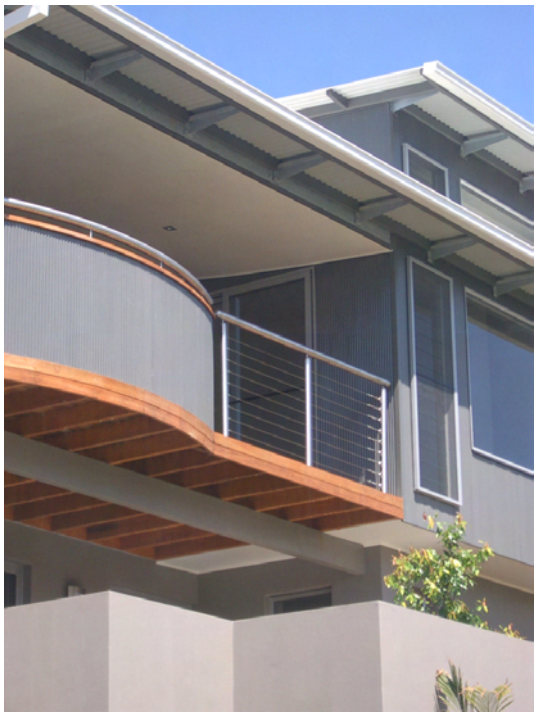
The roof of houses on corner lots may require further articulation to maintain an acceptable streetscape.

2.5 ENTRY

The house entry should provide shelter, be visible from the street and clearly defined either as an element in its own right or as an integral part of a front verandah or patio.

2.6 SETBACKS

Setbacks are to be provided in accordance with DCP 22 requirements.



Articulation provided through balconies, roof lines, balustrades and window features.

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Where appropriate, setbacks could be varied to preserve mature trees and enhance individual site features.

2.7 FRONT FAÇADE
Articulation to the front facade should be encouraged to achieve an acceptable streetscape. This can be created by a variety of means including:

» gables;
» bay windows;
» verandahs;
» awnings;
» pergolas;
» articulation of materials.

2.8 WINDOWS, DOORS AND TRIM
Windows in visible locations shall be of vertical proportions generally in a ratio of 2h:1w.

Front windows should incorporate either awning or vertical sliding sashes.

Horizontal sliding windows should be discouraged where they are visible from the street including secondary frontage on corner lots. Sliding doors visible from the street should be incorporated within a verandah or pergola area.

2.9 SURVEILLANCE
Casual surveillance is to be provided by the provision of windows from living areas overlooking street frontages.

2.10 CORNER LOTS
Houses on corner lots provide key focal points and should have a special design in recognition of this role.

Emphasis of the corner can be achieved by providing a combination of significant architectural features to address both frontages such as:

» corner entry feature;
» vertical element;
» roof feature (eg. gables);
» return verandah;
» awnings/pergola/balcony.

2.11 PREFERRED MATERIALS AND COLOUR PALETTES
Colours are to be in neutral tones of off whites through to blue greys or natural earth colours suitable to this seaside location. Roof colours should also conform to this colour palette.

2.11.1 Roof
Roofing materials such as pre-coated coloured metal roofing sheets or concrete tiles should be encouraged.

Tiles should generally have a flat profile with colours consisting of a green/grey, mid grey, charcoal grey or chocolate finish. Contrasting ridge colours should be avoided.

Natural colours and materials are preferred.

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2.11.2 Walls
External wall finishes should generally comprise weatherboard, light weight cladding, fibre cement panels or bagged, face or rendered masonry.

The use of a combination of building materials should be encouraged to create interest. Where there is a mixture of masonry and other materials, walls should comprise a minimum of 60% masonry or a monolithic applied finish (eg. "blueboard" with render or similar).

Where timber or fibre cement weather boards are used in combination with masonry they should be used in limited areas to provide detail, variation and to breakdown the overall scale of walls.

2.11.3 Wall Finishes
Walls finished in either painted render or bag finish should be encouraged.

Solid expanses of heavy materials such as brick or rendered masonry should be avoided with use of face brick detail to entry or specific elements to be encouraged. Face brick dado is to be avoided.

Face bricks should generally be smooth finish consistent colour in mid tone red to brown hues.

White bricks, rumbled bricks, mottled brickwork and clinker or sandstock bricks are to be avoided.

2.11.4 Trim
Trim colours are to be sympathetic to the overall colour scheme for the building and are to be consistent with the generally neutral colour scheme permitted.

2.12 GARAGES
Garages are not to dominate the streetscape and should be setback at least 1.0m behind main dwelling facade.

On corner lots, garages are to be preferably located on the secondary frontage.

Minimising garage dominance and its impact on the streetscape can be achieved by:

- ensuring garage doors do not comprise more than 50% of the front elevation;
- using a centre pier or column to visual break up the appearance of double garages, or by stepping the garages in plan or by introducing a verandah or pergola over the garage.

2.13 GARAGE DOORS
Panel lift garage doors should encouraged over other treatments and should be finished to match base colour used for the dwelling. Care should be taken in selecting colour for garage doors to ensure they do not dominate visually.

Roller shutter doors and window awnings are to be avoided where they are visible from the street.

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2.14 DUAL OCCUPANCIES

Dual occupancies should have an integrated appearance unified by similar materials, colours, textures, massing and roof pitches. Simplistic mirrored house designs should be discouraged.

Dual occupancy development located on corner allotments should have a garage addressing each street frontage, setback from main facade and away from corner position.

Traditional community perceptions of dual occupancy dwellings are characterised by concerns about low standards of development, changes to neighbourhood character, and uncertain amenity and social impacts. Dual occupancy dwellings can be successfully developed on corner sites where each dwelling can have its own individual frontage and "address".

Dual occupancies are to be limited to lots which have a minimum area of 600 sqm.

Lots intended to be used for dual occupancy purposes must have the appropriate area and dimensions to enable the siting of dwellings and associated outbuildings, the provision of private open space and vehicle access and parking in accordance with DCP 22, other applicable codes and the desired character of the street in which the site is situated.

Dual occupancy buildings and structures should not cause significant loss of amenity to adjacent land and dwellings having regard to:

» overshadowing,
» privacy and overlooking,
» views and vistas,
» building character and appearance, and
» building massing and scale as seen from neighbouring premises.

Dual occupancies are to have an integrated appearance.

3. Landscaping

3.1 FENCING
Fencing plays an important part in the overall character of the streetscape and a degree of consistency is desirable in order to establish neighbourhood characteristics.

All fencing must be stepped where necessary to maintain a horizontal top plate.

Colorbond fencing should be limited to 'Grey Ridge' colour.

Front fencing incorporating side fences up to the building line should be encouraged to establish a unifying streetscape. Front fences are to be generally 900mm high, and timber picket fences should be encouraged.

All dwellings must provide rear fencing incorporating side fences up to the building line. The rear fence is to be 1800mm high, timber lapped and capped, horizontal slat fencing or colorbond fencing of the specified colour above.

3.2 FENCING – COLOURS
Where front picket fences are used they should be painted off white or neutral tones. Highlights of light grey or cream are permitted to support posts. Rear or side fences that are exposed to view from the street should be painted light grey or cream.

3.3 CORNER LOT FRONT FENCING
Front fencing on corner lots shall extend at least three metres behind the front building alignment.

Landscaping is to be integrated into the fence design.

3.4 CORNER LOT PRIVACY FENCING
Privacy fencing on a secondary frontage shall be 1800mm high with painted timber lapped and capped panels and colorbond fencing in this instance should be avoided.

Privacy fencing can be improved by incorporating a tall hedge or screen planting integrated with the fence design. This can be achieved by "stepping" the fence.

3.5 DRIVEWAYS
All dwellings must be provided with driveways to garages.

Driveways must be paved to full width and finished with concrete pavers or exposed aggregate or integrally coloured concrete. Mid grey concrete colours should be used to reduce cleaning maintenance, glare and visual dominance of driveways.

3.6 UTILITY / SERVICE AREAS
Elements such as meter boxes, gas bottles and air-conditioning units are to be screened from view or integrated into the building and fence or landscape design where possible.

Painted masonry letter boxes are to be integrated into the fence design. Clothes drying areas should not visible from the street.

3.7 RAINWATER TANKS
Care should be taken in the positioning of rainwater tanks to minimise visual impact when viewed from the streets or surroundings.

Council approval is required for the installation of all water tanks.