

## Design Guidelines

### Objectives

These *Design Guidelines* form part of the *Plan of Development* for the Precinct 5 subdivision at Kings Forest and are generally in addition to the Part B controls of the *Kings Forest Development Code*, although some of the *Code* controls have been reflected herewith for convenience. These *Design Guidelines* will be implemented and administered by the duly appointed *Design Review Panel* in assessing both *Complying Development* and *Development Applications*.

Although these *Design Guidelines* are consistent with the *Kings Forest Development Code*, they contain flexible, merit based design controls that are fashioned to deliver and enhance the vision and development objectives of the *Code* (as stated in section 5.7 of Part B), and more particularly the character of Precinct 5.

With these aims in mind, the intended outcomes of the *Design Guidelines* are described by those objectives below:

1. **To identify flexible, merit-based design controls based on the vision and development objectives of the Code.**
2. **To reduce the need for planning approvals by expanding *Complying Development* to include merit-based assessments by the *Design Review Panel*.**
3. **To allow issues of merit to be considered and integrated into the development process.**
4. **To provide variety of design within a consistent application of design intent for each precinct or neighbourhood.**
5. **To provide the vehicle to establish a distinct design character for each precinct or neighbourhood.**
6. **To provide a mechanism to accommodate changing community aspirations, the evolving character of local context, new construction techniques and lifestyle trends over time.**
7. **To encourage the maximisation of the potential of each site by providing guidance in the development process, particularly in relation to the understanding of and compliance with the *Code*.**
8. **To enhance the predictability of future surrounding development.**
9. **To facilitate the orderly development of the site.**
10. **To provide specific performance criteria for the design of housing on sloping sites.**

Part of the purpose of *Design Guidelines* and their administration through the *Design Review Panel*, an appointed group of professionals familiar with the growing Kings Forest community, is to ensure the variety and flexibility of outcomes. Where merit based proposals are considered, the above objectives will serve as the benchmark for their assessment, and it will be necessary to demonstrate that any proposed variations to the *Design Guidelines* comply with these objectives.

## Precinct 5 Character and Vision

Precinct 5 of Kings Forest is characterised by its position at the entry of the Kings Forest community and its relationship to both the adjacent environmental areas bounding this precinct on the east, the future school to the northwest and the proposed town centre to the west, as well as the central feature park that will be the focal point for recreational opportunities. All of these coincident environmental and master planned amenities serve to provide ideal lifestyle opportunities, and the provision of a wide mix of housing choices within this precinct ensures the extension of those opportunities to the widest range of community residents.

As Precinct 5 is the first to be developed at Kings Forest, it needs to set the tone of the built form and lifestyle creation, whilst complementing its local environment and heritage. It is intended that Precinct 5 will adopt the principles of subtropical design in a built form package that echoes its existing and historical residential neighbours, consisting of casual beach architecture and earlier agricultural homesteads. In essence, the character of Precinct 5 is founded on the concept of light and transparency where the edges of buildings are eroded by verandahs and pergolas, or disintegrated altogether through the use of generous glazing. Both of these strategies are expressed throughout the *Design Guidelines*, and serve to erode the distinction between indoor and outdoor spaces, while also being soft on the eye, the landscape and the environment.

## Controls

- (1) The controls of these *Design Guidelines* have been organised in categories that reflect those included in the *Code* (Section B 5.7) for clarity and ease of assessment.

In order to ensure the outcomes outlined by the *Code*, these *Design Guidelines* establish **Minimum Standards**. In some cases these are combined with **Flexible Options**, to further assist in achieving the precinct character and vision.

Some references to sections of the *Code* have been provided for convenience of users, but the lack of a reference shall not be deemed to indicate that there are no *Code* provisions to be addressed for the applicable *Design Guideline* heading.

For clarity, all controls related to colours and/or materials are consolidated into **Section 8, Materials and Colours**.

Where words have been shown in italics, their meaning is consistent with the definition provided in the glossary of the *Code*.

- (2) **Architectural and Streetscape Design**

- (a) **Entry expression**

**Minimum Standard:**

The entry shall: -

- be protected with a porch containing a covered area of at least 1.5m<sup>2</sup>
- be clearly identifiable from the street or access path

**Flexible Options (compliance with a minimum of 4 of the following 7 options is required):**

The Entry shall:-

- be emphasised through the use of landscaping and outdoor lighting

- incorporate material or colour changes to make it distinct from the balance of the dwelling
- include quality ground treatments such as tile, paving, or decking, including a distinctive break between the treatment of the driveway or entry pathway
- contain features such as columns, battens, transoms, wide doors, etc
- be expressed through recesses and/or projections in the wall plane (identifiable in the plan view)
- include a visually separate roof element (such as a hip or gable matching the width of the porch)
- include a gatehouses of an open nature and of a design similar to that of the dwelling, located within the *Articulation Zone*

**(b) Scale and treatment of garages** (refer also *Code* Section 3.1.3.9)

**Minimum Standards:**

The garage and/or carport shall:-

- be located 1m behind the *frontage building line* for a single storey dwelling (except when addressing a laneway)
- include an automatically operated vehicle door
- have colours, materials and a roof pitch consistent with the character of the house
- provide complete visual screening of vehicles from the street or public space
- in the case of triple garages, be perpendicular to the road and/or demonstrate architectural merit through the use of a combination of separation, offset/staggered walls with a minimum 0.6m offset, articulated roofs, overhangs, feature materials, and accent colours (note that triple garages would not be accepted on a laneway)

**(c) Landscaped frontages, including hardstand, siting and materials** (refer also *Code* Sections 3.3.4 and 3.2.5)

**Minimum standard:**

The landscaping between the building and the street shall include:-

- a driveway (refer Section 7 "Landscaping in the Private Realm" herewith)
- a hardstand pedestrian access from the frontage boundary to the front porch at a gradient of no greater than 1 in 8 (a driveway of this gradient may form a portion of the pathway)
- planting between a frontage fence and the frontage boundary

**Flexible options (compliance with a minimum of 2 of the following 3 options is required):**

The landscaping between the building and the street shall include:-

- a garden bed occupying the space between the driveway and the nearest lot boundary
- a garden bed between the dwelling and the frontage boundary
- a primary tree (this option is only viable where there is sufficient area on the lot)

**(d) Variations in scale** (refer also Section 4 "Built Form")

**Minimum Standard:**

Variations in scale are required for all buildings and shall be expressed through the incorporation of:-

- building elements of different heights, widths and depths
- at least one building element of a single storey expression that is visible from the primary street

**(e) Articulation of (recessed and projecting) architectural elements**

**Minimum standard:**

Articulation of architectural elements shall include:-

- for façades to a *frontage boundary* (i.e., a boundary separating the lot from any public space), at least two steps in the plan view of 0.45m minimum
- a roof containing multiple surfaces and vertically staggered roof edges (gutters, parapets, etc.)

**Flexible Options (compliance with a minimum of 4 of the following 6 options is required):**

Articulation of architectural elements on the streetscape shall include:-

- feature colours and/or finishes
- considered, distinctive and attractive window placement
- recesses and/or projections
- overhangs, sun hoods and/or external window screens
- transparent elements such as balconies, pergolas or verandahs
- an exclusive material such as stained timber, architectural steel, stainless steel or stone

**(f) The landscape treatment of uncovered car parking spaces**

**Minimum standard:**

Uncovered car parking spaces (other than those located in a driveway accessing a garage/carport) shall:-

- be screened from the street with a garden bed of at least 1m in width
- in the case of vehicles other than passenger cars, be screened and located behind the *frontage building line* so that they are not visible from a public space

**(g) Mix of building materials and finishes**

**Minimum standard:**

All buildings shall:-

- not contain face masonry for more than half of any façade (after windows and doors have been excluded)
- contain a mixture of at least two colours and finishes on all facades facing a *frontage boundary*
- include contrasting textures or materials on all facades facing a *frontage boundary* to emphasise architectural elements

**(h) The height of houses in relation to the level and topography of the street and surrounding properties**

**Minimum standard:**

The level of the highest ceiling height visible to the *frontage boundary* of a building shall:-

- not be less than 1.5m above the level of the frontage kerb

- not be more than 5m above the highest ceiling height of an adjacent building

**(i) Awnings, hoods, louvres or other window features** (refer also *Code* Section 3.1.3.3-5)

**Minimum standard:**

Windows not protected by an eave, hood or roofed area shall:-

- be recessed by a minimum of 0.2m or include a vertical louvre or batten style screen

**(j) The inclusion of permissible architectural elements within the articulation zone**

**Minimum Standard:**

**The articulation zone shall not contain:-**

- clotheslines
- hot water services
- air conditioning units
- outbuildings
- aviaries
- above ground rainwater tanks
- similar items of a utilitarian nature

**Flexible options (compliance with a minimum of 2 of the following 5 options is required):**

Building work within the *articulation zone* shall include:-

- a privacy screen
- a porch
- a pergola
- a verandah
- a gatehouse
- features such as columns, battens or similar

Building work within the *articulation zone* may include:-

- a swimming pool if it is designed and sited in such a way that it complies with all safety and splash fencing regulations while still complying with all fencing controls of the *Code* and these *Design Guidelines*

**(3) Fencing**

**(a) Location of fencing and fencing types** (refer also to *Code* Section 3.1.6 and Section 8 "Materials and colours" herewith)

**Minimum Standard:**

Fencing types shall be located and defined as follows:

*Shared boundary fencing* is fencing that is located behind the *frontage building line* and shared with another residential lot and shall be:-

- 1.8m high *solid fencing* constructed at ground level (existing)

*Fencing that is forward of the frontage building line* shall:-

- reinforce the *character* of the development

- for a *primary road frontage*, be a mix of transparent and solid or be entirely translucent and be limited to 0.9m high 50% of the *frontage boundary* where not providing privacy to a *private open space* as nominated on the *Plan of Development (POD)*
- for a *secondary road frontage*, be solid, transparent or entirely translucent and be limited to 1.8m high and 50% of the *frontage boundary* and where not providing privacy to a *Private open space* as nominated on the *POD*
- for any frontage boundary where providing privacy to *private open space*, be a mix of *transparent* and *solid* or entirely *translucent* and be limited to 1.8m high and 50% of the *frontage boundary*
- extend to join the *shared boundary fencing* where enclosure is required
- be setback a minimum of 0.5m from the *frontage boundary* to allow for landscape planting to the street side of the fence

*Connecting fencing* is fencing (including gates) that connects a *shared boundary fence* to the building and shall:-

- be provided where required for visual screening of a *POS* or utilities
- taper at 45 degrees if the *connecting fence* and *shared boundary fences* are of different heights
- be positioned at least 1m back from the frontage building line
- match the colour and material of the surrounding fencing

**(b) Mandatory *transparent* style fencing to most public land (open space) frontages not subject to acoustic, privacy or retaining concerns**

**Minimum Standard:**

Fencing to public space (other than a street or laneway) shall be:-

- 1.5m high, *transparent* and constructed to the visual performance details provided upon request by the *Design Review Panel*
- for the *Townhouse* site, be 1.5m high and *translucent* to the entire open space boundary and located on the boundary
- for lots 921 to 923, be 1.5m high and *translucent* to the eastern open space boundary and located on the boundary
- for lots 826 and 725, be 1.8m high and *translucent* to the entire open space (pathway) boundary
- for the lots adjoining Kings Forest Parkway, be 1.8m to 2m high *solid fencing* to an acoustic performance detail provided by the *DRP* on request

**(c) The coordination between adjoining lot owners and timing of the installation of fencing**

**Minimum Standard:**

All fences shall be:-

- entirely completed, including any applicable finishes, within thirty (30) days from practical completion of the construction of the buildings (even where the adjoining lot is still owned by the vendor)

**(d) The interface of fencing with built-to boundary construction**

**Minimum Standard:**

Fences located on a boundary that is nominated on the *POD* as available for the construction of built-to-boundary wall shall:-

- be removed when a built-to-boundary wall is constructed on the same portion of the boundary
- not be constructed adjacent to an existing built-to-boundary wall
- be permitted to contain portions of retaining (up to 0.9m) where constructed of masonry or concrete materials
- be permitted to extend to 2m high above the *ground level (existing)* surface level for courtyards located between two built-to-boundary walls

**(4) Built form**

**(a) Height and built form controls to ensure design variety and articulated building mass**

**Minimum Standard:**

To ensure design variety in height and articulated building mass, two storey construction shall be required:-

- to at least a portion of the dwelling on 50 % of the *Terraces* and *Plex* lots (administered on a "first-in-best-dressed" basis if necessary)
- to 60% of the construction on the *Townhouse* site

**(b) Building designs addressing fenestration, shading, roof pitch and roof form including hips, gables, skillions, curves and flat roofs with parapet walls**

**Minimum Standard:**

All buildings shall:-

- include roof forms of a present, up-to-date style
- include a mixture of visually compatible roof pitches and/or forms
- include vertically staggered gutter lines
- at least one roof plane facing the frontage boundary

**Flexible Options (compliance with 1 of the following 6 options is required):**

All buildings shall include:-

- curved roofs in limited quantities (or to the entire roof where architectural merit can be demonstrated to the *DRP*) in combination with parapet and/or skillion roofs
- for *Detached Dwellings*, hip and/or gable roofs at 22.5 degrees minimum and 30 degrees maximum
- for other buildings, hip and/or gable roofs at 25 degrees minimum and 30 degrees maximum
- for single storey dwellings, skillion (i.e., single pitched roofs) at 12 degrees minimum and 20 degrees maximum
- for multiple storey buildings, skillion (i.e., single pitched roofs) at 5 degrees minimum and 30 degrees maximum
- parapet walls with hidden roofs of minimal pitch as required to 50% or less of the building combined with roofs consistent with one of the other options above

- (c) Variations in streetscape presentation where repeated plan layouts are in proximity to one another, including variations in roofline, materials, colours and features and the overall limitation of repetitious designs, but otherwise limit the repetition of designs**

**Minimum Standard:**

To avoid duplication and ensure variations in streetscape, *Plex* developments and *Detached Dwellings* shall:-

- not be (in the opinion of the *DRP*) of a design that represents a visual repeat of another dwelling within three (3) lots on the same or opposite sides of the street
- be permitted to be duplicated within Precinct 5 when outside the ranges detailed above, conditional upon the use of unique colour and material selections

To promote streetscape variation, *Townhouse* and *Terrace Dwellings* shall:-

- be permitted to be of the same design for a maximum of three (3) lots in a sequence where the same design is also used across the road
- be permitted to be of the same design for a maximum of (5) five lots in sequence where the same design is not used across the road
- not have the same colour scheme for more than three (3) contiguous dwellings
- not have the same colour scheme for more than five (5) dwellings within a *Terrace*-lined street

- (d) Exclusion of undesirable colours and/or materials, including those of high embodied energy/volatile organic compounds (VOC) content, high reflectivity, high maintenance and/or highly contrasting in context (refer also Section 8 "Materials and colours" herewith)**

**Minimum Standard:**

Building materials shall not include:-

- materials of a high embodied energy where substitutes of lesser embodied energy are readily and economically available
- materials containing volatile organic compounds (VOC) where substitutes not containing VOC's are readily and economically available
- materials requiring high maintenance
- unfinished, reflective or second hand materials, except in the case of feature recycled materials fundamental to the character of the design

- (e) Articulation of multi-storey structures in the vertical plane**

**Minimum Standard:**

Buildings of more than one storey shall include:-

- multiple roof planes and vertically-staggered gutter lines
- building elements of a single storey height
- transparent elements on the storeys above the ground floor

- (f) Screening of under-storeys of elevated structures**

**Flexible Options (compliance with a minimum of 1 of the following 2 options is required):**

Buildings where the floor is elevated above the ground more than 1m shall include:-

- architectural screening of battens, lattice or the like



- landscape planting of shrubs of a size and type anticipated to reach a height of 2m within one year of planting

**(g) Add interest to the dwelling and the streetscape using roof forms to highlight feature building elements** (refer also item (b) above)

**Minimum Standard:**

Roof forms in building designs shall:-

- be encouraged to provide emphasis to important building features such as a porte cochères, an entry portico, an elevated deck, a private open space, an alfresco area and/or to highlight particular interior spaces
- be of present-day design, avoiding the use of definitive period details such as finials, etc.

**(5) Dwelling height, massing and siting**

**(a) The preferred circumstances on the site for the location of two and three storey dwellings**

**Minimum Standard:**

Two storey dwellings shall:-

- be acceptable in any location, but are encouraged along the Kings Forest Parkway, the entry boulevard and the park perimeter road

Three storey dwellings shall:-

- only be permitted on lots 1, 109 and 1001 (the *Townhouse* site)

**(b) Limitations to the length of unarticulated walls in either the horizontal or vertical plane**

Facades visible to a *frontage boundary* shall include:-

- a projection or recess in plan of at least 0.4m where a horizontal wall plane extends beyond 7.5m in length
- in the case of a two storey structure, at least one step in the vertical wall plane of 0.15m minimum created through an overhang, material change, etc
- in the case of a two storey dwelling, have a maximum of 70% of the external first floor walls in vertical alignment with the ground floor walls

**(c) Height of building elements such as eaves and balconies**

**Minimum Standards:**

The height of eaves addressing a street shall be:-

- no less than 2.1m above the elevation of the nearest kerb

The height of balcony and/or deck floors shall be:-

- no more than 3.6m from the *ground level (existing)*

**(d) Minimum sizes and locations of courtyards enclosed by built-to-boundary walls**

**Minimum Standard:**

Internal courtyards and spaces adjacent to *built-to-boundary* walls shall:-

- be no less than 1.2m in width
- no less than 2.4m<sup>2</sup> in area
- contain adequate drainage to ensure the health of any planting provided therein and to prevent the inundation of the dwelling in extreme storm events

**(e) Integration of orientation, solar access, views, access, and topography****Minimum Standards:**

To preserve vista lines and views to the southern open space of Precinct 5, building work (including fencing with a height greater than 1.2m) shall not be permitted:-

- on the portion of lots 617, 618 and 742 that are described by the *POD* as having a restricted building envelope

Where cut and fill controls in the *Code* (refer *Code* Section 3.1.1) cannot be met with a flat slab design, construction shall incorporate:-

- elevated floors, built-up foundations and/or decks into the design to achieve compliance
- utility courts (unless otherwise noted on the *POD*) to the south, west or southwest of the lot

The siting of swimming pools and *ancillary* structures shall:-

- form part of the *DRP* assessment process
- be included on the Site Plan required in Section 10 "Procedures for submission of application for assessment by the *DRP*" herewith
- take into consideration topography and comply with the same cut and fill requirements detailed above for dwellings and buildings

**(f) Design provisions for lots with a gradient greater than 10%, similar to Development Design Specification D6 - Site Re-grading, and DCP-A1 Residential and Tourist Development Code (refer also *Code* Section 2.2.17-19)****Minimum Standard:**

Buildings designed for lots with a gradient greater than 10% shall:-

- include stepped floor levels or elevated floors in order to limit cut and fill to 0.8m maximum (or as otherwise noted by *Code*)
- not include an alteration to the ground level (existing) within 0.45m of the boundary (except in special circumstances for *built-to-boundary* construction)

**(g) Presentation of facades fronting public areas other than roads, etc. (parks, public areas), treatment and screening of public areas, private recreation and utility areas****Minimum Standards:**

Buildings facades presenting to public areas other than roads shall:-

- be designed with living areas overlooking the public areas to encourage passive surveillance
- include at least two steps in the plan view of at least 0.45m
- include a roof containing multiple surfaces and vertically staggered roof edges (gutters, parapets, etc.)

Private recreation and utilitarian areas on lots located adjacent to public areas shall:-

- in the case of utilitarian items (including but not limited to heating and cooling units, rubbish disposal containers, swimming pool equipment, rainwater tanks, wall mounted clothes lines--rotary clothes lines are not permitted), be located between the dwelling and a *shared boundary* screened from view from a public space

- in the case of *private open spaces*, be screened with shrubs and/or a privacy screen located between the *private open space* and the public space
- in the case of ancillary structures in excess of 9m<sup>2</sup> in plan, match the style, construction, materials and finishes of the dwelling

**(6) Privacy**

**(a) Location of windows (including sill heights) and balconies in relation to the windows, balconies and designated *private open spaces* of adjoining lots**

**Minimum Standards:**

All *Private Open Spaces* shall:-

- be located where nominated on the *POD* unless an alternate position with negligible impact on adjoining dwellings is accepted by the *DRP*
- be a focal point for the living spaces of the dwelling

Balconies, elevated decks (1m or more above the ground level (*existing*)) and windows of living rooms shall:-

- not be located on the boundary adjacent to the *private open space* of an adjoining dwelling as nominated on the *POD*, unless a 10m separation or privacy measures (as outlined by Item (b) below) are provided

**(b) Location, type and extent of privacy screening for the nominated or default *private open spaces*, including balconies of adjoining properties**

**Flexible Options (compliance with 1 of the following 3 options is required):**

Habitable rooms, windows or balconies within 3m of a boundary line contiguous with the nominated *POS* of an adjoining dwelling shall:-

- have a sill or solid balustrade height of least 1.5m high above floor level
- be screened with fixed louvres at a horizontal or upwards angle
- be screened with fixed, translucent glass

**(c) Landscaping to enhance privacy**

**Flexible Options (compliance with 1 of the following 3 options is required):**

Landscape screening shall be provided in association with a *private open space* and shall include:-

- a primary tree used to screen the *private open space* from the view of adjacent elevated homes
- shrubs located between the *private open space* and the nearby side or rear boundary
- shrubs located between the *private open space* and the street where the private open space is visible to the street

**(d) Pergolas, shade sails, and other measures to provide privacy for sloping lots**

**Flexible Options (compliance with a minimum of 1 of the following 3 options is required):**

For lots with a gradient greater than 10%, *private open spaces* shall be visually protected, if necessary, by:-

- a pergola
- shade sail
- alfresco roof
- tall, leafy landscape planting (100 litre bags minimum)

- (e) **Location, type, height and extent of fencing forward of the building line required for the screening of *private open spaces* oriented towards a road or public land frontage** (refer Section 3 "Fencing" herewith and *Code* Section 3.1.6)

(7) **Landscaping in the private realm**

(a) **Palette of permitted and excluded plant species, including turf**

**Minimum Standard:**

To ensure a consistent, appropriate and healthy landscape finish to all lots that is in context with the open spaces and feature park of Precinct 5, plant species (including turf) shall be:-

- selected primarily (90% minimum) from the Plant Selection Schedule to be provided by the *DRP* upon request
- predominantly of a drought resistant character
- selected carefully for their particular circumstances and/or function, such as decorative, soil stabilisation, proximity to services, shading, screening, privacy, feature, internal courtyard, etc.

(b) **Location and minimum area of landscaping to the streetscape and rear yards, including the minimum number of trees and/or plants per lot** (refer also *Code* Section 3.2.5)

**Minimum Standard:**

Minimum planting requirements lots shall include:-

- for *Detached Dwellings* on lots of 500m<sup>2</sup> or more, at least one (1) advanced (100 litre bag) primary tree on the lot in a location and of a species that is carefully selected to avoid future damage to buildings, fences, retaining walls and other infrastructure
- planting used in conjunction with fences
- grade "A" turf of the species nominated by the *DRP* to all areas of the lot and nature strip not otherwise paved or covered with a mulched and planted garden bed
- garden beds of shrubs and trees (where possible) to the back yards of all dwellings (including *Plex* and *Soho* lots) and communal areas of *Townhouse* lots within the rear setback areas in order to create a planting zone that provides a visual buffer, privacy, shade, and soil/storm water permeability
- the irrigation of the gardens and turf forward of the *frontage building line* with tank water

The rear yard may include:-

- a swimming pool if it is designed and sited in such a way that it complies with all safety and splash fencing regulations while still complying with all fencing controls of the *Code* and these *Design Guidelines* (refer Section 3 "Fencing" herewith)

(c) **Landscaping as a screening or defining device**

**Minimum Standard:**

Landscape planting in mulched garden beds shall be used to:-

- visually screen bins, equipment (such as pool pumps, air conditioners, etc.), clothes lines and service courtyards
- define the separation between public and private spaces

**(d) Maintenance of landscaping****Minimum Standard:**

Existing and new landscaping shall:-

- in the case of street trees and other existing landscape within public areas, not be damaged or removed (with the exception of driveway conflicts as noted below)
- where in conflict with an existing street tree, include the replacement of that street tree (with a tree matching the size and species of the original tree), for example where a driveway location is approved by the *DRP* that is in conflict with an existing street tree
- in the case of the *translucent fencing* adjoining Kings Forest Parkway, not be damaged, removed or changed in any way other than through routine maintenance as required to maintain its original condition

**(e) Landscape materials specification, including garden edges, impermeable surfaces, mulch, soil, soil depth and retaining walls (refer also Code Part A, Subdivision 14)****Minimum Standards:**

Garden beds shall be:-

- separated from turf areas with definitive and easy to maintain garden edges
- provided with appropriate mulch to reduce water consumption and weed growth
- designed to ensure easy maintenance, including free-draining compost soil at a minimum depth of 0.2m

Retaining walls shall be:-

- offset a minimum of 0.9m from any lot boundary, except where built in association with a built-to-boundary wall (refer Section 3 "Fencing" herewith)
- no higher than 0.6m or 0.8m where stepped across a sloping site

**(f) Any areas to be kept clear of landscaping and equipment for the preservation of view corridors, vehicle sight lines, solar access, or the protection of existing services****Minimum Standards:**

To ensure the preservation of significant view lines, landscape planting shall:-

- incorporate deciduous species where landscape is to the northern side of a living area or *private open space*, encouraging the penetration of sunlight in the cooler winter months
- not significantly interfere with view corridors, vehicle sightlines, personal safety, solar access or existing services
- in the case of lots 617, 618 and 742, not be of a height greater than 2.0m at maturity

**(g) Water sensitive urban design****Minimum Standards:**

To ensure minimum water sensitive urban design outcomes, each development shall be designed to:-

- maintain a minimum of 30% of the area of the lot that is not covered by the dwellings or other buildings as permeable or semi-permeable (i.e., a slatted deck) surfaces
- direct run-off from paved areas to permeable areas such as gardens or turf

**(8) Driveways, pathways, patios and other paving****Minimum Standard:**

All driveways shall:-

- be located where nominated by the *Plan of Development* unless an alternate driveway position with negligible impact on the streetscape and/or adjoining dwellings is accepted by the *DRP*
- be hardstand of materials nominated in Section 8 "Materials and colours" herewith
- not be more than 4.5m wide at the street kerb (there is no width restriction for laneways) for double and triple garages
- not be more than the width of the garage door for single garages

**(9) Materials and colours****(a) Compatible with the surrounding natural and built environment****Minimum Standards:**

Roofing materials shall be:-

- pre-finished coloured steel or
- concrete tiles

Roofing colours shall:-

- be light in hue
- be neutral in tone
- not be black, blue or red

Wall materials shall be low maintenance and include one or a combination of the following

- face masonry (limited to the extent noted in Section 2(g) herewith)
- fibre cement of planks or fibre cement panels with articulated or proprietary joints
- plywood panels with articulated or proprietary joints
- coated coloured metal cladding
- proprietary walling systems with a textured finish
- natural timber in protected areas that are easily accessible for routine maintenance

House colours shall be:-

- predominantly be made up of light, natural and/or neutral tones
- complemented with limited features of rich accent colours that relate to the immediate context

Hardscape surfaces shall:-

- be low maintenance and selected to be appropriate for their function
- be, where located forward of the *frontage building line*, of exposed aggregate, stamped, patterned or coloured concrete, or tiles, timber decking or pavers on a concrete base
- be, where located behind the *frontage building line*, of the above finishes or river pebble, crushed stone or plain concrete

- not be asphalt paving

External surfaces that are not hardstand shall be covered by:-

- garden and/or turf (refer Section 7 "Driveways, pathways, patios and other paving" herewith)

Rainwater tanks, downpipes, utilitarian items and related paraphernalia shall:-

- not be located forward of the *frontage building line*
- match the adjacent dwelling wall colour

Retaining walls shall be constructed of:-

- stone or
- proprietary masonry planks or
- terrace blocks or
- rendered and painted masonry blockwork

Clotheslines shall be:

- factory pre-finished colour coated in a colour matching the adjacent wall colour and of a wall mounted type (though mounting to the dividing fence may be permitted in some circumstances and if mounted below the top of the fence)

Letterboxes shall be:

- constructed of masonry in a finish to match the dwelling with a proprietary metal insert
- or, when accepted by the *DRP*, of a distinctive feature design

Fencing materials shall be:- (refer also Section 3 "Fencing" herewith)

- for *solid fencing*, either 100 x 15 (minimum) treated pine timber palings in a hit-and-miss style applied to both sides of 35 x 75 (minimum) hardwood rails mounted onto 100 x 75 hardwood posts and finished with a continuous 100 x 50 (minimum) hardwood cap with 5mm arised edges or concrete block/tilt-up concrete with a rendered/textured and painted finish
- for *translucent fencing*, a continuous rendered masonry base of 0.6m or rendered masonry columns combined with a choice of horizontal or vertical factory finished colour coated aluminium battens or palings, providing a maximum opening verses solid ratio of 15%
- for *transparent fencing*, decorative metal tube in a vertical or horizontal configuration with timber or aluminium posts of 0.1m minimum dimension

Fencing colours shall be:-

- for *solid fencing*, natural for timber fencing and a colour to match the dwelling in the case of masonry fencing, unless otherwise advised by the *DRP* (such as may be the case of fencing adjoining Kings Forest Parkway, etc.)
- for *translucent fencing*, black for the aluminium battens or tubes, and a colour advised by the *DRP* where adjoining a public area other than the access street, or otherwise colours to match the dwelling or development
- for *transparent fencing*, black where adjoining a public area other than the access street, or otherwise colours to match the dwelling or development

**(b) Factory pre-finished (where possible)****Minimum Standards:**

All materials shall be:-

- non reflective
- new
- proprietary
- factory finished when available

*Transparent* fencing shall be constructed of black powder-coated aluminium tube with a square top finish or other material as approved by *Design Review Panel*.

**(c) Variety of materials, colours and textures.**

To ensure a variety of materials, colours and textures throughout Precinct 5, every building shall:-

- be composed of a mixture of materials and colours (refer Section 2 "Architectural and streetscape design and facades")

**(10) Environmental Sustainability****(a) Predominant orientation of indoor and outdoor living areas and glazing****Minimum Standards:**

Indoor and outdoor living areas and glazing shall:-

- in the case of outdoor living areas, be located to the north or east of the dwelling where at all possible
- in the case of glazing, be provided in generous proportions to the north and east
- in the case of glazing, be minimised on the south and west
- in the case of glazing, protected from the sun, wind and rain
- in the case of windows and doors, be positioned to take advantage of views, breezes and the sun

**(b) Natural ventilation, eaves, window hoods and shading****Minimum Standards:**

To ensure natural ventilation and sun shading, dwellings designs shall:

- include at least two windows to each living and main bedroom area to encourage cross ventilation
- include a window or vented skylight to each kitchen that is located greater than 4m from an operable window
- include sun shading to all glazing
- include a sky tube for natural light and ventilation for internal wet areas of houses wherever possible due to roof configuration

**(c) Minimum insulation/thermal mass requirements**

To ensure minimum insulation and thermal mass requirements, designs shall include:

- wall insulation of a minimum standard of R1.5



- roof insulation to a minimum of R2.5
- under-floor insulation to R2.0

**(d) Exterior colour selections** (refer also Section 8 "Materials and colours" herewith)

To promote energy efficiency and a low carbon footprint, exterior colour selections:-

- shall be light (with the exception of limited feature colours)
- shall generally apply to environmentally sustainable equipment (which is encouraged), with the exception of solar panels, which shall be positioned flat to the roof to minimise the visual contrast of their dark colour to the predominantly light coloured roofs

**(e) Stormwater or rainwater harvesting, and re-use/recycling**

Rainwater harvesting and recycling strategies shall:-

- include the provision of above ground or underground or under-slab rain water tanks in a location behind the *frontage building line*
- be achieved by directing the majority of roof water to the rainwater tank/s

**(11) Procedures for submission of application for assessment by the *Design Review Panel***

**(a) Delivery of Applications to the *Design Review Panel***

Delivery of applications to the *DRP* shall be:-

- when in hard copy format, C/o Darryl Anderson Consulting Pty Ltd at Suite 7 Corporate House, 8 Corporation Court, Tweed Heads South, NSW, 2486

**(b) when digital, c/o Darryl Anderson Consulting via email to: [darryl@daconsulting.com.au](mailto:darryl@daconsulting.com.au)**

**(c) Minimum submission requirements of the *Panel***

**Minimum Concept Submission (seeking initial advice and clarifications) requirements of the *DRP* shall be:-**

- a *DRP* Application Form (provided by request to the *DRP*)
- a combination of site and ground floor plans at 1:100 scale or 1:200 scale minimum
- all street or public space elevations (including primary streets, secondary streets, lanes, ecological reserves, parks, etc.)

**Minimum Final Submission (seeking a *DRP* Pre-Approval Certificate) requirements to the *DRP* shall be:-**

- a *DRP* Application Form and Self-Assessment Checklist (provided upon request by the *DRP*)
- site plan(1:200)
- floor plans (1:100)
- roof plans (1:200)
- a minimum of four elevations (1:100)
- a minimum of one cross section (1:100)
- a landscape plan (1:100)
- completed *DRP* Material and Colour Selections Schedule (provided by the *DRP*)

- Completed *DRP* Environmentally Sustainable Design Inclusions List (provided by the *DRP*)

**(d) Timeframes for *Design Review Panel* Response**

**In the case of Concept Submissions, the *DRP* shall:-**

- review the Concept Submission for consistency with the *Code* and *Design Guidelines*
- identify all areas of conflict with the *Code* and *Design Guidelines*
- outline optional solutions to achieve consistency with the *Code* and *Design Guidelines*
- suggest a meeting with the applicant to discuss any inconsistent items (additional fees may apply)
- identify all further information required for the Final Submission
- provide a written response to the Concept Submission within a target of ten business days
- potentially repeat the above process for incomplete or inconsistent Final Submissions

**In the case of Final Submissions seeking a *DRP Pre-Approval Certificate*, the *DRP* shall:-**

- review the Final Submission for consistency with the *Code* and *Design Guidelines*
- either repeat the Concept Submission process outlined above for Final Submissions that are inconsistent or incomplete, or proceed to the next step outlined below
- write conditions on the Final Submission documents to ensure consistency with the *Code* and *Design Guidelines*
- stamp the Final Submission documents to identify them as those relating to the *Pre-Approval Certificate*
- prepare a *Pre-Approval Certificate* noting all conditions of approval and merit based relaxations provided by the approval
- prepare a letter outlining the next step in the approval process
- distribute the above letter, the signed *Pre-Approval Certificate* and the stamped documents to the applicant within a target of ten (10) business days

**(e) Fees schedule, if applicable, for cost of panel assessment**

**A schedule of fees for the cost of the *DRP* assessment shall:-**

- be provided upon request by the *DRP*