

# LE CLOS BUILDING DESIGN GUIDELINES

## Le Clos Design Philosophy

Le Clos at Sancrox is the latest premium estate on the Mid North Coast of NSW. Situated at Sancrox and set within a bushland & semi-rural setting, this estate offers affordable living close to all facilities within the Port Macquarie and Wauchope precinct.

Le Clos aims to establish its own character – for homes, their gardens and in the way homes relate to the street, public spaces and tie in with the natural environment.

To retain the value of your investment these design guidelines have been prepared with the intention of ensuring a higher than average level of design in both the streetscape, dwellings and private gardens without the imposition of adding additional cost.

## Purpose of Design Guidelines

The purpose of the Le Clos Design Guidelines is twofold.

1. To guide the design requirements within the public realm i.e. including street furniture, materials used, planting themes, maintenance standards
2. to outline design standards of individual houses and their private landscapes by ensuring their integration into the defined character of Le Clos. The guidelines are necessary to ensure that all residential development provides a high quality living environment and

provides a high standard of design. In essence these guidelines will maintain, protect and enhance your most valuable asset.



## The Approval Process

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These guidelines have been written in the form of a Checklist. These guidelines will assist your discussions with your architect or builder and to help gain development approval for your home.

Your home must also meet Australian Standards, requirements of the Building Code of Australia, relevant legislation of the Port Macquarie Hastings Council LEP and DCP along with other relevant legislation relating to homes and neighbouring properties.

## Steps to Approval and Construction

The following steps will need to be taken to achieve the necessary approvals and statutory approvals to build your house at Le Clos.

STEP 1	Review Port Macquarie Hastings Council DCP (or complying development) and LEP requirements, Le Clos Design Guideline requirements and the 88B Instrument in your Sales Contract
STEP 2	Submit home and landscape design plans, material and colour selections, Le Clos guideline checklist and application forms to the Le Clos Design Co-coordinator for approval.
STEP 3	Submit Development/Complying Development Application and Construction Certificate to the relevant approval authority/certifier.
STEP 4	Commence construction according to approved plans within 18months of the settlement of your land

## The Design Guidelines

DESIGN ELEMENT	DESIGN GUIDELINES	COMPLIANCE (tick to confirm)
<b>Building Setbacks</b>		
	<ul style="list-style-type: none"> <li>Building setbacks to the primary road frontage shall be 4.5m from the front property boundary as per PMHC DCP 2011</li> </ul>	
	<ul style="list-style-type: none"> <li>Varied front setbacks are encouraged resulting in an interesting, articulated façade and streetscape</li> </ul>	
	<ul style="list-style-type: none"> <li>To downplay the visual dominance of the garage and its impact the garage is to be setback from the building frontage. PMHC DCP 2011 requires minimum garage setbacks but an increased setback is encouraged</li> </ul>	
<b>Fencing</b>		
Front Fencing	<ul style="list-style-type: none"> <li>Fencing is not permitted to front boundaries or side boundaries in front of the building alignment. Front fencing is not permitted to the boundary on corner splays</li> </ul>	
	<ul style="list-style-type: none"> <li>Hedging or screen planting is encouraged</li> </ul>	
Interlotment Fencing	<ul style="list-style-type: none"> <li>All interlotment boundary fencing is to be 1.8m high alternate lapped and capped timber fencing. This fencing shall only commence at the building alignment line</li> </ul>	
Fencing to Corner Lots	<ul style="list-style-type: none"> <li>Fencing to secondary frontages is not encouraged. If required for security or privacy purposes then a setback of 1m is required from the boundary which is stepped every 6m at a minimum.</li> </ul>	
	<ul style="list-style-type: none"> <li>Landscaping is required to the street side of the fence.</li> </ul>	
	<ul style="list-style-type: none"> <li>The fence is to have a minimum of 40% transparency. Approved fencing types include painted or stained timber slat, or powder coated aluminum slats with timber or rendered upright posts or columns.</li> </ul>	
	<ul style="list-style-type: none"> <li>Colourbond or similar fencing is not permitted</li> </ul>	

Retaining Walls		
	<ul style="list-style-type: none"> <li>Retaining walls are not permitted to the front boundary but are to be setback a minimum of 1.0 metre.</li> </ul>	
	<ul style="list-style-type: none"> <li>Planting is encouraged to soften retaining walls</li> </ul>	
	<ul style="list-style-type: none"> <li>Retaining walls to be a maximum of 900mm high</li> </ul>	
Driveways		
Driveway Crossovers	<ul style="list-style-type: none"> <li>Vehicle crossovers (between road kerb and lot boundary) are not to exceed 3.5m in width</li> </ul>	
Driveway Materials	<ul style="list-style-type: none"> <li>Driveway materials are to include unit paving, exposed aggregate and coloured and stenciled concrete.</li> </ul>	
	<ul style="list-style-type: none"> <li>Plain concrete is not permitted</li> </ul>	
Building Form		
	<ul style="list-style-type: none"> <li>All building designs are to address the streetscape and open space reserves</li> </ul>	
	<ul style="list-style-type: none"> <li>Buildings on corner lots are to address both street frontages</li> </ul>	
Design elements	<ul style="list-style-type: none"> <li>Buildings are to have well designed elements including:-               <ul style="list-style-type: none"> <li>a well defined sense of entry with the main entry being clearly recognisable from the street;</li> <li>the building is to be well proportioned and articulated including any upper storeys (suggested that maximum unarticulated façade length is 5m with a minimum step of 450mm);</li> <li>incorporates front verandahs, balconies and decks</li> <li>repetitious or similar facades and colour schemes are discouraged where they can be immediately seen together</li> </ul> </li> </ul>	
Building materials	<ul style="list-style-type: none"> <li>A mixture of external materials and elements is encouraged</li> </ul>	
	<ul style="list-style-type: none"> <li>Facebrick is to be no more than 30% of the total façade facing the street</li> </ul>	
	<ul style="list-style-type: none"> <li>Where masonry is proposed for two story dwellings the upper story is to incorporate lightweight materials</li> </ul>	
Building colours	<ul style="list-style-type: none"> <li>Variations in colour and hue are encouraged</li> </ul>	
	<ul style="list-style-type: none"> <li>Colour schemes are to be submitted as part of the approval process</li> </ul>	
	<ul style="list-style-type: none"> <li>Bold colours are only acceptable as minor elements</li> </ul>	

<b>Garages</b>		
	<ul style="list-style-type: none"> <li>Garages are to be setback a minimum 1.0m from the front building line</li> </ul>	
	<ul style="list-style-type: none"> <li>Triple garages or greater are not permitted</li> </ul>	
	<ul style="list-style-type: none"> <li>Carports are not permitted</li> </ul>	
	<ul style="list-style-type: none"> <li>Ancillary storage of boats, caravans or additional vehicles must not be visible from the street.</li> </ul>	
<b>Roof Form</b>		
Roof Overhangs & Eaves	<ul style="list-style-type: none"> <li>Roof overhangs and eaves must be a design features of all homes.</li> <li>Eaves must project a minimum of 450mm from the building face to provide adequate shelter from the sun and wind-driven rain</li> </ul>	
Roof Shape and Pitch	<ul style="list-style-type: none"> <li>For skillion roofs a minimum pitch of 10 degrees is required; for hip roofs a minimum 22 degrees is required</li> </ul>	
Roof Materials	<ul style="list-style-type: none"> <li>Roofs must be colourbond or flat roof tiling.</li> </ul>	
	<ul style="list-style-type: none"> <li>Highly reflective materials are to be avoided</li> </ul>	
<b>External Elements</b>		
Roof mounted fixtures	<ul style="list-style-type: none"> <li>Fixtures such as television antennae, satellite dishes, air-conditioning units and solar hot water storage devices must not be visible from the street or open space reserves</li> </ul>	
	<ul style="list-style-type: none"> <li>Solar panels must be integrated into the roof form</li> </ul>	
Hot water systems	<ul style="list-style-type: none"> <li>Must be screened from the street and open space reserves</li> </ul>	
Air Conditioning	<ul style="list-style-type: none"> <li>Air conditioning and heat pump systems must be located to reduce noise to neighbours</li> </ul>	
	<ul style="list-style-type: none"> <li>Must be screened from the street and open space reserves</li> </ul>	
Rainwater tanks	<ul style="list-style-type: none"> <li>Must be screened from the street and open space reserves</li> </ul>	
	<ul style="list-style-type: none"> <li>Colour of the tank must be integrated with the colour scheme of the dwelling</li> </ul>	
Garbage Bins	<ul style="list-style-type: none"> <li>Must be screened from the street and open space reserves</li> </ul>	
Clothes Drying	<ul style="list-style-type: none"> <li>Must be screened from the street and open space reserves</li> </ul>	
Storage Sheds	<ul style="list-style-type: none"> <li>Are not to be located in front gardens</li> </ul>	
	<ul style="list-style-type: none"> <li>Will not obstruct neighbours views</li> </ul>	
<b>Landscape Design</b>		
	<ul style="list-style-type: none"> <li>At least 50% of the front garden area is to comprise planted and mulched garden beds. The balance can comprise turf, feature paving, decorative gravel</li> </ul>	

	<ul style="list-style-type: none"><li>• Landscape features to compliment the home are encouraged e.g. water features, sculptures</li></ul>	
	<ul style="list-style-type: none"><li>• Plant at least two small/ medium trees within the front garden</li></ul>	
	<ul style="list-style-type: none"><li>• Retaining walls are to be set back a min 1.0m from front boundary with materials selected to compliment the house</li></ul>	



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## Medium Density Developments

Medium Density developments in the form of Residential Flat Buildings will also require compliance with the Apartment Design Guide, which provides design criteria and general guidance to satisfy the principles within SEPP 65 (State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development).

The requirements within these Building Design Guidelines must still be achieved for increased densities to achieve a consistent character for Le Clos, with the Apartment Design Guide prevailing where there is an inconsistency



Residential flat buildings and townhouses to be setback from the street to allow landscaping to soften & enhance the streetscape character of the precinct

