THE·WATERFRONT

SHELL COVE

A Frasers Property Australia & Shellharbour City Council Joint Project

FRASERS PROPERTY

Shellharbour CITY COUNCIL

DESIGN GUIDELINES FOR MEDIUM DENSITY HOUSING PRECINCTS B1 & C1

SEPTEMBER 2015

v2.0

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Prepared by LFA (Pacific) Pty Ltd for
Frasers Property Australia and Shellharbour City Council

September 2015

V2.0

The Medium Density Design Guidelines have been reviewed by Shellharbour City Council and endorsed by Geoff Hoynes – Group Manager City Planning, Shellharbour City Council.

....
Signature

.....27/6/2017.....
Date

PURPOSE OF THE DESIGN GUIDELINES

The purpose of the Medium Density Design Guidelines is to support the Shell Cove Concept Approval in guiding development of medium density housing within Precincts B1 & C1. The Design Guidelines have been prepared as required by Schedule 3 Part D Further Environmental Assessment Requirements No. 1 under the Concept Approval which states that:

"The proponent must submit detailed urban design guidelines for the project prepared by a suitably qualified architect or urban designer, for each stage. The guidelines must establish design controls which achieve the following where relevant to the particular stage:

- *Architectural diversity within all stages which complements the site's coastal context*
- *A variety of detailed designs which avoids monotones and repetition*
- *Design of the hotel building and public square in the commercial precinct which define street and water edges, and create visual interest*
- *A hotel building with tower angled to the east to maximise views to the coast to the north and south and reduce impacts on the boat harbour and which may comprise a 3-4 storey high podium*
- *Demonstration of a mix of dwelling types and sizes for each residential precinct, including consideration of affordable and adaptable housing*
- *Building separation, setbacks, solar access, visual and acoustic privacy, view corridors and an adequate level of environmental amenity*
- *The location and distribution of car parks*
- *Where applicable, that SEPP 65 principles and the Residential Flat Design Code (now ADG) can be achieved*
- *Appropriate density, bulk, scale, textures and colours in relation to surrounding development, topography and streetscape*
- *Consistency with the NSW Coastal Policy 1997 and Coastal Design Guidelines NSW in terms of visual impact, bulk, scale and amenity*
- *Layout and design which satisfies the design considerations in Healthy by Design: A Planners Guide to Environment's for Active Living, National Heart Foundation of Australia*
- *Clear addresses for buildings fronting public walkways along the harbour and direct access from walkways where possible*
- *An indicative staging plan identifying the likely timing and sequence for each stage*
- *Buildings which address main avenues or boulevards and serviced by rear laneways/access ways to improve legibility and prevent gated communities*
- *Design and layout to minimise noise impacts to sensitive residential areas near the quarry boundary.*

CONTENTS

1. INTRODUCTION

Shell Cove is a masterplanned award winning residential community created by Frasers Property Australia and Shellharbour City Council.

Located within the Illawarra Region of NSW just south of Wollongong, the coastal Shell Cove will become a home for more than 5,000 people with a bustling boat harbour and marina.

The Waterfront Shell Cove and its Town Centre will create a major regional boating destination, a waterfront marina lifestyle and social hub for both residents and the wider South Coast community.

Frasers Property Australia and Shellharbour City Council have developed The Waterfront Shell Cove Precinct Design Guidelines because of the importance of building well designed subdivisions, streetscapes and sustainable houses in our new communities.

1.1 THE SHELL COVE VISION

Our vision is to create a new living coastal community at Shell Cove, with a strong local and regional focus on the boat harbour and unique natural beauty of the Shellharbour coastline.

Frasers Property Australia and Shellharbour City Council will be creating a sustainable new built environment that reflects the natural qualities of the locality and actively pursuing a contemporary coastal character that responds to the relaxed lifestyle of the region.

The character of the Waterfront Precinct at Shell Cove is to be modern Australian (rather than historical reproduction styles) and should contribute to a coastal vernacular. Homes should be designed and built for the local climate, environment and lifestyle. There are several key features that reflect the contemporary Australian lifestyle and are considered to be essential design elements in the Waterfront Precinct. They are;

- Large verandahs and alfresco areas that provide quality private open space and extendindoor living spaces in both front and rear setbacks;
- Maximise glazing to transition between indoor and outdoor living areas;
- Materials that reflect the coastal position of the precinct i.e. weatherboards and lightweight cladding, and timber elements, and steel posts, awnings, framing and balustrade elements;
- Large eaves, overhangs, pergolas, awnings and external louvres to respond to the Shell Cove microclimate, and to shade and protect windows and external living spaces such as verandahs and courtyards in both the front and rear setbacks;
- Window, doors and skylights appropriately oriented to admit direct sun and allow cross ventilation;
- Simple, modern facades and roof forms; and
- Elements that will contribute to the distinctive character of precincts B1 and C1 include building scale, articulated streetscapes, fencing, private open space courtyards coastal colours and materials, and landscaping.

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1.2 THE PRECINCTS

Precincts B1 and C1 are located to the south of the Boat Harbour, extend over 13ha of land adjoining Harbour Boulevarde and represent the first stage of residential development within The Waterfront Shell Cove.

These Guidelines have been prepared specifically for medium density housing on superlots within Precincts B1 and C1 of The Waterfront Shell Cove.

Artists impression of the Boat Harbour

FIGURE 1: Artists Impression of The Waterfront Shell Cove Precinct showing the location of Precincts B1 and C1

1.3 AIM AND STRUCTURE OF THE GUIDELINES

Frasers Property Australia and Shellharbour City Council have prepared The Waterfront Shell Cove Precincts B1 and C1 Design Guidelines to ensure the development of well designed and sustainable homes in our new community.

The Guidelines set out the key priorities and principles in relation to medium density housing, siting and design, access, landscaping and sustainability.

These Guidelines form a 'manual' for design and development at The Waterfront Shell Cove and inform the approval process for building development.

The Guidelines should be read in conjunction with the Building Code of Australia (BCA), and all relevant legislation and Australian Standards.

The Guidelines are setout as below:

- **Section 2** – Desired future character and the key design principles for Residential Precincts B1 and C1.
- **Section 3** – Site Planning, which provides general guidance on siting arrangements such as building types, access and building envelopes.
- **Section 4** – Building Design, Architectural and Landscape Character, which provides guidance on house design, character, landscape and detailing.
- **Section 5** – Livability & Sustainability, which provides guidance on energy efficiency, passive solar design and water conservation.
- **Appendices** – which includes a glossary of terms and The Waterfront Shell Cove Colour Palette for Medium Density Housing.

FIGURE 2: Structure of these Design Guidelines

1.4 APPROVAL PROCESS

The Waterfront Shell Cove approval process for medium density housing is illustrated in the opposite diagram.

Following a review of the Design Guidelines and the preparation of an integrated dwelling Development Application (DA), the first step is to arrange a pre-lodgement meeting with Shellharbour City Council (Council) to discuss the proposed housing.

The required DA documentation should then be prepared and be lodged with Council for approval.

Following the DA approval, a Construction Certificate (CC) approval from Council or a Principal Certifying Authority (PCA) will need to be issued before construction can commence.

Should variations to the design be sought after approval has been granted, a Section 96 Modification Application will need to be prepared and lodged with Council. Future building extensions or renovations will also require approval by Council.

Refer to Shellharbour City Council for further details regarding the approval process.

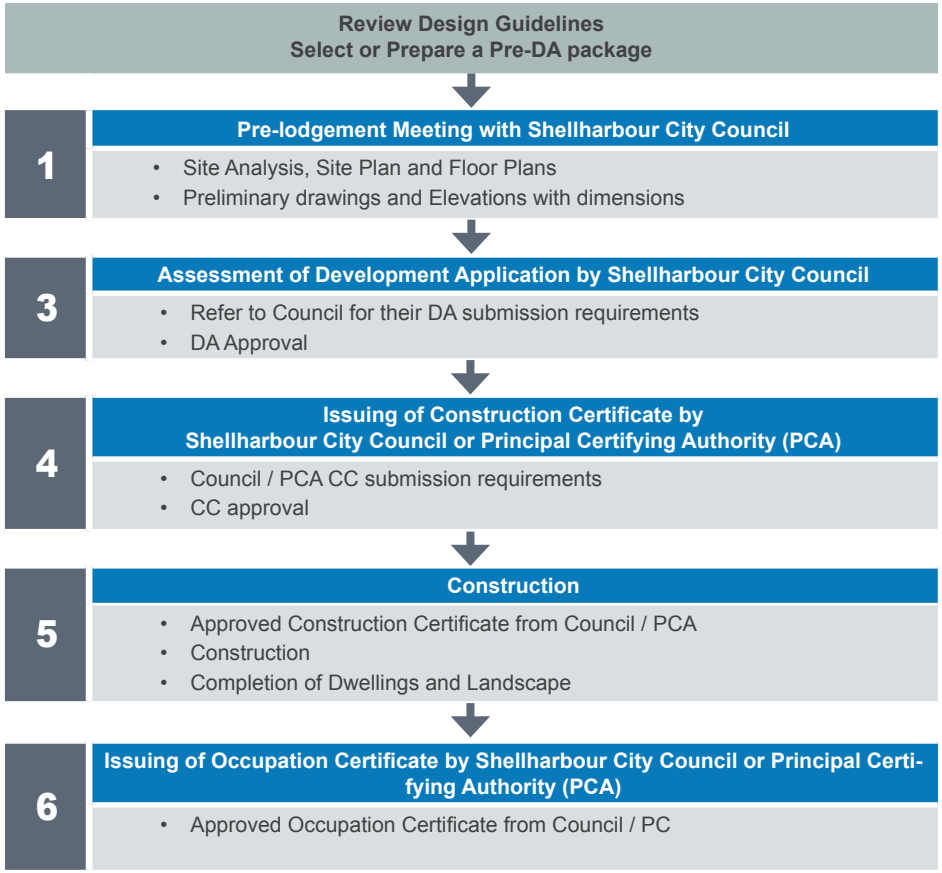


FIGURE 3: Key Steps in the Approval Process

2. RESIDENTIAL PRECINCTS B1 & C1

2.1 DESIRED FUTURE CHARACTER

This section describes the urban design attributes and desired future character of the precincts which has influenced the street pattern, lot layout, open space provision and pedestrian connections.

2.2 PRECINCT B1

Precinct B1 (7.9 ha) is framed by Harbour Boulevarde to the south, two major 'View Corridor Streets' to the east and west and the new main link road to the north which runs broadly parallel to the new harbour.

The land slopes toward the new harbour and development will provide a range of low and medium density housing options.

Vehicular access is from Harbour Boulevarde via the two major view corridor roads, each with a view to the harbour.

An open space link provides a pedestrian connection to Harbour Boulevarde and a link to a future bus stop.

Site Access and Street Network

- Two 'View Corridor Streets' provide connections to Harbour Boulevarde.
- Local streets, broadly parallel to Harbour Boulevarde, divide the Precinct into three blocks.
- Laneways provide access to most medium density dwellings.

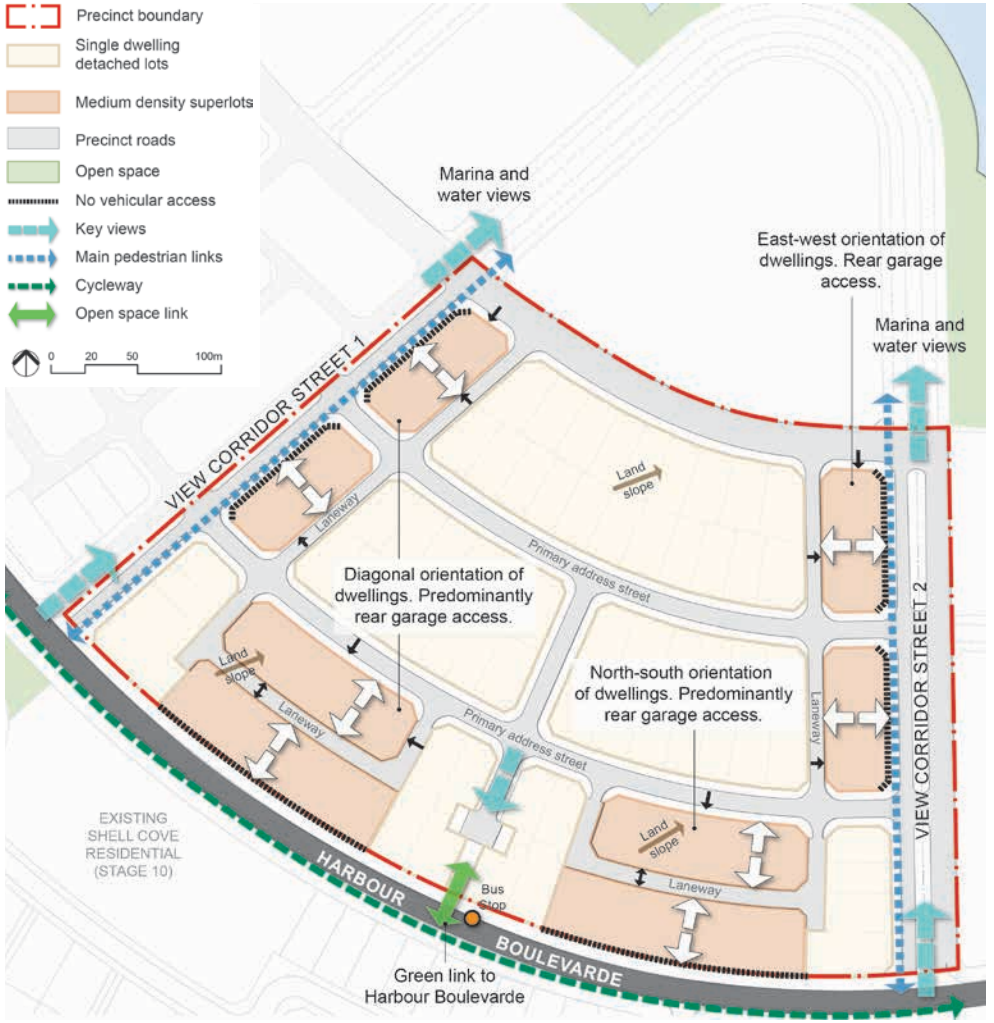


FIGURE 4: Precinct B1 Key Principles / Characteristics Diagram

- No vehicular access to properties from Harbour Boulevarde and the 'View Corridor Streets'.

View and Vistas

- Vistas to water along 'View Corridor Streets'.
- Views into landscaped corridor roads with central swales.

Amenity

- Connection to Harbour View Reserve across Harbour Boulevarde.
- Pedestrian and cycle connections to Harbour Boulevarde, bus routes and main cycleway.

Land Use and Building Types

- Mix of low and medium density housing types.
- Larger corner lots to provide additional diversity of housing.

2.3 PRECINCT C1

Precinct C1 (5.1ha) is framed by Harbour Boulevarde to the south west, the Town Centre to the north and a 'View Corridor Street' to the south east.

The land slopes toward the new harbour and provides for a range of low and medium density housing options.

Vehicular access to the Precinct is from the Town Centre and the 'View Corridor Streets' and both provide vistas to the harbour.

A local park is the internal focus and an open space link provides direct pedestrian access to Harbour Boulevarde. New housing is to face the park, with design controls over front fencing to create a special streetscape character.

Site Access and Street Network

- The 'View Corridor Street' connects to Harbour Boulevarde.
- A local street running parallel to Harbour Boulevarde, provides for a main cross precinct link.
- Laneways provide access to most medium density dwellings.

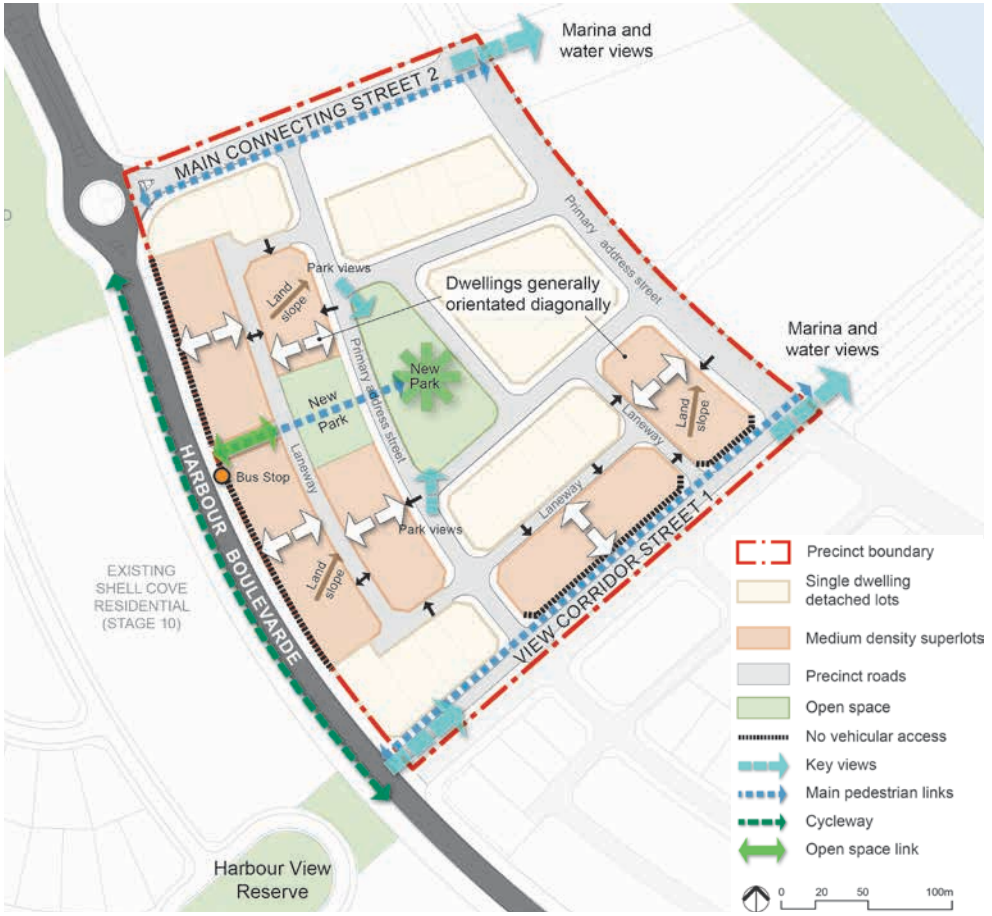


FIGURE 5: Precinct C1 Key Principles / Characteristics Diagram

- No vehicular access to properties is permitted from Harbour Boulevarde and the 'View Corridor Street 1'.

View and Vistas

- Vistas to water along the 'View Corridor Street 1' and 'Main Connecting Street 2'.
- Views into local parkland.

Amenity

- New central local park.
- An open space link provides pedestrian connections to Harbour Boulevarde and future bus stop.
- Connections to parklands / wetlands across Harbour Boulevarde.
- Pedestrian and cycle connections to Harbour Boulvarde, bus routes and main cycleway.

Land use and Building Types

- Mix of low and medium density housing types.
- Larger corner lots to provide additional diversity of housing.

FIGURE 6: Illustrative concept for Precinct C1 park

Section 3 is concerned with the relationship of medium density housing with other forms of housing within the subdivision, orientation of main living rooms and private open space, the location of garages and design of building envelopes.

Both precincts provide for a choice of housing options to meet a variety of lifestyle needs and family types.

The guidelines relate to the following living options or building types:

- Duplexes;
- Townhouses;
- Small Lot Detached Dwellings;
- Zero Lot Dwellings;
- Garden Studios/Corner Dwellings; and
- Studios above garages (Fonzie flats).

3.1 BUILDING AND SITING PRINCIPLES

Each dwelling should be site responsive, be specifically designed to take into account land slope, views, breezes, solar orientation, access opportunities and any neighbourly issues such as privacy or overshadowing.

The siting of houses will need to be carefully considered to address the following:

- Slope of the land and water run off;
- Location of living spaces and gardens for good solar access in winter and to provide sun shading in summer;
- Strong connection between living spaces and external spaces;
- Orientation to catch prevailing breezes in summer months and to protect from adverse weather;
- Setbacks to streets and lot boundaries;
- Access requirements of vehicles and pedestrians;
- Maximum building envelopes;
- Neighbouring dwellings; and
- Requirements of services and easements.

These considerations will vary depending on housing type and orientation.

For example, northern orientation is most desirable for living rooms and private open spaces. Where passive street surveillance and/or good views conflict with this, open/flow-through living plans that maximise opportunities for dual aspect should be considered.

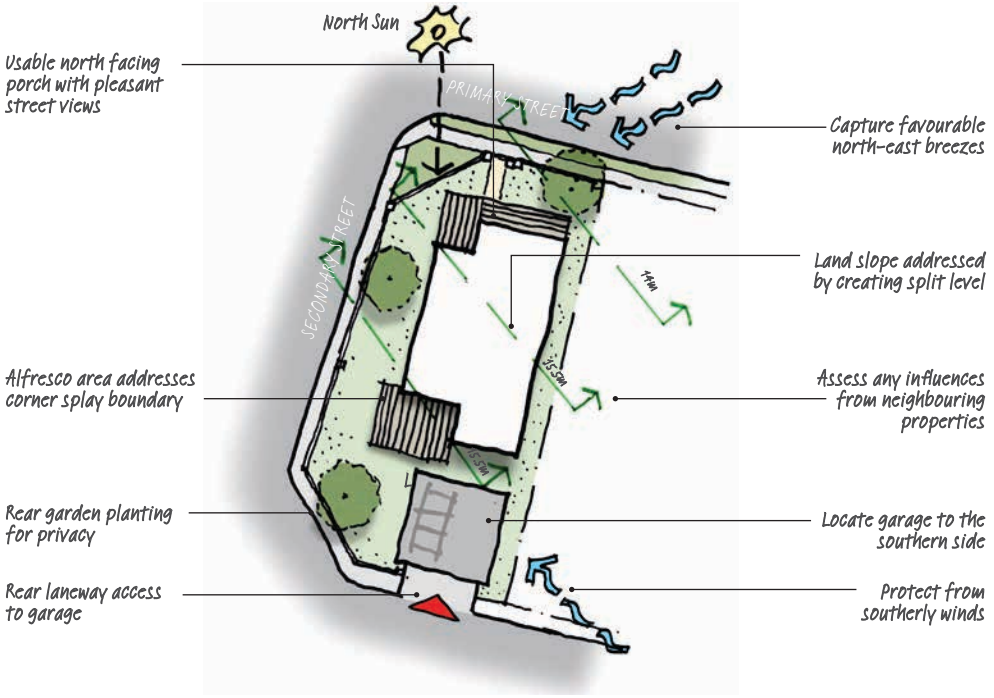


FIGURE 7: Example of site analysis diagram

3.2 MEDIUM DENSITY HOUSING CONTROLS

Precincts B1 and C1 provide for a range of sites suitable for medium density dwellings:

- Duplexes
- Townhouses
- Small Lot Detached Dwellings
- Zero Lot Dwellings
- Garden Studios/Corner Dwellings
- Studios above garages (Fonzie flats)

Key Controls

Key controls for the siting of dwellings are set out in Table 1 and illustrated in the following diagrams.

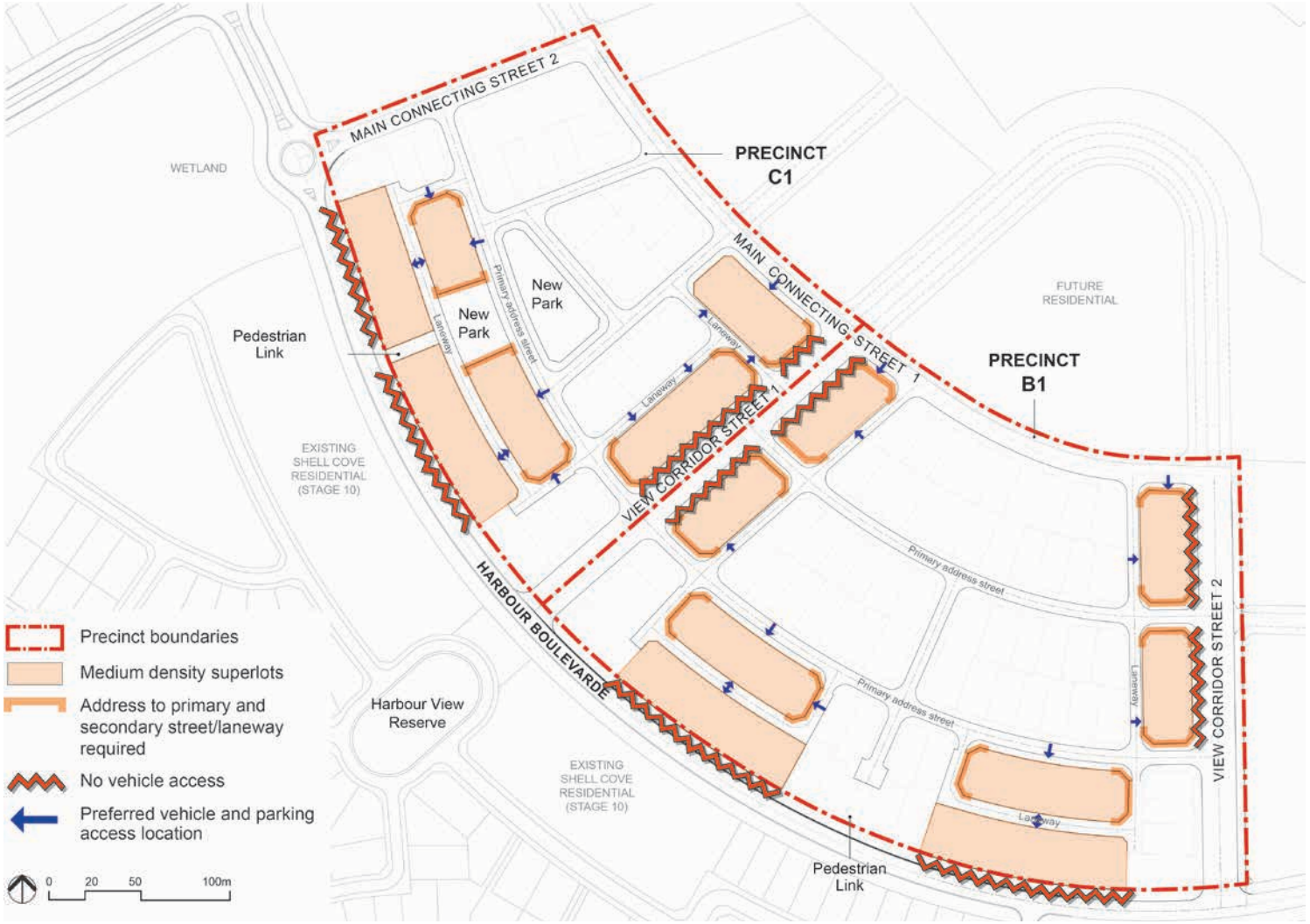


FIGURE 8: Sites for medium density housing

Lot Size	Minimum Lot Size		120m²	(minimum dimension 4.5m)	
Building Height	Dwellings	Two storeys	7.5 metres	(maximum wall height)	
		Three storeys	10 metres	(maximum wall height)	
	Garages		3.5 metres	(maximum wall height)	
		With dwelling component above	7.5 metres	(maximum wall height)	
			Maximum percentage of garages with dwelling components above in any superlot		20%
Setbacks	Primary Street	Building Frontage	3.0 metres	minimum	
		Articulation Zone [1]	2.0 metres	maximum	
		Garage Frontage	5.5 metres	minimum (to door)	
	Secondary Street (for Corner Lots)	Building Frontage	2.0 metres	minimum	
		Articulation Zone [1]	1.0 metre	maximum	
		Garage Frontage	0.5 metres	minimum	
	Side	Duplexes, Townhouses and Garden Studios (Corner Lots)	0 metres	Where one side of the building is not attached, the minimum setback is 0.9 metres	
		Small Lot Housing	0.9 metres	minimum	
	Laneway	Building Frontage	3.0 metres	minimum	
		Articulation Zone	2.0 metres	maximum	
		Garage Frontage (at end of superlot)	0.5 metres	minimum	
	Rear [2]	Rear of main dwelling	8.0 metres	minimum	
		Articulation Zone [1]	4.5 metres	maximum	
		Garden Studios / Corner buildings	1.4 metres	minimum	
		Articulation Zone [1]	0 metres	maximum	
	Alfresco	Setback of roofs associated with alfresco areas from any boundary	0.9 metres	minimum	
Private Open Space (POS)	Provision	Per dwelling	16m²	Minimum dimension of 3 metres	
		Solar access requirement	2 hours during mid-winter to 50% of the private open space area for minimum 50% of the superlot		
Parking	Provision	One to two bedroom dwelling	1 car space		
		Three bedroom+ dwelling	2 car spaces	Minimum 1 space covered	

Definitions of the terminology used above is provided in Appendix E.
[1] Maximum height of articulation zone is 2 storeys
[2] Rear setbacks apply to the main dwelling only and exclude alfresco areas. Where there is a garage structure to the rear of the main dwelling, the laneway setback requirements for garage frontage apply.

Table 1: Medium Density Housing Controls

All setbacks requirements are listed in Table 1.

Importantly, articulation zones are incorporated within setbacks to encourage the incorporation of architectural features. Within front setbacks, features such as verandahs, porches, pergolas or alfresco areas may project a maximum of 2m forward of the building line. With the exception of alfresco areas, such features may be combined with upper level balconies within a 2 storey dwelling, to provide visual interest, articulation, weather protection and sun shading.

Rear setbacks incorporate a deeper articulation zone of 4.5m to allow for generous backyard alfresco areas.

The design guidelines encourage a design led approach to the incorporation of verandahs, porches and balconies and can be more generous when the front facade is set further back than the 3m minimum dimension.

The following diagrams illustrate good design principles for site planning for a variety of building orientation and access conditions.

Dwelling Orientation

Orientation influences solar access to dwellings and private open spaces. The following siting principles should be considered with regard to orientation:

- For properties with north-south orientation addressing a primary street to the north, maximise usable north-facing private open space areas such as front yards, porches and verandahs by increasing front setbacks where possible.
- For properties with north-south orientation addressing a primary street to the south, and where garages will be located to the north, maximise north-facing rear yards connected to living areas with open/ flow-through plans.
- For properties with east-west orientation addressing View Corridor Streets, consistent front setbacks are encouraged to clearly define views to the marina.Where possible, allow for deeper northern side setbacks to maximise solar access into dwellings.
- For properties with diagonal orientation, maximise usable verandahs, porches and alfresco areas to the north-east and north-west, where possible.

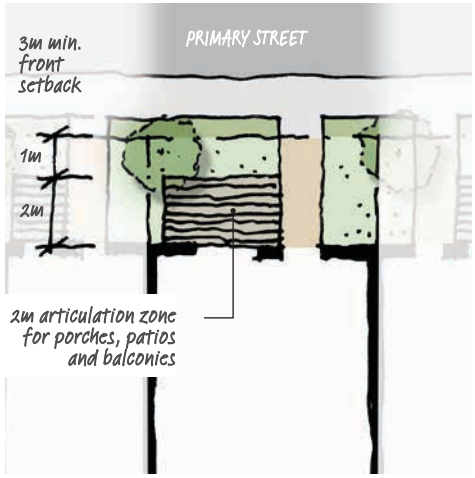


FIGURE 9: Front setback zone requirements

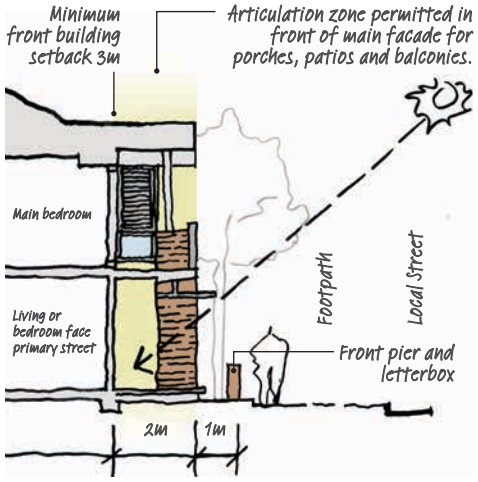


FIGURE 10: Front setback zone requirements - Section

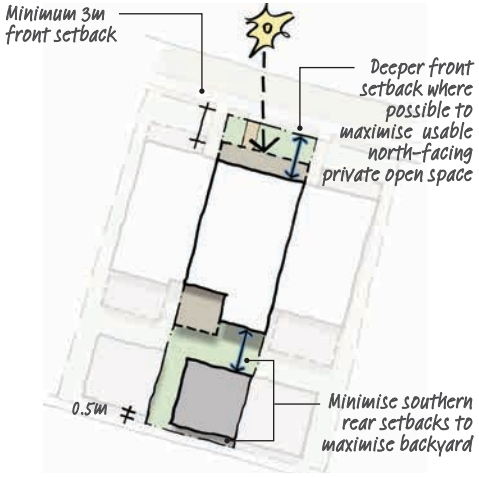


FIGURE 11: North-south orientation example

3.3 ZERO LOT LINE BUILDING

Building to the boundary allows more efficient use of land and can allow for greater solar access to windows and private open spaces on one side.

Design Requirements

- The wall on the boundary must be finished to match the front of the dwelling.
- Maximum length of a zero lot line building is 60% of the lot length.

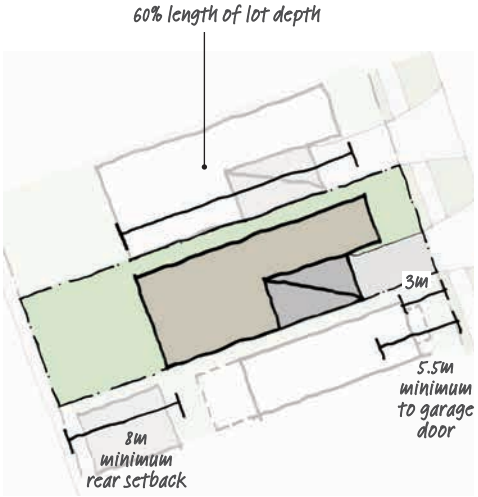


FIGURE 12: Zero Lot Line Building

3.4 CORNER LOTS

The design of dwellings must address both streets and 'turn the corner'. This means that elements such as windows, wall materials, colours, sunshades etc. should wrap around the corner. There are also special fencing requirements for corner lots (refer to Section 4.6).

Corner lots are to have a minimum secondary street (side) setback of 2m and 1m to the splay boundary.

An articulation zone of 1m is allowed to the secondary frontage to encourage the incorporation of building elements that also turn the corner, for example projecting sun screens, balconies and pergolas.

Vehicular access is preferred from rear laneways. On north facing lots, rear access is particularly preferable to maximise the number of north-facing habitable rooms to the street.

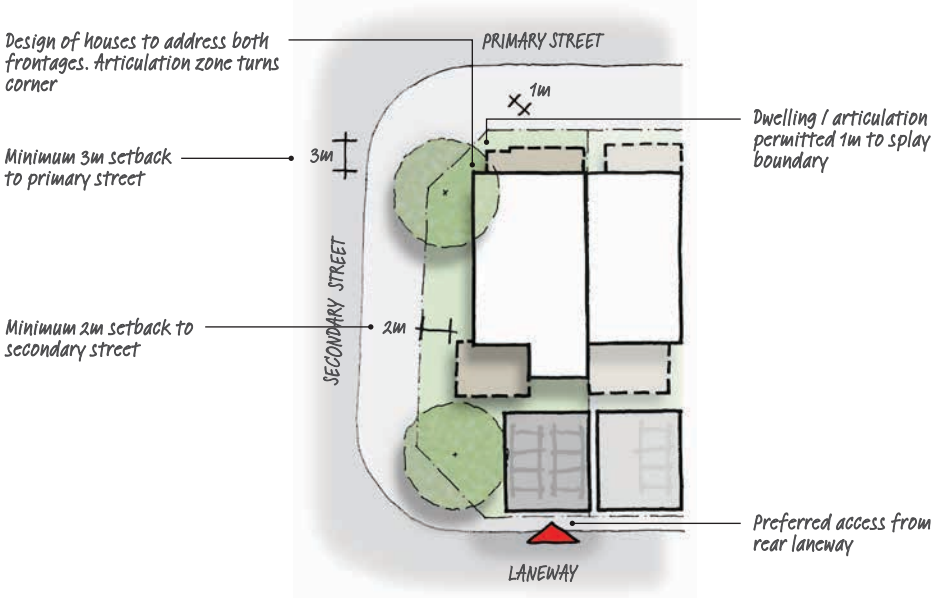


FIGURE 13: Example of Corner Lot and Articulation

For garden studios / corner dwellings where access is provided from the secondary street or laneway, garages can be to either the side or rear boundary.

Design Requirements

- The maximum length of a garden studio is 75% of the lot length.

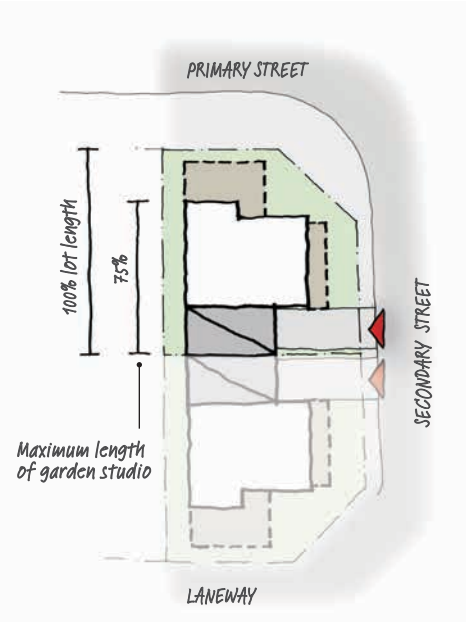


FIGURE 14: Garden Studio Building

3.5 STUDIOS ABOVE GARAGES (FONZIE FLATS)

Studios above garages or 'Fonzie flats' may be located where garages are accessed from a rear laneway or to the rear of corner dwellings with access from a secondary street.

They should be designed in keeping with the main dwelling in terms of built form, materials and so on, and may include a small juliet balcony and / or windows overlooking the laneway to provide for casual surveillance opportunities.

Maximum studio size is determined by the garage dimensions. To ensure compatibility of scale, studios may be approved only where the main dwelling is two storeys or more.

Staircases, balconies, windows, entries and the like should be designed so that there is no adverse impact on the privacy of neighbouring dwellings, and to contribute positively to laneways.

Private open space, which may include juliet balconies, to be provided to Fonzie flats on a merit basis.

Design Requirements

- A maximum of 20% of garages in a superlot may have studios above.

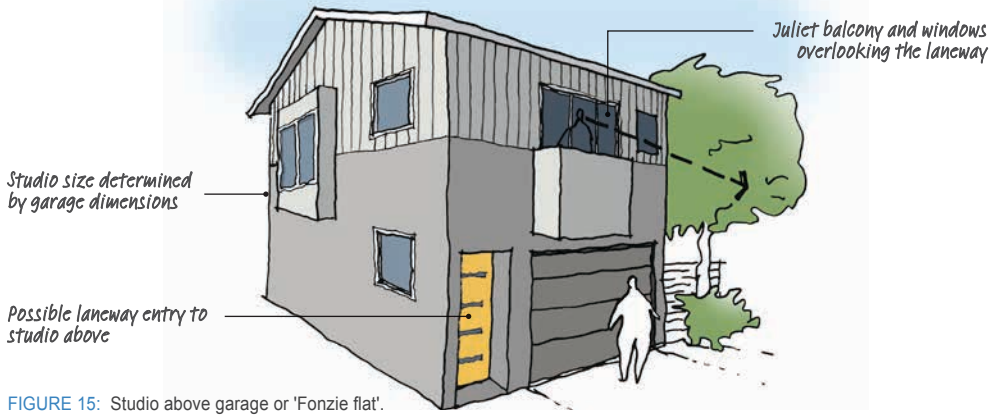


FIGURE 15: Studio above garage or 'Fonzie flat'.

3.6 SLOPING SITES

The dwelling design must respond to the slope and orientation of the site.

The amount of excavation required should be minimised.

For front to back slopes, step the dwelling down the slope. For cross slopes, a mid step in the floor plan can avoid visible retaining walls on lot boundaries.

Design Requirements

- Retaining walls forward of the dwelling to be masonry to compliment dwelling design.
- Terracing of retaining walls and incorporating landscape screening is encouraged.
- Retaining on street boundaries must comply with fencing controls in Section 4.6.
- Terracing of retaining walls and incorporating landscape screening is encouraged.

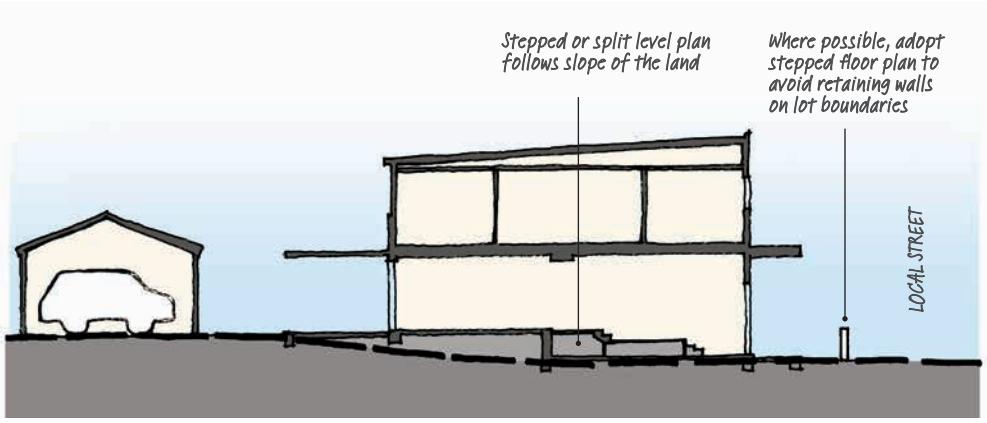


FIGURE 16: Siting on sloping sites

4. BUILDING DESIGN, ARCHITECTURAL & LANDSCAPE CHARACTER

Memorable streetscapes incorporate attractive facades, well defined and landscaped front gardens together with consistent fences.

Dwellings should be designed to provide a desirable outlook and to create safer and more visually appealing neighbourhoods.

4.1 BUILDING FACADES, STREET FRONTAGE & CHARACTER

The building facades and character of dwellings at The Waterfront Shell Cove should reflect the coastal location and articulate the sustainable focus of the community.

Facades should respond to the Shell Cove microclimate, explore different elevational treatments related to orientation, incorporate external shading components such as verandahs and utilise high quality, durable materials and finishes suitable for coastal conditions.

The design quality of facades will also be influenced by the articulation of facade elements, innovation of environmental sustainability, proportion, transparency, the interplay of light and shade, materiality and colour.

Forms of articulation include blade walls, steel and natural timber posts, entries, balconies, verandahs, pergolas, screens, awnings, feature walls and a combination of external materials.

Design Requirements

- All buildings are to positively contribute to the character of Shell Cove through quality (design) composition of facades.
- Facades should provide a richness of detail and design interest especially at visually prominent locations.

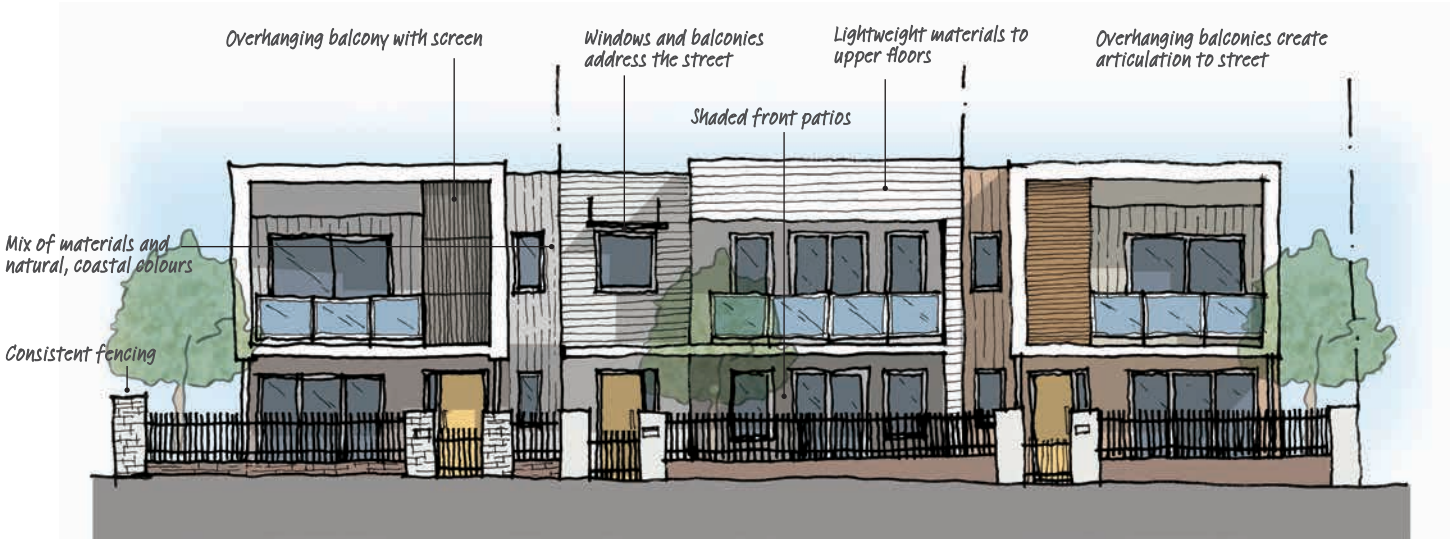


FIGURE 17: Streetscape Character

Coastal Character

The design of dwellings should contribute to the contemporary coastal design character encouraged at The Waterfront Shell Cove.

Design elements to consider include:

- Maximising indoor / outdoor relationships that create a sense of 'openness' and 'transparency' with opportunities for 'outdoor' rooms, verandahs, balconies and porches.
- Using materials, colours and textures that reflect the natural coastal landscape
- Use of lightweight external materials particularly to the upper levels.
- Receiving ample sun into living areas and maximising natural cross ventilation for summer cooling
- Utilising external sun control and privacy devices to add character and save energy
- Horizontal shading elements are encouraged.

External Materials

Building facades of predominately lightweight materials are encouraged to contribute to the coastal character of the community.

- The creative use of contrasting / complimentary lightweight materials is encouraged particularly to upper building levels. Materials can include timber or reconstructed weatherboards, plywood, compressed fibre cement products and metal cladding.
- A mix of external materials is required.
- At least two complimentary materials or finishes should be used for facade articulation.
- All materials and finishes to resist coastal elements and be easily maintained.
- Refer to Section 4.5 and Appendix B for the preferred external materials palette.

Verandahs, Balconies and Balustrades

Oversized and generous verandahs, porches and balconies are encouraged to take advantage of the favourable Shell Cove climate and opportunities for indoor/outdoor spaces.

Balconies, verandahs and porches can be incorporated within the articulation zone of 2m within the front setback.

Design requirements

- Balconies and verandahs to be a minimum depth of 1.5m.
- Doors and windows should generally be more than 50% of the balcony or verandah width to maximise indoor/outdoor relationships.
- Detailing of balconies and balustrades should be generally open in style and reflect a coastal character using vertical timber battens, steel, mullion less or opaque glass or a combination.

Dwelling Entry

Dwelling entries that provide for weather protection and equitable access are encouraged.

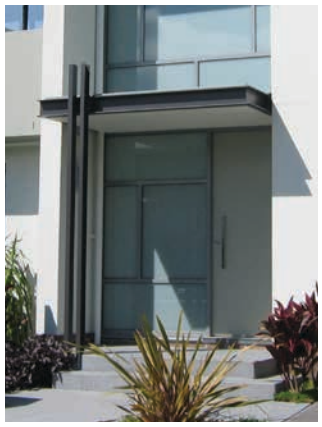
Where possible, provide safe, continuous, step free pathway from the street entrance and/or the parking area to a dwelling entrance.

Design requirements

- A front verandah, porch or covered area (by way of an awning or similar) should be provided at, or over, the dwelling entrance to provide weather protection.
- The front door opening should be a clear 850mm minimum width to accommodate wheelchair use.

Front porch

Backyard porch



Dwelling entry with awning

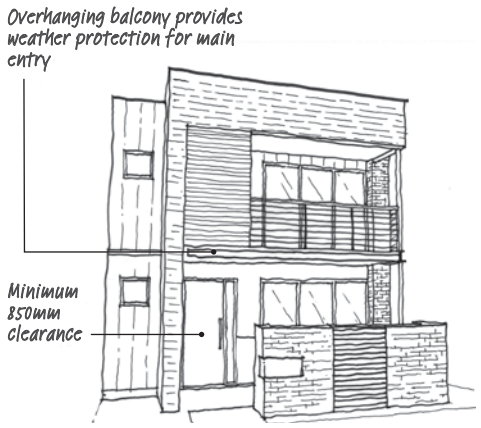


FIGURE 18: Dwelling Entry

4.2 GARAGES AND DRIVEWAYS

The majority of garages for medium density housing will be located to the rear of dwellings with laneway access. Variation in garage design is preferred and together with laneway setbacks and articulation zones that allow for modulation and opportunities for landscaping, will serve to provide visual interest to the laneway streetscape.

Some rear garages may have studio dwellings above (i.e. fonzie flat) and may include a small juliet balcony and/ or windows overlooking the laneway for casual surveillance opportunities.

Where garages are located to the primary street, they are to be setback a minimum of 0.5m behind the main building facade.

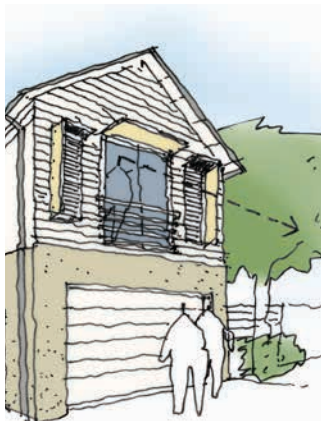
Driveways should be integrated with the design of the front landscape area and compliment the building design.

Design requirements

- Refer to Table 1 for design requirements.
- Detached garages should match the main dwelling roof form and materials.
- The maximum garage opening is to be no greater than 6m (double garage).
- Where lots have laneway access, vehicle access and parking should be from the laneway.
- For corner lots, vehicle access and parking is preferred from the secondary street or the rear. Refer to Figures 13 and 14.
- Garages in laneways must be set back a minimum of 0.5m from the rear property boundary. Any studios or balconies above can be to the rear property line.
- Any space between the lane and garage is to be paved, in coloured or exposed aggregate concrete.
- Minimum dimensions for carparking spaces are to comply with Australian Standards (AS/NZ 2890.1:2004 Parking Facilities - Off Street Parking).

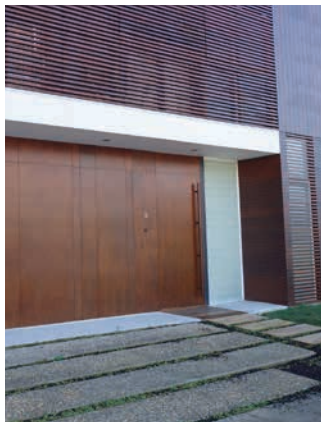
Treatment and Screening

- Garages are to be constructed in materials and finishes to match or integrate with the main dwelling.
- Garage doors are to be of contemporary design.
- Segmented door systems including panel lift and sliding doors are



Fonzie flat

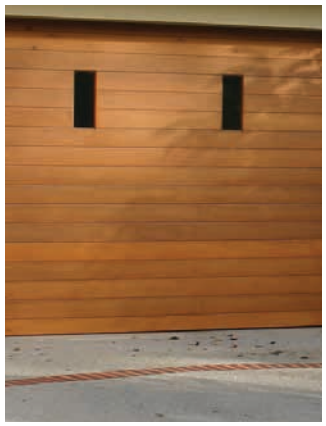
Paving and landscape between garage and laneway



Sliding garage doors

Colours and materials to match and integrate with the main dwelling

Segmented door system



Timber doors with natural light access

preferred with long horizontal panelling.

- Vertical roller doors are not permitted.

Driveways

- Driveways and paved areas should be minimised.
- Uncoloured concrete and bitumen should be avoided.
- There should be landscaping between the driveway and side boundary.

4.3 ROOF DESIGN

The roof is a key component of the design expression of a dwelling. Quality roof design considers the contribution of the roof to the overall performance and function of the building.

Simple gable, hip and flat roof forms are preferable for street frontages and may be combined with verandah and upper balcony elements to form an attractive street elevation.

Design requirements

- Roof design is to be treated as an integral part of the overall design of the dwelling.
- Roofs should be simple in form with gable and hipped roofs at a minimum of 24 degrees and a maximum of 30 degrees.
- Skillion and flat roofs can be lower in pitch.
- Articulated roof forms are encouraged to provide solutions for natural light and ventilation, summer shade and winter sun penetration to the interiors.
- A variety of roof forms is encouraged along streetscapes.
- Roof styles are to be predominantly hipped, gable, skillion or flat style. Roof forms are not to be excessively obtrusive or likely to cause loss of amenity to the streetscape or neighbours
- Appropriate use of eaves, pergolas, screens, awnings, and louvres should be incorporated into the dwelling and roof design to provide protection to the north, east and west facing windows

Simple roof forms and lightweight materials

- Roof forms should be designed to maximise solar gain to north facing windows in winter and control excessive solar gain in summer
- Light coloured, insulated metal roofing is the preferred roofing material.
- Unpainted or highly reflective roofs should be avoided.
- Service elements (such as vents and skylights) should be integrated into the roof design and / or painted to match the roof colour.

4.4 EXTERIOR DESIGN PALETTE

The choice of external materials and colours should relate to the natural and visual character of the Shell Cove landscape.

The selection of external materials and finishes should be suitable for coastal conditions, for example exposure grade bricks.

The principal base colours of buildings should be natural, with stronger accent colours to be used on specific building elements such as screens, projecting blade walls, sun shading, pergolas, balconies, gutters and trim.

Where masonry is used, this is preferred to the base of the building with lightweight materials used for the upper levels.

Composition of materials such as weatherboards, glass, masonry, timber and expressed steel elements are encouraged to add variation.

Preferred Materials & Colours

Element	Preferred Materials		Preferred Colours
Solid walls	Masonry (lower walls) can include: • Sandstone or stacked natural stone (not vitrified tile equivalents) • Rendered, bagged or painted blockwork or brickwork • Face brickwork - smooth face only. Textured bricks will not be approved • Split face block work All brickwork and associated fittings are to be coastal rated.	Cladding (all walls): • Timber • Weatherboard • Plywood • Prefinished metal • Zinc • Copper • Rendered Blue Board • Painted CFC	• Refer to Colour Palette (Appendix B) • Natural colour of materials • Timbers stained (in a range similar to the colour selection) • Pre-finished sheet metal (selected Colorbond colours) • Light coastal, natural hues, cream, grey, off white, sand. • Strong accent colours for architectural interest. Note: Alternative wall materials may be approved based on design and merit.
Roofs, Gutters & Downpipes	• Metal roof sheeting is preferred. • Selected flat profile tiles may be approved on merit. • Rainwater heads and expressed downpipes to be in folded metal • Colorbond standard profile gutters to match the roof, or stainless steel in round / half round shapes		• Off-white and light colours preferred (to minimise heat gain) • Pre-finished metal finished (colours similar to Colour Palette) • Selected Colorbond roof colours are in light to mid tones being Surfmist, Evening Haze, Shale Grey, Dune, Windspray and Bushland. • Must be suitable for coastal conditions. • Black roofs are not permitted.
Windows & Louvres	• Glass / timber / painted windows • Aluminium, prefinished or natural anodised • Expressed window reveals are preferred		• Natural colours of materials (for example, natural anodised) • Powder coat colours equal to Colour Palette colours
Sunshade Devices	• Horizontal timber louvres / battens • Aluminium louvres • Canopy roofs compatible with main roofing • Painted CFC / Folded metal sheeting		• Natural colours of materials • Colour as per Colour Palette • Powder coat colours equal to Colour Palette colours • Can be accent colours
Fencing (Refer to Section 4.6 Walls & Fencing Detail)	• Timber pickets / slats • Rendered / painted Masonry plinth and piers	• Contemporary timber pickets / slats • Painted steel pickets or flats	• Natural colours of materials or to match / compliment dwelling • Colour as per Colour Palette • Powder coat colours equal to Colour Palette colours
Garage Doors	• Timber / sheet metal / translucent panels • Tilt-up panel doors preferred. Roller doors are not permitted.		• Natural or stained timber is acceptable.
Front Driveway / Pavement	• Exposed aggregate concrete (to match existing footpaths). • Stamped, stencilled paving is not permitted.		• Natural landscape colours - sand, gravel, greys [preferred • No white / bright finishes. • No dark heat absorbing finishes Consider combined hard and soft driveway treatments.

4.5 SUN SHADING AND OTHER DETAILS

Details such as sun shading devices, balconies, downpipes and privacy screens should form an integral part of dwelling design. The following indicates the preferred detailing of these building elements.

Sun shading, Eaves and Screens

Effective sun shading devices, screens and eaves can increase the climate control and habitability of indoor and outdoor spaces and save ongoing costs

Exposed rafters under eaves can add character.

Design requirements

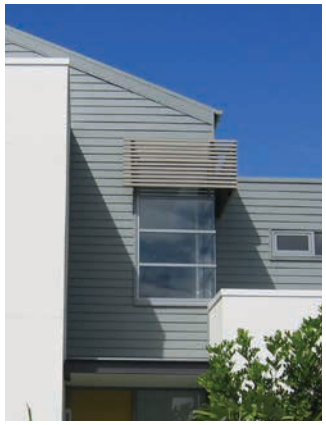
- The use of timber battens, screens and sun shading devices is encouraged to create "outdoor rooms" for coastal living.

Gutters and Downpipes

- Careful design and integration of downpipes and drainage provisions is required to avoid unsightly detailing.
- The use of circular down pipes and half round gutters would reinforce the coastal character of the dwelling.

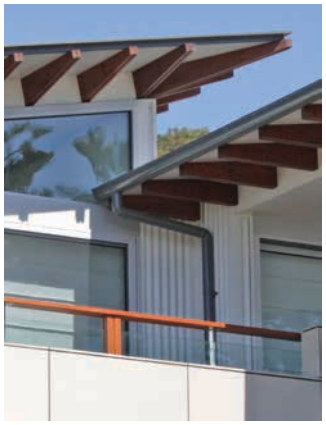
Openings

- Any security doors are to be simple and recessive with dark coloured mesh.
- Fly screens are to match window frame colours and be dark mesh.
- External security roller shutters to windows are not permitted.

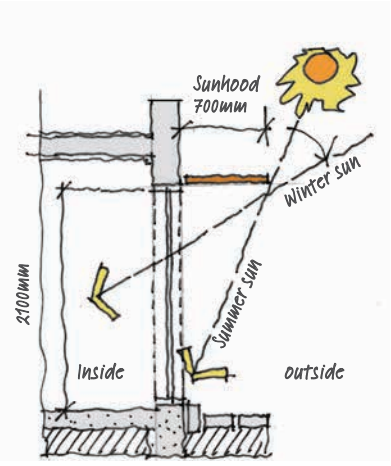


Effective sun shading devices

Effective sun shading devices



Detailing under eaves and circular downpipes



Effective sunshading to north openings

4.6 WALLS AND FENCES

Walls and fences define the boundary between dwellings and the public domain and contribute to the quality, character and identity of the street.

The composition of fences and walls should provide a balance between opacity and transparency, with materials and colours that convey the contemporary coastal character of The Waterfront Shell Cove.

The fencing guidelines are based on the following principles:

- Relatively open streetscapes – open front gardens and semi-transparent front fences to promote casual surveillance and community interaction;
- Quality design – to enhance dwelling investment; and
- Privacy – achieved by dwelling design, solid side and rear fencing, transparent front and return fencing and landscape.

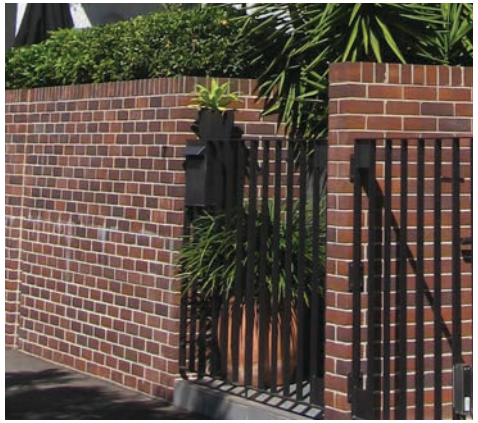
Design requirements

The design of fences and walls is to:

- Clearly define boundaries between private and public spaces;
- Provide sight lines to the street and public domain to allow passive surveillance and increase safety;
- Provide for privacy, particularly for rear gardens and courtyards, without impacting on views, outlook, access to light and natural ventilation;
- Provide an articulated and varied interface with the street;
- Provide privacy for courtyards within the front setback.
- Provide dwelling address by integrating a letterbox and street number; and
- Incorporate landscaping where possible to soften the fence line and provide privacy where required.

Indicative front fence type

Pier and landscape front fencing



Front courtyard wall fencing with semi-transparent gate

Front Fences

Front fences can provide for a unified streetscape and characterised superlots. At The Waterfront Shell Cove, front fencing requirements vary depending on the street address.

- Front fencing is mandatory for superlots addressing Harbour Boulevarde.
- Front fencing is mandatory where the lot addresses entry streets or public open space. Fencing colours and materials are to be consistent with the main dwelling colours.

Corner Fences & Fencing to Laneways

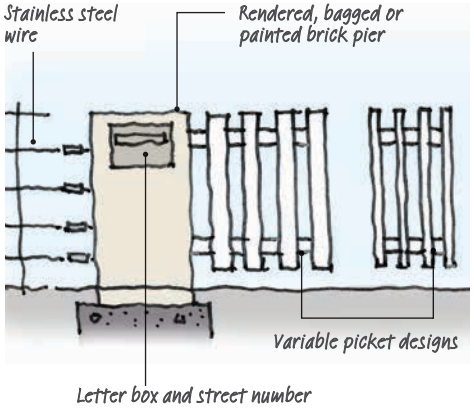
Corner and laneway fencing is to provide for private open space to the side or rear of dwellings, together with continuity of fencing to secondary streets and laneways:

Design requirements

- Fences are to be 1.8m high.
- Fences are to be constructed of:
  - Bagged or rendered or painted masonry walls;
  - Horizontal timber battens with or without masonry peirs;
  - Or a combination of the above.
- Masonry or solid timber fencing should be used to screen service areas otherwise a semi transparent character can be provided by horizontal boarding or battens.
- Colours and materials of fencing is to be in accordance with Section 4.5, i.e. masonry to match the dwelling, timber stained, natural finish or painted to compliment the dwelling.
- Where Garden Studios address laneways, front fences must be used along the primary address and continue along the side boundary to 1m behind the front building facade.

Corner Fences

- Corner fences are to comply with the design requirements set out above.
- Can be up to 50% of the length of the side lot boundary, aligned to the rear of the lot.
- As an alternative to the corner lot fences, the front fence or courtyard fence can continue along the secondary street frontage if preferred.
- Gates to driveways are permitted in corner lot fences where vehicle and parking access is provided from the secondary frontage at the rear of the lot.



Variable picket designs for front fencing together with entry pier

Corner lot fencing - front fencing comprising masonry piers and hedging wraps around corner.

Corner lot fencing - low brick wall with metal blades above

Fencing to Laneways

- Fencing to laneways is to comply with the design requirements set out above.
- Provision of landscaping in laneways is encouraged to soften edges of walls and fences, which could be setback accordingly.
- An access gate is required to the laneway, within the Laneway Fence.

Side and Rear Fences

Side and rear dividing fences for typical medium density dwellings are to be:

- Maximum of 1.8m high.
- Metal Colorbond in colour 'Riversand'
- Masonry can be used for courtyards, if desired, and must relate to the materials/colours of the dwelling.
- Metal fencing should have a simple profile without decorative trims or lattice
- Side boundary fences are to start 1m behind the front building facade.
- Side and rear metal fencing is not permitted to any street or lane frontage.

Retaining Walls

For the majority of lots there is only a metre or less crossfall from front to back or side to side. Given the relatively level nature of the land, only low retaining walls, if any, will be required.

Retaining walls should be:

- No higher than 500mm high
- Considered to be part of the landscape, integrated with other fencing on boundaries.
- Generally be neutral elements (for example bagged brick, stone boulders or dry stone walls) and associated with planting.
- Retaining walls forward of the dwelling can be masonry to complimentary to the dwelling design.
- Cribwall or treated pine logs are not acceptable.

Corner lot / laneway fencing

Corner lot / laneway fencing

4.7 LANDSCAPE DESIGN

The landscaping contributes to the quality of the street and integrates housing with the surrounding coastal environment. Innovative low water, native, coastal gardens are encouraged.

A Landscape Plan is required by Shellharbour City Council as part of the DA application. Refer to Council for preferred species for planting.

Landscaping of front gardens is to be completed within practical completion of the dwelling.

Before, during and after construction, the property is required to be kept clear of excessive weeds, rubbish and maintained to an acceptable standard.

Design requirements

- Refer to Table 1 for private open space provision and solar access requirements.

Front Landscaping

- All front garden areas must be properly landscaped with a combination shrubs, grasses, trees and turf.
- A garden bed with a consistent shrub species shall be planted across the front boundary, behind front fencing to form a uniform finish to the street.
- Turf should only be used where enough space is provided between the front hedge and the dwelling and where maintenance access is sufficient.
- Plants to be selected based on the size and orientation of the garden areas with native species to be used where feasible.
- Landscape treatments should flow from internal spaces of the home with connection to front access points from the street.

Coast Banksia

Blueberry Ash

Correa Alba

- A minimum of one small tree shall be planted in the front yard of each lot, where suitable garden space of 1m x 1m is available. Each tree is to have a minimum pot size of 75L.
- Trees are to be planted in an edged garden bed and not directly within the turf area. Avoid planting trees close to dwellings, hard paved areas or over underground pipes
- Turf is only permitted next to the driveway where 1m of turf plus 1m wide of garden to the boundary can be achieved.

Rear Landscaping

- Rear landscaping should be a combination of turf, screening shrubs and trees to the rear of the garden, with paved entertaining areas close to the dwelling.
- A minimum of one small-medium tree shall be planted in the front yard of each lot, where space permits. The tree is to have a minimum pot size of 75L.
- Deciduous trees should be planted to the north, north-west and western elevations to shade the dwelling and garden from the summer afternoon sun, whilst allowing desirable winter sunlight through.
- Hardscapes should be kept to a minimum and should generally be located within the principle private open space and to the side of the home where required.

Sago Palm

Mat Rush

Native Violet

4.8 SERVICE AREAS AND AUXILIARY STRUCTURES

Elements such as aerials, solar panels, air conditioners, gas and water meters, and storage structures are to be considered as integral parts of the dwelling design.

Design requirements

Aerials, Antennae and Satellite Dishes

- Where television antennae or satellite dishes are required, they are to be located at the rear of dwellings away from public view.

Storage and Bins

- Storage should preferably be incorporated into the main dwelling.
- Garbage bins are to be stored on your property and out of sight / screened from public view.

Solar Water Heaters and Collectors

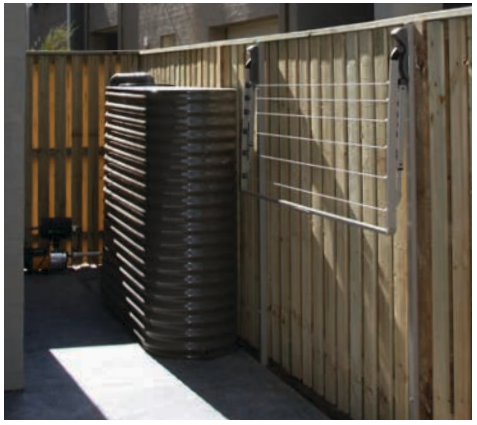
- Solar hot water heaters located on the roof should be screened from public view wherever possible. It is desirable that they are integrated with the slope of the roof.
- Tanks associated with solar hot water systems are not permitted on the roof.
- In the instance of north facing lots, photovoltaic panels should to be integrated into roof design to minimise adverse impacts on the streetscape.

Mailboxes

- Mailboxes are to be integrated into the front fence masonry pier.

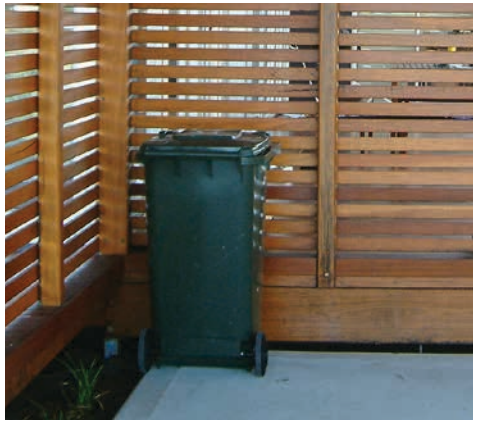
Services and Water Tanks

- Water and gas services, fuel storage tanks, gas, water and electricity meters and rainwater tanks are to be located away from public view.
- Where air conditioning is used, all equipment must be located away from public view. Any units should be mounted below 1.8m height on any external wall.
- Refuse storage areas, drying areas and clotheslines are to be located away from public view.
- Water collection is encouraged and required by BASIX. Above ground tanks that are visible from public view are to be adequately screened and should be similar in colour to the dwelling or be neutral.



Water tank and clothes drying services screened from public view

Screening to Services



Screened refuse storage

5. SUSTAINABILITY

All dwellings are to comply with current standards including BASIX and Nathers.

5.1 ENERGY EFFICIENCY

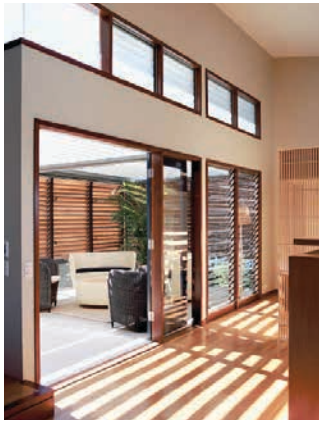
Minimising energy consumption of households is an important contribution to reducing greenhouse emissions that contribute to climate change.

5.2 PASSIVE SOLAR DESIGN

Shell Cove experiences a warm humid summer and mild winters. The following principles should be considered:

- Orient living spaces with large openings to the north where practical.
- Incorporate operable windows and louvres allow for cross ventilation , natural airflow and to take advantage of breezes.
- Install insulation to walls, ceilings and floor slabs.

Operable timber louvres for sunshading and privacy



Promote indoor / outdoor spaces

Effective sunshading devices

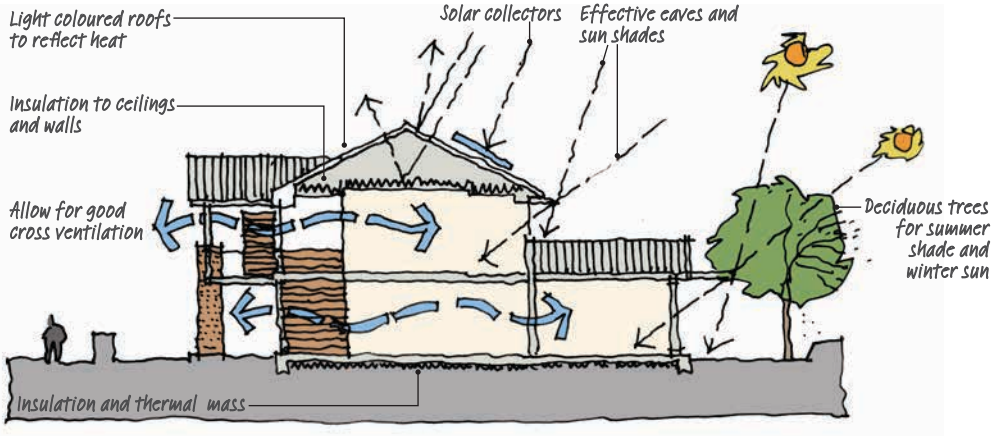


FIGURE 19: Passive solar design principles

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APPENDIX A – GLOSSARY OF TERMS

A

The following definitions apply to the terms used in these Design Guidelines:

Ancillary structures are external building attachments, such as satellite dishes, rainwater tanks, air conditioning systems, aerials, clothes lines and hot water storage tanks.

Articulation zone means an area within a lot within which building elements are or may be located. The articulation setback area from a primary road is measured horizontally from:

a) the foremost edge of the building line, or

b) a gable or roof parapet having a surface area of more than 10m^2.

Attached dwelling is a dwelling built with a shared or party wall with another dwelling. Types of attached housing include duplexes and townhouses.

Building height (or **height of building**), at any point of a building, means the vertical distance between that point at ground level (existing) and the highest point of the building immediately above that point, including architectural trim features, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Measured in Australian Height Datum (AHD).

Building line means the line of an existing or proposed external wall or roof edge of a building (other than a wall or roof of any building element within an articulation zone), or the outside face of any existing or proposed ancillary development, closest to a boundary of a lot.

Character means an expression of qualities which distinguish one locality from another. The character of one place is differentiated from another by features such as shape and slope of the land; tree canopy; views; building size and style and streetscape scale.

Detached studio means ancillary development that is habitable and is:

a) established in conjunction with a dwelling house, and

b) on the same lot of land as the dwelling house, and

c) separate from the dwelling house.

Duplex means two dwellings with a shared or party wall.

Dwelling means a building containing one dwelling, an attached dwelling or a semi-detached dwelling, but does not include any part of the building that is ancillary development or exempt development.

Fonzie flat means a self-contained studio apartment above a garage that is established in conjunction with, but separate from, the main dwelling.

Garden Studio is an attached duplex located on a corner lot with a splay.

Ground level is the level of the land surface before development is carried out, measured in Australian Height Datum (AHD).

Habitable room is a room, other than a bathroom, laundry, garage, water closet or the like, that is designed, constructed or adapted for the activities normally associated with domestic living.

Lightweight external building materials are cladding material and small section supporting posts and frames which give the external appearance of the relaxed character of the Shellharbour area (e.g. weatherboard, timber, corrugated iron, ply-wood etc.)

A

Living area is a term describing internal space used for domestic activities (e.g. lounge, family and dining rooms), excluding non-habitable rooms and bedrooms.

Primary street means the street to which the front of a dwelling house, or a main building, on a lot faces or is proposed to face.

Private open space is an area of land, balcony or roof terrace suitable for private outdoor living.

Public view means views from the public domain, such as roads, pathways and walking tracks, foreshore reserves, open space corridors and parks.

Secondary street means, in the case of a corner lot that has boundaries with adjacent streets, the road that is not the primary street.

Setback means the horizontal distance between the relevant boundary of the lot and the building line.

Setback area means the area between the building line and the relevant boundary of the lot.

Site analysis is a process of identifying and analysing key features of the site and immediate surroundings to assist in understanding how future homes will relate to your lot; neighbouring lots and The Waterfront Shell Cove neighbourhood.

Small Lot Detached Dwelling means a dwelling that is not attached to any other dwelling on a lot with a frontage of less than 13.5m that forms part of an integrated development application.

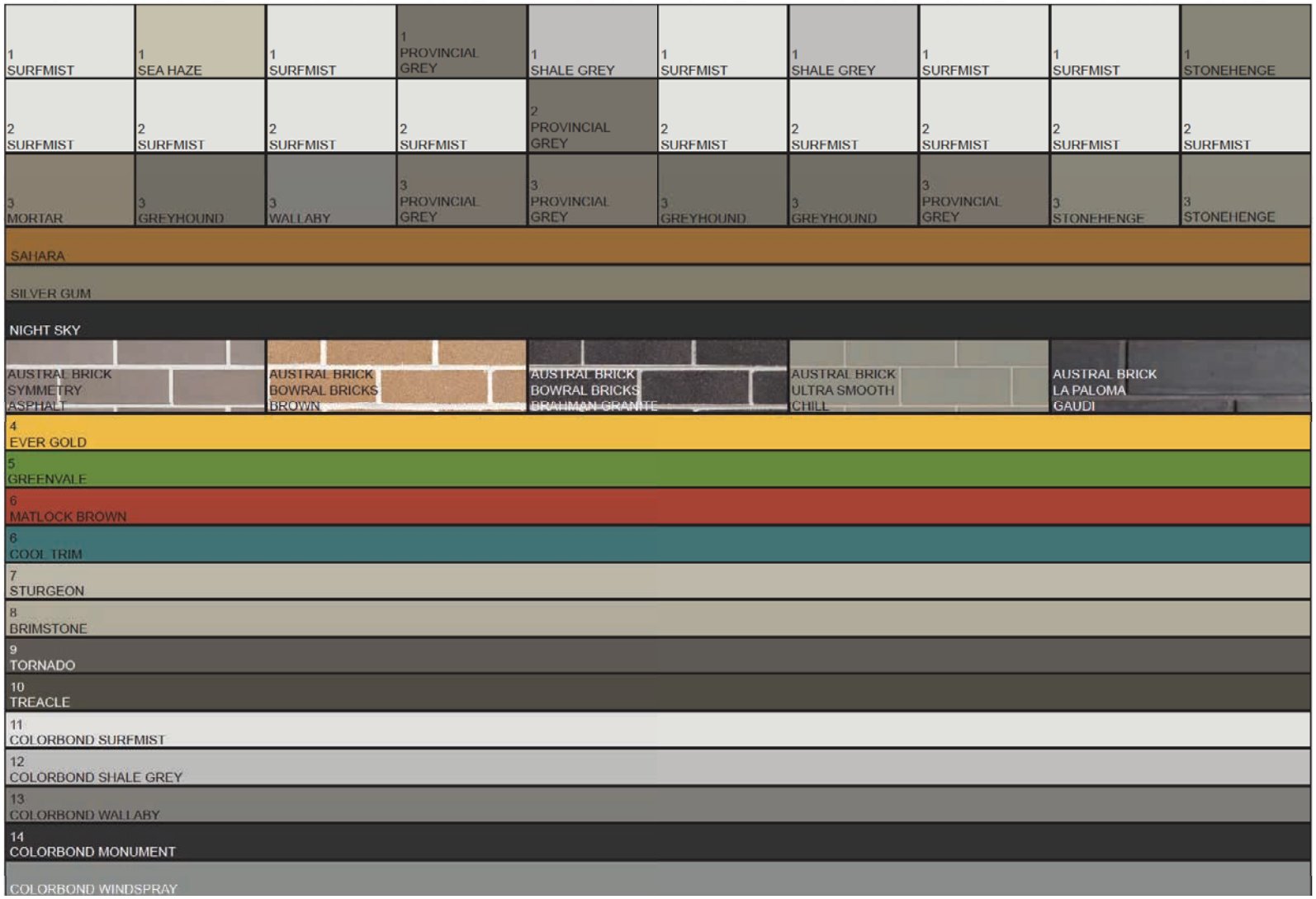
Terrace is a dwelling that is attached on one or more sides in a group of more than two dwellings with vehicular access from the rear.

Townhouse is a dwelling that is attached on one or more sides in a group of more than two dwellings with vehicular access at the front of the dwelling.

Zero Lot Dwelling is a dwelling that has an exterior wall on one of its side boundaries but is not attached to any other dwelling.

APPENDIX B – PRECINCTS B1 & C1 MEDIUM DENSITY HOUSING COLOUR PALETTE

B



THE·WATERFRONT
SHELL COVE

Please note that whilst all care has been taken to ensure the contents of this document is correct, the information is to be used as a guide only. Purchasers must rely on their own enquiries and the Contract of Sale. Current as at September 2015.

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