

Project: Harrington Waters Lifestyle Village

HOUSE DESIGN PRINCIPLES & SEPP REQUIREMENTS

Lot Orientation and Design

The site contains three (3) main types of lots:

- North Facing
 - (17.4m wide x 23.0m long)
 - (17.4m wide x 20.27m long) – Road 5 & 12
- South Facing
 - (12.5m wide x 28.0m long)
 - (14.5m wide x 28.0m long)
 - (16.5m wide x 28.0m long)
- West Facing
 - (16.5m wide x 29.03m long)
 - (14.5m wide x 29.03m long)

The North facing lots were given extra width to ensure the double garages did not take up all of the solar access, but ensured living areas gained direct sunlight.

The West facing lots do not include 12.5m wide lots to ensure maximum separation between dwellings. Where possible a 3 metre separation has been provided which provides direct sunlight not obstructed by the fenceline or adjoining dwelling.

South facing lots were provided with some flexibility in widths as they all receive full north living exposure to their backyards. The different sizes not only provide streetscape interest but also assists with peoples different needs and budget constraints.

House Types

All of the houses have been named after boats built on adjoining lands in Harrington. We felt this appropriate given the sites location next to ship building yards and this year being 200 years since John Oxley's first crossed the bar and named Harrington.

North facing homes

Laura – designed for the western corner of street
Lydia 3
Lydia 4 – allows for boat storage
Amy

All homes have a similar garage position with the inclusion of the front utility court/ boat space on the north/western side to ensure solar access to the neighbouring dwelling.

South facing homes

Amity – designed for the western corner of street
Susannah – designed for the 12.5m lot. It can be increased in garage size to suit 14.5m lot
Mary Ann
Eclipse
Providence – comes with different designs to suit both 14.5 and 16.5m lots
Oceana – designed for the 16.5m lot only

West facing homes

Eliza Davis – designed for 14.5m lots
Providence – comes with different designs to suit both 14.5 and 16.5m lots.

Design Principles

House designs were based on trying to incorporate the following key features:

- 1500mm side setbacks, or a combination of a 900mm & 1500mm.
- Double garages (6 metre wide x 6 metre long internally)
- Additional storage space/workshop within garage or an external shed
- Front porch able to fit two chairs so residents can socialise with walkers by
- Sidelight to entry door for security and sunlight
- Wide hallways (also a SEPP design requirement for door circulation spaces)
- 920mm wide doors throughout (SEPP requirement)
- 2.7m high ceilings with 2.4m high doors for maximum sunlight and airflow
- Photovoltaic solar panels to help with running costs
- 10,000L underground raintank for maximum collection and use of water on gardens
- Open plan living – kitchen - dining areas with maximum northern exposure
- Large outdoor entertaining areas able to accommodate dining and sitting areas
- Walk in showers with grated drains
- Large kitchen and an additional outdoor kitchen/BBQ setting
- Storage areas to bedrooms, laundry, hallways, garage

Design Options

Since initial discussions with Council planners regarding this development, we have encouraged the ability to provide flexible designs as the needs of individuals can be varied. We have shown some alternate floor plans to help demonstrate where internal spaces may be reconfigured e.g. a kitchen made larger, the multi purpose room (MPR) wall removed to provide additional living area, bedroom 2 and the MPR room swapped around, patios reduced in size, pergolas added, etc.

We have also provided alternate front facades for each dwelling allowing the resident to choose a traditional, coastal modern or industrial modern look. Using different roof pitches and styles, together with mixed materials of face brick, light weight cladding and render we can provide a vibrant streetscape using the same house footprint.

Development Assessment under SEPP (Housing for Seniors or People with a Disability) 2004

It is a requirement that the houses are designed to comply with SEPP (Housing for Seniors or People with a Disability) 2004. In particular Part 3 design requirements and Schedule 3 – standards concerning accessibility and useability for self-contained dwellings.

Chapter 3 – Clause 50:

- (a) development complies with proposed buildings being less than 8 metres in height.
- (b) development complies with density and scale requirements with each proposed lot having a floor space ratio less than 0.5:1 (refer to table below for individual lots)
- (c) development complies with landscaping requirement of a minimum 35 square metres. Individual lots exceed 100m² (refer to site plan and table below)
- (d) development complies with deep soil zones – present green field site has adequate topsoil throughout with no proposed cutting of site.
- (e) all living rooms and patios (private open spaces) have been positioned on the northern elevation of each lot for maximum solar access
- (f) development complies with private open space requirements with each dwelling provided with a covered patio and adjoining level backyard accessed directly from the living area (refer to site plan and table below)
- (g) (Repealed)

- (h) development complies with parking requirement of 0.5 car spaces for each bedroom.
Typical dwellings have 2 or 3 bedrooms x 0.5 = 1 to 1.5 car spaces < 2 spaces
provided with each garage.

Table 1 – Site Area and Floor Space Ratio Calculations

Lot /House	Lot Area	G.F.A.	FSR	Landscape	Private Open Space
North Facing					
Amy	400 m2	140m2	0.35 : 1	100m2	60m2 – 15.0m x 4.0m
Lydia	400 m2	142 m2	0.36 : 1	100 m2	60m2 – 15.0m x 4.0m
Laura	400 m2	146 m2	0.37 : 1	100 m2	60m2 – 15.0m x 4.0m
South Facing					
Amity	406 m2	152 m2	0.38 : 1	100 m2	50m2 – 12.5m x 4.0m
Eclipse	406 m2	167 m2	0.41 : 1	100 m2	50m2 – 12.5m x 4.0m
Mary Ann	406 m2	146 m2	0.36 : 1	100 m2	50m2 – 12.5m x 4.0m
Oceana	462 m2	176 m2	0.38 : 1	100 m2	58m2 – 14.5m x 4.0m
Providence 4	406 m2	177 m2	0.44 : 1	100 m2	50m2 – 12.5m x 4.0m
Providence 5	462 m2	178 m2	0.39 : 1	100 m2	58m2 – 14.5m x 4.0m
Susannah	350 m2	133 m2	0.38 : 1	100 m2	42m2 – 10.5m x 4.0m
West Facing					
Eliza Davis	421 m2	160 m2	0.38 : 1	100m2	50m2 – 12.5m x 4.0m
Atlanta	479 m2	178 m2	0.37 : 1	100m2	58m2 – 14.5m x 4.0m

Schedule 3 – Standards concerning accessibility and useability for self-contained dwellings

Siting standards

When filled the whole of the site will have a gradient less than 1:10 – approx. 400mm change in level across the site (refer to engineering plans).

Common areas

Common areas includes community buildings, main roads, associated carparking and landscaping. Access in accordance with AS 1428.1 via roads/footpaths and driveway has been provided to these common areas (refer to master plan).

Security

Provision has been made for pathway lighting along streets. The style of bollard chosen will provide a minimum of 20 lux at ground level .

Letterboxes

Individual letterboxes have been positioned next to each driveway (refer to individual house Site Plan's). A concrete footpath (min. 1450mm wide) will be constructed to provide disabled access from the driveway area in accordance with AS1428.1.

The letterboxes will be the larger format and will each have individual front face locks.

Private car accommodation

Individual parking to each lot complies with AS2890 with a minimum garage space of 6.0 x 3.8m and a ceiling clearance of 2.5m and headroom of 2.2m.

Each garage will be fitted with an automated garage door with motor and controllers.

Accessible entry

Each dwelling's entry complies with AS 4299 in terms of a suitably covered porch (min. 1600mm eave overhang) and adequate setbacks and circulation space (min 1550mm diameter) - refer to marked up floor plans. The threshold between landing and entry will be kept to a minimum to ensure a smooth transition.

Interior: general

All internal doorways comply with AS 1428.1 in terms of clear openings (typically 920mm doors provided) and circulation space at doorways (refer to marked up floor plans). Minimum hallway width of 1000mm has been achieved with a typical 1200mm width or greater.

Bedroom

Each dwelling has been provided with one bedroom which includes a built-in wardrobe as well as adequate space for a queen sized bed and clear area of at least 1000mm beside each side of the bed and 1200mm at the foot of the bed (refer to marked up floor plans). Electrical requirements will include two double power outlets on the wall where the bed head will be, and at least one power outlet on the wall opposite where the bed head will be. A telephone outlet will also be provided next to the bed on the side closest to the door and a power outlet beside the telephone outlet. Wiring will allow a potential illumination level of at least 300 lux.

Bathroom

Each dwelling has been provided with one bathroom which shows provision for the following sanitary facilities in accordance with AS 1428.1 in terms of circulation space (refer to marked up floor plans):

- (a) a slip resistant ceramic tile surface;
- (b) wall mounted plumbing for a future washbasin which complies with clearances for AS 1428.1. (current install will comprise a standard vanity unit which can be easily removed in the future for a compliant washbasin);
- (c) typically a 1200x1200 shower screen will be provided which can be easily removed and adapted in the future to comply with AS 1428.1, as well as accommodate a grab rail and folding seat. A portable shower head will be installed as well as all necessary support blockings in the walls for the above mentioned accessories;
- (d) a mirrored wall cabinet with sufficient lighting;
- (e) A double power point beside the mirror.

Toilet

Each dwelling will be provided with a visitable toilet that complies with AS 4299. Refer to floor plans which shows clearance's (900mm wide x 1250mm from front of toilet).

Surface finishes

Patio and porches will be provided with either a non-slip concrete surface or suitable tiled finish in accordance with AS 1428.1.

Door hardware

Door handles and hardware for all doors will be provided in accordance with AS 4299.

Ancillary items

Switches and power points will be provided in accordance with AS 4299.

Living room and dining room

A circulation space of 2250 mm has been provided (refer to marked up floor plans) in accordance with clause 4.7.1 of AS 4299.

A telephone point adjacent to a power point will be provided within this space.

Suitable lighting will be installed to provide at least 300 lux of illumination within this space.

Kitchen

Each dwelling has been provided with a kitchen layout which provides suitable circulation space and a clearance of 1550mm between cupboards, as per AS 4299. The final kitchen cupboard design for construction will comply with the subclauses of clause 4.5 of AS 4299 in terms of removal benches, etc, so that the future layout meets the requirements for a work surface (min. 800mm), position and access to tap set, cooktop and oven, D handles and position and general power point outlets.

Laundry

Each dwelling has been provided with a laundry which complies with circulation space at doorways as per AS 1428.1 (refer to marked up floor plans), and a clear space of 1300mm in front of appliances or 1550mm in front of cabinets. Provision has been made for the installation of a washing machine and clothes dryer.

Suitable slip resistant tiled floor surfaces will comply with AS 1428.1.

An accessible path of travel to the clothesline has been provided (refer to the site plan)

Storage of linen

Each dwelling has been provided with a linen storage cupboard being min. 600mm wide with adjustable shelving as per clause 4.11.4 of AS 4299.

Garbage

Each dwelling has been allocated space for storage of their bins. Undercover access has been provided directly from the dwelling and a concrete footpath will be provided from the storage area to the common driveway.

Regards,

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