Shellharbour CITY COUNCIL

FRASERS PROPERTY

THE WATERFRONT
SHELL COVE

PRECINCT H

DESIGN GUIDELINES FOR DETACHED HOUSING

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DESIGN GUIDELINES FOR DETACHED HOUSING PRECINCT H

Prepared by SLR Consulting Pty Ltd for
Frasers Property Australia and Shellharbour City Council

07 DECEMBER 2022

The Design Guidelines for Detached Housing have been reviewed by officers of Shellharbour City Council and endorsed by Geoff Hoynes - Group Manager City Planning, Shellharbour City Council

Signature

Date 17 February 2023

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1. INTRODUCTION

Shell Cove is a masterplanned award winning residential community, created by Frasers Property Australia.

Located within the Illawarra Region of NSW just south of Wollongong, the coastal Shell Cove will become a home to thousands of 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 has developed The Waterfront Shell Cove Precinct H Design Guidelines because of the importance of building well-designed subdivisions, streetscapes and sustainable houses in our new communities.

These Guidelines are designed to help you to:

- Choose or design a contemporary new home that suits your land and lifestyle;
- Take advantage of the best orientation, view and outlook for your home;
- Create a street presence that contributes to the visual character and social interaction of the new neighbourhood;
- Incorporate Environmentally Sustainable Design principles (ESD); and
- Add value to your home and to the community of Shell Cove.

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 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. They are:

- Large verandahs and alfresco areas that provide quality private open space and extend upon indoor living spaces in both front and rear setbacks;
- Maximised glazing to transition between indoor and outdoor living areas;
- Materials that reflect the coastal nature of the precinct such as weatherboards and lightweight cladding, natural stone 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 Precinct H include building scale, articulated streetscapes, fencing, private open space courtyards, coastal colours and materials, and landscaping.

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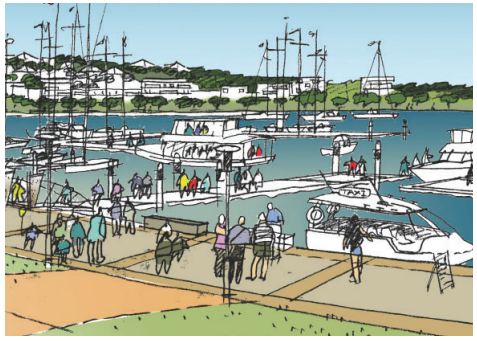
Awards for Excellence

1.2 THE PRECINCTS

Precinct H is located to the east of the Boat Harbour and extends from Precinct G to the north, southwards to the mouth of the Harbour.

These Guidelines have been prepared specifically for detached housing on single lots within Precinct H. These lots are located throughout Precinct H, with the exception of the southern area proposed for future mixed-use development, the north west corner, proposed for medium density development. Only one dwelling per lot is permitted, unless noted otherwise (refer to Figure 6).



Artists impression of the Boat Harbour

FIGURE 1: Artist's Impression of The Waterfront Shell Cove Precinct showing the location of Precinct H

1.3 AIM AND STRUCTURE OF THE GUIDELINES

Frasers Property Australia has prepared The Waterfront Shell Cove Precinct H 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 single lot typologies, detached home siting and design, access, landscaping and sustainability.

These Guidelines form a 'manual' for design and development at The Waterfront Shell Cove and are part of 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 set out as below:

- **Section 2** – Desired future character and the key design principles for Residential Precinct H.
- **Section 3** – Lot Typologies, Site and Block Planning, which provides general guidance on site and block arrangements, such as building types, access and building envelopes.
- **Section 4** – Building Design, Architectural & 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 an applicant form; submission checklist; key objectives and mandatory requirement checklist; a list of useful references and resources; and a glossary.

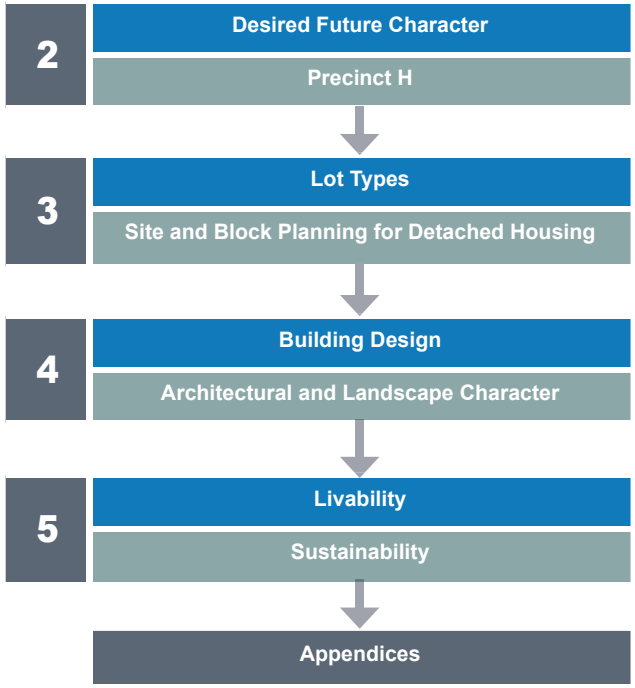


FIGURE 2: Structure of these Design Guidelines

1.4 APPROVAL PROCESS

The Waterfront Shell Cove approval process is illustrated in the diagram opposite.

Following your land purchase and review of these Design Guidelines your preferred house design will need to be prepared or selected. The first step of the planning process is to seek approval from the 'Shell Cove Architect' (SCA) for the design of your new home. This SCA approval must be obtained before plans can be lodged with Shellharbour City Council for Development Application (DA) approval.

SCA design approval is not required for any alterations and additions for all buildings, structures and swimming pools provided an Ocuupation Certificate has been issued for the principal dwelling.

Following the DA approval, you will require a Construction Certificate (CC) approval from a Principal Certifying Authority (PCA) before construction can commence.

You are encouraged to have a preliminary meeting with the SCA to discuss your proposal to avoid any unnecessary work, time or costs. The required documentation (refer to the Checklist Appendix B) should then be prepared and submitted to the SCA for formal assessment.

If you propose any variations to the design after approval has been given by the SCA, the SCA will require these changes to be clearly identified in the relevant plans and resubmitted for approval.

There is no assessment fee payable to the SCA. The SCA may allow variations to the guidelines on the basis of architectural and landscape merit.

Merit based assessments will consider variations to the guidelines where the relevant objectives and superior built form and/or improved environmental living outcomes are achieved, including improved building bulk and scale.

Any necessary variations will be considered by Council as part of the DA assessment in the context of the various objectives contained within these Urban Design Guidelines.

The SCA will endeavour to assess your home design within ten (10) working days.

Information to be submitted is identified in the Applicant Checklist in Appendix B (pages 45) of the Guidelines.

A meeting with the SCA can be arranged by contacting Shell Cove Sales Office on 13 38 38.

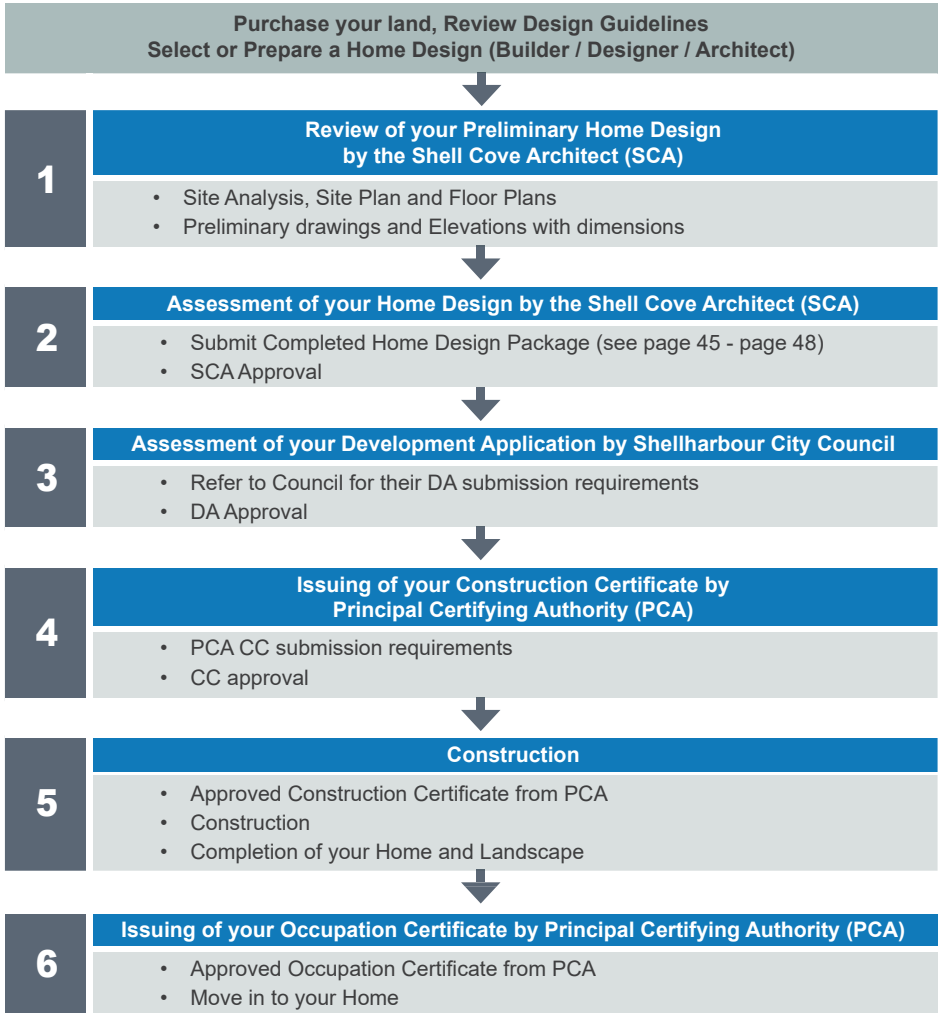


FIGURE 3: Key Steps in the Approval Process

2. RESIDENTIAL PRECINCT H

2.1 DESIRED FUTURE CHARACTER

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

2.2 PRECINCT H

Precinct H is located to the east of the Boat Harbour and extends from Precinct G to the north, southwards to the mouth of the Harbour. Precinct H is designed with visual and access corridors along key east/west routes through the subdivision, providing ease of access to the boardwalk around the Boat Harbour and to Boollwarroo Parade, with associated ready beach access. These links then connect with the recreation space around the Boat Harbour and within the adjacent precincts.

The layout creates a positive aesthetic for the Precinct, while also serving to manage stormwater, with the site falling west towards the Harbour, while also providing a legible streetscape for pedestrians, cyclists and service access.

Threshold treatments are provided at the entry points, delineating the Precinct from the surrounds, creating a sense of arrival and place, with this further developed through the fencing and landscaping within the streetscape.

Lots are generally orientated east/west, allowing ready solar access to private open space and distant views to the Illawarra Escarpment to the west.

A limited number of lots are orientated north/south, with north facing lots encouraged to include private north facing courtyards within front building lines. Lots with a street address to the south are encouraged to provide north facing living spaces and private open space to the rear of the lot.

Street names within this document are subject to approval by the Geographical Names Board of NSW.

Vehicular access to Precinct H is from Harbour Boulevard via Brigantine Drive and Boollwarroo Parade.

FIGURE 4: Precinct H Key Principles/Characteristics Diagram (layout including open space design/provision is contingent on determination of the subdivision DA). Structures/works within the Boat Harbour & associated land works/structures are contingent on separate approvals

Site Access and Street Network

Boollwarroo Parade and Brigantine Drive provide connections to Darley Street and Harbour Boulevard respectively.

- Open space links provide pedestrian connection westwards to the Boat Harbour and eastwards towards Shellharbour South Beach.
- Direct vehicular access is available to lots throughout the Precinct.

View and Vistas

- Vistas to the Boat Harbour via open space links the east/west aligned roads.

Amenity

- Harbourside location in close proximity to Shellharbour South Beach
- Pedestrian and cycle connections via Brigantine Drive to Harbour Boulevard, bus routes and main cycleway.
- Pedestrian and cycle connections via Boollwarroo Parade and Darley Street to Shellharbour Village services and amenities.

Land Use and Building Types

- Precinct H will include detached low density and attached townhouse type dwellings.
- Larger corner lots provide additional diversity of housing.
- Dwelling numbers and type are to be generally in accordance with the Concept Plan Approval (07_0027) as modified.

Pedestrian linkages/Crime Prevention

- Relevant crime prevention through environmental design principles to be followed for design for pedestrian linkages/parks. This is to include for instance, passive surveillance/ landscaping, visual links to and from the pedestrian linkages/parks.

Open Space Treatment

The eastern area of Precinct H interfaces with Boollwarroo Parade and the vegetated sand dunes located at the back of Shellharbour South Beach. The western area of the Precinct interfaces with the Harbour and associated boardwalk. These interfaces are linear with active travel encouraged with pedestrian and bicycle access to Shellharbour South Beach on the eastern side of the Precinct and the Harbour on the west.

Treatment of the western interface must:

- be low maintenance
- have regard for Crime Prevention Through Environmental Design Principles – in particular it must be visually permeable, not provide concealment opportunities and pedestrian routes must be conducive to passive surveillance
- include legible pedestrian access between the harbour perimeter path and residential lots

The landscaping/design of pedestrian pathways adjoining residential lots must:

- be low maintenance
- have regard for Crime Prevention Through Environmental Design Principles - in particular it must be visually permeable, not provide concealment opportunities and must be conducive to passive surveillance
- include legible pedestrian access

3. LOT TYPES AND SITE PLANNING FOR DETACHED HOUSING

Section 3 addresses the relationship of houses to the variety of lot types within the subdivision, orientation of main living rooms and private open space, the location of garages and design of building envelopes.

The subdivision of the land within Precinct H provides a choice of land options to meet a variety of lifestyle needs of households.

A site analysis diagram must be prepared for each lot, which identifies the main influences on the layout of the house, garage and garden.

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

- Detached House Lots;
- Zero Lot Line Lots (build to the side boundary); and
- Special Lots - Corner lots and Key Corner Entry Lots.

3.1 BUILDING AND SITING REQUIREMENTS

Each house should be site responsive, be specifically designed for its lot and take into account land slope, views, breezes, solar orientation, access opportunities and any issues such as privacy or overshadowing related to neighbouring properties.

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 each lot 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, you should consider open plan – flow through living plans to maximise opportunities for dual aspect.

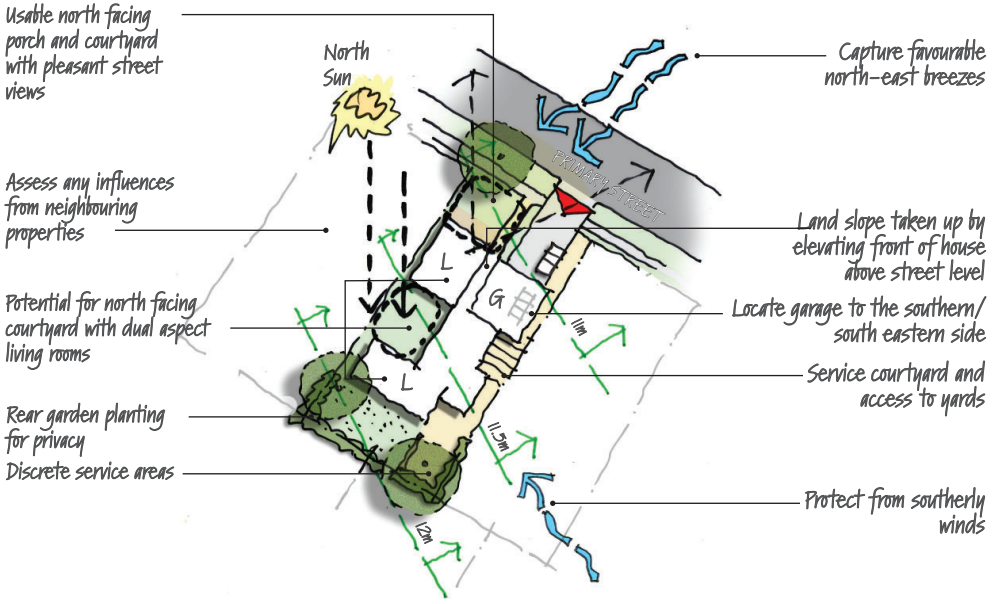


FIGURE 5: Example of site analysis diagram

3.2 DETACHED DWELLINGS

Precinct H provides for a range of lots suitable for detached dwellings. Refer to Figure 6.

17m (or greater), 15m, and 13m Frontage Lots

Key site controls for lots with 17m, 15m, and 13m frontages are set out in Table 1 and illustrated in Figures 7-11.

The design and siting of houses on the corner lots is an important consideration given their prominent locations within the streetscape.

FIGURE 6: Lot Types for Dwellings

All setbacks in Table 1 are minimum requirements (refer page 11).

Importantly, an articulation zone is incorporated within the front setback projecting a maximum of 2.5m forward of the building line (over all storeys). This is to encourage the incorporation of architectural features such as a verandah, porch or pergola which may be combined with upper level balconies within a dwelling, to provide visual interest, articulation, weather protection and sun shading.

The design guidelines encourage a design-led approach to the incorporation of verandahs, porches and balconies and these can be larger when the front facade is set further back than the 4.5m minimum dimension.

Figures 7-11 illustrate good design principles for site planning for a variety of lot orientation and access conditions.

Windows or doors of a living area, or at least a bedroom and a front door, should be appropriately oriented to foster casual surveillance of both primary and secondary streets.

The design guidelines in Section 4 provide more detailed information on orientation, room layout and ESD principles.

Design Objectives

- To maximise casual surveillance of adjacent streets and public realm.
- To ensure quality architectural presentation to adjacent primary and secondary streets.
- To achieve appropriate levels of privacy within the dwelling.

Design Requirements

- The dwelling must have windows or doors of a living area, or at least a bedroom and a front door, facing the primary street.
- For 2 storey dwellings on lots with secondary street frontage (i.e. corner lots), upper level windows must be located and oriented to maximise casual surveillance of the secondary street.
- For 2 and 3 storey dwellings on lots oriented towards pedestrian links, the harbour foreshore or the beach foreshore, upper level windows must be oriented to maximise casual surveillance of these areas.

FIGURE 7: Front setback zone requirements

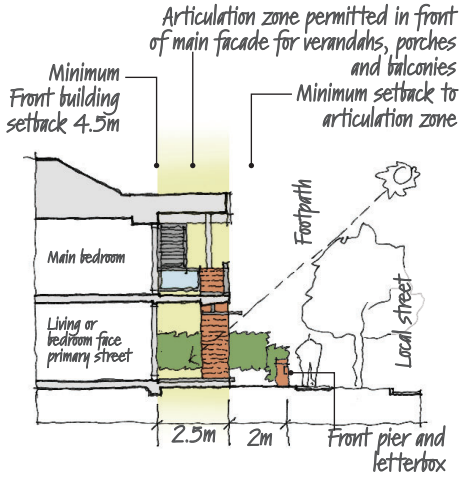


FIGURE 8: Front setback zone requirements - Section

3.3 DEVELOPMENT OBJECTIVES AND BUILT FORM CONTROLS

The following objectives are applicable to all development in Precinct H.

These development objectives are supported by building controls outlined in Table 1 and more detailed design objectives and design requirements set out in the following sections.

Element	Objectives
Lot Size	• To achieve an orderly, attractive and cohesive streetscape pattern for Precinct H. • To deliver the desired future character envisaged for Precinct H. • To enable Precinct H to be developed to an appropriate density and scale.
Setbacks	• To provide setbacks that reinforce the established streetscape pattern. • To allow for landscaping and open space to enhance the streetscape with a garden character. • To provide adequate solar access and visual privacy between neighbouring dwellings. • To manage the visual impacts of building bulk through adequate separation for the amenity of residents and adjoining properties. • To reinforce the visual qualities of corner locations.
Solar Access	• To enhance amenity by optimising sunlight to habitable rooms and private open spaces having regard to lot orientation, design constraints and opportunities.
Site and Landscape	• To ensure site planning appropriately addresses opportunities and constraints of the site conditions and their relationship to the surrounding context. • To ensure efficient use of the available site area. • To protect the visual privacy of nearby residents.
Private Open Space (POS)	• To provide appropriately sized private open space areas and balconies to enhance residential amenity. • To maximise the livability of dwellings and enjoyment of residents. • To provide private open space that is well integrated with indoor living areas to promote outdoor living and functionality.
Building Height	• To foster a streetscape pattern and building form that is consistent with a low density residential neighbourhood.
Parking	• To provide adequate and secure car parking for all dwellings. • To integrate garages, car parking areas and driveways into the overall development design. • To ensure garaging does not dominate the streetscape.
Storage	• To provide adequate, well designed storage in each dwelling.

Element	Built form Controls					
Lot Size	Lot Width (typical lot) as nominated in figure 6		m	13m	15m	17m (or greater)
	Lot Depth (typical lot)		m	30m	30m	30m
	Lot Size (typical lot)		m^2	$390m^2$	$450m^2$	$540m^2$
Setbacks	Primary Frontage	Building Frontage	Min. m	4.5m	4.5m	4.5m
		Garage Frontage	Min. m	5.5m to door	5.5m to door	5.5m to door
		Articulation Zone	Min. m	2.5m	2.5m	2.5m
	Secondary Street Frontage (Corner Lots) º	Building Frontage	Min. m	2.5m (for max length of 15m) then 4m	2.5m (for max length of 15m) then 4m	2.5m (for max length of 15m) then 4m
		Garage Frontage	Min. m	Not Permitted	2m to garage door	2m to garage door
		Articulation Zone	Min. m	1.5m	1.5m	1.5m
	Side	Ground Floor	Min. m	1.2m	1.2m	1.2m
		Second Storey	Min. m	60% of a lot length at 1.2m (to a maximum wall height of 7.5m)	1.2m	1.2m
		Third Storey	Min. m	60% of a lot length at 1.2m (to a maximum wall height of 10.5m)	1.2m	1.2m
		Zero Lot Line Ground Floor and Wall Height #	Max. % of Lot depth	75% of a lot length to a maximum wall height of 3.5m	Garage only (to a maximum wall height of 3.5m)	Garage only (to a maximum wall height of 3.5m)
	Rear *	Ground Floor	Min. m	3m	3m	3m
		Upper Storey	Min. m	6m	6m	6m
	Secondary Street Frontage Rear Setback	Garage (Rear Loaded)	Min. m	Not Permitted	2m	2m
Solar Access		Mid Winter	Hrs/x% of POS	3 hrs/50% of POS ^	3 hrs/50% of POS ^	3 hrs/50% of POS ^
Site & Landscape	Site Coverage		% of lot area	65%	60%	60%
	Landscaped Area		% of lot area	10%	15%	15%
	Total Private Open Space Area		Min. m^2	$40m^2$	$40m^2$	$40m^2$
Private Open Space (POS)	Principal POS		Min. m^2 (min dimension)	$24m^2$ (min. dim 4m)	$24m^2$ (min. dim 4m)	$24m^2$ (min. dim 4m)
	POS in Front & Rear Setback		Min dimensions (unobstructed)	3m	3m	3m
	POS on Front Balconies		Min dimensions	2.5m	2.5m	2.5m
Building Height	Max.storeys/m above ground level		Storeys/height above natural ground level	3.5m maximum wall height for single storey, 7.5m maximum wall height for two storey,10.5m maximum wall height for three storey. 2 storey + attic inclusive of any roof 10.5m height subject to design. No attic permitted for 3 storey home. Building heights are not to exceed the maximum height approved under the Concept Plan Approval (MP 07_0027) as modified.		
Parking	Provision ##		Rate/dwelling by bed number	1 space per 2 bedrooms with a minimum 2 spaces	1 space per 2 bedrooms with a minimum 2 spaces	1 space per 2 bedrooms with a minimum 2 spaces

Table 1: Built Form Controls

Definitions of the terminology used above, and in the following notes, are provided in Appendix E. With curved or angled frontages, front setback requirements will apply to the shortest lot length side.

* Rear setbacks are to be measured to any proposed wall, balcony, verandah or porch. Rear and side setback controls do not apply to corner duplex sites, refer to Section 3.5 for further guidance.

^ 3 hours solar access required to 50% of open space with direct solar access to an area with a minimum dimension of 1.5m which is clear of any encumbrances/impingements and that is private, functional and usable. There may be dispensation for south facing lots where skylights into living spaces, balconies/courtyards on the north face can be included. There may be dispensation for duplex and north facing lots where solar access meets the relevant design objectives.

Ground floor side setback of 0m to dwelling and/or garage only permitted for lots defined in Figure 12. Also refer to Figure 17 for 13m lot width side setback. 150mm will be required in some instances, see Section 3.4.

º Corner lot splay boundaries are to be treated as secondary boundary setbacks.

Dwelling houses and dual occupancies/duplexes are required to provide a minimum of 2 spaces per dwelling. The ratio is rounded up to the nearest whole number.

"Attic" means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

Three storey homes are only applicable to Lots 54-66.

North-South Lots - Primary street to the north

Consider increasing setbacks to the north to maximise north facing private open spaces and/or courtyards with a verandah, porch or pergola. Minimise rear setbacks and set back upper levels to maximise northern sun into the backyard.

Refer to Courtyard Fencing Section 4.8.

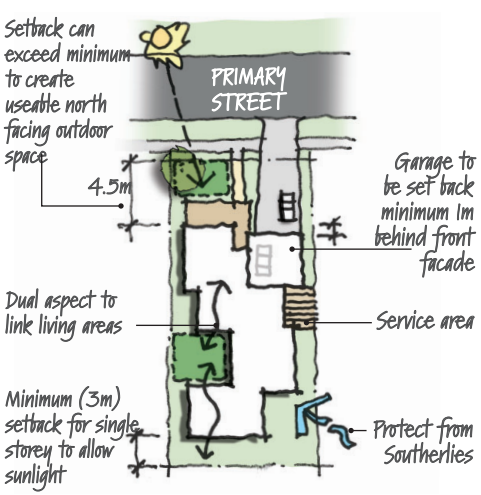


FIGURE 9: North-south lot with primary street to the north

North-South Lots - Primary street to the south

Maximise north facing rear yard for private open space connected to living areas. House types for lots should maximise open/flow through plans and provide surveillance to the street. Minimise south setbacks.

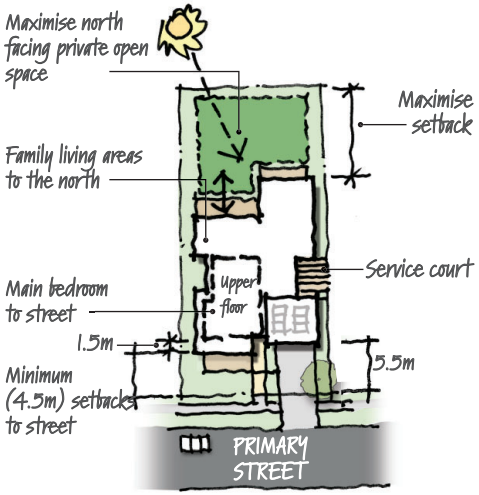


FIGURE 10: North-south lot with primary street to the south

East-West Lots - Primary street address

Provide for north facing rear yards and /or courtyards for private open space connected to living areas.

Preferred housing types include courtyard and stepped built forms. Upper storeys are to be designed to provide good solar access to adjoining development.

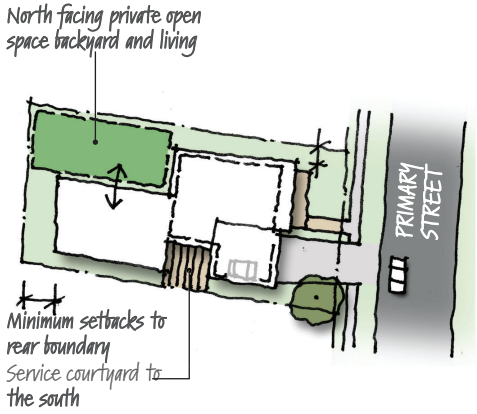


FIGURE 11: East-west lot with primary street address

Storage

Design Requirements

Dwelling Type	Minimum Storage
1 Bedroom dwelling	6m^3
2 Bedroom dwelling	8m^3
3+ Bedroom dwelling	10m^3

- Space for storage may be found, however is not limited to the following locations: bedroom robes, linen cupboards, overhead or standard cupboards, study nooks, under stair storage areas, within garages, on balconies and alfrescos.
- Any storage provided on balconies is to be integrated into the balcony design, weather proof and screened from public view.

Note: Where adjoining the street frontage, principal private open space is to be physically separated from any pedestrian property entrance/pathway to the dwelling entrance to improve privacy and security. Physical separation can be achieved by way of landscaping and/or fencing.

3.4 ZERO LOT LINE BUILDING

The building of walls on or immediately adjacent to the boundary where permitted, allows you to build more efficiently on your lot and can open up side windows and/or courtyards to solar access on one side. Build to boundary walls are best located on western or southern sides to open up homes to the north/easterly orientation.

'Zero lot line' building provides an opportunity to construct a dwelling or garage within the standard side setbacks. Where zero lot line building is proposed, building and site design must consider the site levels and built form proposed on the adjoining lot. If the building design on the adjoining lot is not available prior to seeking approval, then consideration must be given to the natural cross falls of the adjoining lot.

As illustrated in Figure 12, for lots identified 'Zero Lot Line boundaries permitted', the garage and dwelling areas may be built to a zero lot line boundary.

Where lots are identified 'Zero Lot Line garages permitted' only the garage may be built to a zero lot line boundary.

FIGURE 12: Zero Lot Line Building

Refer to Figures 13-16, which illustrate how you can achieve setbacks on or immediately adjacent to the boundary that respond appropriately to the slope of your lot and the lot next door.

The location, length and height of walls on the lot boundary is restricted to ensure that your neighbours have no loss of amenity.

'Zero lot line' construction may be permitted in circumstances where site characteristics have been appropriately considered in the design of dwellings to ensure appropriate building outcomes are achieved. In some instances, minor setbacks of approximately 150mm will be required to provide for subsoil and roof drainage requirements, refer to Figures 13-16 for further details.

Design Objectives

- To promote efficient site configuration and setbacks.
- To respond appropriately to site topography.
- To maintain adequate visual and solar amenity between adjacent lots.

Design Requirements

- Zero Lot Line building is to be in accordance with Figure 12.
- The wall on the boundary must be finished to match the facade of the dwelling.
- The design of the footings on a lot boundary should take into account any changes in level and allow for construction of walls on the adjacent lot without undermining footings.
- Where zero lot line building is permitted, building setbacks must either:
  - be 0mm if site conditions and building design permit (Figure 15 and Figure 16);
  - be 150mm (approximately) where required to provide for subsoil and roof drainage (Figure 14); or
  - comply with the standard set back requirements for the lot.
- Set backs that do not comply with the above will not be accepted.

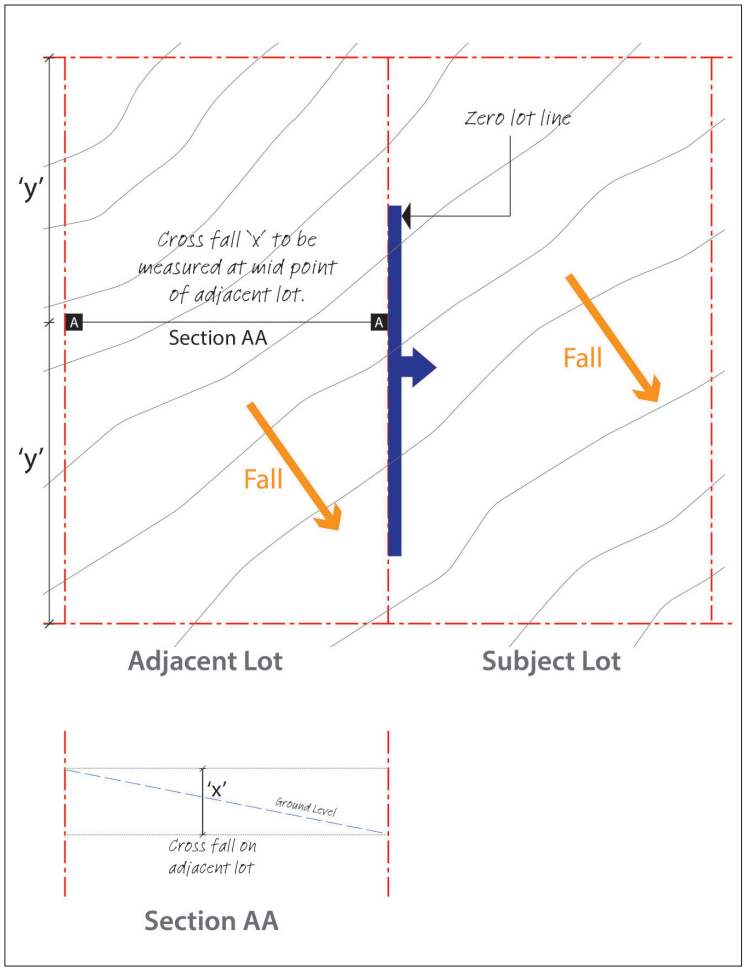


FIGURE 13: Determining the cross fall of the adjacent lot.

Zero Lot Line Construction Type 1

Application: Where there is a site cross fall away from the zero lot boundary (typical 600mm).

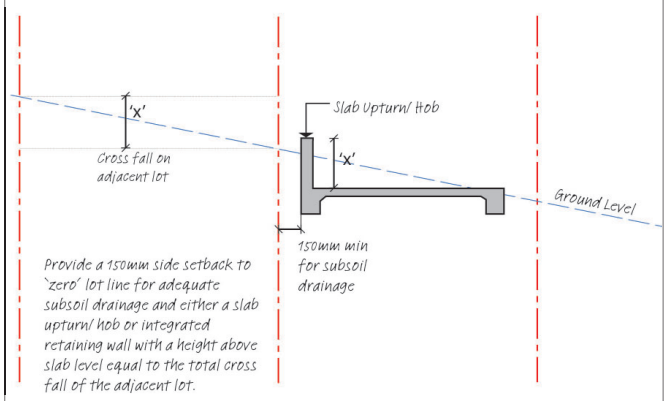


FIGURE 14: Zero Lot Line Construction Type 1

Zero Lot Line Construction Type 2

Application: Where there is a site cross fall towards the zero lot boundary.

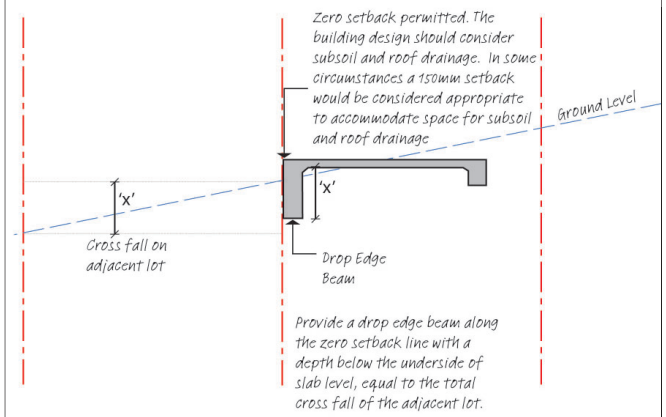


FIGURE 15: Zero Lot Line Construction Type 2

Zero Lot Line Construction Type 3

Application: Where all lots are flat or generally have a fall from front to back or back to front.

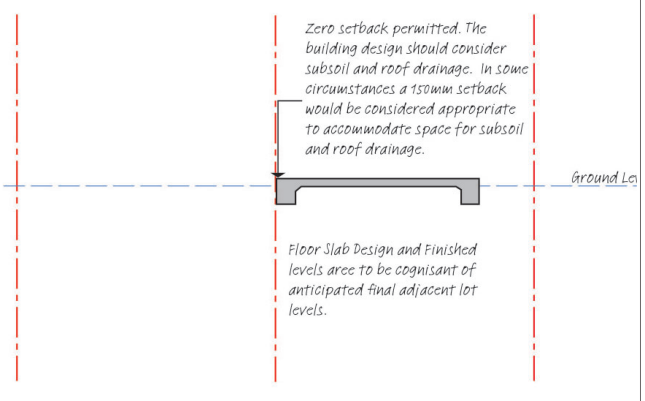


FIGURE 16: Zero Lot Line Construction Type 3

General Note: Storm water and slotted drainage is to be wholly contained in the subject land. The zero lot wall may need to be setback from the boundary to accommodate drainage requirements.

3.5 SPECIAL LOTS

Corner Lots

Corner lots are all lots located on the corner of two street frontages. They are generally wider than other lots and may have splayed boundaries due to the geometry of the streets. Refer to Figure 6 and Figure 18.

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 4.8).

Corner lots are to have a minimum secondary (side) boundary building setback of 2.5m. Corner lot splay boundaries are to be treated as secondary boundary setbacks.

An articulation zone of 1.5m is allowed to the secondary frontage to encourage

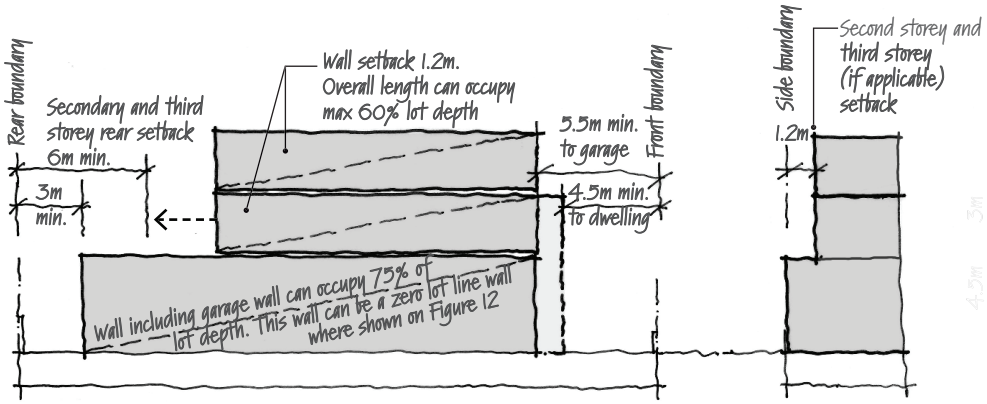


FIGURE 17: Lot Line (13m) Control

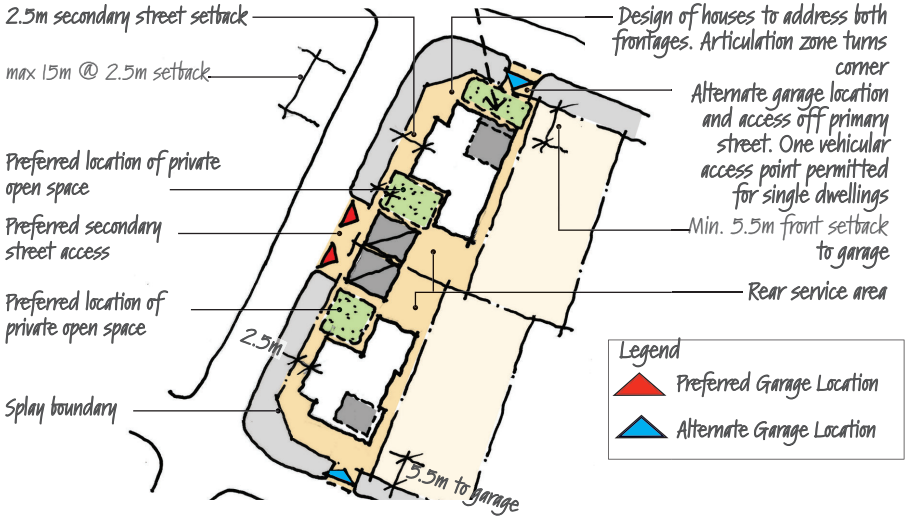


FIGURE 18: Example of Corner Lots

the incorporation of building elements that also turn the corner, for example projecting sun screens, balconies and pergolas.

Vehicular access can be from the front street or the side street (preferred). On north facing lots, rear access is particularly preferable to maximise the number of north-facing habitable rooms to the street.

Key Corner Entry Lots

There are sixteen key corner entry lots identified in Precinct H (refer to Figure 6). These lots are located at either key vehicle or pedestrian entry points to the Precinct or next to main pedestrian links, which are highly visible from the public realm.

Development on these sites should give careful consideration to ensuring that dwellings appropriately address both street frontages and main pedestrian links.

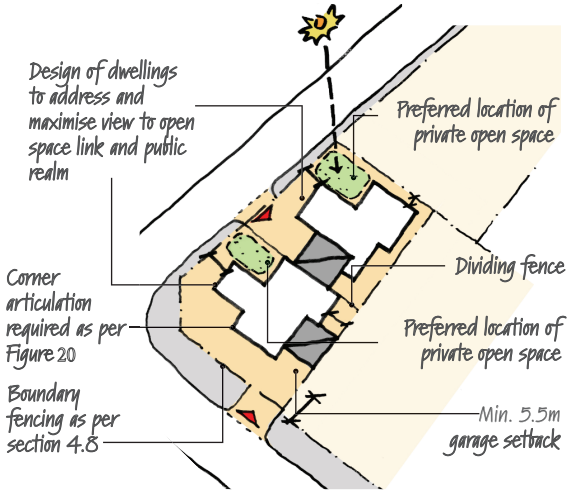


FIGURE 19: Example of Key Corner Entry Lot with duplex

Dwellings should be designed to reflect the prominent corner or pedestrian link location through architectural expression and/or inclusion of design features. Refer to Table 1 for built form controls.

Any inconsistencies between this section and built form controls in Table 1, the latter will prevail.

The fences to the key corner entry lots are to be constructed by Frasers Property Australia and may incorporate signage for the Precincts subject to further approvals.

Examples of signage may include, however are not limited to directional signage to points of interest, precinct names and street names.

Buildings on Corner Lots

The corners of houses facing intersections are important and should reinforce their prominent location. This may be through articulation of the building form, increased height within the concept plan approval as modified, height limit, the use of architectural design elements, interesting forms and/ or colour emphasis. Refer to Section 4.3 for details.

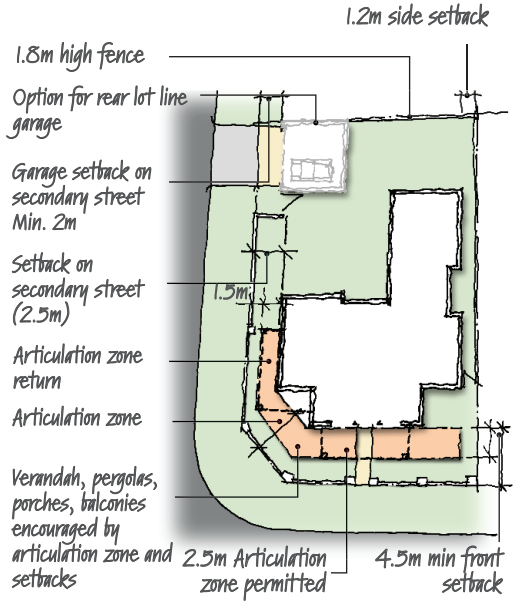


FIGURE 20: Example of Corner Lot Articulation Zone

Duplex Sites

A number of corner lots are suitable for duplex development and are nominated in Figure 6. These sites will permit one or two homes in either attached or detached format.

The design and siting of duplex housing will require consideration of address to multiple street frontages.

Each home should address either the primary or secondary street. Elements such as windows, wall materials, colours and sunshades should be consistent.

Setbacks for primary and secondary street frontages are identified in Table 1 Built Form Controls. For lot boundaries other than street frontages, a minimum 1.2m setback applies with a 3m setback along at least 50% of each boundary. Refer Figure 21. Providing separate access to homes by locating the driveways on different streets is encouraged. It is preferable to locate side driveways and garages to the south of the home to maximise north-facing habitable rooms and private open space. Refer to Figure 21.

Where nominated on Figure 12, single storey garages may be located with zero side lot alignments. Second storey duplex elements must meet side boundary setback requirements, refer also to Table 1.

Lot 12

Lot 12 is suitable for multidwelling development as identified within Figure 22. The site allows for a minimum of 2 and maximum of 3 dwellings, either attached or detached.

At least one dwelling will address the primary street frontage, with remaining dwellings addressing the required access way.

Elements such as windows, wall materials, colours and sunshades should be consistent and complement one another. Setbacks for the primary street frontage are identified in Table 1 Built Form Controls. Refer to Figure 22 for setbacks.

It is preferable to locate dwellings further off the northern boundary, to allow adequate solar access to private open space to the rear.

Entry points to dwellings should be clearly delineated through appropriate building articulation and landscaping to create a sense of address.

It is preferable to locate garages to the south of the home to maximise north-facing habitable rooms and private open space. Refer to Figure 22.

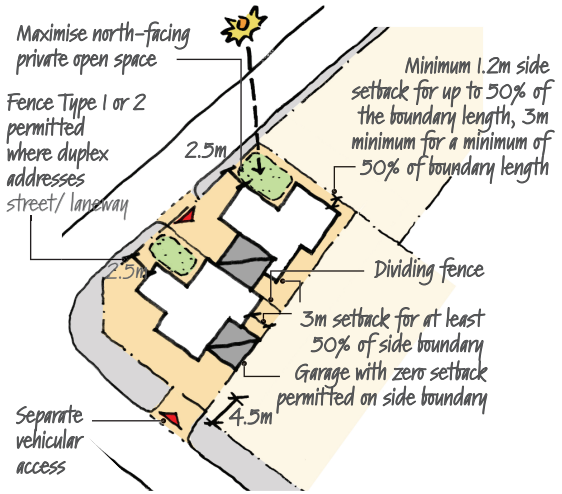


FIGURE 21: Example of duplex homes on a key corner entry lot

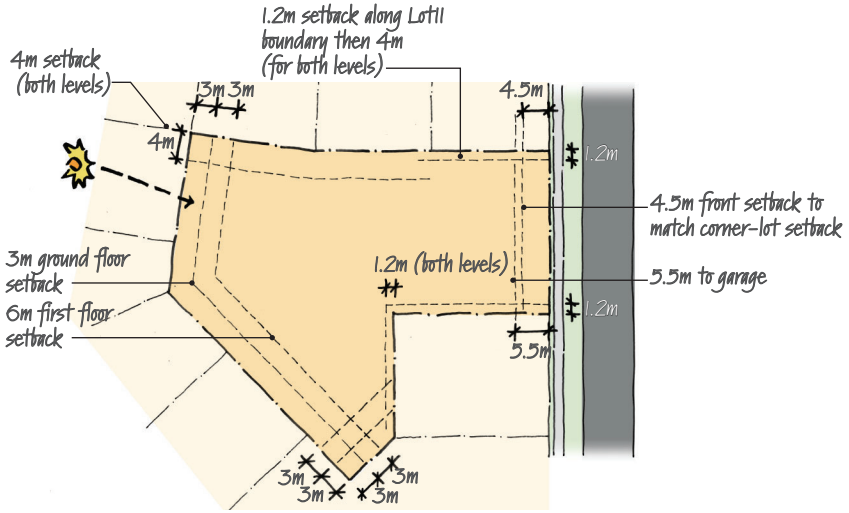


FIGURE 22: Lot 12

Lots 40 and 41

Lots 40 and 41 are accessed via a shared driveway. Site specific setbacks apply to these lots to enable vehicle access.

Setback of the building frontage and garage frontage is to be generally in line with the adjacent homes (lots 42). Minor setback encroachment permitted for ground floor.
Refer to Figure 23.

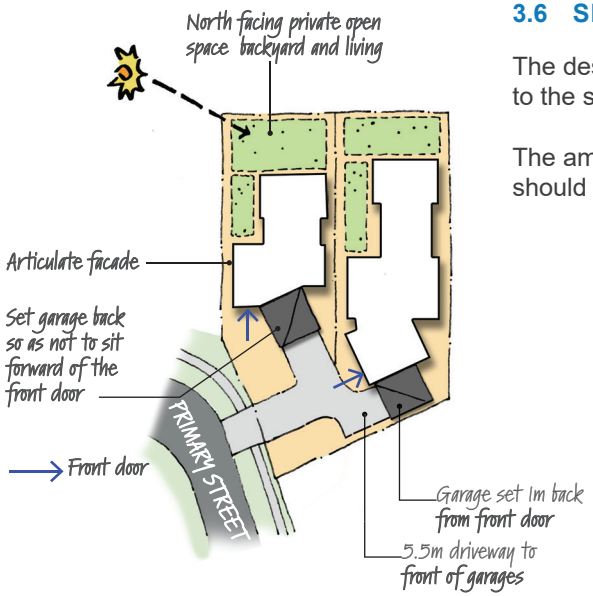


FIGURE 23: Lots 40 and 41 Site specific setbacks

Dual Frontages

Lots 54 - 66

Lots 54-66 need to address both frontages. Provide for a building that addresses the primary street frontage as well as the harbour with architectural presentation to both frontages. Rear setback applies to setbacks to the Boat Harbour whilst maximising views to the harbour. Two and three storey elements are to address both frontages.

3.6 SLOPING SITES

The design of your home must respond to the slope and orientation of your lot.

The amount of excavation required should be minimised.

Where slopes prevail, consider a split level house plan or garage under which responds to the slope.

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

The majority of lots have slopes from rear to front of 1m or less.

Some lots have cross site falls of up to 0.4m.

Design Objectives

- To minimise site excavation.
- To maintain adequate visual privacy between neighbouring lots.

Design Requirements

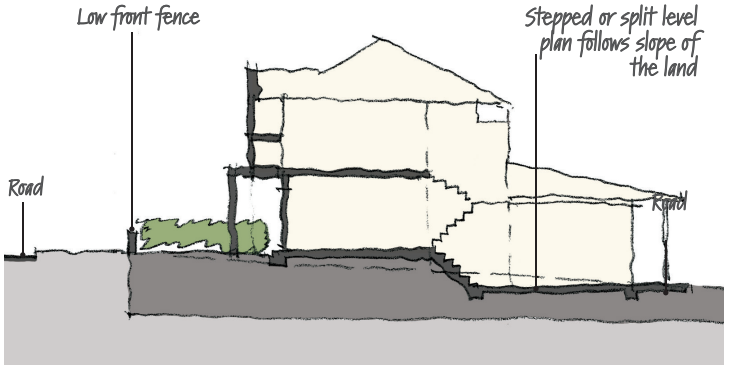


FIGURE 24: Sitting on sloping sites

- The dwelling must respond to the topography of the land through split level designs unless privacy to adjacent properties can be demonstrated.
- Maximum 500mm cut and fill.
- Dwelling designs are to ensure reasonable visual privacy to adjoining dwellings.
- Retaining walls forward of the house to be masonry to complement house design.
- Terracing of retaining walls and incorporating landscape screening is encouraged.
- Retaining walls in the rear garden should be at least 3m from the rear of the house to allow for a level connection between living rooms and private open space.
- Retaining walls on street boundaries must comply with fencing controls in Section 4.8.
- The finished ground floor level of your home is to be no greater than 500mm above the existing ground level. Variation to this control, of up 900mm above the existing ground level, may be considered where an improved design outcome is achieved.

4. BUILDING DESIGN, ARCHITECTURAL & LANDSCAPE CHARACTER

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

Houses are designed to provide a desirable outlook for residents and to create safer and more visually appealing neighbourhoods.

4.1 BUILDING FACADES, STREET FRONTAGE & CHARACTER

The building facades and character of homes 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.

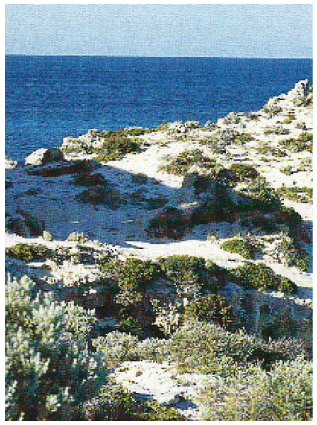
To foster interaction with the street, it is preferable that an indoor living area should provide surveillance over the primary street and open onto a weather protected useable outdoor space.

Design Objectives

- To establish a memorable and relaxed coastal character that is responsive to local microclimate.
- To establish a high quality of visual presentation of dwellings to streets and the public realm.
- To foster an interactive relationship between the dwelling, its occupants and adjacent streets and public realm.

Design Requirements

- All buildings are to positively contribute to the character of Shell Cove through quality (design) composition of facades.
- Facades are to be contemporary in character and may reflect traditional coastal holiday homes in their simplicity of form, verandahs and 'lean-tos' and vertical, rectangular windows set into walls.
- Reproduction or replica styles of buildings such as Federation, Georgian, Tuscan or Tudor are not considered to be appropriate at The Waterfront Shell Cove.



Coastal landscape quality

Contemporary coastal living

Outdoor rooms & living areas

FIGURE 25: Preferred Design Elements

- Facades should provide a richness of detail and design interest especially at visually prominent locations.
- Dwellings should be articulated so that the main building line is forward of the garage. Materials, balconies and porches should be composed so that the garage does not dominate the front elevation.

Coastal Character

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

This can be reflected by:

- 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.

Lightweight materials and simple building forms encouraged for coastal character

- Adopting vertically proportioned windows, expressed trim and timber 'boat house' details.
- 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/ complementary 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. As a general rule, at least 50% of external materials are to be lightweight in character (to all facades).
- At least two complementary materials or finishes should be used for facade articulation.
- Rendered, bagged/painted masonry or brick/stone should be limited to the lower parts of the building. For two and three storey houses, masonry should not be above the first floor balcony or window sill height.
- All materials and finishes to resist coastal elements and be easily maintained.
- Refer to Section 4.6 and Appendix G for the preferred external materials palette.

External materials

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 2.5m within the front setback.

As a guide front porches and verandahs should take up a minimum of 30% and up to 50% of the width of the front facade at ground level.

Design Objectives

- To maximise opportunities for outdoor living and useability of outdoor living spaces at all times of the year.

Design requirements

- Verandahs should have a minimum depth of 2.5m to be useable.
- Doors and windows should generally be the full width of the balcony or verandah to maximise indoor/outdoor relationships.
- Balconies and verandahs that wrap around the corners of buildings are encouraged. They should be intergrated and complement the overall design.
- Balconies designed with pergolas, operable louvres and screens to increase climate control and create 'outdoor rooms' are encouraged.
- Detailing of balconies, verandahs and balustrades should be generally open in style and reflect a coastal character using vertical timber battens, steel, mullion less or opaque glass, stainless steel wire or a combination.

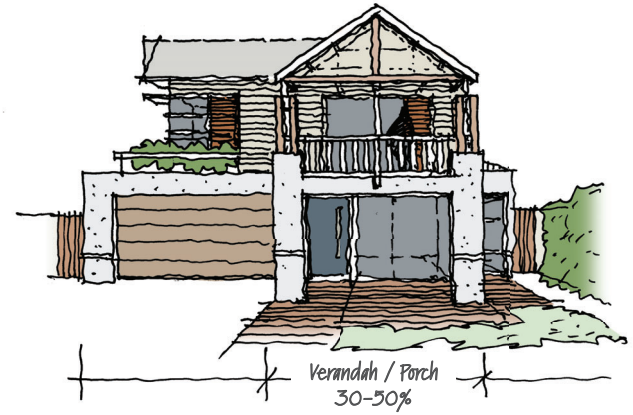
Environmentally Sustainable Design (ESD)

To conserve energy and save money your home design should include elements that increase the sustainability and performance of the building.

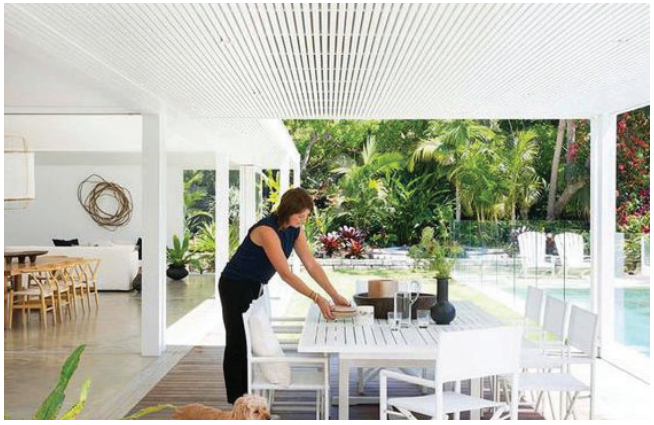
For example:

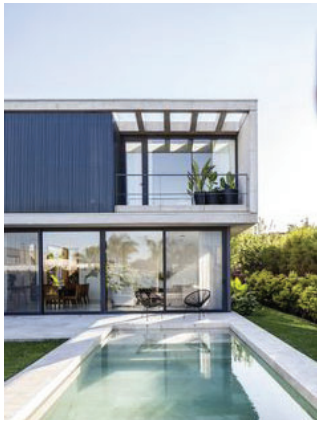
- Incorporate operable screens and shutters particularly to east and west facing openings.
- Incorporate protective eaves (minimum 450mm wide; 600mm preferred) or alternative shading devices.
- Use of operable glass louvres is encouraged to maximise cross ventilation opportunities.

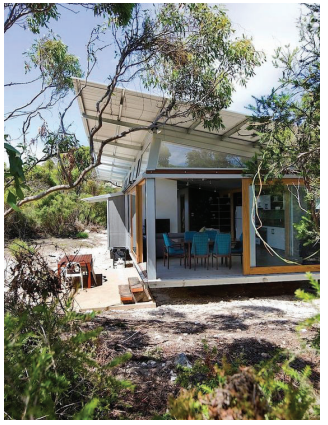
Refer to Section 5 of the Design Guidelines for ESD requirements.



Proportion of verandahs and porches of front facade


Outdoor living room with pergola


Open style balcony


Protective eaves and overhangs required.

4.2 BUILDING ENTRY AND RELATIONSHIP TO THE STREET

The building entrance is the primary address of your home, it creates an interface with the public domain, contributing to the identity, legibility and safety of the street and the design character of your home.

For safety purposes, separate entries from the street for pedestrians and vehicles are encouraged.

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

Design Objectives

- To establish legible and intuitive relationships between dwellings and the primary street.
- To provide accessibility for people of all ages and abilities.

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.
- Locate the primary entry to buildings from the main street frontage by providing visible entries.
- The front door opening should be a clear 850mm minimum width for wheelchair use.
- Entries are to be visible, generous and safe.
- Front doors should be contemporary in design and incorporate a glass side panel or glass insert view panels. Any security doors are to be simple and contemporary in design.
- An entry plinth is to incorporate elements such as street numbers mailboxes etc. (Refer to Section 4.8).
- All levels of dwellings on corner lots are required to have windows to both the primary and secondary frontages to provide for passive surveillance to both frontages.

Front porch

Front verandah

4.3 IMPORTANT CORNERS

The corners of houses that face intersections, open space and act as termination points to public vistas are important and should reinforce their prominent location by quality of design.

This can be through articulation of the building form at corners, increased height (within the concept plan approval limit), the use of architectural design elements such as balconies, verandahs, pergolas, corner windows, the use of interesting forms and/or colour emphasis.

Design Objectives

- To ensure that dwellings on corner lots address both the primary and secondary street (or public open space) frontages.
- To reinforce the prominent location of corner dwellings and establish a sense of visual interest.

Design requirements

- Two and three storey building elements are required to be used at key corner entry lots as per Figure 6.

- Key corner entry lots have been identified on Figure 6 to provide visual reference points and contribute to the creation of a sense of identity for the neighbourhood.
- These sites require an architectural response to define a relationship with their surrounding. The architecture of the key sites can be expressed though some of the following methods:
  - Taller elements on corners within the concept plan approval limit
  - Distinctive colour on particular elements.
  - Articulation on all public frontages.
  - Glazing on all public frontages.
  - Distinctive planting.

4.4 GARAGES AND DRIVEWAYS

Garages are to be setback behind the main building facade a minimum of 1m and should not dominate the streetscape or building appearance. The driveway area should not dominate the entry or views from the street.

Exceptions to setbacks for garages will be made where garaging is accessed from rear laneways or from secondary streets. Driveways should be integrated with the design of the front landscape area and complement the building design.

Design Objectives

- To minimise the visual dominance of garages on the dwelling facade and streetscape.
- To soften the visual impacts of driveways.
- To provide for sight distance safety.

Design requirements

- Refer to Table 1 for design requirements.
- The maximum garage opening is to be no greater than 6m.
- Triple garages will only be permitted in a tandem arrangement.
- Garages, particularly for 13m wide lots, are to be designed to reduce the visual impact of the street.

The architectural design must demonstrate an outcome to reduce visual domination of garages where the garage is located on the primary street frontage. The following measures or a combination of these measures would be considered appropriate in this regard:

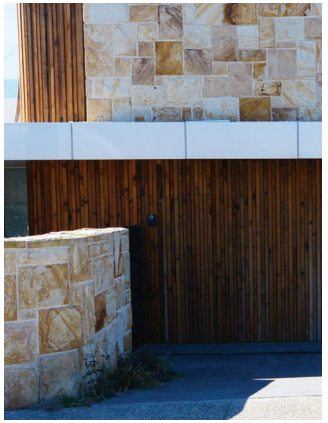
- Overhanging upper level of building so that the garage appears to recede within the built form;
- Articulating the front building façade;
- Creating texture in the materials used in the front façade that reduce the garage dominance; and

Corner emphasis by window design

Corner emphasis

Design addressing the corner

Garage setback behind building line



Colours and materials to match and integrate with the main dwelling

  - Selection of darker, more recessive garage door colours.
- For corner lots, vehicle access and parking is preferred from the secondary street. Refer to Figure 6, Figures 19 to 21.
- Detached garages should match the main house roof form and materials.
- Where nominated on Figure 12, garages on side property boundaries can have zero set back.
- Any balconies above can be on the side building line, provided the garage can be zero lot lined as definedin Figure 12.

- Minimum dimensions for car parking spaces are to comply with Australian Standards (AS/NZ 2890.1:2004 Parking Facilities - Off Street Parking).
- Minimum sight lines for pedestrian safety to be provided.

Treatment and Screening

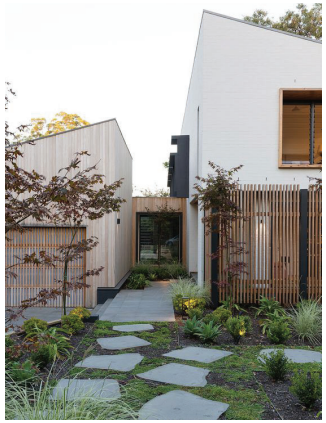
- Garages are to be constructed in materials and finishes to match or integrate with the main dwelling.
- Garage doors are to be of contemporary design and not overly 'featured'.

- Segmented door systems including panel lift and sliding doors are preferred with long horizontal panelling.
- Vertical roller doors are not permitted.

Driveways

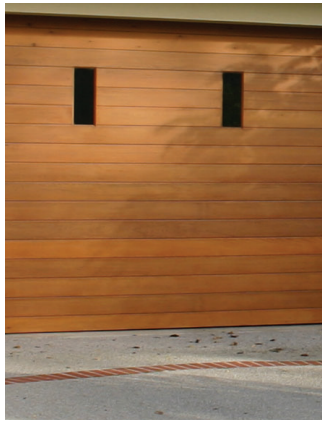
- Driveways and paved areas should be minimised.
- Uncoloured concrete and bitumen will not be approved.
- There should be landscaping between the driveway and side boundary

- Only one driveway crossover is permitted and is to be in accordance with Shellharbour Council specifications.

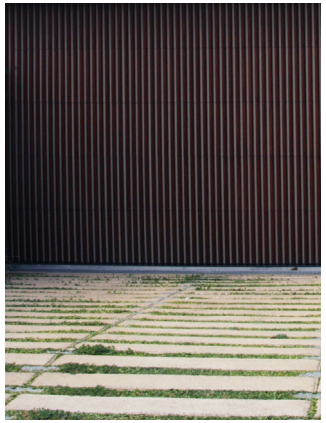


Garage colours match main dwelling

Segmented door system



Timber doors with natural light access



Segmented sliding doors and permeable paving

Sliding garage doors

4.5 ROOF DESIGN

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

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

Design Objective

- To promote climate responsive roof forms that respond to the desired coastal character of Shell Cove.

Design Requirements

- Roof design is to be treated as an integral part of the overall design of your home.
- Roofs should be simple in form with gable and hipped roofs at a minimum of 24 degrees and a maximum of 42 degrees.
- Skillion roofs can be lower in pitch, for example, 10-15 degrees.
- Articulated roof forms are encouraged to provide solutions for natural light and ventilation, summer shade and winter sun penetration to the interiors.
- The use of low pitched, multi-plane, curved and hovering roof forms are encouraged and considered on design merit where they establish a distinctive coastal character.
- 'Boathouse' forms and deep overhanging roofs which extend to verandahs are encouraged and may include special treatments such as exposed truss and rafters or natural timber eave linings.
- 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. Any flat roofing must be combined with other roof styles.
- Appropriate use of eaves, pergolas, screens, awnings, and louvres should be incorporated into the house and roof design to provide protection to the north, east and west facing windows
- Roof forms should be designed to maximise solar gain to north facing windows in winter and control excessive solar gain in summer
- Elevated roof forms are encouraged to have operable windows to facilitate ventilation and the release of warm stale air
- Where used, eaves are to be a minimum of 450mm from the face of the building to provide adequate protection
- Eaves are to be used on all frontages except for walls on zero lot boundaries, or where a parapet is used
- Light coloured, insulated metal roofing is the preferred roofing material.
- Unpainted or highly reflective roofs will not be approved.
- Service elements (such as vents and skylights) should be integrated into the roof design and/or painted to match the roof colour.

Simple roof forms and lightweight materials

'Boathouse' roof form

Low pitched skillion roof form

Articulated roof form for light and ventilation

4.6 EXTERIOR DESIGN PALETTE

Design Objective

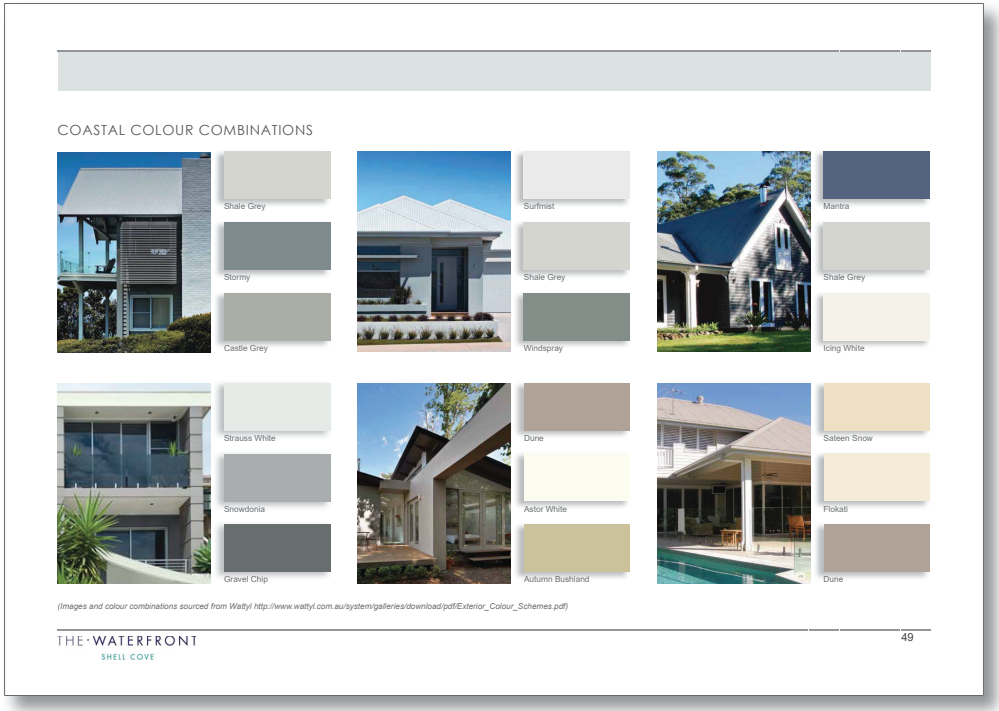
- To provide a selection of external colours and materials that will allow for individual design expression and establish a cohesive coastal character.

Design Requirements

- 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, relatively neutral and light in tone, 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.
- Large areas of dark colours and materials including the roof and highly reflective finishes will not be approved.
- An external colour scheme, together with coloured/coded elevation drawings, is required for the submission to the Shell Cove Architect for approval.
- Composition of materials such as natural stone, timber and expressed steel elements are encouraged to add variation.



Natural landscape materials, colours and textures as inspiration for external colour choices



The Waterfront Shell Cove Colour Palette (refer to Appendix G)

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 G) • 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 brick colours will not be approved. 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 4.8 Walls & Fencing Detail)	• Timber pickets / slats • Rendered / painted Masonry plinth and piers	• Contemporary timber pickets / slats • Painted steel pickets or slats	• Natural colours of materials or to match / complement house • 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.

4.7 SUN SHADING AND OTHER DETAILS

Details such as sun shading devices, balconies, downpipes and privacy screens should form an integral part of your home 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 you money.

Exposed rafters under eaves can add character.

Design Objective

- To foster climate responsive design solutions that contribute to the sustainability, visual quality and coastal character of Shell Cove.

Design requirements

- The use of timber battens, screens and sun shading devices is encouraged to create outdoor rooms for coastal living.
- Generous roof overhangs or eaves are encouraged for weather protection and sun shading. The minimum width required is 450mm. 600mm is encouraged.
- Provide shade to north facing windows. As a general rule, the projection of north facing sunshades should be 30% of the height of the glass window or door.
- Adjustable shading, for example shutters and screens are best to east and west facing openings.
- North east and north west window openings often require vertical blades for effective solar control.

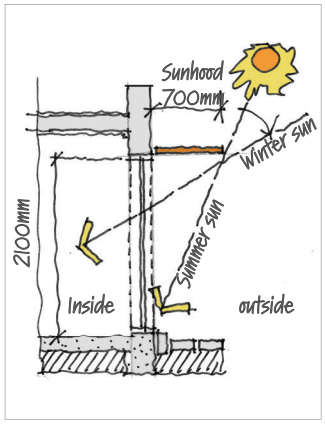
Gutters and Downpipes

- 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 house.

Openings

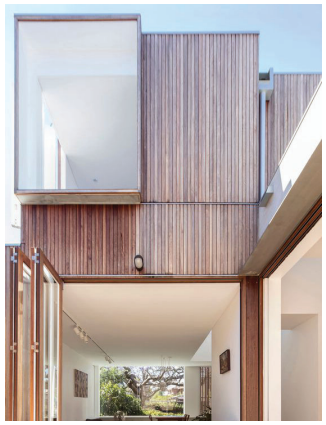
- Vertically proportional openings are preferred for windows and doors with expressed reveals.
- Any security doors are to be simple and recessive with dark coloured mesh.
- Fly screens are to match window frame colours and be dark mesh.
- External security roller shutters to windows are not permitted.

Effective sun shading devices

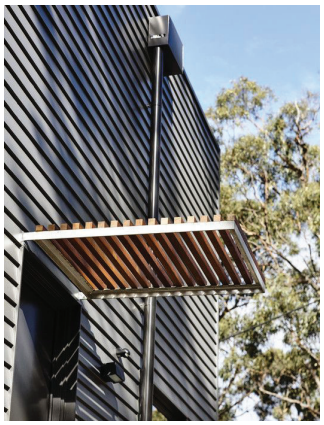


Effective sunshading to north openings

Detailing under eaves and circular downpipes



Integrated downpipe design



Circular downpipes

4.8 WALLS AND FENCES

Walls and fences define the boundary between your home 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 visual permeability and enclosure, 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;
- Consistent and quality design – to enhance your home investment and unify the street; and
- Privacy – achieved by dwelling design, solid side and rear fencing, visually permeable front and return fencing and landscape.

Example of masonry piers and hedging for corner lots

Piers with landscaping

- Any inconsistencies between this section and sight distance safety provisions, the latter will prevail.

Design Objectives

- To establish a clear delineation between public and private space whilst ensuring appropriate visual amenity (where fences abut a public street or public open space).
- To provide visual privacy commensurate with the use and location of private open space (where fences abut a neighbouring property).
- To foster an interactive relationship between dwellings, their occupants and adjacent streets (where fences abut a public street or public open space).
- To promote casual surveillance of the public realm (where fences abut a public street or public open space).
- To ensure a quality visual appearance for solid form fencing that abuts a public street (where nominated to screen principal private open space).
- To minimise graffiti.
- To ensure adequate sight safety distances.

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 (refer to "Front Courtyard Fences").

- Provide an address for your home, integrating a letterbox and street number.
- Incorporate landscaping where possible to soften the fence line and provide privacy where required.
- Avoid creating long stretches of blank spaces that may attract graffiti.
- Comply with sight distances safety provisions.
- Ensure front door is visible.

All fencing is to be consistent with Figure 26.

Fence types as prescribed in Figure 26 and further described in the following sections are mandatory in Shell Cove.

FIGURE 26: Fencing for housing lots

Front Fences

- Front fences can provide for a unified streetscape and a special character for individual lot frontages. At The Waterfront Shell Cove, front fencing requirements vary depending on the lot address (refer to Figure 26):
- Fence Type 1 is a minimum requirement (shown as ■■■■).
- Front Fence Type 2 is mandatory where the lot addresses entry streets or public open space (shown as ▬).
- Colours and materials of fencing is to be in accordance with Section 4.6.
- Front fences can incorporate a low key arbour feature at gate entry.

Fence Type 1

Design requirements

- The minimum requirement for all lots (except those where Frasers Property Australia will design the fence) is to build piers at the corners of the lot frontage and at the edges of the vehicle and pedestrian entry to the lot. The piers are to be a maximum of 1m high.
- The pier located at the vehicle and/or pedestrian entry is to incorporate the letterbox, street number and if required, lighting. The colour/finish of the street number should be clearly legible against the colour of the pier.
- Landscaping is to be incorporated between the piers. You can use stainless steel wire between the piers to support screen planting and/or infill planting to provide definition to the footpath.

Fence Type 2

Design requirements

- Front Fence Type 2 is to be constructed of:
  - Masonry, rendered bagged or painted piers, with infilltimber pickets, metal picket (slats) or stainless steel wire and turnbuckles (refer Figure 28 and Figure 29).
- Infill picket fences are to be painted in light tone colour or white and can vary in terms of the balance of solid to open, and the style of picket (period detailing to be avoided).
- Infill fencing can have intermediate masonry piers or simpler supports/ newell posts.
- Infill elements should maintain a consistent height with the piers, at 1m high.
- The fence return is to continue along side boundaries to 1m behind the front building facade, then slope or step up to the interlot fence height of 1.8m.

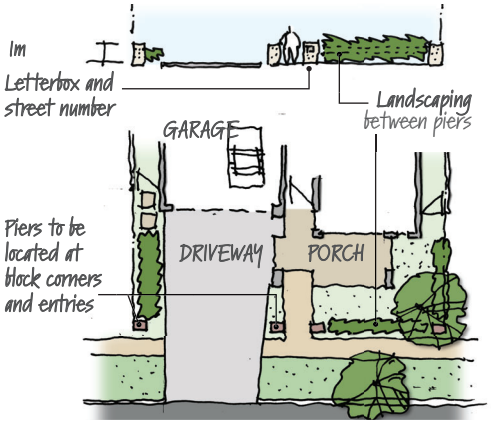


FIGURE 27: Fence Type 1 - Piers and infill landscaping

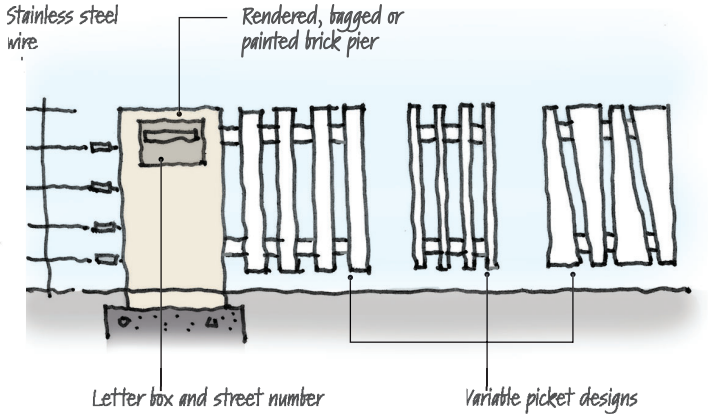


FIGURE 28: Fence Type 2 - Variable picket designs together with entry pier Indicative

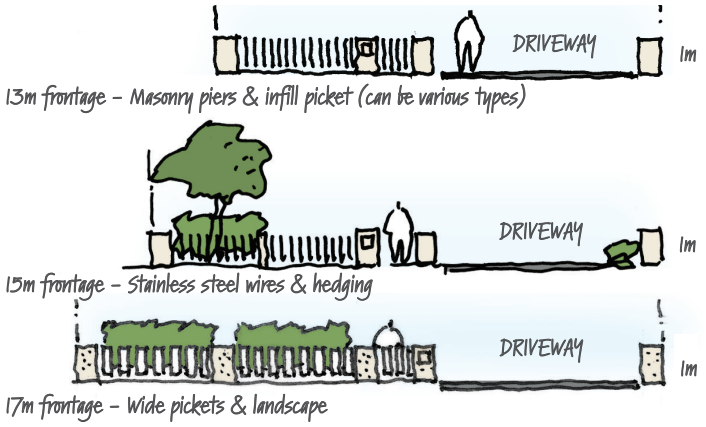


FIGURE 29: Fence Type 2 - Indicative front fencing for 13m, 15m and 17m frontage lots

- Front gates should be constructed as 'infill' fencing.
- Gates in front of driveways are not permitted.
- Colorbond or similar metal front fences are not permitted.

Side and Rear Fences - Fence Type 3

Side and rear dividing fences of typical lots are to be:

- Maximum of 1.8m high.
- Metal Colorbond type in colour 'Riversand'

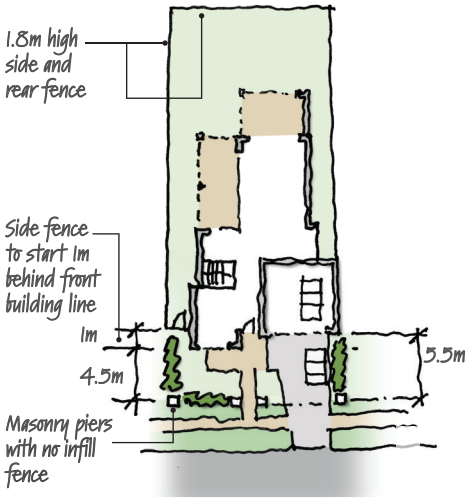


FIGURE 30: Side and rear fencing (with front fence type 3)

- Masonry can be used for courtyards, if desired, and must relate to the materials/colours of the house.
- 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 frontage.

Special Fence Designed by Frasers Property

- Appropriate height and scale (height to be minimised).
- Comply with sight distance safety provisions.
- Provide passive surveillance via visual permeability where appropriate.
- Provide privacy to principal private open space where appropriate.
- Consistent with and complementary to fencing provisions in these design guidelines.
- Complement open space/pedestrian link design where interfacing with open space/pedestrian links.
- Provide appropriate pedestrian gates to the street.
- Complement Type 1 or Type 2 fencing where contiguous with Type 1 or Type 2 Fencing.

Retaining Walls

For the majority of lots in Precinct H there is only a 1m or less fall from front to back and a 0.4m crossfall between side boundaries. 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.
- 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 house can be masonry to complement the house design.

Cribwall or treated pine logs are not acceptable.

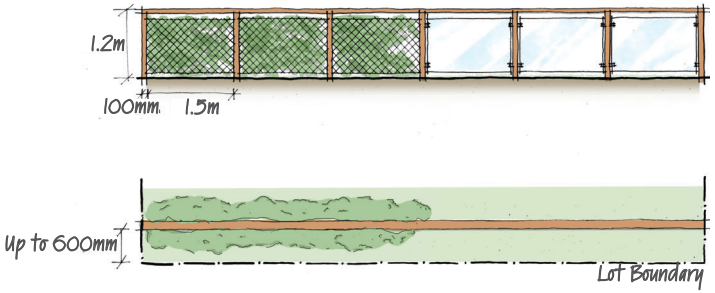


FIGURE 31: Special Fencing, Glass or Wire Infill.
Note: Proposed harbour side fencing for Lots 54-66 where required by Frasers Property.
Special fencing location to be resolved as part of future development application for special fencing.
Council will need to be satisfied with maintenance arrangements including for any private land which is not fenced to the boundary as proposed in Figure 31.

4.9 LANDSCAPE DESIGN FOR LOTS

The landscaping of your home will contribute to the quality of the street and integrate your home with the surrounding coastal environment. Innovative low water, native, coastal gardens are encouraged.

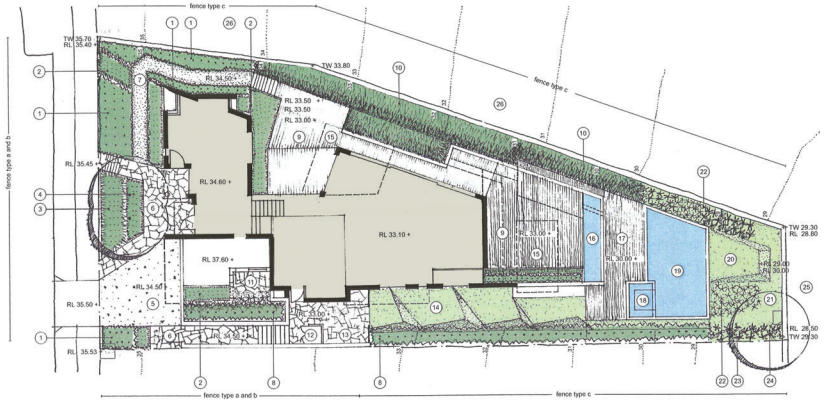
A Landscape Concept Plan is required to be submitted to the SCA for approval. Refer to Appendix B.

Landscaping of your front garden is to be completed within 3 months of the practical completion of your home.

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

Design Objectives

- To contribute positively to the visual quality of the dwelling and streetscape.
- To minimise water consumption.
- To maximise functionality and useability of private open space areas.



Example of Landscape Plan

Coast Banksia

Design requirements

- Landscape design and materials selection is to suit the coastal conditions, including sun and salt.
- Landscape design is to:
  - Incorporate water conservation measures and efficient irrigation systems;
  - Provide for low energy and low chemical use; and
  - Use compatible materials and colours to complement the home.
- Plants should be positioned to provide shade, privacy and to allow access to winter sun.
- In the order of 50% of the area within the front setback is to be soft landscape. Where a courtyard is proposed a reduction of soft landscaping to 25% may be considered.
- Landscape design is to include a principal private open space with a minimum area of 24m² that has access to direct mid-winter sunlight for 3 hours between 9am and 3pm on 50% of the Private Open Space area. Shadow diagrams are to be submitted demonstrating compliance.
- Refer to Table 1 for other design requirements.
- Minimum tree planting requirements are:
  - Front yard: 2 small to medium shade trees (4-6m mature height).
  - Rear garden: 1 large shade tree (6-10m mature height).
- Composting bins are encouraged to be used to improve the characteristics of the soil.


Blueberry Ash


Common Corea


Swan River Daisy


Sago Cycad


Mat Rush


Mixed coastal tussock native grasses

Garden Planning

You should carefully plan the functions required of the front, side and rear garden areas. These may include usable courtyards, decks, BBQ areas, paths, compost to vegetable gardens, garden beds, water features, pool and play equipment.

Emphasis should be on indoor-outdoor living room connections, view enhancement, and visual screening of service elements.

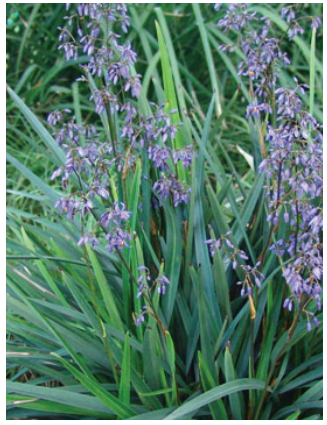
You should take into account solar orientation, prevailing winds for summer cooling and winter protection, views and any neighbouring influences.

The inclusion of north-facing outdoor terraces/decks/courtyards is encouraged, including those that face the primary street.

Species Selection

- Predominately local indigenous species selection is preferred. As a guideline at least 70% of plants should be indigenous.
- Landscaping is to contain plants that require little more water than is naturally available.
- Plant species are to be appropriate to the soil conditions and selected to minimise root interference to house footings and services.
- Landscape design and initial planting should include the provision for growth to maturity of each species.
- Consider habitat value of your species selection, native plants attract native fauna, birds, butterflies etc.
- Refer to the species list provided in Shellharbour City Council's DCP and recommendation from local nurseries.

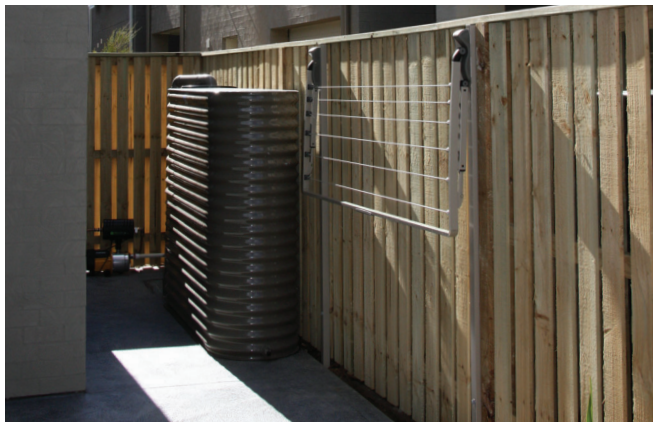
Rough Tree Fern



Paroo Lily

Hard and Soft landscaping

- Both hard and soft landscape materials and finishes should be durable in the coastal environment.
- Landscapes that incorporate coastal elements such as boulders, rocks, gravel, native grasses and dramatic plant associations in simple, strong patterns are preferred.
- Porous, permeable paving solutions are strongly encouraged to increase water infiltration, reduce runoff and allow air and water exchange for root systems of trees. For example, where suitable, use stepping stones in gravel and native grasses rather than a continuous concrete pathway.
- Lawn areas should be of a type which has low water demand and high drought tolerance. Lawn areas should not dominate the landscape but be located for specific purpose.
- As a guideline, a maximum of 60% of the soft landscape area to be turf (for example, Buffalo species) and 40% planting beds.



Water tank and clothes drying services screened from public view

Screening to Services

4.10 SERVICE AREAS AND AUXILIARY STRUCTURES

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

Design Objective

- To ensure that utilities, services and auxiliary structures meet occupants' needs without detracting from the visual qualities of the streetscape.

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.

Outbuildings, Storage and Bins

- Storage should preferably be incorporated into the main dwelling.
- Any external 'sheds' or storage areas should be limited to a maximum size of 10m^2.
- Any pool equipment is to be stored out of public view.
- 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 to be located on the roof.
- In the instance of north facing lots, photovoltaic panels should 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 home or be neutral.

Swimming Pools

- Must comply with all relevant Australian standards for fencing and gates.
- Be in the back garden and setback a minimum of 900mm from the rear and side boundaries to the pool water edge.
- Satisfy Council requirements.
- With north-facing lots, a pool may be located in the front or side setback, subject to appropriate landscape treatment to ensure the streetscape is not dominated by blank walls or high fencing.

4.11 BOATS AND CARAVANS

If and where applicable, the provision for the parking and storage of recreational vehicles such as boats and caravans is to be included in the design of your home to minimise the impacts of vehicles on the streetscape.

Locations and Treatment

- Parking of recreational vehicles (boats, caravans etc) is not permitted to the front of properties.
- Any enclosure for parking and storage of recreational vehicles is to be provided behind the residence/garage and/or screened from public view.
- Materials and colours of the enclosure and screening should be consistent with or complement the main dwelling.
- Only one driveway crossover is permitted and is to be designed in accordance with Shellharbour Council specifications.

4.12 SITE MANAGEMENT

During the construction of your home your builder is required to minimise and manage waste and soil erosion.

Design requirements

- A Soil and Erosion Management plan is required as part of your development application.
- A Waste Management Plan is required as part of your development application.
- Storage of building materials on public domain (such as verges, footpaths or roadways) or neighbouring properties is not permitted.

4.13 SIGHT DISTANCE FOR DRIVEWAYS AND FOOTPATHS

Design Objectives

- Provide good visibility for both pedestrians and drivers in vicinity of the junction between the driveway/ garage and the footpath.
- Enable drivers/vehicles entering or exiting the property to see and be seen and heard.

Footpaths

- Footpaths in Precinct H are generally 4 metres wide with a 1.2m paved path setback 0.6m from the property boundary.
- Laneways generally do not have a formal footpath and will be landscaped accordingly.

Design Requirements

The objectives can be achieved by ensuring structures/landscaping within the property, structures/landscaping on the footpath and boundary fencing/walls/ gates, do not interfere with a clear line of sight for drivers/vehicles entering or leaving a garage or driveway.

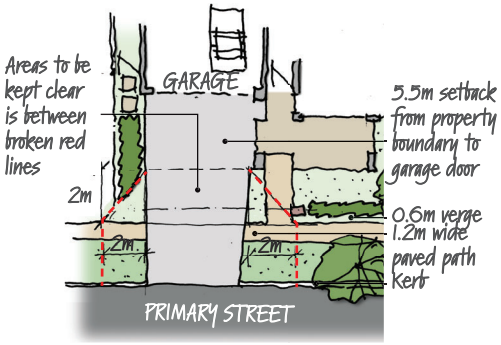
Garage Setbacks

In Precinct H Detached Housing, garage doors are generally setback from the footpath as follows:

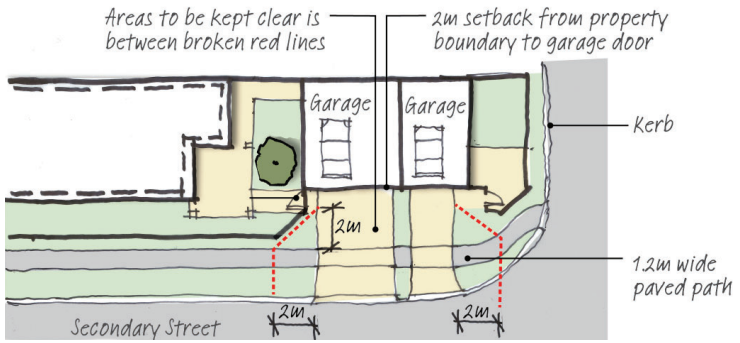
- 5.5m to primary frontages
- 2m to secondary frontages

An area of land as shown on the figures below is free of any structures, including fencing/walls/gates and landscaping.

With any inconsistency between this section and other provisions on walls and fences, this section will apply.



Garage Setback - Primary Frontage



Garage Setback - Secondary Frontage

5. LIVABILITY & SUSTAINABILITY

5.1 LIVABILITY

A livable home is designed and built to meet your changing needs throughout your lifetime.

Livable homes include 'easy living' features that make them safer, more comfortable and easier to access for everyone, at every stage of life.

Easy living features include:

- A safe, continuous, level and step-free path of travel from the street entrance and/or parking area to your home's entrance;
- At least one step-free entrance into your home;
- Space around your car park to ensure you can open car doors fully and easily move around the vehicle; and
- Stairways designed to reduce the likelihood of injury and also enable future adaptation.

Find out more by downloading the free Livable Housing Design Guidelines: www.livablehousingaustralia.org.au/.

5.2 SUSTAINABILITY

Frasers Property Australia and Shellharbour City Council are committed to creating a sustainable community at The Waterfront Shell Cove. Improving the performance of your home through environmentally sustainable design is a major focus of our sustainability approach.

This section articulates specific practices to be adopted in the design and construction of dwellings at The Waterfront Shell Cove to assist you in designing your new sustainable home.

All dwellings are to comply with current standards including BASIX and Nathers. All owners and builders are encouraged to go beyond the regulatory requirements to increase the sustainability of development at The Waterfront Shell Cove.

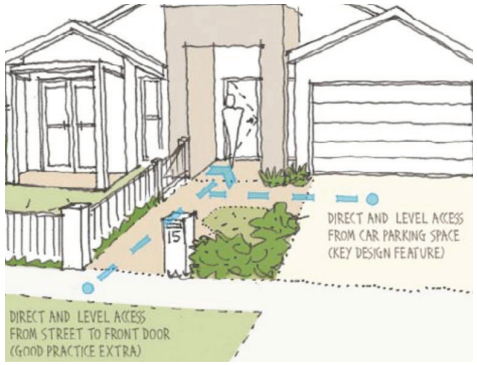
5.3 ENERGY EFFICIENCY

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

The energy consumption of households can be reduced though the inclusion of fluorescent or LED lighting, high star rating appliances such as refrigerators and washing machines and the installation of ceiling fans, external clothes lines and skylights.

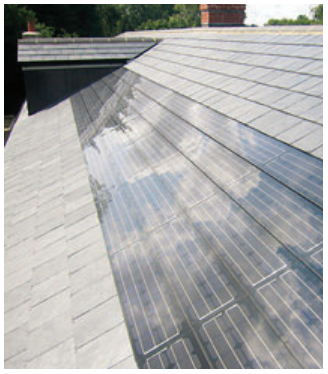
Maximising natural heating and cooling features of your site and home will reduce the need for mechanical thermal comfort control by air conditioning. It is recognised that there are some conditions when air conditioning and

Livable Housing Australia



Direct and level access from street and parking areas (Source: Livable Housing Australia)

Photo voltaic energy generation



Integrated solar tiles (Nu-Lok)

Operable timber louvres for sunshading and privacy

heating may be desirable. Where installed, air conditioning is to be energy efficient. Fan based evaporative cooling and gas heating systems are encouraged.

Use of power generated from renewable sources by installing photo voltaic cells or buying green energy is encouraged.

Design Objectives

- To minimise energy consumption.
- To encourage the use of renewable and cleaner energy resources.

Design requirements

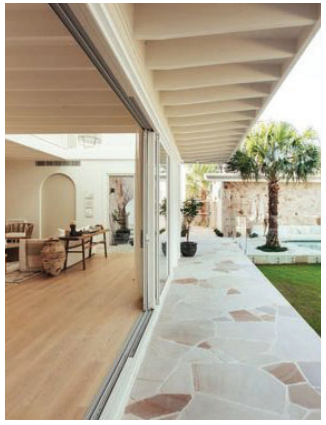
- Install energy efficient light fixtures and lamps.
- Provide an external clothes drying line (appropriately sited to receive sunlight and away from public view).
- Where air conditioners are to be installed homes are encouraged to have an inverter type system with a minimum 6 Star energy rating.
- Connect to natural gas. The use of gas-fired heaters is encouraged such as ducted space heaters or solar boosted gas fired hydronic in-floor heating.

In summary, for energy efficiencies, it is suggested that homes have:

- A minimum 1.5kW solar PV system (on the roof).
- 5 star rated instant gas hot water system.
- Ceiling fans in living and bedrooms.

For more information, go to: www.yourenergysavings.gov.au

Maximising daylight



Promote indoor / outdoor spaces

Louvred screens

5.4 PASSIVE SOLAR DESIGN

Passive solar design allows your home to collect, store and distribute solar energy in winter and protects from solar heat gain during summer.

Passive design responds to the orientation and microclimate of a lot, considers glazing locations and provides for appropriate eaves, awnings and sun shading devices.

Shell Cove experiences a warm humid summer and mild winters. Wherever possible, living areas should be oriented to the north (15º west of north to 30º east of north) with glass and large overhangs to offer protection from summer sun

and to allow winter solar gain during the daytime. Large areas of glass facing north-west to west should be avoided to reduce summer heat gain. Bedrooms should face east to south and service rooms west to south.

Openings for cross ventilation and cooling should face north and those to the south of minimum size to allow for natural light and ventilation.

Roofs should have reflective insulation and roof bulk insulation of R3.5 min above the ceiling. External walls should be insulated. Thermal mass, for example concrete for floors in living rooms to capture winter daytime sun, is an advantage.

Openings to the east and west should have, both vertical and horizontal, shade devices or adjustable shading.

Design Objectives

- To create energy efficient dwellings that minimise energy consumption.
- To maximise the internal comfort of dwellings whilst reducing the need for mechanical climate control.

Design requirements

- Orient living spaces with large openings to the north where practical.
- Design your house so that operable windows and louvres allow for cross ventilation , natural airflow and to take advantage of breezes.
- Include sun control devices such as eaves (minimum 450; 600mm encouraged), awnings or shade devices to allow sunlight into the building during winter and to provide shade in summer.
- Install insulation to walls, ceilings and floor slabs.
- Consider incorporating thermal mass elements, such as thick internal walls and concrete slabs.
- Consider incorporating thermal mass in external walls (reverse brick veneer construction).

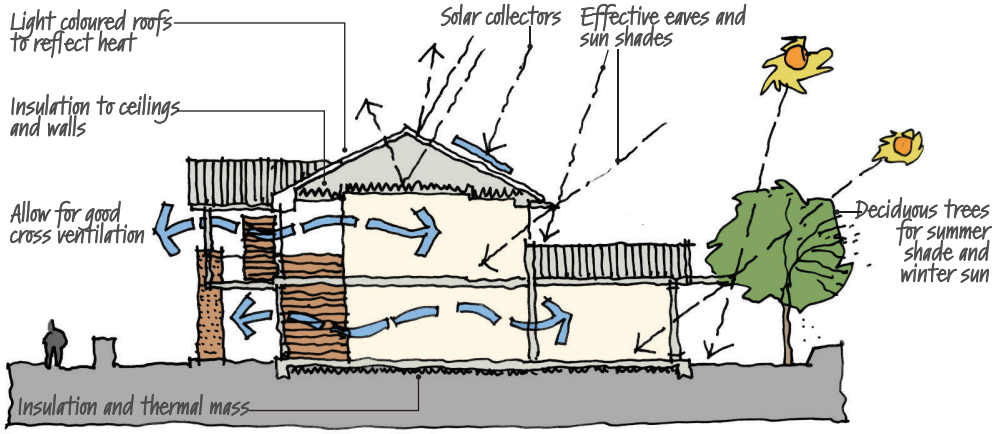
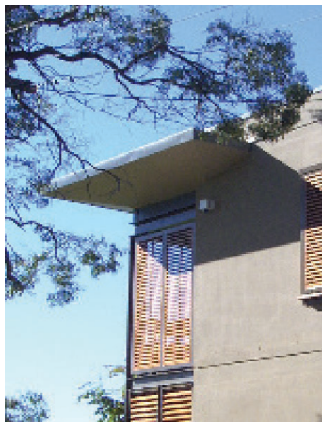


FIGURE 32: Passive solar design principles

Effective sunshading devices

Operable shutters for cross ventilation



Generous eaves for sun protection

5.5 WATER CONSERVATION

Reducing the water consumption of your home will contribute to the protection of our natural water resources.

Design Objectives

- To minimise water consumption.
- To facilitate the efficient use of water resources.

Design requirements

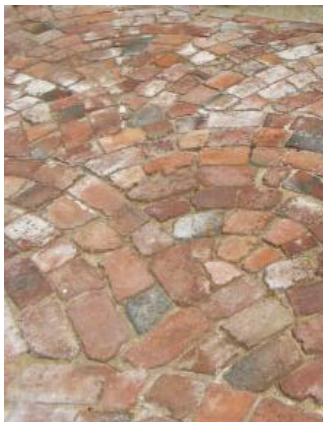
- Specify and install appliances and plumbing fixtures of the highest relevant rating. Dual flush toilet systems or better to be used.
- Provide for rainwater capture and reuse
- Provide on site collection and reuse of water for landscape irrigation, toilet flushing and washing machines.

In summary, for water quality and water conversation purposes, a rain water tank with a minimum 2,000 litre capacity, must be provided for each dwelling including duplex dwellings. These must be installed according to relevant water quality benchmarks and regulatory requirements and be connected to all toilets, laundries and at least one outdoor tap for garden use.

It is suggested that dwellings also provide 4 star taps and toilets.

Screened refuse storage

Permeable surfaces to gardens encouraged



Recycled brick paving (Recycled brick Pty Ltd)

5.6 WASTE

Well designed waste collection strategies will facilitate recycling and reduce the amount of waste going to landfill.

Design Objective

- To reduce waste and landfill during construction and ongoing occupation of dwellings.

Design requirements

- Design homes to minimise waste of materials in construction.
- Design kitchens with space for recycled waste and compost bins.
- Provide correctly sized and suitable facilities to enable the easy collection, storage and disposal of recycling and segregated waste.
- Provide suitable facilities for composting and reuse of green wastes in the garden.
- Locate waste storage and collection areas in an on-site location that is unobtrusive, avoids odour and noise, and mitigates any adverse impacts on neighbouring properties.

5.7 MATERIALS

The selection of sustainable materials can reduce the environmental impact of your home.

Design Objective

- To encourage the use of renewable low impact materials in the construction of dwellings.

Design requirements

- The use of recycled building materials is encouraged.
- The use of low embodied energy materials is encouraged. The adoption of techniques that reduce the amount of material used for construction, the environmental impact of the selected construction materials, and the efficient use of those materials is encouraged.
- The use of materials with low Global Warming and Ozone depleting potential is encouraged.
- Consider the life cycle of materials, manufacture, maintenance and disposal.
- Where concrete is to be used consider a 'Green Concrete', which is a green 3 star rated product and contains up to 60% recycled content.

APPENDIX A – DESIGN APPROVAL APPLICATION FORM

For approval by Frasers Property Australia (Shell Cove Architect) prior to submission of a Development Application (DA)

A

Please complete this form and provide with the submission to the Shell Cove Architect as follows:

- One soft copy is to emailed to **info@shellcove.com.au**

1. Owner Details

Name: _____

Address: _____

Contact Numbers

Home: _____

Mobile: _____

Fax: _____

Email: _____

2. Builder Details

Name: _____

Address: _____

Contact Numbers

Home: _____

Mobile: _____

Fax: _____

Email: _____

3. Architect or Designer (if different from builder)

Name: _____

Address: _____

Contact Numbers

Home: _____

Mobile: _____

Fax: _____

Email: _____

4. Lot Details and Site Information

☐ Precinct H Lot Number _____

Allotment Area _____

Ground Floor Area _____

(Ground floor including porches, verandahs, garage area)

Upper Floor Area (excluding balcony) _____

Site Coverage _____

(As a % of the allotment area, refer to definition for 'site coverage' on page 50)

5. Signature: ☐ OWNER ☐ BUILDER ☐ AGENT (tick one)

Signed: _____ Date: _____

Disclaimer: Frasers Property Australia will endeavour to process your application within ten working days. Incomplete applications or those requiring amendment may take longer to process and resolve.

B APPENDIX B – APPLICANT HOME DESIGN PACKAGE CHECKLIST FOR THE SHELL COVE ARCHITECT (SCA) SUBMISSION

1. Site Analysis (1:200) ☐

House design and lot layout to be site responsive - consider:

- ☐ Slope
- ☐ Vehicular and Pedestrian Access
- ☐ Neighbour Amenity
- ☐ Views
- ☐ Solar Access/Orientation
- ☐ Breezes
- ☐ Location of Services

2. Site Plan (1:200) ☐

Including:

- ☐ Dimensions and areas of proposed building structures
- ☐ Setbacks to all boundaries and private open space dimensions
- ☐ Proposed finished floor levels
- ☐ Contours, original and proposed finished ground levels, including changes in level
- ☐ Allotment boundaries, dimensions, areas and north point
- ☐ Driveways, parking areas, all hard stand surfaces (including paving and pool)
- ☐ Details of any proposed retaining walls
- ☐ Open space calculations
- ☐ Locations of all ancillary areas and structures, including refuse areas, storage, rainwater tanks, clothes drying etc.

3. Floor plans, roof plan and elevations (1:100) ☐

Including:

- ☐ Internal floor plan layout including rooms, balconies, verandahs, decks, windows, door openings and dimensions.
- ☐ Elevations from four sides, indicating proposed building height and fencing details.
- ☐ Roof form and pitch, showing dimensioned eaves and overhangs.
- ☐ Sections
- ☐ Any outbuildings
- ☐ Landscape Plan (1:200), including:
  - Existing street trees
  - External features e.g. tanks
  - Paved areas
  - Turf and mulched areas
  - Retaining walls (elevations required)
  - Fences and gates (elevations required)
  - Number and types of plants
  - Shadow diagrams
- ☐ 3D Perspective (in colour) for key corner lots

4. Material and colour schedule ☐

Including:

- ☐ Building materials and finishes proposed for external walls, roofing, pathways, driveways, fencing and retaining walls
- ☐ Colour schedule for external walls, roofing, pathways, driveways and fencing

Note: A BASIX Certificate is not required for submissions to the SCA. However, a BASIX Certificate will be required for Development Applications to Council and / or submissions to other Principal Certifying Authorities.

APPENDIX C – KEY OBJECTIVES AND MANDATORY CRITERIA CHECKLIST (BY SCA)

C

Section 3 – Lot Type and Site Planning for Detached Housing (Refer to pages 7-19)	Complies with guidelines	Requires additional information
Building Siting and Orientation		
Maximum Site Coverage		
Minimum Setbacks:		
• Front – Primary (4.5m)		
– Secondary (2.5m)		
• To Garage (1m behind main facade)		
• Side (Ground & Upper 1.2m)		
• Rear (Ground 3m, Upper 6m)		
• Zero lot lined building (where permissible)		
• Articulation Zone (2.5m front, 1.5m side)		
Solar Access:		
Site & Landscape:		
• Site coverage (60-65%)		
• Landscaped area (10-15%)		
Private Open Space (POS):		
• Total Private Open Space (min. 40m^2)		
• Principal POS (min 24m^2 dim 4m)		
• POS in front & rear setback (min dim 3m)		
• POS on front Balcony (min dim 2.5m)		

Section 3 (continued)	Complies with guidelines	Requires additional information
Building Height		
Car Space Provision		
Corner Lots:		
• Address primary and secondary streets		
• Design to address the corner		
• Vehicular access		
Sloping Sites:		
• Design to respond to topography and incorporate slope in the house design		
• Cut and fill / retaining walls no higher than 500mm		
• Landscape terracing & rear retaining walls (min 3m from rear boundary)		
• Finished floor level (max. 500mm above natural ground)		

Section 4 – Building Design, Architectural and Landscape Character (Refer to pages 20-39)	Complies with guidelines	Requires additional information
Facades / Street Frontage:		
• Contemporary coastal character		
• External Materials: – 50% lightweight material – Articulated facades – Masonry base		
• Verandahs, Balconies and Balustrades: – Verandah / front porch 30-50% width of facade (encouraged)		
• ESD – Operable screens/louvres – Protective eaves (min. eaves 450mm, 600mm encouraged)		
Building Entry:		
• Verandah / front porch / covered area over entrance		
• Visible / safe entry		
• Contemporary front door (opening minimum 850mm for wheelchairs)		
• Entry pier / street no. address		
• Surveillance to street(s)		

Section 4 (continued)

	Complies with guidelines	Requires additional information
Important Corners:		
• Two and three storey building elements		
• Design to address primary and secondary streets & the corner		
Garages and Driveways:		
• Setback from building facade (1m)		
• Garage opening (maximum 6m)		
• Garage / parking from secondary street (where appropriate)		
• Garage / parking (min dimensions)		
Roof Design:		
• Simple, articulated forms		
• Roof pitch		
• Light colour, not highly reflective or dark		
• Integrated service elements (skylights solar cells etc)		
Exterior Design Palette:		
• Wall material & colours		
• Roof, gutters and downpipe materials & colours		
• Window and louvres materials & colours		

Section 4 (continued)

	Complies with guidelines	Requires additional information
• Sunshade devices materials & colours		
• Fences materials & colours		
• Garage doors materials & colours		
• Front driveway / pavement materials & colours		
Details:		
– Sun shading devices (eaves / screens / shades)		
– Integrated gutters and downpipes		
– Openings (vertical proportions)		
Walls and Fences:		
• Open varied streetscape		
• Consistent and quality design		
• Privacy		
• Definition of public private spaces		
• Casual surveillance		
• Front Fences:		
– Piers & Landscaping (at corners and entry)		
– Letterbox, street number (and lighting)		
– Fence height and design		

Section 4 (continued)

	Complies with guidelines	Requires additional information
– Fence Type 2 (where mandatory)		
• Courtyard Fencing (where appropriate)		
• Corner Lot & Fencing to secondary street		
• Side and rear / Interlot Fencing		
• Retaining Walls		
• Driveway sight distance safety		
Landscape Design:		
• Suitable for coastal conditions		
• Designed for low water, energy and chemical usage		
• Compatible with / complement main dwelling		
• Soft landscape in front setback (50%)		
• Solar access to principle POS		
• Tree planting (min quantities and sizes)		
• Species selection		
– Minimum 70% native plant species		
– Suitable for soil type, climate & habitat		

Section 4 (continued)	Complies with guidelines	Requires additional information
• Hard and soft landscaping (for soft landscaping min 60% turf & 40% planting bed		
Service Areas and Auxillary Structures:		
• Aerials, antennae and satellite dishes		
• Outbuildings, storage and bins		
• Solar water heaters and Collectors		
• Mailboxes		
• Services and Water Tanks		
• Swimming pools		
Boats and Caravans:		
• Boat / Trailer storage		
Site Management		

Section 5 – Livability & Sustainability (Refer to pages 40-43)	Complies with guidelines	Requires additional information
Livability		
Sustainability - BASIX and Nathers compliance		
Energy Efficiency		
Passive Solar Design		
Water Conservation		
Waste		
Materials		

Some useful references are set out below

- Residential Housing Code, NSW Department of Planning
- Housing for Life, Master Builders Association of ACT, 2001
- Australian Network for Universal Housing Design www.anuhd.org
- Nabers Home www.nabers.gov.au
- Green Building Council Australia www.gbca.org.au/
- One Planet Living www.oneplanetliving.net
- International living future institute, www.ilbi.org
- Passivhaus www.passivhaus.org.uk/
- Think Brick 'Climate Design Wizard' www.designingforclimate.com.au/
- Your Energy Savings http://www.yourenergysavings.gov.au/
- Your Home Design Guide www.yourhome.gov.au
- Liveable Housing Australia www.livablehousingaustralia.org.au/

E APPENDIX E – GLOSSARY OF TERMS

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 for a distance of 1.5m from the foremost edge of the building line.

Building height (or **height of building**)

(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or

(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Note – ground level (existing) means the ground level indicated on the plans approved under the relevant subdivision development approval.

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.

Construction Management Plan is a document which details site maintenance and management actions; risks; preventative measures and response actions to accidents and damage to the site during construction. It consists of requirements for Training and Awareness; Erosion and Sediment Control; Waste Management; Risk Assessment and Management; Site Footprint Controls and Noise Control.

Courtyard is an outdoor space, integrated with your building design, which is intended to provide additional privacy; a place to grow a garden containing exotic/invasive vegetation; and a space for pet containment.

Detached, in relation to a building or structure that is complying development, means more than 900mm from another building or structure.

Duplex means the same as a 'Dual occupancy' as defined under the *Shellharbour Local Environmental Plan 2013.*

A 'Duplex', as defined by these Design Guidelines and/or a 'Dual occupancy' as defined under the *Shellharbour Local Environmental Plan 2013* require contributions under Section 7.11 (formerly s94) of the *Environmental Planning and Assessment Act 1979* for each single dwelling.

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.

Garden means all outdoor areas (not including a courtyard), not occupied by a building. A garden would consist of a range of native plants selected from the list of endemic species in the vegetation associated for your lot (found on your site analysis plan).

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.

Home is a collection of buildings and structures on a lot, including the primary dwelling and associated out buildings such as garages, sheds and studios.

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.)

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.

Out buildings are any detached buildings or structures such as studios, cubby houses, tool sheds and the like.

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 dwelling is defined as per the *Shellharbour Local Environmental Plan 2013.*

A 'Secondary dwelling' requires additional contributions in accordance with Section 7.11 (formerly s94) of the *Environmental Planning and Assessment Act 1979*.

Refer to the definition for 'Secondary dwelling' under the *Shellharbour Local Environmental Plan 2013*.

Secondary street means, in the case of a corner lot that has boundaries with adjacent streets, the road that is not the primary street. In the case of a lot with frontages at both ends, it is 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.

Site coverage, does not include:

a) an access ramp,

b) any part of an awning, blind or canopy that is outside the outer wall of a building,

c) a balcony, deck, patio, pergola, terrace or verandah attached to the dwelling house that is not enclosed by a wall higher than 1.4m above the floor level,

d) the eaves,

e) a driveway,

f) minor storage buildings,

g) a fence or screen,

h) a pathway or paving,

i) a rainwater tank that is attached to the dwelling house,

j) a swimming pool or spa pool.

Waste Management Plan is an integral component of the Construction Management Plan dealing with the processing of waste during construction, and nominating you as being responsible for management.

F APPENDIX F – THE WATERFRONT SHELL COVE HOUSE DESIGN, SUSTAINABILITY AND LANDSCAPE REBATE

As part of your purchase at The Waterfront Shell Cove, you will have received a copy of The Waterfront Shell Cove Design Guidelines for Detached Housing – Precinct H. Every home is required to comply with these Guidelines.

To encourage you to complete your home and landscape in accordance with the Design Guidelines and your SCA approved plans, Frasers Property Australia offers a $20,000 Design and Landscape Rebate.

This rebate applies to single dwelling homes and does not apply to duplex housing where more than one residence is constructed on a nominated duplex lot.

To claim your rebate, simply meet the following requirements within 24 months from the settlement of the land purchase:

- Meet the Conditions of the Contract for Sale of Land from Shellharbour City Council;
- Comply with the requirements and intent of the Design Guidelines; and
- Build your new home and garden in accordance with the designs that have been approved by both the SCA and Shellharbour City Council.

When you are ready to apply for your rebate, please complete the application form and send to:

Shell Cove Architect
c/o Shell Cove Sales & Information Centre
PO Box 4148
Shellharbour NSW 2529

The SCA will then arrange to visit your home and garden. If your home and garden does not comply with the rebate requirements, the SCA will contact you to provide advice for improvement.

APPENDIX F – THE WATERFRONT SHELL COVE HOUSE DESIGN, SUSTAINABILITY AND LANDSCAPE REBATE APPLICATION FORM

F

1. Application Details

Lot No.: _____ Street No.: _____

Street Name: _____

Suburb: _____

Name: _____

Current Postal Address:

_____

_____

Phone:

Home: _____

Mobile: _____

Fax: _____

Email: _____

2. Purchase and Approval Details

Settlement of land purchase contract Date: _____

Plans approved by Shell Cove Architect Date: _____

Plans approved by
Shellharbour City Council Date: _____

3. Checklist

- ☐ House is completed in accordance with the stamped drawings
- ☐ Landscaping is completed in accordance with the stamped landscape plan
- ☐ Sustainability requirements are in accordance with the BASIX compliance certificate or better

I / We have now completed our home and landscape in accordance with the plans approved by the Shell Cove Architect and would like to claim $20,000 House Design, Sustainability and Landscape Rebate.

Signed: _____ Date: _____

G APPENDIX G – THE WATERFRONT SHELL COVE COLOUR PALETTE

BODY COLOURS · RENDERED OR BAGGED MASONRY

A "coastal" palette of colours related to the landscape has been selected for use on the main walls or "body" of the home – on bagged or rendered brickwork and painted lightweight materials such as weatherboards, CFC panels, metal and so on. Natural stains can be used on timberwork or plywood panels to express the natural qualities of the material.

BODY COLOURS · FACE BRICK

There are a number of brick manufacturers and ranges to select from and these are subject to change.

Face brickwork will be permitted where the brick is of a single colour, smooth face and within the general coastal colour range indicated in these Guidelines. Rustic, rubbled, sandstone, fritted, textured or multi-coloured bricks will not be permitted. "Colourbrick" (Austral) is similar to a bagged brickwork finish and is permitted.

Preferred ranges and colours include:

Austral:

- Ultra Smooth — Tempo, Lush and Chill
- Whitsunday — Hayman, Keswick and Brampton
- Symmetry — Stone and Portland
- Urban One — Silver, Almond
- Colourbrick Coastal — Beach, Foreshore, Marina, Wave, Kiosk and Island

PGH:

- Smooth — Harvest Cream, Cashmere, Smoke, Volcanic
- Dry Pressed — Wolverton Cream, Hawkesbury Bronze, Valley Grey
- Composite — Pebble, Charcoal, Aluminium, Urban Blue
- Velour — Crevole, Mild Steel, Volcanic

Note: The colours, materials and finishes shown in these Guidelines have been reproduced to represent actual product colours as accurately as possible. However, we recommend checking your chosen colour, material or finish against an actual sample of the product before purchasing. If you are printing this page, the colours will not be accurate using most printers and should not be used for colour matching purposes.

BODY COLOURS · FACE BRICK

Austral - Ultra Smooth

Tempo | Lush | Chill

Austral - Colourbrick Coastal

Beach | Foreshore | Marina

Wave | Kiosk

Austral - Whitsunday

Hayman | Keswick | Brampton

Austral - Symmetry

Stone | Portland

Austral - Urban One

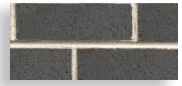
Almond | Silver

PGH - Dry Pressed and Dry Pressed Linear

Wolverton Cream | Hawkesbury Bronze | Megalong Valley Grey

PGH - Composite

Pebble | Charcoal | Aluminium



Urban Blue

PGH - Alfresco

Truffle | Cocoa

PGH - Palazzo

Crema | Camello | Sorbetto

PGH - Velour

Crevole | Mild Steel | Volcanic

PGH - Smooth

Harvest Cream | Cashmere | Smoke

Volcanic

PGH - Seascape (glazed)

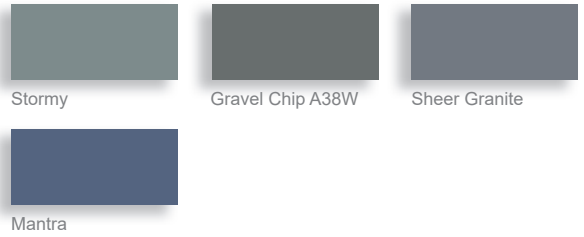
Sea Salt | Pumice | Lagoon

Dusk

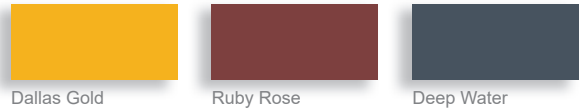
ACCENTS

Accents are strong, highlight colours to important elements such as doors, shutters and sun shades, gables and bladewalls or courtyard walls, and include deep blues, blue greys, greens, sand, ochre and rust.

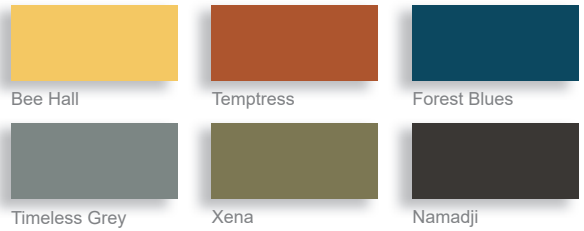
Wattyl



Taubmans



Dulux



ROOF

Relatively light to mid-tone and neutral roof colours are preferred to provide better energy outcomes and to not be the dominant element in the streetscape.

The preferred Colorbond colours are Bushland, Windspray, Dune, Shale Grey, Evening Haze and Surfmist.

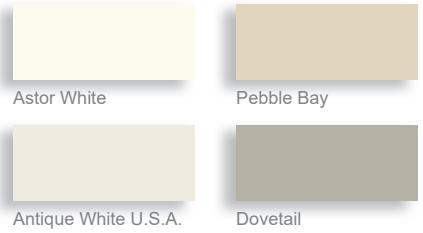
In order for any alternative roof material to be approved, it should be of a similar colour to the above.

Flat profile tiles such as Boral “Terracotta Shingle” in colour “Mineral” or flat concrete tiles such as Monier “Nullarbor” or “Horizon” would be acceptable.

Colorbond

TRIM

Trims can often be white or off-white to provide a coastal/boathouse character, e.g. to window surrounds, timber columns or fascias, or conversely a stronger colour than the main walls.

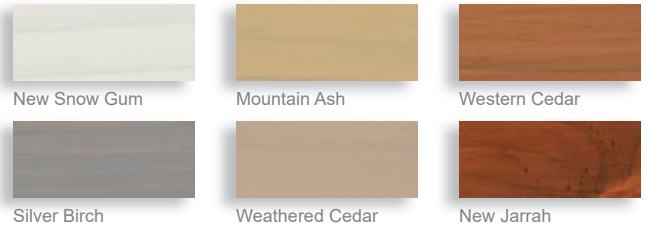


NATURAL MATERIALS

External materials that weather naturally can contribute to the coastal character and include weatherboard, timber sheeting, plywood and corrugated iron.

Various oils and stains can also be used to enhance the natural qualities of timber.

Wattyl Weathergard Stains



COASTAL COLOUR COMBINATIONS

Shale Grey

Stormy

Castle Grey

Surfmist

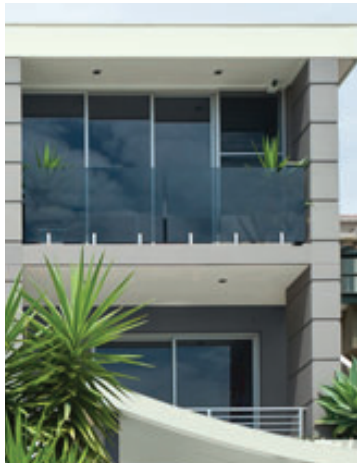
Shale Grey

Windspray

Mantra

Shale Grey

Icing White



Strauss White

Snowdonia

Gravel Chip

Dune

Astor White

Autumn Bushland

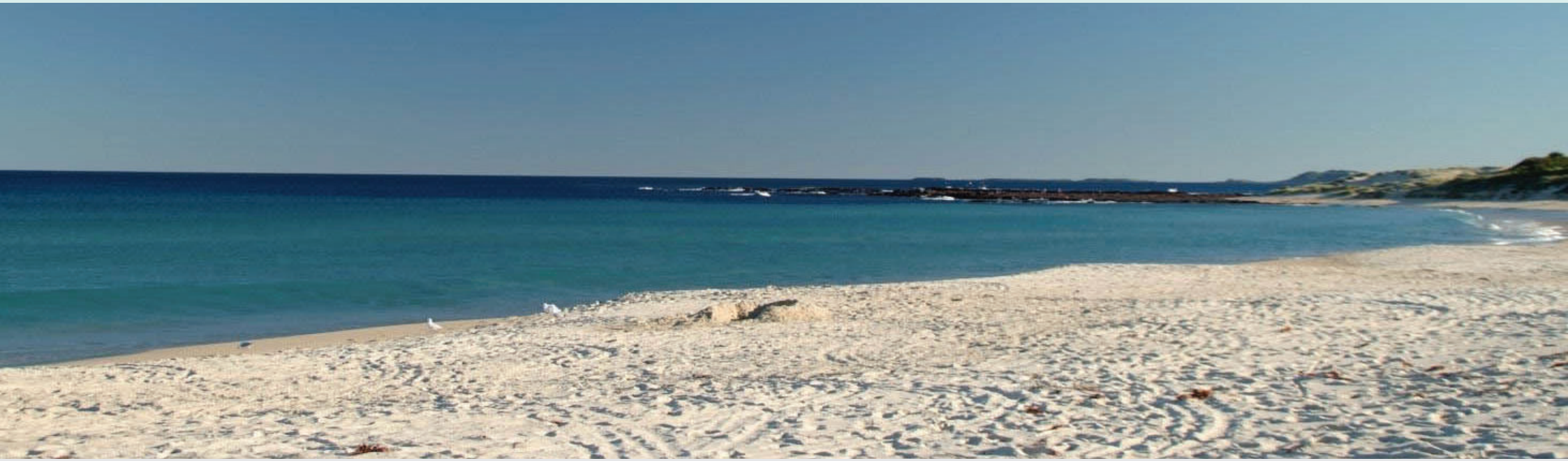
Sateen Snow

Flokati

Dune

(Images and colour combinations sourced from Wattyl http://www.wattyl.com.au/system/galleries/download/pdf/Exterior_Colour_Schemes.pdf)

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 August 2019.

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