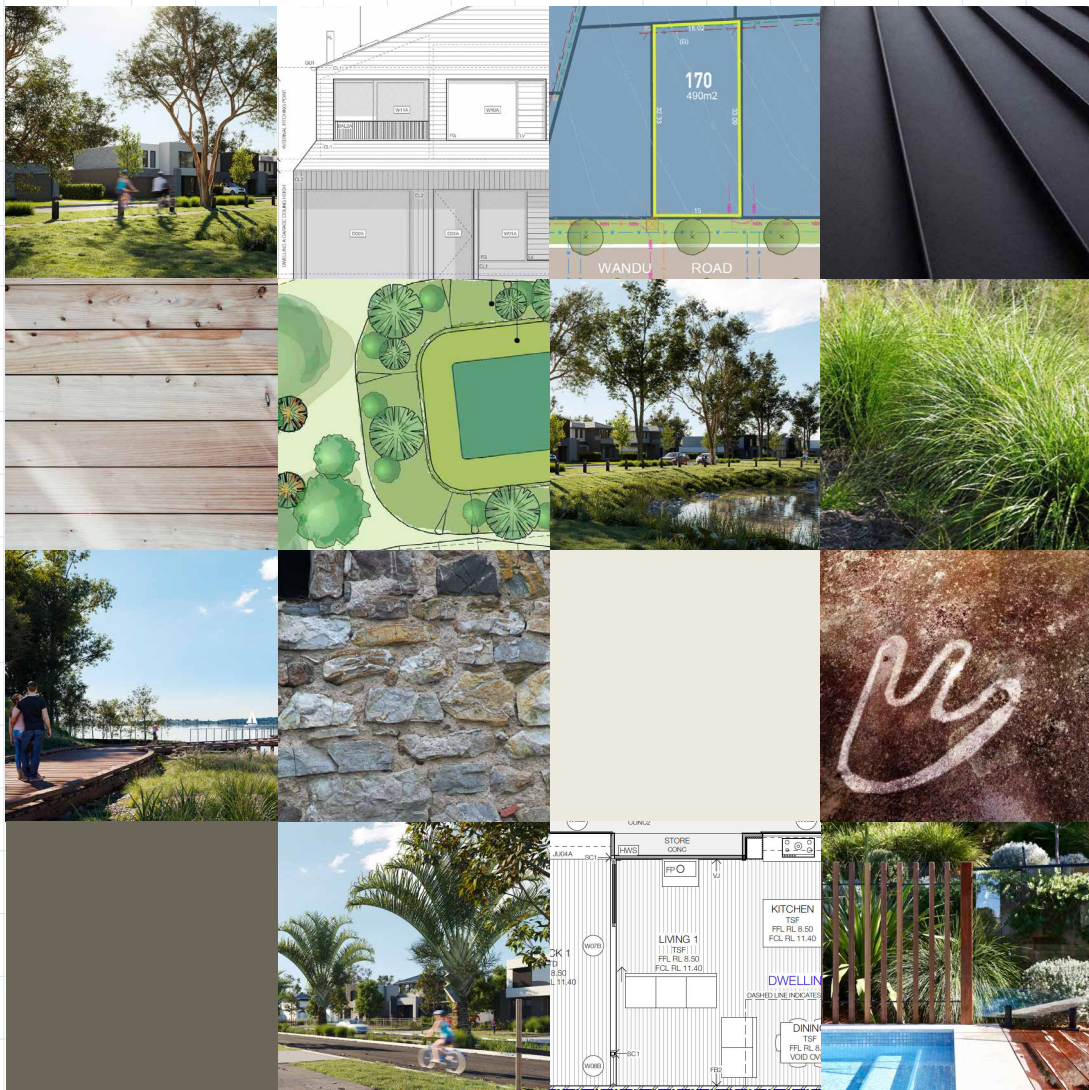


DESIGN GUIDELINES



CRANGAN BAY
central coast

OBJECTIVES

Purpose of the design guidelines

The residential precinct at Crangan bay adjoins a beautiful waterfront with public recreation area and connections to Gwandalan town centre. It adjoins Lake Macquarie State Conservation Area with a Bushland recreation park, an ideal location for a place of rest, with quiet and peaceful homes.

It is important that dwellings at Crangan Bay have a high level of design excellence and be designed to fit into the local landscape, the State Conservation Area and complimenting neighbouring buildings.

These design guidelines aim to create a well integrated neighbourhood of homes of an excellent design standard that create a high quality of buildings in the area and better community for residents.

The guidelines aim to assist new landowners with the design of their new homes with their builder and architect.

The objectives of this design guideline are to:

- Ensure that the house design suites the land
- Create good street frontages
- Create a coastal character for homes
- Ensure landscaping enhances the streetscape
- Create good privacy between neighbours
- Create consistent material and colour palettes and features
- Provide homeowners with the comfort that the community of Crangan Bay will remain attractive by ensuring a consistently excellent standard of architecture and landscaping
- Protect the long term value of your investment

DESIGN APPROVAL PROCESS

Design Review Panel

All plans, colours and finishes must be submitted to the Design Review Panel for review and approval prior to submitting the design to an approval authority. This can be accomplished by submitting your design with the form at the end of this document.

Approval by the panel is a separate process to statutory approvals and does not guarantee approval by Central Coast Council or a private certifier, in the case of complying development. These processes have their own guidelines (LEP and DCP) that must be met in a separate process in order to obtain Development Approval.

Applications that diverge from the design guidelines may be assessed on merit at the discretion of the panel. Assessment will be carried out within 14 days of receipt of the documentation. If the design is compliant with these design guidelines then a letter will be issued to allow for council lodgment.

We are not wanting the Design Guidelines to be too onerous for residents, however we are aiming to ensure a high standard is achieved and maintained.

SECURE A SUITABLE BLOCK



**SELECT A DESIGN
THAT MEETS THE
DESIGN GUIDELINES**



DESIGN REVIEW PANEL



OBTAIN COUNCIL APPROVALS



BUILD

DESIGN CONSIDERATIONS

House and Land Selection

THE DESIGN

The following questions should be considered when selecting your home design:

- Is the home designed to complement the block of land?
- Does the home address the street frontage?
- Does the home add interest to the streetscape and suite lakeside living?

STREETSCAPE

- Home designs should have good street presentation with covered patios, verandas, balconies and other architectural elements to create an interesting streetscape
- No historical or period style is permitted - for example Colonial, Federation, Victorian, Georgian is not permitted
- No styling devices such as feature circles, vents to gables, finials, fretwork, moldings or general faux elements that do not reflect contemporary architecture are permitted
- Same or similar house designs should not repeat more than one in five times

CORNER OR RESERVE FACING LOTS

- Present to both street frontages with the use of windows and feature architectural elements that add to the design and to the streetscape
- Front entry door should face either the primary or street frontage
- Bathroom windows are not to dominate the primary or secondary frontage. Architectural treatments can be used to reduce the dominance of these
- Landscaping is to address both street frontages
- Architectural features should be included on the long side of the house to avoid any blank walls
- Garage can be located on either primary or secondary side of the lot and should be setback and not dominate the street frontage
- Fencing on the secondary boundary should be high quality and start only after the primary front setback
- Colorbond fencing will not be permitted to any street frontage Hardwood timber or masonry fencing should be used
- Rendered or painted brick/blockwork is permitted on corner lots, colours to match dwelling

HOME DESIGN

Lakeside Living | Home Character

GENERAL DESIGN PRINCIPLES

- Design to present a unique and distinct architectural concept which positively contributes to the neighbourhood
- Design of Dwellings should complement the existing or approved adjacent dwellings but should not mimic them
- Placement, size and types of windows should be carefully considered to promote natural light and cross flow ventilation whilst protecting the privacy of neighbours
- Use of screens, louvers and shutters should be used to enhance privacy

- Water tanks and other water saving measures are encouraged, the use of solar panels is also encouraged and should be integrated into the design of the building
- Landscaping is to be treated as a point of difference and should be of high quality
- Landscaping should provide a moderate level of privacy without fully screening the dwellings facade

SETBACKS

- Provide adequate side and rear boundary separation between dwellings and opportunities for landscape screening in compliance with the setbacks described in the Central coast council DCP

HOME DESIGN

Landscaping

LANDSCAPE

- Landscape must be provided within the front setback area using trees, shrubs and turf to provide a green interface between the street and the dwelling
- All existing street trees located within the nature strip must not be removed without the prior consent of council. All costs to remove or relocate these street trees shall be borne by the landowner
- Street frontage landscaping is considered important for the Crangan Bay Development with special effort to creating a green estate that compliments the natural surrounds

SCREENING

- Bins and drying areas must be located in the least visible position, especially on corner lots.
- Facade finishes are to be in a colour and material consistent with the material and finishes section

DUAL OCCUPANCIES

- Secondary dwellings, granny flats and studios are not permitted
- Dual occupancy development is only permitted on corner lots

HOME DESIGN

Roofing and Privacy

ROOF

- Skylights, ventilators and satellite dishes are to be located and finished to ensure they have limited visibility from the street
- Solar collectors are to be located and finished to ensure that they have minimal visibility from the street
- Roofs must be metal roofing or tile
- Raw galvanized/ zincalume finishes are not permitted
- Roof finishes are to be consistent with the material and finishes section of this document

PRIVACY

- Use of landscape screening or building elements where necessary to achieve privacy
- Consider off-setting side windows to neighbours
- If a living area window looks onto a neighbours yard, consider the use of screening, translucent glass, or raising the sill height above 1.5m
- Trees and shrubs should be planted along the side and rear boundaries for additional privacy
- All existing street trees located within the nature strip must not be removed

STREETSCAPE

Streetscape

FRONT ENTRY

- The main entrance must address the street frontage
- The front entry should be clear and visible and create shelter for people
- Front elevation should be articulated to the street
- Facade finishes are to be in a colour and material consistent with the material and finishes section

WINDOWS

- Security screens visible from the street shall be clear mesh without patterns, bars or grills. The screen colour must be similar to that of the door/ window.
- Leadlight glass is not permitted
- Period era copies are not permitted
- Highly reflective windows are not permitted to the front of house

FENCING

- All boundary fencing should be hardwood timber fencing. Masonry fencing may be acceptable.
- No Colorbond fencing
- Front boundary should be defined by planting or hedging, fencing is not permitted forward of the front building setback
- Fencing to the rear lot should be a minimum 1.8m high and be Hardwood timber
- Side fences between houses in front of the front building setback should be not more than 1.2m high

DRIVEWAYS

- The driveway at the front entry should not exceed 4.5m in width at the kerb
- Stenciled or Patterned concrete driveways are not permitted
- A minimum of 1m of grass or planting must be provided between the driveway and side boundary
- The section of driveway between the front boundary and road kerbside should be natural concrete to match adjacent footpath

STREETSCAPE

Ancillary Structures

ANCILLARY STRUCTURES

All external ancillary structures should be located in areas that are accessible but not visible from the street, these include:

- Garbage and recycling bins
- Aerials and satellite dishes (to be located to the rear of the home)
- Rain water storage tanks
- Air conditioning units
- Clotheslines
- Children's play equipment
- Shade structures
- Enclosed filtration and pumping equipment
- Each dwelling must have its own space for garbage and recycling bins which are not visible from the street
- Hot water must be located at ground level behind the fence line
- Solar panels should be incorporated into the design of the home. Solar panels to the front of the home should be avoided where possible

RETAINING WALLS

- Any retaining walls within the street frontage landscaping are to be constructed of masonry or Hardwood timber
- Treated pine retaining is not permitted in the street frontage landscaping

GARAGES AND OUTBUILDINGS

- A minimum of two car parking spaces must be provided within the lot
- Garage doors must be tilt up, panel lift or roller door
- Feature patterns, multiple inset panels or windows are not permitted
- Garage doors are to be consistent with the material and finishes section of this document
- Garages should appear to form part of the home design

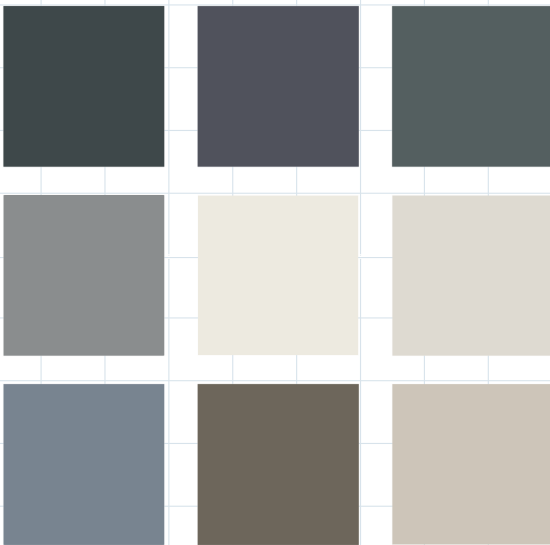
LETTERBOX

- An attractive letterbox should complement the home design and be of contemporary design

COLOUR AND MATERIALS

General Colour and Material Palette

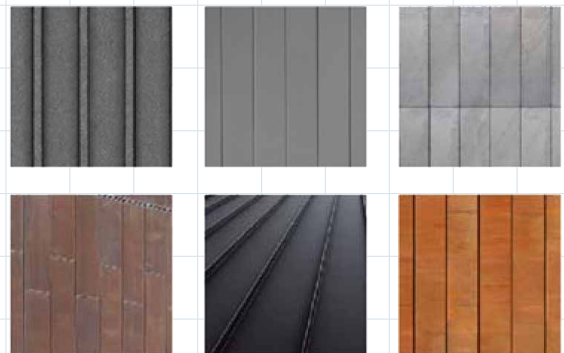
COLORBOND



STONE



METAL CLADDING



PAINT COLOURS



TIMBER OR INNOWOOD



NOTES

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Scape Properties Pty Ltd ABN: 611 255 540

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