

WILTON EAST – BUILDING DESIGN GUIDELINES – WORKING DRAFT

**WILTON EAST – BUILDING DESIGN
GUIDELINES**

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1. INTRODUCTION

Vision for South East Wilton

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Objectives of these Guidelines

The key objective of these Design Guidelines is to help protect the value of your home and by setting out the minimum requirements for your new home and landscaping at Wilton East.

South East Wilton encourages contemporary farm style houses architectural style which is characterised by with solid built forms, dominant roofs, colonnades, and verandas opening onto gardens and courtyards.

All home designs must be approved by the Design Review Panel prior to submitting to a Building Certifier or Wollondilly Shire Council.

These guidelines should be read in conjunction with:

- The NSW Greenfield Housing Code
- The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and Appendix 14 South East Wilton
- The Wollondilly Growth Area Development Control Plan (DCP) 2018 and Schedule1 South East Wilton

Please note that you need a Development Consent or Complying Development Certificate as well as the Design Review Approval to begin building your new home.

Any departure from these design guidelines will be assessed on architectural merit and meeting the overall design objectives of these design guidelines.

Compliance Bond

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2. THE APPROVAL PROCESS

Step 1 Purchase your land lot and begin designing your home

When selecting or designing your home ensure your builder or architect has a copy of these Design Guidelines.

Step 2 Submit your plans for Design Review Panel (DRP) approval (can be done prior to settlement)

- a) Complete the application form and design guidelines checklist and submit the required plans.
- b) You will be notified within 48 hours if your application is incomplete.
- c) You will receive a design assessment within 5 working days.
- d) Revise designs if required. Resubmit a full design package. Please note each round of design assessment will take up to 5 working days.
- e) Receive design approval. Once your design complies, the DRP will send you an approval via email with stamped plans.

Step 3 Settle on your block of land

Pay the \$5,000 compliance bond to Country Garden Australia (CGA). CGA will hold this bond until a refund is sought. Refer to Design Guidelines FAQs for details of when you can seek a refund.

Step 5 Development Application

Submit a Development Application (DA) to Wollondilly Shire Council or Complying Development Certificate to an Accredited Private Certifier.

Step 6 Obtain Construction Certificate and start building your home

Construction of your home and driveway must start within 12 months of the settlement date of your land.

Step 7 Move in to your new home

Once your home is completed and you have obtained a connection certificate from Sydney Water you can apply for an Occupation Certificate (OC) from either Council or a Private Certifier. When an OC is received you can move in!

All Building and Landscaping must be completed within two years of settlement.

Step 8 Final approval and return of Compliance Bond

Once your home and landscaping is complete you can apply online for the return of your compliance bond.

An inspection of your home will be undertaken to ensure it has been built in accordance with the plans approved by the Design Review Panel.

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3. DESIRED FUTURE CHARACTER

The Wilton East Precinct will be a new community embraced by the surrounding bushland, rivers and ridges. Integrated via a network of pedestrian and cycle networks and public open spaces. Residents of Wilton East will have easy access to employment opportunities, retail and community services.

The local landscape is characterised by natural bushland and gently undulating hills and ridges that create unique neighbourhoods with their own special characteristics. These natural landscape features of Wilton East encourage farm style architectural style with solid built forms, dominant roofs, colonnades, verandas and porches opening onto gardens and courtyards. With elegance and style harmoniously interweaved with comfort and modern living, new homes in Wilton East will give residents a unique living experience.

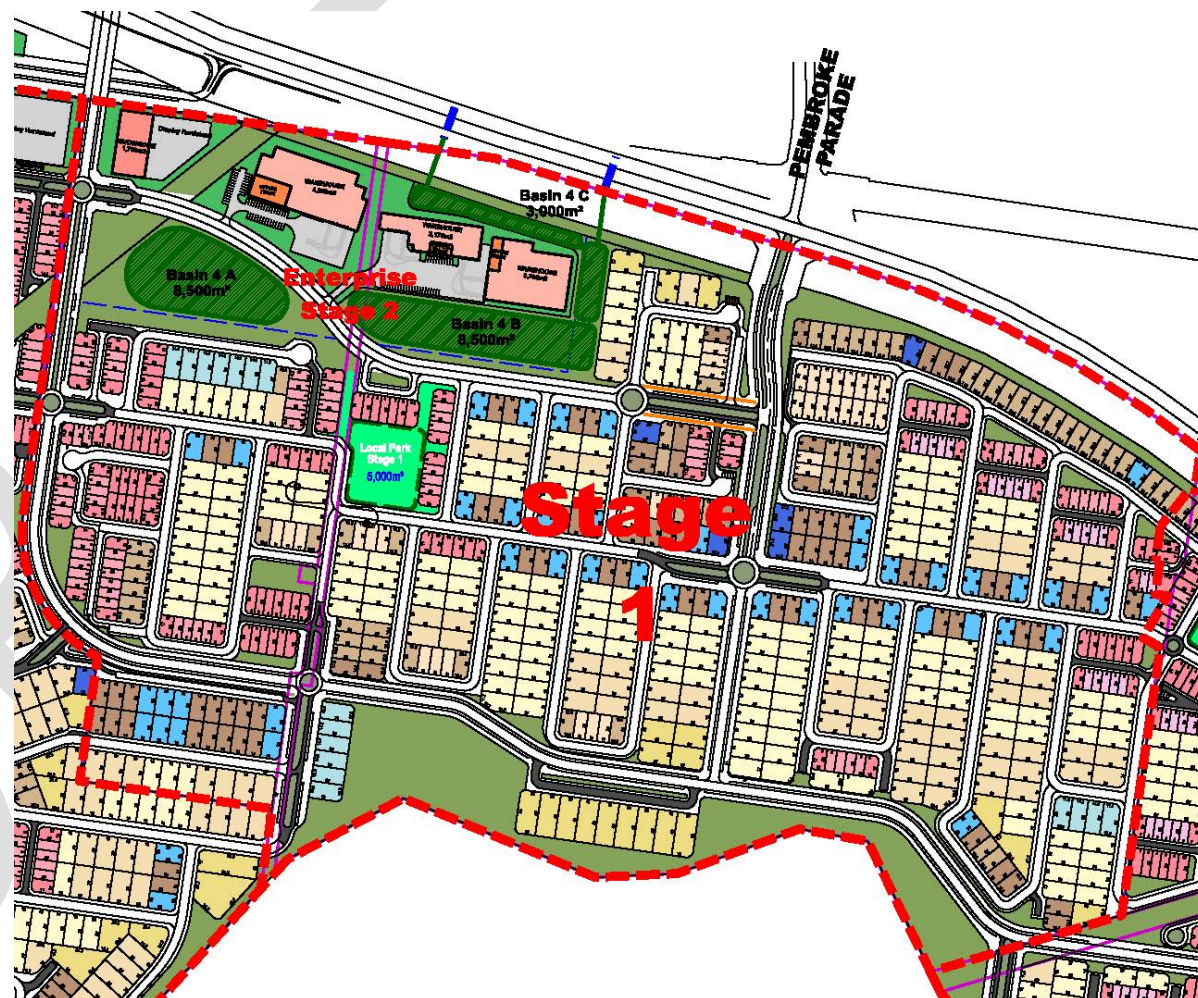
Key built form features of the Wilton East will comprise of:

- Solid Built Form
- Elegant vertical design elements
- Dominant high-pitched roof
- Porches with colonnade feature
- Traditional materiality with contemporary application

Key Sites

It is important that new homes in Wilton East display a high level of design and construction quality, especially those in prominent locations. The sites identified in the Key Sites Plan are considered to be located in visually prominent areas and subject to a number of additional requirements.

Key Sites Plan



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4. SITING YOUR HOME

Your home should be in proportion to the land area. There should be enough room for a generous rear yard, a landscaped front garden and enough space between neighbours.


By siting your home correctly, you should:

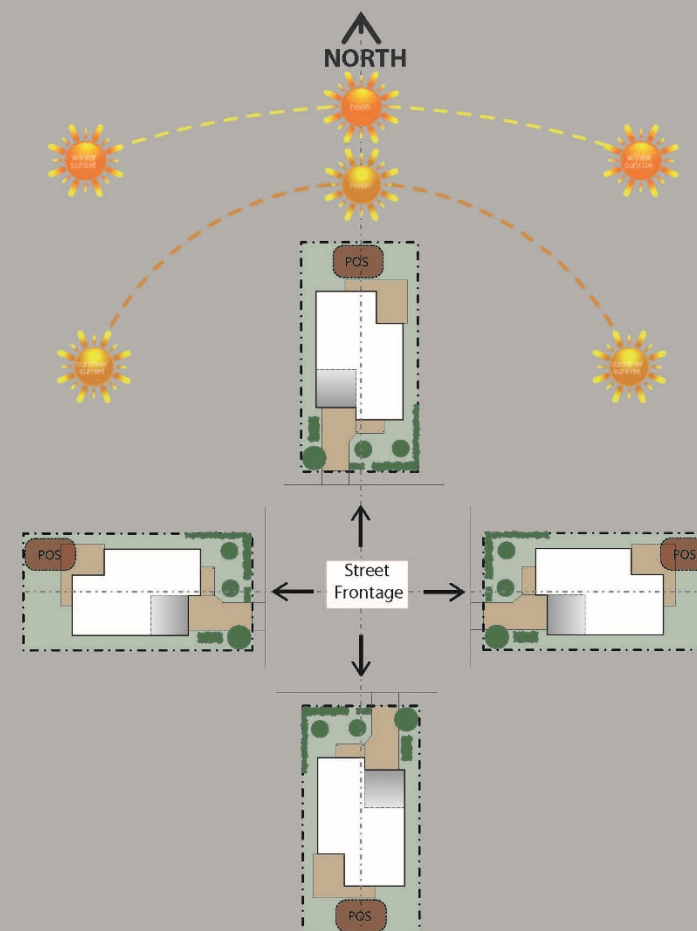
- Optimise solar access to your living areas and private open spaces (POS)
- Encourage private living space on the north and east side of your home
- Minimise overlooking and overshadowing of your neighbours
- Consider the location of any pressure sewer Infrastructure.

Example Plan Image

Orienting your home

The following diagram shows the preferred location for:

-  Home siting
-  Garage siting
-  Private Open Space (POS) siting
- minimum 24m with a minimum dimension of 4m



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5. DWELLING PRESENTATION

How your home presents to the street is important. A consistent and high-quality design and finish will ensure that the value of your home is maintained. To ensure a that your home presents its best features, the following elements should be incorporated into the design:

- A.** At least one feature element such as a blade wall, portico or feature wall clad in face brick, natural stone or clear finished timber material.
- B.** A diverse range of materials and textures on both the feature element and front building wall. You are required to have a minimum of X (number) different materials
- C.** A front porch minimum 1.5m deep by minimum 2m wide. The porch can be roofed, have a pergola or be partially uncovered, provided the front door is covered. The porch can be located in the articulation zone and can be used as the feature element for your home. On corner lots, the porch must address both street frontages
- D.** Garage doors are to be a maximum width of 3m (single) or 6m (double) and set back a minimum of 1m from the building line/main facade frontage. Garage doors are to be simple and contemporary in design. Roller doors are not allowed.
- E.** Front doors must face the street and incorporate either glazing or a side light window
- F.** Upper level balconies are encouraged and preferably covered

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DWELLING PRESENTATION

G. ROOF DESIGN

- Roof design is to be simple in form **3**
- Roof can be skillion, hipped or gable. Roofs may not be curved or butterfly and must not incorporate decorative elements such as finials
- Roof pitch is to be minimum 22.5 degrees for hip or gable roofs and minimum 10 degrees for a skillion roof. Flat roofs are to be concealed behind a parapet, and may require fixed shading over glazing.
- Eaves are to be minimum 450mm wide exclusive of fascia and gutter. A reduced eave is permitted where a zero-building setback is provided.
- Roofing to be either flat or low-profile roof tiles or 'Custom Orb' Colorbond or similar. Mid to dark colours are permitted.
- Aerials, satellite dishes and solar panels are to be located at the rear of the house.

H. DRIVEWAYS

- Driveways are to be 3m wide for a single garage and 3 – 4.8m for a double garage.
- Driveways within the boundary from the front of the garage to the front boundary are to be treated with either stencilled, coloured concrete or pavers.
- Plain concrete, driveway tracks, turfed or loose pebble/gravel driveways are not permitted.
- shading over glazing.

I. GENERAL FRONT FENCING

- Unless specified otherwise, general front fencing is not mandatory, and should be no higher than 1.2m.

J. LETTERBOX

- Letterboxes are to complement the design of the house and must be located along the front boundary of the lot.

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CORNER LOT FRONTAGE

It is important that homes on corner lots address both frontages. This adds interest to the street scape as well as providing passive surveillance. In addition to the elements identified in Section X above, the following elements should be incorporated into the design of corner lots.

A. BUILDING FRONTAGE

- Homes on corner lots shall provide a secondary building frontage of 10m min. Reduced lengths will be considered on merit. This is to include a broken roofline, building line and suitable glazing.
- Front doors are to be from the primary frontage.

B. SECONDARY FENCING

Secondary fencing must provide the following elements:

- Planting strip must be within lot boundary.
- Infill is to be lapped and capped timber fencing.
- Secondary fencing style must return to dwelling.
- Secondary fencing length is to be a maximum of 50% of the boundary length and must be stepped to accommodate slope. Limited additional length may be considered on merit.

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OPEN SPACE FRONT LOTS

Dwellings built on lots that are adjacent to or adjoining open space are to be designed to appropriately address and overlook the adjacent public domain, to ensure adequate passive surveillance and a suitable appearance when viewed from these spaces. This includes:

- Breaking the roofline and building line,
- Provision of sufficient glazing fronting the open space
- Provision of habitable spaces adjacent to these areas and including balconies to the upper floor on double storey homes.
- Homes that adjoin open space are to provide open style or landscaped fencing to provide a connection to the open space.

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6. YOUR BACKYARD

A. PRIVATE OPEN SPACE

- Private open space areas must have direct connection from living areas such as a lounge, dining, rumpus or home theatre
- Centrally located courtyard or multiple areas for are being used to provide private open space then each area must be accessed directly from a living space.
- All private open space must be 3m minimum in width or length.

B. INDOOR/OUTDOOR LIVING

- Indoor/outdoor living areas are encouraged to provide a strong connection between indoor living areas and private open space.
- Ensure that private open space and indoor/outdoor areas are appropriately orientated to maximise solar access.

C. RETAINING WALLS

- Any retaining walls along any boundary and to the front or secondary frontage visible from the street are to be constructed of the appropriate material.

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7. COLOUR AND MATERIALS PALETTE

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8. LANDSCAPING

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9. DESIGN GUIDELINE CHECKLIST

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