

Building & Landscape Design Guidelines

ERSKINE PARK URBAN REINVESTMENT PROJECT

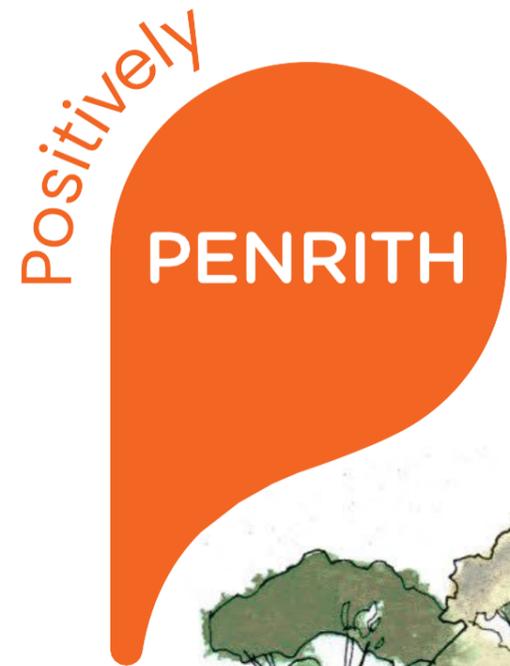




Table of Content

01	INTRODUCTION
02	DESIGN VISION
03	DESIGN REVIEW PROCESS GENERAL
04	DESIGN GUIDELINES
	- Roof
	- Facade Articulation - Environmental
	- Materials Finishes & Colours
	- Waste Storage & Ancillary Services
05	FENCING
	- Materiality
	- Fence Types
06	LANDSCAPING
	- Front Setback
	- Tree Provision
	- Retaining Walls
	- Letterboxes
	- Plant Selection
7.	MATERIALS COLOUR PALETTE
8.	PLANT SPECIES
9. - 15	SITE LAYOUT PLANS
	- Regulus Street Erskine Park
	- Dilga Crescent Erskine Park
	- Pacific Road Erskine Park
	- Capella Street Erskine Park
	- Chameleon Drive Erskine Park
	- Ashwick Circuit St Clair
16	DOCUMENTATION CHECKLIST



Introduction



The purpose of these Building and Landscape Design Guidelines is to enable the design and development of dwellings that are contemporary in nature and incorporate design elements that together will breathe new life into the residential character and amenity of Erskine Park.

These guidelines will form part of the Contract of Sale for each lot, and have been produced to help complement and enhance the existing amenity of Erskine Park, whilst protecting the investment being made in any new dwelling built as part of this project.

The Erskine Park Design Review Panel (DRP) has been established to evaluate all proposed home designs on the subject lots. Builders/purchasers must submit their house designs along with their landscape plans for review and approval by the DRP prior to lodgment of the DA/CC or CDC.

These guidelines apply in addition to and not in lieu of other statutory requirements and approvals. Approval from Penrith City Council or a registered building certifier will be required in addition to any approval given by the Erskine Park Design Review Panel (DRP). To the extent of any inconsistency between these guidelines and any site-specific Development Control Plan (DCP), the DCP and any consent conditions prevail.

While the design, submission and approval process will be subject to the controls set out in this guideline, variations are at the absolute discretion of the DRP.

The guidelines make reference to the following design elements:

- Roof forms, angles/pitches
- Facade treatments
- Building material, finishes and colours
- Fences
- Ancilliary structures and receptacle storage
- Landscaping

Site specific guidelines incorporating site layout plans, suggested building envelope, tree retention and building setbacks also form part of this document.

Design Vision

Our vision is to create contemporary homes that incorporate design elements that breathe new life into the residential amenity of Erskine Park

Windows

Windows on the street facade and facing public reserves to have vertical proportions and be awning or double hung.

Building Materials

External walls should be a mix of materials in colours selected from the materials colour palette. Front and secondary facades (corner sites) and those facing reserves , should feature face brickwork , painted rendered masonry, natural stone or cladding.

Garage Doors

Any garage door that faces the street must be a sectional panel or panel lift style. Roller doors are not permitted.

Front Entry and Letterbox

Front door to be visible from the street. Provide weather protection to dwelling entry. Letterboxes to be constructed of masonry material and be integrated with landscaping.

Driveway and Vehicle Crossover

Driveways and path to be unit paving, exposed aggregate or coloured concrete (broom finish) in a colour selected from the material colour palette. Driveways and path to be consolidated to provide as much soft landscaping as possible to front setback.

Facade Presentation

Add interest to the street presentation through articulation, utilising a mix of materials and architectural details such as parapets.

Roof

Roof material to be either tiles or Colorbond metal roofing. Colours such as mid - range greys to charcoal are suitable.

Environmental

600mm eaves are required and utilise shading window hoods where appropriate to help control thermal comfort within the dwelling.

Side and Rear Fencing

The colour of fencing behind the building line to be selected from the materials colour palette. Front pier to be masonry with finish/colour to be consistent with the facade.

Side Gates

Side gates and side returns to be slatted timber, or powder coated aluminium slats. Battens can be fixed horizontally or vertically. Colours to be co-ordinated with other boundary fencing.

Landscaping

Plant species to be minimum 50% Australian natives. Provide at least one 5 - 7m tree (at maturity) in the front setback



Design Review Process



The design review process is an integral part of shaping the built form outcomes developed on the project sites. Whilst creating individual design and character for each home is encouraged, it is important that the design elements outlined in the Design Guidelines are incorporated into each design to create consistent design quality and assist in preserving the residential amenity of Erskine Park.



General Design Guidelines

The following design elements apply to all of the sites. The below image is an example of a potential typical street elevation.

Roof

Forms are to be broken down into smaller roofs, lower-level roofs and parapets are to provide articulation & break down bulk of the two storey forms. Upper-level parapets are not permitted.

Single level roof pitch is to be 25° with upper-level roofs to be a minimum 22°. Skillion roofs to be restricted to the rears of houses only and are not to be visible from the street.

Facade Articulation

Parapets to provide facade articulation & break down building mass can be provided on lower levels only and limited to a maximum of 50% of the overall facade width. Upper-level parapets are not permitted.

A minimum of 2 setbacks from the street are required as demonstrated in the site-specific layout plans. The wall containing the garage door is to be setback a minimum distance of 1 metre from the main facade.

Double garages are permitted for single dwellings. For dual occupancies, site widths limit the amount of facade available for street activation, so single garages and carports incorporated into the facade and roof design are recommended to provide opportunities for additional under cover parking on site.

A clear entry path to the dwelling from the street is to be provided. The front door is to be visible from the street, with at least one habitable room window to the front facade. Where sites are located on corners or adjacent to reserves, habitable room windows are to be incorporated into facades overlooking the secondary street and/or reserve.

Materials, Finishes & Colours

The front elevation must be predominantly face brick, excluding doors and windows in order to maintain interest and diversity. The primary facade must include at least two finishes and include at least one of the following:

- Timber or stone feature
- Feature / contrast render
- Cladding material

Face bricks forming the main wall material are to be generally flat-faced, square-edged and not deeply textured. The brick colour is to be uniform throughout the brick and provide a consistent wall colour.

Pale or white coloured bricks are not permitted. Mid tone bricks are preferred. Highlights of complementary colours for window frames, gutters and downpipes and garage doors are to be selected from the materials colour palette.

The roof material can be either tiled or metal Colorbond roofing. Colours are to be selected from the materials colour palette, or similar, and will require approval at the design stage of the project.

Environmental

Shading devices to provide facade articulation, including awnings, sun-hoods, solar screens, pergolas and recesses, are to be included rather than attaching "stuck-on" details to gable ends and verandahs. A deep eaves overhang of 600mm is required.

Waste Storage and Ancillary Services

All waste storage bins and ancillary services are to be located securely behind the main front building alignment.

Rainwater tanks and air conditioning condenser units are not to be visible from the street or public reserves. Electrical metre boxes are to be mounted to the side of the dwelling and in accordance with the electricity authority's requirements.

Antennas and satellite dishes are to be located so that they are not visible from the street, as well as not obstructing views from neighbouring properties.



TYPICAL STREET ELEVATION

Fencing

Materiality

Fences are to be co-ordinated with the materials colour palette. For fences that are visible from the public realm, a face brick or painted and rendered masonry base and piers with infill panels are required. The panels are to be batted/slatted in either painted timber or powder coated aluminium. For fences within the sites, not visible from the street or a reserve, the fence can be lapped and capped timber paling, masonry with slatted infill, slatted aluminium or Colorbond.

Security side gates and/or block off fences are to be provided to the sides of dwellings, behind the front building alignment. Slatted timber, or powder coated aluminium slats/battens, can be fixed horizontally or vertically. Refer to Fig 3. Colours to be co-ordinated with other boundary fencing.

To ensure that the new dwellings are well integrated into the existing Erskine Park neighbourhoods, details for different fencing applications are outlined below.

Fence Types

Type A Front Boundary

To be predominantly soft landscaped with a maximum 30% of built fencing. If incorporating a front fence, it is to be a maximum of 600mm high. Hedges or low planting (soft landscaping) is to define the property boundary, unless a retaining wall is required. Refer to Fig 1 and Fig 4.

Type B Adjacent to Reserve

Fences adjoining the public realm or public reserves are to be a maximum of 1.8metres in height and are to be stepped on sloping sites, following the natural topography of the land. Continuous solid fences are not permitted. Fences are to be segmented with masonry piers in conjunction with batten in-fill panels. Refer to Fig 2.

Type C Behind building line along boundary shared with other dwellings

Fences are to be a maximum 1.8metres in height and be stepped on sloping sites.

Type D Shared side boundaries forward of building line

Fences are to be a maximum 1.2 metres in height, and be the same construction as front fencing. If no fence is built along the front boundary and planting is used to define the property, then the same treatment is to be used along the side boundaries in the front setback area.

Type E Secondary Boundary - Regulus St and Chameleon Dr - Corner Lots

The fence on the secondary boundary on Swallow Drive to be a maximum of 1.8 metre high and be no more than 50% of the dwelling frontage in that location. 400mm width landscaping is to be integrated into the fencing design. A built fence line of a maximum of 1.2m in height to be provided along shared ways to avoid privacy and security issues.



Type A. Soft Landscape to define front property boundary

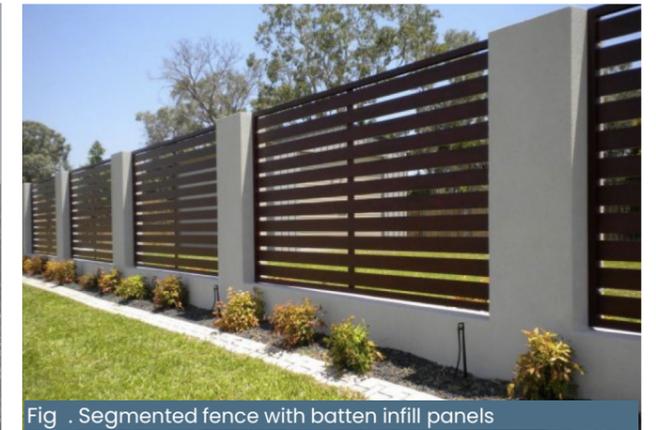


Fig 1. Segmented fence with batten infill panels



Fig 1. Soft Landscape to define front property boundary



Type E. Integrated landscape

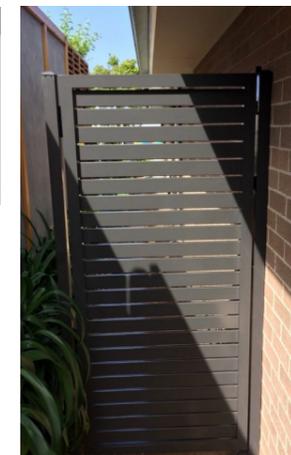


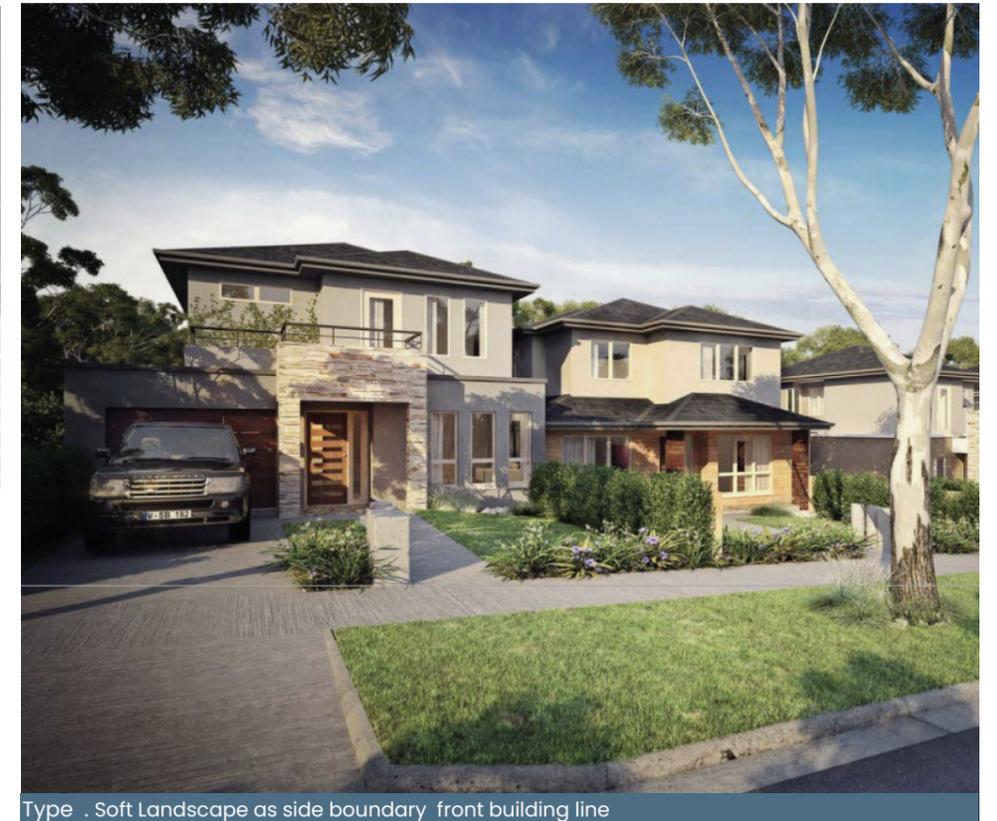
Fig 3. Security Gate



Type B C. Timber basalt finish



Fig 4. Low retaining boundary wall



Type . Soft Landscape as side boundary front building line

Landscaping



Fig . Mix of trees shrubs and accent planting



Fig 3. Tree in front setback



Fig 1. Native Landscaping



Fig 7.



Fig 1. Native plants



Fig 6. Low retaining walls with integrated landscape



Fig 5. Retaining wall with additional planting

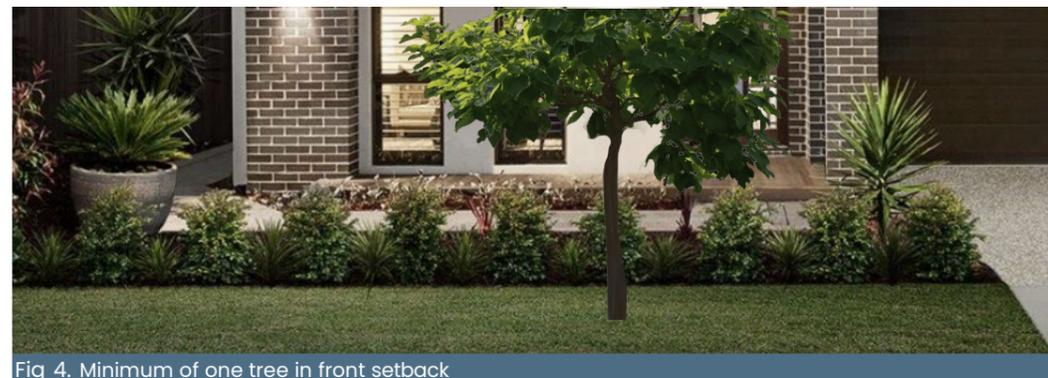


Fig 4. Minimum of one tree in front setback

The site layout plans for each site provide details of areas allocated for landscaping, driveways and dwelling footprints. These have been derived from the development standards outlined in the Penrith DCP landscape requirements. Existing trees to be retained have also been indicated . Other trees may be retained if desired.

A landscaping plan is required to be submitted as part of the design review process. This plan is to be prepared by a suitably qualified landscape professional. The installation of landscaping in the front setback area of the site is to be completed by a suitably qualified landscape contractor.

Front Setback

The area of soft landscaping is to be maximised. Soft landscaping can be grass and/or low level planting. Mixed species of trees, shrubs and accent planting is to be incorporated in the front setback garden. A minimum of 50% of the planting is to be Australian natives. Refer to plant species list provided on page 08.

Hard paved areas are restricted to driveways and paths to entry area. Driveways are to be constructed with either a broom finished coloured concrete or unit pavers. No driveways or pathways in the front setback are to be patterned stencilled or stamped concrete.

Tree Provision

A minimum of one tree with a mature height of 5 - 7m is to be planted in the front setback (minimum 75 litre pot size), and another tree, with a minimum mature height of 8 - 10m is to be planted in the rear setback (minimum 50 litre pot size). If an existing tree is to be retained in either setback, an additional tree will not be required in that location. Refer to Fig 2, Fig 3, Fig 4.

Retaining Walls

The maximum height of garden retaining walls are to be 900 mm generally, however, retaining walls along the front/street boundary is to be a maximum of 600 mm.

If additional height is required, then additional retaining walls are to be separated by a 500 mm width of planting. Fig 5

Retaining walls are to be split faced concrete block, sandstone or painted and rendered masonry. Refer to Fig 6.

Letterboxes

If a built fence is to be provided, then a letterbox is to be integrated. Otherwise letterboxes will be stand alone either built into a plinth which can be face brick, or rendered and painted to match the dwelling and according to the provided materials colour palette. Mailboxes are to be located on the front boundary, adjacent to the entry path and/or driveway. Refer to Fig 7.

Materials Colour Palettes



ROOF

Roofs are to be pre-painted metal, tiles, slate or concrete and consist of a single colour and material. Highly reflective materials such as Zinalume are not permitted. Black or charcoal coloured roofs to be avoided to minimise heat load. Colours such as Colorbond Basalt, Colorbond Wallaby or lighter are preferred. Bright red terracotta, bright blue, pure black or pure white are not permitted.



ACCENT / FRAMES / DOORS / GUTTERS DOWNPIPES / FASCIA / FENCE

Suitable for Window Frames, Entry Doors, Gutters, Downpipes, Fascias and Garage Doors. Darker stronger colours to be limited to small areas as highlights and articulation. Accent colours to co-ordinate with base facade colours. For example warmer tones with warmer highlights etc. Cool greys with blue/grey highlights.



CLADDING / WEATHERBOARD / PAINT / RENDER

External walls must contain at least two complementary external finishes. Lightweight wall panels and rendered areas of masonry to be painted with light cream and grey colours. Strong dark colours on wall areas to be avoided. Smaller areas can be painted in accent colours to articulate facade. Co-ordinate warm tones with warmer highlights. Cool greys with blue/grey toned highlights.



MASONRY / FACE BRICK / FENCE / PAVERS

Face brick to be the main wall material. Flat, smooth faced bricks or lightly textured bricks acceptable. Light to mid coloured tones will reflect heat. White colour bricks are not permitted. Darker bricks to be avoided as they will absorb and hold heat. Pavers encouraged to add texture. Tinted concrete driveways and paths to be coordinated with face brick colour.



TEXTURES / LANDSCAPE / FENCE / FACADE / HIGHLIGHT

Inclusion of natural materials, such as stone, timber, and weathered steel add texture and warmth to the streetscape. Small highlights of natural material enhance the presence of the dwelling in the neighbourhood. Paving is encouraged to add texture.

MATERIALS

COLOURS

Plant Species

Accent Plants	Common Name	Mature
Agave attenuata	Soft-leaved Agave	1m
Alcantarea imperialis rubra	Giant Bromeliad	0.12m
Asplenium australasicum	Birds Nest Fern	0.5m
Beschorneria yuccoides	Mexican Lily	1m
Cycas revoluta	Cycad	1m
Doryanthes excelsa	Gynea Lily	2m
Philodendron 'Congo'	Philodendron	1m
Sansevieria trifasciata	Mother-in-Laws Tongue	1m
Strelitzia reginae	Bird of Paradise	1.5m
Xanthorrhoea sp.	Grass Tree	1.5m
Zamia furfuracea	Cardboard Palm	1m

Screening Hedges		
Acmena smithii 'Forest Flame'	Forest Flame Lillypilly	2m
Callistemon 'Great Balls of Fire'	Bottlebrush	1.75m
Camellia sasanqua 'Setsugeka'	White Camellia	4m
Camellia sasanqua 'Yuletide'	Red Camellia	1.5m
Metrosideros 'Tahiti'	NZ Christmas Bush	2m
Michelia figo 'Coco'	Port Wine Magnolia	3m
Murraya paniculata	Orange Jessamine	3m
Photinia glabra 'Rubens'	Dwarf Photinia	3m
Prostanthera sieberi 'Minty'	Purple Mint Bush	2m
Syzygium australe 'Resilience'	Lillypilly	3m
Syzygium australe 'Pinnacle'	Narrow Lillypilly	6m
Viburnum odoratissimum	Sweet Viburnum	2.5m

Small Hedges / Shrubs		
Acmena smithii 'Allyn Magic'	Allyn Magic Lillypilly	1m
Adenanthos sercicus 'Baby'	Dwarf Woolly Bush	1.5m
Buxus microphylla var. japonica	Japanese Box	1m
Gardenia augusta 'Florida'	Florida Gardenia	0.8m
Grevillea 'Superb'	Superb Grevillea	1m
Lavandula dentata	French Lavender	1m
Nandina domestica 'Blush'	Dwarf Sacred Bamboo	0.6m
Nandina domestica 'Flirt'	Dwarf Sacred Bamboo	0.4m
Philotheca 'Winter Rouge'	Philotheca	0.8m
Raphiolepis 'Snow Maiden'	Raphiolepis	1m
Westringia 'Wynyabbie Gem'	Dwarf Native Rosemary	1.5m
Callistemon salignus	Bottlebrush	1-10m
Callistemon citrinus 'Kings Park'	Bottlebrush	4m
Callistemon viminalis	Bottlebrush 'Dawson River weeper'	5m
Melaleuca linariifolia	'Claret Tops'	1.2m
Melaleuca thymifolia	Thyme Honey Myrtle	1.2m

Border / Bedding Plants		
Agapanthus roseus	Agapanthus	0.8m
Convolvulus cneorum	Convolvulus	0.6m
Dianella species	Flax Lily	0.4m
Dietes grandiflora	Wild Iris	1m
Liriope species	Liriope	0.45m-0.7m
Lomandra 'Crackerjack'	Fine-leaved Lomandra	0.5m
Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass	0.1m
Ophiopogon 'Stripey White'	Stripey White Mondo Grass	0.4m
Philodendron 'Xanadu'	Philodendron	0.5m
Tulbaghia violacea 'Varigated'	Varigated Society Garlic	0.3m
Zephyranthes candida	Autumn Crocus	0.3m

Ground Covers		
Ajuga reptans 'Caitlins Giant'	Bugle Weed	0.3m
Arctotis species	African Daisy	0.25m
Brachyscome multifida	Cut Leaf Daisy	0.3m
Carpobrotus glaucescens	Pig face	0.2m
Convolvulus mauritanicus	Convolvulus	0.6m
Dichondra 'Silver Falls'	Silver Falls	0.3m
Grevillea 'Mt Tamboritha'	Prostrate Woolly Grevillea	0.4m
Hibbertia scandens	Golden Guinea Flower	0.4m
Myoporum parvifolium	Creeping Boobialla	0.2m
Senecio 'Chalksticks'	Blue Chalk Sticks	0.3m
Trachelospermum jasminoides	Star Jasmine	0.3m
Viola hederacea	Native Violet	0.1m



Trees	Common Name	Mature
Acacia melanoxylon	Australian Blackwood	12m
Acer buergerianum	Trident Maple	6m
Acer negundo 'Sensation'	Purple Stick Box Elder	9m
Acer negundo 'Aureo-marginatum'	Box Elder Aureomarginata	8m
Acer negundo variegatum	Ghost Box Elder Maple	8m
Acmena smithii	Lilly Pilly Tree	10m
Angophora bakeri	Narrow leafed apple	9m
Angophora hispida	Dwarf Apple Gum	6m
Arbutus unedo	Irish Strawberry tree	7m
Bauhinia variegata	Orchid Tree	6m
Backhousia myrtifolia	Cinnamon myrtle	4m
Brachychiton populneus	Kurrajong	10m
Brachychiton rupestris	Bottle Tree	5m
Buckinghamia celissima	Ivory Curl Tree	7m
Calodendrum capense	Cape Chestnut	10m
Ceratonia siliqua	Carob tree	8m
Corymbia citriodora 'scentuous' (dwarf form)	Lemon scented gum (dwarf)	10m
Corymbia eximia	Yellow bloodwood	8m
Cupaniopsis anacardioides	Tuckeroo	7m
Exocarpus cupressiformis	Native cherry	4m
Fraxinus augustifolia	Desert Ash	12m
Fraxinus griffithii	Evergreen ash	7m
Geijera parvifolia	Wilga	8m
Hymenosporum flavum	Australian frangipani	7m
Jacaranda mimosifolia	Jacaranda	10m
Koelruteria paniculata	Golden rain Tree	6m
Lagerstroemia indica - Indian Summer range	Crepe Mytle	4-8m
Liquidamber styraciflua 'festeri'	Sweet gum	8m
Magnolia grandiflora	Magnolia	8m
Melaleuca bracteata	Black tea tree	4m
Melaleuca decora	White feather honey myrtle	8m
Melaleuca linariifolia	Snow in summer	6m
Melaleuca quinquinervia	Paperbark	8m
Melaleuca stypheliodes	Prickly paperbark	6m
Melia azedarach	White cedar	12m
Melia azedarach	Royal Empress tree	10m
Pistacia chinensis	Chinese pistachio	7m
Pittosporum rhombifolium	Diamond leafed pittosporum	8m
Podocarpus elatus	Illawarra plum	8m
Pyrus calleryana 'Capital'	Ornamental pear - Capital	9m
Pyrus calleryana 'Chanticleer'	Ornamental pear- Chanticleer	12m
Pyrus ussuriensis	Ornamental Manchurina pear	9m
Quercus palustris pringreen pillar	Green pillar	12m
Tipuana tipu	Rosewood	10m
Tristaniopsis laurina (incl. 'Luscious')	Kanooka	7m
Ulmus parvifolia (incl. Todd & 'Murrays Form')	Chinese Elm	8m
Waterhousia floribunda	Weeping Lilly Pilly	10m
Zelkova serrata (incl. green Vase')	Japanese elm	10m



Positively

PENRITH

SITE LAYOUT PLANS

10	REGULUS STREET	ERSKINE PARK
11	DILGA CRESCENT	ERSKINE PARK
12	PACIFIC ROAD	ERSKINE PARK
13	CAPELLA STREET	ERSKINE PARK
14	CHAMELEON DRIVE	ERSKINE PARK
15	ASHWICK CIRCUIT	ST CLAIR

Regulus Street ERSKINE PARK

Site divided into 4 lots

- Lot 1 = 1367m² - Dual Occupancy lot
- Lot 2 = 1171 m² - Dual Occupancy lot
- Lot 3 = 1104 m² - Dual Occupancy lot
- Lot 4 = 757 m² - Single Dwelling lot

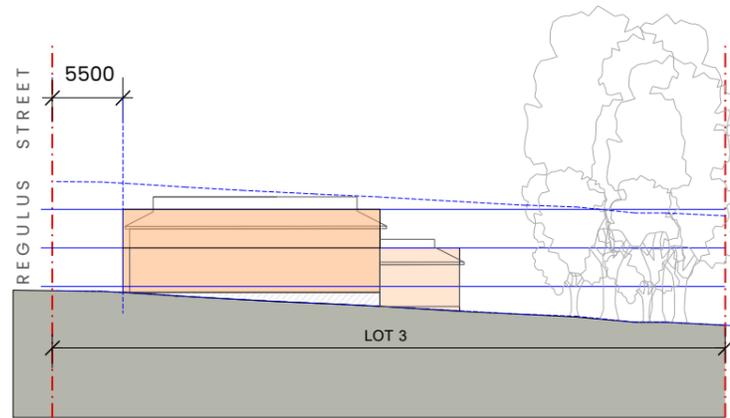
Setbacks

- Swallow Drive - 6 metres (in alignment with neighbour).
- Regulus Street - min 5.5m for Lots 1-3
- Regulus Street - min 5.5m for Lot 4
- Further upper-level setbacks of 600mm minimum are required to provide articulation (Rear setbacks - 4 metres to lower level & 6 metres to upper level) .

Side setbacks

- Lot 1 - 1.5 metres to shared boundary with Lot 2
- Lot 2 - 1.5 metres to shared boundary with Lots 1 & 3
- Lot 3 - 1.5 metres to shared boundary with Lots 2 & 4
- Lot 4 - 1.5 metres to shared boundary with Lot 3
- Lower - 3 metres to boundary shared with 2 Regulus Street
- Upper - 4.5 metres to boundary shared with 2 Regulus Street

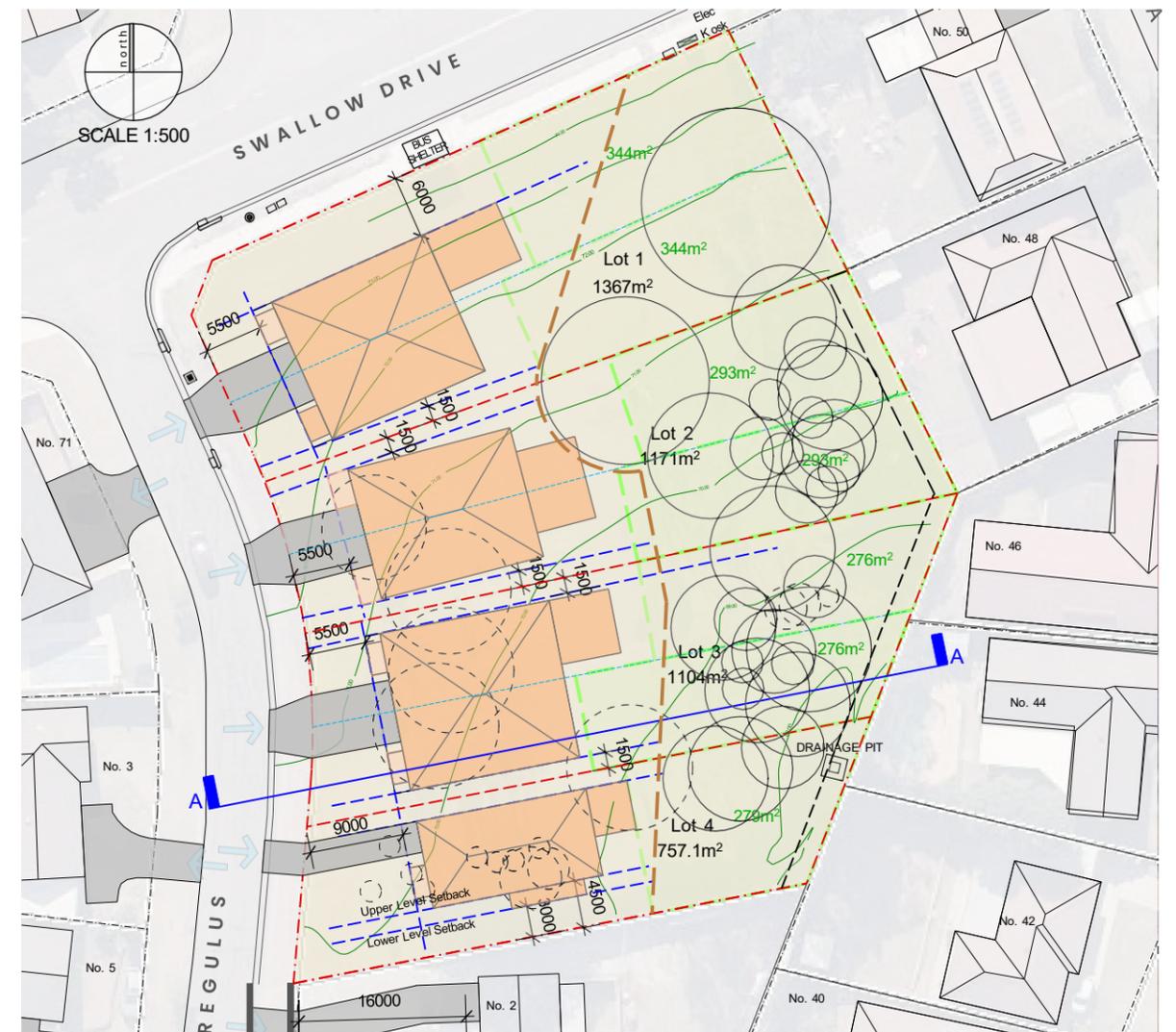
Drainage pit in the rear of Lot 4 is within the rear setback. Existing stormwater culverts to be avoided in vehicular crossover placements. Existing trees to rear of site define extents of rear setbacks.



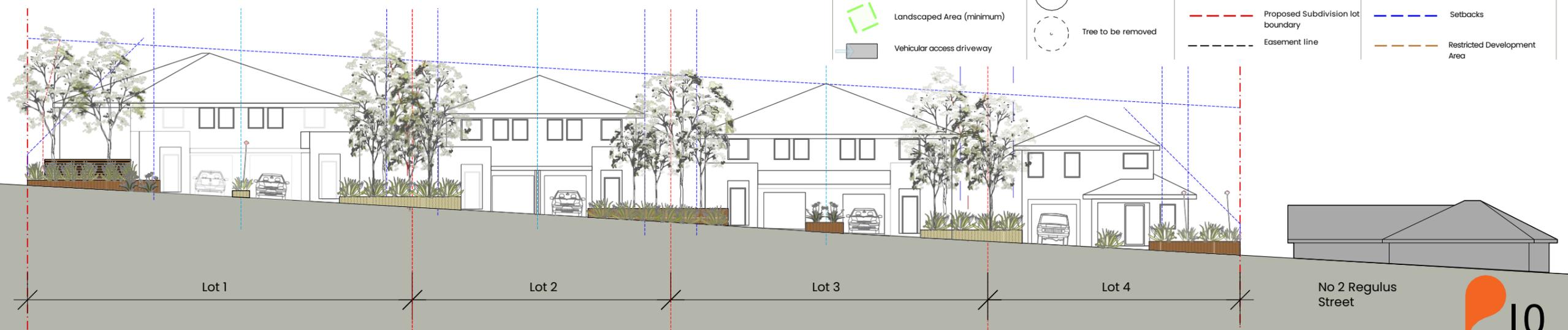
SECTION A-A



REGULUS STREET VIEW

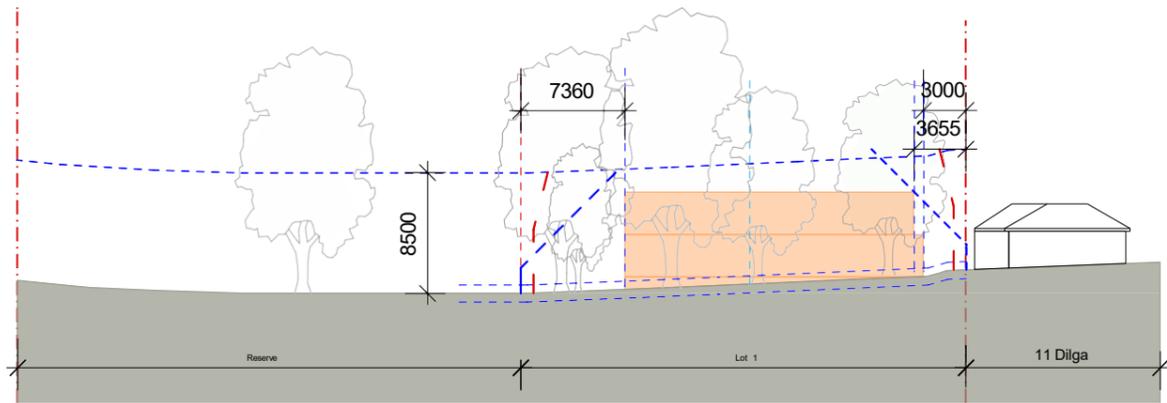


SWALLOW DRIVE



REGULUS STREET - POTENTIAL ELEVATION

Dilga Crescent ERSKINE PARK



SECTION A-A

Site divided into 2 lots - Lot 1 & Reserve

Lot 1 = 1100 m² - Dual Occupancy lot

Setbacks

- Front set-back - 8.5 metres (in alignment with neighbour).
- Rear setbacks - 9.57 metres & 14.8 metres to allow for existing trees.

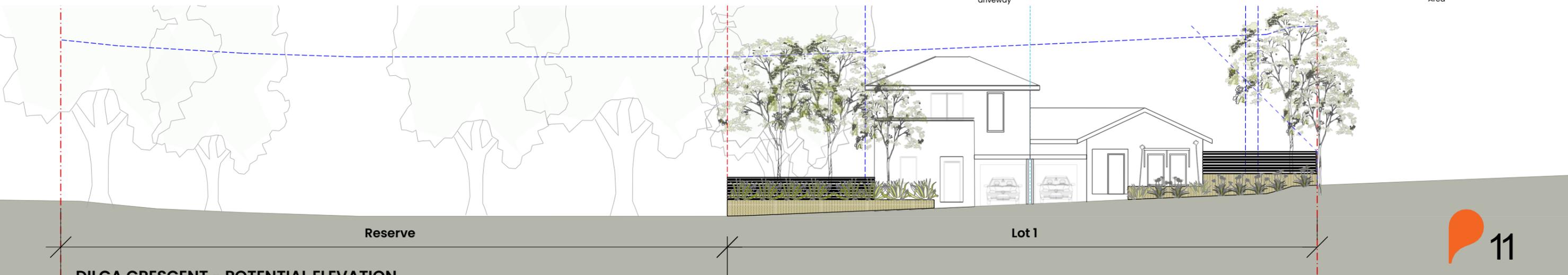
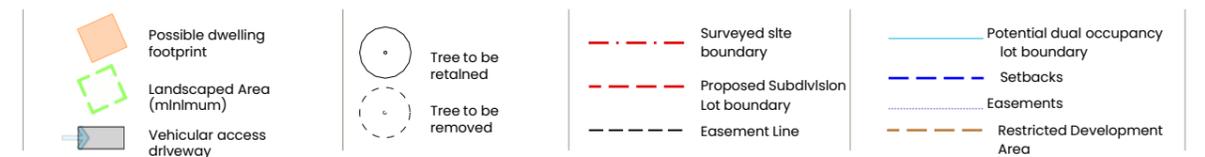
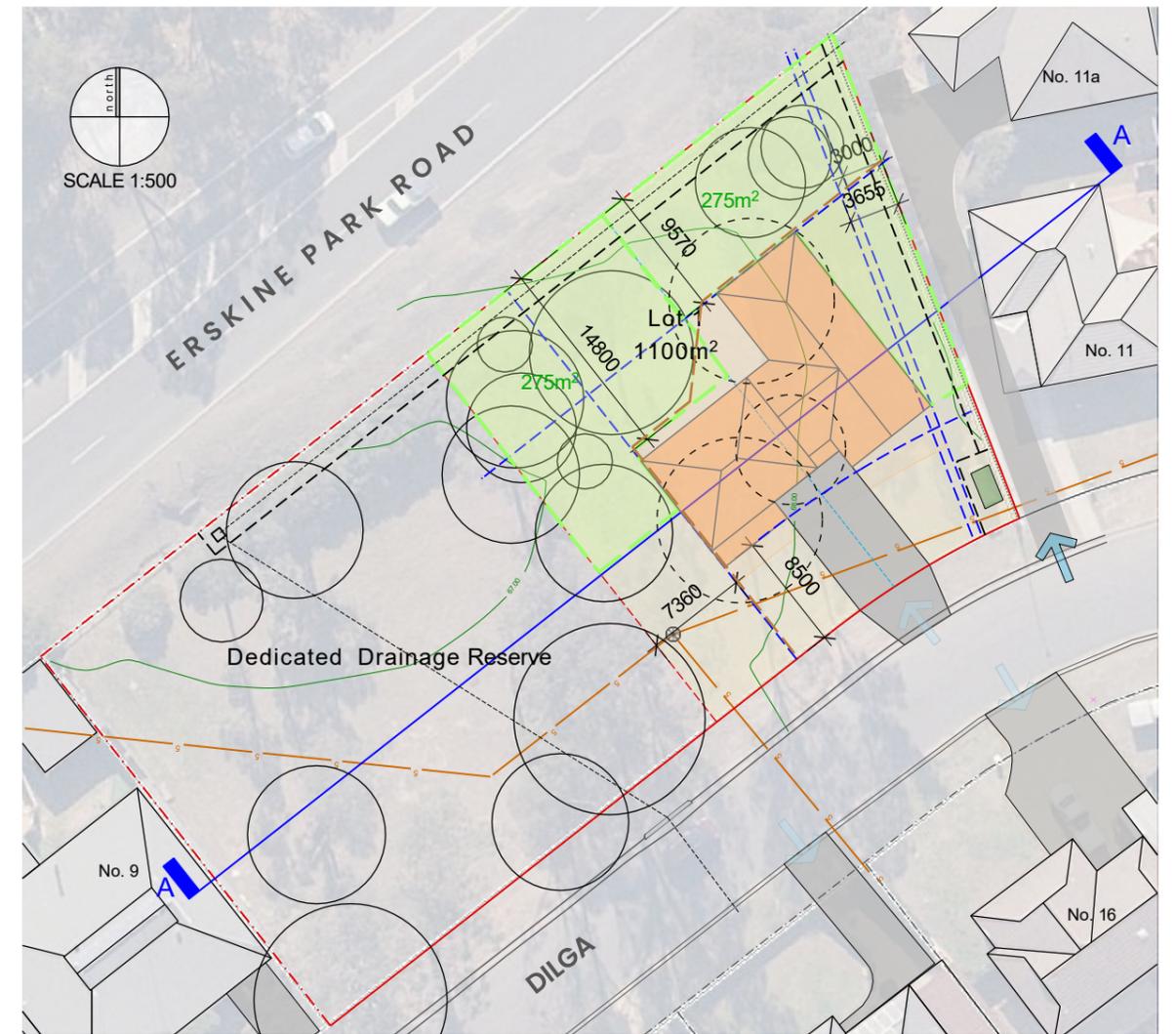
Side Setbacks

- 7.36 metres to reserve to allow for Trees
- Lower - 3 metres to boundary shared with 11 Dilga Cres
- Upper - 3.6 metres to boundary shared with 11 Dilga

Easement considerations in front, side and rear setbacks for electrical substation, sewer & stormwater lines.

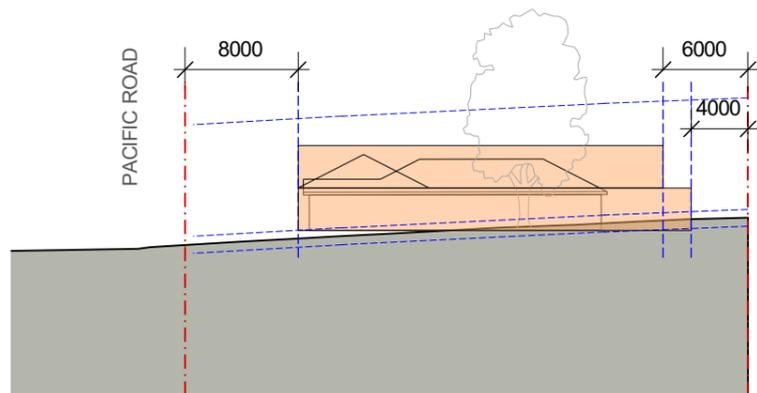


DILGA CRESCENT STREET VIEW



DILGA CRESCENT - POTENTIAL ELEVATION

Pacific Road ERSKINE PARK



SECTION A-A



PACIFIC ROAD STREET VIEW

Site divided into 2 lots

- Lot 1 = 630 m² - Single dwelling lot
- Lot 2 = 646 m² - Single dwelling lot

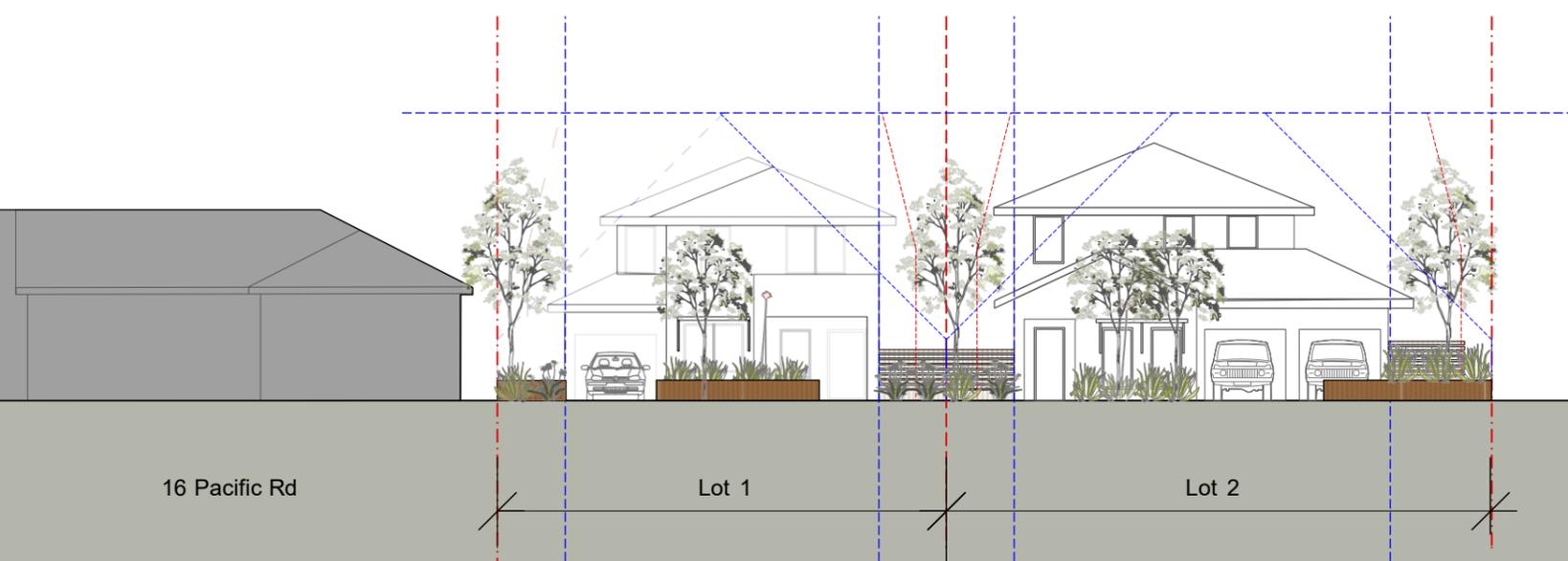
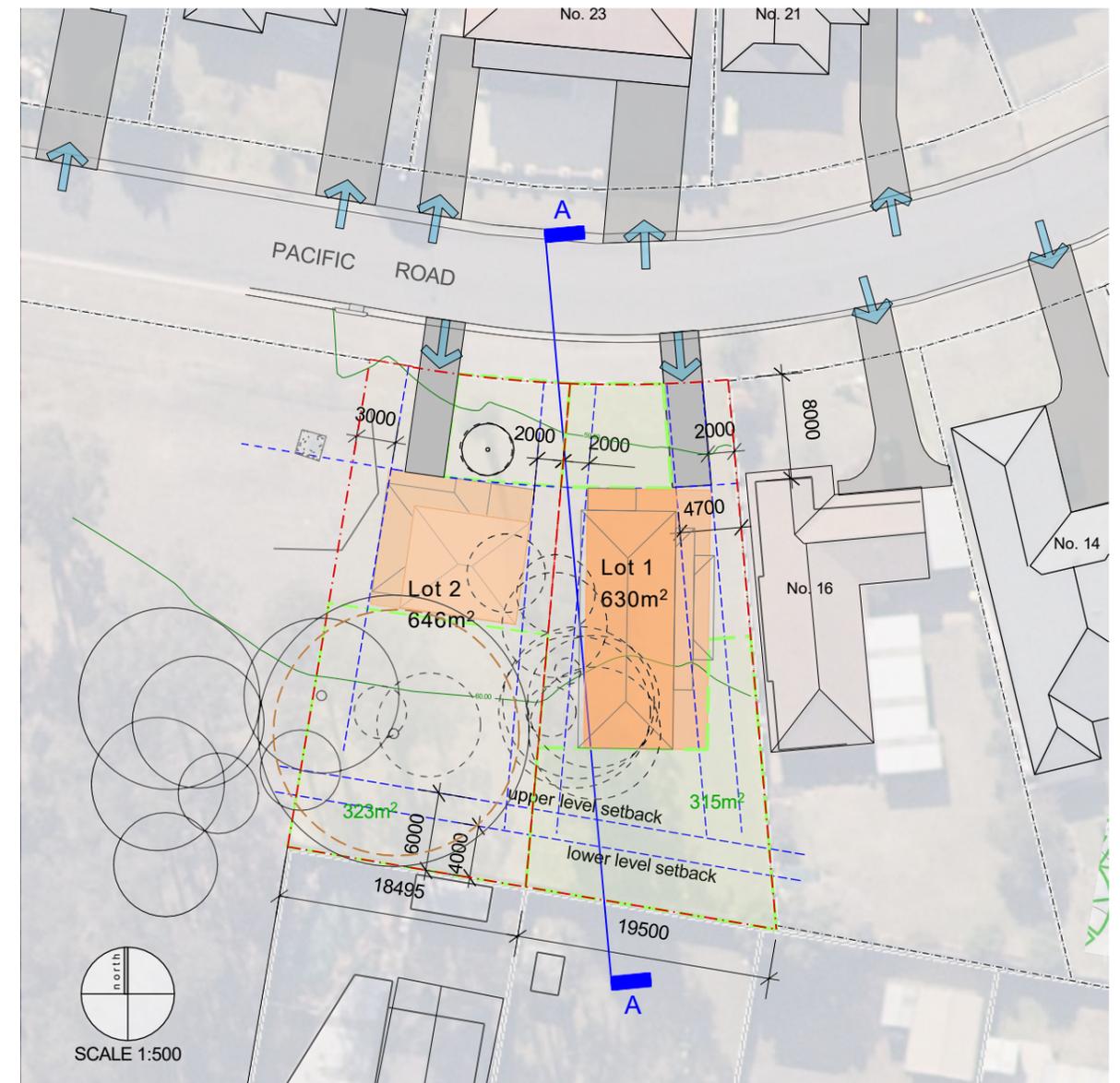
Setbacks

- Front set-back - 8 metres (in alignment with neighbour).
- Rear setbacks - 4 metres to lower level & 6 metres to upper level

Side setbacks

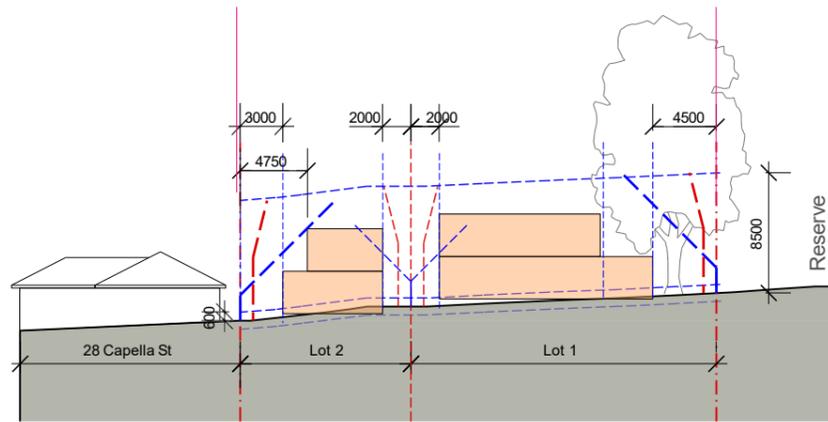
- Lot 1 - 2 metres to shared boundary with Lot 2
- Lower - 2 metres to boundary shared with 16 Pacific Road
- Upper - 4.7 metres to boundary shared with 16 Pacific Road
- Lot 2 - 3 metres to reserve + allowance for trees
- 2 metres to shared boundary with Lot 1

Consideration of ground levels falling to drainage pit in reserve adjacent to side boundary of Lot 2.



PACIFIC ROAD - POTENTIAL ELEVATION

Capella Street ERSKINE PARK



SECTION A-A



CAPELLA STREET VIEW

Site divided into 2 lots

Lot 1 = 639 m² - Single dwelling lot

Lot 2 = 504 m² - Single dwelling lot

Setbacks

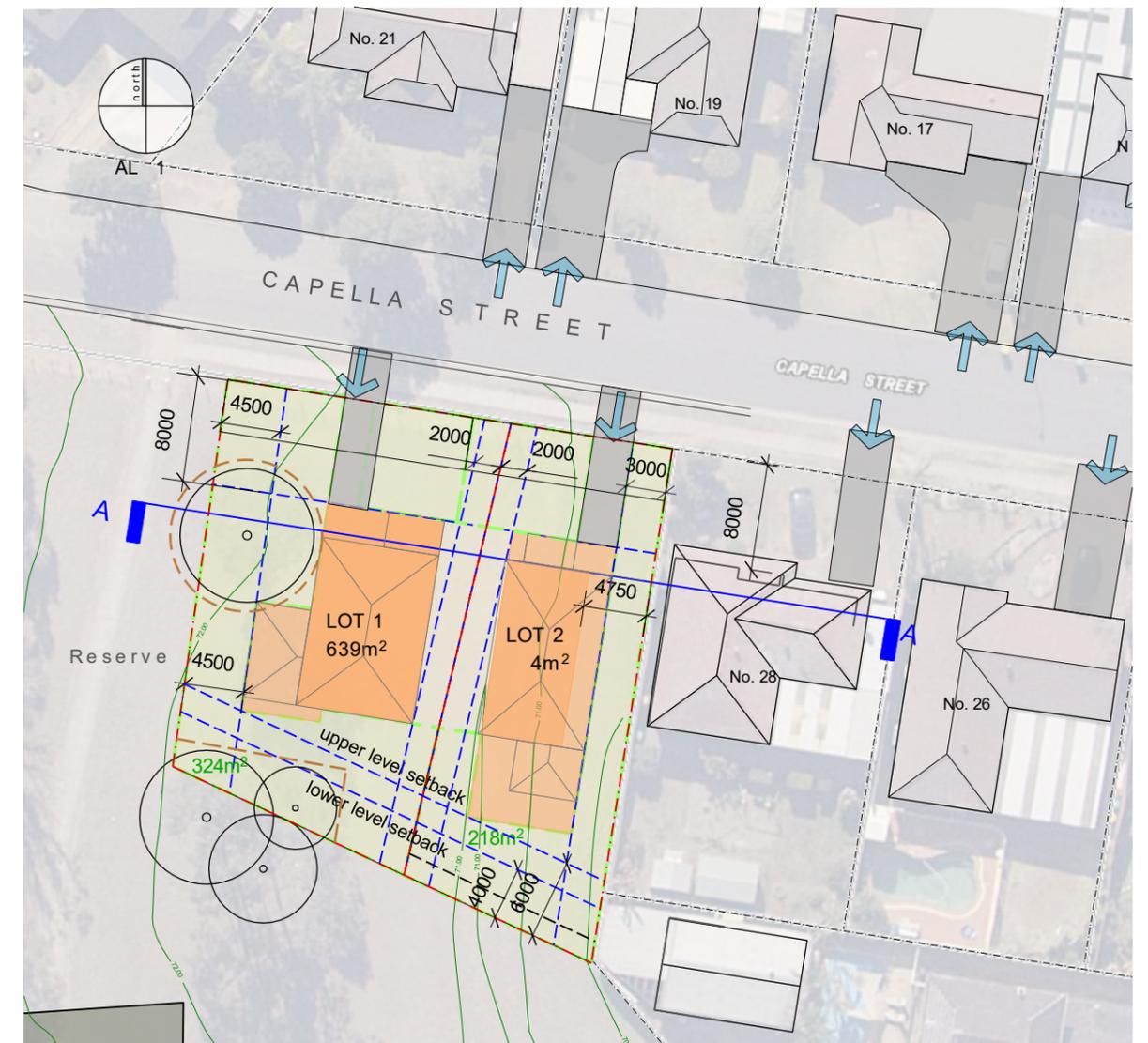
- Front set-back - 8 metres (in alignment with neighbour).
- Further upper level setbacks of 600mm minimum are required to provide articulation.
- Rear setbacks - 4 metres to lower level & 6 metres to upper level.

Side setbacks

Lot 1 - 4.5 metres to reserve + allowance for Trees
2 metres to shared boundary with Lot 2

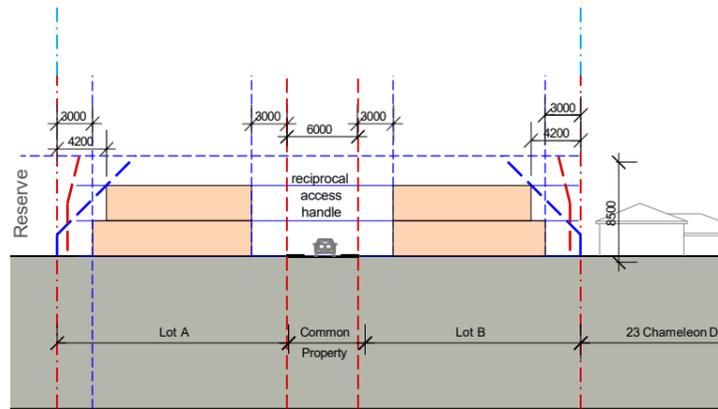
Lot 2 - 2 metres to shared boundary with Lot 1
Lower - 3 metres to boundary shared with 28 Capella Street.
Upper - 4.75 metres to boundary shared with 28 Capella Street.

Upper - 4.75 metres to boundary shared with 28 Capella Street.



CAPELLA STREET - POTENTIAL ELEVATION

Chameleon Drive ERSKINE PARK



SECTION A-A



CHAMELEON DRIVE STREET VIEW

Site divided into 4 lots

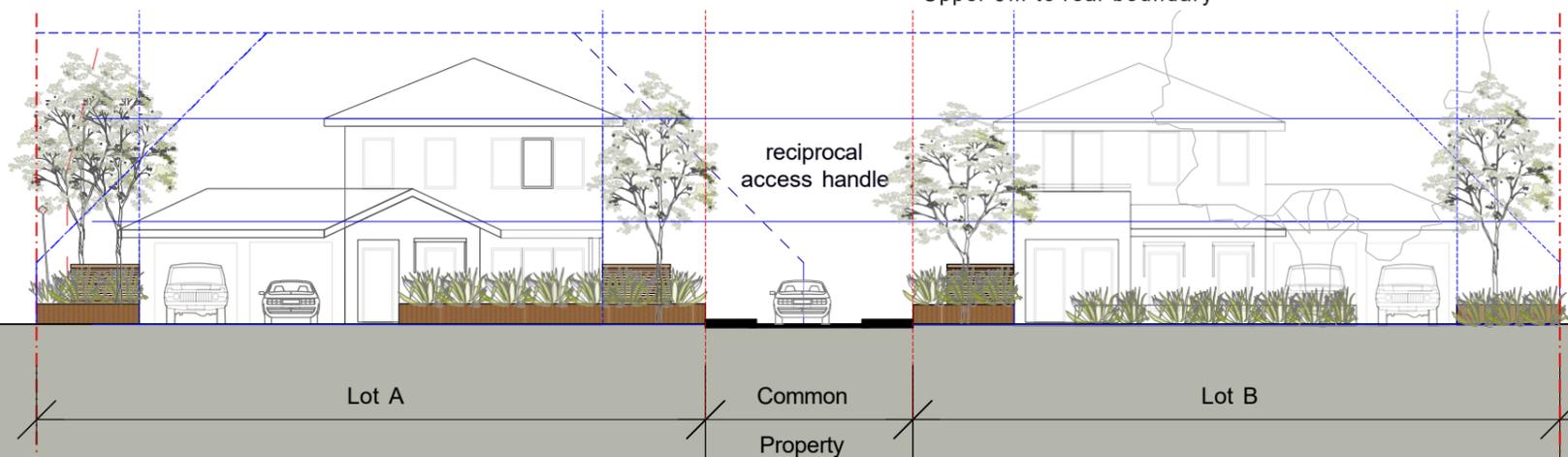
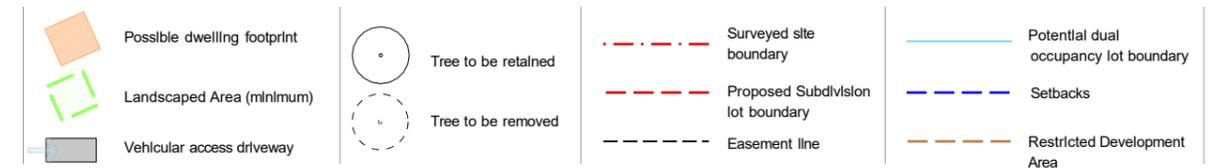
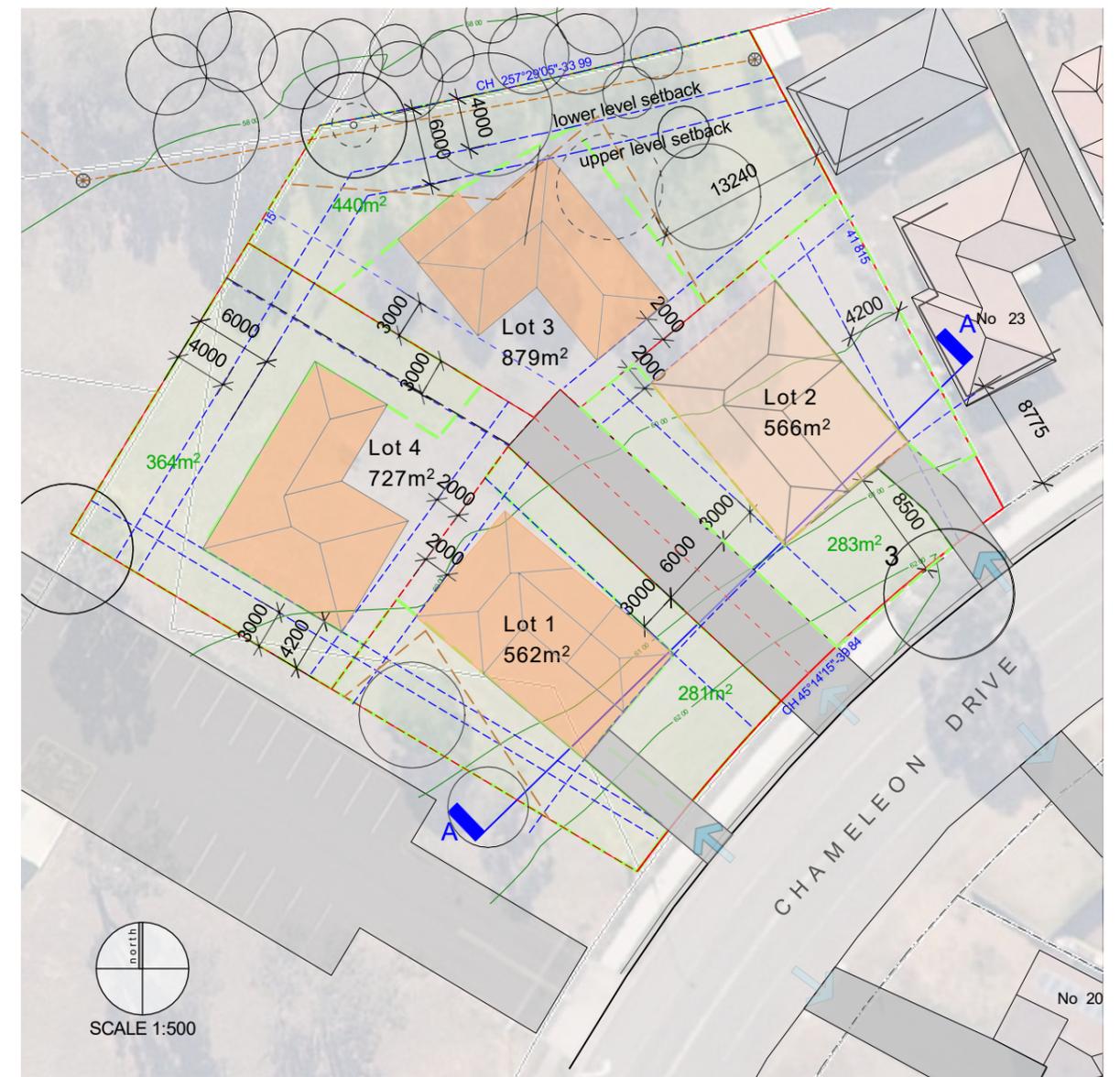
- Lot 1 = 562 m² - Single Dwelling lot
- Lot 2 = 566 m² - Single Dwelling lot
- Lot 3 = 879 m² - Battle-Axe lot
- Lot 4 = 727 m² - Battle-Axe lot

Setbacks

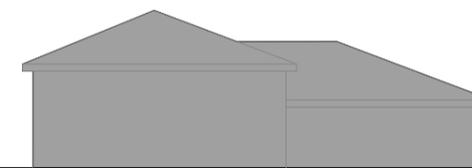
Front set-back - 8.5 metres (in alignment with neighbour).

Side setbacks

- Lot 1 - Lower - 3 metres to reserve
Upper - 4.2 metres to reserve
2 metres to shared boundary with Lot 4
3 metres to reciprocal access handle
- Lot 2 - 4.2 metres to 23 Chameleon Drive
2 metres to shared boundary with Lot 3
3 metres to reciprocal access handle
- Lot 3 - 13.24 metres to 23 Chameleon Drive
2 metres to shared boundary with Lot 2
3 metres to reciprocal access handle
Lower - 4m to rear boundary
Upper 6m to rear boundary
Tree exclusion zone setbacks take precedence over DCP setback controls.
- Lot 4 - Lower - 3 metres to reserve
Upper - 4.2 metres to reserve
2 metres to shared boundary with Lot 1
3 metres to reciprocal access handle
Lower - 4m to rear boundary
Upper 6m to rear boundary

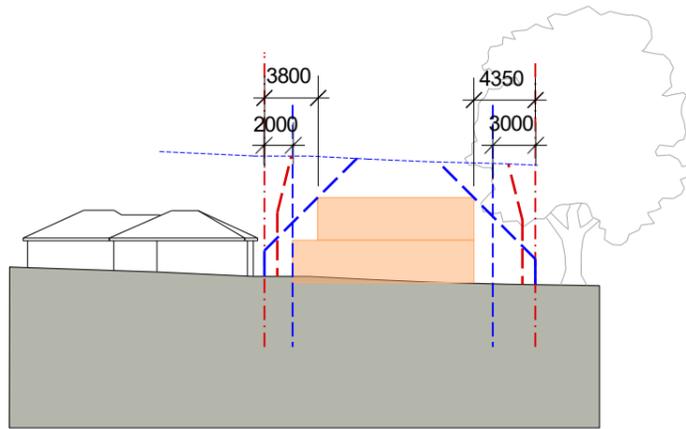


CHAMELEON DRIVE - POTENTIAL ELEVATION



23 Chameleon Dr

Ashwick Circuit st Clair



SECTION A-A



ASHWICK CIRCUIT STREET VIEW

Site divided into single lot

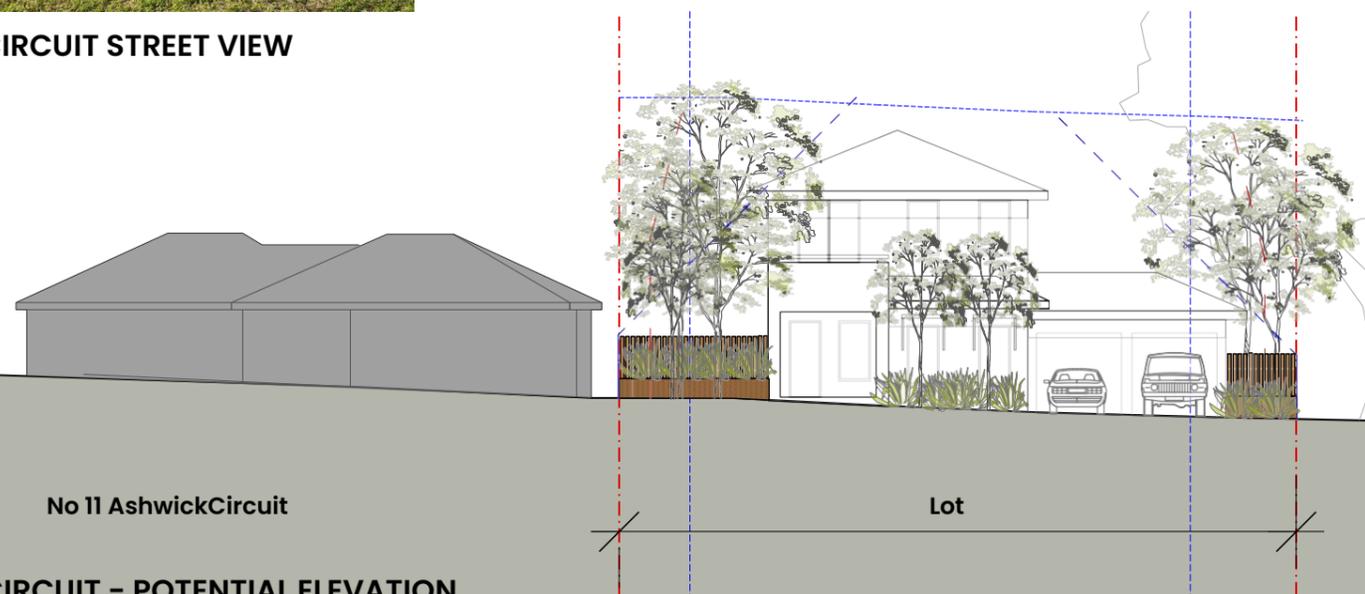
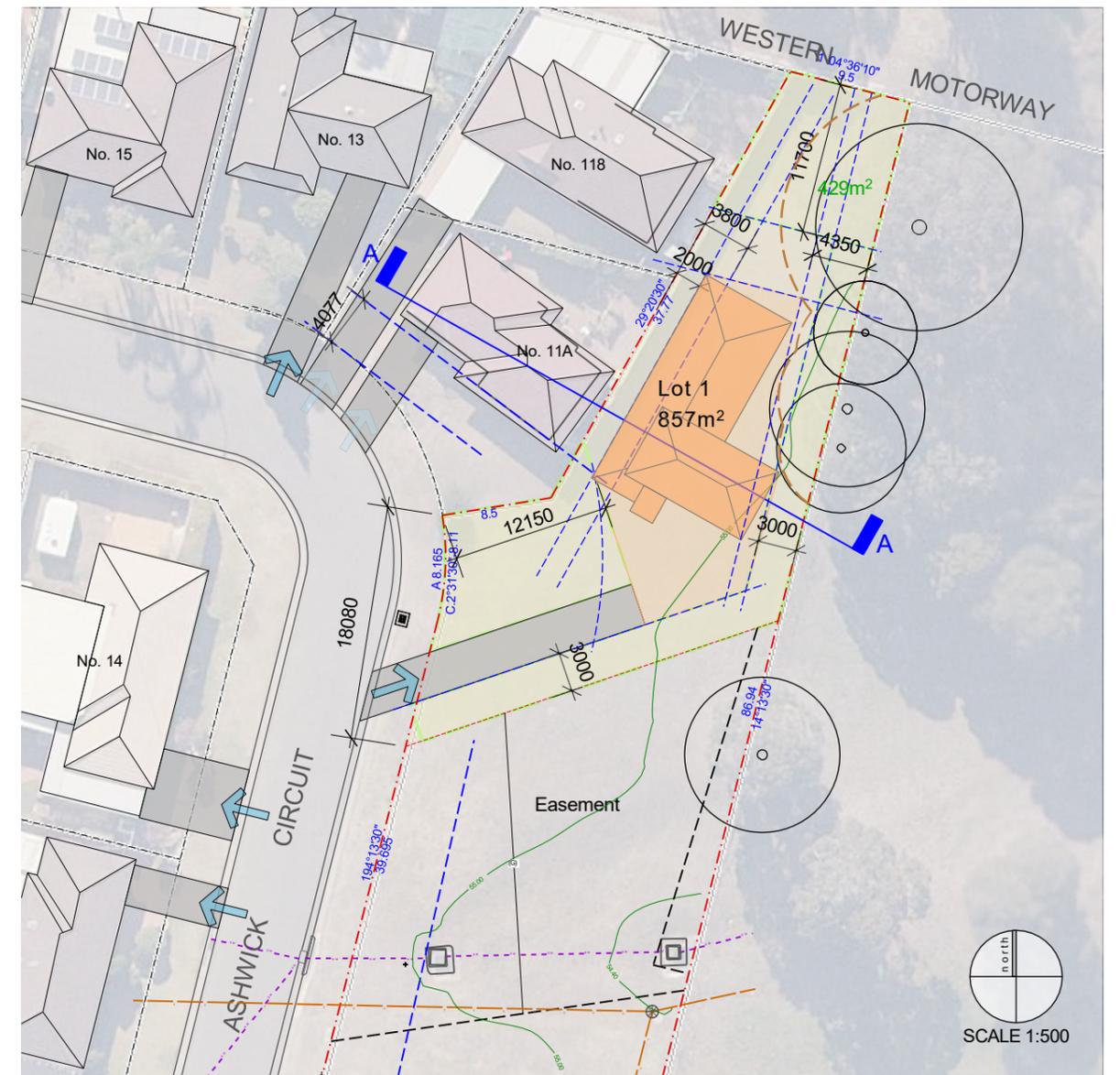
Lot 1 = 857 m² - Single dwelling lot

Setbacks

- Front setback - 12.15 - 14.4 metres (in alignment with neighbour).
- Rear setback - 11.7 metres - Additional length to DCP rear setback to Great Western Motorway to be considered for acoustics.
- South boundary considerations regarding stormwater/sewer easement. This portion of the site subject to flooding.

Side setbacks

- Lot 1 -**
- Lower - 2 metres to boundary shared with 11 Ashwick Circuit
 - Upper - 3.8 metres to boundary shared with 11 Ashwick Circuit
 - Lower - 3 metres to boundary shared with Reserve
 - Upper - 4.35 metres to boundary shared with Reserve



ASHWICK CIRCUIT - POTENTIAL ELEVATION



Documentation

DESIGN REVIEW PROCESS - REQUIRED DOCUMENTS

Yes No

Site Plan

To include lot numbers and addresses, lot boundaries, all setbacks, Site contours and easements, including ancillaries such as:
location of letterboxes, watertanks, hot water systems, a/c units, aerial and satellite dishes, waste bin storage areas, composts, clotheslines, indication of any outbuildings, sheds, fences retaining walls or gazebos.

Floor Plans

To include all internal layouts, including dimensions & total gross floor areas, as well as storage areas

Roof Plan

To indicate roof pitch, eave width, materials & stormwater.

Elevations

All external elevations to include colours and materials, location of watertanks, hot water systems, a/c units, aerials & satellite dishes and any outbuilding, sheds, fences, retaining walls or gazebos.

Sections

To indicate site boundaries, levels and finished floor levels of the house and any retaining walls and/or landscaping.

Landscape Plan

Landscape Plan to be prepared by a suitably qualified landscape professional. To include lot boundaries, setbacks, location of the house and materials of all landscape surfaces, retaining walls, edging, fencing and underground services.

External Colour and Materials

Colours, materials and finishes to be annotated on all elevations and plans and referenced to the project specific palette.

DESIGN GUIDELINES CHECKLIST

To be completed and submitted with Design Review Documentation

	Yes	No
Roof(refer to façade guidelines)		
Pitch - 2 storey 22.5°		
Pitch - Single storey 25°		
Hip & Gable roof forms		
Min 600mm eaves overhang		
Parapets to lower levels only - 50% of façade width max.		
Combination of 1 and 2 storey elements expressed with roofs and parapets		
Material (tile and/or Colorbond- refer to Materials Colour Palette) Flat/Skillion roof - not visible from street		
Façade Articulation(refer to façade guidelines)		
Façade colours & materials adhere to Materials Colour Palette		
Brick base (predominant material for lower level)		
Painted light weight materials to upper-level		
Setback - Primary (refer to site plans)		
Setback - Secondary (refer to site plans)		
Setbacks - Sides (refer to site plans)		
Clear front door entry - visible from street		
Shelter to front door entry (covered verandah/porch)		
Habitable room window to street façade(s)		
Façade articulation - maximum 8 metre wall length		
Garage door width - maximum 6m width across dual occupancy parent lot		
Garage door width - maximum 6m width across single dwelling lot		
Garage door colour to adhere to Materials Colour Palette		
Garage Door - set back from main façade (min 1 metre)		
Integration of shading devices (awnings, screens, pergolas & recesses)		
Walls & Windows (refer to colour palette)		
Main/base wall colour/material (face brick)		
Windows visible from the public realm to have vertical proportions - no sliding windows		
Complementary wall colour/material (upper wall) (lightweight painted FC, weatherboard, etc)		
Highlights co-ordinated (metal work, gutters/downpipes, window frames) (Refer to materials colour palette)		
Solar access to living zone in new and existing adjacent dwelling Dwellings to step with existing topography. Maximum height of floor level above existing ground to be 800mm		
Retaining walls - material		
Retaining walls - maximum heights		

	Yes	No
Fencing (refer to Landscaping & Fencing)		
Fence materials to adhere to Materials Colour Palette		
Front Boundary - predominantly planted (max 30% built)		
Fences along boundaries adjacent to reserve		
Fences to rear and shared side boundaries		
Security side gate and block off fences		
Integrated mailbox		
Integration of landscaping to soften edges		
Secondary fence (Swallow Drive & Chameleon Drive sites only)		
Landscaping(refer to Fencing & Landscaping)		
50% of site landscaped (min 2 m wide - not including paving & driveways)		
Minimum 25% landscaping in front set- back		
Extents of paved paths & driveways - minimised		
Trees in street frontage (75 litre pot size; min 5-7m mature height)		
Tree in rear set-back (50 litre pot size; min 8-10m mature height) Tree retention of high retention value trees (refer to individual sites)		
Integration of landscaping to define site boundary		
Letterbox style & location		
Sheds/out buildings - not visible from street		
Bins & Services Visibility(refer to Fencing & Landscaping)		
Waste bin storage to be screened		
Air conditioner condenser units are not to be visible from the street		
Satellite dish/Antenna not visible from the street. Maximum 900mm dish size.		
Clothes drying areas are not to be visible from the street		
Other ancillary items - not visible from public domain		



Positively

PENRITH

**PENRITH
CITY COUNCIL**

produced in cooperation with OLSSON

Penrith City Council
Penrith Civic Centre
601 High St Penrith NSW
2750, Penrith

T (02) 4732 7777
F (02) 4732 7958
M Property@penrith.city

penrithcity.nsw.com.au