



# Modern Urban Living on the doorstep of the Hunter Valley

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## Urban Series

## New Home Design Guidelines

February 2022 Issue 1



## Disclaimer

All information and plans contained within this brochure were correct at time of going to print; however they may be subject to change. The inclusion of an image to demonstrate a particular feature does not guarantee that the home is 100% compliant with the Design Guidelines.





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# Welcome

Over the next two decades, Huntlee will continue to grow from a bold vision into a vibrant reality.

Based on traditional neighbourhood design principles, Huntlee's Town Centre will be surrounded by connected, self-sustaining, picturesque villages, each with its own distinct character, yet sitting harmoniously alongside its neighbours.

Over a 20-year period, Huntlee will evolve to become home to 20,000 residents in up to 7,500 dwellings.

The master-planned community will offer a diverse range of home options and deliver on every aspect of modern living – embracing art, culture, entertainment, business, education, recreation and so much more.

Huntlee's first village, Katherine's Landing, is well established and provides a diversity of suburban living options.

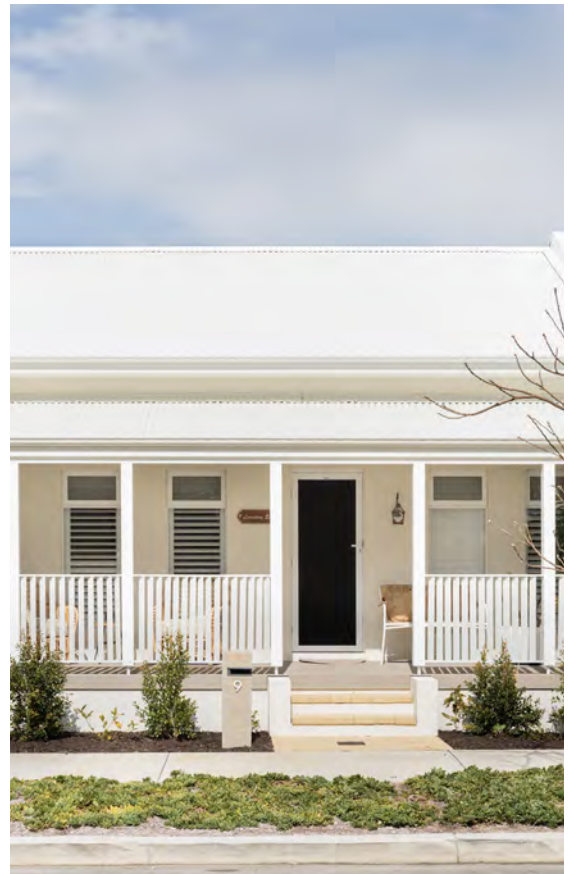
**The next exciting stage in Huntlee's journey is the Urban Series – a range of small, compact lots and homes, providing a walkable urban lifestyle in the heart of the Town Centre.**





# Built Form Vision

The Urban Series will showcase a unique lifestyle with a choice of housing types in an Urban Neighbourhood close to local parks and clear connections to all of the convenience and amenity offered by the Huntlee Town Centre and surrounds. Housing will be specifically modern and influenced by forms, lines and materials that characterise the Hunter Valley's regional vernacular, with a medium density urban form. The Urban Series will incorporate a higher level of detailing and provide a mix of architectural styles and feature elements that will collectively create an aesthetic unique to Huntlee.





# Introduction

LWP Property Group (LWP) has been appointed by Huntlee to assess building plans and issue design approval (with or without conditions) as required by the Contract of Sale.

When purchasing land at Huntlee, the contract of sale will include:

- Restrictive Covenants – the various restrictions placed on the title for the benefit of all landowners in Huntlee;
- Special Conditions – certain matters that apply to the land, including time limits within which new buildings are to be constructed;
- Design Guidelines – the criteria LWP will use to assess building plans for design approval.

While every attempt is made to ensure the accuracy of this document, the matters contained in the sales contract take precedence over this document in the event of any ambiguity or inconsistency.

The Design Guidelines are additional requirements to any existing statutory or other local authority requirements (such as a Development Control Plan). LWP offers no warranties that the relevant approval authority (e.g. Council) will approve (or otherwise) any house plan, even if it satisfies the Design Guidelines.

LWP encourages owners and designers to contact the local authority to confirm their responsibilities and obligations regarding construction of a dwelling.

The Design Guidelines are intended to encourage innovation in built form and a variety of architectural expression within an overarching character statement. As such, not every design solution can be covered by the Design Guidelines and LWP reserves the right to amend the conditions of sale and/or approve designs which do not strictly comply with the Design Guidelines but are considered to be of merit.

## Purchaser Must Comply

Every new home in Huntlee must comply with the requirements of the Sales Contract, Restrictive Covenants, Design Guidelines and any other statutory or local requirements. Homes cannot begin construction until plans and specifications are approved in writing by LWP.

In approving home designs, LWP may include notations or conditions with the design approval, and those notations or conditions shall be deemed to be conditions of approval that must be complied with as if they were included in the sales contract.



## Approval Process

Before you lodge your plans with the relevant approval authority, i.e., Cessnock City Council, you must obtain Design Approval from LWP.

Ensure when designing your home you refer to the requirements in the Design Guidelines, contract of sale, disclosure plan and Cessnock Development Control Plan (DCP) Chapter E17 Huntlee.

There are two main elements in the approval process: design approval and Altogether Group approval (for water and sewer). In most cases the builder will look after the approvals.

### Design Approval

1. Plans are submitted to our dedicated web portal, [BuildPro](#). Most builders are already registered. If your company doesn't appear in the drop-down menu email your company name, contact number and contact email to [huntlee@lwpproperty.com.au](mailto:huntlee@lwpproperty.com.au) and we will set you up in the system.
2. Submit a surveyed site plan, floor plan(s), elevations, sections and external colours and materials schedule to BuildPro.
3. LWP will provide stamped approved plans if the design complies, or feedback and marked-up plans if amendments are required, within ten working days.
4. When you receive Altogether approval, forward this to the Design Review Coordinator and your full approval will be issued.

### Altogether Group (water and sewer) Approval

5. Read the requirements in the Building & Developing section of the [Altogether website](#).
6. Set up an [Altogether account](#) via their website.
7. Submit your water services plan, site/landscape plan and BASIX certificate to [Altogether](#) via their website. Allow ten working days for approval.

## Site Considerations

### Lot Classification

Designers should refer to the land sales contract, detailed disclosure plan and Huntlee Lot Type plan on the Cessnock City Council mapping site to identify any special requirements for the lot, with particular reference to primary frontages, setbacks, minimum open space and permissible site coverage.

### Geotech

Purchasers are advised to consult their builder to obtain an accurate geotechnical classification of the lot. Geotechnical classification testing can only be performed on registered (titled) lots.

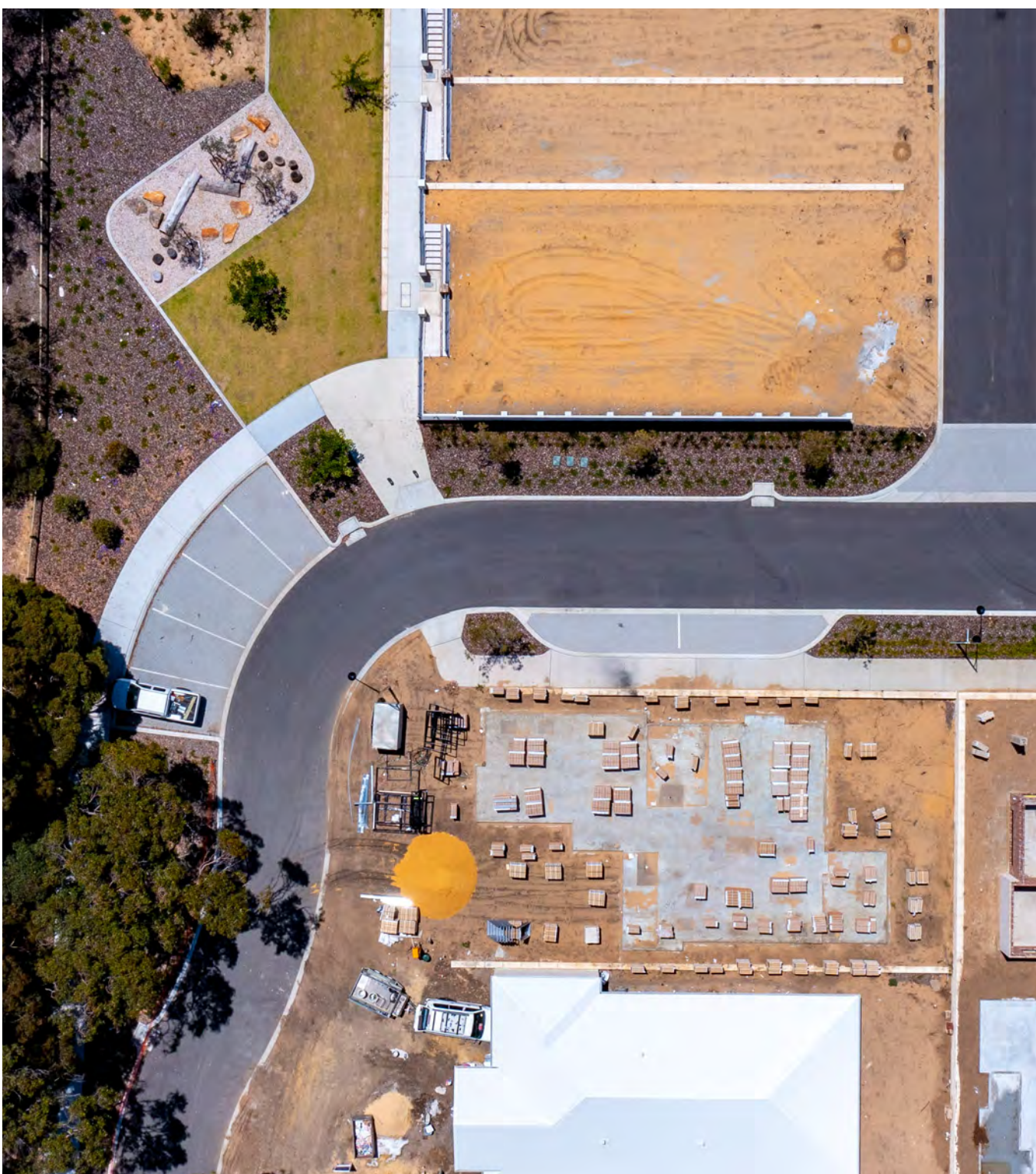
### Bushfire

As Huntlee is a new greenfield project, the land is pre-classified as bushfire prone. However, as development occurs, site specific BAL ratings will be prepared – refer to the disclosure plan for your site.

### Mine Subsidence

Huntlee Town Centre is within a Mine Subsidence District. Development in Mine Subsidence Districts must be approved by Subsidence Advisory NSW. Development applications can be lodged directly with Subsidence Advisory NSW or as an Integrated Development through your local Council.





# Design Guidelines

## 1. Architectural Character Statement

A common urban architectural language will run through the Urban Series. This language will define the scale and proportion of the built form, building materials and construction methodology.

Dwellings in the Urban Series will be inspired by the Hunter Valley's mining, commercial farming and viticultural heritage. The local landscapes are natural and man-made, rolling hills dotted with vineyards, mining relics, and agricultural heritage. Dwellings in the Urban Series will be a modern urban interpretation of vernacular Hunter Valley architecture incorporating simple forms, honest use of materials and a restricted colours and materials palette. The Urban Series will be characterised by straightforward composition of rectangular and geometric forms (e.g. expressed gable ends) with increased façade heights, vertically proportioned windows, active street frontages, verandahs and balconies to provide shade in summer, simple roof profiles and restrained ornamentation and detail. Homes will be well articulated and incorporate a mix of materials.

The colours and materials palette allows individual dwellings to contribute to an overall neighbourhood character of consistent quality and design. The permitted materials draw from the Hunter Valley aesthetic characterised by contemporary materials such as face brick, concrete, steel and timber with industrial/metal detailing.

The overall neighbourhood character of this precinct will be urban, with increased built form heights contributing to a sense of enclosure of the street. Increased ground floor heights may also future-proof building designs to accommodate complementary non-residential uses.

Variation to individual design guidelines may be permitted subject to the overall dwelling design being consistent with this Character Statement.





# Design Guidelines

## 2. Climate Responsive Design

Designing for the local climate can enhance comfort through design rather than relying on mechanical heating and cooling. This in turn will reduce utility costs and have a long-term benefit to our environment.

Research suggests that a light-coloured roof could reduce a home's internal temperature by 4C on average and up to 10C during a heatwave. Light-coloured roofs also reduce the urban heat island effect – the ambient street temperature within a neighbourhood.



Skillion roof and extended north facing windows improve passive heating during cooler months.

### Requirements

- The main living area of the dwelling is to have windows facing north, north-east or east.
- At least one area of private open space is to have a northerly aspect.
- West-facing outdoor living areas should be provided with shading devices to provide sun control.
- West-facing rooms should be protected from the summer sun with fixed shading devices, deep balconies, awnings and/or performance rated glazing.
- Roof colours classified by the Building Code of Australia as dark (with a solar absorptance of more than 0.60) will not be permitted.
- An area of roof at least 12m<sup>2</sup> oriented to the north to allow for future solar panel installation is encouraged.
- All homes at Huntlee are connected to a recycled water system operated by Altogether Group – no need to worry about size or placement of water tanks – it's all taken care of.



# Design Guidelines

## 3. Streetscape

LWP's aim is to create visually appealing streets with diverse housing forms and active street frontages with good connections between homes and the public domain. Careful placement of windows and doors should consider internal layouts of rooms and external appearances of dwellings. Window shading from eaves overhangs, hoods, canopies and other shading devices will enable unique dwelling designs and control of solar gain.



Visually appealing streetscapes are comprised of considered elevation designs, front garden landscaping and street trees.

### Requirements

- Where two or more dwellings are adjacent and constructed by the same builder, façade diversity is required. Colours, materials, roof profile, garage doors and architectural features will be considered in this assessment. Groups of three or more dwellings may be replicated subject to consultation with LWP.
- At least one habitable room window is required for the primary elevation (and secondary elevation for corner lots).
- Bathroom, ensuite or laundry windows/doors are not permitted to primary or secondary elevations unless well disguised, i.e. generously proportioned with no obscure glazing.
- An entry door must be visible from the street. Alternatives may be considered, subject to design merit, where the built form and landscape design create an entry sequence leading to the front door.
- Glazing should be provided within or adjacent to the front door.
- There must be pedestrian access by way of a path or similar structure from the front lot boundary to the front door of the dwelling.
- External roller shutters are not permitted to any window that faces the street or public open space.

# Design Guidelines

## 4. Primary Elevations - Mandatory Elements

The design of dwellings should respond in an appropriate and neighbourly manner to the street and adjoining dwellings with the objective of creating well-considered dwelling elevations. Design integrity and quality are important in creating a contemporary design. Excessive ornamentation, mouldings/contrast banding, finials, classical-style columns/scrolls, stick-on elements and the copying and direct application of imported or historical styles will not be permitted. Primary elevations shall be well articulated with a mix of colours, materials and textures.

### Requirements

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- Homes must have a minimum of one indentation or projection at least 450mm deep.
- Homes must have a minimum two wall colours/materials (excludes minor elements such as doors, windows, balustrades, porch piers etc) consistent with the colours and materials palette.
- Homes must have a covered entry at least 1.5m deep.
- The majority of glazing (windows and doors) must be vertically proportioned, and highlight windows above doors and to gable ends are encouraged.
- All two storey dwellings shall have at least one functional area of private open space on the primary elevation, in the form of a courtyard, pergola, verandah, porch or balcony (see Architectural Character Features for specifications).
- The installation of security shutters is not permitted. To reduce impact on the streetscape, alternatives such as security mesh or protective film to glazing should be considered.
- Parapet walls to side boundaries must not protrude forward of the fascia, or above the soffit line of the roof unless forming part of an architectural element. Any part of a parapet wall which is visible from the street shall be finished in the same manner as the primary elevation colour/materials. Where the neighbouring lot is not developed and an applied finish is proposed, such as render, it is recommended to liaise with neighbouring owners to ascertain the extent required.
- Where an existing parapet wall has been constructed, consideration should be given to reducing the impact of the wall upon the streetscape i.e. aligning setbacks and heights of adjacent walls accordingly.



Upper living area and private balcony overlooking the street



Elevations are comprised of a mix of materials, colours. The visual dominance of garages is reduced by projecting upper levels forward of the garage.



# Design Guidelines

## 4.1 Architectural Character Features

All homes must incorporate at least three of the following Architectural Character Features:

- **Private Open Space** – A courtyard, pergola, verandah, porch or balcony (mandatory for two-storey dwellings). The minimum depth is 1.5m (3m for courtyards) and the minimum width is 4m (or 50% of the dwelling for narrow lots). All balustrades shall be visually permeable to 50% of the area.
- **Roof Feature** – such as a large, expressed gable end, parapet roof, asymmetrical gable.
- **Window Feature** – decorative awnings, hoods or other features over windows.
- **Geometric Feature** – projecting and/or retracting geometric elements to create articulation such as recessed windows, modern bay (projecting) windows or expressed gable end balconies.
- **Glazing Feature** – highlight windows above doors or windows, or oversized height windows and/or doors.
- **Landscape Feature** – landscape features integrated into the architecture such as planter boxes, trellises, pergolas or “green walls”.
- **Material Feature** – such as perforated metal screening, vertical timber battens, louvres, sandstone or another approved cultured local stone, or decorative “hit and miss” brickwork.





# Design Guidelines

## 5. Secondary Elevations

Homes located on a corner or with the side boundary adjacent to a street, park or public access way (PAW) shall provide a secondary elevation. Secondary elevation is defined as the part of the dwelling visible from public view forward of the side return fence.

### Requirements

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- Secondary elevations are to be an extension of the primary elevation's features and must include architectural elements, colours and materials and a habitable room addressing the street.
- The treatment of the secondary elevation shall continue back from the corner of the home (nearest the secondary street/park/PAW) for a minimum of 6m.
- Secondary elevations must incorporate at least one of the Architectural Character Features listed in section 4.1 above.
- It is desirable for a primary elevation element such as a pergola, verandah or porch to wrap around the corner to assist in continuing design to the secondary elevation.
- Primary elevation landscaping designs and treatments, including built elements such as green walls and planter boxes, shall also extend into the secondary elevation.
- Meter boxes should not be located on secondary elevations. Where this is unavoidable they should be as visually unintrusive as possible and should match the wall colour.
- Garages and carports shall be located at the lot boundary opposite the corner location.





Extending a verandah along the secondary elevation improves the visual presentation of a dwelling at a street corner.

# Design Guidelines

## 6. Roofs

The roof design will create the dwelling outline as it is viewed from the street and provide shade to the dwelling. Roof forms must be simple – pitched/gable, skillion or flat.



A gable roof end can be used as a design feature to create a more urban dwelling aesthetic.

### Requirements:

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- Hipped roofs are not permitted to primary or secondary elevations or where visible from a primary or secondary street.
- Symmetrical or asymmetrical gable ends to pitched roofs are encouraged.
- Pitched/gable roofs are to have a minimum pitch of 24 degrees and steeper pitches are encouraged;
- Flat roofs must have a pitch less than 5 degrees and shall be hidden by a parapet wall with a minimum height of 3.4m for single storey dwellings or to the highest point of the roof for two storey dwellings.
- Skillion roofs are to have a pitch between 5-15 degrees.
- Permitted roof materials are corrugated metal (e.g. Colorbond custom orb) or seamed metal (e.g. zinc).
- Permitted roof colours are classic cream, paperbark, pale eucalypt, surfmist, evening haze, shale grey, dune, cove and windspray. Similar colours will be permitted on merit. Very dark colours, Zinalume and tiled roofs are not permitted.
- Roofs are to have a minimum overhang of 450mm unless they occur on a property boundary. Exceptions may be permitted for garages and south-facing walls.



A mix of simple roof forms (pitched/ gable, skillion or flat) create a visually harmonious and interesting streetscape.



# Design Guidelines

## 7. Colours and Materials

A mix of colours, materials and textures should be used. Material selection should respond to plan and elevation changes with contrasting and feature materials located to highlight forms within the elevation.

### Requirements:

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- Permitted materials: stone, in-situ concrete (poured on-site), rendered brick, face brick, horizontal and vertical cladding (e.g. timber weatherboards, James Hardie Scyon Axon, Linea or Stria or similar products), vertical timber battens, powder coated, stainless and COR-TEN steel (feature material only).
- Prohibited materials: shiny or highly reflective materials that could cause glare, very dark roof colours, Zincolume, tiled roofs, thin stone cladding, stick-on cladding.
- Primary elevations are to have a minimum of two wall materials plus one feature material.
- Face brick is to be generally consistent with the materials palette below. Other colours consistent with the colours and materials palette will be permitted for as a feature material.
- As a general rule, the darker the colour, the smaller the element it should be used for.
- Front doors may be any colour (single colour only).
- Where stone cladding is permitted it is to appear structural. Where applied to a corner, the proprietary system must have a corner stone. Specifications are to be included with the submitted plans.
- Single dwellings shall have a single roof material and colour.
- Roof colours shall have BCA classification of light or medium (i.e. solar absorptance less than 0.60).



Below is an indicative colour and materials palette for the Urban Series. This palette should be used as a guide when selecting colours and materials. Other colour combinations or themes may be acceptable upon application.

## Roof Colours



Dune™

Surfmist™

Windspray™

Evening Haze™

Shale Grey™

## Face Bricks + other cladding



Austral San Selmo – reclaimed original

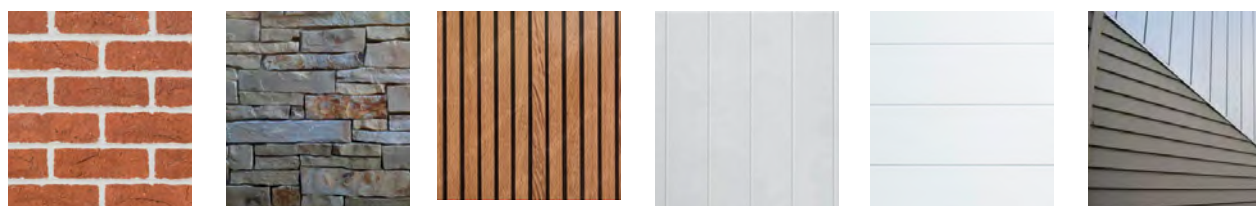
Austral San Selmo – limewash

Austral San Selmo – Aged Red

Bowral – Capital Red

PGH - Tribeca

Bowral – Shorthorn Mix



Governor – Darling

Hawthorn - Tan

Vertical Timber Battens

James Hardie - Scyon Axon

James Hardie - Stria

COR-TEN Steel cladding

## Paint Colours Group 1



Silver Tea Set

Grey Daze

Mason Grey

Reckless Grey

Hammer Grey

## Group 2



Musing

Vaness Mae

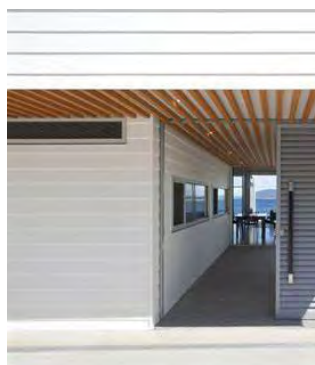
Wild Dove

Mallard Grey

Yarwood



## Materials and Profiles



# Design Guidelines

## 8. Building Height

The Urban Series is located in proximity to the Huntlee Town Centre. The overall neighbourhood character of this precinct will be more urban in nature with increased built form heights contributing to a sense of enclosure of the street.

### Requirements

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- All dwellings shall have a minimum ground floor ceiling height of 2570mm.
- Two-storey dwellings are encouraged.
- A vertical emphasis is encouraged – internally through the use of shaped ceilings and skylights, and externally through additional parapet height or changes in roofline.



Increased ground floor ceiling heights create a vertical built form emphasis. This contributes to the urban character of the Huntlee Town Centre.



## 9. Garages and Carports

### Requirements

- Roofs, materials and colours of garages and carports must be consistent with the main dwelling.
- Garages and carports must be located for access from the rear laneway where one is provided.
- Laneway garages and carports should be set back so that any required change in grade is contained entirely within the lot, i.e. garage levels shall not project into the laneway.
- For corner lots, garages shall be located on the lot boundary opposite the corner truncation. For all other lots, garages should be located on the low side of the lot.
- Double garages shall have a maximum width of 6.5m.
- Garages facing the street must be set back at least 1.0m behind the building line.
- Double garages on street frontages are only permitted for lots with a minimum width of 10m.
- For lots less than 10m wide, a double garage door is only permitted on street frontage if there is a projecting balcony above, for the full width of the garage.
- Triple garages are not permitted.
- Carports are not permitted on primary or secondary street frontages.
- Carports may be permitted on laneways but must be fitted with a sectional garage door.
- Plain roller doors are not permitted for garages and carports.



# Design Guidelines

## 10. Crossover and Access

Driveways and crossovers should ensure building entries are visible and easily identifiable from the street.

### Requirements

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- Driveways and verge crossover colours must be complementary to the main dwelling and constructed from natural tones such as grey and sandstone. Lighter colours are encouraged and may be compulsory to offset homes with darker colour schemes.
- Permitted materials: exposed aggregate, brick paving and oxide coloured concrete.
- Prohibited materials: plain grey concrete, stencilled concrete and asphalt.
- Driveways and verge crossovers shall be constructed prior to occupancy.
- Driveways are to have soft landscaped areas on either side, suitable for water infiltration.
- Crossovers shall be located a minimum of 1.5m from street trees. It is the owner's responsibility to comply with authority requirements with regards to distance from street signs, light poles, kerb inlet pits and other services.
- House entrances shall be clearly defined and separate from vehicle access.



Dwelling entry is clearly visible from the street.

## 11. Fencing

### 11.1 Front Fencing + Letterboxes

Where not supplied by LWP, front fencing is generally not encouraged. However, if a front fence is installed, the following conditions apply.

#### Requirements

- Front fencing as viewed from the primary street or public reserve shall be a maximum of 1500mm and must be visually permeable above 900mm.
- On corner lots, the front fencing style must continue for at least 6m past the corner of the dwelling.
- Front fencing shall complement the built form design. Colorbond, timber pinelap and other visually solid fencing products are not permitted.
- Letterboxes shall be solid masonry construction with metal numbering.

### 11.2 Side and Rear Fencing

#### Requirements

- All side, rear and secondary street fencing will be installed by LWP to a maximum of 1800mm high.
- Side boundary fencing will start a minimum of 1000mm behind the front building line. For corner lots, secondary street fencing at 1800mm high will start a minimum of 6m behind the building corner.
- The purchaser will be responsible for installing side return fences and gates. These must be visually permeable. Colourbond, timber pinelap and other visually solid fencing products are not permitted.



Visually permeable front fencing that complements the design of the dwelling.

# Design Guidelines

## 12. Plant, Equipment and Services

LWP has provided underground telecommunications cable to your lot. Refer to your contract for specifications required by your builder.

### Requirements:

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- If required, TV antennas must be located within the roof space or concealed from public view. Satellite dishes must be approved on your building plans or in writing by LWP if the satellite dish will be visible from the street or streets.
- All service elements such as hot water units, air conditioning units, and clothes drying areas should be hidden from public view. Any roof mounted items should be located as far as possible away from the street frontage.
- Air conditioning units should be positioned so they are not directing heat towards neighbouring properties. Ideally, air conditioning units should be located on southern or eastern elevations to maximise effectiveness.
- Solar panel collectors should be located to maximise their effectiveness and may be visible from the street. Solar panels are not permitted on framing or support structures.
- Downpipes in the front elevation shall be concealed, painted to match the wall colour or treated as an architectural element, e.g. with rain heads.
- Meter boxes in the front elevation must match the wall colour.
- Clothes lines and bin storage areas must not be visible from the street.
- A stormwater connection point for drainage has been supplied by LWP. Please refer to your contract and/or Cessnock City Council for drainage pit locations.



## 13. Outbuildings and Ancillary Structures

Outbuildings and ancillary structures can be unsightly and need to be considered during the design and site planning to ensure they are located appropriately. This is particularly important to corner lots where the lot has multiple frontages.

### Requirements:

- All outbuildings shall be constructed behind the front or secondary elevation building line and constructed to complement the principal dwelling.
- Sheds must be screened from view from the public realm.
- Pergolas, external covered areas, and bin enclosures visible from the public domain are to be designed to integrate with the dwelling utilising materials specified for the main dwelling walls.

## 14. Dual Key Dwellings and “Fonzie Flats”

### Requirements:

- The materials, colours and architectural features shall be consistent with the main dwelling.
- Windows and balconies must address laneways or (and secondary street frontages for corner lots).
- Residences not proposed to be occupied by the same household shall have a separate entry located and visible from the laneway or secondary street.
- If a dual key proposal exceeds the Altogether Group on-lot infrastructure capacity, upgrades to Altogether infrastructure will be at the owner's expense.

# Design Guidelines

## 15. Landscaping

The design of external spaces around the home affects the way in which the dwellings presents to the street, and the way you live in and around the home. Careful consideration should be given to the design of private open spaces along

Unless otherwise stipulated in the land sales contract, all homes approved by LWP and built in accordance with the approved plans will receive front yard landscaping at LWP's cost. Your front garden will be designed in consultation with a landscaper who specialises in current landscape trends and low water usage plants.

Please contact LWP at least six (6) weeks prior to the completion of your home to arrange an installation date.

Landscaping will only be installed once the driveway and crossover are completed and all excess soil and debris is removed from the site and the lot is restored to the as constructed level prior to building commencement.



Front landscaping can enhance the appearance of a dwelling.

## 16. Signage

### Requirements

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- No signage is permitted on your lot or adjacent street reserve other than:
  - › Signs provided by The Developer (LWP)
  - › Builders' signs during construction
  - › Real estate "for sale" or "for lease" signs
  - › Small business identification signs, which are only permitted for businesses operated from the premises and must be approved in writing by LWP.



# Design Guidelines

## 17. Site Works

These are building works generally undertaken in addition to the primary building contract by the developer and/or purchaser. All ancillary works shall comply with the requirements set out below and purchasers must submit plans to LWP for approval prior to the commencement of any ancillary building works. Earthworks and retaining within 1m of the lot boundary require regulatory approval.

### 17.1 Cut and Fill

Where a site has been graded and full boundary retaining has been constructed by LWP, the levels shall not be altered by more than 200mm. Any small retaining walls required for private dwelling construction will not be the responsibility of LWP.

For sites with a cross-fall over the area of the proposed house pad, the following cut and fill is permitted:

Fall Across House Pad	Maximum Cut and Fill
Up to 1.5m	600mm
1.5m to 2m	800mm
Over 2m	1000mm

LWP may amend these requirements in exceptional circumstances.

#### Requirements

- No fill is permitted within 1000mm of the side boundary.
- To assist with the installation of future side and rear fencing by the developer, no cut of more than 200mm should occur within 500mm of the boundary. Variations may be approved on a case-by-case basis.
- Batters shall be no steeper than 1:3 for cut and fill. The use of stepped designs and/or dropped edge beams should be utilised to achieve the desired outcome.
- For lots with developer provided retaining walls, the following requirements apply in relation to building offsets:
  - › On the low side of retaining walls, a minimum offset of 900mm from the boundary to the building façade shall be provided.
  - › On the high side of retaining walls, zero offset to the building line can be utilised where the developer provided retaining wall is replaced by a drop edge beam incorporated into the house slab design to retain the full height of fill. If a drop edge beam is not provided to retain the fill height, a minimum offset of 900mm from the boundary to the building line is required.
  - › Where retaining is behind the building line and not visible from public view, Kopper log and treated pine sleeper retaining walls are permitted.
- Where a fence, entry statement or retaining wall has been constructed by LWP, it must not be removed, altered or the structural integrity be compromised in any way and must be maintained to the standard by which it was constructed.



# Design Guidelines

## 17. Site Works continued

### 17.2 Retaining by Owners/Builders

#### Requirements

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- All retaining within 1m of the boundary requires regulatory approval. This can be sought from Cessnock Council or a private certifier.
- Consult any neighbours who will be impacted by your retaining walls. A timeline should be provided if retaining is preventing the erection of boundary fencing. Temporary construction fencing may be required to be installed at your cost if permanent fencing will be held up.
- Quality systems, materials, colours and finishes should be employed to ensure your retaining wall is in keeping with the Design Guidelines character statement.
- Drainage shall be wholly located within your lot and connected to a designated drainage point.
- Retaining within 500mm of the boundary line must be constructed with provision for and/or engineered to support the erection of boundary fencing.
- LWP install quality fencing to side and rear boundaries. Quality retaining systems should be employed to ensure the structural integrity of your boundary fence when installed near or on top of your retaining wall.
- Core filled masonry, solid masonry or solid stone retaining walls in approved finishes and colours may be engineered to support the erection of boundary fencing above.
- Retaining wall systems that are compatible with the erection of boundary fencing include: Concrib retaining wall, sandstone block wall, core filled and rendered wall. It is noted the Concrib /sleeper type walls require fence connector brackets to be installed at the time of wall installation. These are to be installed at the owner's cost.
- Retaining visible from the street or neighbours shall be constructed in masonry or stone in approved finishes and colours.
- Raw unfinished concrete waste blocks will not be permitted unless finished to a high standard - all gaps shall be patched and the wall rendered and painted an approved colour. Due to the irregular nature of these blocks, achieving an acceptable standard will be time consuming and costly to achieve.
- Approved retaining wall colours include charcoal, Huntlee Stone and sandstone. Black retaining walls are not permitted.



- Retaining behind the building line, not visible from the street or by neighbours, wholly within your backyard and clear of the boundary may be constructed in any material including Kopper log and treated pine sleepers. Any such walls located on the boundary must be Engineered to have the fence installed above using connector brackets or other suitable method installed at the owners cost.
- Where drainage lines, aggregate and unpacked soil are located within 500mm of the boundary the additional cost to erect the boundary fencing will be passes onto the owners of the retaining wall.



# Glossary

<b>Approved Applied Finishes</b>	A finish similar or consistent with a multi-coat and rolled (not hand bagged) finish. The finish should be uniform in appearance with no face brick/substrate visible.
<b>Architectural Element</b>	A structure designed as a separate identifiable part of a building.
<b>Articulation</b>	Variation in the elevation through projections and indentations in the floor plan and mirrored in the roof design to create shadows and add visual interest to the façade.
<b>Awning/Canopy</b>	A roof structure supported by a frame and located over a window to provide sun shading
<b>Corner Lots</b>	A lot with a front boundary and side boundary facing a street and/or public reserve.
<b>Dual Key Dwelling</b>	A dual key dwelling is a residential building on a single lot that incorporates a primary and secondary dwelling under one roof with a shared/common wall. The primary dwelling fronts the primary street, and the secondary dwelling is located behind the primary facade with a separate entry door.
<b>Façade</b>	The face of the building which is orientated to the primary street. The façade includes the building's most prominent architectural or design features.
<b>Front Fencing</b>	All fencing forward of the main building line.
<b>Gable</b>	The triangular top section of an end wall that fills the space beneath where the slopes of a two-sided pitch roof meet. Gables can be in the wall material or another feature material, e.g., weatherboard cladding or timber.
<b>Gambrel</b>	A triangular feature within a hipped roof structure most commonly finished in a lightweight cladding such as painted weatherboard or timber.
<b>Granny Flat</b>	Detached secondary dwelling located within a lot where a primary dwelling exists.
<b>Habitable Room</b>	Habitable rooms include living rooms, kitchens, bedrooms, studies and the like. Non-habitable rooms include bathrooms, laundry, stairs or circulation spaces.
<b>Hip Roof</b>	A roof with sloping ends as well as sides.
<b>Laneway</b>	A narrow road located at the rear or side boundary of the property for the chief purpose of vehicle access.
<b>Living Areas</b>	Rooms designed for living in especially for relaxation, social and recreational activities.
<b>Main Building Line</b>	The main building line is measured from the front most habitable room on the primary façade (this excludes minor projections or features).
<b>Outbuilding</b>	A smaller separate building such as a shed that belongs to the main dwelling.
<b>PWA</b>	Public Access Way.
<b>Portico</b>	A covered walkway leading to the main entrance that consists of a separate roof structure to the main dwelling and is supported by piers or pillars.
<b>Porch</b>	A covered area at the front of the home that provides weather protection to the front door and space for seating. A porch is usually an extension of the main roof.
<b>Primary Elevation</b>	The elevation of the home which faces the street and is usually inclusive of the main entry and the majority of architectural. The primary elevation is indicated on the sales plan with a P. Generally the primary elevation is the shorter frontage on a corner lot but this may be changed with approval from LWP.
<b>Public View</b>	An area in view from common spaces such as public reserves or streets.
<b>Public Reserve</b>	A public reserve is any parkland, bushland, wetland, public access way or any other space designated for public purposes within the residential community.
<b>Secondary Elevation</b>	The elevation of the home which is exposed to public view but does not usually consist of the main entry or majority of architectural features.
<b>Skillion Roof</b>	A mono pitch roof of gentle slope generally with a pitch between 8° and 15°.
<b>Verandah</b>	A covered shelter at the front of the home which has its own separate roof or roof pitch to the main roof and is supported by pillars, posts or piers.





