

Huntlee

# Caphilly.

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Residential Design Guidelines Issue 2

December 2023





## 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. At completion Huntlee will have created homes for 20,000 residents in up to 7,500 dwellings, anchored by a bustling Town Centre, and countless memories and experiences along the way.

Based on traditional neighbourhood design principles – where people attract people – Huntlee’s Caphilly will be surrounded by connected, picturesque villages, each with its own distinct character, yet sitting harmoniously alongside its neighbours.

The award-winning 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.

## Caphilly – The Next Chapter

Caphilly draws its inspiration from an early land holding within the Hunter region known as “Caerphilly”. In the early 1900’s a portion of the Caerphilly estate was donated to the community for the purpose of constructing a community funded School of Arts Hall.

The School of Arts Hall was built in 1905 and was often referred to as the “music hall”. It was run and funded by the community, serving a variety of public purposes; ranging from a community dance hall to wedding venue.

Its architecture was simple and efficient in terms of scale, structure, materials, and purpose. It is these timeless characteristics that inspire the architectural definition for Caphilly outlined in these Design Guidelines.



# Architectural Character Statement

A modern federation architectural language will broadly inspire house designs in Caphilly. This language will reflect the timeless architecture of the School of Arts Hall in terms of scale and proportion of the built form, the selection of building materials, textures and colours.

This means that dwellings in Caphilly will be a modern interpretation of early 1900s federation architecture, incorporating simple forms, and a restricted colour and materials palette. Signature elements drawn from the music hall will punctuate the finished design and urban space.

Caphilly is located between Huntlee's burgeoning town centre and future suburban villages. This creates a unique peri-urban environment where community living and connectivity is encouraged. These guidelines incorporate simple design elements and controls that are intended to facilitate neighbour interaction and community spirit inspired by the music hall community over 100 years ago.

Adopting a uniform architectural character and design guidelines delivers a collective sense of ownership and identity that will translate into neighbourhood wellbeing and community cohesion.

These guidelines are intended to convey an architectural character rather than prescriptive controls, and as such, variation to these designs guidelines may be permitted subject to the overall dwelling design being consistent with this Character Statement.



*Wedding reception outside school of arts - Rothbury NSW. Mitchell Library, State Library of New South Wales.*



# Design Approval

## Purchaser Must Comply

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 (s88B) – the various restrictions placed on the title for the benefit of landowners in Huntlee;
- › Special Conditions – certain matters that the purchaser has agreed to, including time limits within which new buildings are to be constructed;
- › Design Guidelines (this document) – 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 these Design Guidelines in the event of any ambiguity or inconsistency.

The Purchaser is advised that other statutory or local authority requirements, such as a Development Control Plan, may be applicable to the design. The Purchaser must make their own relevant enquiries and LWP offers no warranties that the relevant approval authority (e.g. Council) will approve any house plan, even if it satisfies these Design Guidelines.

## Approval Process

**Homes cannot begin construction until plans and specifications are approved in writing by LWP**, irrespective of any other approval that may be required.

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.

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.



## Approval Steps



### Step 1: Submit to Buildpro

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.

Submit a surveyed site plan, floor plan(s), elevations, sections and external colours and materials schedule to BuildPro. LWP will provide stamped approved plans if the design complies, or feedback and marked-up plans if amendments are required, within ten working days.

**If you are the property owner and are considering making changes to your property, please contact LWP to ensure that the additions to the property align with the established guidelines and standards set by the developer.**

### Step 2: Altogether Group (water and sewer) Approval

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

### Step 3: Provide Altogether approval to Buildpro

Once you receive Altogether Group approval, upload the approved documents to the Buildpro portal for developer full design approval.

### Step 4: Council Approval

Submit developer approved plans to Council and/or relevant authorities to seek construction approval.

# Design Criteria

## 1. Key Criteria

These guidelines are intended to convey an architectural character rather than prescriptive controls, and as such variation to these designs guidelines may be permitted subject to the overall dwelling design being consistent with the Character Statement.

**Designs shall comply with the Architectural Character Statement.**

## 2. DCP and Setbacks

In addition to adhering to the Caphilly design guidelines, building designers are required to reference the Council DCP, chapter E17 Huntlee, to ascertain and comply with the relevant site controls.

Caphilly is zoned MU1. Huntlee benefits from Additional Permitted Uses under the LEP, meaning that dwellings, dual occupancies, etc. are allowed in the MU1 zone.



### 3. Mandatory Elements

- Lightweight cladding shall be incorporated into the primary and/or secondary façade for a minimum of 50% of the overall building width.
- All dwellings shall have a minimum of 2590mm ground floor to ceiling height.
- Minimum 450mm eave depth.
- All dwellings shall incorporate one of the following entry door features:
  - › Entry door & minimum side light.
  - › Entry door & highlight window above.
  - › Double entry doors.
  - › 1200mm wide entry door with style in line with Caphilly theming.
- Dwellings are required to incorporate a generous size verandah to the primary facade, with a minimum depth of 1.5m forward of the building line.
- Roof design over the verandah shall incorporate one or more of the following:
  - › Open Gable with expose timber beams.
  - › Dutch Gable in roof extending over verandah.
  - › Skillion roof to sit below main roof.
- Double hung windows shall be applied to the primary and/or secondary elevations. Alternatively awning windows with transom are permitted.
- Homes must provide articulation within the primary elevation.
- Skillion roof design is only permitted covering the verandah to primary and secondary elevations. Klipoc roof profile is permitted.
- Pitched/gable roofs are to have a minimum pitch of 24-30 degrees and steeper pitches are encouraged.
- Where two or more dwellings are adjacent and constructed by the same builder, facade diversity is required. Colours, materials, roof profile, garage doors and architectural features will be considered in this assessment.

## 4. Character Features

Minimum of two features:

- Roof Feature - such as large open gable ends with exposed timber or painted beams over the front verandah/porch.
- Window Feature - decorative awnings, hoods or other features over windows.
- Materials Feature - recycled materials such as brickwork and/or timber pathway leading to front entrance.
- Verandah Feature - Stained timber, modwood or timber look material to front verandah flooring.
- Glazing Feature - highlight windows above doors or windows, or oversized height windows and/or doors.
- Lighting feature - decorative external wall lights and house number plate to primary facade.

**Other character features in line with the Caphilly theme may be considered upon application.**





## 5. Secondary Elevations

- 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 4m.
- 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.
- For corner lots, garages and carports accessed from the primary frontage, shall be located at the boundary opposite the corner.



## 6. Specific Elements

Two storey dwellings are encouraged to be constructed of lightweight cladding to upper and lower levels.

Face brickwork to primary and/or secondary facade may include the below options. Bagged or painted brickwork is permitted:

- Maximum 4 course brick plinth.
- 1200mm high brick piers.
- Brick feature column.

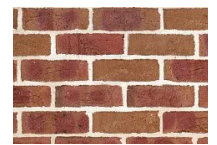
Where brickwork is proposed for larger areas, such as the garage and entry, one of the following brick options, or similar, shall be applied:



San Selmo Original



Brooklyn



Governor Gipps

In addition, for all Town House Zone (THZ) lot types:

- Two storey dwellings are mandatory.
- Detached or semi-detached dwellings are permitted.
- Where dwellings are built to boundary, bin enclosures are required to be incorporated within the facade design through the extension of external facade materials and be visually screened from view.

Where a side setback is provided, bins are required to be located behind the main building line and screened from view.

## 7. Elements not Permitted

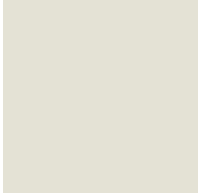
- External roller shutters are not permitted to any window that faces the street or public open space.
- Bathroom, ensuite or laundry windows/doors are not permitted to primary or secondary elevations unless well disguised, i.e. generously proportioned with no obscure glazing.
- Sliding windows and doors are not permitted to the primary or secondary elevations. Bifold and swing doors are permitted.
- Bullnose roof design is not permitted.
- Rendered brickwork is not permitted to primary or secondary elevations.
- Prohibited materials: shiny or highly reflective materials that could cause glare, very dark roof colours, Zinalume, tiled roofs, thin stone cladding, stick-on cladding.
- Services such as meter boxes and the like shall not be located on the secondary elevation. If this is unavoidable, services shall be screened from view using decorative screening or landscaping.

**The incorporation of dropped edge beams or bearer and joist construction into the design is a smart and sustainable approach to reduce the need for extensive retaining on lots. Excessive retaining shall be avoided where possible.**

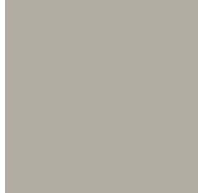
## 8. Colours and Materials

Colours are a guide only, alternate colours permitted subject to approval.

### Roof Colours



Surfmist™



Dune™



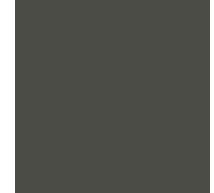
Shale Grey™



Bluegum™



Wallaby™



Woodland Grey™

### External Materials



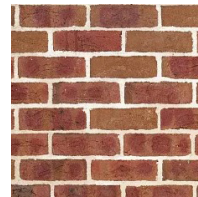
San Selmo Original



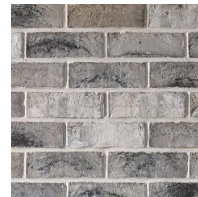
Brooklyn



San Selmo  
Limewash



Governor Gipps



San Selmo  
Smoked



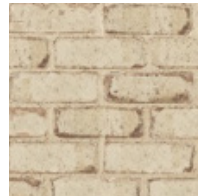
Park Lane Mayfair



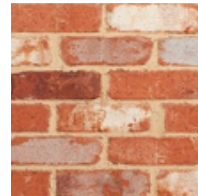
Whitsunday AB



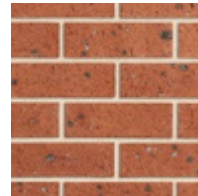
Chelsea



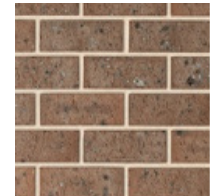
East Hampton



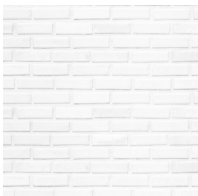
Tribeca



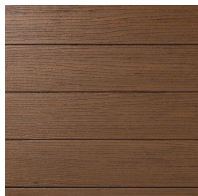
Hampshire



Surrey



Painted Brickwork



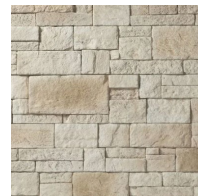
Merbau



Recycled Timber



Stria Vertical








Stone Cladding



Cladding  
Horizontal



### Paint Colours

					
Natural White	White Duck Quarter	Beige Royal Half	Grand Piano	Oyster Linen	Guild Grey
					
Dieskau	Snow Season	Winter Fog	White Cabbage	Battle Dress	Tea House

### Driveway Colours (Black is not permitted)



# 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 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 0.65) 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 within Caphilly 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.

In support of taking action against climate change, gas services will not be provided.

# Ancillary Elements

## 1. Garages & Carports

- Garages and carports must be located for access from the rear laneway where one is provided.
- 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 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.
- Carports may be permitted in lieu of a garage where side access is provided. Carports will be an attachment to the main dwelling and be constructed of the same material and colour as the main dwelling.
- Carports may be permitted on laneways but must be fitted with a garage door.



## 2. Crossover & Access

- Driveways are required to extend to the kerb and gutter.
- Driveways and verge crossover are required to be one colour and 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.
- Removal of footpath is permitted for the installation of the driveway. Rectification of any damage to the footpath resulting from driveway works is the responsibility of the builder / driveway installer.





### 3. Fencing

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

- Front fencing as viewed from the primary street or public reserve shall be a maximum of 1200mm high and must be visually permeable for a portion of the surface area. Alternative designs may be considered. Landscaping elements should be considered along the side boundary in lieu of fencing.
- On corner lots, the front fencing style must continue for at least 4m past the corner of the dwelling.
- Colorbond, timber pinelap and other visually solid fencing products are not permitted.
- Material and colour as the main dwelling.
- 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 at a distance to suit the lot, which will generally be 4m behind the building corner.
- The purchaser will be responsible for installing side return fences and gates. These must be visually permeable.
- LWP supplied boundary side and rear fencing will only be installed once the site has been cleared of debris and excess soil.

## 4. Landscaping

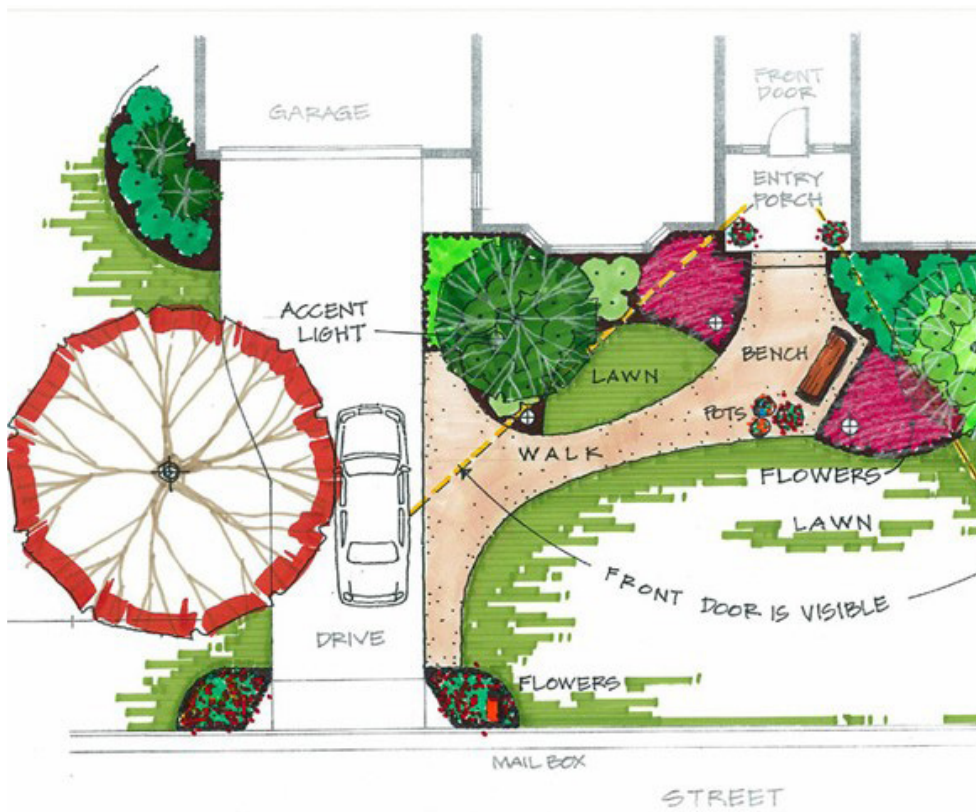
Unless otherwise stipulated in the land sales contract, all homes approved by LWP and built in accordance with the approved plans will receive front yard landscaping at LWP's cost.

Please contact LWP to submit your fencing and landscaping form once your home reaches slab construction to arrange scheduling.

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.

## 5. Outbuilding & Ancillary Structures

- All habitable 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.



## 6. Dual Key Dwellings

### & “Fonzie Flats”

Dual key dwellings are generally supported by LWP as they facilitate Huntlee’s objectives for housing diversity. However, the location and frequency of dual key dwellings shall not adversely affect infrastructure load and neighbourhood character. Proponents should understand these housing types contribute to additional demands on Infrastructure and street amenity. Dual key dwellings require consultation with LWP and the following guidelines apply:

- Comply with the requirements set out in the Design Criteria of this document.
- Any required upgrades to Altogether Group Infrastructure to facilitate a dual key proposal will be at the owner’s expense.
- Multiple dual key proposals will not be permitted within close proximity to one another to ensure amenity to all properties within the street.
- Dual key dwellings are not permitted on Character Zone or Dress Circle lots, or on prominent street corner lots.
- Dual key dwellings shall make adequate provision for vehicle accommodation and movement within the lot.
  - › The main dwelling shall provide a minimum 2 vehicle accommodation spaces with a minimum of 1 additional space made available for the secondary dwelling. Vehicle movement within the lot shall not be impeded by the use of any of the nominated vehicle accommodation spaces within the lot.
  - › Landscaping and screening shall be used to reduce the visual impact of the car accommodation spaces and driveway.
  - › Single garage designs will not be permitted.
  - › Triple garages (not carports) are permitted, but must not exceed 50% of the dwelling frontage and must ensure the third garage component must be set back a minimum of 600mm from the double garage to lessen the Impact from the street.
- A financial contribution may be required prior to design approval being issued. The amount of the contribution will be Included in the land sales contract.

## 7. Plant, Equipment and Services

- All service elements such as gas bottles, hot water units, air conditioning units, and clothes drying areas should be hidden from public view.
- Meter boxes in the front elevation must match the wall colour.

## 8. Mixed Use Development

- The zoning of Caphilly as mixed-use (MU1), allowing for a blend of business and residential uses, offers exciting opportunities for a dynamic and vibrant community. This mixed-use zoning aligns with the vision of Caphilly as a place where residents can live, work, and connect.
- Ensure when designing for mixed use development you refer to the relevant guidelines and regulations.

## 9. Signage

- No signage is permitted on your lot adjacent street reserve other than:
- Signs provided by the developer (LWP)
- Builders' sign during construction
- Real estate "for sale" or "for lease" signs
- Small business identification signs are only permitted for businesses operated from the premises and must be approved in writing by LWP.
- Small business identification signs should be located within the individual lots and as a guide we recommend be no bigger than an A2 size.





## 10. Site Works & Retaining Walls

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.

- 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.
- The use of bearers and joist construction or dropped edge beams incorporated into the building design is encouraged to reduce the need for retaining and minimize site earthworks and retaining to boundaries.

**Any costs incurred by LWP in remediating levels to provide fencing, will be charged to the owner.**



- 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, consideration should be given to retaining wall footing locations. Builders are required to review site conditions prior to construction. 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.

## 10.1. Site Retaining Materials

- Quality systems, materials, colours and finishes should be employed to ensure your retaining wall is in keeping with the Design Guidelines character statement.
- 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 is held up.
- 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.
- Approved retaining wall colours include charcoal and sandstone. Black retaining walls are not permitted.



# 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.



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