

Huntlee

Huntlee



KATHERINE'S *Landing*

Home Design Guidelines
February 2020 • Issue 6

Call us on 02 4938 3910

Visit our Land Sales Centre at
Triton Boulevard (off Wine Country Drive),
North Rothbury.

Our mailing address is:
PO Box 199, Branxton NSW 2335
huntlee.com.au

-  facebook.com/HuntleeNewTown
-  instagram.com/HuntleeNewTown
-  twitter.com/HuntleeNewTown



All information and plans contained within this brochure were correct at time of going to print, however they may be subject to change. All images are for illustrative purposes only.

Contents

Welcome to Huntlee	3
Introduction	4
Revisions	4
Approval Process	5
Design Guidelines	6
1. Objective	6
2. Site Considerations	6
2.1 Special Conditions	6
2.2 Orientation	6
2.2.1 Solar Access	6
2.3 Site Classification	6
3. Streetscape & Building Design	7
Architectural Character Statement	7
3.1 Streetscape	7
3.2 Building Design	8
3.2.1 Primary/Front Elevation	8
Mandatory Elements	8
Architectural Character Features	9
Built Form Vision	10
Colours & Materials Palette of Katherine's Landing	11
3.2.2 Secondary Elevations	12
3.2.3 Roof	12
3.2.4 Height	13
3.2.5 Garages & Carports	13
3.2.6 Driveways	14
4. Ancillary Building Works	14
4.1 Ancillary Works	14
4.1.1 Developer Works & Site Retaining	14
4.1.2 Retaining by Owners/Builders	15
4.1.3 Side & Rear Fencing	16
4.1.4 Front Fencing	16
4.1.5 Letterboxes	17
4.1.6 Telecommunication & Entertainment Services	17
4.1.7 Plant & Equipment	17
4.1.8 Commercial Vehicle Storage	17
4.1.9 Stormwater Disposal	17
4.1.10 Outbuildings	17
4.1.11 Habitable Outbuildings on Dual Frontage Lots	17
4.1.12 Dual Key Dwellings	18
4.1.13 Landscaping	18
5. Glossary of Terms	19

5. Glossary of Terms

An alphabetical collection of specialist building and planning terms and their meanings.

Approved Applied Finishes	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.
Architectural Element	A structure designed as a separate identifiable part of a building.
Articulation	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.
Awning/Canopy	A roof structure supported by a frame and located over a window to provide sun shading.
Character Zone	Dwellings within the defined Character Zone will be identified on the sales plan by the symbols CZ. Homes within the Character Zone will incorporate mandatory design elements to achieve a robust sense of character. Refer to the Home Design Guidelines for mandatory requirements.
Corner Lots	A lot located at the junction of two streets or at the junction of a street and public reserve.
Dress Circle	Homes within the Character Zone identified as Dress Circle will incorporate mandatory design elements. Refer to the Home Design Guidelines for mandatory requirements for Dress Circle lots which includes all Character Zone requirements and additional requirements.
Dual Key Dwelling	A Dual key dwelling is located on a single lot. The main dwelling / home fronts the primary street, and a self-contained studio / secondary dwelling is located behind the primary façade with a separate entry door. There is a shared / common wall and both the main dwelling and secondary dwelling are under the one roof structure. Dual key proposals must house a minimum of three car accommodation spaces wholly within the lot.
Façade	The face of the building which is orientated to the primary street. The façade shows the building's most prominent architectural or design features.
Front Fencing	All fencing forward of the main building line.
Gable	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.
Gambrel	A triangular feature within a hipped roof structure most commonly finished in a lightweight cladding such as painted weatherboard or timber.
Granny Flat	Detached secondary dwelling located within a lot where a primary dwelling exists.
Habitable/ Non-Habitable Room	All bedrooms, kitchens or living rooms. Non-habitable rooms include bathrooms, laundry, stairs or circulation spaces.
Hip/Roof	A roof with sloping ends as well as sides.
Laneway	A narrow road located at the rear or side boundary of the property for the chief purpose of vehicle access.
Living Areas	Rooms designed for living in especially for relaxation, social and recreational activities.
Main Building Line	The main building line is measured from the front most habitable room on the primary façade (this excludes minor projections or features).
Mews	A narrow street with no verge. A mews usually contains small houses with the main entry and vehicle access both facing the mews.
Outbuilding	A smaller separate building such as a shed or barn that belongs to the main dwelling.
PAW	Public Access Way.
Portico	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.
Porch	A covered seating area at the front of the home usually located adjacent the entry and created through the extension of the main roof.
Premium Lots	Premium Lots are located with the Character Zone. Homes within the Character Zone will incorporate mandatory design elements to achieve a robust sense of character. Refer to the Home Design Guidelines for mandatory requirements.
Primary Elevation	The elevation of the home which is usually inclusive of the main entry and the majority of architectural features.
Public View	An area in view from common spaces such as public reserves or streets.
Public Reserve	A public reserve is any parkland, bushland, wetland, public access way or any other space designated for public purposes within the residential community.
Secondary Elevation	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.
Skillion Roof	A mono pitch roof of gentle slope generally between 80–150 pitch.
Verandah	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.



Welcome to Huntlee

Over the next two decades, Huntlee will grow from a bold vision into a vibrant reality. It will become a living, breathing community, buzzing with new businesses, schools and neighbourhoods full of happy, growing families.

Based on traditional neighbourhood design, Huntlee's bustling town centre will be surrounded by four 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 services, education, recreation and so much more.

Huntlee's first village, Katherine's Landing, is coming to life right now. Don't miss the opportunity to be there from the start and influence the way this remarkable community will grow and prosper.

The Vision

Huntlee will have a character inspired by the very best of 21st Century living delivered in an idyllic rural setting. The first village, Katherine's Landing, pays homage to the pioneering viticulturists and is named in honour of the first family of wine-growing in the Hunter.

Experience the meandering spine road sweeping through the village, where you'll be greeted by wide, tree-lined streets and a delightful, vineyard-themed village scene.

Simple form, with a higher level of detailing, will provide a mix of architectural styles and feature elements (such as pitched roofs, chimney features or the incorporation of sandstone) will provide a strong sense of character unique to Katherine's Landing.

Landscaping will take on the form of cultivated and natural. Reinforcing the viticultural industry and iconic landscape patterns of the region will prove stunning against a backdrop of natural bushland.

Introduction

When purchasing land at Huntlee, the contract of sale will include Restrictive Covenants, Special Conditions and Home Design Guidelines.

The Restrictive Covenants are the various restrictions placed on the title for the benefit of all landowners in Katherine's Landing.

The Special Conditions describe certain matters that apply to the land, including the time limits within which new buildings are to be constructed at Katherine's Landing.

The Home Design Guidelines define the criteria LWP will use in order to assess building plans for design approval.

This document is a user-friendly format of the Home Design Guidelines and, while every attempt is made to ensure its accuracy, the matters contained in the sales contract take precedence over this document in the event of any ambiguity or inconsistency.

The Home Design Guidelines are additional requirements to any existing statutory or other local authority requirements (such as a Development Control Plan). LWP does not warrant that the relevant approval authority, e.g., Cessnock City Council, will approve or refuse to approve any house plan, even if it satisfies the Home Design Guidelines.

LWP encourages owners and designers to contact the local authority to ascertain any additional matters that may apply.

The Home 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 Home Design Guidelines and LWP reserves the right to amend the conditions of sale and/or approve designs which do not strictly comply with the Home Design Guidelines but are considered to be of merit.

Purchaser Must Comply

Every new home in Katherine's Landing must comply with the requirements of the Sales Contract, Restrictive Covenants, Home Design Guidelines and any other statutory or local requirements. Homes cannot begin construction until plans and specifications are firstly 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.

Revisions

August 2017, Issue 3 updates

- Flow approval process amended pg 5

March 2019, Issue 4 updates

- DCP revision, retaining and garages

February 2020, Issue 6 updates

- Dual key, retaining, Bush fire Reports, Glossary and BuildPro process included.

Approval Process

Before you lodge your new home plans with the relevant approval authority, e.g., Cessnock City Council, you are required to obtain Design Approval from LWP. The process to obtain design approval is as follows:

1. Ensure when designing your home you refer to the requirements outlined in this document, contract of sale, individual lot plan and Cessnock Development Control Plan - chapter E17 Huntlee (DCP) where applicable.
2. Upon completion of your design, submit via BuildPro, a dedicated web portal at **www.lwpbuildpro.com.au**:
 - One A3 set of plans, including feature survey site plan, floor plan/s and elevations including setbacks, levels, key dimensions, roof pitches and materials.
 - A completed copy of the external colours and materials schedule.
3. For Flow approval submit the following via email to contact@flowsystems.com.au with huntleebuildingplans@lwpproperty.com.au cc'd:
 - A completed BASIX Certificate.
 - Surveyed site plan.
 - Water services plan - indicating potable water hot and cold, recycled water, waste, storm water and if intended pool/spa pipework.
 - Allow 10 working days for comments/ approval from Flow.
4. LWP will issue a design approval where plans comply or provide comments where a design may not comply (allow 7 – 10 working days).
5. Upon receipt of an approval from LWP and Flow, seek development approval from the relevant approval authority, e.g., Cessnock City Council.



Design Guidelines

1. Objective

LWP's aim is to create a strategy for ensuring Huntlee presents a high quality appearance in its built form, landscaping and overall streetscape.

2. Site Considerations

2.1 Special Conditions

Designers should refer to the land sales contract, detailed disclosure plan and the Huntlee Lot Type plan found on the Cessnock 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.

2.2 Orientation

The nominated primary elevation for homes directly abutting a public reserve is as follows:

- 1. Laneway Lots** – the public reserve is considered as the primary elevation.
- 2. Street or Mews Lots** – the public reserve is considered as the secondary elevation, however, homes will be required to provide a habitable room and/or outdoor living area overlooking the public reserve.

Homes nominated as "Dual Frontage" will provide Primary Elevation requirements to both street and public reserve elevations.

2.2.1 Solar Access

All homes are required to provide main living areas with access to north/north east or eastern sun.

2.3 Site Classification

Purchasers are advised to consult their builder to obtain an accurate geotechnical classification of the lot. Geotechnical classification testing cannot be performed until the civil works are completed.

Katherine's Landing is the first village within Huntlee and has been designated a Bush fire prone area.

A bush fire report / certificate may be required when seeking regulatory approval and the type of bush fire report is dependent on the regulatory approval process chosen by your builder.

Regulatory approval processes;-

- Complying Development requires a Certified (BPAD Accredited) BAL Certificate (Method 1 only) up to and including BAL 29.
- Development Application / Construction certificate may utilise a consultant Or complete a self-assessment (NSW Rural Fire Service Bush fire assessment Method 2)

Please ensure you provide your Builder or bush fire consultant with a copy of the detailed disclosure plans relevant to your lot and it is also recommended that they contact the office on 02 4938 3910 to discuss site specifics such as temporary APZ's managed by LWP which may assist in reducing the BAL rating on your property.

It is also noted that Certified Reports prepared by BPAD (Bushfire Planning & Design) Accredited Consultants may avoid referrals to the NSW Rural Fire Service (RFS) in some instances and/or a different BAL rating being adopted by Cessnock City Council. LWP can assist with recommending a BPAD Accredited Consultant that has detailed knowledge of the Huntlee Project, please contact the office on 02 4938 3910.



3. Streetscape & Building Design

Architectural Character Statement

Katherine's Landing' will be inspired by the famous wine country region located on its doorstep. Homes shall take inspiration from the local viticulture and architectural style by incorporating elements such as large verandahs, pitched roofs, gables and vertically proportioned awning style windows, as well as utilising time-honoured materials such as sandstone, metal deck roofs, weatherboard and timber which feature prominently throughout the region.

To enhance this character, the inclusion of feature chimneys, architectural screens, louvre elements and stained timber joinery is encouraged.

Primary elevations (and, where applicable, secondary and dual elevations) shall integrate the above elements in conjunction with the requirements set out in section 3.2.1 to define a façade that reflects a modern interpretation of the theme creating a cohesive and attractive neighbourhood.

Subject to the provisions of these Home Design Guidelines the design of all homes in Katherine's Landing shall be consistent with this Character Statement.

3.1 Streetscape

Where two or more dwellings are adjacent and constructed by the same builder, diversity in the front or primary elevation/façade is required in terms of colour, material and/or texture. Substantial repetition of the same façade treatment will not be permitted.

Homes shall incorporate at least one habitable room window overlooking the primary street and/or public reserve where the public reserve is deemed the primary elevation.



3.2 Building Design

3.2.1 Primary/Front Elevation

Homes located on major boulevards and selected premium lots identified as Premium or Dress Circle are considered as part of the "Character Zone". Homes within the Character Zone will incorporate mandatory design elements to achieve a robust sense of character. Refer to the Sales Plan to confirm if the Character Zone requirements apply.

Mandatory Elements

1. All homes should have well articulated façades by providing at least one indentation or projection reflected in the floor plan which is mirrored in the roof plan. The projection or indentation should be at least 450mm deep (excludes garages).
2. Homes shall have a minimum of two (2) wall materials or colours (excludes doors, windows, sills or 1 and 2 course bands). Choose from: sandstone, weatherboard, stained timber, cultured stone or Approved Applied Finishes (refer to glossary of terms, page 19) in muted tones. Bright or primary colours are not permitted (refer to materials and colour palette for guidance).

Homes within the Character Zone (Premium and Dress Circle) must use a smooth finish render (applied finishes such as bag and paint will not be considered). Homes outside the Character Zone may use any of the Approved Applied Finishes to a standard of workmanship satisfactory to LWP. Where a finish is not satisfactory to LWP, the homeowner shall rectify the finish to a suitable standard at their cost.

3. All homes shall have a verandah, balcony or porch which is a minimum 2500mm wide x 2100mm deep located parallel to the street

or public reserve. A reduction in depth of porches may be considered for homes on lots less than 28m deep.

4. Homes shall have vertical proportioned windows with awning style windows preferred. Sliding windows or sliding doors are not permitted to the front or secondary elevation*.
5. No bathroom, ensuite or laundry windows are to be included in the primary or secondary elevations* unless they are well disguised, e.g., no highlight windows or obscure, translucent or frosted glazing.

Parapet walls to side boundaries must not protrude forward of the fascia or above the soffit line of the roof. Parapet walls protruding forward of the main building line may be considered where covering off eaves or where providing separation between semi-detached double storey dwellings.



Architectural Character Features

To ensure architectural character is incorporated into the design of homes, a minimum of two (2) of the following architectural character features must be used in the Primary Elevation/Façade:

1. The inclusion of modern federation piers or double post supports with a step up/raised porch or verandah.
2. A roof feature, for example but not limited to, gable, gambrel, dormer windows, bell tower or a separately pitched roofline or gable feature to a porch, verandah or balcony.
3. A minimum ground floor plate/ceiling height of 2570mm for the majority of rooms/area comprising the front elevation. Note: This is mandatory for lots which are located within the Character Zone.
4. A rendered plinth to a minimum height of 340mm and up to 600mm above floor level with weatherboard cladding above to at least 50 percent of the elevation (may not be accepted where applied to garages to make up 50 percent).
5. A chimney feature located within the street elevation*.
6. The incorporation of sandstone or approved cultured stone to an architectural element such as a chimney, feature wall, planter box, etc. Note: This is mandatory for lots located in the Dress Circle or Premium range.
7. A corrugated metal deck roof (Colorbond). Note: This is mandatory for lots which are located within the Character Zone (see section 3.2.3 for further information).
8. Decorative window hoods, architectural screens or louvres to windows and doors.

Character Zone Lots must have:

a corrugated metal deck roof; minimum ground

floor plate/ceiling height of 2570mm for the majority of rooms/area comprising the front elevation; and a smooth render finish.

Premium and Dress Circle Lots must have:

a corrugated metal deck roof; minimum ground floor plate/ceiling height of 2570mm for the majority of rooms/area comprising the front elevation; a smooth render finish; and the incorporation of sandstone or approved cultured stone to an architectural element such as a chimney, feature wall, planter box etc.

*Any areas forward of the return fencing or where the full wall is visible from the street (including the secondary street on a corner lot).



Built Form Vision

- ✔ Mix of materials to façade
- ✔ Separate roof to porch
- ✔ Modern federation piers and step-up to porch
- ✔ Colorbond roof



- ✔ Two materials to façade
- ✔ Gable-end roof feature with glazing
- ✔ Colorbond roof



- ✔ Stone chimney feature
- ✔ Gable-end to porch
- ✔ Mix of materials to façade
- ✔ Strong response to theme



Colours & Materials Palette of Katherine's Landing



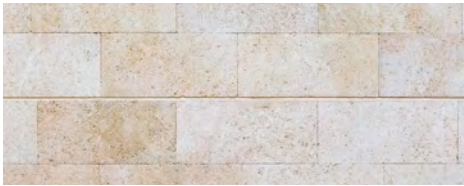
Good mix of materials



Weatherboard



Applied render finish



Sandstone



Stone



Colorbond



Face brick is generally not permitted. However, where proposed for a feature element or to provide a small amount of detail (bands, quoining, etc.), it may be permitted. Only traditional colours (such as red and sandstone) will be considered (refer to materials and colour palette for guidance).

3.2.2 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 elevations shall be an extension of the primary elevation and include the same materials and finishes proposed for the front elevation.

Secondary elevations shall also include vertical proportioned windows and at least one character feature, e.g., verandah, gable, chimney, etc. See 3.2.1 Character Features.

The treatment of the secondary elevation shall continue back from the corner of the home (nearest the secondary street/park/PAW) for at least 50 percent of the lot length.

Where open fencing is proposed for the full length of the secondary elevation, this shall be treated as a primary elevation and all requirements outlined in section 3.2.1 shall be continued for the full length of the secondary elevation or to all areas visible from public view.

Avoid placing meter boxes on secondary corner elevations. Where this is unavoidable, ensure the meter box is set back from the corner of the house as far as possible.

Secondary elevations are encouraged where the side of a home abuts a laneway, however, they are not mandatory.

Garages and carports shall be located at the lot boundary opposite the corner location.

3.2.3 Roof

For all (rear and front loaded) Cottage Lots: gable or hip roofs only with a minimum pitch of 26 degrees/maximum 35 degrees. Skillion, flat or curved roofs are not permitted.

For all Traditional and Country Lots: gable or hip roofs must have a minimum pitch of 26 degrees/ maximum 35 degrees. Skillion roofs are permitted with a minimum 8 degrees/maximum 15 degrees. Curved roofs are not permitted.

Sections of flat roof are permitted on Traditional and Country lots provided the roof and gutter are concealed behind parapet walls.

Eaves to a minimum of 450mm depth on all visible areas. Exclusions permitted for terrace homes, zero lot walls, non habitable rooms, elevations facing true south, walls which do not include windows, gable ends or where alternative shading is provided, e.g., awnings, verandahs, etc.

Homes located within the Character Zone must have a corrugated metal deck roof (Colorbond). Tiled roofs will not be permitted.

Homes not within the Character Zone are permitted to have the following roofing materials:

1. Corrugated metal deck.
2. Low profile roof tiles, e.g., Monier Horizon, in colours which correspond with the permitted Colorbond roof colour palette. Multi-coloured roof tiles are not permitted.

In keeping with the Katherine's Landing colour palette the following Colorbond colours are permitted: Surfmist, Shale Grey, Dune, Windspray, Bushland, Jasper, Woodland Grey, Ironstone, Manor Red, Headland, Basalt, Wallaby and Gully. Similar colours may be permitted on a case-by-case basis at LWP's discretion.

Zincalume and other Colorbond colours, such as Monument, Celestian or Midnight are not permitted.

A minimum roof area of 12m² shall be provided on the north aspect as allowance for a 2kW photovoltaic system.

3.2.4 Height

All single storey homes on lot widths **less than 10m** or lots located within the Character Zone shall have a minimum ground floor plate height of 2570mm. Homes on corner lots should extend the minimum height for walls back from the corner of the home (nearest the secondary street/park/PAW) for at least 3000mm and/or where a projection or indentation in the floor plan permits a logical change in wall height.

Homes shall have an internal ceiling height no less than 2400mm.

For single storey homes on lots less than 10m wide, a vertical emphasis is encouraged to offset the reduced width of the home. This should be achieved internally through the use of shaped ceilings and skylights; and externally by utilising additional parapet height or changes in the roof line.



3.2.5 Garages & Carports

The roof and design features of garages and carports must be consistent with the main dwelling. The size and location of garage/ carports are as follows:

1. Garages/carports must be located for access from the rear laneway where one is provided.
2. Single storey (front loaded) homes on lots sized less than 12.5m wide and accessed from a street or mews must contain a garage/carport not greater than 50 percent of the width of the lot (excluding truncation).
3. For front access lots, garages/carports must be setback a minimum of 1000mm behind the main building line.
4. Triple garages (not carports) are permitted, however may not exceed more than 50 percent of the dwelling frontage and must ensure the third garage component is set back a minimum of 600mm from the double garage to lessen the impact from the street. Integrated storage areas must be located so as to not widen the garage unnecessarily. Note: The removal of retaining walls constructed by LWP to accommodate a triple garage is not permitted.
5. The roof and design features of garages and carports must be consistent with the main dwelling and doors shall be coloured to integrate seamlessly and reduce the dominance of the garage on the primary elevation.
6. For corner lots, garages/carports shall be located on the lot boundary opposite the corner truncation.

Carports may be permitted, however, shall be fitted with a sectional garage door.

3.2.6 Driveways

Driveways and verge crossover colours must be complementary to the main dwelling and constructed from natural tones such as grey, charcoal and sandstone.

Driveways and verge crossovers may not be constructed of plain grey concrete, stencilled concrete or asphalt. Materials such as exposed aggregate, brick paving and oxide coloured concrete must be utilised.

Driveways and verge crossovers shall be constructed prior to occupancy.

The driveway crossing the verge between the property boundary and the kerb shall be kept to a minimum.

Crossovers shall be constructed without causing damage to the garden beds/trees. LWP must be notified if garden beds/trees are affected.

A 90mm diameter stormwater pipe must be provided under the driveway to allow for future irrigation installation by LWP.



Paving



Exposed aggregate

4. Ancillary Building 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.

4.1 Ancillary Works

4.1.1 Developer Works & Site Retaining

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 as a result of building 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 & Fill Permitted
Up to 1.5m	600mm cut and 600mm fill
1.5m to 2m	800mm cut and 800mm fill
Over 2m	1000mm cut and 1000mm fill

No fill is permitted within 1000mm of the side boundary.

LWP may amend these requirements in exceptional circumstances.

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 Cottage 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.



4.1.2 Retaining by Owners/Builders

Retaining controls:-

- All retaining within 1m of the boundary requires regulatory approval, this can be sought from Cessnock Council or a private certifier.
- Consultation with any neighbours impacted by your works should be sought. (including notification of a time line where retaining is holding up the erection of common 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 Katherine's Landing 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 shall 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.

Where drainage lines, aggregate and unpacked soil are located within 500mm of the boundary the additional costs to erect the boundary fencing will be passed onto the owner of the 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 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 – for example all gaps shall be patched and the wall rendered and painted an approved colour. Raw unfinished concrete waste blocks are irregular in size, shape and texture making the erection of a straight retaining wall finished to an approved standard, time consuming and costly to achieve.

Approved retaining wall colours include – Charcoal, Huntlee Stone and sandstone. Black retaining walls are not permitted.

Retaining wall systems that are compatible with the erection of boundary fencing include: Concrib retaining wall / sandstone block wall / core filled and rendered wall etc. 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 owners cost.

Retaining behind the building line and not visible by the public and/ or neighbours and wholly within your backyard and clear of the boundary line 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.

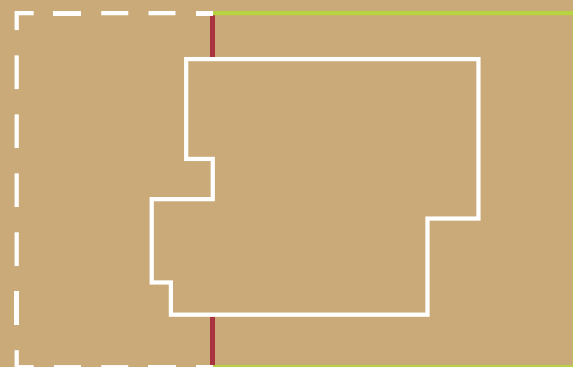
4.1.3 Side & Rear Fencing

All side, rear and secondary street fencing will be installed by LWP to a maximum of 1800mm high.

Side dividing fencing will extend up to 1000mm behind the front building line. Secondary street fencing at 1800mm high will be provided for a maximum of 50 percent of the lot length. The purchaser will be responsible for installing the return panels of the fences (Colorbond and other visually solid fencing are not permitted).

All side return panels or gates between the side boundary and the home must be visually permeable and installed prior to the installation of front yard landscape packages.

Example of side return panels & gate



- Internal boundary fencing (provided by LWP)
- Gates & side return panels (to be completed by the owner prior to the installation of the front garden package)

Side return panels or gates shall match or complement the colours and materials of the side fencing provided by LWP or the colour and materials of the home.

4.1.4 Front Fencing

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

1. Front fencing as viewed from the primary street or public reserve shall be a maximum of 1200mm and must be visually permeable above 400mm.
2. On corner lots, the front fencing style must continue for a minimum of 30 percent of the lot length.
3. Materials and colours must be consistent or complementary with the primary street elevation colours and finishes. Colorbond or timber pinelap style products will not be permitted.

4.1.5 Letterboxes

Letterboxes installed by LWP must not be removed or altered in any way.

Freestanding letterboxes constructed at the front of homes shall be consistent with the materials and colours of the primary elevation.

4.1.6 Telecommunication & Entertainment Services

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

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.

4.1.7 Plant & Equipment

All service elements such as hot water units, rain water tanks, clothes drying areas and downpipes should be hidden from public view. LWP recommends placing roof mounted items, such as air conditioners, as far as possible away from the street front.

Solar panel collectors are the exception to this standard and should be located to maximise their effectiveness. Solar panels are not permitted on framing or support structures.

Where downpipes are unavoidably positioned on the front elevation, these shall be concealed, painted to match the wall colour or treated as an architectural element, e.g., with rain heads.

Air conditioning units must match the colour of the roof. Meter boxes must match the wall colour.

The installation of security shutters is discouraged. To reduce impact on the streetscape, alternatives such as security mesh or protective film to glazing should be considered.

4.1.8 Commercial Vehicle Storage

All commercial vehicles must be stored wholly within the carport/garage or concealed from public view.

4.1.9 Stormwater Disposal

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.

4.1.10 Outbuildings

All outbuildings shall be constructed behind the front or secondary elevation building line and constructed so as to complement the principle dwelling.

4.1.11 Habitable Outbuildings on Dual Frontage Lots

Where a habitable outbuilding is proposed on a dual frontage lot and the outbuilding is proposed on a street/road/parkway the use of a double or two single garage doors is permitted. A triple fronted garage is not permitted.

Outbuildings that front a street/road/parkway must comply with the Home Design Guidelines and incorporate two architectural character features and mandatory elements such as vertically proportioned windows.

Triple garages are only permitted where they are less than 50% of the dwelling frontage hence will not be permitted for habitable outbuildings.

The area in front of the outbuilding on a dual fronted lot must be landscaped with at least one garden bed and/or feature planting/planter box.

4.1.12 Dual Key Dwellings

****Important**** 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 and community character. Proponents should understand these housing types contribute to additional demands on infrastructure and street amenity. Dual key dwellings require consultation with LWP and will only be considered where the following matters are addressed:-

1. Must comply with the Katherine's Landing design guidelines 3 Streetscape and building design.
2. Where the dual key proposal exceeds the Flow Systems on-lot infrastructure capacity it will be the owner's expense to upgrade the Flow infrastructure to meet Flow Systems requirements.
3. Multiple Dual Key proposals will not be permitted within close proximity to one another to ensure amenity to all properties within the street.
4. Will not be permitted within Character Zones, Premium or dress circle stages &/or on prominent street corner lots.
5. Shall make adequate provision for vehicle accommodation and movement within the lot.
 - i. The main dwelling shall provide a minimum 2 vehicle accommodation spaces with a minimum of 1 additional space made available for the secondary dwelling.
 - ii. Vehicle movement within the lot shall not be impeded by the use of any of the nominated vehicle accommodation spaces within the lot.
 - iii. Landscaping and screening shall be used to reduce the visual impact of the car accommodation spaces and driveway.

- iv. Single garage designs will not be permitted.
 - v. Triple garages (not carports) are permitted, however may not exceed more than 50 percent of the dwelling frontage and must ensure the third garage component is set back a minimum of 600mm from the double garage to lessen the impact from the street.
6. 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.

4.1.13 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. Your front garden will be designed in consultation with a landscaper who specialises in current landscape trends and low water usage plants. Including, shrubs, trees and turf.

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

Landscaping will only be installed once:

- Visually permeable side/return fencing panels and/or side gates are installed.
- The driveway and crossover are completed.
- All excess soil and debris is removed from the site and the lot is restored to the as constructed level prior to building commencement.
- All retaining walls and hardstands are completed by the owner in accordance with approved plans and to the satisfaction of LWP.