



# Design Guidelines

# Design Guidelines

For building an exciting future

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## Design Guidelines

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## Mulgoa Sanctuary Vision Statement

Mulgoa Sanctuary has been carefully designed to be a prestigious community nestled adjacent to the pristine bushland of Mulgoa Nature Reserve on the doorstep of the Blue Mountains. Homesites will be large and spacious and will offer sweeping views that will never be built out. You'll enjoy spacious living on large 800m<sup>2</sup>–1,200m<sup>2</sup> homesites close to nature.

## About these Guidelines

Mulgoa Sanctuary is a neighbourhood which will be defined by integration with the exquisite natural landscape, good design principles, environmental sustainability and refined architectural style.

Each lot has been configured to provide the best possible homesites featuring the unique attributes of the site. Homes will need to be carefully sited and designed to include elements that take full advantage of this.

In particular some homes may need to include a garage underneath and/or split level designs to accommodate the topography across the site.

There are also some specific requirements for the facades of homes in prominent positions.

## Purpose of the Guidelines

The purpose of these guidelines is to ensure these defining elements feature consistently and maintain aesthetic unity, establishing Mulgoa Sanctuary's distinctly refined and visually sophisticated character.

These guidelines have been thoughtfully created to assist in designing your new home however are not exhaustive. Please ensure you also consult the relevant planning documents and local Council requirements to make sure your design is in accordance with planning legislation.



## Building Approval Process

### STEP 1 | INFORM YOUR ARCHITECT AND/OR BUILDER ABOUT THE DESIGN GUIDELINES

Provide your architect or builder a copy of these Design Guidelines, Building Envelope Plan and Design Guideline Checklist (available online at [www.mulgoasanctuary.com.au](http://www.mulgoasanctuary.com.au)). Ensure they understand it is a condition of your Sale of Land Contract that your house and landscape design complies with the design guidelines.

### STEP 2 | DESIGN YOUR NEW HOME

Working with your architect or building will be an exciting time to think about creating your new home. Make sure you take your time to enjoy this process, it will be a truly rewarding one. Follow the link to our image board for design inspiration on our website [www.mulgoasanctuary.com.au](http://www.mulgoasanctuary.com.au)

### STEP 3 | SUBMIT YOUR DESIGN FOR APPROVAL

Email your submission package of plans, schedules and completed checklist to:

[designreview@mulgoasanctuary.com.au](mailto:designreview@mulgoasanctuary.com.au)

*Please Note: All designs must comply with the Development Control Plan (DCP) and Local Environment Plan (LEP) of Penrith City Council NSW. Mulgoa Sanctuary is bushfire prone land and all designs must comply with applicable NSW Rural Fire Service (RFS) Standards. Duplexes and multi dwelling homes are not permitted. Your home must be built within 2 years of settlement of contract.*

### STEP 4 | MULGOA SANCTUARY DESIGN REVIEW AND APPROVAL PROCESS

The Design Review Panel (DRP) will assess design packages for each lot, providing approval or a request for amendment with each submission. Once your package has been reviewed you will receive a letter of approval and your plans will be stamped and can then be submitted to your building certifier.

Whilst these guidelines have been thoughtfully created we recognise that occasionally some house and landscape designs will meet the objectives of these guidelines without necessarily meeting all the requirements. Conversely, some house and landscape designs may comply with the requirements and will not meet the objectives of these guidelines. Mulgoa Sanctuary DRP reserves the right to approve or request amendment based on architectural merit with complete discretion.

## Required Plans

#### ☐ SITE PLAN

- Lot number and address.
- Lot boundaries, all setbacks, site contours and easements.
- Driveway location, width and material.

#### ☐ ROOF PLAN

Indication of pitch, eave width and material.

#### ☐ FLOOR PLAN

Indicating all internal layout and total gross floor area.

#### ☐ ELEVATIONS

- All external elevations
- Notation of all colours and materials
- Locations of water tanks, hot water systems, a/c units, aerials and satellite dishes must be correctly indicated.
- Indication of any outbuilding, sheds, fences, retaining walls or gazebos.

#### ☐ SECTION

- Indication of site boundary, levels and finished floor levels of the house. Any retaining walls or landscape.

#### ☐ LANDSCAPE PLAN

- Lot Boundaries, setbacks, location of house
- Location and materials of all surfaces, retaining walls, edging and fencing.
- All plants and location – please refer to the landscape guidelines (p.12)
- Underground services.

#### ☐ EXTERNAL COLOUR AND MATERIAL SCHEDULE

Please note these must also be correctly annotated on all elevation plans.









# Design Guidelines

## I. Site Planning

The siting of your house must take into consideration the natural levels of the lot and provide enough room for a generous rear yard and a landscaped front garden with adequate space between neighbours. Home designs are required to maximise solar access to the main living areas and principal areas of open space and will depend heavily upon the view you wish to maximise and the orientation of your lot.

- ☐ Minimum house size is 300m<sup>2</sup>.
- ☐ Maximum site coverage for any dwelling is 50% – any variations will be assessed on merit.
- ☐ Siting must be compliant with your Building Envelope Plan.
- ☐ Please ensure you also refer to relevant planning authority and Local Council to ensure your design meets the minimum requirements for building area (site coverage), landscape area and private open space.

### PRIVACY

It is important to design and site the home to minimise overlooking and over-shadowing of adjoining properties, and to give careful consideration to the location of windows, balconies and outdoor entertaining areas and to consider future neighbours.

### SUSTAINABLE DESIGN

The size and location of glazing needs to allow for solar access during cooler months. In warmer months, shading must be incorporated to prevent heat intake and operability must be considered to maximise cross ventilation.

Optimise sustainability, natural light, warmth, cooling and airflow through use of:

- Timber or metal screens should be used on the western windows to reduce heat intake.
- Cross ventilation.
- Design for longevity with durable or natural materials minimising maintenance.
- Solar panels.
- Internal and outdoor screen-walls.
- Bi-folds / stack sliders.
- Louvres and operable screens.
- Opening panels.
- Outdoor rooms.
- Fans.
- Re-use of water and rainwater tanks.
- AAA water consumption appliances, fixture and fittings.
- Planting and location of native species.

## 2. Built Form & Articulation

The built form of homes in Mulgoa Sanctuary must reflect contemporary design and must be visually appropriate for the premium location and outlook. The built form must give consideration to impact on solar access and views on the adjoining neighbouring lots.

The visual character of Mulgoa Sanctuary will be established by the street frontages of homes. The key to this is ensuring house to street relationships create a sense of spaciousness, depth and visual interest.

For more information on built form and articulation, see our image boards at [www.mulgoasanctuary.com.au](http://www.mulgoasanctuary.com.au)

The following controls are in place to ensure the neighbourhood aesthetic is consistent and sophisticated:

### STREET FRONTAGE

- ☐ Minimum Street Frontage is 14m, concessions may apply to corner lots.
  - Designs for corner lots must address both street frontages by window / door placement, feature building elements, building and roof articulation and landscape treatment
- ☐ Street facades must have a minimum 2m articulation zone.
  - Articulation Zone must incorporate a minimum of 3 different vertical planes.
  - Projecting or receding elements to be a minimum of 500mm in depth.
  - These elements must create shadow and visual interest (refer Figure 1, p.7).
- ☐ Street facades must incorporate complimentary accent materials and/or colours.
  - A minimum of two materials or colours must be used in the front facade.
  - No single material must account for more than 60% of the front facade unless considered to have architectural merit.
  - Must not be bagged, unscreeded, fibre cement board or equivalent.
  - Face bricks are to be a smooth consistent texture or tightly grained texture uniform in colour and with straight edges.
  - Tumbled or heavily textured bricks are not permitted.
  - Accent materials and colours must reflect natural materials such as stone and timber (refer 8 & 9 Colour Palette and Materials, p.13)
  - Accent materials which are applied to a facade are required to return a minimum of 2.5m to the sides of the home.
  - Street frontage of a home must use materials & finishes that are consistent with external materials & finishes of the dwelling (i.e. must not render only the front of a brick home).

### COLOUR & MATERIALS

- ☐ All exterior elements of home must remain within the Mulgoa Sanctuary Colour and Material Palette. (Refer Figure 3-4, p.13 for Colour and Material Palette.)

### SETBACKS

- ☐ All setbacks must be compliant with the Building Envelope Plan. Please refer also to any relevant planning authority and Local Council requirements to ensure your design meets the minimum requirements for building frontages.



Landscaping with refined edging

Natural Material Accents

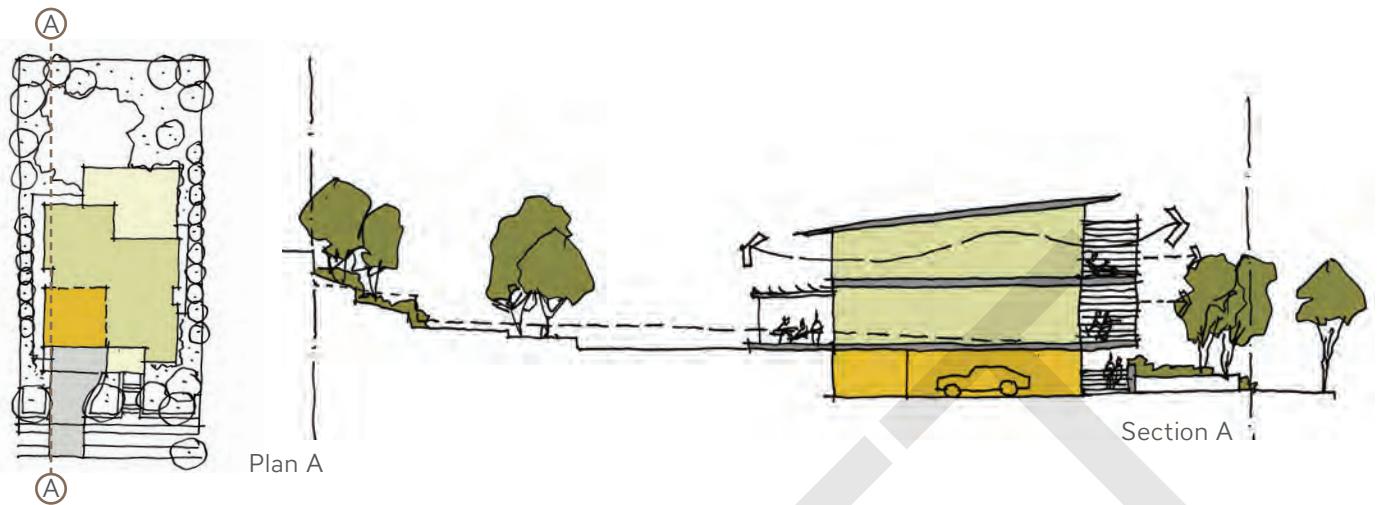
Figure 1: Articulation Zone





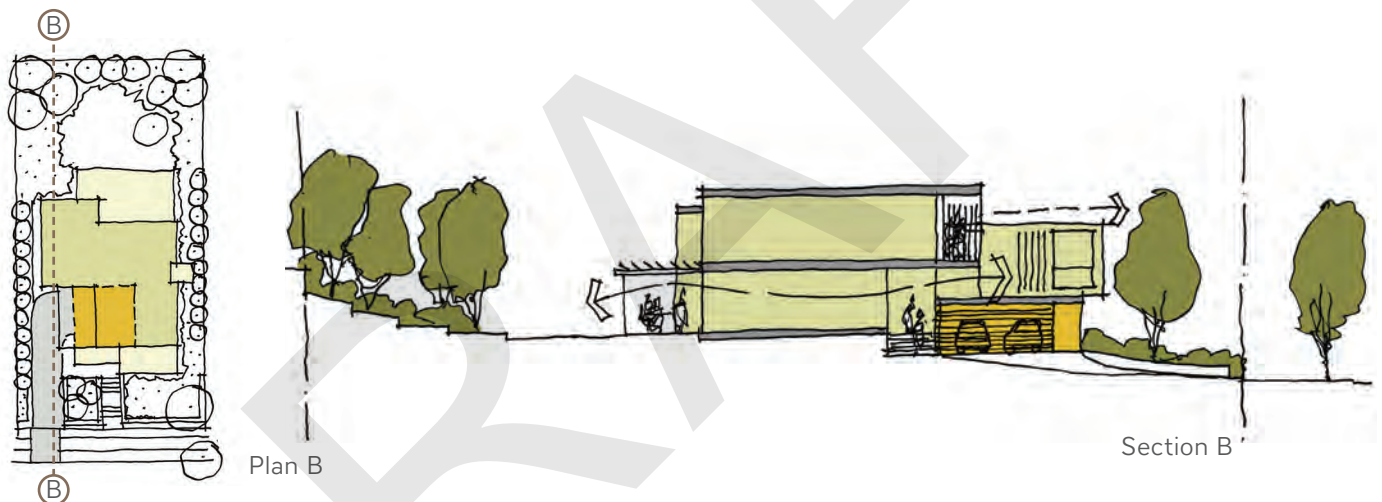
## Condition A | Garage Under

Figure A.



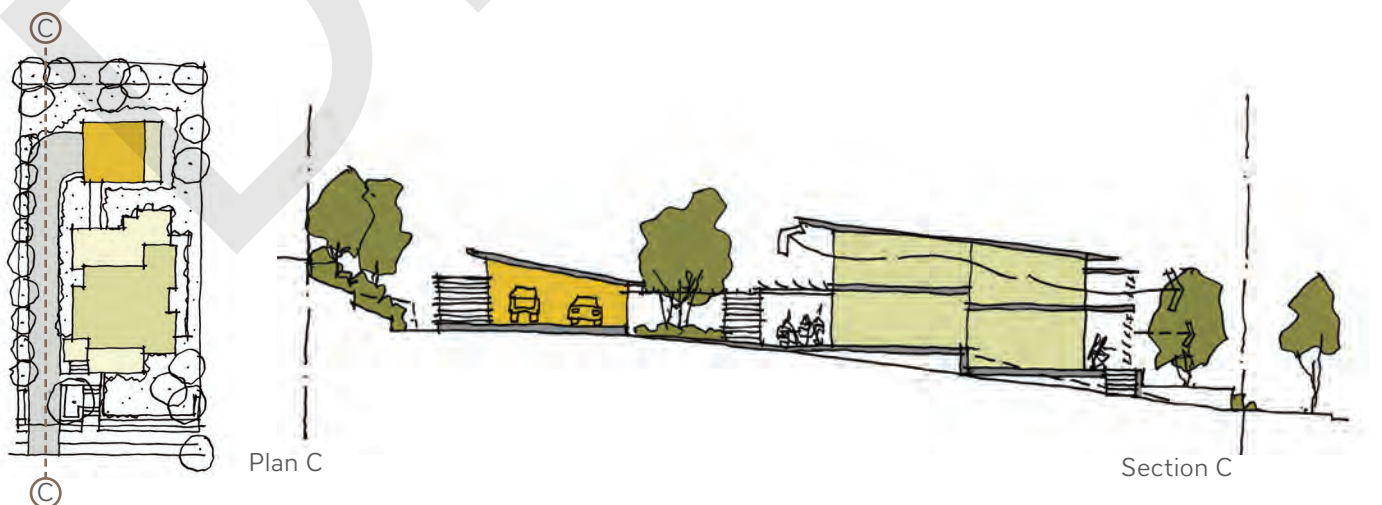
## Condition B | Garage Under, Curved Driveway

Figure B.



## Condition C | Garage at Rear (Behind Principal Dwelling)

Figure C.



Please Note: These illustrations of site conditions serve as options for the levels and siting of your home. Though these plans are drawn to scale of a lot they are represented here at no particular scale.

### 3. Hillside Lots

Homes located on hillside lots will require a home design that integrates with the landform to take advantage of aspect and ideal views. House and landscape designs of hillside lots must seek to enhance positive site characteristics (such as maximising views towards the Blue Mountains, skylines, vegetation and other topographic features). These sites will require significant design consideration and are inappropriate for the adaption of home designs created for level lots.

See the Mulgoa Sanctuary image boards via our website [www.mulgoasanctuary.com.au](http://www.mulgoasanctuary.com.au) for more inspiration on how to site your home on a hillside lot.

Hillside lots are noted on Building Envelope Plans and must also comply with the additional requirements below.

#### CONDITIONS

- ☐ Must comply with a condition from the below (refer Figures A, B and C):
  - CONDITION A: Garage Under.
  - CONDITION B: Garage Under with Curved Driveway.
  - CONDITION C: Garage at Rear, Behind Principle Dwelling.

These conditions have taken into consideration minimal earthworks and retaining walls.

Designs outside of these conditions must be justified in your submission and must achieve a superior outcome to those prescribed in the conditions. These will be considered upon architectural merit.

#### HEIGHT CONTROL (HILLSIDE LOTS ONLY)

- ☐ Maximum house height is 7m.
  - This is measured at the nominated RL marked on your Building Envelope Plan.
  - A maximum of two storeys will be permitted excluding garage under.

#### STREET FACADE

- ☐ Sight lines from the street must not be dominated by retaining walls or steep driveways.
  - Visual connection must be retained between the house facade, home entry and the street.
  - Retaining walls must be planted with consideration to softening the appearance of walls.
  - Under-croft areas must be screened using a combination of integrated timber / metal batten screens and/or landscape treatment to soften visual starkness of the underneath areas of the residence.
  - Pole home designs are considered inappropriate.

### 4. Visually Prominent Lots

Visually prominent homes provide key focal points and will need a special design in recognition of this role. These particular lots include bushland, park front and all corner lots and are noted on Building Envelope Plans.

These lots must comply with the following additional requirements:

- ☐ Must comply with a landscape condition from the below
  - CONDITION L1: Sandstone Block retaining wall  
Retaining wall must be planted only with species native to Australia.
  - CONDITION L2: Natural stacked stone of sandstone, rock or equivalent or gabion  
No flat stone or tile capping to retaining walls.  
Retaining wall must be planted only with species native to Australia.
  - CONDITION L3: Corten Steel  
Must be landscaped with cascading plants to soften appearance of steel at top edge. Retaining wall must be planted only with species in native to Australia.

See the Mulgoa Sanctuary image boards via our website, [www.mulgoasanctuary.com.au](http://www.mulgoasanctuary.com.au) for more inspiration on how to landscape your visually prominent lot.

- ☐ Letterbox
  - 1020mm in height, 500mm in width, 250mm in depth.
  - Must be dark grey, charcoal or slate in colour.
  - Refer Visually Prominent Letterbox Diagram (figure 2, p.12) for details.







## 5. Garage and Driveways

Garages and driveways must not dominate the street aesthetic and must comply with the following:

- ☐ Garages
  - Garage width must not exceed 40% of the house frontage.
  - Garages must be set back behind the front most element of the principle dwelling by 500mm (Hillside Lots Condition C excluded).
  - Garage conditions applicable for hillside lots must be met.
  - Triple garages must comprise of one double and one single garage. The single garage must be set back a minimum of 500mm from the double garage. Triple garages must not exceed 40% of home width.
- ☐ Crossovers (driveways that extend from the kerb to the boundary line)
  - Must be plain concrete.
  - Only one vehicle crossover per lot is permitted.
- ☐ Driveways
  - Must be Dark Grey, Slate, or Charcoal in colour.
  - Must be either In-situ concrete or pavers.
  - Driveway finishes are to be non-slip and may include: Honed, Grit-blasted, Exposed aggregate.
  - Stamped concrete, stenciled concrete and applied concrete textures are not permitted.
- ☐ Off street parking
  - Off street parking for caravans, campervans, boats, work trucks etc must be provided behind the front building line and reasonably screened or away from street view.
  - All trucks must be parked at the rear of the principle dwelling.
  - Trucks must not exceed 8.5 tonnes and must not exceed 6.5m in length

## 6. Fencing and Retaining Walls

- ☐ Fencing
  - Street frontage fencing is prohibited except on corner lots.
    - Corner lot fencing must maintain 80% visual transparency.
    - Posts on corner lots must not exceed 1200mm in height.
    - Space between any two posts on corner lots must be a minimum of 2.5m.
  - Rear and side fences must be:
    - Lysaght "Custom Orb" profile or equivalent.
    - Colorbond "Monument" in colour or equivalent.
    - High quality, hardwood timber lapped and capped and painted in Colorbond "Monument" or equivalent.
    - Rear and side fences which are not as per above must have architectural and design merit, such as spaced timber slatting, chainwire with planted climbers or hedging, masonry, vertical spaced hardwood poles etc.
    - Must be 1800mm high from ground level or top of tier wall.
    - Must not be ornamental or decorative.
    - gates must be constructed to match fence.
- ☐ Retaining Walls
  - Front Retaining walls are to be minimised and must not exceed the height of 650mm per retaining wall.
  - All retaining walls must be planted.
  - Retaining walls on boundaries with street frontages must be set back a minimum of 500mm to permit landscape treatment to screen the walls.
  - Retaining walls that are visible from the street are to be constructed from large sandstone blocks, dry stacked rock, gabion, laid block work, concrete or rendered brick work and must remain within the Mulgoa Sanctuary colour palette.
  - Split face concrete or besser block retaining walls are not permitted where visible from street.
  - Concrete blockwork must not be visible and must be suitably treated with render, applied material finish or equivalent.
  - Concrete blockwork and retaining walls must not be raw or unfinished, bagged, simply painted or left unscreeded.
  - Where larger walls are required a series of smaller stepped walls must be implemented.
  - All retaining walls are to be approved by an engineer and have appropriate treatments for footings and drainage.
  - Timber retaining walls are prohibited if visible from the street or public space.
  - Existing retaining walls constructed by the Mulgoa Sanctuary must not be altered or removed without written permission.

See the Mulgoa Sanctuary image boards via our website [www.mulgoasanctuary.com.au](http://www.mulgoasanctuary.com.au) for more fencing and retaining wall inspiration.

## 7. Landscaping

### SOFT LANDSCAPE

Soft Landscape elements include trees, shrubs, groundcovers, mulches and turf. The emphasis on the planting strategy for individual lots is to ensure a majority of the palette are species native to the local context. Native plants are especially well suited to the local climate and soil conditions.

- ☐ All Landscaping must be completed within 3 months of occupation.
- ☐ Visually prominent lots must comply with the landscape requirements as specified.
- ☐ Street Frontage
  - Other than as required for driveways and pathways, the first two metres immediately behind each lot front boundary must be planted and contained within an edged, mulched garden bed.
  - The front planting zone is to extend the full width of the block except where a driveway or path occurs.
  - All Planting visible from the street must detail all plant locations, species, pot size and maturity height.
  - At least one 75 litre feature or ornamental tree planted in the front yard in a suitable location.
  - 70% of total garden bed area must be native Australian species.

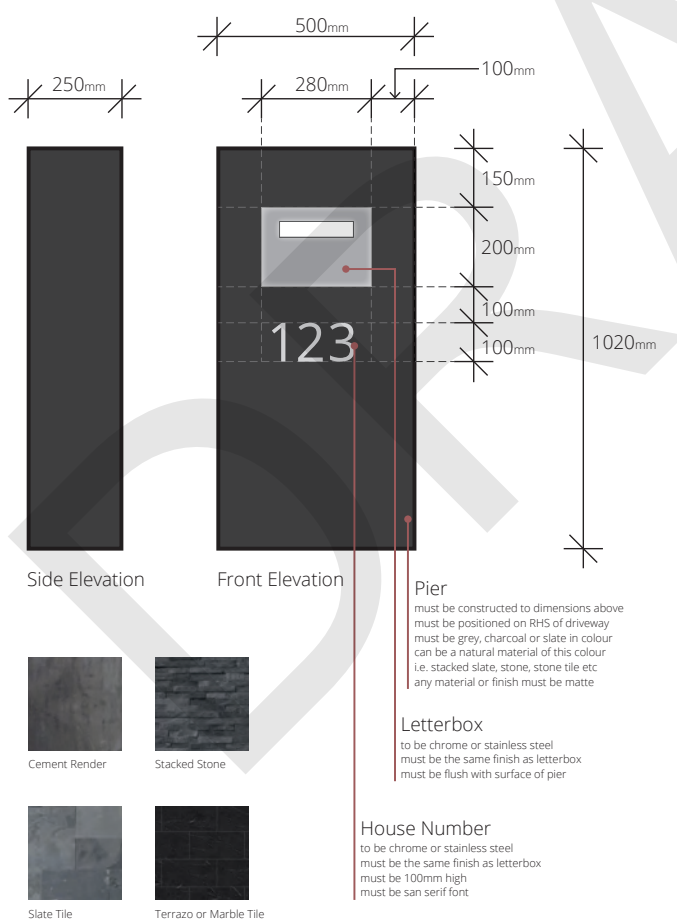


Figure 2. Visually Prominent Lots - Letterbox Requirements

- ☐ Tree Planting
  - At least three trees are to be planted within individual properties (including street frontage).
  - Two of these trees are to be of a minimum container size of 75 litres when planted and one of these must be in the front garden.
  - A minimum of two species are to be selected from Australian native species.
- ☐ Shrub and Groundcover Planting
  - Provide interest through seasonal flowering habit, flower scents and the textures and colours of foliage and bark.
  - Ensure no species are listed as noxious weeds by Hawkesbury River County Council: <http://www.hrcc.nsw.gov.au/>
- ☐ Turf
  - Total area of turf within property is not to exceed total area of planted garden beds (including front landscaping).

## 8. Colour palette

- Colour palette must reflect the natural character of the area
  - With emphasis on the use of warm earthy shades for primary building elements.
  - Highlight colours within the palette may be used for articulation and front facade feature elements.
  - Contrasting colours are to be used to articulate features, window frames, doors, screening elements, guttering, downpipes and letter boxes and to complement the main wall and roof colours.
  - These features can also be expressed with materials as per below or colours on the black to white spectrum.

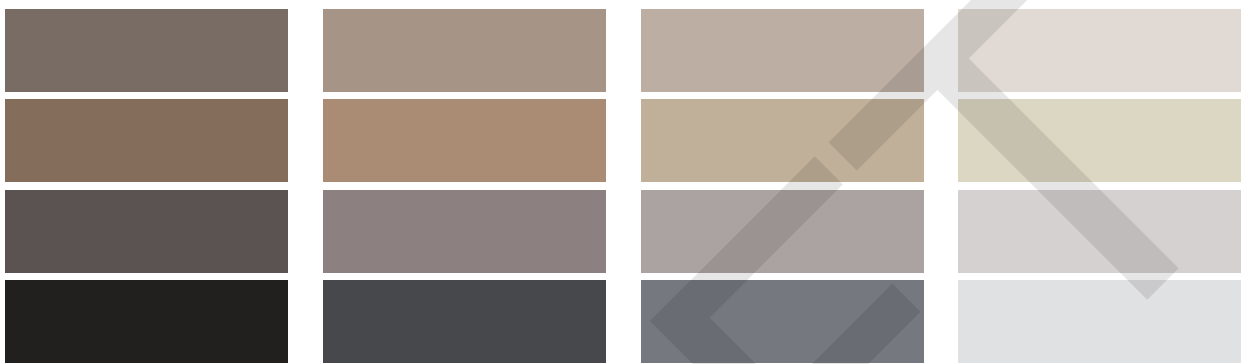


Figure 3. Mulgoa Sanctuary Colour Palette

## 9. Materials

- Materials selected must reflect natural materials (such as stone or timber)
  - Where 2 or more materials are combined these must be complementary.
  - Synthetic materials which mimic a natural material must not use repetitive texture.
  - Materials must remain within a natural colour palette.
  - For more extensive materials and colour please visit the link to our image board at [www.mulgoasanctuary.com.au](http://www.mulgoasanctuary.com.au)

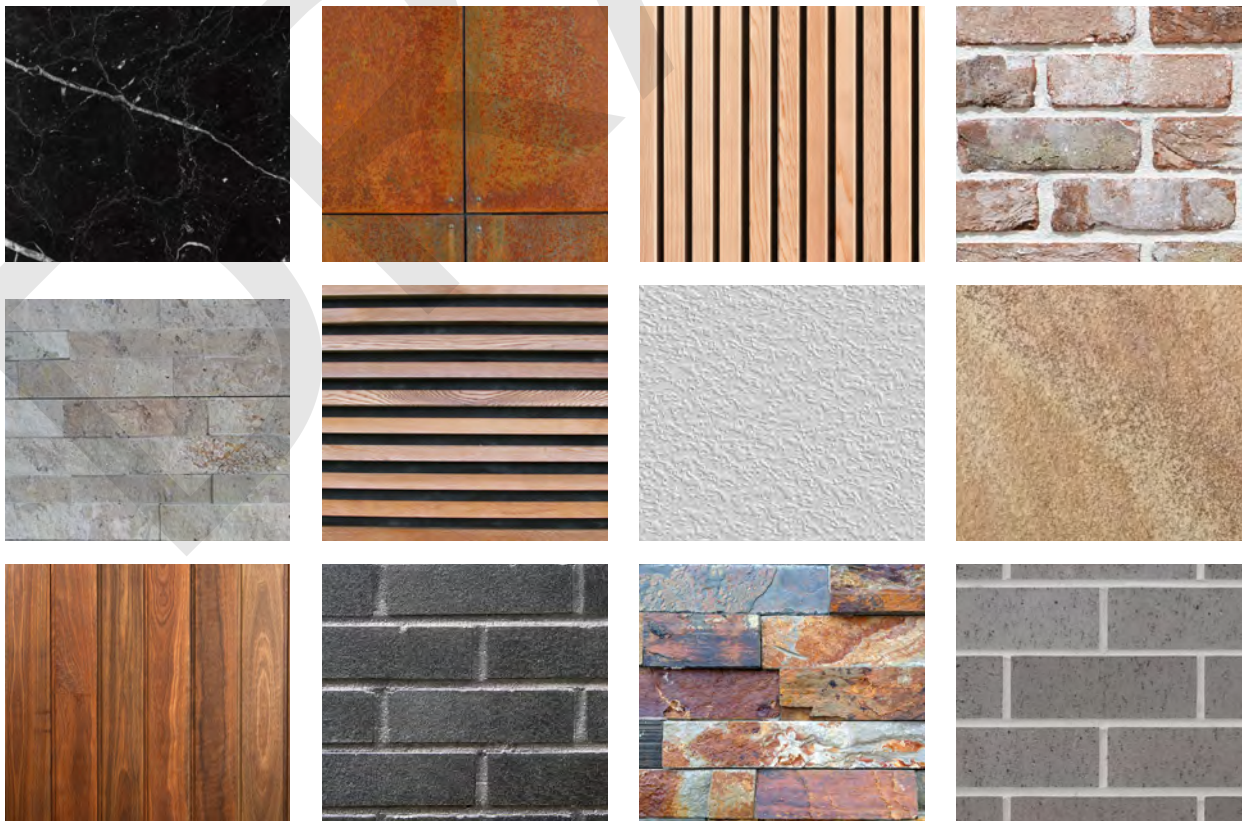


Figure 4. Mulgoa Sanctuary Material Palette



## 10. Additional Items

### ☐ Roof Design

- Mono pitched skillions with minimum pitch of 5 degrees or concealed flat roofs are permissible if considered to have architectural merit.
- Roof cladding must be Colorbond (simple profile).
- Where hip or gable roofs are used the minimum pitch must be 22.5 degrees.
  - Hips and valleys in such roofs are to be minimised.
  - Eaves must be a minimum of 450mm around the dwelling.
- Where used, terracotta or concrete tiles must be a slimline profile.
- Decorative ornamental elements such as finials are not permitted.
- The roof must comply with the requirements applicable to hillside lots.
- Roof colours are to be neutral or dark tones. Red, orange, cream and white roof colours are prohibited.

### ☐ The following must not be visible from the street

If applicable the element may be screened with horizontal timber slats or landscaping, where this occurs both the element and the screening details must be noted in plans and elevations.

- Aerials and satellite dishes must be coloured dark grey and must not be visible from the street frontage.
- Air conditioning units.
  - These must also not be visible from neighbouring or public view, i.e. the unit must be located at the side of a home and screened.
- External security devices where visually prominent or greater than 150mm<sup>3</sup> in size.
- Garbage bins.
- Solar, gas or electric water heaters including roof located solar water piping.
- Solarpanels.
- Clotheslines, children's play equipment, shade structures, hot water systems, gas systems, garden sheds and rainwater tanks shall be located behind the main building, screened or away from view from any public area.
- Any proposed sheds or out building must be located behind the principal house.
  - These must be constructed in materials and colours in keeping with the principal dwelling.
- Water storage tanks must be in a colour sympathetic or similar to principal dwelling and must be reasonably screened; these must also be detached at ground level.
- Swimming pool pump and filters.
  - Swimming pool fencing non-compliant with the fencing requirements.
  - The maximum exposed edge of any concrete slab associated with pool construction when viewed from any elevation must not exceed 150mm.
- Sheds or additional vehicle garaging must not exceed the length of 6.5m and must not be visible from the street.
- Commercial size sheds for business activities or purposes are not permitted.

### ☐ Letterboxes

Visually Prominent Lots must comply instead with the specified Visually Prominent Lots letterbox requirements.

- Letterboxes are to be built in solid masonry or stone in materials complementing and/or appearing in the house design.
- Letterboxes must be located just inside the front boundary on the right hand side of the driveway wherever possible.
- The letterbox must face the street.
- All letters boxes must include a house number which must be legible from the street.
- Novelty letterboxes are prohibited.



## MULGOA SANCTUARY

Where Nature is your Neighbour

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