



# Draft Design Guidelines

# Design Guidelines

For building an exciting future

Draft 12 October 2017

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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

Each lot in Mulgoa Sanctuary has been configured to provide the best possible homesite with the unique natural attributes of the site. Homes will need to be carefully sited and designed to include elements that take full advantage of this.

Some homes in particular may need to include a garage underneath and/or a split level design to accommodate the topography of the site. These unique sites are identified as Hillside Lots and if applicable, can be found on your Building Envelope Plan. Hillside Lots have supplementary Design Guidelines and can be found on pages 12 and 13.

There are also some lots in Mulgoa Sanctuary which are in prominent positions. These sites are identified as Visually Prominent Lots and can be found (if applicable) noted on your Building Envelope Plan. These lots have also have supplementary guidelines which can be found on page 14.

## Purpose of these Guidelines

These guidelines have been created to assist you in designing your new home at Mulgoa Sanctuary.

The purpose of these guidelines is to ensure that Mulgoa Sanctuary becomes a neighbourhood defined by premium quality housing, integration with the exquisite natural landscape, environmental sustainability, good design principles and refined architectural style.

These guidelines ensure that homes in Mulgoa Sanctuary are of a consistently sophisticated quality and achieve aesthetic unity across the estate. The guidelines are also designed to protect your investment in your dream home, ensuring that your privacy and the tranquil lifestyle that Mulgoa Sanctuary offers remains a priority.

Though these guidelines have been thoughtfully created, they are not exhaustive and are intended to be read along with the relevant local Council and State Government planning legislation. Please ensure you consult local Council to make sure your design complies with any relevant 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 at [mulgoasanctuary.com.au](http://mulgoasanctuary.com.au)). Ensure they understand it is a condition of your Sale of Land Contract that your house and landscape design complies with 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. For design inspiration see our image boards at [mulgoasanctuary.com.au/design-guidelines](http://mulgoasanctuary.com.au/design-guidelines).

**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. 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.
  - Underground services.
- ☐ **EXTERNAL COLOUR AND MATERIAL SCHEDULE**
  - Annotated on elevation plans.







Fig 1. Articulation Zone



Eden Brae 'Bellevue'

## Design Guidelines

### 1. 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> including garage and alfresco.
- ☐ 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.

### 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 [mulgoasanctuary.com.au/design-guidelines](http://mulgoasanctuary.com.au/design-guidelines).

Most quality home builders have designs that comply with these guidelines or can be easily and cost effectively adapted. The following controls are in place to ensure the neighbourhood aesthetic is consistent and sophisticated.

#### COLOUR & MATERIALS

- ☐ All exterior elements of home must remain within the Mulgoa Sanctuary colour and material palette. (Refer Figure 3-4, p.11 for Colour and Material Palette.)

#### SETBACKS

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

The following controls for Street Facade, roof design, garage & driveways, fencing & retaining walls and landscaping are in place to ensure the neighbourhood aesthetic is consistent and sophisticated.



### 3. Street Facade

- ☐ 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 & 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 (see Fig.1, p.4).
  - Projecting or receding elements to be a minimum of 500mm in depth.
  - These elements must create shadow and visual interest (refer Figure 1, p.4).
- ☐ Street facades must incorporate a 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 to 9 & 10 Colour and Materials Palette, p.11)
  - 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 and finishes that are consistent with external materials and finishes of the dwelling (i.e. must not render only the front of a brick home).
- ☐ 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 and must be located just inside the front boundary on the right hand side of the driveway wherever possible.
  - The letterbox must face the street and must include a house number which must be legible from the street.
  - Novelty letterboxes are prohibited.

### 4. Roof Design

- Roofs can be hip, skillion or flat or a combination of these.
  - Gable roof design will be assessed on merit.
- Hip or gable roofs must have a minimum pitch of 22.5 degrees and a maximum of 35 degrees.
- Hip and valley roofs are to be simple and are to minimise intersections without eaves.
- If pitched roof, eaves must be a minimum of 450mm around the dwelling.
- Roof cladding must be a simple Colorbond profile, slimline terracotta or concrete tile.
  - Roof colour must be neutral or dark tones.
  - Roof colour must not be orange, red, cream or white.
- Decorative ornamental elements such as finials and gable vents are not permitted.







## 5. Garage & 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).
  - Triple garages must comprise a double and one single garage, which must be set back a minimum of 500mm from double garage, and must not exceed 40% of home width.
  - Garage conditions applicable for hillside lots must be met.
- ☐ 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 view from any public area.
  - All trucks must be parked at the rear of the principle dwelling.
  - Trucks must not exceed 8.5 gcm tonnes and must not exceed 6.5m in length

## 6. Fencing & Retaining Walls

- ☐ Fencing
  - Street frontage fencing is prohibited except on corner lots.
    - Corner lots must maintain 80% visual transparency or landscape
    - 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 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.

For more inspiration on fencing and retaining walls, see our image boards at [mulgoasanctuary.com.au/design-guidelines](https://mulgoasanctuary.com.au/design-guidelines)



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.
  - Individually designed front landscapes will be assessed on merit.
  - 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.
- ☐ Tree Planting
  - At least 3 trees are to be planted within individual properties (including street frontage).
  - A minimum of 3 which will attain a mature height of 10-15m are to be planted in the rear yard area.
    - 2 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 2 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. Additional Items

- ☐ 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.
  - Solar panels.
  - 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 and concealed from view or screened.
  - 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.

9. 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.

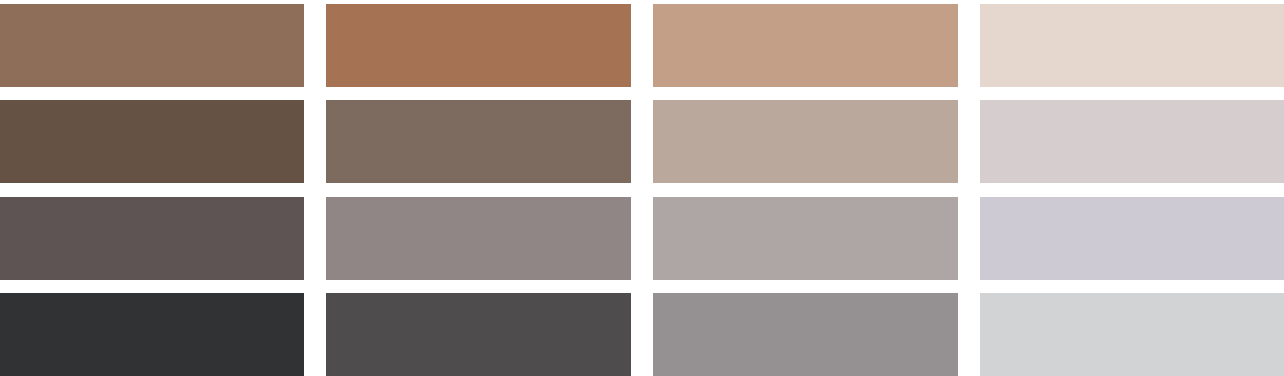


Figure 3. Mulgoa Sanctuary Colour Palette

10. Material Palette

- ☐ 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 inspiration on materials, see our image boards at [mulgoasanctuary.com.au/design-guidelines](http://mulgoasanctuary.com.au/design-guidelines)

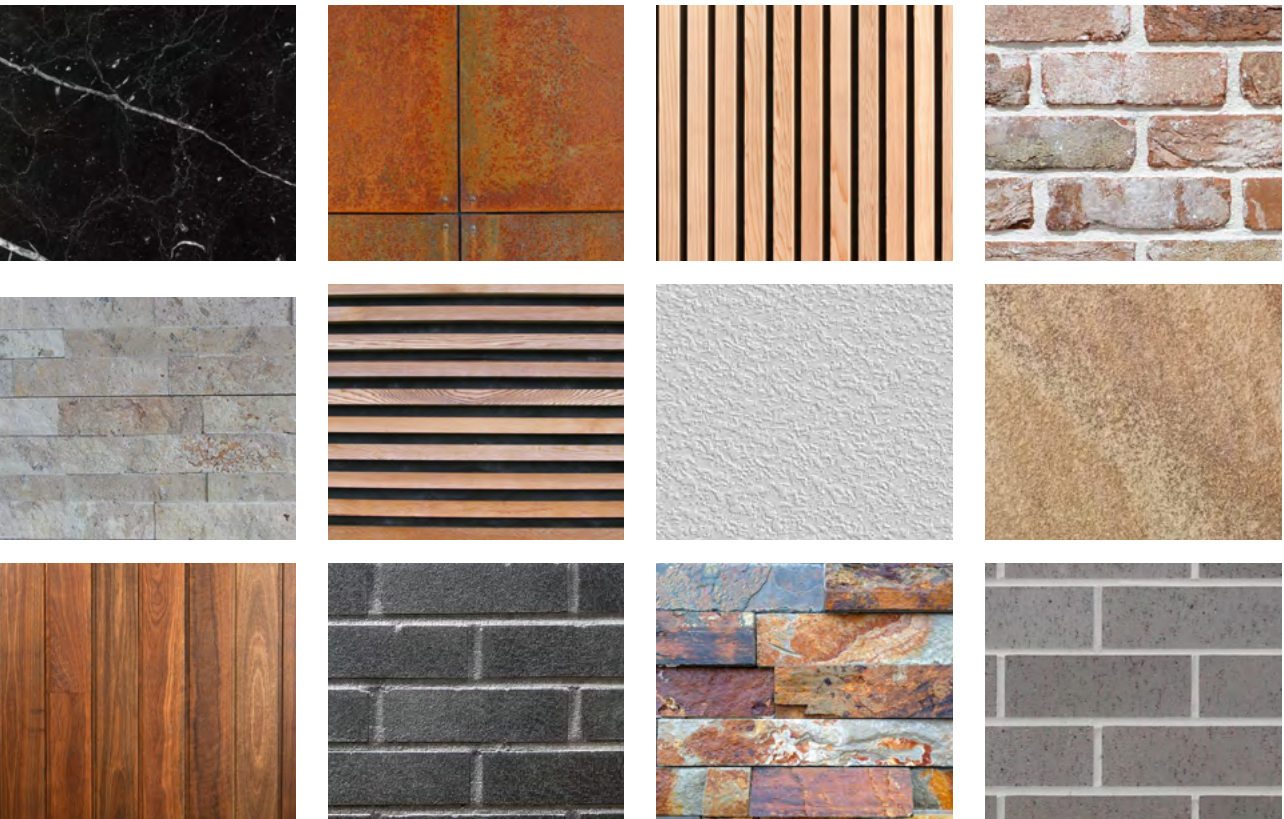


Figure 4. Mulgoa Sanctuary Material Palette



Hillside Lot Design Guidelines

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 considerable design consideration and are considered inappropriate for the adaption of home designs created for level lots.

For more inspiration on how to site your home on a hillside lot, see our image boards at [mulgoasanctuary.com.au/design-guidelines](http://mulgoasanctuary.com.au/design-guidelines)

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

1. Conditions

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

2. Height Control

- ☐ 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.

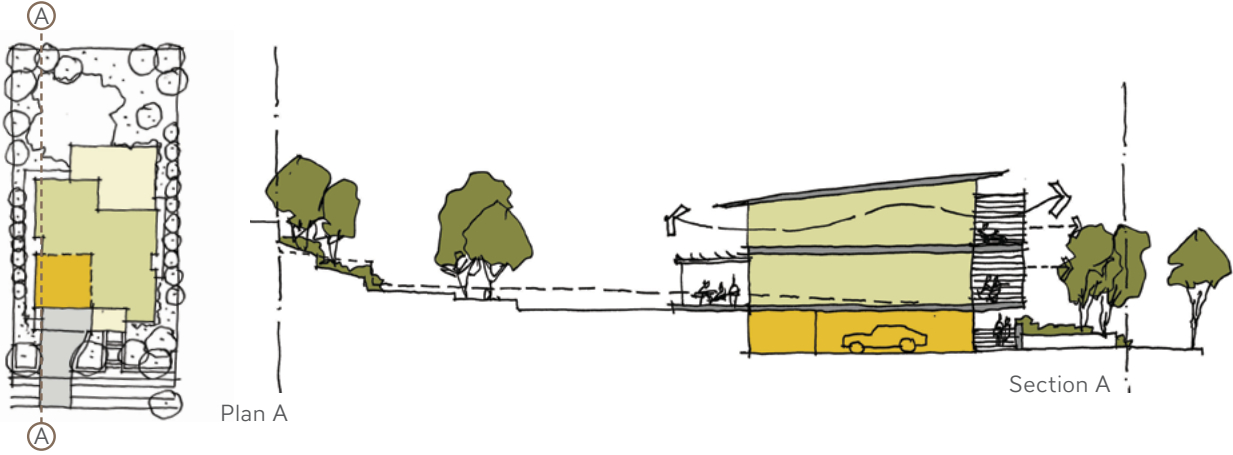
3. Street Facade

- ☐ 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.



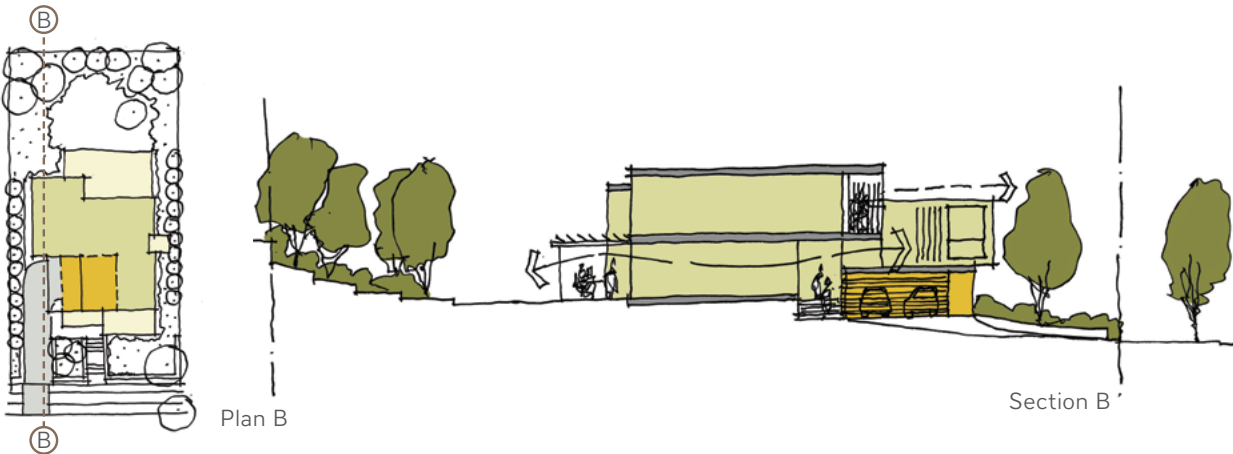
Condition A | Garage Under

Figure A.



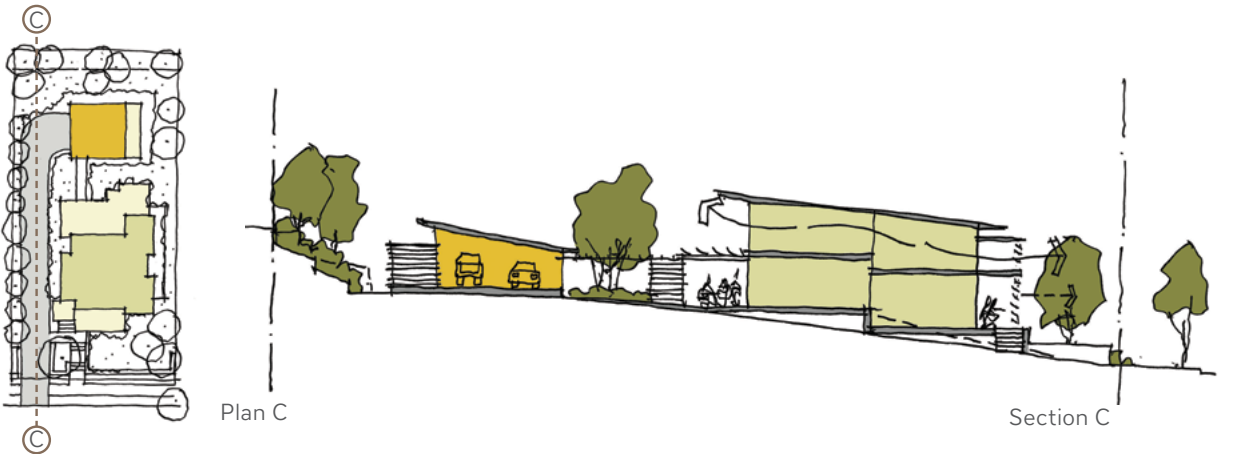
Condition B | Garage Under, Curved Driveway

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.



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.

1. Conditions

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 in Australian native species.
  - 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 in Australian native species.
  - 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 Australian native species.

For more inspiration on how to landscape your visually prominent lot, see our image boards at [mulgoasanctuary.com.au/design-guidelines](http://mulgoasanctuary.com.au/design-guidelines)

2. Letterboxes

- 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.

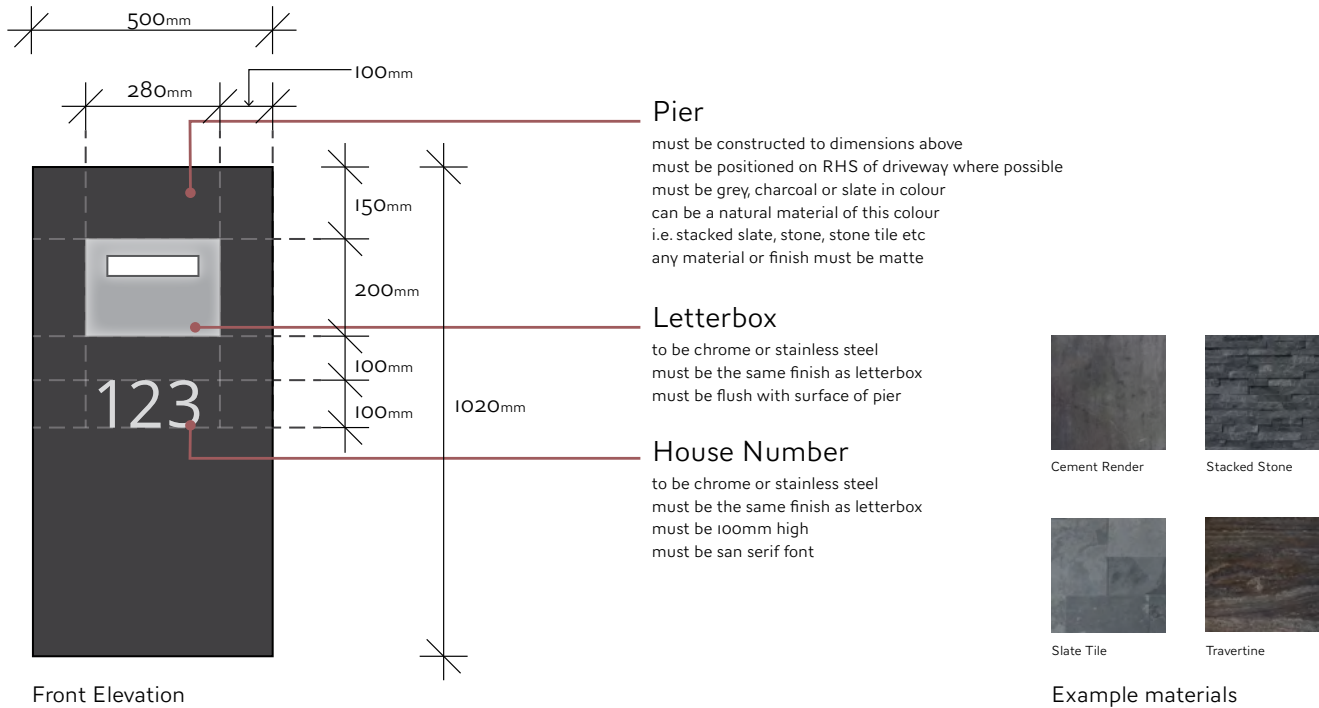


Figure 2. Visually Prominent Lots - Letterbox Requirements



MULGOA SANCTUARY  
Where Nature is your Neighbour

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