

# beaches.

CATHERINE HILL BAY

DESIGN GUIDELINES

*Where you really want to be.*



Situated in breath taking Catherine Hill Bay, Beaches is a place that is part geography, part its own particular vision.

A unique development surrounded by beautiful headlands, stunning beaches and natural bush land - offering an active, healthy and sustainable lifestyle unlikely to ever be repeated on the NSW coast.

The Beaches village balances perfectly - architecture with community, past with future and people with place.

The lifestyle opportunities are celebrated by light and cheerful built form, through soft warm inviting wall colours, neutral grey roofs and a consistent, unifying expression of white trim and detail.

The Beaches style of architecture achieves a unique design, clearly distinct from the usual, predictable residential neighbourhood.



*Building your home.*

### **Relationship to Statutory Regulation and Policy**

These guidelines must be read in conjunction with the DCP. Any reference to the DCP in this document is in summary only. Any conflict or inconsistency arising in the design of your home should be referred to the Beaches Design Review Panel.

### **The Home Building Process**

Having chosen and purchased your lot, a number of home design and construction options are available to you. The steps towards development consent are:

1. You select a pre-approved design from the provided list of project home builders. Alternatively you can brief your own architect /designer with your requirements, the DCP and these guidelines.
2. You have a free preliminary review with the Beaches design review panel consultant, accompanied by your designer and/or builder.
3. Your architect/designer/builder prepares architectural plans, including full details of proposed external materials and colours and a basic landscape plan to Development Application standard as required by Council.
4. The documents are submitted to the Beaches Design Review Panel for review (2 hard copies to be submitted).
5. The Review Panel forwards its letter of concurrence and stamped plans. In the event of proposals found to be inconsistent with the DCP and these guidelines, the Review Panel will make suggestions for modifications.
6. When the modifications are made and submitted back to the Beaches Design Review panel you will be issued with its letter of concurrence.
7. You or your consultant submits documents together with the Beaches Design Review Panel letter of concurrence as a Development Application to Lake Macquarie Council.

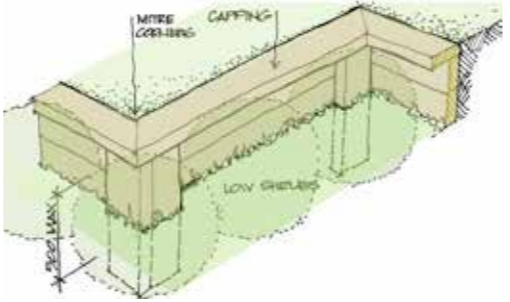
### **Design Guidelines**

These Design Guidelines are intended to preserve and enhance the beaches unique sense of place and to create a unique visual character. They are aimed at maintaining an appropriate and consistent coastal village character and to ensure a high quality, sustainable development.

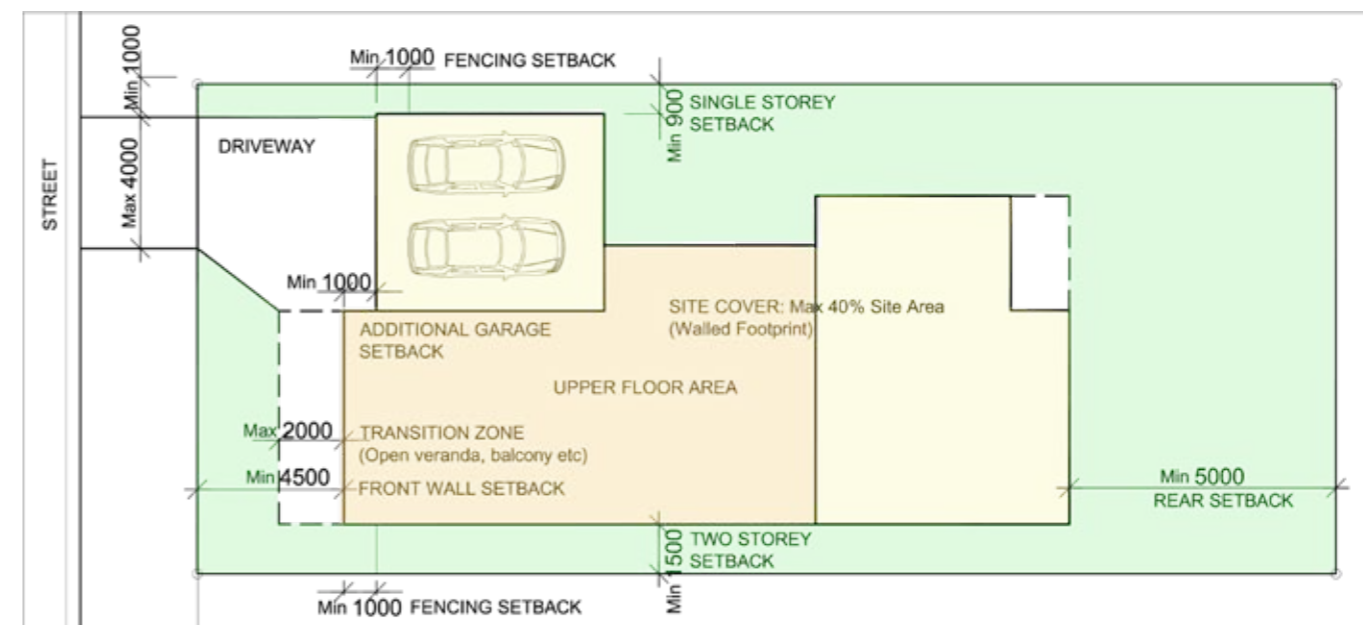
They focus on the visual experience. The strong, timeless theme offers both neighbourhood consistency and scope for creative flair and variety in home design. These guidelines are additional to the Catherine Hill Bay (South) Development Control Plan (DCP).

Your engagement with these guidelines will help ensure the visual character and the quality of the Beaches village is maintained during its development stages and beyond to preserve and enhance lifestyle and amenity values in the longer-term.







# Site Planning.

Item	DCP Summary & Section Reference	Character Guideline
Setbacks from Boundaries (minimums)	5.3.1 Front: 4.5m Side Road: 3.0m Side: 1 storey house: 0.9m, 2 storey house: 1.5m. Garages: 1.0m behind main front wall	Rear setback min 5.0m .
Front Encroachments: Articulation Zone	5.3.2 Sunhoods, louvres, shutters, pergolas, verandahs, balustrades, porticos may encroach up to 2m into the front setback.	Roofed verandahs, terraces facing the street are encouraged. Grand entry porticos are discouraged No masonry structures in front of house wall.
Private open space	5.2.5 Min area: 24sm Min Dimension: 4.0m Directly accessible from living room. 50% area to have 2 hours sunlight 0900-1500 on Jun 21.	If facing street, private open space is to be setback behind building line 4.5m.
Site cover (maximum)	5.3.1 Table 2 Max 40% of site area	Landscaped area to be clearly shown on landscape plan submitted.
Landscaped area (minimum)	5.3.1 Table 2 Site 450-600sm : 20% 600-900sm: 25% 900-1500sm: 35% >1500sm: 45%	Landscaped area to be clearly shown on landscape plan submitted.
Sloping sites excavation Cut and fill	4.8.3 (5) Maximum 1m cut or fill above or below natural ground. Cut limited to 1m from building.	Hardwood Sleeper retaining walls only. Where visible from the street wall to be screened by hedge planting.
Retaining and garden walls	No higher than 0.5m where not within building footprint. Built in consistent, visually recessive materials & colours.	

Item	DCP Summary & Section Reference	Character Guideline
Dual frontage lots and corner lots	5.2.2 / 5.2.3 To address both frontages. Garages to face and accessed from secondary frontage.	
Council crossover & driveway	5.3.5 Max 4.0m wide. Plain uncoloured concrete. Min 1.6m clear of any street tree. Min 1.0m from side boundary.	Continue cross over finish within allotment. <b>Prohibited:</b> Bright or strong colours, tiles, stamped concrete. Splay no wider than garage.



# House Design.

Item	DCP Summary & Section Reference	Character Guideline	Item	DCP Summary & Section Reference	Character Guideline
Roof materials	<p>5.3.1</p> <p><b>Maximum Height:</b> Refer to table and Map Fig 14.</p> <p>Pre coloured light-mid grey metal deck roofing profiles .</p> <p>A parapet is permitted for the ground floor garage only and then must return on the side a minimum distance of 1m. The 450mm eave is to be provided when the parapet return finishes.</p> <p>The garage wall is to be setback a minimum 1m behind the main front wall of the dwelling.</p> <p><b>Colours:</b> Metal Roof Sheeting. Light to mid-grey tones. Dark colours not permitted.</p> <p>(Left to right) Surfmist, Shale Grey, Windspray, Wallaby, Basalt.</p> <p>Cove, Dune, Evening Haze, Wallaby, Paperbark and Pale Eucalipt.</p> <p>Cappings, flashings and all accessories to match.</p>	<p>Traditional hip and gable types. Tiled roofs not permitted within the estate</p> <p><b>Prohibited:</b> Curved and skillion profiles</p>  	Roof mounted fixtures	<p>Satellite dishes and the like are not to be visible from the public domain. Solar panels are discouraged on front roof area.</p>	
			Eaves	<p>5.3.3.4</p> <p><b>Size:</b> Min width 450mm to ground floor.</p> <p>Min 600mm wide to upper storey. All eaves soffits to be white.</p> <p><b>Encouraged:</b> Raked with exposed white rafters.</p>	 
Gutters and rain water pipes (RWPs)	<p>5.3.3.2</p> <p><b>Prohibited:</b> Any visible from street.</p> <p>Gutters to match roof or be white. RWP's to be white or match wall. RWP's in straight single drop. RWP's in straight single drop lengths with bends at eaves and spigot only.</p>	<p>Rain water pipes in straight single drop lengths with bends at eaves and spigot only. Gutters to match roof. RWPs white or to match wall.</p> <p><b>Prohibited:</b> RWPs located on front facade including secondary street frontage where RWP not located behind a fence.</p>	Wall Materials	<p>5.3.4</p> <p><b>Prohibited:</b> Face brick/stone.</p> <p>No more than 30% of the wall area is to be render.</p>	<p>Upper level walls painted weatherboard over rendered/bagged or painted flush-jointed brickwork lower walls. Hardy plank Newport encouraged.</p> 
			Wall colour	<p><b>Encouraged:</b> Coastal colours.</p> <p><b>Prohibited:</b> Dark colours and large expanses of white.</p> <p>All wall materials and finishes facing the street are to be resolved around the corner for a minimum distance of 1.0m or to the side return fence, whichever is greater.</p>	<p><b>Paint:</b> Warm Grey and Pastel Hues</p> 

# Trim and Detailing.




Item	DCP Summary & Section Reference	Character Guideline
Posts, piers, columns	<p><b>Prohibited:</b> Heavy masonry piers, steel posts, columns.</p> <p><b>Required:</b> Timber Posts min 125 sq, paired or 150 sqm for single post.</p>	
Windows/ Doors	<p><b>Material:</b> Painted timber or powder coated aluminium.</p> <p><b>Colour:</b> White.</p> <p>Detail Vertical proportion perimeter architrave trim.</p> <p><b>Insect screens:</b> Black mesh, white frame.</p> <p>All windows facing the street are to be double hung or awning style with a minimum of 50mm surround and provided with a perimeter architrave trim that is a minimum of 75mm.</p>	
Balustrades, handrails	<p><b>Prohibited:</b> Sheet glass, frameless glass types.</p> <p>Timber or aluminium vertical balusters.</p> <p><b>Colour:</b> All trim white.</p> <p>Steel wire, sheet glass or solid infill not permitted to street facade.</p>	 

Item	DCP Summary & Section Reference	Character Guideline
Shutters / Sun Hoods	<p><b>Prohibited:</b> inoperable decorative shutters.</p> <p>Must be sun-control effective.</p> <p>Sunhoods or shutters to be painted white.</p>	
Verandahs & Porticos	<p><b>Encouraged:</b> Verandah facing street.</p> <p><b>Discouraged:</b> Grand two storey porticos with masonry piers.</p> <p><b>Colour:</b> All trim white.</p> <p>All posts to be a minimum of 125mm square when paired OR 150mm squared when only a single post.</p> <p>Homes to be designed with a focal front door provided with a covered entry. Porch must have a minimum depth of 1.5 metres.</p>	
Garages	<p><b>Prohibited:</b> Triple garages.</p> <p>Max garage door width 5.0m</p> <p>Garage always 1m behind the main house wall.</p> <p>Simple sectional type equivalent to B&amp;D panellift, Seville, Madrid or Torino horizontal slat.</p> <p>No federation or other period mouldings permitted.</p> <p><b>Colour:</b> Light grey colorbond (eg Surfsmist, Shale Grey Windspray) or a lighter shade of selected wall colour.</p> <p><b>Reveal:</b> All trim white.</p> <p>Expressed architrave surround painted white.</p>	



# Landscape Design.

Landscape plan	Landscape plan submitted (prepared by a landscape architect or designer) is to plot and list materials and plant species including: Front hedge and front side treatment - turf, trees, shrubs, paving, driveway, any garden structures, walls and all fencing.
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# Fencing.

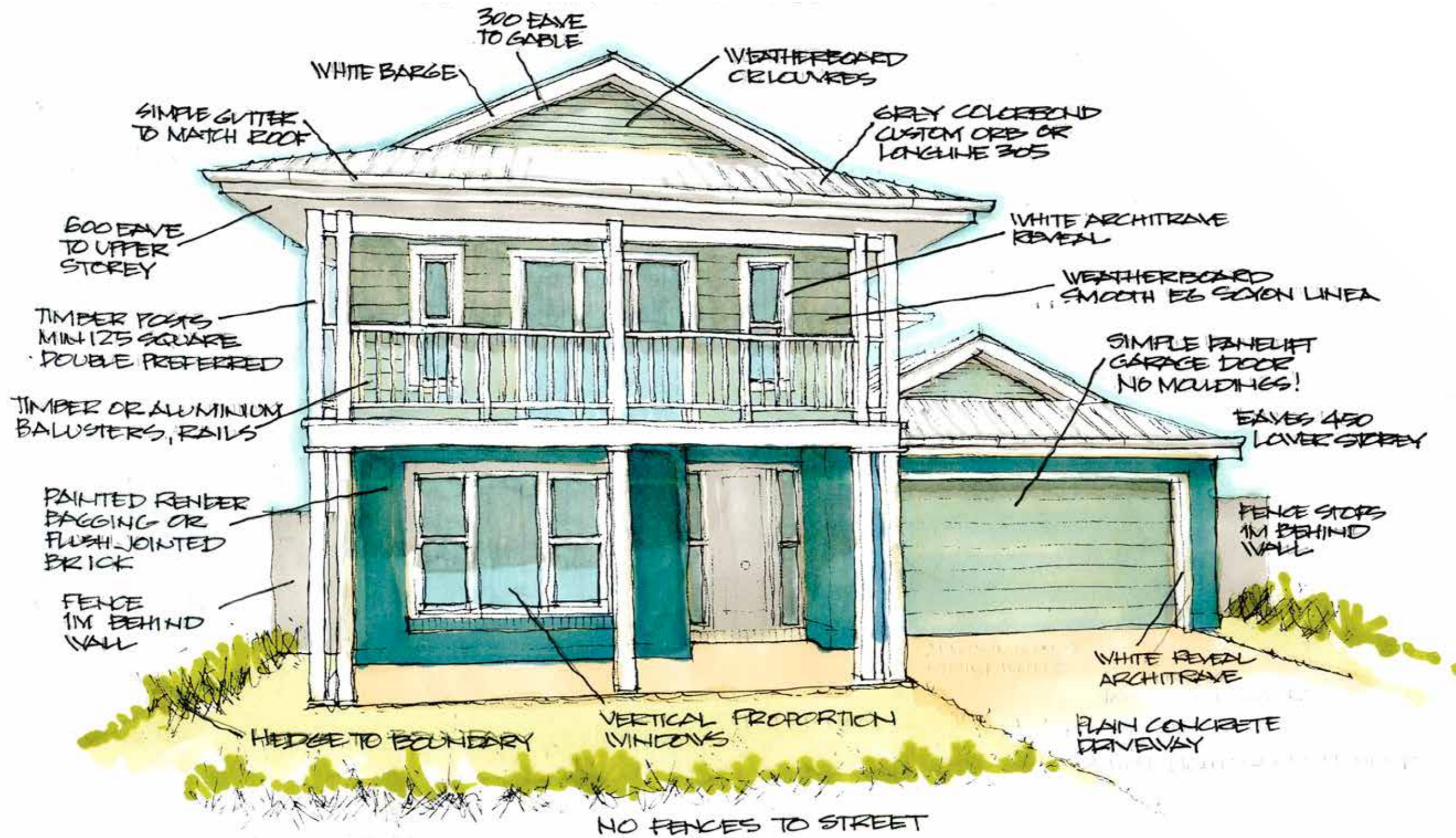
Item	DCP Summary & Section Reference	Character Guideline
Primary street frontage	5.3.6 Secondary street frontage: Min length of fencing 50% of frontage length. No fences permitted in front set back. Front boundary to be defined by landscaping.	Eg: Coastal Rosemary - see full listing in DCP. 
Side/rear boundary access	5.3.6 All side fencing to be at least 1 metre behind front walls. Max 1.8m high.  Estate standard: 1.8m high lapped and capped hardwood. (no treated pine within 1m from building).  Side fencing and side gates are to be setback a minimum distance of 1.0m behind the nearest front corner of dwelling.	
Fences abutting conservation land	5.3.6 Open chain wire fence with no access. 1.2 high black chain wire and pipe. <b>Encouraged:</b> Hedge shrub screening.	

# Miscellaneous.

Item	DCP Summary & Section Reference	Character Guideline
Letterbox and Street Number.	Letterbox with street number affixed to be the estate standard design. Arko Colourbond letterbox, matching post, 75mm die-cut reflective numbers.	
Sheds and garden structures	Outbuilding area max 40sm, Max 4.8 Metres high, min 0.9 setback.	
Driveways	<b>Required:</b> Warm grey tones and earthy browns. No stamped or patterned concrete. Plain coloured pavers permitted.  (Left to right) Ghost gum, Paperbark, Savannah, Desert Sand.	

# Example 1.

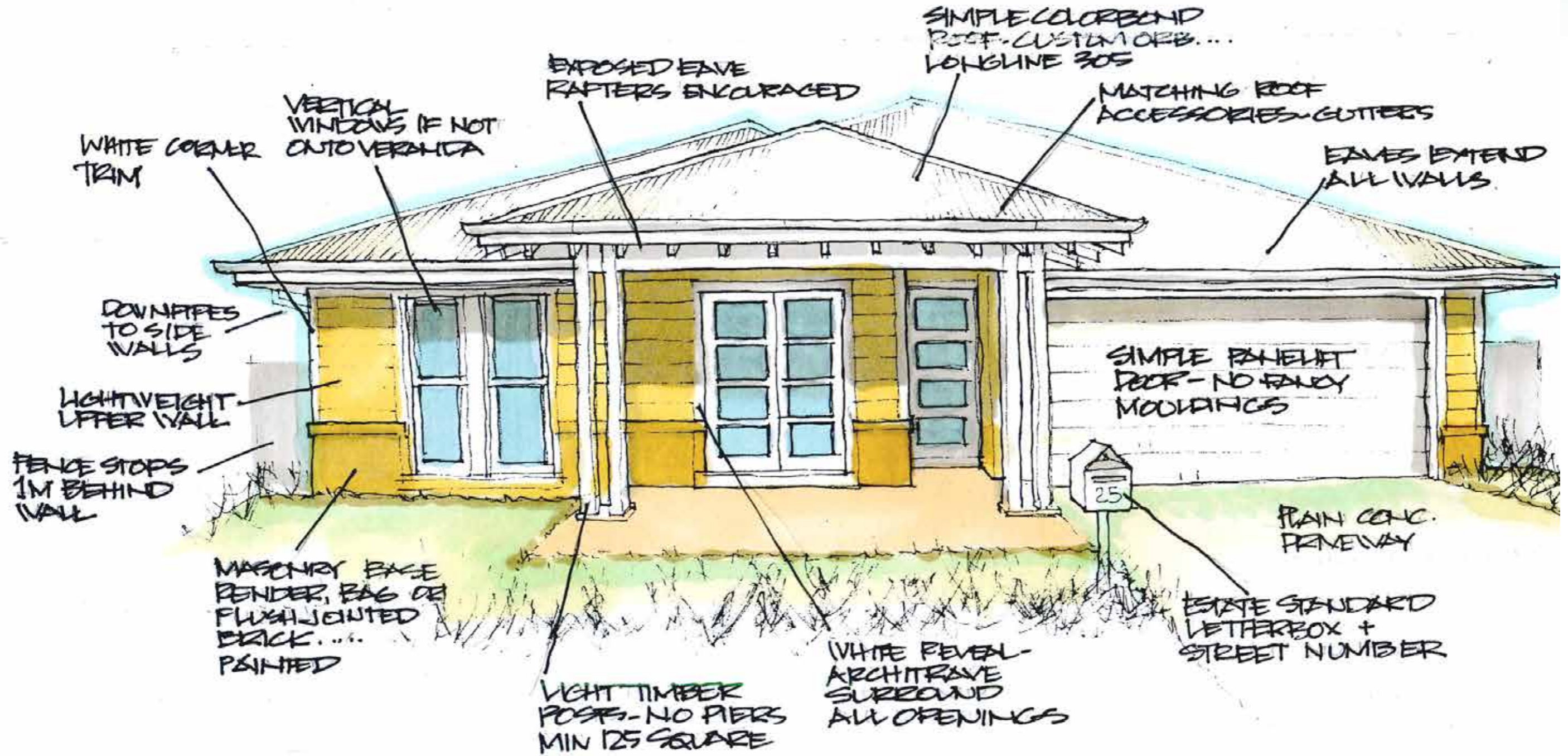
Metricon Homes: Yalamba - Plantation Facade Modified





# Example 2.

McDonald Jones Homes: Milano - Balinese Resort - Facade Modified



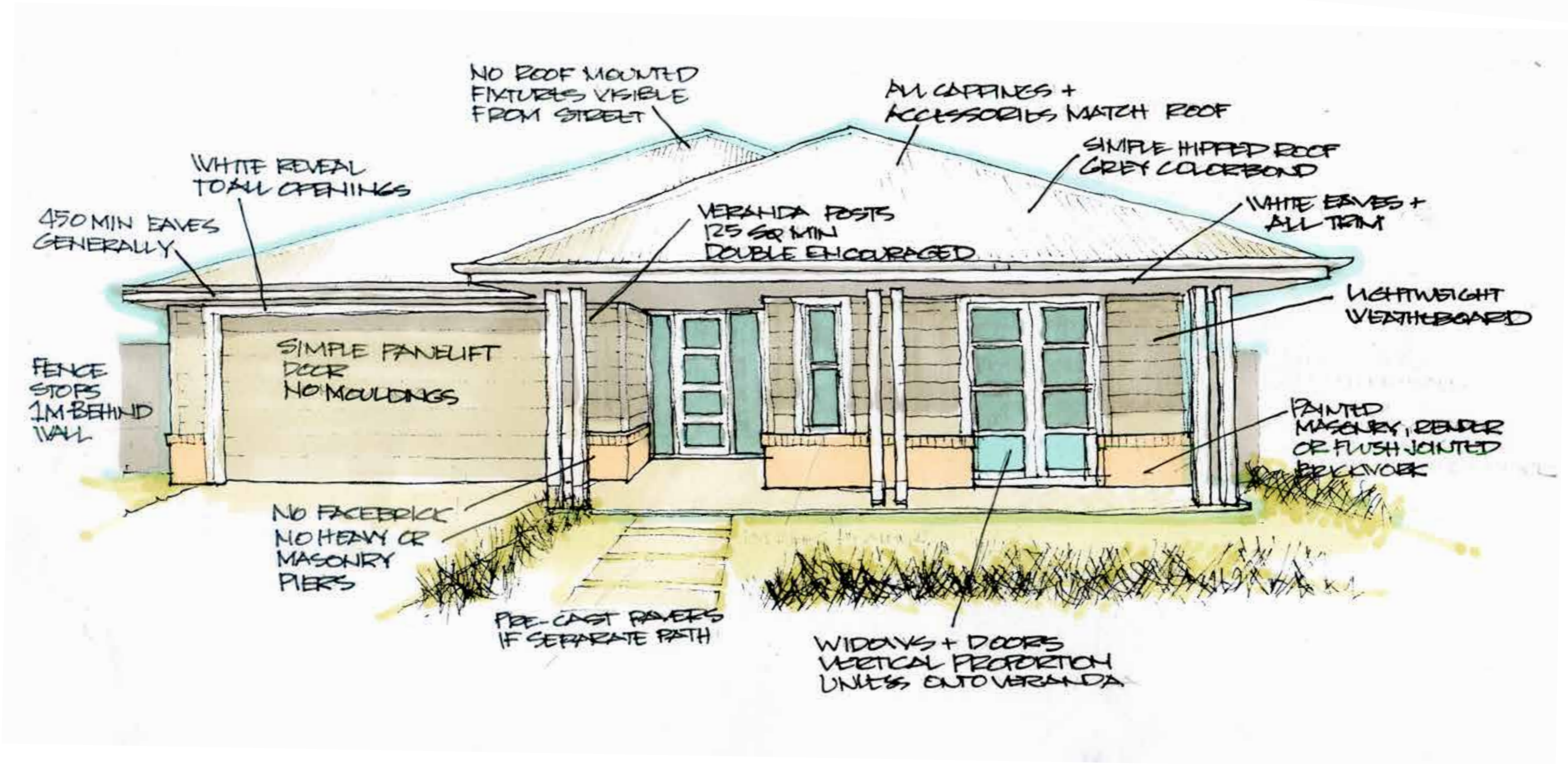
# Example 3.

Rawson Homes: Bedarra - Facade Modified



# Example 4.

McDonald Jones Homes: Havana Metro A - Facade Modified



# beaches.

CATHERINE HILL BAY

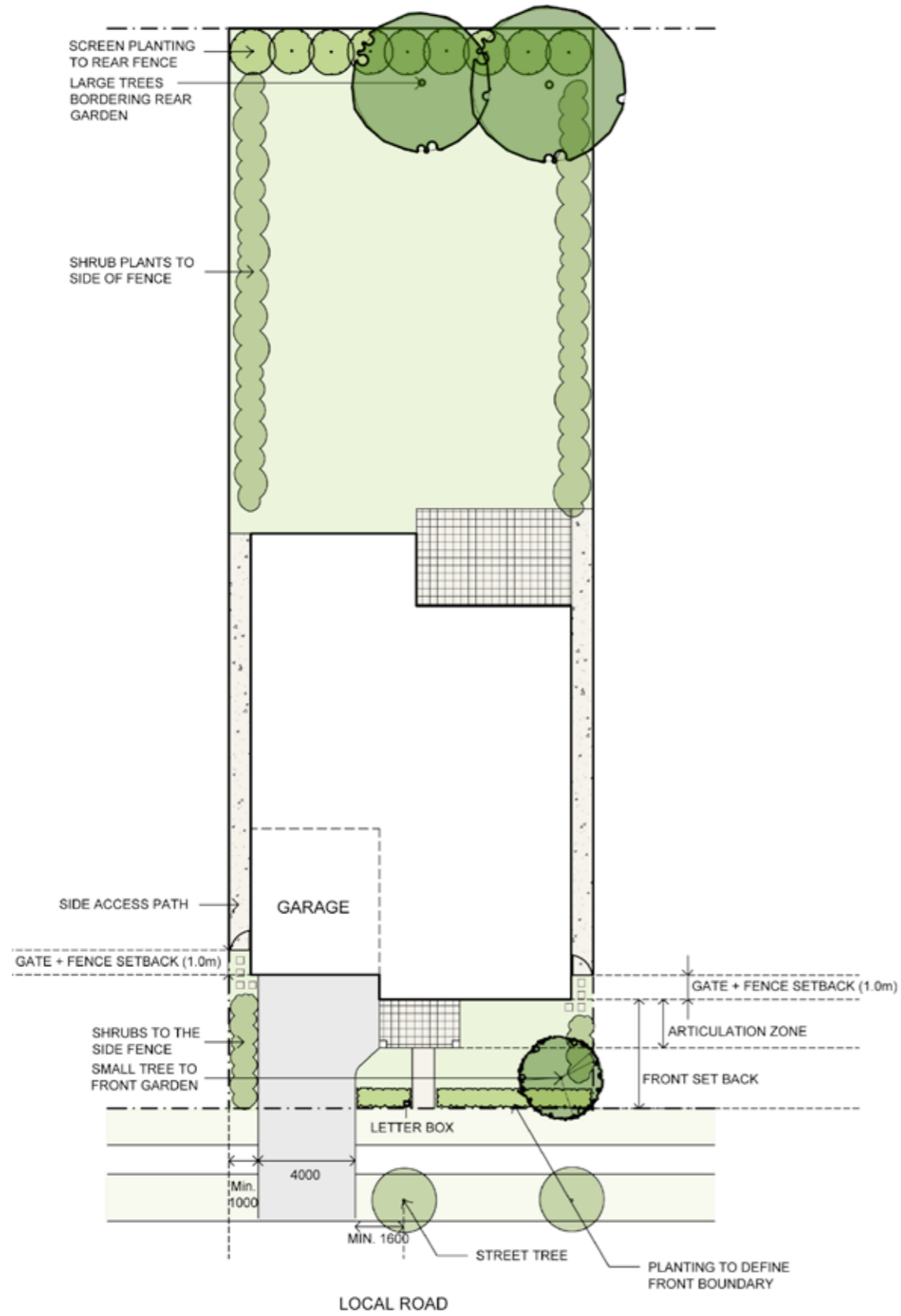
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LANDSCAPING

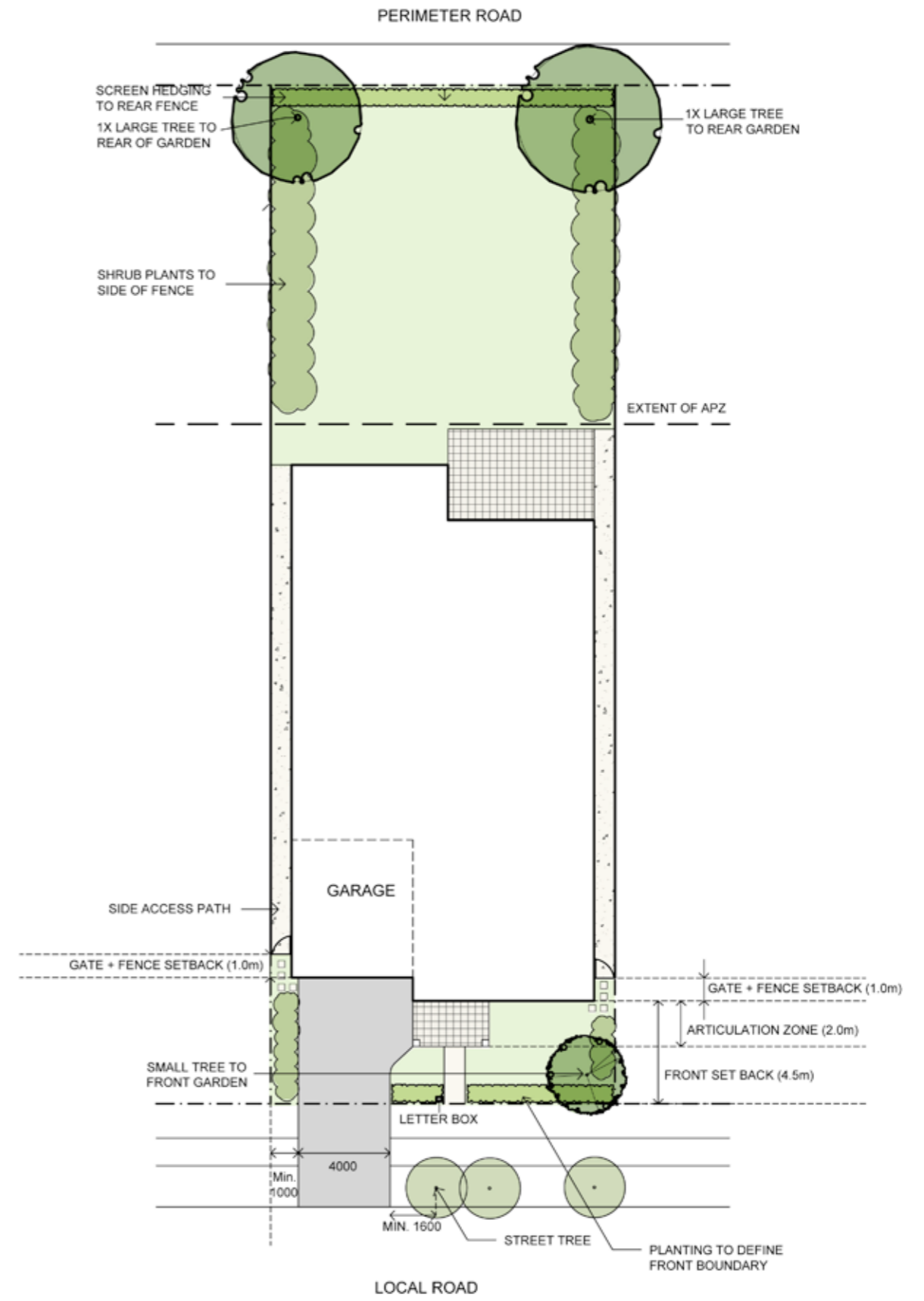
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*Where you really want to be.*

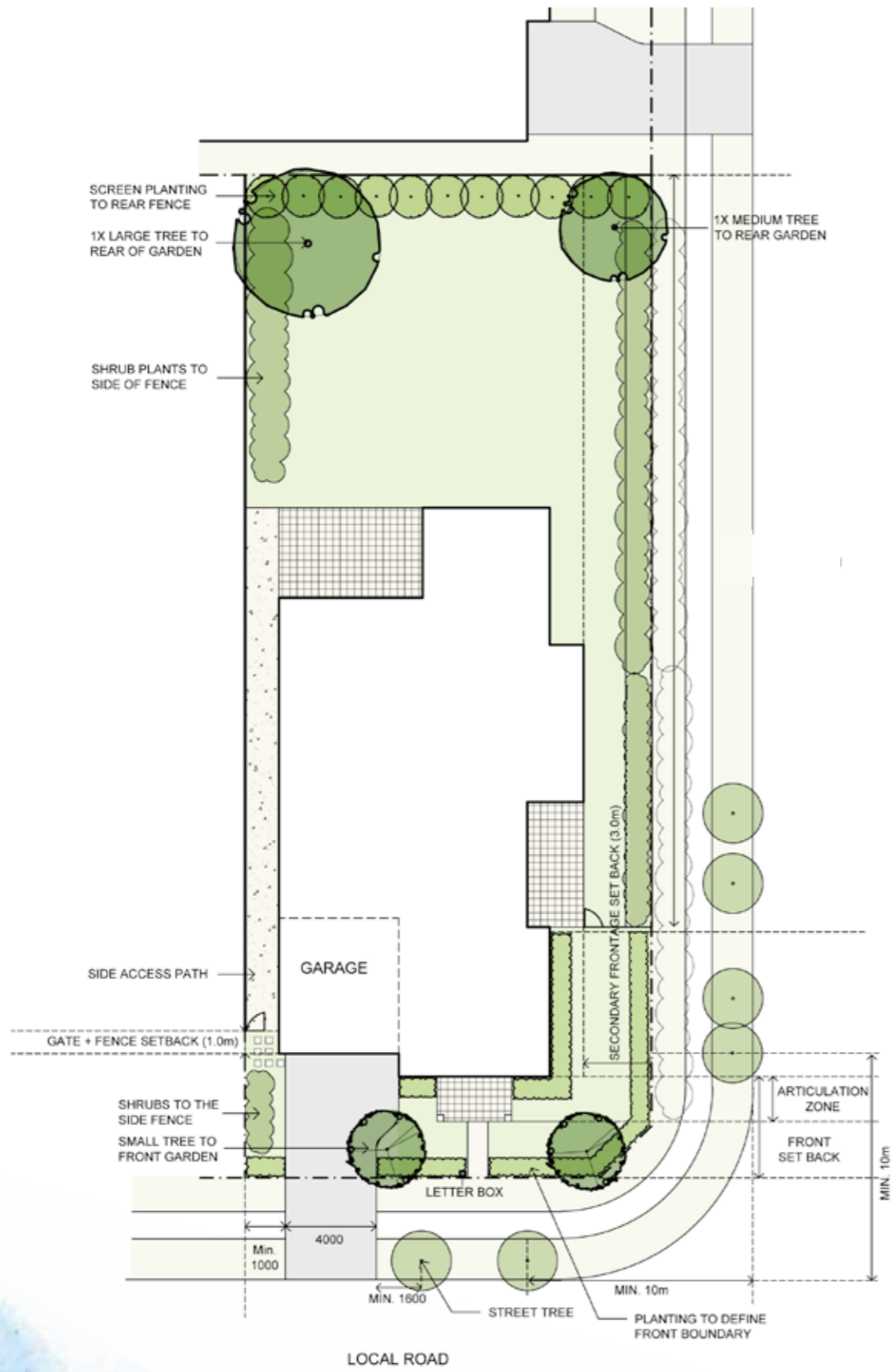
Standard lot



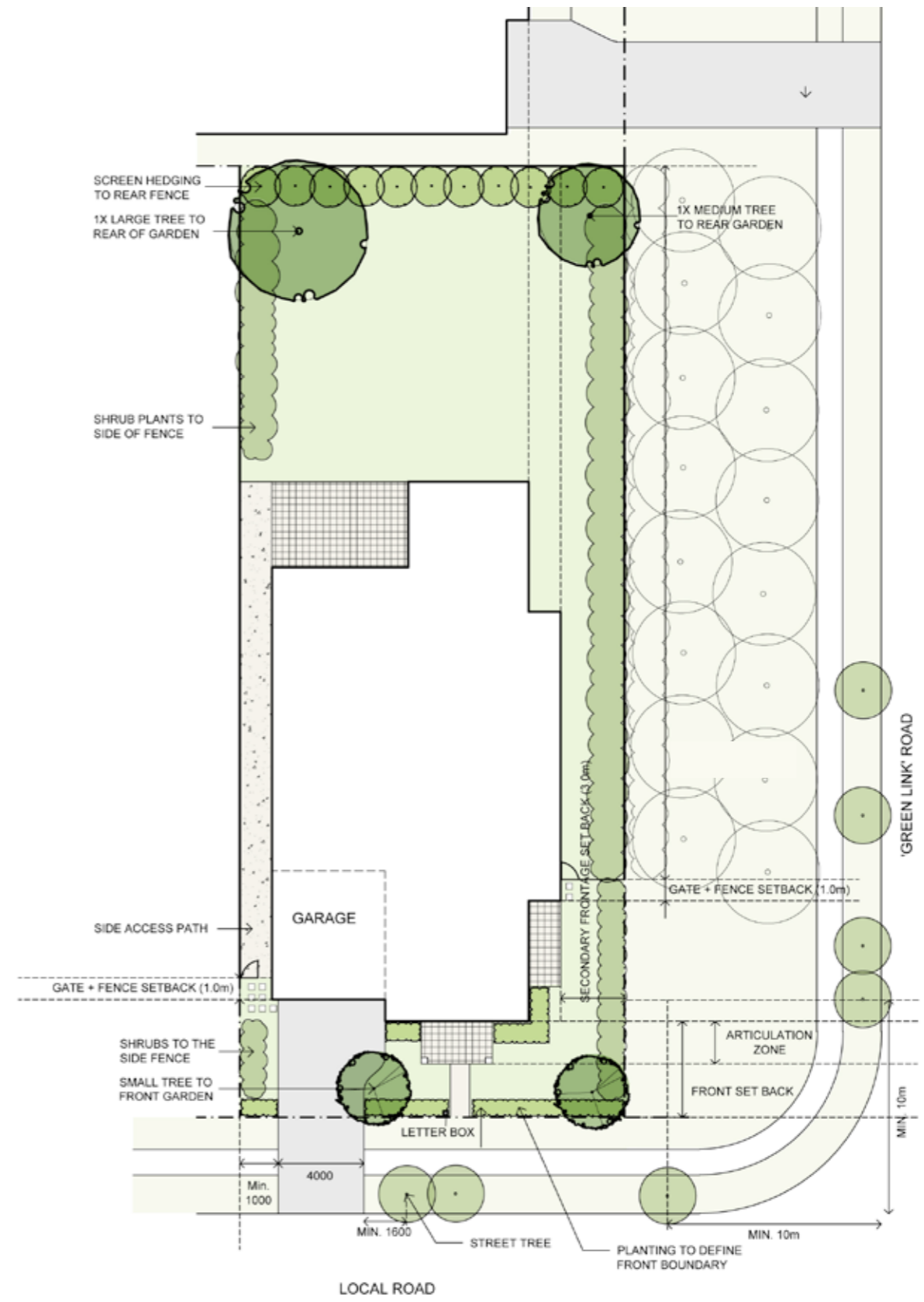
Dual frontage lot



Corner lot - Standard



Corner lot - Green link #1



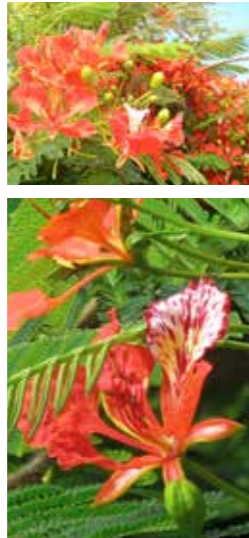
Small Trees: Exotic



Hibiscus sp. 6-8m  
Hibiscus



Lagerstroemia indica. 3-4m  
Crepe Myrtle (Pink)



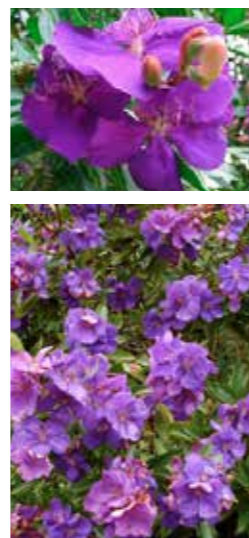
Delonix regia. 6-8m  
Poinciana



Olea europaea. 1.5-2m  
Olive Tree

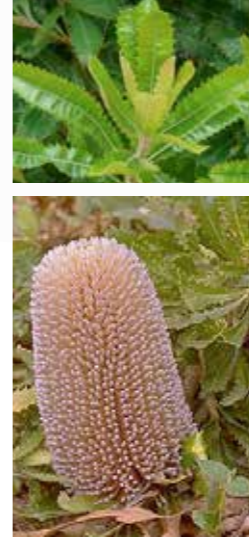


Lagerstroemia indica. 3-4m  
Crepe Myrtle sp

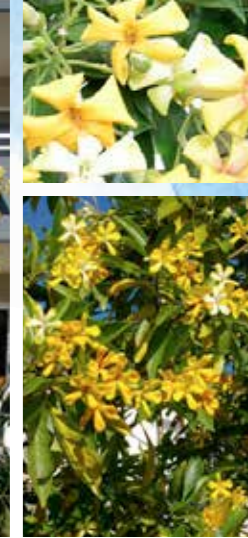


Tibouchina 'Alstonville'. 4-5m  
Lasiandra

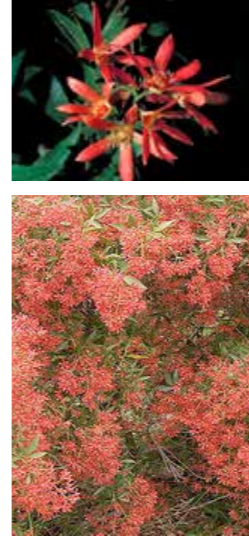
Small Trees: Native



Banksia serrata. 3m  
Old Man Banksia



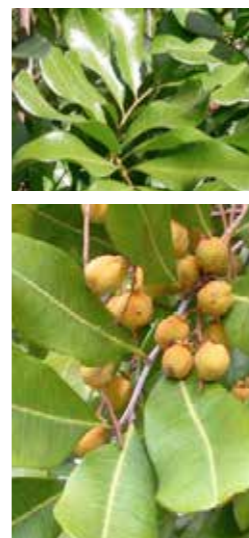
Hymenosporum flavum. 6-9m  
Native Frangipani



Ceratopetalum gummiferum. 4-5m  
Christmas Bush.



Stenocarpus sinuatus. 6-8m  
Queensland Firewheel Tree

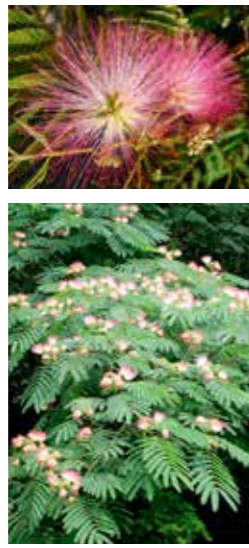


Cupaniopsis anacardioides. 6-8m  
Tuckeroo



Tristaniopsis laurina. 4-10m  
Water Gum

Medium/Large Trees: Exotic



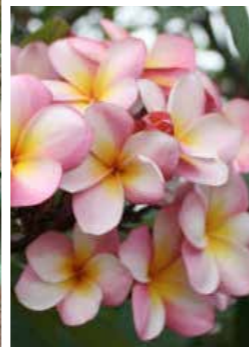
Albizia Julibrissi. 10-15m  
Silk Tree



Plumeria acutifolia. 10-12m  
White Frangipani



Magnolia x 'Soulangeana'. 10-12m  
Saucer Magnolia



Plumeria acutifolia 'Rubra'. 10-12m  
Pink Frangipani



Metrosideros excelsa. 10-15m  
NZ Christmas Tree



Robinia pseudoacacia. 10-15m  
Golden Robinia

Medium/Large Trees: Native



Banksia integrifolia. 20-25m  
Coastal Banksia



Corymbia maculata. 25-30m  
Spotted Gum



Elaeocarpus reticulatus. 10-15m  
Blueberry Ash



Eucalyptus moluccana. 8-10m  
Grey Box



Melaleuca linariifolia. 8-10m  
Flaxleaf Paperbark



Melaleuca styphelioides. 6-15m  
Prickly leaved paper bark



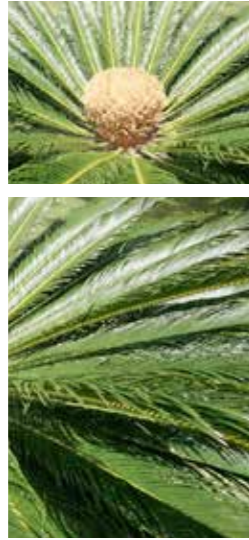
Palms and Ferns



*Archontophoenix cunninghamiana*. 15-20m  
Bangalow Palm



*Dypsis lutescens*. 10-12m  
Golden Cane Palm



*Cycas revoluta*. 6-7m  
Sago Palm



*Livistona australis*. 25-30m  
Cabbage Palm



*Dicksonia antarctica*. 1.5-2m  
Soft Tree Fern



*Rhaps excelsa*. 2-2.5m  
Lady Palm

Feature Trees



*Aloe* sp. 0.3-0.5m  
Aloe



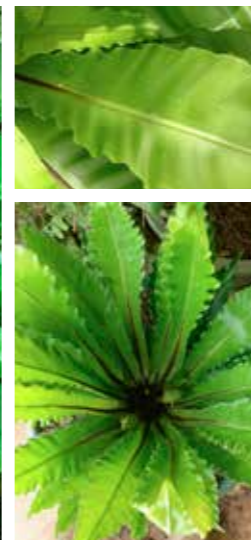
*Cordyline fruticosa*. 4-6m  
Cordyline



*Agave attenuata*. 0.5-1.5m  
Agave



*Cordyline stricta*. 4-5m  
Cordyline



*Asplenium nidus*. 0.8-1m  
Birds Nest Fern

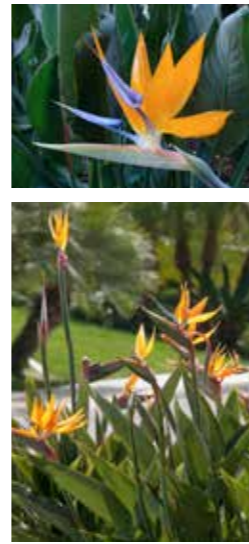


*Crinum pedunculatum*. 1.5-2m  
White Swamp Lily

Feature Tree

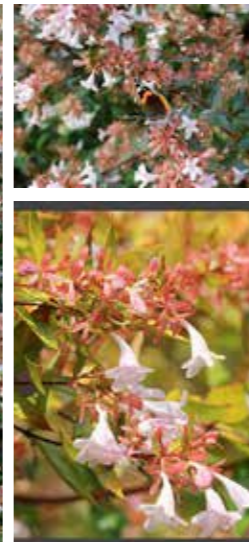


Doryanthes excelsa. 1.5-2m  
Gynea Lily



Strelitzia reginae. 1m  
Bird of Paradise

Shrubs: Exotic



Abelia x grandiflora  
Glossy Abelia



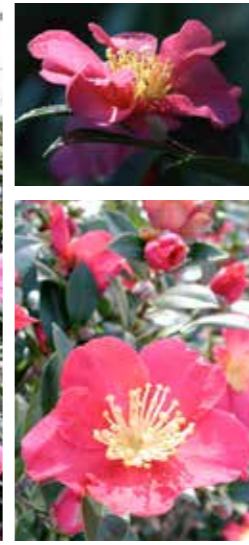
Hibiscus 'sp. 5-6m  
Hibiscus



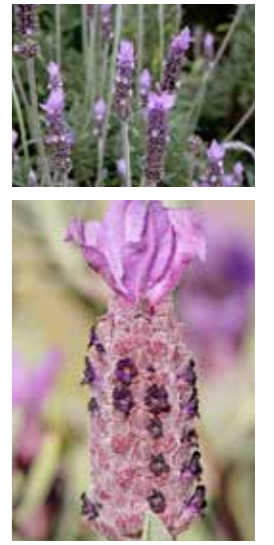
Dracaena draco. 2-3m  
Dragons Tree



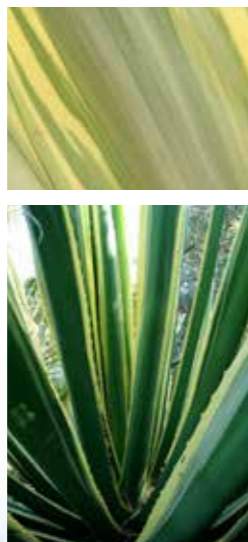
Xanthorrhoea australis. 3-4m  
Grass Tree



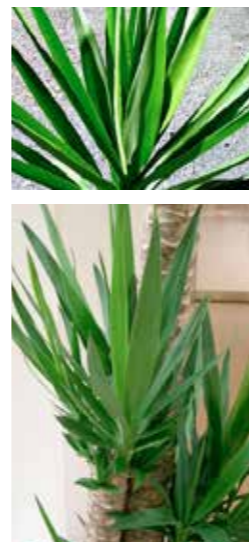
Camellia sasanqua sp. 2-3m  
Sasanqua



Lavandula dentata. 0.5-1m  
Toothed Lavender



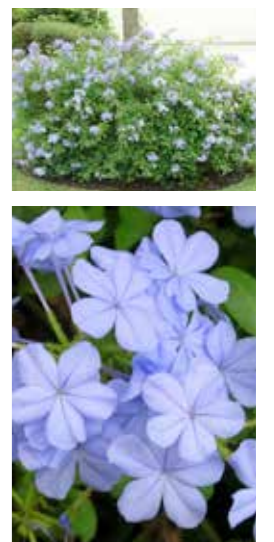
Furcraea sp. 2-3m  
Furcraea sp.



Yucca elephantipes. 7-9m  
Soft-tipped yucca



Echium decaisnei. 2-3m  
Viper's bugloss



Plumbago auriculata. 1.5-2m  
Plumbago

**Shrubs: Exotic**



*Raphiolepis indica*. 0.6-1m  
**Indian Hawthorn**



*Viburnum tinus*. 2-7m  
**Laurustinus**



*Strelitzia reginae*. 0.8-1m  
**Bird of Paradise**



*Viburnum odoratissimum*. 2-4m  
**Sweet Viburnum**

**Shrubs: Native**



*Acmena cultivar dwarf varieties*. 1-5m  
**Lilly Pilly**



*Adenanthos sericeus*. 1.5-2m  
**Coastal Woolly Bush**



*Banksia spinulosa*. 1.5-2m  
**Hairpin Banksia**



*Bauera rubioides*. 1.5-2m  
**River Rose**



*Callistemon 'Little John'*. 0.8-1m  
**Dwarf Bottlebrush**



*Correa alba*. 0.3-0.5m  
**White Correa**

Shrubs: Native



*Dodonaea boroniifolia*. 2.5-3m  
Fern Leaf Hop Bush



*Murraya paniculata*. 1-1.5m  
Orange Jasmine



*Eriostemon australasius*  
Pink Waxflower



*Pimelea* sp. 0.7-1m  
Pink Rice Flower



*Grevillea* 'Pink Pearl'. 0.5-1m  
Pale Pink Grevillea



*Westringia fruticosa*. 1-1.5m  
Coastal Rosemary

Ground Cover: Exotic



*Carpobrotus* sp. 0.1-0.15m  
Pig Face



*Dietes robinsoniana*. 1-1.5m  
Wedding Lily



*Gazania* Sp. 0.3-0.5m  
The Treasure Flower



*Hymenocallis x festalis*. 0.3-0.6m  
Spider Flower



*Liriope muscari*. 0.3-0.5m  
Creeping Lily



*Pennisetum* sp. 0.3-0.5m  
Fountain Grass

Ground cover: Native



Brachyscome multifida. 0.5m  
Cut-leaf Daisy



Hibbertia scandens. 2-5m  
Golden Guinea Vine



Dianella caerulea. 0.3-0.6m  
Paroo Lily



Lomandra 'Tanika'. 0.5-1m  
Tanika



Grevillea 'Poorinda Royal Mantle'. 0.3-0.5m  
Poorinda Royal Mantal Grevillea



Viola hederacea. 0.1-0.2m  
Native Violet

Climbers: Exotic



Allamanda cathartica. 1.5-2m  
Golden Trumpet



Rosa Sombreuil. 2.5-4m  
White Climbing Rose



Bougainvillea Sp. 1.5-2m  
Bougainvillea



Trachelospermum jasminoides. 2.5-3m  
Star Jasmine



Clematis florida. 1.8-2.4m  
Clematis



Wisteria Sp. 8-12m  
Wisteria

Climbers: Native



Hardenbergia violacea. 1.5-2m  
Native Sarsparilla



Hibbertia scandens. 2-5m  
Golden Guinea Vine



Hardenbergia violacea 'Alba'. 1.5-2m  
White Coral Pea



Muehlenbeckia axillaris. 0.1-0.3m  
Climbing Lignum



Hibbertia dentata. 1-2m  
Twining Guinea Flower



Pandorea jasminoides 'Alba'. 2.5-3m  
Alba Bower Plant

# Glossary of terms.

**Articulation** - Adding the architectural interest to a building by breaking down a large building mass into smaller sections. This may involve:

- Changing the wall or roof lines.
- Defining elements with use of varying materials.
- Combining single storey and two storey elements.
- Providing architectural elements such as shading devices, balcony's, pergolas and verandahs.

**Articulation Zone** - The area within the front setback where open verandahs, balconies, balustrades, porticos and the like, which contribute to the Beaches character and streetscape, may encroach.

**Architectural Trim** - Secondary wall elements including verandah posts, handrails, balustrades, windows, doors and architrave surrounds, cover moulds, corner moulds, friezes, louvres, shutters and the like.

**Building Height** - Means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, masts, flagpoles, chimneys, flues and the like.

**Corner lot** - Means a lot which has more than one frontage to, and predominantly visible from a road, reserve or other public space.

**Corner expression**

Architectural emphasis of the part of the dwelling closest to the corner, which may be achieved by any combination of:

- A variation in the building form and/or massing
- An architectural element (such as a verandah or pergola) which wraps the corner.
- The continuation of elevation elements such as windows and wall finishes on each corner facade.

Landscaping featured and planting configurations must continue around the corner.

**Dual frontage lot** - Means a lot which has frontage to both the local road and the perimeter road or Montefiore Street.

**Front building line** - The line formed by the main external face of the building facing the primary street frontage excluding any elements within the articulation zone or any minor projections such as shading devices, balconies or verandahs.

**Landscaped area** - Means all the areas available for deep soil planting that are greater than 2m in width.

**Secondary road frontage** - Means the longer frontage where a corner allotment has two or more frontages.

**Site Coverage** - Means the proportion of a site area covered by buildings. However, the following are not included for the purposes of calculating site coverage;

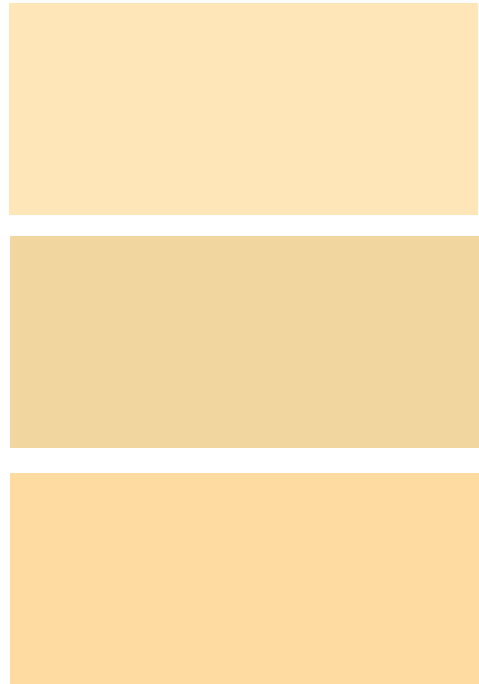
- Any basement.
- Any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary.
- Any eaves.
- Unenclosed balconies, verandahs, decks, pagolas and the like.

**Storey** - Means a space within a building that is situated between one floor level and the next floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

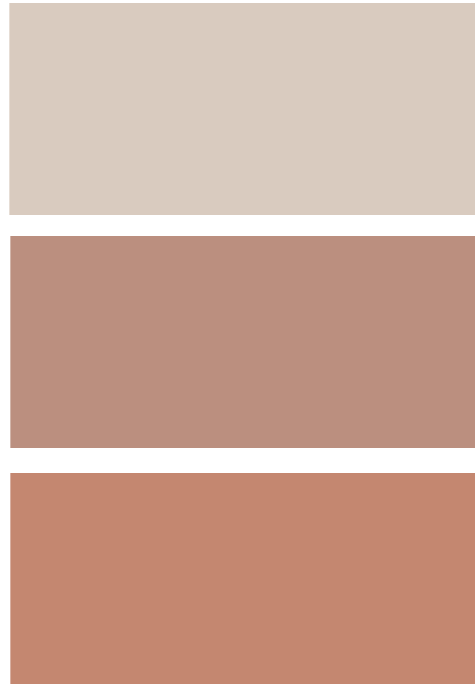
- A space that contains only a lift shaft, stairway or meter room, or;
- A mezzanine, or;
- An attic.

# External House Colours.

Yellow



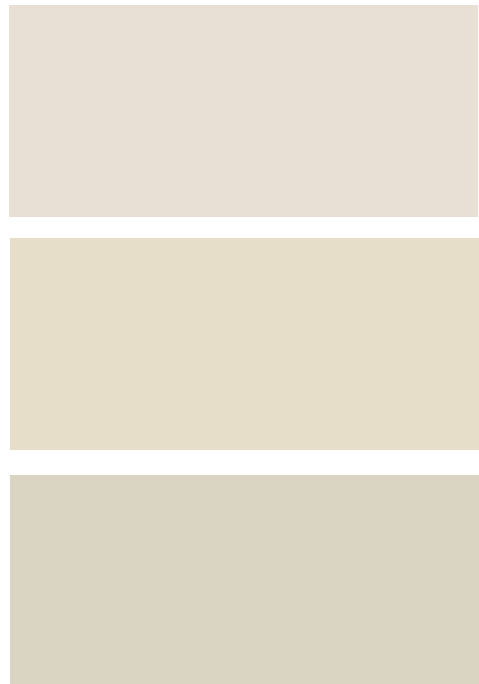
Red



Blue



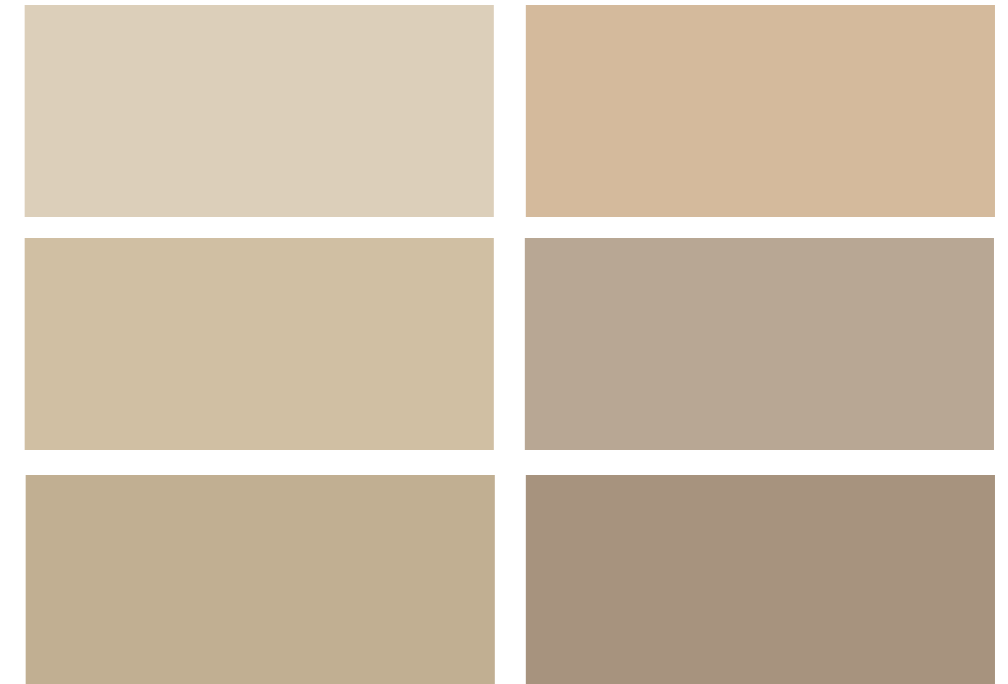
Neutral



Grey



Earth







# Pull-out design checklist.

**Purchaser/Owner** \_\_\_\_\_ **Lot#** \_\_\_\_\_

**Architect/Designer/Builder** \_\_\_\_\_ **Date** \_\_\_\_\_

Documents to be submitted	Comment	Yes
Survey / Site Levels		<input type="checkbox"/>
Site Plan		<input type="checkbox"/>
Floor Plans		<input type="checkbox"/>
Elevations Sections		<input type="checkbox"/>
Landscape Plan		<input type="checkbox"/>
Materials + Colour schedule & Samples (including colour swatches)		<input type="checkbox"/>

Guideline	Comment	Yes
Excavation Cut or Fill 1m MAX		<input type="checkbox"/>
Retaining Walls Max 0.5 metre high?		<input type="checkbox"/>
Retaining Walls Estate Standard?		<input type="checkbox"/>
Dual Frontage? Address both frontages		<input type="checkbox"/>
Corner Lot - Address both frontages		<input type="checkbox"/>
Corner Lot - Garage to secondary recommended		<input type="checkbox"/>
Front Setback 4.5m (3m side street)		<input type="checkbox"/>
Front facade elements Verandah, pergola Max 2m encroachment:		<input type="checkbox"/>
Side Setback (1sty 0.9m, 2sty 1.5m)		<input type="checkbox"/>
Rear Setback 5.0m min		<input type="checkbox"/>
Crossover/ Driveway 4.0m MAX wide		<input type="checkbox"/>
Driveway 1m from side boundary MIN		<input type="checkbox"/>
Crossover & Drive plain concrete		<input type="checkbox"/>
Wall Material/Colour		<input type="checkbox"/>
Window, Door Material/colour: White		<input type="checkbox"/>
Trim Material/ Colour: White		<input type="checkbox"/>
Pier, Posts, Column: White		<input type="checkbox"/>
Balustrading: Detail/ Colour: White		<input type="checkbox"/>
Roof Material/ colour: Grey		<input type="checkbox"/>
Roof Pitch 15-30°		<input type="checkbox"/>
Eaves min 450 Gnd Flr, 600 1st Flr		<input type="checkbox"/>
Gutters, RWPs:		<input type="checkbox"/>
Garage Door max 6m wide material/colour		<input type="checkbox"/>

Front/Street Boundary edge	<input type="checkbox"/>
Side/Rear Fence	<input type="checkbox"/>
1.8m Lapped & Capped Hardwood. 1.0m behind front building line.	<input type="checkbox"/>
Paving	<input type="checkbox"/>
Public Space Frontage Fence	<input type="checkbox"/>
Mandatory Front Planting	<input type="checkbox"/>
Ancillary Structures	<input type="checkbox"/>
Mail Box: Estate Standard	<input type="checkbox"/>
Discrete Clothes Line	<input type="checkbox"/>
Discrete Water Tanks etc	<input type="checkbox"/>
Discrete External Pipes, Meters, Plant, Antennae etc	<input type="checkbox"/>

**Notes or comments:**

Notes:



# beaches.

CATHERINE HILL BAY

## Need a hand?

A pull-out design checklist can be found in the back pages of this brochure. If you or your builder require advice or would like to discuss your concept plans before submitting to the Design Review Committee for approval please do not hesitate to contact:

**Beaches Design Review Coordinator - Linc Roberts**

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[mail@planninglink.com.au](mailto:mail@planninglink.com.au)



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Creating a quality way of living