



TRINITY POINT

LAKE MACQUARIE

DESIGN GUIDELINES
JUNE 2016

1. OBJECTIVES



1.1 PURPOSE OF THE DESIGN GUIDELINES

The residential precinct at Trinity Point adjoins a world class waterfront development featuring a Marina, restaurant and function centre, day spa and high quality tourist and residential apartments. It is required that homes in Trinity Point will be delivered to a high level of design excellence carefully integrated in a landscaped setting and respecting the views to Lake Macquarie.

These design guidelines aim to elevate the quality of the homes so that it creates a complimentary relationship with the world class waterfront outcome to be delivered at Trinity Point. The guidelines aim to assist new landowners with the designs of their new homes in order to create a neighbourhood character exhibiting high quality dwellings.

THE OBJECTIVES ARE:

- Provide easy flexible guidelines for you and your builders/architect to follow when planning your home at Trinity Point.
- Provide you with the comfort that the amenity of the Trinity Point community will remain attractive by ensuring a consistent standard of architecture and landscaping.
- Protect the long term value of your investment by ensuring a quality environment.

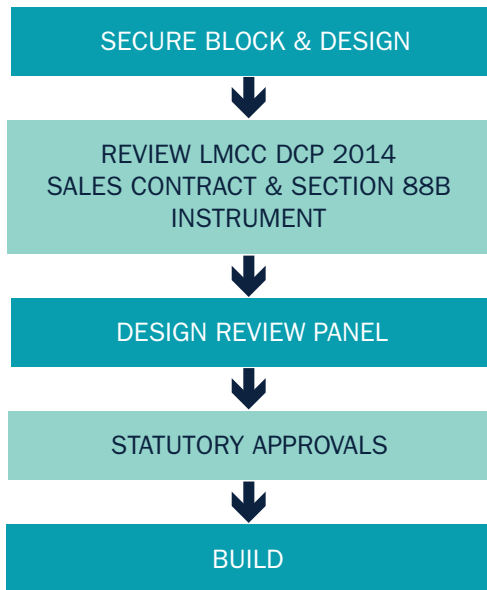
1.2 DESIGN REVIEW PANEL

All design details of the proposed home designs will be required to be submitted to the Design Review Panel for review and approval prior to the lodgement of a Development Application with Lake Macquarie City Council or via alternative approval processes.

Johnson Property Group has appointed a Design Review Panel to ensure compliance of future housing and landscaping works with the appropriate design guidelines. The Design Review Panel will operate until the last allotment is sold within the development. The Review Process, as summarised in Section 1.3, will permit buyers to develop detailed concepts for individual lots consistent with these guidelines.

Applications based on merit may be assessed at the discretion of Johnson Property Group on a case by case basis. Merit based assessments will also require a detailed written report outlining the deviations from the Design Guidelines and their associated justifications.

1.3 THE DESIGN REVIEW PROCESS



1.4 RELATIONSHIP TO THE DCP & COUNCIL APPROVAL PROCESS

The Design Guidelines are not intended in any way to replace Council's development controls. Rather, they complement Council's Controls by ensuring a high quality design outcome. All new dwellings will still require the normal development application and building approvals and should be consistent with the development controls in Lake Macquarie DCP 2014 and the specific guidelines within this document. Compliance with the Design Guidelines is not an endorsement by Johnson Property Group that Council will approve your application.

2. BUILDING DESIGN GUIDELINES



2.1 STREETScape

- No historical or period style architecture is permitted – examples are, but not limited to Federation, Colonial, Californian Bungalow, Victorian or Georgian styles (including feature circles, vents to gables, finials, fretwork, mouldings or faux-style/era elements).
- Mass produced and commonly replicated project home facades will not be considered.
- Same or similar house designs are not to repeat more regularly than one in every five houses.
- Main entry to all homes must face and address a street front.
- Dwellings on corner lots must address both street frontages.
- Front elevation must be articulated to the street.
- Facade elements must be functional and not purely decorative.
- Front elevation must be articulated to the street (refer to Lot Planning guidelines for detail).
- Face brickwork is not permitted.
- Stacked stone is not permitted.
- Highly polished reflective finishes are not permitted.

2.2 FRONT ENTRY

- Entry porticos are generally not permitted, i.e. prominent entry forms that project forward of the building line and are supported on columns (includes neo-classical and lychgate entry statements).
- Entry canopies must be cantilevered, suspended or part of the roof form.
- Two-storey columns are not permitted.
- Stacked stone columns are not permitted.
- Facade finishes are to be in a colour and material consistent with those identified in Section 2.7 & 3.1.

2.3 WINDOWS & DOORS

- Size and positioning of windows should maximise natural light and establish an indoor/outdoor relationship.
- Repetitive vertical slot windows with a ratio greater than 2:1 are not permitted.
- Security screens which are visible from the street or public pathways shall be Amplimesh 'Clearguard' or equivalent (without patterns, bars or grills) and approved by the Design Review Panel prior to installation. The screen frame must be of a similar colour to that of the door/window.
- Multiple inset panels are not permitted on entry doors.
- Leadlight glass is not permitted.
- Colonial/period era copies are not permitted.

2.4 ROOF

- Skillion, flat or curved roofs are preferred, if a pitch roof is proposed it must have a maximum pitch of 25°.
- Dutch gables are not permitted.
- Eaves must be a minimum of 450mm (excluding gutter).
- Skylights, ventilators and satellite dishes are to be located and/or finished to ensure they have limited visibility from the street.
- Solar collectors are to be located and/or finished to ensure they have no visibility from any street or a public place.
- No historical or period style architecture is permitted – examples are, but not limited to, Federation, Colonial, Californian Bungalow, Victorian or Georgian styles.
- Roofs must be weather-tight metal cladding or metal deck sheeting.
- Raw galvanised/zincalume finishes are not permitted.
- Roof finishes are to be in a colour and material consistent with those identified in Section 2.7 & 3.1.
- Roof design is to be sensitive to existing water views enjoyed by neighbouring properties by the formal expression and siting of the dwelling and by the implementation of low pitched, flat or curved roofs, sympathetic to the surrounding topography.

2.5 GARAGES & OUTBUILDINGS

- Garage frontages larger than double are not permitted.
- One vehicle crossover per lot is permitted. The maximum width of a driveway at the property boundary is 4.5m.
- Single garage doors are to be no wider than 3.2m, double garage doors no wider than 6m.
- Minimum of two car parking spaces must be provided within the allotment.
- Garage door must be tilt up or panel lift.
- Feature patterns, multiple inset panels or windows are not permitted.
- Garage door finishes are to be in a colour consistent with those identified in Section 2.7 & 3.1.

2.6 ANCILLARY STRUCTURES

All external ancillary structures located at or near ground level are to be located in areas that are accessible but not visible from the street and away from view from any public area including:

- Air conditioning units
- Hot water heater tanks
- Gas systems
- Clotheslines
- Children's play equipment
- Shade structure
- Rainwater tanks
- Enclosed filtration and pumping equipment
- Each dwelling must have its own space for garbage and recycling bins which are not visible from the street.

2.7 DUAL OCCUPANCIES

- Dual occupancy development (both attached and detached), secondary dwellings, granny flats and studios are not permitted in any part of Trinity Point unless prior approval has been obtained from Johnson Property Group.

2.8 MATERIAL PALETTE

- External materials must be rendered masonry, timber, glass, lightweight cladding and metal cladding (pre-finished metal cladding, copper, zinc and steel).
- Bright or intense colours are not permitted.
- Where masonry is used for two-storey dwellings the upper storey is encouraged to incorporate lightweight materials.
- Lightweight cladding must be articulated (lapped planks, expressed joints etc.).
- Rendered villaboard and Blueboard™ or similar are not permitted.
- Clean and neat junctions must be provided between materials and finishes.
- Finishes are to be in a colour and material consistent with those identified in Section 3.1. Other colours that blend with the natural environment will be assessed by the Design Review Panel on a case by case basis.

2.9 LANDSCAPE

- Landscaping must be provided within the front setback area to provide an interface between the street and the dwelling.
- Timber retaining walls viewed from a public space are not permitted).

SIDE AND REAR BOUNDARY ZONES

- Front setback zone from the street must be planted and landscaped.
- Must provide a minimum 1m landscaping zone along the side boundary.
- Must provide a minimum 2m landscaping zone along the rear boundary.
- Medium sized tree and larger shrubs must be provided alongside and rear boundaries where possible, to provide shading and privacy.

SIDE AND REAR YARDS

- Paving to front and side courtyards should be in unit pavers.
- Bins and drying areas must be located in the least visible position, especially where lots have two street frontages. Where unavoidable, a painted/ stained timber battened screen with 50mm gaps with vine cover should be used to eliminate visibility from the streets. Alternative screen designs will be considered by the Design Review Panel.

STREET TREES

- All street trees installed by the developer and located within the nature strip must not be removed without the prior consent of council. All costs to relocate or remove these trees shall be borne by the landowner.

LETTERBOXES

- Letterboxes must be of contemporary design and integrated into the proposed landscaping.

DRIVEWAYS

- Driveways from kerb to boundary line are to be in natural, off-white concrete to match adjacent footpath.
- Driveways internal to the site must be unit pavers.
- Stencilled concrete patterns are not permitted.
- A minimum of 1m grass or planting must be provided between the driveway and side boundary.

FENCING

- Colorbond fencing is not permitted.
- No front fences are permitted.
- Side fences greater than 1.2m high are not permitted beyond or 1m behind house frontage.
- Privacy fencing to the secondary street frontage is permitted. The fence must start at least 5.5 meters behind the forward most building line of the dwelling fronting the primary street. The fence must provide visual relief through the use of plantings and articulation.

3. COLOUR & MATERIAL PALETTES



3.1 GENERAL COLOUR & MATERIAL PALETTE

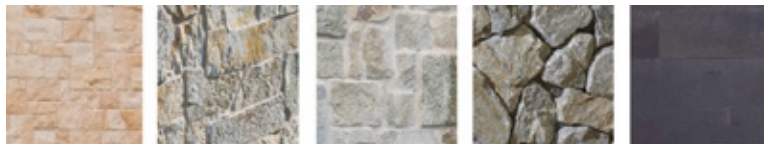
PAINT COLOURS



COLORBOND



STONE



METAL CLADDING



4. APPENDIX



4.1 GENERAL DESIGN PRINCIPLES

- Design to present a unique and distinct architectural strategy which positively contributes to the estate.
- Design of the dwellings should complement the existing or approved adjacent dwellings but not mimic the design or material selection.
- Design of dwelling to maximise opportunities for shade and provide generous overhangs where possible.
- Provide adequate side and rear boundary separation between dwellings allowing reasonable view sharing, privacy between dwellings and opportunities for landscaping in accordance with the setbacks articulated in the Lake Macquarie DCP 2014. Ensure equitable solar access to the principal living areas and private outdoor spaces.
- Designs should take into account orientation of the lot with the aim to maximising solar access and natural cross ventilation to principal living areas and private outdoor spaces.
- External shading devices to windows and doors including roof overhangs and landscape planting should be designed to limit solar access during the summer months, permitting access during the winter months.
- Placement, size and types of windows should be carefully considered to promote natural light and cross flow ventilation to habitable rooms whilst protecting the amenity of neighbouring properties.
- Use of screens, louvres and shutters is encouraged to ensure privacy from neighbouring dwellings.
- Water saving measures including rainwater harvesting and re-use is encouraged. The use of roof mounted photovoltaic cells is encouraged provided they are integrated into the roof design and are not visually prominent from the street or a public place.
- Landscaping to be treated as a significant ingredient in convening the spirit of a quality residential community and helping to create a point of difference from other housing estates.
- Outside of the courtyards, lawn areas should be maximised on the northern sides with shade-tolerant plant species used instead on the southern sides.
- Landscaping to provide a moderate level of privacy without fully screening the dwellings façade.

DESIGN REVIEW APPLICATION FORM



Please complete this form and return with attachments to Johnson Property Group for approval.

Lot Number: _____ Street Address: _____

OWNER'S DETAILS

Name: _____

Current Address: _____

Contact Numbers

Home: (____) _____ Mobile: _____

Business: (____) _____ Fax: (____) _____

Email: _____

BUILDER'S DETAILS

Company Name: _____

Contact Name: _____

Address: _____

Contact Numbers

Home: (____) _____ Mobile: _____

Work: (____) _____ Fax: (____) _____

Email: _____

SUBMISSION REQUIREMENTS

Prior to lodging plans with Council or undertaking any site works, you or your builder/architect will need to obtain written approval from the JPG Design Review Panel by submitting the following details:

SUBMISSION DOCUMENTS REQUIRED FOR LODGEMENT

1. All drawings (site plans, floor plans, elevations and sections etc) in A3 format.	
2. A description of external material finishes including roofing materials and colour palettes used.	
3. Landscaping plan, showing existing and proposed trees, and indication of materials, colours and finishes for landscaping and driveways.	
4. The completed application form annexed to these Design Guidelines.	
5. A detailed written report outlining the deviations from these Design Guidelines and their associated justifications (where relevant)	
6. A copy of approved BASIX report outlining all commitments and referenced on submitted plans (where relevant)	

Note:

- The more detail you provide us up front, the more efficiently we will be able to assess/approve your application.
- These Guidelines (or approval by the Design Review Panel) should not be considered as a substitute for the Lake Macquarie City Council Development Control Plan 2014 (LMDCP 2014). Applicants should consult the LMDCP 2014 (in particular, Part 3, Development within Residential Zones) along with any other applicable planning instruments to make sure that plans meet all Council requirements.
- The Design Guidelines will be annexed to your contract for sale and purchase, and are also referred to in a s88B Instrument that applies to all of the land at Trinity Point. Please consult your legal advisor if you wish to obtain advice on the legal implications of a s88B Instrument.
- The Design Guidelines may be amended from time to time by JPG during the different stages of the Trinity Point community development.

SUBMISSION OF ATTACHMENTS

Email: drp@johnsonpropertygroup.com.au (preferred)

DISCLAIMER OF LIABILITY

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TRINITY POINT

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