

MAGENTA PRECINCT R07B

ARCHITECTURAL GUIDELINES

PRECINCT INTENT

The architecture of Precinct R07B is characteristic of contemporary Australian beachside dwellings which are constructed from durable materials and use light and natural coastal colours. The builtform and materials of R07B draws its inspiration from the neighbouring precincts and the Masterplan.

Any new development (including alterations and additions within R07B) must be complementary and consistent with the architecture and material palette of R07B. The intent is that any new dwellings within R07B appears to have been developed at the same time.

NUMERICAL CONTROLS

STOREYS

2 storeys plus roof top terrace.

HEIGHT

10 metres including roof top terrace. Roof top terrace structure limited to stairs and/or lift to terrace and pergola structure.

SITE COVERAGE

60% of site including garage, verandas, porches, terraces and balconies.

Paved Area: 15% maximum area of total site.

SETBACKS

Front: main building line: 4.5m minimum

Front: garage: 5.5m minimum

Side: 0.9m minimum. A wider setback is encouraged.

Zero lots are permitted on one side boundary only.

Zero lots of adjacent properties are not permitted on the same boundary.

No zero lot permitted between the boundaries of lot 2 and 3.

Rear: 3m minimum

Note: Due to the widths of the Beach House sites, there are no precedent homes demonstrating the 4.5m front setback line. Please take care when designing future dwellings to consider how the use of a 4.5m setback may affect the streetscape. Provide articulation which responds to the setbacks of the neighbouring dwellings.

Note: In addition to these controls, applications must ensure compliance with Central Coast Council's Local Environmental Plan, Development Controls and must have approval from Council prior to commencing work.

STYLE GUIDE

MATERIALS

Ground Floor:

Rendered Masonry

Upper Floor:

Rendered Masonry and weatherboard cladding 150mm profile

Feature elements:

Sandstone cladding on garage or lower walls near entry

Balustrades:

Glass or 316 stainless steel post and wire

Roof:

Colourbond Ultra

Feature soffits:

Decowood

Soffits:

Fibre cement painted

Doors and Windows:

Anodised Aluminium

Garage door:

Colorbond

Fencing:

1800mm high horizontal slatted fence

COLOUR

Rendered Masonry:

Dulux Casper White

Weatherboard

Coastal Colours such as

Dulux Tamas PG2.F6 or

Dulux Pukaki NZ1.B3

Feature elements:

Mount White rock race (Gosford Quarries)

Balustrades:

See note materials

Roof:

Colourbond Ultra Woodland Grey

Feature soffits:

Natural Chestnut

Soffits:

Dulux Casper White half strength

Doors and Windows:

Anodised Aluminium

Garage door:

Surfmist

Fencing:

To match existing (confirm during design process)

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MATERIALS PRECEDENT EXAMPLE

Weatherboard used for upper storey elements or as an accent

Sandstone used as a contrast material. Limit the use of this material to the base of buildings

Decowood pergola structures used as an accent colour. Timber not encouraged due to maintenance issues.

Render in Dulux Casper White for the base of the dwelling.



Example Beach House (Type C1) to provide guidance for material selections in Precinct R07B.

BUILT FORM PRECEDENT EXAMPLE

Setback any roof top terraces from the street. Limit structures to the stairs/lift and pergola structures.

Setback elements of the first floor to reduce bulk and scale and articulation at the street

Provide habitable rooms with balconies overlooking the street to provide visual interest and passive surveillance. Reduce the scale of the garage by using methods such as cantilevering the balcony.

Create space for gardens to soften the built form.

Provide a separate path to the entry door - independent to the driveway.



Example Beach House (Type C1) to provide guidance for builtform in Precinct R07B.