



- Building Guidelines should be read in conjunction with Local L.E.P & D.C.P

1.0 FACADE

1.1 Typical lots:

- residences are to reflect modern contemporary design, complimenting the existing architecture of Pitt Town
- 'mock' styles and/or period designs (i.e Federation, Colonial) will not be permitted

1.2 Corner lots:

- the house facade should reflect similar architectural language from both street frontages
- be well articulated
- max. wall length of 10m with min. 1 wall break to secondary frontage. (min. 400mm step as wall break)
- two storey must have min. 50% single storey element to secondary frontage e.g pergola or verandahs.

1.3 Roof:

- pitch: 24 degree pitch min.
- eave: 450 min
- material: metal roofing or flat profile roof tiles only
- large areas of unarticulated roofing are to be avoided

1.4 Garage:

- no carport or similar structures allowed, unless constructed under the main roof area of the dwelling
- 1m behind front building line i.e closest wall of house.
- Panel lift doors only
- no roller doors or decorative panel lift doors permitted
- cedar coloured slim line doors are encouraged
- decorative windows to garage doors are not permitted

1.5 Verandah/Porch:

- portico/undercover patio area to front of dwelling to be min. 5m²
- ornate timber posts & fibre cement columns are not permitted. Simple timber posts or brick piers are to be used

1.6 material and finishes:

- materials & colours should 'wrap around' the house and terminate at a wall break, or a downpipe.
- natural shades ranging from light earth tones to darker greys, greens browns as well as natural stone materials.
- Approved materials:
 - weatherboard - natural/stain/paint (medium to dark tone colours only)
 - cement render
 - natural stone or similar
 - feature tiles encouraged
 - cedar boarding encouraged for gable treatments (or timber look)
 - monotone brickwork

2.0 LANDSCAPING

2.1 landscape:

- all landscaping must be completed within 6 months of house completion

2.2 driveway

- concrete driveways are not permitted
- gravel, pebbles, volcanic rock, blue metal, bitumen or paved driveways are accepted

2.3 letterbox design:

- must be simple in design & compliant to Australia Post (Please refer to Australia Post brochure for details)
- post and lace style letterboxes are not permitted
- letterboxes should be incorporated into the front fencing where applicable
- should reflect the same materials as the house

2.4 fencing:

typical lot

there are 3 types of fencing to front boundaries only:

- post and open timber rails
- post and wire with top rail
- planting
- side and rear fencing to be 1.8m lapped timber

corner lot

- fencing facing the secondary street should be a maximum of 40% of the boundary length
- one step of 600mm is encouraged

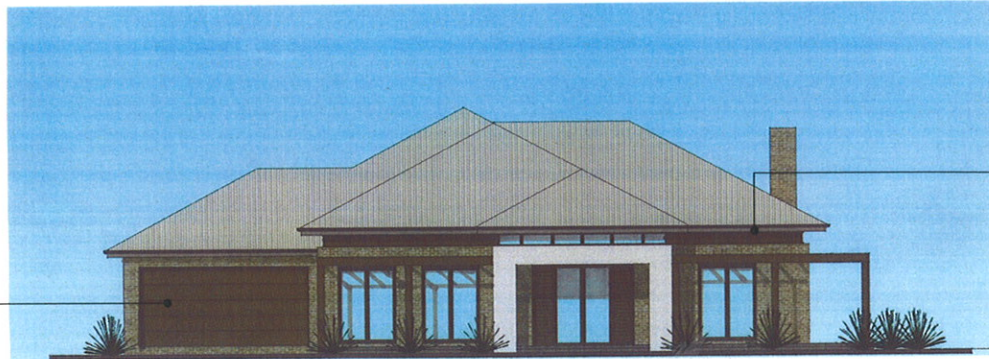


Pitt Town Draft design guidelines

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garage setback
min. 1m behind
front building line
i.e living area.



TYPICAL LOTS

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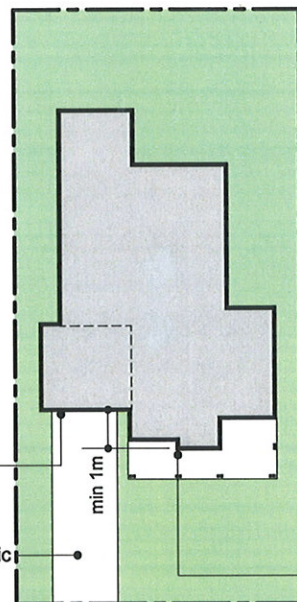
CORNER LOTS

24 degree pitch
min.

metal roofing or
flat profile roof
tiles only
eave: 450 min

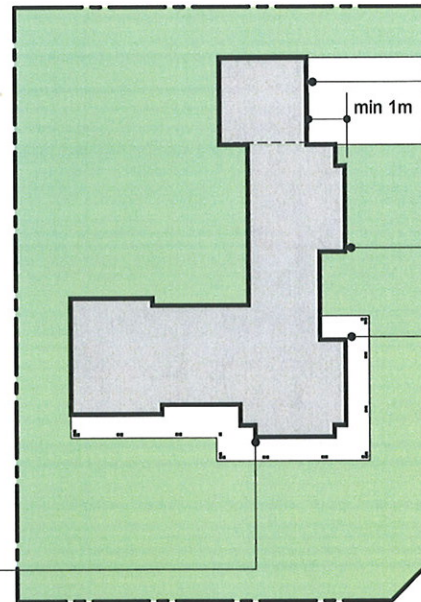
setback min. of 1m
behind front wall of
house

gravel, pebbles, volcanic
rock, blue metal,
bitumen or pavers
driveway accepted



TYPICAL LOTS

main facade to be
well articulated



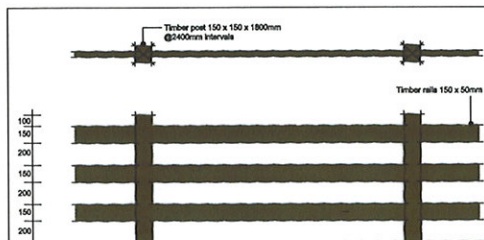
CORNER LOTS

setback min. of
1m behind front
wall of house

at least 1 wall
break as min
400mm step

secondary facade
to be well
articulated with
max wall length
of 10m

an under covered
outdoor living area
with a minimum
dimension of 3m x
3m



POST AND TIMBER RAIL FENCE DETAIL



COLORBOND ROOFING



FLAT PROFILE ROOF TILES



CEDAR BATTENS



ALFRESCO - OUTDOOR LIVING