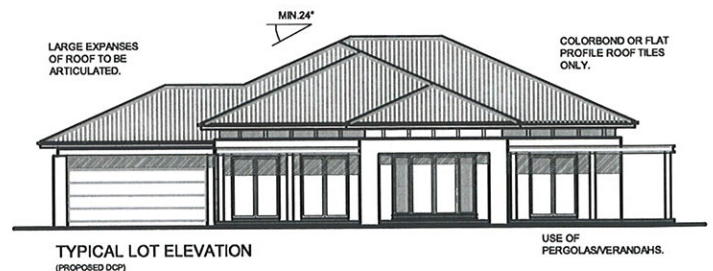
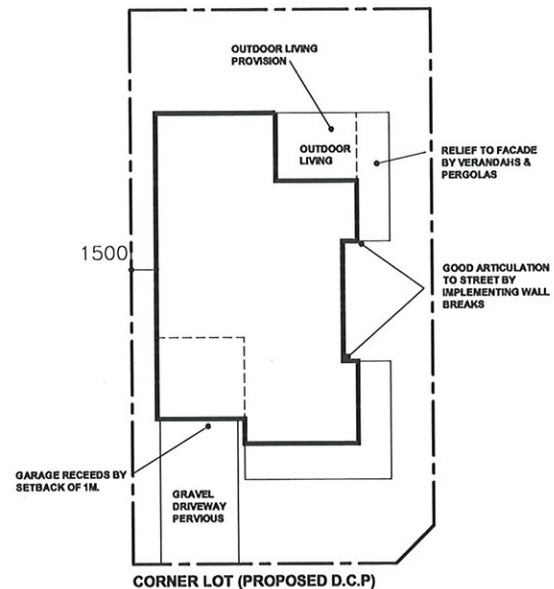
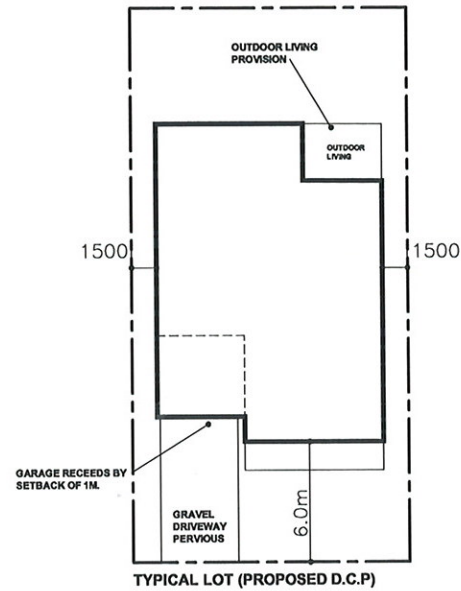
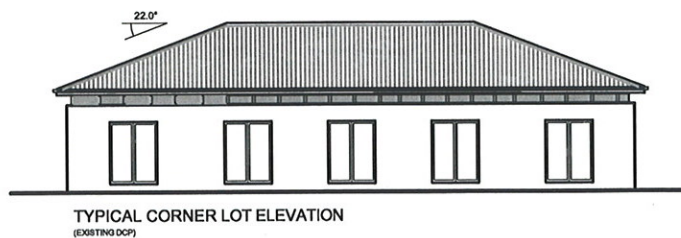
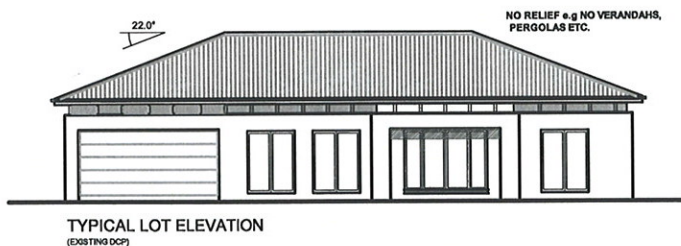
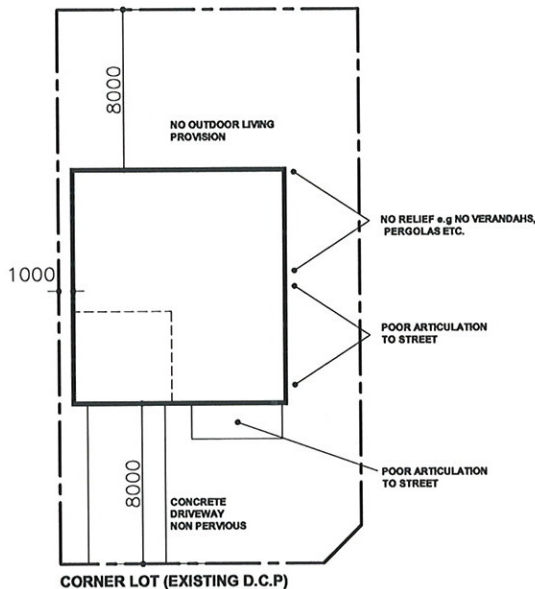
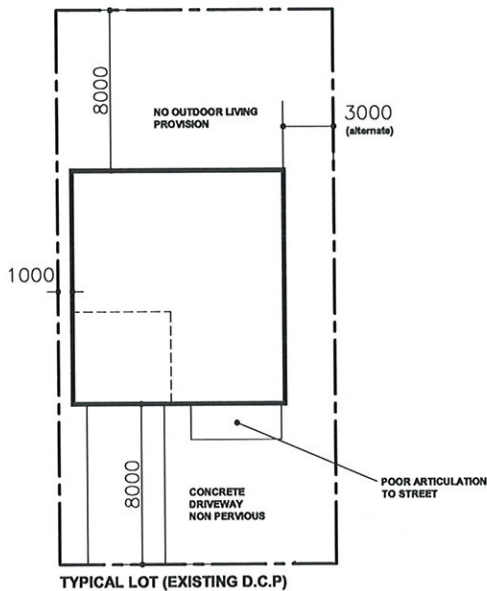




Pitt Town Draft design guidelines

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PAGE 1



AREAS OF CHANGE TO THE HAWKESBURY D.C.P PART D - SPECIFIC DEVELOPMENT.
(examples based on lots 750sqm)

EXISTING

PROPOSED



AREAS OF CHANGE TO THE HAWKESBURY D.C.P PART D - SPECIFIC DEVELOPMENT. (examples based on lots 750sqm)

items	existing	proposed	reference	justification reference no.
site coverage	45% (750m ²)	lots < or =750m ² 60%	PART E 4.14.2 Rules	1
front setback	8m (750m ²)	6.0m (lots<999m ²) 8.0m (lots>1000m ²)	PART E 4.14.2 Rules	2
side setback	3m (750m ²)	1.5m (single) 1.5m (double)	PART E 4.14.2 Rules	3
rear setback	8m (750m ²)	4m (lots<750m ²) 6m (lots>750m ²)	PART E 4.14.2 Rules	4
garage setback (from house)	2m	1m	PART E 4.14.2 Rules (b)	5
corner lot articulation	n/a	1 step min. @400mm	n/a	6
main roof pitch	n/a	24°	n/a	7
eave	600mm	450mm	n/a	8
outdoor living	n/a	3m x 3m	n/a	9
driveway material	sealed	granular material /no concrete	PART D 1.9 Car Parking	10
building height envelope	1.8m height and 45° from boundary	remove	PART D 1.3 Height	11

justification:

- 1 a maximum site coverage of 60% is required on lots up to 750sqm in order to accomodate a good mix of single storey and two storey floor plans catering for different market segments.
- 2 a minimum front setback is required for lots under 999m², to maximise the private open space potential and provide a reasonable open area for large mature trees. a greater setback will also effect the length of driveway, thus increasing the percentage of impermeable surface calculation.
- 3 a minimum side setback of 1.5m is required to allow for construction of single level homes on lots under 750m², and creating the opportunity for greater design flexibility on smaller lots.
- 4 a minimum rear setback of 4m is required to allow for construction of single level homes on lots under 750m². A 4m rear setback will also provide opportunity for lots with north facing side yards to accomodate courtyard design principles, encouraging cross flow ventilation and encouraging correct orientation.



justification (cont):

- 5 a minimum garage setback of 1m is required to allow for greater rear open space on lots under 750m², whilst reducing the length of driveway, thus impacting on impermeability.
- 6 a minimum step of 400mm to an external wall to a corner facade will help provide interesting aesthetics from the street, and give visual relief by providing wall breaks, and encourage roof articulation. Wall articulation will also provide landscaping opportunities, providing greater relief by vegetation.
- 7 a minimum roof pitch of 24° is required to give the estate better proportioned streetscapes. This is particular on two storey dwellings where the roof pitch is visually impaired due to the view from ground level. By increasing the pitch to 24° the roof will be become balanced with the vertical proportions of a typical two storey home.
- 8 a minimum eave of 450mm is required to provide adequate shading to windows without the cost impact of modifying standard building trusses to a 600mm overhang, making building on the estate more affordable. 450mm with fascia and gutter equates to a 600mm horizontal overhang from the edge of a brick veneer dwelling.
- 9 a minimum outdoor living area of 3m x 3m is required to encourage the use of outdoor living within the estate. Better aesthetics are achieved by integrating an outdoor living space and using the same materials as the dwelling. Many home buyers add a temporary outdoor type structure (i.e aluminium/post and fibreglass roofing) after construction, which has poor aesthetics and does not reflect the same architectural language of the dwelling.
- 10 granular material or the dissapproval of concrete driveways are a requirement to reduce the impact of hard surface areas to the site. With the rural qualities of Pitt Town granular material is a favoured aesthetic over poor imitation paving, such as stencilled concrete patterns which are busy in pattern, and are not in keeping with the rural and historic qualities of the area.
- 11 the removal of the building height envelope is required due to the construction of two storey dwellings on lots smaller than 750sqm. The envelope will also impact on the construction affordability of housing if inset first floor construction is to take place. By constructing first floor walls directly onto ground floor walls, the building form will compliment the existing historic architectural language.