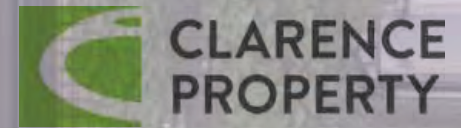


# Live / Work Design Guidelines

## *EPIQ Lennox Head*

**JULY 2020**





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# Live / Work: Character



## Character

## Design interpretation

Longevity and efficiency

Clever use of a variety of materials and finishes. Thoughtful design to promote sustainable outcomes

Robust elements

Contemporary architectural style, complimentary of live / work use and habitation

Subtropical and endemic

Promotion of natural light and cross ventilation, endemic subtropical landscaping to compliment

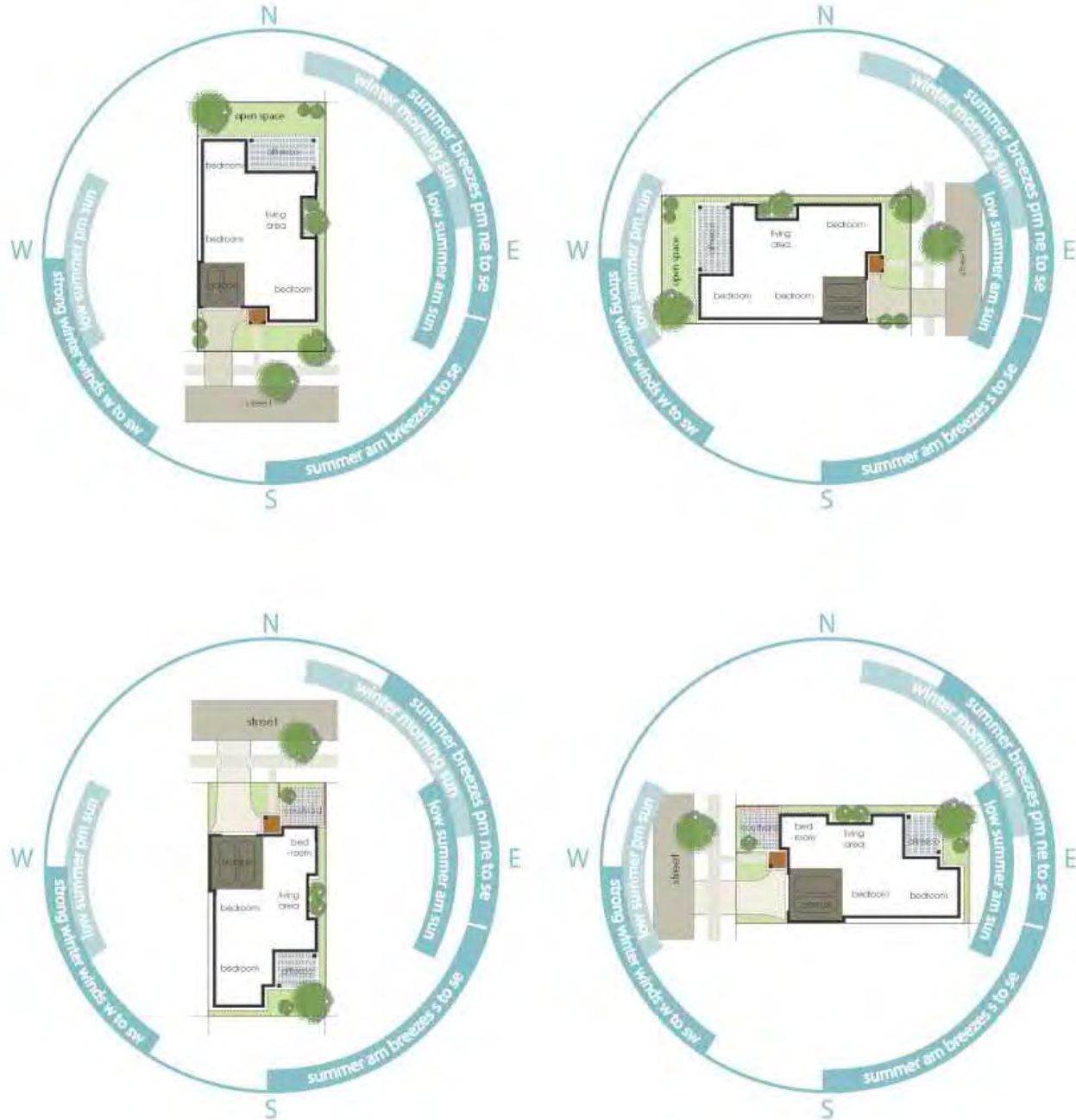
**These guidelines will prevail where any inconsistency occurs between these guidelines and the Ballina Development Control Plan**

# 1. Site layout

Site planning and building orientation should consider the following items:

- Setbacks for building envelope and location of built to boundary wall/s
- Location of services / easements
- Solar orientation to maximise the environmental benefits, correct orientation assists passive heating and cooling, resulting in improved comfort and decreased energy bills.

Buildings must be sited and designed to provide adequate visual privacy for neighbours. Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5 metres, privacy screening or obscure glazing must be utilised.



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## 2. The front facade

The front facade is associated with its street frontage, its wayfinding and relationship to visitation.

The level/s above are the private living space.

### Wall Articulation or Window Treatment

- Floor to ceiling heights of the ground level should be representative of a flexible live / work space.
- Live / work entries are to be featured separately in the facade for each lot.
- Front facade should emphasise the vertical dimension through use of verandah columns or porticos.
- Entry to front door and window openings should be well proportioned emphasising the vertical separation.

### Side Entry

If a dwelling design incorporates entry on the side of the dwelling, this may be considered favourably only if the front door remains visible from the primary frontage street and the footpath and letterbox leading to this door clearly articulates its location.

### Balconies and Verandahs


- Balconies to the second storey are mandatory.
- Could include material variation between upper and lower storeys.
- Consider balcony treatment for privacy with regard to balustrade finish and balcony size for adjoining internal room.



Building portico and separate entry path to ensure the front door and live/work spaces are both legible

# 3. Address and fencing

- Letterboxes need to be legible and addressing the primary street frontage.
- Address numbering can be combined if complimentary to the design of the front facade.
- Front fencing is optional.
- Front fencing if required should compliment the facade and architecture of the house using similar colours and materials.

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# 4. Roofs

Roof design should address the following:

- Roof designs that are a simple composition of shapes will aid in reducing their visual prominence.
- The use of verandahs, balconies and other architectural elements are encouraged to create interest in the roof design.
- Highly reflective and / or unfinished materials are not accepted.



Letterbox to be integrated into fence design



Create interest in roof design through use of architectural elements

# 5. Building finishes and materials

The materials and construction systems should visually reinforce the design of the dwelling. A diversity of materials is envisaged throughout dwellings. Materials should be appropriate to the environmental conditions and reflect the natural context.

Appropriate materials include but are not limited to- stone, brick, render / plaster, natural or stained wood and weather boards. Brick and plaster finishes should not extend to large unbroken surface areas. These materials would benefit from complementary elements to break down built form dominance.

Reflection and integration with the natural environment are important objectives in selecting a colour palette as well as materials. In general, natural and coastal coloured materials are encouraged for dwellings.



**TIMBER DECKING**  
30mm local hard wood boards



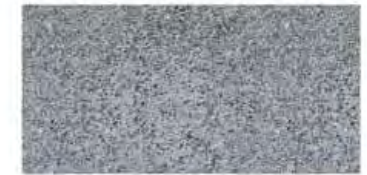
**EQUITONE CLADDING**  
TE60 high quality CFC cladding through-coloured for longevity



**GARAGE DOOR**  
Timber frame polycarbonate door



**EAVES DETAIL**  
Exposed hard wood timber framing; Galvanised Trimdek roof sheeting



**WASHED CONCRETE**  
Exposed bluestone aggregate finish



**ALUMINIUM WINDOW**  
Commercial grade aluminium frames



**LANDSCAPING**  
High quality landscaping to precinct



**STEELWORK**  
Steel to support balcony + roof



**LOUVRES**  
Louvres for cross ventilation



**TIMBER REVEAL**  
Hardwood reveal to shopfronts high performance glazing



**BRICK WORK**  
Dry pressed clay bricks



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# 6. Rear of the dwelling

The rear laneway access provides for vehicles, the provision of utilities and access to the dwelling.

- The colour of garage doors must complement the palette used on the house facade.
- Panel lift sectional doors are encouraged.
- Bin storage/bin pad locations are to be screened and not visible from the laneway.
- Fencing of entry areas must not protrude beyond the garage.

Points to consider:

The width of the allotments allows for a double garage, garbage bin storage and access to the living space which requires careful design consideration.



Rear gates, feature trees in lot and bin placement.

# 7. Planting

A selection of plants should be suited to the local climate and rainfall. Native species that have evolved in the region are best adapted to cope with local conditions.

The following must be considered in maximising presentation, access and amenity aspects:

- Design planting and paths to address the different levels of access into the dwelling.
- Ensure planting selection and garden bed location offer clear views and surveillance opportunities to the street.
- Look to maximise colour and texture opportunities to highlight the architectural form and features of the dwelling.
- Vertical planting is encouraged



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# 8. Private open space

Private open space should be located, where possible to maximise Northern and North-Eastern exposure of the allotment.

Ensure the privacy of the occupants and consider how adjacent buildings may create overshadowing impacts on adjacent buildings.

Private open space areas must exclude rainwater tanks (unless underground) and not be shared with rubbish storage or clothes drying areas.



Verandah or balcony private open space



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# 9. Corner allotments

For corner lots, an additional setback is required of 900mm from the street corner. The setback applies to any building or structure greater than two (2) metres high.

All house designs need to demonstrate secondary street frontage design outcomes that address the street and comprise the following:


- Roof articulation is also required where facing either a primary or secondary street frontage.
- Windows are required within three (3) metres of the front corner of the side facade to address the side street on ground and second level. Windows which wrap around the corner of the facade are encouraged.
- Balconies to the second storey facing the secondary street frontage are preferred.
- On the secondary elevation there is to be no clothes lines or air conditioning units present.
- Articulation to the face of the wall and roofline is required on the secondary street frontage.



Balconies encouraged on secondary street frontages



Window articulation to secondary street frontage



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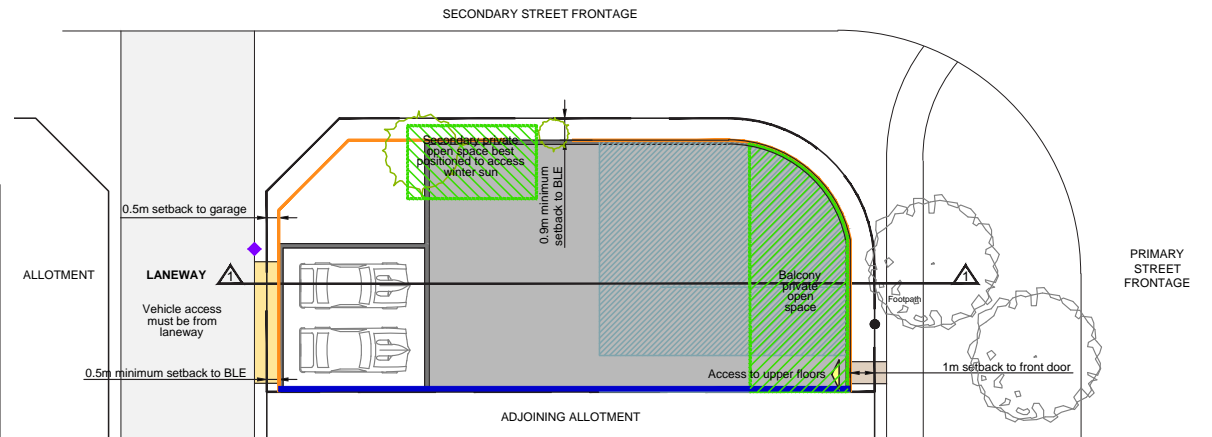
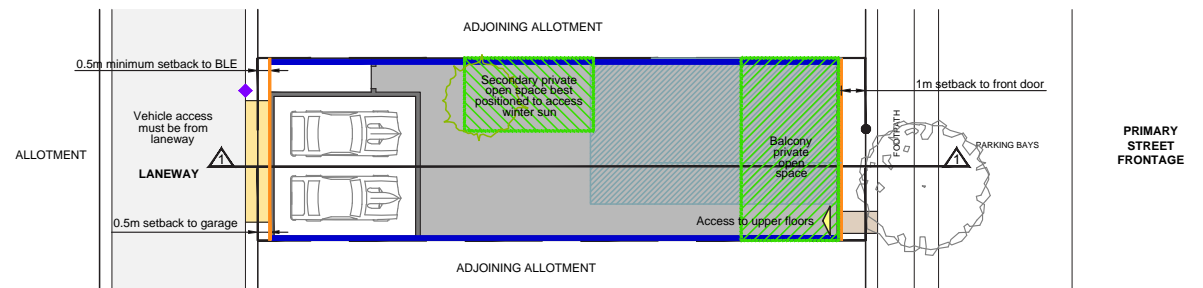
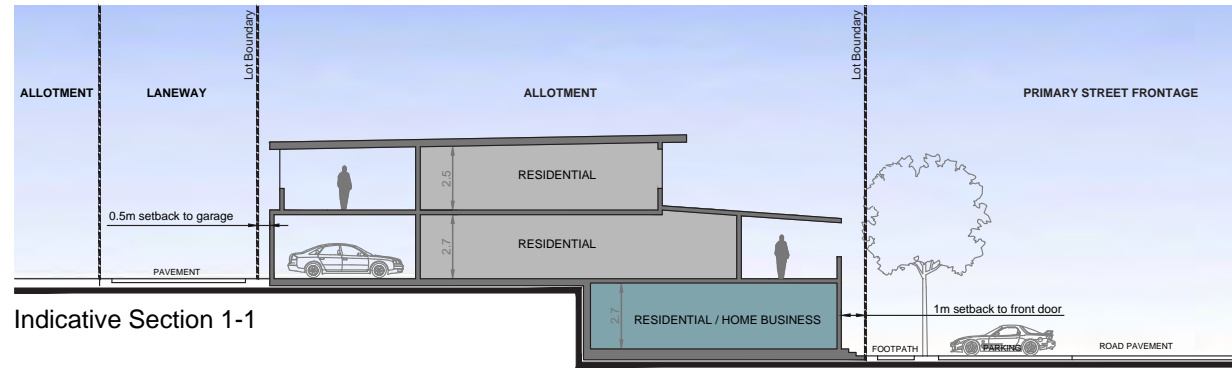
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# 10. Boundary control diagram for split level allotments



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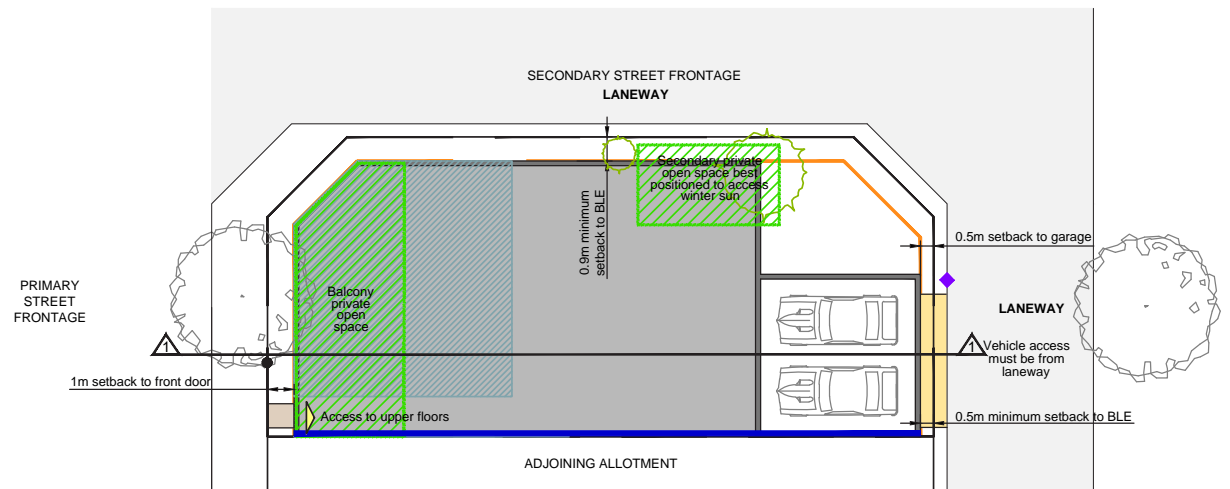
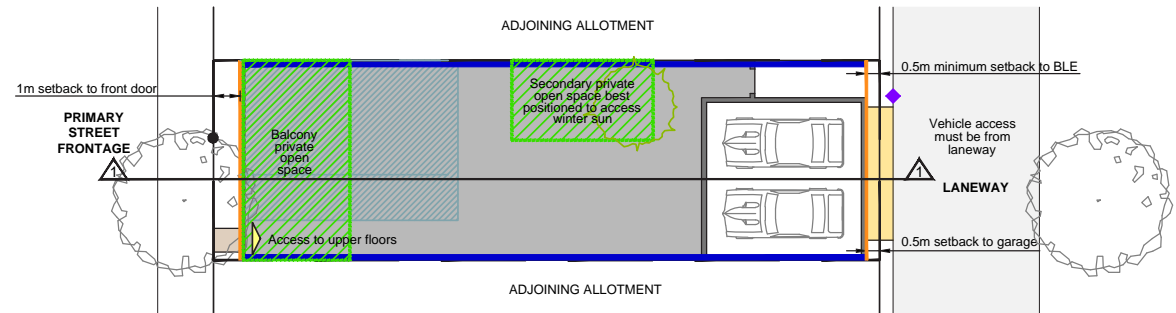
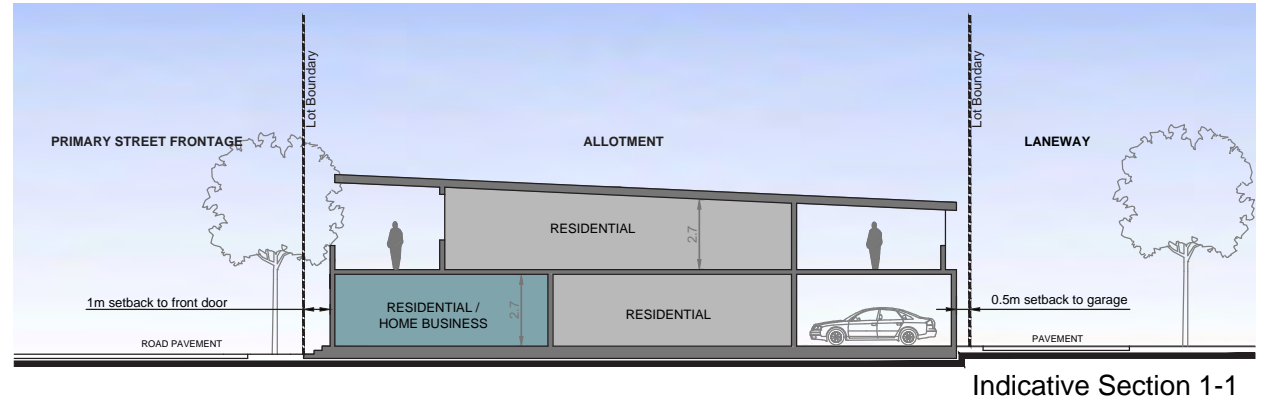
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**Legend**

- Allotment Boundary
- Indicative Building Footprint
- Indicative Residential with opportunity for Home Business Footprint
- Mandatory Built to Boundary Wall
- Min. Setback to Main Building
- Private Open Space - preferred location
- Double Garage permitted where shown (double garage may only front the laneway)
- Residential Driveway
- Separate front entry for living space
- Letterbox Located on Primary Street Frontage
- Bin Collection on Lane

NORTH

# 10. Boundary control diagram for single level allotments



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**Legend**

- Allotment Boundary
- Indicative Building Footprint
- Indicative Residential with opportunity for Home Business Footprint
- Mandatory Built to Boundary Wall
- Min. Setback to Main Building
- Private Open Space - preferred location
- Double Garage permitted where shown (double garage may only front the laneway)
- Residential Driveway
- Separate front entry for living space
- Letterbox Located on Primary Street Frontage
- Bin Collection on Lane

NORTH

# 11. Sustainable design


EPIQ is an authentic coastal village inhabiting a community that is encouraged to have a safe, healthy and active lifestyle with minimal impact on the environment. To achieve the recognition as an environmentally sustainable development, initiatives will be put in place and reviewed by Clarence Property such as-

- monitoring of water use through water efficiency mechanisms and / or source substitution such as rainwater and stormwater harvesting
- reduced production of greenhouse gases
- reduced use of fossil fuels by achieving greater efficiencies in energy usage and
- use of renewable and non-polluting sources such as solar power

With the combination of thoughtful site planning and smart building designs, the following is also encouraged to achieve low environmental impact living -

- Installation of appliances that have a high star rating for water and energy efficiency
- Installation of low flow shower heads and taps
- Energy efficient lighting
- Installation of solar photovoltaic (PV) system of the roof




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**rps**

 **PLANNERS  
NORTH**

  
**Newton Denny Chapelle**  
SURVEYORS PLANNERS ENGINEERS

 **DOMINIC  
FINLAY JONES  
ARCHITECTS**

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