

June 2009

Volume 4

Sapphire

Design Guidelines

Report

3. Precinct Design

Guidelines

3.3 Beachfront Housing

3.3.1 Architectural Character

Beachfront houses to the unique location with a distinctive built form in a vernacular style representative of NSW coast beach architecture, consistent with the NSW Department of Planning North Coast Urban Design Guidelines 2009 and Coastal Design Guidelines for NSW.

Individual building are to provide for view corridor to facilitate ocean views fro, the first floor of the garden precinct dwellings through the incorporation of a single storey element within the building envelope.

3.3.2 Building Setbacks and Heights

Building setbacks and heights to top of roof are provided for each lot. No building is to exceed a height of 14m above existing ground level to top of roof.

Precincts

Beachfront Housing



3. Precinct Design

Guidelines

LOT 01, SETBACKS

- 4m setback to southern boundary.
- 5.5m setback to garage.
- Building landward of 2100 hazard line to east.
- 1.5m setback to northern boundary.
- 4m setback to southern boundary for second (2nd) storey.
- 15m max. continuous wall length for second (2nd) storey.
- Garage may be built to boundary.
- Garage to be a maximum width of 6m.
- 3m facade setback to eastern facade from 2100 line facade variation.

LOT 01, HEIGHTS

- Ground floor level to be 7.5m AHD.
- Buildings one and two storeys to a maximum height of 6.5m above the ground floor level.
- Where ground floor level is required to be raised above the finished ground level of 7m AHD the area between the ground floor level and 7.5m AHD to be infilled with masonry and or timber frame with weatherboard cladding.
- Second storey terraces/balcony not permitted on roof of single storey section.

LOT 02-05, SETBACKS

- 0.9m setback to southern boundary for single storey.
- 4.5m setback to western boundary.
- 5.5m setback to garage.
- Building landward of 2100 hazard line to east.
- 1.5m setback to northern boundary.
- 5.5m setback to southern boundary for second storey.
- 15m max. continuous wall length for second (2nd) storey.
- Garage may be built to boundary.
- 3m setback to single storey facade from 2100 line.

LOT 02-05, HEIGHTS

- Ground floor level to be 7.5m AHD.
- Buildings one and two storeys to a maximum height of 6.5m above the ground floor level.
- Where ground floor level is required to be raised above the finished ground level of 7m AHD the area between the ground floor level and 7.5m AHD to be infilled with masonry and or timber frame with weatherboard cladding.
- Second storey terraces/balcony not permitted on roof of single storey section.

LOT 06, SETBACKS

- 0.9m setback to southern boundary for single storey.
- 4.5m setback to western boundary.
- 5.5m setback to garage door from western boundary
- Building landward of 2100 hazard line to east.
- 1.5m setback to northern boundary.
- 5.5m setback to southern boundary for second storey.
- 15m max. continuous wall length for second (2nd) storey.
- Garage may be built to boundary.
- 3m setback to single storey facade from 2100 line.

LOT 06, HEIGHTS

- Ground floor level to be 7.5m AHD.
- Buildings one and two storeys to a maximum height of 6.5m above the ground floor level.
- Where ground floor level is required to be raised above the finished ground level of 7 AHD the area between the ground floor level and 7 AHD to be infilled with masonry and or timber frame with weatherboard cladding.
- Second storey terraces/balcony not permitted on roof of single storey section.

LOT 07-13, SETBACKS

- 0.9m setback to southern boundary for single storey.
- 4.5m setback to western boundary.
- 5.5m setback to garage.
- Building landward of 2100 hazard line to east.
- 1.5m setback to northern boundary.
- 5.5m setback to southern boundary for second storey.
- 15m max. continuous wall length for second (2nd) storey.
- Garage may be built to boundary.

LOT 07-13, HEIGHTS

- Ground floor level to be 7.5m AHD.
- Buildings one and two storeys to a maximum height of 6.5m above the ground floor level.
- Where ground floor level is required to be raised above the finished ground level of 7m AHD the area between the ground floor level and 7.5m AHD to be infilled with masonry and or timber frame with weatherboard cladding.
- Second storey terraces/balcony not permitted on roof of single storey section.

LOT 14, SETBACKS

- 0.9m setback to southern boundary for single storey.
- 4.5m setback to western boundary.
- 5.5m setback to garage.
- Building landward of 2100 hazard line to east.
- 1.5m setback to northern boundary.
- 5.5m setback to southern boundary for second storey.
- 15m max. wall length for second (2nd) storey.
- Garage may be built to boundary.
- Garage to be a maximum width of 6m.
- 3m setback to single storey facade from 2100 line.

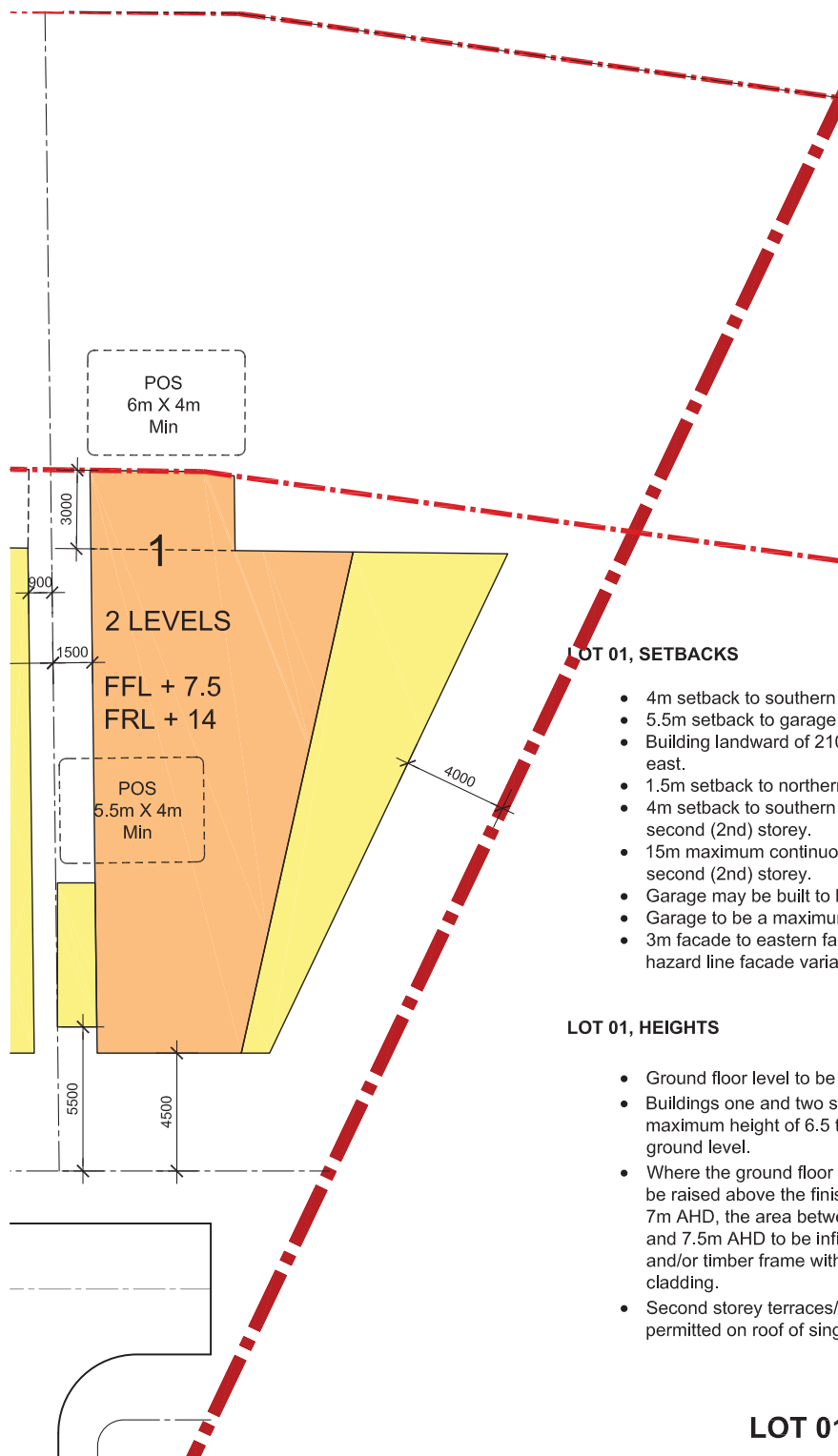
LOT 14, HEIGHTS

- Ground floor level to be 7.5m AHD.
- Buildings on lots 20 may be up to two storeys to a maximum height of 6.5m above the ground floor level.
- Where ground floor level is required to be raised above the finished ground level of 7m AHD the area between the ground floor level and 7.5m AHD to be infilled with masonry and or timber frame with weatherboard cladding.
- Second storey terraces/balcony not permitted on roof of single storey section.

3. Precinct Design Guidelines

Lot Plans

Lot 01



LOT 01 PLAN

Lot 02 – 05



LOT 02-05, SETBACKS

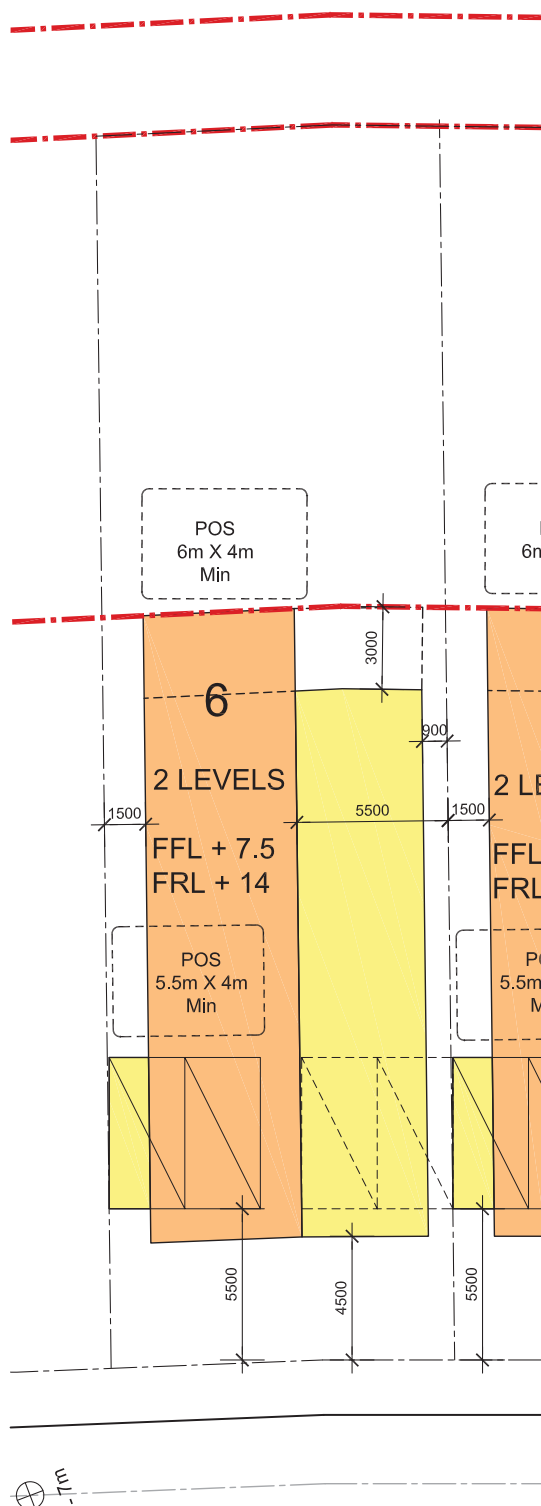
- LOT 02-05, HEIGHTS**

- Ground floor level to be 7.5m AHD.
- Buildings one and two storeys to a maximum height of 6.5 to top of roof above the ground floor level.
- Where the ground floor level is required to be raised above the finished ground level of 7m AHD, the area between the ground floor and 7.5m AHD to be infilled with masonry and/or timber frame with weatherboard cladding.
- Second storey terraces/balcony not permitted on roof of single storey section.

3. Precinct Design Guidelines

Lot Plans

Lot 06



LOT 06, SETBACKS

- 0.9m setback to southern boundary for single storey.
- 4.5m setback to western boundary.
- 5.5m setback to garage door from western boundary.
- Building landward of 2100 hazard line to east.
- 1.5m setback to northern boundary.
- 5.5m setback to southern boundary for second storey.
- 15m maximum continuous wall length for second (2nd) storey.
- Garage may be built to boundary.
- 3m setback to single storey facade from 2100 line.

LOT 06, HEIGHTS

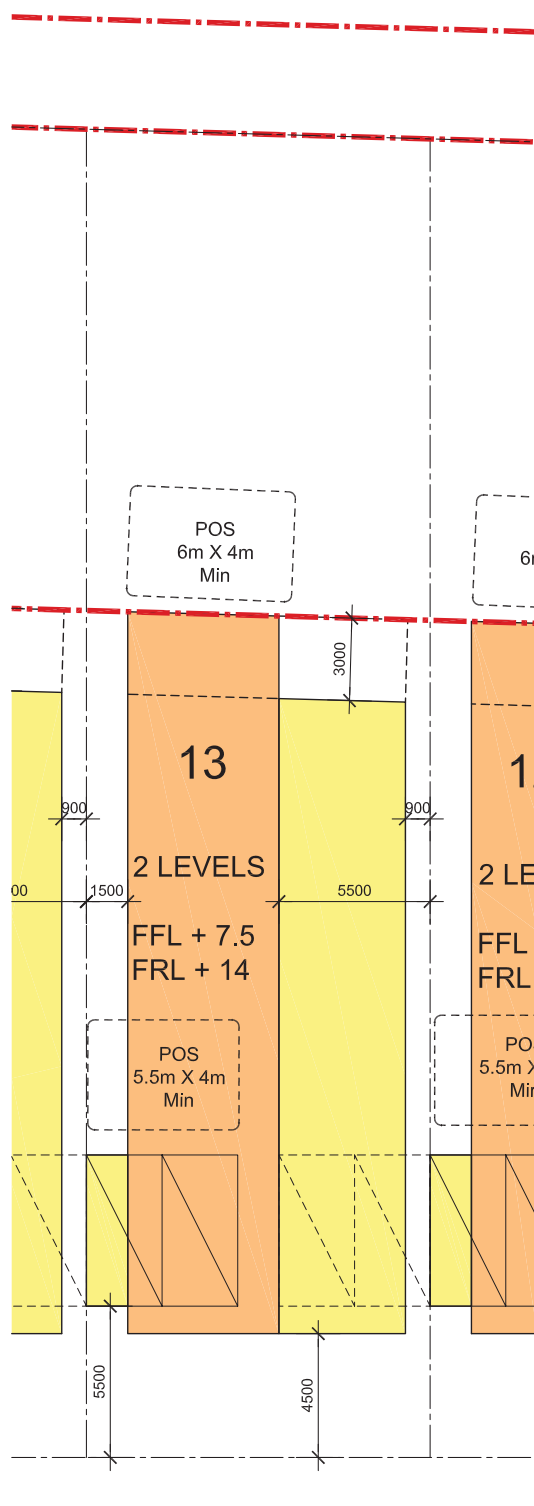
- Ground floor level to be 7.5m AHD.
- Buildings one and two storeys to a maximum height of 6.5 to top of roof above the ground floor level.
- Where the ground floor level is required to be raised above the finished ground level of 7m AHD, the area between the ground floor and 7.5m AHD to be infilled with masonry and/or timber frame with weatherboard cladding.
- Second storey terraces/balcony not permitted on roof of single storey section.

LOT 06 PLAN



Lot Plans

Lot 07 – 13



LOT 07-13, SETBACKS

- 0.9m setback to southern boundary for single storey.
- 4.5m setback to western boundary.
- 5.5m setback to garage door from western boundary.
- Building landward of 2100 hazard line to east.
- 1.5m setback to northern boundary.
- 5.5m setback to southern boundary for second storey.
- 15m maximum continuous wall length for second (2nd) storey.
- Garage may be built to boundary.
- 3m setback to single storey facade from 2100 line.

LOT 07-13, HEIGHTS

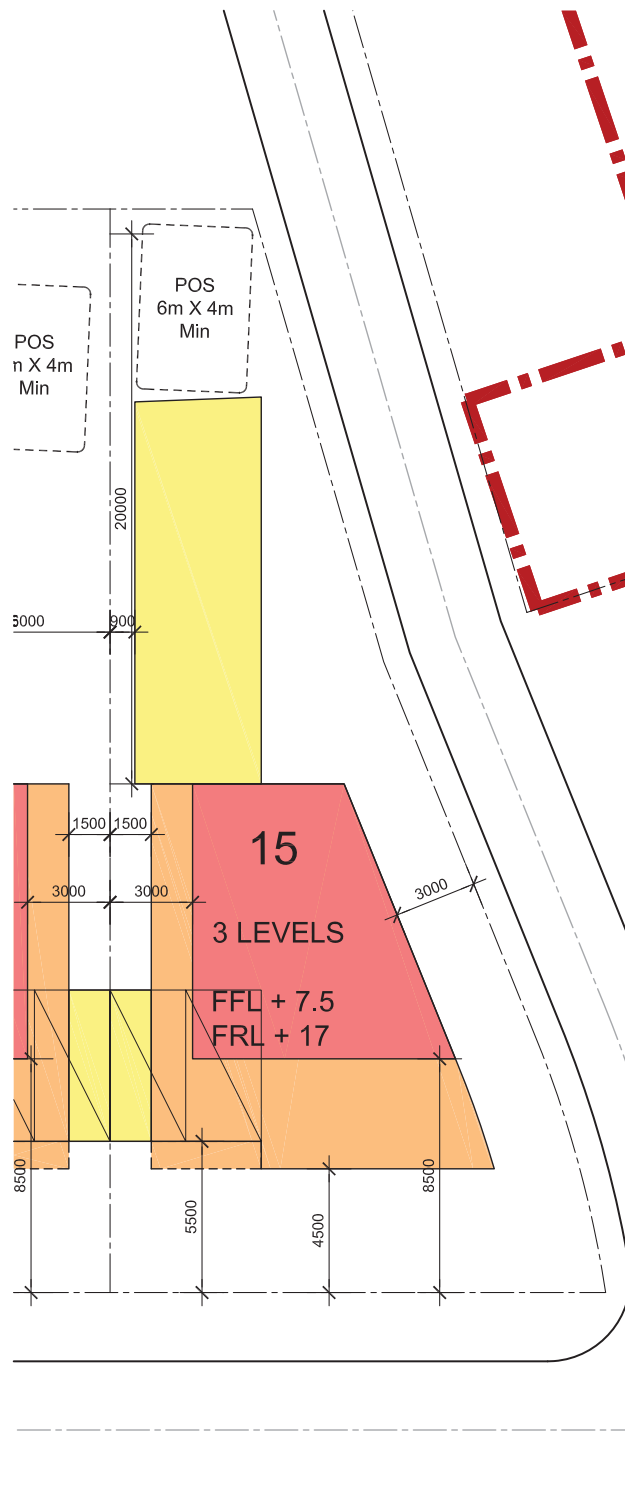
- Ground floor level to be 7.5m AHD.
- Buildings one and two storeys to a maximum height of 6.5 to top of roof above the ground floor level.
- Where the ground floor level is required to be raised above the finished ground level of 7m AHD, the area between the ground floor and 7.5m AHD to be infilled with masonry and/or timber frame with weatherboard cladding.
- Second storey terraces/balcony not permitted on roof of single storey section.

LOT 07-13 TYPICAL PLAN



Lot Plans

Lot 15



LOT 15, SETBACKS

- 0.9m setback to southern boundary for single storey.
- 6.5m setback to western boundary for single storey.
- 4.5m setback to front eastern boundary for single and two storeys.
- 5.5m setback to garage door from eastern boundary.
- 3m setback to northern boundary.
- 1.5m setback to southern boundary for second (2nd) storey.
- 20m setback to western boundary for second (2nd) and third (3rd) storey.
- 8.5m setback to eastern boundary for third (3rd) storey.
- 3m setback to southern boundary for third (3rd) storey.
- Garage way be built to boundary.
- 15m maximum continuous wall length for second and third storey.

LOT 15, HEIGHTS

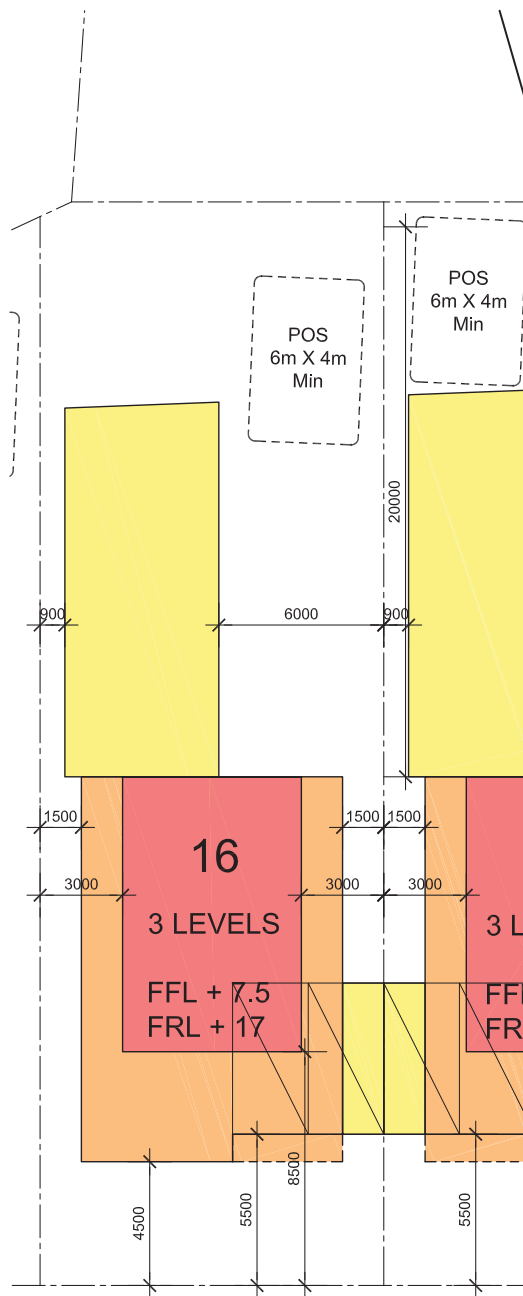
- Ground floor level to be 7.5m AHD.
- Buildings on lots 15-19 may be up to three storeys to a maximum height of 10.5m above the ground floor level.
- Where ground floor level is required to be raised above the finished ground level of 7m AHD, the area between the ground floor level and 7m AHD to be infilled with masonry and/or timber frame with weatherboard cladding.
- First and second storey terraces/balconies permitted on roof of single and two storey sections.

LOT 15 PLAN

3. Precinct Design Guidelines

Lot Plans

Lot 16 - 19



LOT 16-19, SETBACKS

- 0.9m setback to southern boundary for single storey.
- 6m setback to northern boundary for single storey.
- 4m-6.5m setback to western boundary for single storey.
- 15m setback to western boundary for second (2nd) and third (3rd) storey.
- 4.5m setback to eastern boundary.
- 5.5m setback to garage door from eastern boundary.
- 1.5m setback to northern and southern boundary for second (2nd) storey.
- 8.5m setback to eastern boundary for third (3rd) storey.
- 3m setback to northern and southern boundary for third (3rd) storey.
- Garage may be built to boundary.
- 15m maximum continuous wall length for second and third storey.

LOT 16-19, HEIGHTS

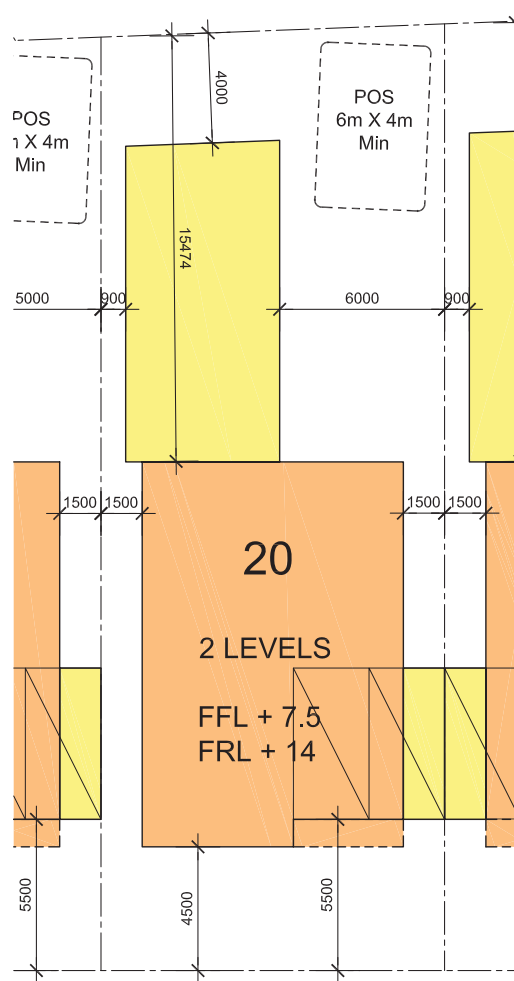
- Ground floor level to be 7.5m AHD min. And 7.9m max.
- Buildings on lots 15-19 may be up to three storeys to a maximum height of 9.5m above the ground floor level.
- Where ground floor level is required to be raised above the finished ground level of 7m AHD the area between the ground floor level and 7.5m AHD to be infilled with masonry and/or timber frame with weatherboard cladding.
- First and second storey terraces/balconies permitted on roof of single and two storey sections.

LOT 16-19 TYPICAL PLAN



Lot Plans

Lot 20



LOT 20, SETBACKS

- 0.9m setback to southern boundary for single storey.
- 6m setback to northern boundary for single storey section.
- 4m setback to western boundary for single storey.
- 15m setback to western boundary for second (2nd) storey.
- 4.5m setback to eastern boundary for single and two storeys.
- 5.5m setback to garage door from eastern boundary.
- 1.5m setback to northern and southern boundary for second (2nd) storey.
- Garage may be built to boundary.
- 15m maximum continuous wall length for second storey.

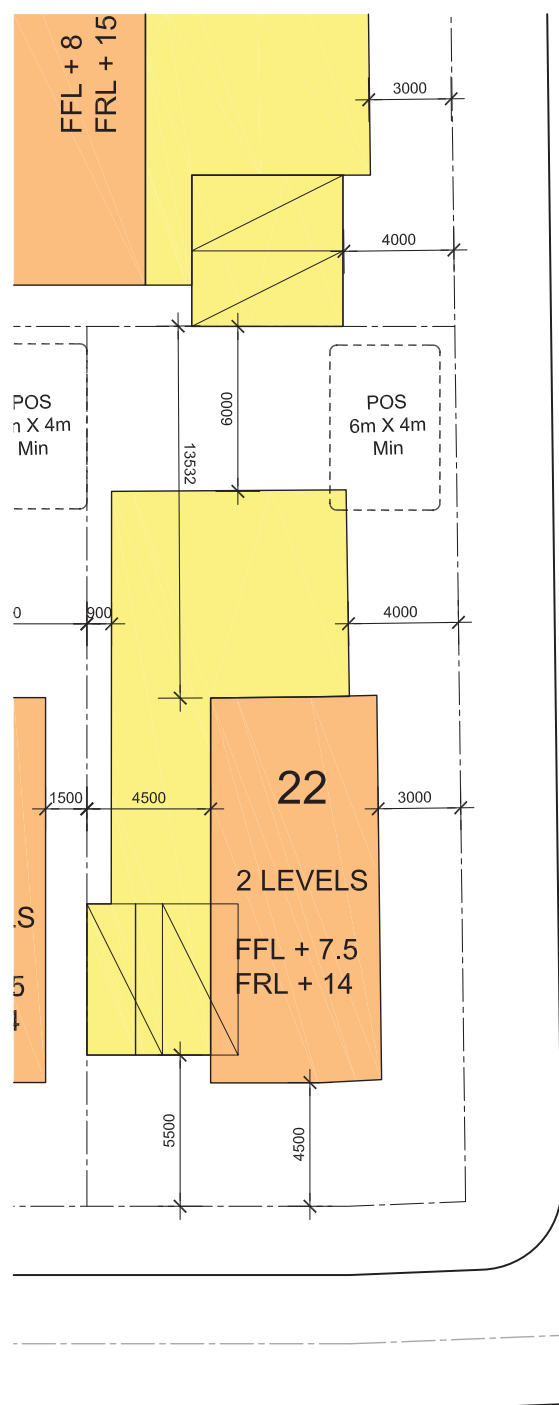
LOT 20, HEIGHTS

- Ground floor level to be 7.5m AHD.
- Buildings on lots 20 may be up to two storeys to a maximum height of 6.5m above the ground floor level.
- Where ground floor level is required to be raised above the finished ground level of 7m AHD, the area between the ground floor level and 7.5m HD to be infilled with masonry and/or timber frame with weatherboard cladding.
- first storey terrace/balcony permitted on roof of single storey section.

LOT 20 PLAN

Lot Plans

Lot 22



LOT 22, SETBACKS

- 4m setback to northern boundary for single storey.
- 6m setback to western boundary for single storey.
- 13m setback to western boundary for second (2nd) storey.
- 0.9m setback to southern boundary for single storey.
- 4.5m setback to eastern boundary for single and two storeys.
- 5.5m setback to garage door from eastern boundary.
- 3m setback to northern boundary for second (2nd) storey.
- 4.5m setback to southern boundary for second (2nd) storey.
- Garage may be built to boundary.
- 15m maximum continuous wall length for two storey section.

LOT 22, HEIGHTS

- Ground floor level to be 7.5m AHD.
- Buildings on lot 22 may be up to two storeys to a maximum height of 6.5m above the ground floor level.
- Where ground floor level is required to be raised above the finished ground level of 7m AHD, the area between the ground floor level and 7.5m AHD to be infilled with masonry and/or timber frame with weatherboard cladding.

LOT 22 PLAN

