



**ORAN PARK
TOWN**

A town you'll call home.

Design Guidelines.

March 2010 - Amendment 1



Contents.

Oran Park Town Vision. _____	3
Streetscape. _____	4
Roof Design & External Features. _____	5
Side Facades & Fencing. _____	7
Landscape. _____	9
Materials & Colour. _____	11



Oran Park Town Vision.

Oran Park Town is a unique master planned development. The town centre of Oran Park will become the geographical centre of the Camden local government area and its growing population. Oran Park Town will become the cornerstone of all things educational, business, entertainment and service related in the South West of Sydney.

Oran Park Town presents a unique opportunity to live in a contemporary community that is based on quality and innovative housing.

The guidelines will ensure residents will not only benefit from their initial investment, but will see the value of their property maintained by the standard of housing that is built around them.

The role of these Design Guidelines is to complement both the existing Oran Park DCP 2007 and where permissible the New South Wales Housing Code. Both of these documents provide detailed requirements which must be complied with. Home design in Oran Park Town must comply with these guidelines and either the Oran Park DCP 2007 or the New South Wales Housing Code.



Streetscape.

The streetscape character at Oran Park Town will be a major contributor to the quality of the overall neighbourhood. The quality of the streetscape is determined by various factors such as front verandahs and fencing, building articulation, the use of different materials and landscaping.

Front verandahs and entry porches should be provided as generous outdoor space which give opportunities for residents to engage with passers-by. This promotes an open and friendly environment.

All home sites provide a unique opportunity to influence the overall streetscape character. Whilst all homes are important, corner lot homes play the most important role in the streetscape as they provide landmarks and a means of way-finding within the overall community.

The landscape character of the street is created by well defined front gardens, street trees and the visibility of back yard trees beyond the house. A landscape plan must be submitted with the application and it is to indicate the extent of: garden beds, trees and shrubs, turf, hard paved areas, and all other outdoor features including fencing.

Roof Design & External Features.

The quality of the Oran Park Town community is supported by the built form which should be of a coherent and appropriate character. Architectural interest is achieved in buildings by the combination of single and double storey elements such as entry porticos, balconies, pergolas and the use of varied materials.

GUIDELINES

Porches and Entries

- Create a welcoming and visible entry area which provides shelter for people entering the dwelling.
- Form an integral part of the dwelling.

Verandahs and Pergolas

- Allow for a seamless link between internal and external living areas.
- Improve energy efficiency by shading windows in summer and allowing sunny living areas in winter.
- Appear as a natural extension of the house.

Balconies

- Provide functional external living areas for upper levels of the home.
- Provide additional opportunities for outlook to the street and garden, improving safety by casual surveillance of the street.

Materials and Proportions

- Durability, detailing, appearance and diversity should be considered when selecting materials to ensure a high quality appearance over time.
- Variety and individuality are important. Considered material selection creates an appropriate balance on the facades of the house.
- Well-balanced and consistent proportions are also important in improving the appearance of the dwelling, especially various elements such as doors, windows and entries.

Other Features

- Utility services such as water tanks, air conditioning units and meters and pipes should not be prominently visible from the street.
- Solar collectors should have as low a profile as possible.

Sun Shading

- Overhead shading structures are required for protection of windows facing north and encouraged for western elevations.

Roof Eaves

- Be provided to all walls where the roof form is suitable.
- Be in proportion to the overall appearance of the house.
- Provide shading and weather protection to windows and doors.
- Extend to a suitable depth to achieve appropriate shading to windows.

Facades and Roofs

- Building facades further enhance the streetscape by creating diversity and visual interest from the street.
- Flat parapets need to be considered in the overall visual impact to the streetscape and need to complement neighbourhood character.

REQUIREMENTS - EXTERNAL FEATURES & ROOF DESIGN

- The primary street facade of a dwelling must incorporate at least two of the following features: entry feature or portico, awnings, balcony or window box treatment to any first floor element, open verandah, mixture of building materials, bay window or similar features, verandah, pergola or similar features above garage doors.
- Provide a generous covered entry porch that is well expressed and clearly visible to the street.
- Shade north facing windows and doors from the summer sun whilst still allowing winter sun penetration.
- Provide 450mm (minimum) eaves on all hipped or gabled roofs (except where a better architectural outcome is achieved).
- A substantial variation of wall materials is to be used, particularly on street facades.
- Aerials and satellite dishes are not permitted. Fibre optic systems will be provided by the developer, and will supply telephone and free to air and pay television.
- Air conditioners and solar hot water tanks are not to be visible from the street.

Side Facades & Fencing.

Although not always directly visible from the street, side and rear facades and fencing do impact on neighbouring properties and the overall streetscape. The treatment of building facades to a secondary street frontage is particularly important for corner lots as they present as a dominant feature in the streetscape.

Whilst the importance of front facades is paramount in ensuring an interesting streetscape it is important to ensure all facades include thoughtful articulation and attention to detail. Excessively long expanses of upper level walls on all facades should be avoided to ensure building bulk is reduced and an interesting facade is created.

Guidelines

Corner Lots

- Dwellings on corner lots have the opportunity to reflect their unique dual frontage position in the building design.
- The facades of a dwelling on a corner lot are to address both streets and be appropriately articulated to ensure they contribute to the overall streetscape.

Zero Lot Lines

- To create an attractive and cohesive streetscape and facilitate the efficient use

of land for homes that are built to one boundary, the facade on the boundary line should not dominate the neighbouring property in its size, shape or colour.

Front Fencing

- Where front fencing is proposed, it should form an integral part of the streetscape and should not dominate or detract from the overall streetscape appearance.
- Dense shrub planting is to be used to delineate the front property boundary and help define the private/public interface. This also encourages the use of a front yard, which allows passive surveillance and activation of the street.
- Front fencing must be no more than 1.2m in height and should be constructed from predominantly lightweight materials, with the main infill panels allowing at least 50% openings. Piers should be a maximum width of 350mm and appropriately spaced to provide an open appearance to the fence.
- Fence colours should relate to the building it belongs to, and be complementary to any adjacent fencing colour, style and material.

Side and Rear Fencing

- Side and rear fences are important in achieving privacy and security. Whilst not directly visible from the street the material finishes should be consistent with the character of the neighbourhood.
- Any front side fences, located between the front boundary and at least 2m behind the front building line should match the style and design of the front fence.
- Side fences set back more than 2m behind the front facade may be a maximum of 1.8m in height and should be constructed of materials which maintain the desired overall character of the community.
- Colorbond panel fencing is not permitted within the street frontage and may only be used where it is not directly visible from the street.
- On the side boundaries of sloping sites fencing should be stepped to ensure the height is an average of 1.8m above ground level at any point. (Side fencing combined with retaining walls can result in excessively high walls and over shadowing for the adjoining properties on the lower side.)

REQUIREMENTS - SIDE FACADES & FENCING

- The secondary street facade for a dwelling on a corner lot must incorporate at least two of the following features: entry feature or portico, verandah or similar roofed element, balcony/window boxes or similar elements, landscaping/fencing compatible with the status of the surrounding streetscape.
- On corner lots where a front fence is provided it must continue around the corner to the secondary street for a minimum 4m past the front building line. Fencing on the secondary frontage can be 1.8m high for no more than one-third of the lot length.
- Side and rear fences must be a maximum of 1.8m high and should be set back 2m from the front facade.
- Colorbond panel fencing is not permitted within any street frontage or where prominently visible from the street.
- Any front fences, and front side fences up to 2m behind the front facade, must be a maximum of 1200mm high and 50% open so that the plants and other front garden elements are visible from the street.



Landscape.

The landscape guidelines will create a continuity within the overall Oran Park Town open space network and landscape strategy. They will define ownership, provide privacy and identity, as well as enhance community amenity and add value to both individual properties and the overall area.

GUIDELINES

Planting

- Front gardens should be landscaped attractively to include at least one advanced tree with a minimum mature height of 6m. Front gardens should also have a number of smaller trees, shrubs and low planting.
- Larger trees in the backyard which can be seen from the street add a significant landscape quality to the street as well as to the garden as they provide a backdrop to the street facades. Trees in the rear yard are encouraged to be

deciduous, allowing summer shade and winter solar access. They should be advanced when planted, between 8m to 15m high at maturity.

Retaining Walls

- Retaining walls are to be of masonry materials such as brickwork, natural stone, stone cladding, rendered blockwork, coloured/textured concrete or split face blockwork. Colours and textures should complement the dwelling and driveway. Timber retaining walls are not permitted in front of the building line or where visible from the street.

Principal Private Open Space

- Principal Private Open Space (PPOS) is essential in ensuring the outdoor amenity of any dwelling. It provides an area to recreate and relax within the property and also allows solar access into the adjoining living areas.

Garages and Driveways

- In order to provide an attractive streetscape, the main house facade should be the most dominant element, with the garage recessed.
- Garages to corner lots accessed from the secondary street will maintain similar principles to garages on primary street frontages.
- The width of the driveway at the street should be kept to a maximum width of 4.5m and incorporate a planting area adjoining the driveway.
- Driveways within the property should also complement the dwelling with colours and materials of a neutral palette to ensure they are recessive in the streetscape.

Letter Boxes

- Letter boxes are to be of generous size to minimize the overflow of mail and contribute to the streetscape.

REQUIREMENTS - LANDSCAPE

- Principal private open space (PPOS) is to be a flat area, at ground level, which is directly accessible from a living area. 50% of the required PPOS area is to receive 3 hours of solar access in mid winter.

- The front garden must include one advanced (minimum 6m mature height) tree, as well as smaller trees and shrubs.
- The rear garden must include at least 1 advanced large tree, and lots with frontages greater than 15m must have a minimum of 2 large trees in the rear yard.
- Timber retaining walls are not permissible in front of the building line or where they are visible from the street.
- A landscape plan must be submitted with any application.
- The letter box should utilise an aluminium or stainless steel fascia and be incorporated into the design of the front fence or masonry pier with a minimum height of 0.9m and a maximum height of 1.2m.

Driveway Crossover Paving

- Crossing from front boundary to kerb is to be plain uncoloured concrete to provide a consistent streetscape.
- Driveway materials and colours within the property should be neutral in tone, and be compatible with the dwelling and retaining wall.



Materials & Colour.

The following principles should be used when designing the facades of the houses:

- The main colour should be a subdued tone consistent with the neighbourhood character.
- Contrast colours for articulation features, window frames, doors, screening elements, guttering, downpipes and letter boxes should complement the base wall and roof colours.

REQUIREMENTS - MATERIAL & COLOUR

- Variety of wall materials are to be used, especially to the street facades.
- Colours are to be consistent with the neighbourhood character.
- No two adjacent homes are to have the same colour palette. Colour palettes of adjacent homes should complement one another.
- Main colour and render colours are to be light, natural and earthy, synonymous with the landscape.
- Highlight colours are to be used for articulation and front facade feature elements.
- Roof colours should complement the base colours.



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