

HERITAGE AND URBAN

design guidelines

LOT 103 IN DP 1000408
LOT 105 IN DP 1000408
LOT 15 IN DP 849003
LOT E IN DP 938528

WEST WALLSEND JUNE 2012

introduction

VISION

Hammersmith Management Pty Limited is developing a 404 lot residential extension to West Wallsend which requires sensitivity to potential impacts to the existing heritage character of the area. A key objective of the development is to ensure the development complements, and not detracts from, the existing character that makes up the town's identity.

The heritage precinct consists of West Wallsend and Holmesville, which sit within a natural landscape amphitheatre dominated by Sugarloaf Mountain to the west. The strongest heritage character is found within inner residential fabric of the West Wallsend Village, which has a traditional sub-urban character typical of towns in NSW circa turn of the 19th Century.

In order to integrate with the existing heritage character, an understanding and response has been developed at all stages of the project from the masterplan through to the streetscape and landscape design and now through to the building design. This integrated approach seeks to form a respectful contemporary extension to West Wallsend and Holmesville that is embraced by the community.

Aerial image of West Wallsend and Holmesville



MASTERPLAN

The masterplan is respectful of the original town layout and maintains all the physical characteristics of the existing village, namely:

- locating the majority of the development on lower, less visually prominent locations and retention of the vegetated ridgeline visible throughout the villages;
- extending the existing subdivision pattern, with streets aligned to reveal views of open space and bushland and providing a network of connected streets;
- retaining access to bushland areas with perimeter roads;
- ensuring strong pedestrian accessibility and legibility so that residents can access daily needs within a 5-10 minute walk;
- including a provision of a mix of lot types and sizes;
- retaining the village structure of a discrete settlement freestanding in the landscape setting.

As part of the masterplan a Statement of Heritage Impact was prepared by EJE Heritage detailing the key elements of heritage significance and how the proposal responds to these.

Proposed masterplan



LANDSCAPE + STREETScape

Moir Landscape Architects has prepared a comprehensive Visual Impact Assessment which examines the extent of the visual impact from both nearby and distant perspectives, as well as mitigation methods to reduce impacts. Moir has also prepared a Landscape Masterplan Report which details landscape elements of streetscapes, drainage basins, key entries, and heritage interpretation and celebration. These analyses and controls collectively provide a detailed understanding of the natural and cultural landscape and establish a strategy for the proposed development to strengthen the heritage character of the area.

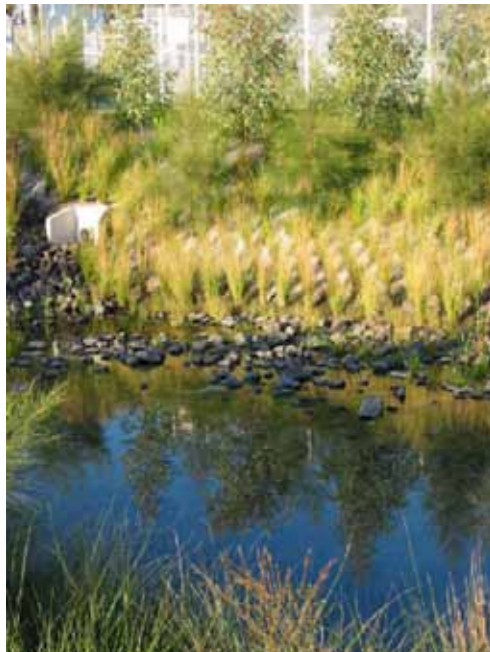


Streetscapes



Heritage interpretation: Tramway Reserve

Drainage basins



Bush regeneration



Cycle and pedestrian links



BUILDINGS: DESIGN GUIDELINES

The purpose of these Design Guidelines is to ensure that new development respects and complements the natural and built character of the West Wallsend / Holmesville Heritage Precinct.

This is achieved by providing:

- An understanding of the heritage character that is valued by the community;
- Guidance about how new buildings can be developed to complement and continue this character;
- Confidence about how your neighbouring lots, and the overall subdivision, will be developed;
- A base line design quality for development;
- A basis for creating a memorable place that is in harmony with the heritage character of the precinct;
- A balance of community and private interests – a common vision.

The Design Guidelines will be incorporated as S88B requirements for the relevant lots and are consistent with the LMCC Heritage Guidelines (2004) and LMCC DCP No.1 Part 4.5 - West Wallsend/Holmesville Area Plan - Heritage Precinct.

The building form for individual lots is guided by the following controls:

- ✔ Requirements are denoted with a green tick. These are mandatory aspects of design that are considered most important in response to the West Wallsend / Holmesville heritage precinct.
- ✘ Elements denoted with a red cross are not permitted as this is considered to be detrimental to the heritage character of the area.

definitions

The following definitions shall apply to these Guidelines. If not listed below, the definitions as set out in the applicable Local Environment Plan and Development Control Plan shall apply.

Building Height: the vertical distance between ground level (existing) and the highest point of the building excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Building Frontage: the facade of the building that faces a street.

Dwelling House: a building containing one but not more than one dwelling.

Dwelling House Lot: a lot permitted to accommodate not more than one Dwelling House.

Earthworks: excavation or filling.

Excavation: the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.

Fill: the depositing of soil, rock or other similar extractive material obtained from the same or another site, but does not include the depositing of topsoil or feature rock imported to the site that is intended for use in garden landscaping, turf or garden bed establishment or top dressing of lawns and that does not significantly alter the shape, natural form or drainage of the land.

Frontage: the boundary of a Lot that abuts the street.

Impervious Surface: a surface that does not allow rainwater to infiltrate to the soil. Examples of impervious surfaces include roofs, roads and most paved surfaces.

Landscaped Area: part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Lot: a parcel of land or space described in a land title.

Setback: the minimum distance from a stated boundary to which the outermost projection of a structure may be built, unless otherwise stated in these Guidelines.

Site Coverage: the proportion of the site covered by buildings and/or structures, including carports, garages, driveways, pathways and other impervious surfaces.

Storey: a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include a mezzanine, or an attic.

Streetscape: the view from a person standing in the road reserve, including building and natural form.

Tree: any sapling or shrub that is greater than 3 metres in height or has a trunk with a diameter at ground level of 75mm or more or any tree listed on Council's Significant Tree Register.

Veranda: a roofed terrace attached to a dwelling.



character statement

West Wallsend and Holmesville showcase an eclectic mix of architecture and building types with variable character elements. This character statement focuses on the best elements observed which we seek to preserve and enhance.

TOPOGRAPHY AND VIEWS

The area is characterised by undulations to the terrain with the historic West Wallsend Village Centre positioned on the most prominent hill-top location. The sloping streets capture views of both the local bushland hillsides and the distant mountains, with buildings and landscapes integrated with the terrain.



STREETSCAPES

Continuity and discipline within streets is achieved by way of raised kerbs; on-street parking; and consistent street tree planting patterns and species. Key elements that contribute to the streetscape character of West Wallsend / Holmesville heritage precinct include setbacks, fences, verandahs and roofs.



FRONT SETBACKS

Buildings are positioned closer to the street, which enables buildings to address the street and provide 'eyes on the streets' for safety.



SIDE SETBACKS

There is generous separation between buildings, particularly as a result of the garage being detached and located to the rear of the lot.



FENCES

Front fences are common and are always low and relatively transparent. The best examples are constructed of timber and with integrated landscaping such as hedges and shrubs at the base of the fence. Poorer examples include chain wire.



VERANDAHS

Front verandahs are very common, built as light weight attachments to the main building. The roof line of verandahs is consistently lower than the main roof line. Verandahs commonly extend across the majority of the building width and are elevated off the ground, typically with light weight posts.



ROOFS

Roof forms are simple hipped or gabled, made from light weight material and are prominent due to slightly steeper pitches.

design elements - all lots

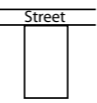
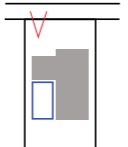
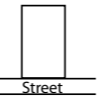
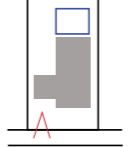
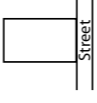
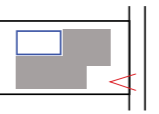
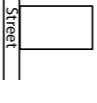
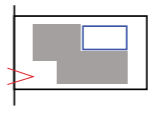

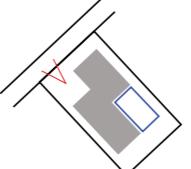

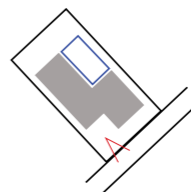

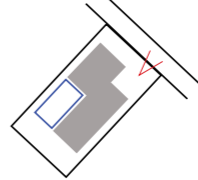

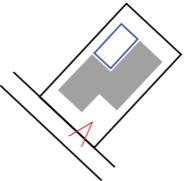
SITE COVERAGE

- ✓ Site coverage shall not exceed 50%.




BUILDING ORIENTATION

- ✓ Siting of dwellings is to be generally consistent with the principles illustrated in the Dwelling Siting Diagram (opposite) which aims to:
 - Maximise solar access to private open space and habitable rooms, and
 - Minimise overshadowing.
- ✓ Alternative dwelling siting may be considered where other amenities such as views and outlook over open space are available, and providing appropriate solar access and overshadowing outcomes can be achieved.

Dwelling Siting Diagram

LOT ORIENTATION	DWELLING SITING
 <p>Street to North</p>	
 <p>Street to South</p>	
 <p>Street to East</p>	
 <p>Street to West</p>	
 <p>Street to North West</p>	
 <p>Street to South East</p>	
 <p>Street to North East</p>	
 <p>Street to South West</p>	

DWELLING SITING- LEGEND

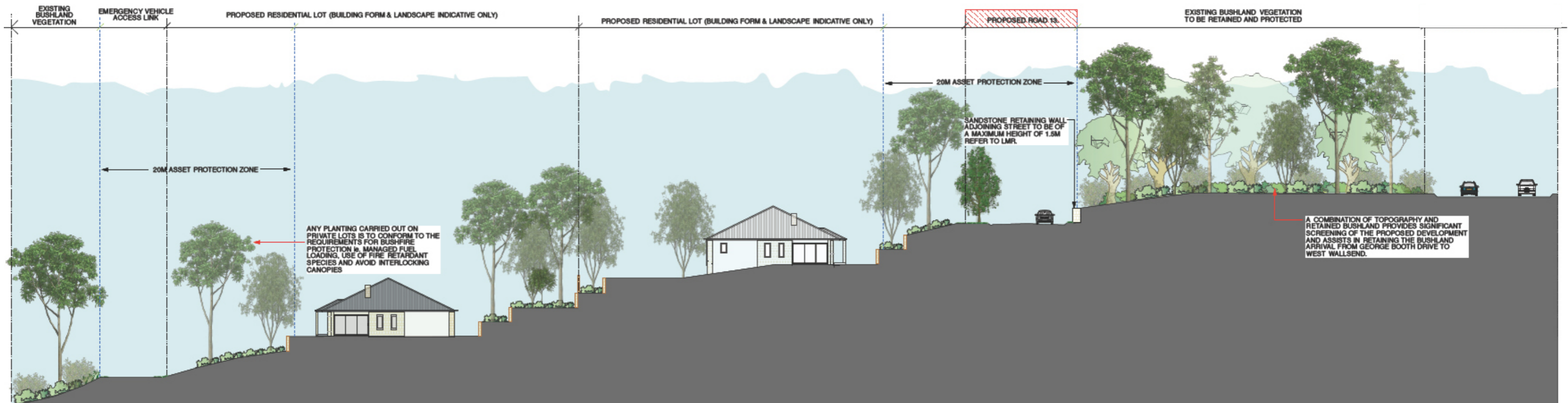
-  Indicative Building Footprint
-  Suggested Driveway/ Garage Access Location
-  Suggested Private Open Space Location

VISUAL IMPACT MITIGATION

✓ In order to lessen the visual impact of the proposed development and achieve better visual integration with the existing landscape character and within the context of the proposed subdivision, the following mitigation measures shall be undertaken:

- At least one 45 litre large canopy tree (minimum 7m tall x 5m wide at maturity) shall be planted on each dwelling house lot prior to the issuing of the Occupation Certificate;
- Soft landscaping incorporating shrub vegetation at least 2m in height shall be planted within the largest side setback of each dwelling house lot;
- Existing vegetation that is unaffected by bulk earthworks shall be retained wherever possible to assist in landscape screening;
- Semi-advanced plant stock shall be used for street tree planting to reduce impact;
- Screen planting, where mandated, shall comprise native planting to approximately 5 metres tall; and
- Fencing shall be complementary with the proposed landscape theming and bushland landscape character of the area and be consistent with the 'Fencing' section of this report in order to provide a visually unified treatment to lot boundaries and to reduce visual impacts on street frontages.

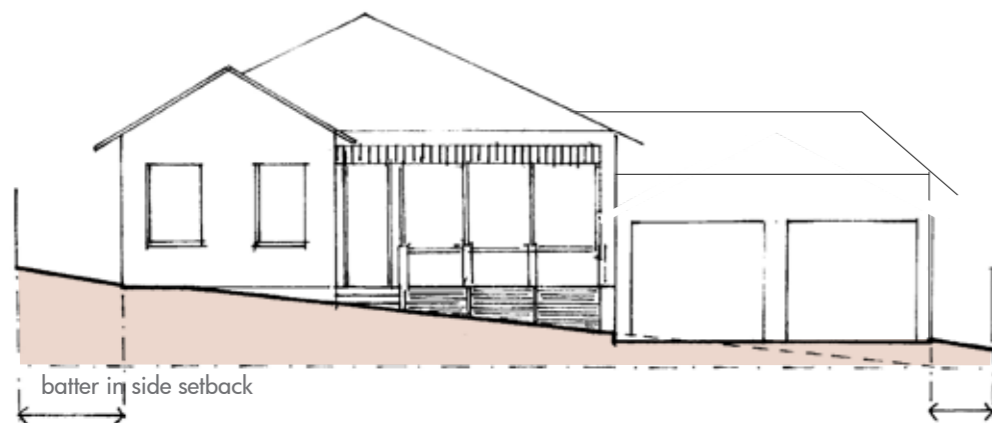
Indicative cross section showing large tree plantings in front and rear setbacks to screen roofs and buildings



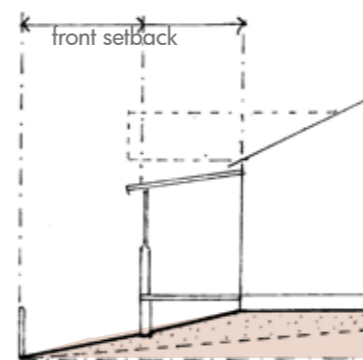
design elements - all lots

RESPONSE TO TOPOGRAPHY

- ✓ Utilise battered soil slopes with dense plantings to accommodate level changes in preference to engineered retaining walls where appropriate.
- ✓ Excavation and fill on building sites shall generally be limited to a maximum of 1 metre from natural ground level. Greater depth may be considered within the building envelope if it is suitably retained and/or stabilised and is not visible from the street.
- ✓ The maximum height of a retaining walls should be 1.0 metre.
- ✓ Where terraced walls are proposed the minimum distance between each step is to be 1.0 metre in order to provide adequate landscape areas and deep soil planting.
- ✓ The integration of retaining walls into dwelling design and construction is encouraged wherever possible to minimise dominance of retaining walls that are independent of the dwelling, and minimise general site earthworks and retaining at boundaries.
- ✓ Where the above requirements cannot be achieved; alternative construction methods should be considered including, but not limited to the following:
 - Split-level housing,
 - Pole home construction, and/ or
 - Tiered benching of the lot.



Garage stepped and verandah elevated to address slope



Addressing slope with elevated verandah and landscape batter.

- ✓ Compliant local response to topography: retaining integrated into dwelling and landscaped front wall



- ✓ Compliant contemporary response to topography: split-level housing

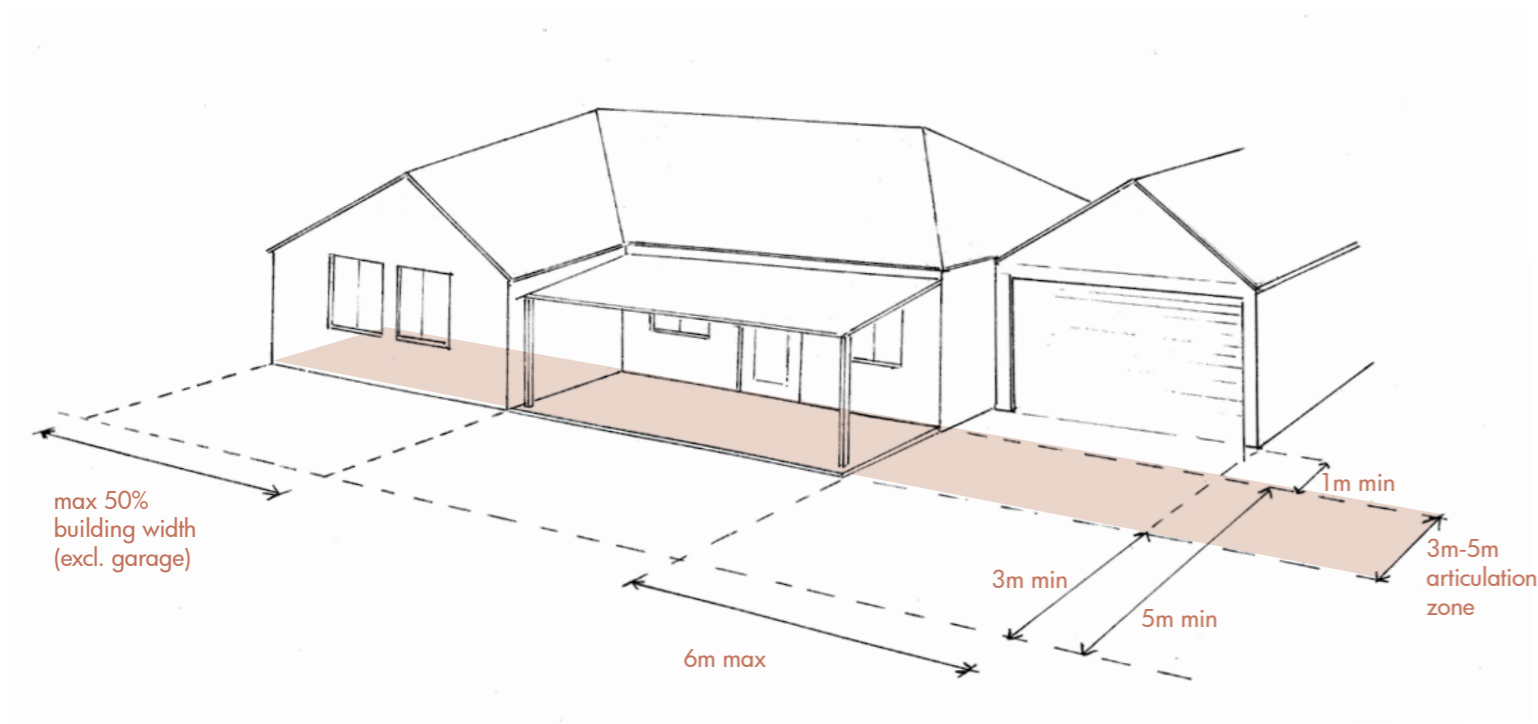


- ✗ Non-compliant response to topography: entire site flattened, visually prominent retaining walls



FRONT SETBACKS

- ✓ Front building setback minimum 5m.
- ✓ An articulation zone within the 3m-5m front setback on the ground floor. A single storey ground floor verandah must project into this zone. Up to 50% of the building façade (not including garage) may project into this zone from the main building volume as a single storey gable roof structure.
- ✓ Garage setback minimum 6m and a minimum of 1m behind the principal building facade. The garage shall have a maximum width of 6m.

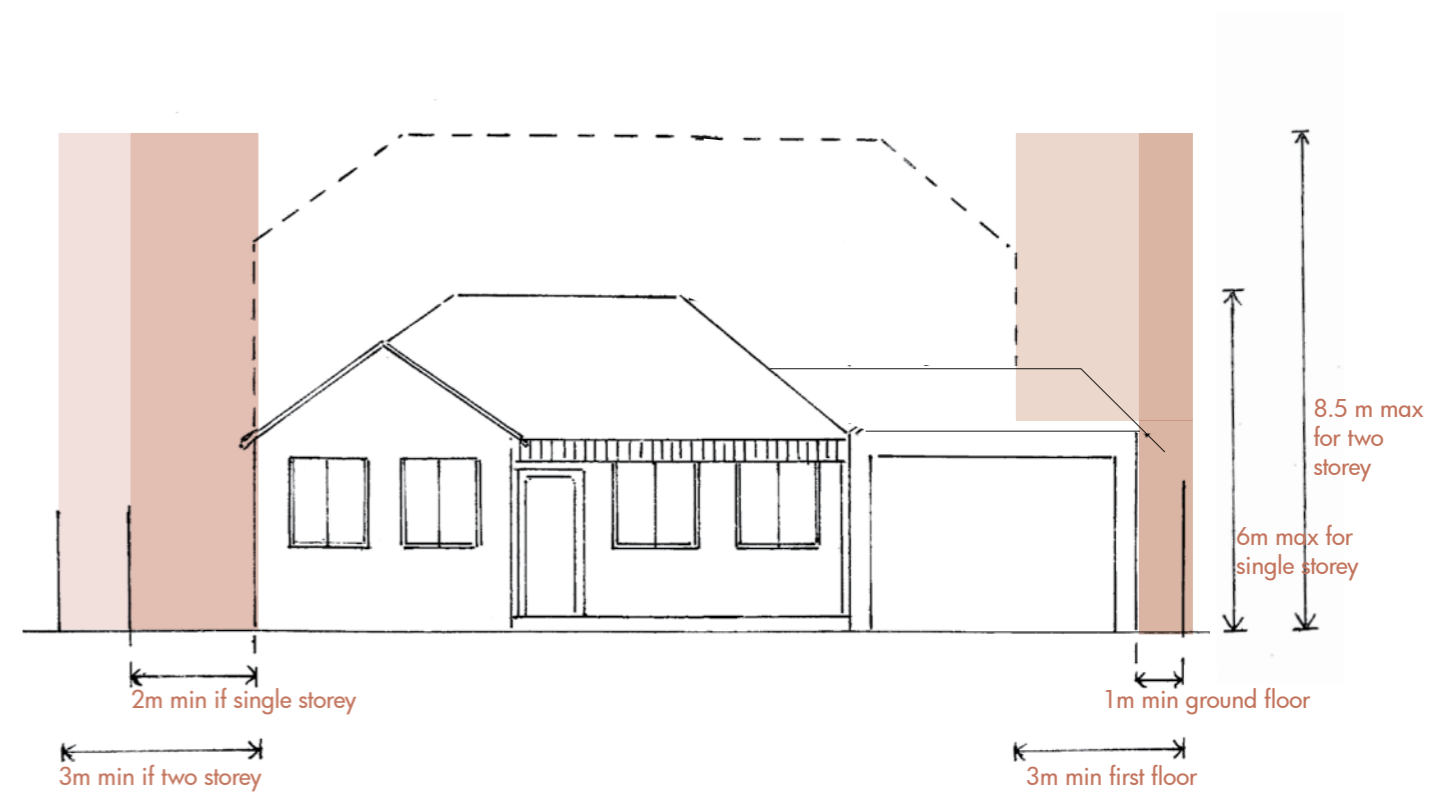


SIDE AND REAR SETBACKS

- ✓ Single storey buildings: one side minimum 1m and one side minimum 2m.
- ✓ Two storey buildings: one side minimum 1m ground floor and 3m first floor, other side minimum 3m ground and first floor.
- ✓ Rear setbacks minimum 4m.

HEIGHT AND SCALE

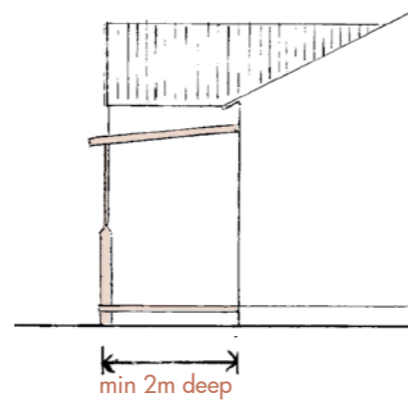
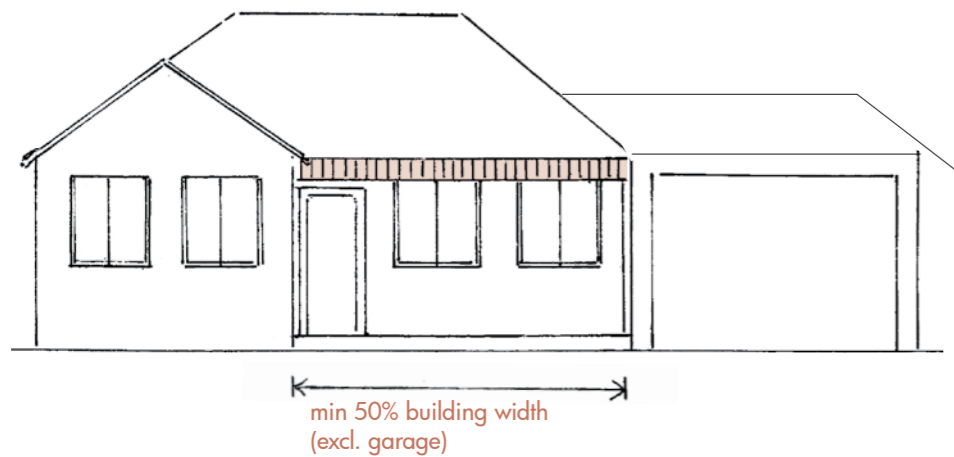
- ✓ Floor to roof apex height for single storey building maximum 6m and for two storey building maximum 8.5m.



design elements - all lots

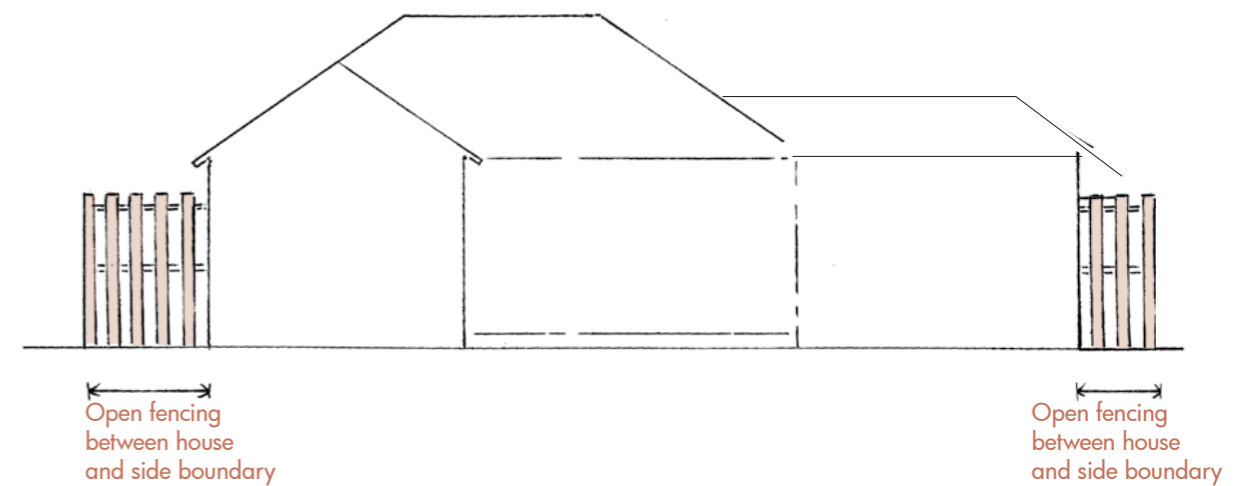
VERANDAHS

- ✓ All houses are to incorporate a verandah on the ground floor for at least 50% of the width of building facade (not including garage). Balconies on upper floors are also permitted, however these do not replace the requirement for a ground floor verandah.
- ✓ The verandah shall be an attachment to the principal building and the verandah roof must sit below that of the principal roof. The verandah roof shall have less pitch than the principal roof and be constructed in the same material as the principal roof. The verandah may be a level extension to the building slab or may be a raised verandah depending on design and construction considerations.
- ✓ Verandahs shall be at least 2m deep.



FENCING

- ✓ All houses are to incorporate a fence on the front boundary between 0.7 and 1.2 m in height. The fence is to be constructed with an open style (minimum 50% transparent).
- ✓ Fences between the house and the side boundary shall be constructed using the same materials as the front fence.
- ✓ Any side boundary fencing that extends forward of the garage setback line shall be consistent with the height and style of the front fence.



- ✓ Compliant local verandah: 2m deep, lightweight attachment to house, roof less pitch and lower than principal roof



- ✓ Compliant contemporary verandah: 2m deep, lightweight attachment to house, roof less pitch and lower than principal roof



- ✗ Non-compliant verandah: not 2m deep, not a lightweight attachment, upper level balcony not separate from principal roof



- ✓ Compliant local fencing: open style 1.2m high



- ✓ Compliant contemporary fencing: open style 1.2m high

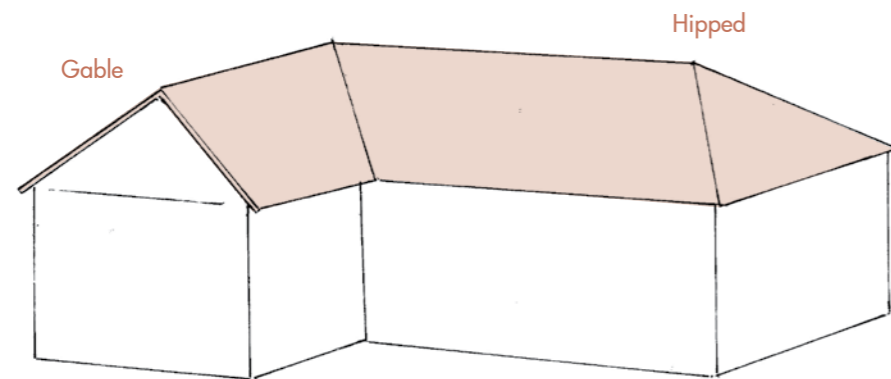


- ✗ Non-compliant side fencing: extends beyond the garage alignment



ROOFS

- ✓ Roofs for the principal building shall generally be simple hipped or gabled with a minimum roof pitch of 20 degrees where a skillion roof is used a minimum roof pitch of 7.5 degrees shall apply.
- ✓ All roofs shall include eaves that extend a minimum of 600mm from all exterior walls. The eaves may project into the setback zones.
- ✓ Buildings shall have a minimum floor to ceiling height of 2.7m to increase the prominence of the roof, particularly as a separate element to the verandah attachment.



✓ Compliant local roof: hip and gable, corrugated metal profile



✓ Compliant contemporary roof: simple hip and gable, corrugated metal profile



✗ Non-compliant roof: complex hipped roof and non low-profile tiles



MATERIALS AND COLOURS

- ✓ Building facades shall generally comprise one consistent material and a limited colour palette.
- ✓ Colours and materials should be warm and natural with the use of darker tones of brick, rendered masonry and timber. Wall colours should reflect the West Wallsend Village environment and generally be in earthy tones with a neutral colour palette.
- ✓ Roofs shall be constructed using corrugated metal profile or low profile tile in a neutral and non-reflective colour. The corrugated metal is more in keeping with the village character and has the benefit of being more affordable than tile.
- ✓ Front fences shall be consistent with the colour of the front facade and/or white.

Colours and materials found in West Wallsend



design elements - specific lots

LOTS IN ELEVATED AREAS (APPLIES TO LOTS MARKED ON THE MAP BELOW)

To minimise distant visual impact from the existing villages the following apply:

- ✓ Visual screening must be located as a 3 metre wide landscaped setback to the rear of lots to screen roofs and buildings.
- ✓ Planting within the landscaped setback must comprise informal native screen planting to approximately 5 metre tall.

✓ Effective screen planting provides greenery in prominent elevated locations



✗ Inadequate screening creates greater visual impact on the landscape



LOTS ADJOINING EXISTING STREETS (APPLIES TO LOTS MARKED ON THE MAP BELOW)

- ✓ A minimum of 3 small to medium native trees (3m-10m height at maturity) shall be planted in the front 3m of the lot (in addition to street trees).
- ✓ Corner homes must address both street frontages and the garage is to be located at the side of the dwelling away from the corner.
- ✓ Landscaping in the form of foreground screen planting shall be provided within a 3 metre wide landscape setback to the rear of lots where lots back onto an existing road such as Withers Street.
- ✓ For lots backing onto Withers Street the following provisions apply in order to create consistency on both sides of the street:
 - Rear setback minimum 5m, and
 - Rear fencing shall be between 0.7 and 1.2 m in height and constructed with an open style (minimum 50% transparent) and shall include a fence for pedestrian access.

✓ Local house addresses both street frontages



✓ Contemporary house addresses both street frontages

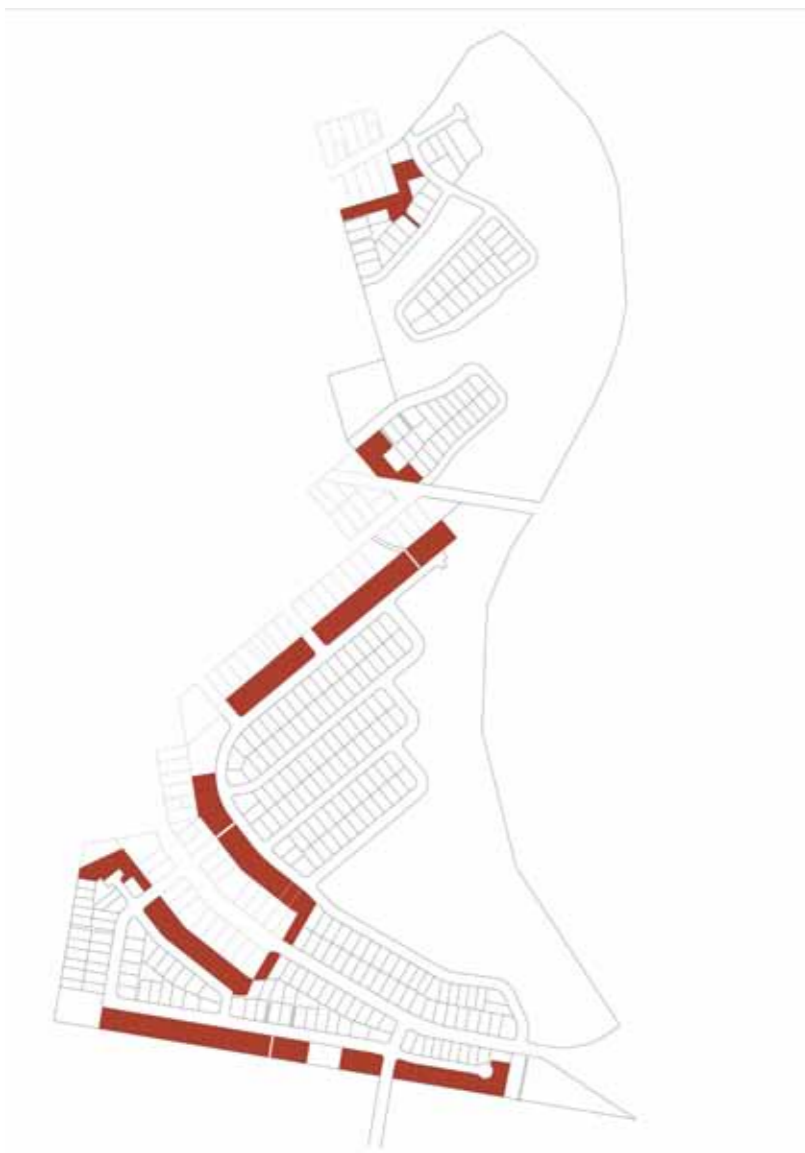


✗ Dominant blank fencing on corner



LOTS ADJOINING EXISTING RESIDENTIAL LOTS (APPLIES TO LOTS MARKED ON THE MAP BELOW)

- ✓ Rear setback minimum 5 metres.
- ✓ A minimum of 2 medium to large native trees (greater than 6m height at maturity) shall be planted in the rear setback zone.
- ✓ The fencing on the boundary adjoining the existing lot shall be constructed from timber in a traditional timber paling fence manner; a top, mid and bottom rail; lapped fence panels; and capping the timber on the top of the palings.



✓ Paling fence



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