



THE *Country Club*  
PRECINCT

# DESIGN GUIDELINES

pacific  dunes



# THE DESIGN GUIDELINES

THE PURPOSE OF THESE DESIGN GUIDELINES IS TO:

- » provide the framework for the creation of a high quality and attractive estate when viewed from both the street and golf course;
- » help you design a home that captures the views over the golf course, protects privacy and maximises sunlight and natural ventilation;
- » protect your investment by ensuring all homes are of a consistent high quality;
- » provide a checklist to assist with your application.

The Pacific Dunes Design Review Panel is happy to help you design your dream home. If you have any queries with these Design Guidelines please do not hesitate to contact us on (02) 4981 8100.

# HOME APPROVAL PROCESS

Discuss the design guidelines with Sales Manager



Purchase the lot that best suits your lifestyle



Choose your preferred builder/home design and consult with the Design Review Panel if you have any queries



Submit plans including landscape plan, materials, colour schedules and Designs Guidelines Checklist to the Design Review Panel for review and approval



Lodge Development Application with Port Stephens Council



After completing the construction and landscaping of your home, send the Design Compliance Inspection Request Form to the Pacific Dunes Design Review Panel.



# DESIGN GUIDELINES PRINCIPLES

## 1. STREET CHARACTER

The streetscape for The Country Club Precinct has been designed to maintain the high quality and consistent appearance of Pacific Dunes. Some elements, like driveways and fences, are to be installed by the owner to the developer's specification. High quality landscaping to the street and boundary fronting the golf course will greatly enhance the appeal of both the individual dwelling and the entire Precinct.

## 2. ARTICULATION

The use of porches, verandahs, balconies and pergolas helps add interest and articulate your home's façade by breaking up the building mass into smaller sections. This adds visual interest to your home and the Precinct from both the street and golf course. It is also important that garages do not dominate the streetscape and that your design should consider your neighbours' privacy, sunlight and outlook.



### **3. SETBACKS**

Setbacks are the distance from your home to your lot boundaries. The Precinct setbacks have been formulated in order to enhance privacy and allow for landscaped zones. These setbacks will help minimise over shading of your lot and those of your neighbours.

### **4. LANDSCAPING**

Landscaping is a significant ingredient for creating a quality residential community. Landscaping and fencing must be provided by you in accordance with the guidelines.

### **5. SUSTAINABILITY**

It is important to design and site your home to maximise solar access in winter and minimise heat gain in summer. This can be achieved by orientating your living areas to the north and shading your windows effectively. Designs will also have to comply with the NSW Government BASIX requirements with regard to energy and water efficiency.

# DESIGN GUIDELINES PRINCIPLES





# DESIGN GUIDELINES CHECKLIST

This checklist includes both the home design and landscaping guidelines

		Yes	No
1. Articulation	Does the dwelling address both the street and the golf course?	<input type="checkbox"/>	<input type="checkbox"/>
2. Setbacks	Minimum front setback of 5.5m to garage	<input type="checkbox"/>	<input type="checkbox"/>
	Minimum side setbacks of 0.9m (or zero one side)	<input type="checkbox"/>	<input type="checkbox"/>
	Minimum rear setback of 4.5m	<input type="checkbox"/>	<input type="checkbox"/>
	Note: Porches and pergolas may extend into the front and rear setback zones by a maximum of 1m		
3. Building Height	Maximum of 2 storeys	<input type="checkbox"/>	<input type="checkbox"/>
4. Roofs	Roofs gable or hip	<input type="checkbox"/>	<input type="checkbox"/>
	Minimum roof pitch of 22 degrees	<input type="checkbox"/>	<input type="checkbox"/>
	Roof cladding to be concrete tile of a flat profile or pre-finished metal roof sheeting to match 'custom orb' profile	<input type="checkbox"/>	<input type="checkbox"/>
	Eaves to be a minimum of 450mm	<input type="checkbox"/>	<input type="checkbox"/>
	Antennae, satellite dish, skylights, ventilators and solar collectors are to be located and finished to ensure they have limited visibility from the street and golf course	<input type="checkbox"/>	<input type="checkbox"/>
5. Façades & External Walls	Façades and walls to be rendered or bagged and painted lightweight cladding allowable in small amounts	<input type="checkbox"/>	<input type="checkbox"/>
6. External Openings & Glazing	Pre-finished aluminium window frames	<input type="checkbox"/>	<input type="checkbox"/>
	Flyscreens or security mesh to windows and doors must have an external frame only with no infill panels to street and golf frontages e.g. Crimsafe	<input type="checkbox"/>	<input type="checkbox"/>
7. Garages	Doors to be sectional overhead type of contemporary horizontal profile. Finish to be timber on prefinished steel	<input type="checkbox"/>	<input type="checkbox"/>
8. Driveways	Driveways to be 4.8m wide (max) and 'Water Buffalo' in colour from Concrete Colour Systems. CCS	<input type="checkbox"/>	<input type="checkbox"/>
9. Letterboxes	As per figure 1 (pg7), box and numbers to be provided by developer	<input type="checkbox"/>	<input type="checkbox"/>



# DESIGN GUIDELINES CHECKLIST

Yes No

10. Services Locations	Services such as hot water systems, air conditioning units, water tanks, garbage bins and drying areas are not to be visible from the street or golf course		
11. Pools	Swimming pools are permitted		
	Pool plant equipment must be suitably screened and housed to minimise noise and should not be visible from the street or golf course	<input type="checkbox"/>	<input type="checkbox"/>
12. Fencing	Front fences are not permitted		
	Side fences are not permitted within 1m of house frontage	<input type="checkbox"/>	<input type="checkbox"/>
	Side fences are permitted and may extend to a minimum distance of 4.5m from the rear boundary	<input type="checkbox"/>	<input type="checkbox"/>
	Side fences may be treated pine or hardwood 1.8m high	<input type="checkbox"/>	<input type="checkbox"/>
	Privacy screens are permitted for pools		
	Rear fences must be ARC rod top Byron 1.2m high palisade fencing in Woodland Grey	<input type="checkbox"/>	<input type="checkbox"/>
13. Landscaping Design	Comply figure 1 (pg7), with landscape guidelines	<input type="checkbox"/>	<input type="checkbox"/>

## 14. Plant Schedule

### Native Trees

Tristaniopsis laurina  
 Acmena smithii minor  
 Acacia elata  
 Agonis flexuosa  
 Banksia intergrifolia  
 Ceratopetalum gummiferum  
 Elaeocarpus reticulatus  
 Glohidion ferinandii  
 Melia azederach  
 Syzygium australe  
 Syzygium paniculatum  
 Waterhousia floribunda

### Native Shrubs

Banksia species  
 Callistemon species  
 Correa reflexa  
 Crinum pedunculatum  
 Dietes grandiflora  
 Doryanthes excelsa  
 Grevillea species  
 Leptospermum species  
 Macrozamia species  
 Melaleuca hypericifolia  
 Westringia zena  
 Pennisetum setaceum atrogansium

### Native Groundcovers

Anigozanthus species  
 Bracteantha bracteata  
 Brachycome multifida  
 Clissus antarctic  
 Dianella species  
 Helipterum species  
 Hibertia dentate  
 Lomandra species  
 Myoporum parvifolium  
 Eragrostic elongata elvera  
 Scaevola species  
 Viola hederace

# DESIGN GUIDELINES CHECKLIST

Yes No

<b>External Finishes</b>	Colours and materials in accordance with palette below. All products identified are for information purposes and equivalents by other manufacturers are acceptable.				
<b>Feature Colours Dulux Paint</b>	Purple Prince Red Ochre	Bakos Blue Columbia	Hay Wain Mudskipper	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wall Colours Dulux Paint</b>	Extreme White Sand Dollar Kings Canyon Grey	White Beacon Porcelain Figurines Malt Shake	Antarctic Ice Mud Puddle Oyster Bay	<input type="checkbox"/>	<input type="checkbox"/>
<b>Window Frame Colours</b>	Anodic Natural Matt	Woodland Grey		<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof Profiles and Colours</b>	Flat profile roof tiles in charcoal grey or black Colorbond Dune                      Colorbond Woodland Grey Colorbond Windspray			<input type="checkbox"/>	<input type="checkbox"/>
<b>Retaining Walls</b>	Retaining walls are to be charcoal coloured concrete block				
<b>Garage Door Colours</b>	Colourbond dune or timber-look	Colorbond Woodland Grey	Timber	<input type="checkbox"/>	<input type="checkbox"/>



