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Annexure – Prince Henry Design Principles

PRINCE HENRY DESIGN PRINCIPLES

Vision

The Prince Henry site at Little Bay is a location of great natural beauty with landscapes, sites and buildings of considerable cultural significance. It is Landcom's vision to create a new living coastal community at Little Bay which is a special place to experience a strong sense of historical continuity and vitality that can come from the sensitive and creative interrelationship of new architecture within the existing significant context.

Landcom will be creating a sustainable new built environment that reflects the spectacular natural qualities of the weathered coastal place. A contemporary 'coastal' architectural character is actively encouraged with modern sophisticated homes responding to a relaxed seaside lifestyle. The contemporary architecture will be strongly influenced by the special qualities of the site. These include the colours of the landscape, typology of existing buildings and the microclimate with the need for adjustable indoor/outdoor spaces to create a balance between privacy and transparency, while capturing water and golf course views.

The new architecture should:

- have a strong sense of local identity
- contain a significant response to the Little Bay microclimate including sun, shade, breeze utilisation and weather protection
- induce a sense of freedom/adventure related to the relaxed coastal lifestyle and
- utilise appropriate materials, texture, form and colours related to the landscape and/or significant retained buildings (and which weather naturally)
- maximise indoor/outdoor relationships
- create a sense of openness and quietness inherent in the site and protect against adverse conditions
- incorporate the principles of environmentally sustainable design in terms of water management and energy utilisation
- encourage an informal coastal atmosphere incorporating a sense of transparency and lightness with generous glazed openings or flexible walls with shade giving devices. This will contrast with the need for solidness/protection to adverse aspects
- ensure that single dwellings and apartments have a generosity of space, quality of appointment, finish, and architectural character both internally and externally commensurate with both the uniqueness and high value of the site.

These Design Principles are in addition to and do not replace the provisions of the Local Environment Plan 1998 or the Development Control Plan for the Prince Henry Hospital Site.

Key Elements

The key elements of the Prince Henry architectural character to be developed at Little Bay include:

- a close relationship with the existing natural and cultural environment through the appropriate use of materials, colour, built form and coastal edge character
- the response to the microclimate and energy conservation as expressed through architectural form and detail
- the provision of generous and flexible indoor/outdoor spaces for living and the creation of "outdoor rooms" for relaxed living
- the design, orientation and arrangement of built form and landscape features to capture ocean and golf course views and to enhance the setting of the cultural heritage
- an informal coastal character through the use of solid and lightweight materials, generous openings and transparency, shade giving devices and the contrast of lightness with solidity related to building orientation

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The design principles are designed to cover a wide range of building types and forms including detached housing, terrace and courtyard housing, garden apartments and 3-5 storey apartment buildings. There are apartments for older persons, residential aged care facilities and other specialist community buildings. Retained heritage buildings will be subject to Specific Elements Conservation Policies (SECP) and are not specifically referred to in these design principles.

Architectural Character

New buildings should be designed to reflect the character of outdoor coastal living and relaxed lifestyle associated with Little Bay. Buildings should be of contemporary high quality design, generally horizontal in expression with large protected openings, significant courtyard and balcony spaces with elements for weather protection and sun control strongly expressed.

Building design should respond to the particular context or setting of individual precincts and this will add to the diversity of the final architectural outcome. Considerations may include the principal view, slope of the land or relationship to retained buildings and/or site features. The design should "build on what exists" at Little Bay and may utilise existing architectural forms, colour or materials to inform the new building in subtle ways.

New buildings are to be designed to be seen "in the round"- within landscaped settings - similar to significant buildings to be retained. Simple "block" forms are preferred with widths and lengths similar to retained buildings and with facades articulated. Individual dwellings and apartments should reflect the character of coastal outdoor living with over-sized balconies linked directly to internal living areas with large openings detailed with flexible screens, fixed shades or shutters to control wind and sun. Buildings should have a predominantly horizontal expression offset by vertical elements such as access lobbies. Windows should be expressed as horizontal slots (unless related to retained buildings).

Energy efficiency in design is to be expressed in the building character. This should be evident in different façade treatments to various orientations, protection to windows by projecting eaves, hoods or pergolas, the use of glass louvres for controlled ventilation, predominantly light external colours and natural light and ventilation to internal private and communal spaces including building foyers and lift lobbies.

Roof Form

To establish a distinctive coastal architectural theme, the use of skillion, low pitched, multiplanar, curved, "flat" and hovering roof forms is required. Pitched roof forms will only be considered as minor elements reflecting the architectural form of retained historic buildings. Rooftops should be articulated to provide solutions to natural light, orientation, and ventilation, while maintaining a neat aesthetic on the skyline. Setbacks to building tops with private or communal terraces between apartments and the parapet are encouraged to articulate the building form. This approach to roof form will require the careful consideration of all roof penetrations. These should be grouped and visual impact minimized. Paved roof terraces for communal activities are encouraged and should incorporate pergolas/sunshading and planting.

Built Form, Height And Setbacks

Building heights for each precinct and lot are defined and allow for some additional height to accent corners, close vistas or to take advantage of specific site vistas.

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Plan And Section

Apartment buildings should have a narrow building depth, where possible with dual orientation to promote natural ventilation. The desirability of northern orientation for living rooms may need to be balanced against ocean or golf course views. Primary and secondary living spaces and /or through plans should maximise the opportunity for dual aspect. Courtyard building forms, which create a series of protected spaces, are encouraged for both apartments and individual houses. Visually significant corners should be defined by building mass/special architectural character or response to retained buildings. Building facades are to be articulated by a series of solids, voids and projections within the overall horizontal aesthetic. Building entries should be clearly visible on the façade and be weather protected.

Microclimate And Orientation Influences

North

- primary balconies and decks; glass balustrades where appropriate; (closed or opaque where exposed to public view); solar access/large areas of glass; privacy between units, eg blades, solid screens; maximise cooling NE summer breeze.

South

- secondary balconies if required; wind protection/shutters; protected windows generally smaller and horizontal; protective roofs; robust/simple details; few external living spaces.

East

- major view direction – openable larger 'picture' windows; balconies with protection from south unless secondary outdoor living spaces are provided; adjustable sun control; sheltered side in winter.

West

- fixed sun control; generally smaller horizontal windows; pergolas/deciduous planting; overhangs and under covered spaces; protection required from summer sun; prevailing winter (westerly) breeze protection.

Exterior Colours And Materials

The choice of external colours and the selection of materials should relate to the colours and textures of the Little Bay coastal landscape. A colour palette based on four identifiable zones has been prepared to indicate themes within specific areas of the site. This will establish a degree of consistency along site edges while providing a level of diversity internally. There may also be references to materials or colours of existing buildings within certain precincts as a means of relating old and new. The principal or base colour/s of new buildings should be relatively neutral and light in tone with stronger accent of highlight colours used on "attached" or projecting elements such as screens, blade walls, shutters, sunshades, pergolas, porches, balconies and surrounds to openings. Darker recessive tones may be used as a base or top. Materials should be chosen to weather naturally and be low in maintenance and capable of resisting the salt atmosphere.

- external materials can include rendered or bagged masonry (painted or pre-coloured), exposed concrete, smooth faced brickwork (in limited areas and related to retained buildings), glass, weatherboarding and 'ecoply', CFC panels and metal cladding such as zinc, copper and stainless steel. The use of natural stone is encouraged.
- the use of "lightweight" materials such as timber boarding, ecoply, zinc or sheet metal panels and profiled metal sheeting is encouraged to contrast with solid masonry surfaces and to provide a coastal or 'nautical' character. Lightweight materials may constitute no more than 50% of the external walling for individual houses and 25% for apartment buildings.
- roof materials can include profiled metal deck (precoloured where visible), zinc, copper or concrete (with

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protective pebble, gravel or turf surfaces).

- natural metallic finishes can be used in appropriate locations where reflectivity is not an issue.
- suitable Colorbond colours are "surfmist", "dune", "shale grey", "windspray", "woodland grey" and in the metallic steel range "citi" and "conservatory"
- it is recommended by manufacturers that Colorbond "ultra" be used for roofs within 200m from breaking surf. Acceptable colours in this range are "windspray", "surfmist" and "dune"
- slate roofs may be approved where they establish a link with adjacent heritage buildings. Terracotta, concrete and composite tiled roofs will not be permitted
- glazing should be no more than 20% reflective
- the clear expression of steel structural elements and detailing, contrasting with glass and masonry walls is encouraged.

Landscape Design

Landscape design should be based on the existing natural and cultural elements of the Little Bay site. The landscape should enhance residential amenity, provide habitat for native and indigenous plants and animals, and be suitable for the extreme coastal conditions. It should also improve stormwater and air quality, contribute to biodiversity and improve energy efficiency of buildings. The landscape design should retain and incorporate trees, shrubs and groundcovers, which are endemic to the site and any significant site elements within individual precincts where possible. The selection of hard and soft landscape materials for private garden spaces will also influence the quality of development at Prince Henry.

Walls And Fences

Walls and fences define boundaries between spaces or changes in level and influence visual amenity and safety/security of residents. Their design should positively contribute to the public domain and be in keeping with the desired coastal themes. The existing character of the site is relatively open with few fence examples. Notable exceptions include the timber picket fence to Pine Cottage. There are also rock outcrops and sandstone walls that form part of the landscape.

The intention is to retain the open landscape character of the site by utilizing landscape elements as edges or transparent fence types as a preference. Generally walls should provide privacy and security while not eliminating views, outlook or light and avoid continuous lengths of blank wall at street level. There should be a balance of solid to transparent materials. Materials should be durable, easily cleaned and graffiti resistant, suitable for the coastal atmosphere. Raised walls or terraces to streets should be softened by the use of planters.

For apartment buildings, fences and walls should relate to the principal materials and colours of the building, be light in colour and contrast solid elements with open contemporary vertical metal palisade or horizontal timber boarded styles with associated hedge planting where privacy is a requirement. Solid elements maybe sandstone, rendered or bagged masonry.

While open fencing types and landscape approaches to site boundaries are preferred to retain the open character of the site, it is recognised that there is a need to provide for privacy, security and weather protection. There is also a need for aesthetic control to achieve a high visual standard.

Public Art

The incorporation of public artwork, water features and recreational facilities together with high quality landscapes within semiprivate/communal areas of apartment developments is encouraged and should be coordinated with the public art program being promoted by Landcom.

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The collaboration between public art and the new design elements will create opportunities for the interpretation of the transformation of the site, interpretation of the many significant natural and cultural features of the Prince Henry site and for the enhancement of the public and private spaces.

The design intent is that high quality work of contemporary art and design will enliven the daily lives of the residents of the Prince Henry site and surrounding community. Works should be an integral part of the architectural and landscape design, conceptually and in implementation. Designs should enrich the coastal site's environment beyond what good planning, architecture and landscape can achieve on their own.

The materials used for artworks are to be determined in accord with the requirements of a 20 year lifespan in which the work is to maintain its intended visual effect with very little maintenance. The materials should also be chosen with respect to their resistance to vandalism and graffiti, as well as resistance to the effects of salt air, ultraviolet exposure, and other weather conditions that characterise the site.

Energy Smart

Prince Henry @ Little Bay is to be a low energy residential development. The principles stated here should be read in conjunction with Landcom's Energy Smart policy. All detached houses, villas, townhouses, terraces and courtyard homes are to have gas boosted solar water heaters. Multiunit dwellings are to have centralised gas boosted solar water heaters. Solar collectors are to be carefully located to minimise visual impact as viewed from public spaces, be positioned below ridgelines and integrated with roof design as far as practicable. All new dwellings should achieve a minimum of 4.5 stars NatHERS rating (except where restricted by existing building orientation/heritage/issues) and/ or achieve BASIX requirements. All shower heads to be AAA rated. Air conditioning should not be required in dwellings and apartments designed in accordance with contemporary ESD practices, and is not encouraged. Ceiling fans should be used in living areas and bedrooms. Special accommodation for the elderly however may require airconditioned spaces. Thermal mass in buildings should be utilized where possible for passive climate control.

Water Conservation

Detailed stormwater management studies have been undertaken for Prince Henry and indicate that for the majority of development, stormwater and roof rainwater is more effectively managed by diverting flows directly to a central storage facility on the golf course and then recycling to irrigate public spaces. The use of rainwater tanks will be limited to individual dwellings.

Car Parking, Garages And Driveways

The majority of car parking is to be located underground. The number of vehicular crossovers should be minimised and the locations should be in accordance with the control drawings. Any exposed sections of car park wall are to be carefully considered so as not to detract from street views. At grade garages for detached lots and courtyard houses should be carefully designed to integrate with the house and should not dominate the streetscape. Garage doors should not be featured, but blend with the colours and design of the house. Horizontal banding of metal or timber panels is required. The garage door should be a minimum of 1m behind the front facade of building. Double garages generally will not be permitted on lots with a frontage of 12m or less. Garage doors for apartment buildings should be carefully located to minimize adverse impact on adjacent apartments and be quiet in operation. All driveways to multi-unit developments and individual houses are to match the site prototype.

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Details

The following guidelines indicate the preferred approach to a number of architectural details:

Balconies And Balustrades

Generous, oversized balconies are encouraged and may be cantilevered or contained within the fabric of the building where more protection is required from prevailing weather (eg south facades). At least one primary balcony is to be provided per apartment. The minimum primary balcony depth is 2.4m and the minimum size is 10m² (DCP control) Balconies up to 3m in depth are encouraged. Windows and doors to balconies should be full width to maximize indoor/outdoor relationships.

Balconies which wrap around building corners and cantilever or project from the building are encouraged. Cantilevered balconies may have pergolas, adjustable/fixed louvres and sliding screens, or shutters or blinds to create "outdoor rooms" and control climate. Balustrade design is to be integrated into the overall architectural form. Preferred detailing is to reflect a coastal character and could include horizontal bars, stainless steel wires, timber battens, mullionless or opaque glass/solid panels for privacy, or a combination of these.

Privacy Screens, Eaves And Weather Protection

The use of effective privacy screens together with the creation of outdoor rooms or "loggias" to provide sun control and comfort from adverse weather is encouraged. These can take the form of aluminium shutters, horizontal timber battened screens or solid lightweight elements, all of which can be fixed or moveable. Generous roof overhangs or eaves are encouraged for weather protection and sun shading purposes.

Balcony Drainage And Downpipes

The careful design and integration of downpipes and drainage provisions, particularly to apartment balconies, is required to avoid unsightly details. Drainage from balconies should be concealed in the floor slab and downpipes should be designed into facades and elevations to minimise visual prominence. Downpipes should be straight runs without angles and bends. Gutter types are to be half-round and downpipes circular to reflect the coastal character.

Windows, Doors

Security doors where required to be simple and recessive. Flyscreens to match window frame colours and to have dark coloured mesh. External roller security shutters are prohibited.

Outbuildings, Storage And Drying Areas

Storage requirements should be incorporated into the main dwelling, apartment or garage space. External 'sheds' or storage areas will not be acceptable and pool equipment is to be stored away from view. Drying areas are to be located away from public view.

Television Antennae & Satellite Dishes

No private television antennae are permitted.
Satellite dishes to be concealed from view.

Solar Hot Water Heating

Solar collector units must be located on the roof and screened from view wherever possible. Tanks for solar systems are not permitted on the roof. Colours of the system including pipework should match the main dwelling and be located at the rear of the property or in a location not viewed from the street.

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Other Structures

Water services, gas meters, rainwater collection tanks are to be screened from view. Clotheslines are to be screened from public view.

Commercial Vehicles, Boats, Caravans Etc

Parking of commercial vehicles, boats, caravans is not permitted to the front of properties. Such vehicles are to be screened from public view by providing an enclosure located behind the residence or garage. Colours, materials and design of the enclosure should complement the main dwelling.

**TERMS OF INSTRUMENT NOT
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