



ORAN PARK

Estate Design Guidelines

Build at the Park



Oran Park Vision

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

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

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

These guidelines will ensure residents will not only benefit from their initial investment but will see the value of their property maintained by the high standard of development that will be established around them.



Mandatory Requirements

- Build with an approved OP builder.
- Lodge a refundable Compliance Bond - \$10,000 unless a Building Contract has been entered into that comprises all of the required OP requirements.
- Lodge your design with the OP Review Panel.
- Lodge plans with Council or private certifier.
- If OP has provided or nominated a driveway crossover then your garage location must coincide with this.

Streetscape

The streetscape character within Oran Park is a major contributor to the quality of your neighbourhood. The quality of the streetscape is determined by various factors such as house fascias, front verandahs, fencing, general building articulation and landscaping.

Ideally, front verandahs, entry porches and porticos offer a pleasant addition to a streetscape when compared to most flat house fascias. These elements can also provide additional outdoor living areas and give opportunities for residents to engage with neighbours and passers-by promoting an open and friendly environment.

All home sites provide a unique opportunity to influence the overall streetscape character.

Whilst all homes are important, homes situated on corners play the most important role in the streetscape as they provide landmarks and a means of wayfinding within the overall community.

The landscape character of the street is created by well-defined front gardens, street trees and the visibility of backyard trees beyond the house.

A landscape plan is required to be submitted with the application and should indicate the extent of hard and soft landscaping for tree size and locations.

Land Purchase

When you purchase your land from OP you will be required to sign a Contract of Sale that sets out the terms of purchase.

Part of these conditions will be that you agree to engage a nominated builder from the list of builders approved by OP that are permitted to build in the Oran Park development. A list of these builders will be provided to you at the time of purchase by the OP sales team. This list may change from time to time, so check with the OP sales team when you are ready to select a builder. Builders that have not been approved by OP are not permitted to build within the Oran Park project.

As part of ensuring that a high quality standard of residential development is achieved, buyers will also be required to provide a \$10,000 Compliance Bond at settlement unless they have already signed a building contract with an approved OP Builder that includes all of the OP requirements. This bond will be refunded in part (\$5,000) once the house design has been approved by OP and evidence of a building contract with an "Approved Builder" has been provided. The balance will be refunded once all works have been completed to the satisfaction of OP. These works include front landscaping, boundary fencing and any repairs to footpaths and street trees that have been damaged. If the Building Contract includes provision for these works then the balance of the Compliance Bond will be refunded to the buyer upon evidence of the Building Contract to OP.

Design & Approval Process

Prior to submission of your house design plans to Council or a private certifier for building approval, your plans must be submitted to the Oran Park Developer Review Panel (DRP) for developer approval. Your submission should include a site plan, elevations, floor plans, colours and materials schedule and a landscape plan.

Plans must be submitted to the DRP at design@greenfields.net.au for assessment. If amendments are required to your home design then you or your builder will receive an email setting out the required changes. Once these have been completed and resubmitted for assessment, formal approval of the plans can be issued by the DRP.

Following DRP approval of your house plans, you can subsequently submit to Council or a private certifier for building approval.

Design Considerations

When designing and siting your home on your selected lot, consideration needs to be given to the following:

Solar Orientation

Maximise north facing windows. Where possible locate living rooms adjacent to north facing windows.

Shading

Provide adequate shading to east and west facing windows as well as appropriate shading for north facing windows.

Views

Take advantage of any views of parks, lakes or other landscape features.

Corner Lots

There are specific design controls that relate to these types of lots. Houses on corner lots need to address both streets.

Private Open Space

Consider best location and size of private open space. Where possible this should have access to northern sunlight.



1.0 External Features & Roof

Design Considerations

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 sun penetration in winter.

Appear as an extension of the house.

Balconies and Terraces

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

Variety and individuality are important and considered material selection creates a harmonious balance on the facades of the house.

Well-balanced proportions are also important in improving the appearance of the dwelling, to relate various elements such as doors, windows and entries.

Ancillary items

Services for modern living including water tanks and air-conditioning units which should not be visible from the street.

Careful attention is required to ensure optimum orientation for solar collectors, while avoiding the potential of such items being viewed as roof clutter from the street.

Sun Shading

Sunscreens and awnings are encouraged for protection of openings on the northern and western elevations.

Roof Eaves

Should provide shading and weather protection to windows and doors.

Where practical, 600mm should be considered to achieve an increased degree of shading to windows.

Should be in proportion to the overall appearance of the home.

Facades and Roofs

While street trees and landscaped gardens create a consistent street character, building facades further enhance the streetscape by creating diversity and visual interest from the street.

Flat parapet roofs need to be considered in the overall visual impact to the streetscape and need to relate harmoniously with the adjoining buildings.

Light coloured roofs are required to assist with keeping homes cooler in summer and reduce the 'heat island effect' associated with urbanised areas.

Mandatory Requirements

- 1.1 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, bay window or similar features, verandah, pergola or similar features above garage doors.
- 1.2 Provide a covered entry that is clearly visible from the street.
- 1.3 Shade north and west facing windows and doors from the summer sun.
- 1.4 Provide 450mm (minimum) eaves on all pitched roofs (except where zero lot lines apply).
- 1.5 Dual pitched roofs must have a pitch of at least 25 degrees. Single and flat roofs will be considered based on merit and must provide alternate shading devices to windows on the north and west elevations.
- 1.6 Roof material must be a light colour with a solar absorptance value of less than 0.48, unless otherwise approved in certain locations based on merit and other considerations.
- 1.7 Ensure a variety of material is used. Facades must incorporate at least 2 different materials (excludes garages). The second material needs to be no less than 20% of the surface area.
- 1.8 No two adjacent homes are to have the same colour palette. Colour palettes of adjacent homes should complement one another.
- 1.9 Main colour and render colours are to be light, natural and earthy synonymous with the landscape.
- 1.10 Highlight colours are to be used for articulation and front facade feature elements.
- 1.11 Front windows need to be proportioned appropriately e.g. awning style and **not square sliding windows**.
- 1.12 Aerials and satellite dishes are not permitted. Fibre optic systems are provided by the developer, and will supply internet, telephony, and free-to-air & pay television.
- 1.13 Air-conditioners and solar hot water tanks are not to be visible from the street. AC motors to be screened where necessary.
- 1.14 Waste bins to be stored behind property boundary and screened from public view.



2.0 Secondary Facades & Fencing

Design Considerations

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 side building facades is particularly important in zero lots and corner lots where they can present as a dominant feature.

The sides and rear facades of a dwelling are commonly considered less important than the street facade, yet are still viewed by neighbouring dwellings and glimpsed between houses from the street. Thus it is necessary to pay considered attention to their design and detailing.

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 blank upper level walls on all facades should be avoided to ensure building bulk is reduced and an interesting facade is created.

In certain orientations, setting back the upper level rear facade will allow more sunlight into the rear garden.

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 are prominent in the overall streetscape.

Zero Lot Lines

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.

In the circumstance where no physical fencing is proposed, dense shrub planting is to be used to define the property boundary, private/public interface and also encourage the use of a front garden, which in turn increases 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. The remaining solid elements should be a maximum width of 450mm.

Fence colours should relate to the building it belongs to, and be complementary to 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 street and front fence.

Front side fences, located between the front boundary and 2m behind the front building line should match the style and design of the front fence.

Side fences setback more than 2m back from 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.

Sheet metal fencing (Colorbond) is **not permitted** at the street frontage and may only be used where it is not 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 overshadowing for the adjoining properties on the lower side).



Mandatory Requirements

- 2.1 The secondary street facade for a dwelling on a corner lot must incorporate at least two of the following features: entry feature or portico, balcony/window boxes or similar elements, landscaping/fencing compatible with the status of the surrounding streetscape.
- 2.2 On corner lots where a front fence is proposed it must continue around the corner to the secondary street for a minimum 4m past the front building line, the remaining fencing on the secondary frontage can be 1.8m high for no more than one third of the boundary length.
- 2.3 Side and rear fences must be a maximum of 1.8m high and should be set back 2m from the front facade. These fences are to be **Colorbond Basalt** unless otherwise approved by OP and both neighbours.
- 2.4 Metal sheet fencing is not permitted on any boundary that is visible from the street.
- 2.5 Front fences, and 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.

3.0 Landscape

The landscape guidelines will create a continuity within the overall Oran Park 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.

Design Considerations

Planting

Front gardens should be landscaped attractively to include at least one large tree with a minimum mature height of 3m. Front gardens should also have a number of smaller trees 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. In addition, large trees in the rear yard should be deciduous, promoting winter solar access and should be between 6m to 8m high at maturity.

Retaining walls are to be of masonry materials such as brickwork, natural stone, stone cladding, rendered blockwork, coloured/textured concrete, gabion wall and split face blockwork. Colours and textures should complement the dwelling and driveway. **Timber retaining walls are not permissible 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.

Letter Boxes

Letter boxes should be of generous size to minimize the overflow of mail.

Mandatory Requirements

- 3.1 A landscape plan must be submitted with any application to OP complying with the Design Guidelines.
- 3.2 The front garden must include one (minimum 3m mature height) tree, as well as smaller trees and shrubs.
- 3.3 The rear garden must include at least one large tree and lots with frontages greater than 15m should have a minimum of two large trees in the rear yard.
- 3.4 Timber retaining walls are not permissible in front of the building line or where they are visible from the street.
- 3.5 Where provided street trees and footpaths must be maintained and protected during building construction. If these are damaged during construction then the buyer or builder needs to arrange for these to be replaced to the same size/species.
- 3.6 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.



4.0 Garages & Driveways

Design Considerations

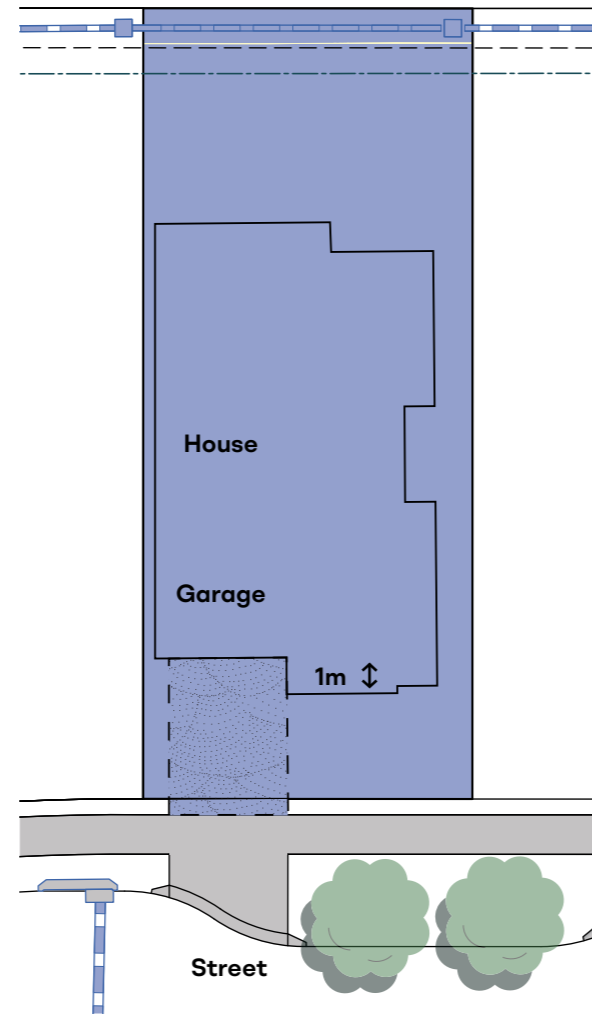
In order to provide a diverse and attractive streetscape, the house facade should be the most dominant element, with the garage recessed from the street elevation. The garage should be set back 1m from the front elevation of the home.

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 minimum and incorporate a landscape element adjoining the driveway. If not provided by OP, vehicle crossovers should be plain uncoloured concrete.

Oran Park intends to provide upright kerb and predetermined locations of driveway crossovers. In future stages of development, OP will build the footpaths, splays and crossovers to the edge of the footpath (unless otherwise indicated in sales information). Buyers of these lots are required to utilise these crossovers and house designs must be submitted on this basis. Where crossovers have not been provided by OP then the design of these need to adhere to the same principles as outlined in this section.

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.



LEGEND

- Provided by Oran Park (where nominated)
- Provided by the builder

Mandatory Requirements

- 4.1 Where crossovers have been provided by OP as part of the land development process then these must be utilised by homeowners and builders. Plans must accord with these locations.
- 4.2 Where crossovers have not been provided by OP then the crossover material needs to be consistent with footpath and is to be plain uncoloured concrete.
- 4.3 Driveway materials and colours from the edge of the footpath to the garage should be neutral in tone and be compatible with the dwelling and retaining wall.

5.0 Site Management & Other Items

Design Considerations

While homes are under construction the site needs to be kept neat, tidy, secure and safe.

Builders need to ensure that these provisions are adhered to otherwise they risk forfeiting their bond and accreditation with OP.

Mandatory Requirements

Builders are required to ensure that:

- 5.1 Site is to be fenced and secure.
- 5.2 Waste is kept safe and tidy and not allowed to move in windy conditions.
- 5.3 Sediment to be controlled on site with appropriate barriers.
- 5.4 Street trees, footpaths and crossovers are to be maintained and not damaged by construction vehicles. They must be repaired or replaced if damaged during construction.
- 5.5 Estate retaining walls are to be protected and rectified where damaged.





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