

Tranche 41, Oran Park NSW

Design Guideline - Split Level Lots

Lots 3165-3170

Prepared For:



Revision D

Date Issue:
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Design Guideline - Split Level Lots

Lots 3165-3170

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Prepared For



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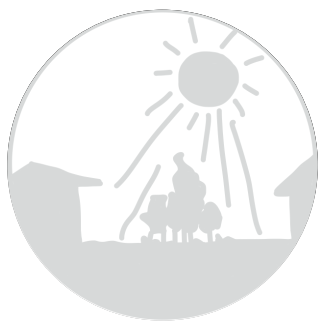
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1. DESIGN PRINCIPLES

Framework of Controls

The design guideline for split level lots sits within the Oran Park Design Guidelines. This Guideline is to be referenced in addition to Oran Park Development Control plan, or the New South Wales Housing Code for Complying Development .



Principle #1 - Northern Orientation

Generally, the main living/Dining/Kitchen spaces are to open directly onto Private Open Space to promote indoor/outdoor living and create livable spaces flooded with natural light and airflow.



Principle #2 -Street Life

Generally, a semi-public function. Living room , family room, multi-purpose room or study should engage with the street edge directly. Promoting street life, community and surveillance.



Principle #3 - Built Form & Overshadowing

The designs should maximise living areas and out door space in regards to solar access and privacy. Given the slope and orientation of the site, second story elements should remain south of private open space areas and windows should avoid overlook adjacent dwellings private open space and living areas.



2. TYPOLOGY GUIDE

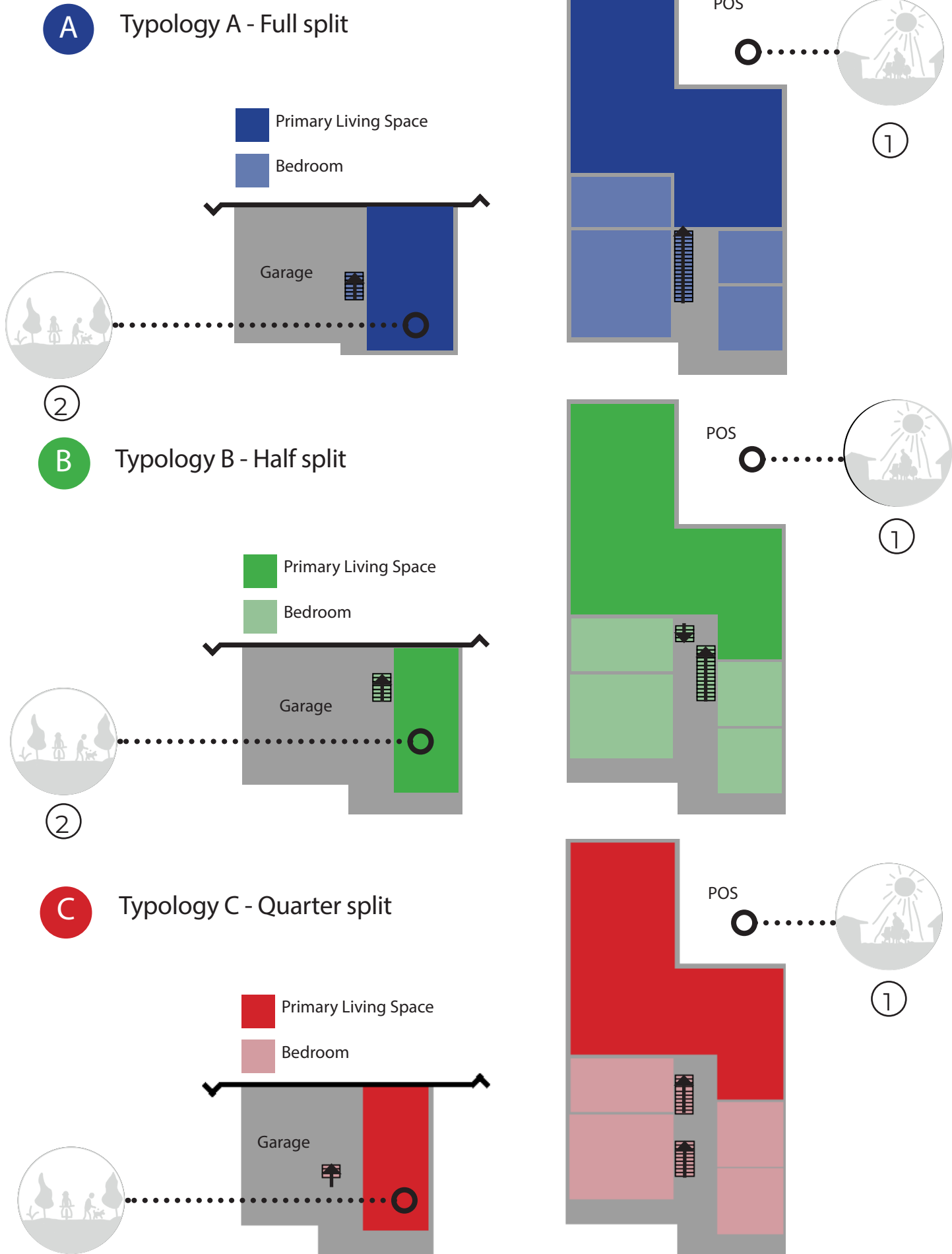
Depending on the site-specific split levels used, one of 3 different typologies can be applied;

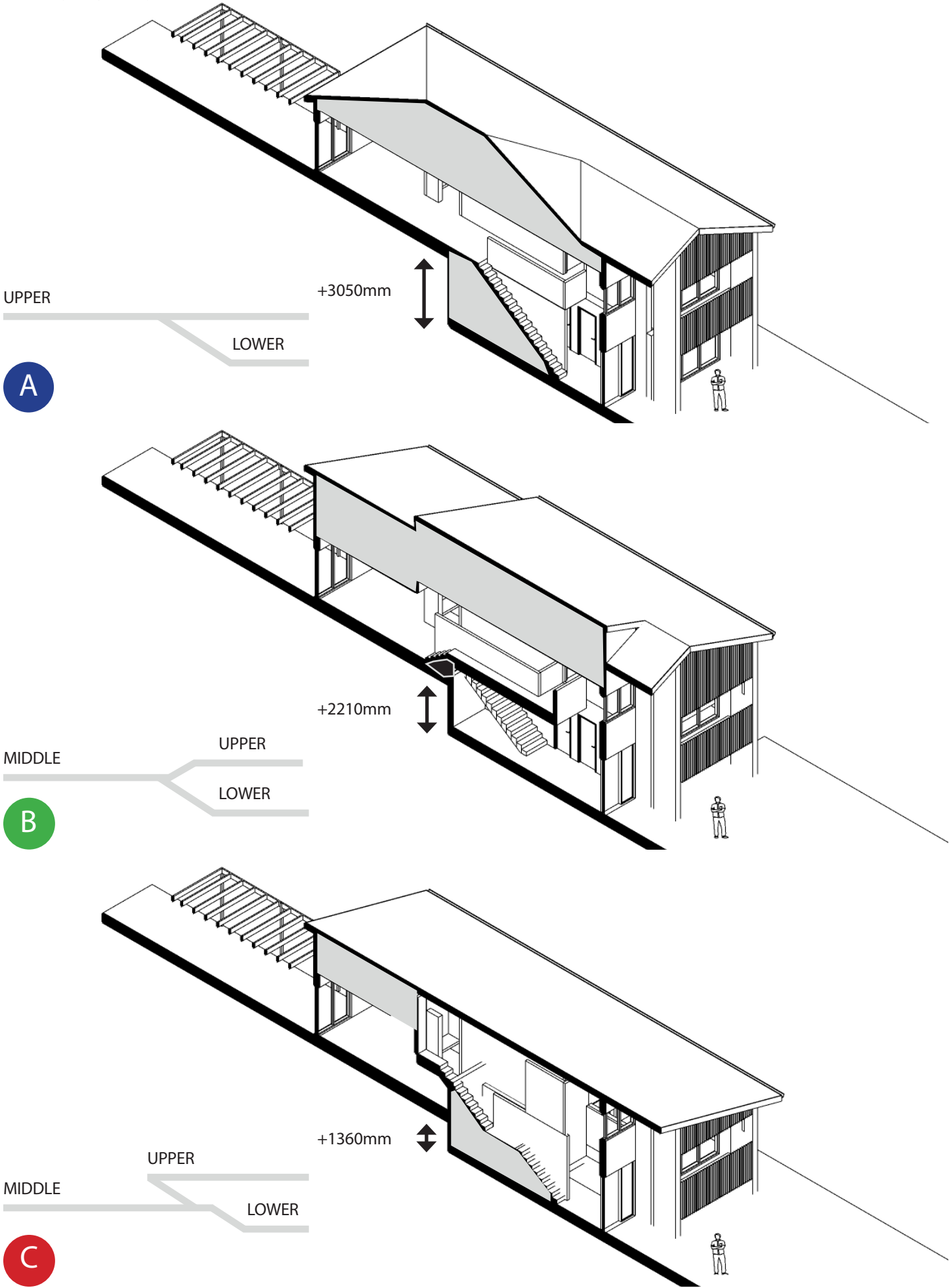
- Typology A - Full Split
- Typology B - Half Split
- Typology C - Quarter split

The following design objectives and controls are to be applied across all typologies:

Design Objectives.

1. **Solar Orientation** - Maximise winter sun to private open space and to living areas
2. **Street Life** - Create active frontages of homes to encourage interaction to the street and to maximise passive surveillance.
3. **Views** - Maximise the opportunities to capture natural outlooks and vistas from within the home and locate / proportion window placement to achieve this.
4. **Driveways and Garages** - Driveway materials and colours should be compatible and match the dwelling design. Garages are to be recessed behind the building alignment. Colour of garage door to match the body colour of the dwelling.
5. **Living Spaces** - Living areas encouraged maximise access to level private open space that maximises solar access during mid winter.
6. **Eaves** - Consider eaves as a design tool to express the roof line beyond the external walls and as a mechanism to control summer sun on external glazing.
7. **Roofs** - Keep roof forms as simple and well proportioned. Create a consistent streetscape character.
8. **Drainage** - Downpipes placement to consider visual impact at front doors and to street elevation.





Design Controls

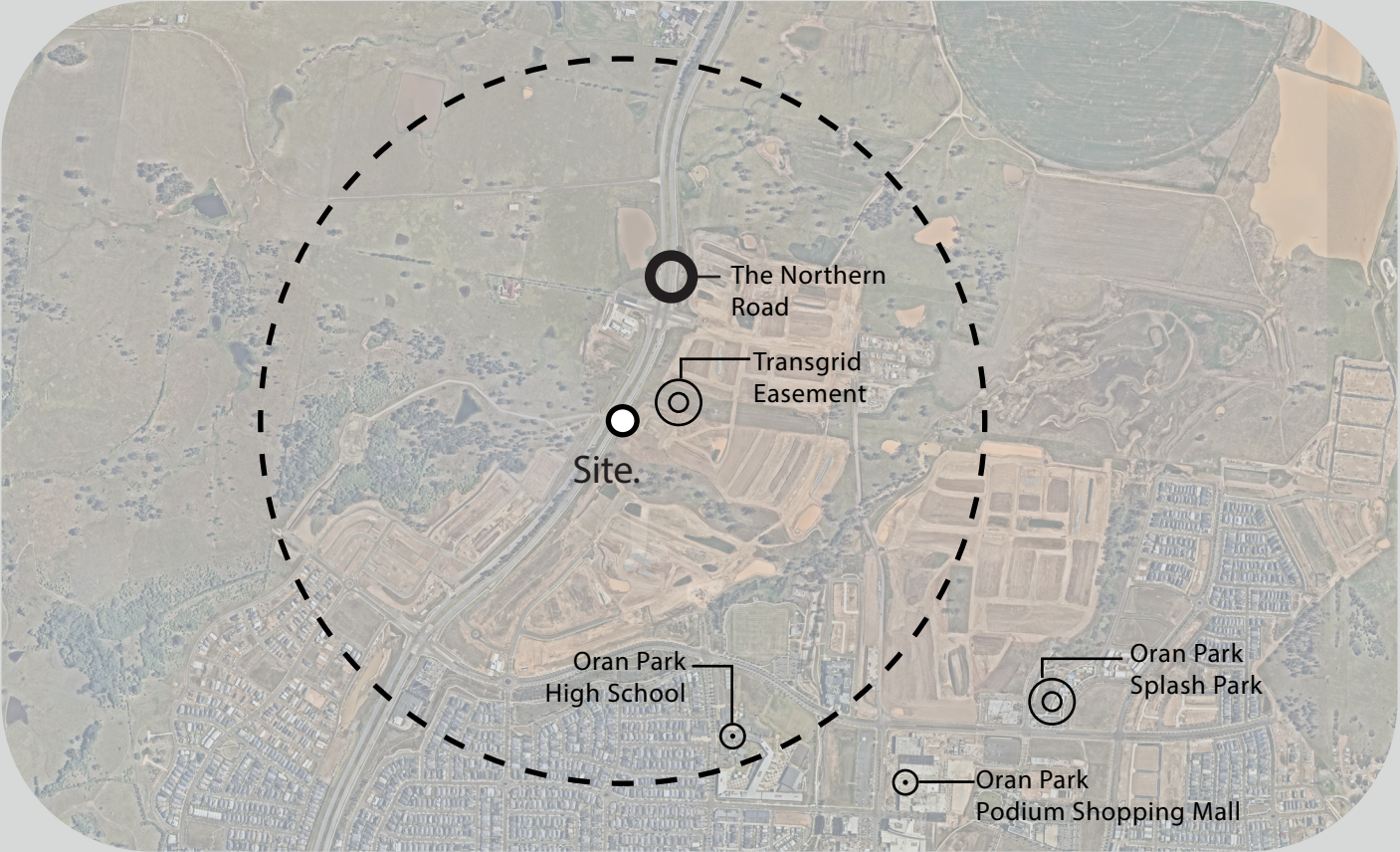
- 1. Solar Orientation** - Private open space (POS) should be oriented to face North, with primary living areas to open directly out onto the POS. Windows facing North should be maximised to promote natural lighting for a more livable space. Pergolas, sun-hoods and external blinds/shutters to maximise protection of glazing during midday summer sun while allowing sun to penetrate to internal habitable space during winter solstice. Back section of home to be kept to single storey form to limit overshadowing of adjoining property.
- 2. Street Life** - At least one living area to address the street. Facade to incorporate at least one of the following : Covered ground level porch, balcony, terrace or picture window.
- 3. Views** - Any views from the site should be taken advantage of by orienting windows and primary living areas towards parks, water bodies or any other landscape features
- 4. Driveways and Garages** - Garage doors are to be recessive elements of the facade. Colour of garage door to match that of the dwelling.
- 5. Living Spaces** - Living areas are to maximise access to level private open space. Large opening doors are encouraged to link indoors to outdoor alfresco.
- 6. Eaves** - Eaves are to express the roof line beyond the external walls and to maximise shading to glazing during mid day summer sun.
- 7. Roofs** - Roof forms are to be made simple and well proportioned. Pitch roof forms of gables and hips encouraged. Avoiding box gutters and complex roof junctions.
- 8. Drainage** - Downpipes placement to consider visual impact at front doors and to street elevation. Qualified designers/installers to ensure compliant drainage behind retaining walls, stepped slabs and basement walls.



3. LOTS 3165-3170 CONTROLS

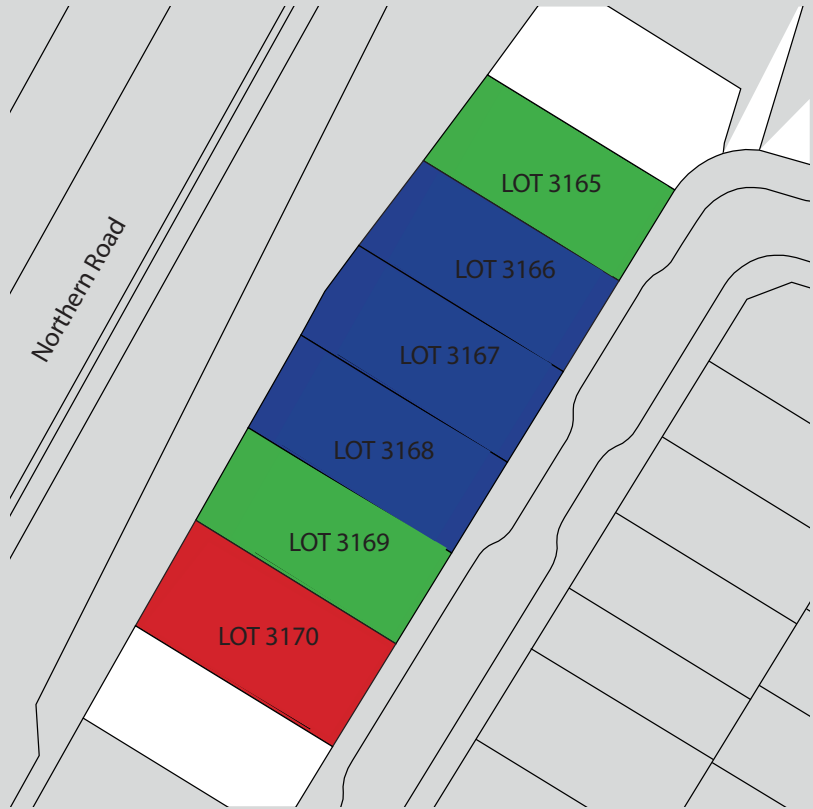
Lot Specific Controls.

These lot specific controls are to be read in conjunction with the Typology Controls for Split Level Homes and also to the General Oran Park Design guidelines.



Lot Typology

Below is a breakdown of lot typology applied to the subject lots:



- TPOLOGY KEY**
- A** Typology A - Full Split
 - B** Typology B - Half Split
 - C** Typology C - Quarter Split

3. LOTS 3165-3170 CONTROLS

Lot Specific Controls.

These lot specific controls are to be read in conjunction with the Typology Controls for Split Level Homes and also to the General Oran Park Design guidelines.

Design Objectives:

- Design Objectives 1 to 8 - refer Typology Design Objectives
9. **POS** - Maximise level outdoor areas. Locate to maximise sun access.
10. **Acoustics** - Implement design response to site specific context.

Design Controls:

- Design Controls 1 to 8 - refer Typology Design Controls.
9. **POS** -Locate private open space at upper level to Northern or Western boundary. Consider using C or L shaped plans to maximise width of POS. Consider stepped planters to soften the visual height of rear fence.
10. **Acoustics** - Locate built form below sound wall. Limit back section of home to single storey in height.



