



Shoalhaven

Phillip Island

Design Guidelines

1. Building Setbacks

The dwelling setback from the principal street frontage is to be a minimum of 4.0 metres. The maximum setback from the principal street frontage is to be 5.5 metres. Porticos, verandahs, eaves, bay windows, pergolas and balconies less than 3.6 metres in height above natural ground level will be permitted to encroach into the 4.0 metre minimum setback by up to 2.5 metres.

On corner lots, the setback requirements detailed above apply to the principal street frontage, with a minimum dwelling setback of 2.0 metres required from the secondary street frontage. Porticos, verandahs, eaves, bay windows, pergolas and balconies less than 3.6 metres in height above natural ground level will be permitted to encroach into the 2.0 metre setback by 1.0 metre.

Dwellings must be setback a minimum of 1.0 metre from both side boundaries. Garages may be built on the side boundary. Where the side boundary abuts a road reserve or open space, the setback must be a minimum of 2.0 metres.

Side setbacks for double storey dwellings must comply with ResCode. All side setbacks must comply with ResCode and any other governing authority requirements.

A minimum setback of 3.0 metres from the rear boundary must be maintained for all lots.

Garages must be setback a minimum of 1.0 metre from the front building line.

2. Building Form

A variety of contemporary architectural styles is encouraged.

Houses with identical or substantially similar façades will not be permitted within three lots of each other.

Houses which retain long uninterrupted expanses of wall should be avoided. Purchasers are encouraged to enhance the external façades of their dwelling through the use of pergolas, extended eaves and similar treatments.

Reproduction or mimicked styles such as Tudor or Georgian or other period styles will not be permitted. Please note that what is reproduction and mimicking is at the Design Guidelines Manager's discretion.

Houses on corner lots and on lots that abut public open space areas must address both frontages through the use of wrap around pergolas, feature windows and other elements that match the front elevation. As a general guide, this treatment should extend for approximately 50% of the secondary frontage. The extension of the required treatment will vary according to the individual design of the house and is at the Guidelines Manager's discretion.

All homes must include a verandah or entry porch/potico to their main frontage.

2. Building Form

All homes must include visual interest to the front façade through the use of differing materials such as render, timber, stone or any other approved material. Façades of face brickwork only will not be permitted. Coastal colours and themes are encouraged.

Homes with eaves are encouraged for aesthetic appeal and energy efficiency.

The design and positioning of double storey houses must aim to minimise overlooking and overshadowing of neighbouring properties to safeguard their privacy and amenity. It is encouraged to 'step back' the first floor from the ground floor to avoid dominating the streetscape. This only applies to the front façade of dwellings. Consideration will be given to creative use of porches and porticos that provide a distinctive look of articulation to the front façade of the dwelling.

Dwellings must occupy a minimum of 75% of the lot frontage.

Roof materials should be either Colorbond, masonry, terracotta roof tiles or any other material as is approved in writing by the Design Guidelines Manager.

The following external roof materials will not be permitted: traditional curved profile concrete roof tiles, raw zincalume, unpainted fibre cement sheeting. Purchasers are encouraged to utilise materials and design techniques to maximise energy efficiency.

The following external building materials will not be permitted: corrugated fibre cement sheeting, un-rendered cement sheeting, bare, painted or pre coloured concrete blocks.

Minimum house size area must be 150m² under roof line, excluding garage.

3. External Fixtures

External fixtures such as clothes lines, garden sheds, external hot water services, water tanks, ducted heating units and solar hot water storage units must not be visible from the street.

Air conditioners must be located below the eaves line, suitably baffled to reduce noise and screened from public view. Evaporative cooling units must not be visible from the main street frontage of the house.

They must be located below the roof ridgeline and colour matched to the roof, preferably to the rear of the house and of low profile.

Television or satellite antennae must be located within the roof line of the house. Satellite dishes will only be approved below the roofline of the house and must be screened from public view.

Excluding downpipes, no external plumbing on any house erected upon an allotment is to be visible from the street. All plumbing on double storey houses, except downpipes, must be internal so as not to be visible from the street or neighbouring properties.

Services (meter boxes, etc.) are not permitted on the front elevation of homes.

4. Landscaping, fencing, lot maintenance and signage

Driveways and front landscaping is to be completed on all dwellings within 120 days of the issue of a Certificate of Occupancy.

Fencing for all lots is to be capped, timber pailing 1.8 metres high. No front fencing is permitted.

Side fencing must terminate at least 1.0 metre behind the nearest corner of the front façade. Side fencing forward of the building line must taper down to be no higher than 1.2 metres and be semipermeable.

Fencing to the secondary frontage of a corner lot must terminate a minimum of 3.0 metres behind the nearest corner of the dwelling frontage, have exposed posts on both sides and to be erected within 120 days of the issue of a Certificate of Occupancy.

Future maintenance and repair of all fences (including the removal of graffiti) is the responsibility of the owner of the relevant lot upon which the fence is located.

Lots that have not been built upon must be maintained with grasses regularly slashed and all rubbish removed.

No advertising signage shall be permitted on any lots other than on "For Sale" or "For Lease" signs not exceeding 6' x 4'.

All dwellings must be completed within 12 months of the commencement of construction works.

