



DRAFT 3

DESIGN GUIDELINES

# BLUEYS BEACH ESTATE

ADDENBROOKE | MFA | ISA

Subdivision & Residential Design Guidelines



## SCOPE + APPLICATION

The Blueys Beach Estate vision is to provide contemporary residential living in harmony with the existing coastal community.

The Estate design is integrated into the existing community and town centre with site works and lot profiles responding to the existing natural environment, topography and aspects.

These Guidelines apply to all site, residential and commercial development.

The Estate Development Application (DA) and these Design Guidelines have been prepared by Addenbrooke, Stantec, Ian Sercombe Architect and Michael Fox Architects.

## CONTROLS + CRITERIA

All site, residential and commercial development is to comply with the requirements of MidCoast Council (MCC) including LEP 2014 and DCP 2014 as amended, together with applicable authority requirements including the Rural Fire Service and applicable BAL ratings.

### **Site criteria**

Design Guidelines criteria for environmentally sustainable management of the site include roadworks, pedestrian networks, parks, public domain and landscaping and fencing.



### **Residential criteria**

Design Guidelines criteria for complying residential development include siting, building form, materials, sustainability, energy efficiency and orientation.



### **Commercial criteria**

Design Guidelines criteria for complying commercial development are to be prepared in conjunction with MCC and planned Blueys Village upgrades.



### **Blueys Beach Design Review Panel**

Residential designs are to be submitted to the Blueys Beach Design Review Panel (Panel) for approval prior to lodging any DA with MCC or a Private Certifier.

## DCP 2014

The overriding aim of the Great Lakes DCP 2014, as amended to date, is to create and maintain a high level of development and environmental quality throughout the Great Lakes.

The objectives and controls within the DCP aim to:

- ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood
- ensure new development creates a unified landscape and contributes to the streetscape
- ensure development reinforces the importance of pedestrian areas and creates an attractive design outcome
- inspire design innovation for residential, commercial and industrial development
- protect environmentally sensitive areas from overdevelopment or visually intrusive development so achieve environmentally, economically and socially sustainable development for the community of the Great Lakes



## SITE CRITERIA

### Roadworks

Minimise cut and fill to maximise retention of existing topography, trees and natural site components. Ensure environmentally sustainable management of the site during construction to completion of site works.

### Pedestrian networks

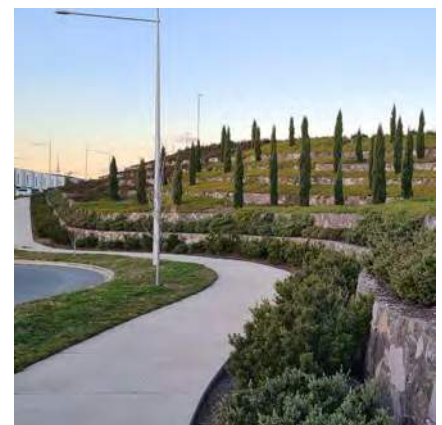
Provide minimum 1200mm wide accessible pedestrian pathways throughout the site connecting residential, community and commercial areas. Paving materials, lighting, kerb crossings and construction details to be submitted to the Review Panel for approval.

### Parks & public domain

Provide safe, accessible parks and public domain areas with seating, play equipment and shade areas. Parks and public domain details to be submitted to the Review Panel for approval. Detention basins and other infrastructure maintenance contracts to be managed by for an initial 10 to 20 years by the developer and subsequently by Community Title lot owners.

### Landscaping

Existing trees and landscaping in minimum cut and fill residential lot areas to be protected during construction.



## RESIDENTIAL CRITERIA

### Landscaping & fencing

Existing trees and landscaping on residential lots to be protected during construction and incorporated in the design, subject to Panel review. New landscaping, trees and turf to prioritise native species and low water usage.

Fencing details to be submitted to the Panel for approval.

### Building form

Provide high quality design of new residential development responding to the environment. Attached garages and carports are to be located and designed not to dominate the streetscape or adversely affect adjoining properties. (DCP 2014 CI 5.4)

### Materials

Materials to be selected to reflect the contemporary character of the locality.

### Sustainability & energy efficiency

Provide sustainable design criteria and components including solar and smart design. Maximise solar access and cross ventilation, and provide protected outdoor spaces with appropriate shading. The Panel encourage the appropriate use of low VOC (volatile organic compounds), sustainably sourced materials and thermal mass.

### Orientation

Design and lot orientation to maximise solar access, views, outlook and privacy.



## BLUEYS BEACH DESIGN REVIEW PANEL

The Blueys Beach Design Review Panel (Review Panel) comprises representatives of the developer, architects, planners and the community.

- STEP 1** Review relevant MCC planning requirements, authority controls and the Blueys Beach Design Guidelines.
- STEP 2** Prepare plans in compliance with Step 1 and lodge with the Review Panel. The Review Panel procedure is compliance based to expedite complying design approval.
- STEP 3** The Review Panel will endeavour to review your plans within 10 working days. Any required plan changes are to be re-lodged with the Review Panel for approval.
- STEP 4** Prepare and lodge Development Application (DA) with Council / Certifier for development approval.
- STEP 5** Apply for a Construction Certificate (CC) from Council / Certifier and proceed with construction to occupancy.



## REFERENCES

### IMAGES (by page)

- 02 Raw Edge Photography
- 04 Ian Sercombe, Shane Blue
- 06 Russell McFarland, Shane Blue, Ian Sercombe
- 07 Ian Sercombe, James Fitzpatrick







[BLUEYS.COM.AU](https://blueys.com.au)