

MARIAN'S
MANA



STREETON

DESIGN GUIDELINES

Oran Park



THE VISION FOR MARIAN'S MANA

Marian's Mana is a coordinated master planned urban village located directly north of Oran Park's Town Centre. The central location sees it surrounded by some of the town's greatest amenity. Marian's Mana is unique to other areas in Oran Park as it predominantly consists of attached terrace homes which have been architecturally designed as a collaborative process between Greenfields Development Company and our builder partners with a strong focus on urban design. Streton is unique as it's the only precinct in Marian's Mana which provides the opportunity build a bespoke detached family home on a larger lot.

The role of these Design Guidelines is to ensure that the homes in Streton complement the character and design that will be found throughout the other precincts in Marian's Mana. These Guidelines are similar to the Oran Park Estate Guidelines but contain unique requirements such as a colour palette and fencing details. These requirements will assist in developing a consistent character across Marian's Mana. The Guidelines consider existing policy set by the Oran Park Development Control Plan and the New South Wales Housing Code. These two documents provide detailed requirements which must be complied with. Home designs in Streton must comply with either the Oran Park DCP or the New South Wales Housing Code in addition to these guidelines.

These guidelines 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 in Marian's Mana.



STREETSCAPE

The streetscape character within Marian’s Mana is a major contributor to the quality of your neighbourhood. The quality of the streetscape is determined by various factors such as house façade, front verandahs, fencing, general building articulation and landscaping.

Front verandahs, entry porches and porticos offer a pleasant addition to a streetscape when compared to most flat house façades. These elements can also provide additional outdoor living areas and give opportunities for residents to engage with neighbours and passers-bys, 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 Oran Park you will be required to sign a contract of sale that sets out the terms and conditions of purchase.

Part of these conditions will be that you agree to engage a nominated builder from the list of ‘accredited builders’ which have been approved by OP to build in the Oran Park development. An accredited builders list 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.

At the time of settlement, if you are yet to sign building contract with an accredited builder, you are required to provide a \$20,000 compliance bond. 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 accredited builder has been provided.

The balance of the compliance bond will be refunded once all works have been completed to the satisfaction of OP. These works include façade treatments, front landscaping, front and secondary street fencing along with any repairs to footpaths and street trees that have been damaged. If your building contract includes these works, then the balance of the Compliance Bond will be refunded to the buyer once evidence of the building contract is provided to OP.

DESIGN AND 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 which includes your fencing details.

Plans must be submitted to the DRP at design@greenfields.net.au for assessment. If amendments are required to your home design then you 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.

MANDATORY REQUIREMENTS

- Build with an approved OP builder.
- Lodge a refundable compliance bond of \$20,000 unless a building contract has been entered into that comprises all the applicable OP requirements.
- Lodge your design with the DRP.
- Lodge plans with Council or private certifier.
- Your garage location must align with the driveway provided by OP.

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.

COLOUR PALETTE

The Streeton colour palette is general in nature and should be referred to when specifying the front and secondary façades of your home. The colours, shades and materials below have been chosen to set the overall theme that we expect to develop within the Streeton Precinct.

Should any brick type, façade or Colorbond colour that you wish to use is not shown below, you can request the DRP to consider an alternative option. The DRP can consider these requests and determine whether the requested alternative generally aligns with the palette and theme specified below. Darker colours in palette should be used sparingly as features. The overall theme is for homes to incorporate façades that are light, bright and with earthy tones.

Colorbond



Dulux



Roof Colours / Materials

Roofs in Streeton can be either tiles or Colorbond. The material must be a light colour with a solar absorptance value of 0.48 or less. Appropriate Colorbond roof colours are noted under the Colorbond section. If you’re unsure about your options, please discuss with the DRP.

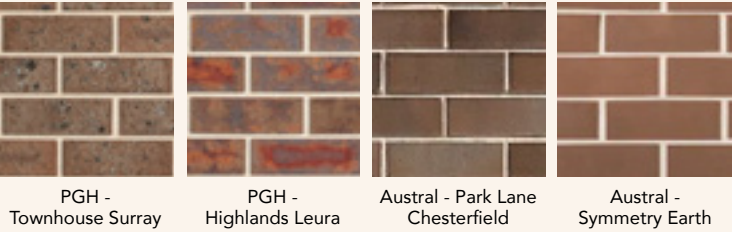
*Colours noted with an asterisk are suitable for roofs.

Brick

White Range



Brown Range



Grey Range



Distinct Range



Window & Door Frame Materials

Timber



Colorbond



Colour to align with specified palette.



COLOUR INSPIRATION

These paintings “From McMahon’s Point - fare one penny (1890)” and “From my camp (Sirius Cove) (1896)” by Author Streeton and have been chosen to inspire the colour palette in the Streeton Precinct. The artwork and the palette contain blue and green hues which are complemented by soft, earthy tones.

1.0 EXTERNAL FEATURES & ROOF

DESIGN CONSIDERATIONS

Colour Palette

Ensure your home aligns with the Streeton Precinct Colour Palette. The use of a colour palette in Streeton helps to ensure that all homes in Marian’s Mana complement one another and develop a cohesive character which will be maintained for years to come.

Porches and Entries

Create a welcoming and visible entry area which provides shelter for people entering the dwelling. This should form an integral part of the dwelling and façade design.

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 façades 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.

Façades and Roofs

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

Skillion and 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. Refer Streeton Colour Palette for compliant roof colours.

MANDATORY REQUIREMENTS

- 1.1 The primary street façade 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 for garage roofs 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. Façades must incorporate at least two different materials (excludes garages). The second material needs to be no less than 20% of the surface area.
- 1.8 Main colour and render colours are to be consistent with the colour palette.
- 1.9 Highlight colours are to be used for articulation and front façade feature elements.
- 1.10 Front windows need to be proportioned appropriately e.g. awning style and **not square sliding windows**.
- 1.11 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.
- 1.12 Air-conditioners and solar hot water tanks are not to be visible from the street. AC motors to be screened where necessary.
- 1.13 Waste bins to be stored behind property boundary and screened from public view.



2.0 SECONDARY FACADES

DESIGN CONSIDERATIONS

Although not always directly visible from the street, side and rear façades and fencing do impact on neighbouring properties and the overall streetscape. The treatment of side building façades is particularly important in zero lots and corner lots where they can present as a dominant feature.

The sides and rear façades of a dwelling are commonly considered less important than the street façade, 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.

Excessively long expanses of blank upper level walls on all façades should be avoided to ensure building bulk is reduced and an interesting façade is created.

In certain orientations, setting back the upper level rear façade 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 façades 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.



MANDATORY REQUIREMENTS

2.1 The secondary street façade 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.

3.0 FENCE AND LETTERBOX REQUIREMENTS

DESIGN CONSIDERATIONS

All purchasers in the Streeton Precinct are required to install a front fence and the necessary retaining walls in accordance with this section of the Streeton Design Guidelines to enable the full return of the compliance bond. The fence design must be included on the house design plans submitted to the Oran Park Developer Review Panel for approval along with the building and landscape plans. Should you need any assistance in interpreting these requirements, please contact design@greenfields.net.au

Front Boundary Controls

With Retaining Wall (Figure 1)

- Keystone retaining wall to be built along the front boundary. The wall should typically be between 300 and 600mm in height.
- 700mm high palisade (batten) fence to sit above the retaining wall with the posts fixed to the ground behind the blocks.
- Stairs, two blade walls and landscaping to be built in accordance with the plans and sections shown under Figure 1.
- Detailed plan of the figure below is provided under 'Mandatory Requirements'.

Without Retaining Wall (Figure 2):

- 200mm plinth wall to be built from keystone blocks along the front boundary.
- 700mm high palisade (batten) fence to sit above the blockwork with the posts fixed to the ground behind the blocks.
- Stairs and the two blade walls to be built in accordance with the plans / sections shown under Figure 2.
- Detailed plan of the figure below is provided under 'Mandatory Requirements'.



Figure 1 | Indicative Perspective



Figure 2 | Indicative Perspective

Secondary Street Boundary Controls

- Fencing along secondary streets to be a lapped and capped timber fence with masonry pillars at equal centres.
- Front palisade fence and keystone retaining to wrap around the corner and extend along the side boundary until the first pillar located approximately 2.0m behind the building line (approx. 7.0m from front boundary). At the pillar, transition palisade fence to lapped and capped timber fencing detail, refer Figures 3 and 4.
- Sloping sites should be stepped evenly to ensure an average height of 1800mm above ground level is achieved at any point to avoid any excessively high walls or overshadowing.

- Alternative Secondary Street Controls:
 - Side fence can be updated to a rendered masonry fence painted to match your façade.
 - Side fence can be a painted timber lapped and capped fence without pillars if set inside the property boundary 750mm with a row of hedging plants installed on the outside of the fence. Hedging plants to be approximately 1800mm high at maturity.

Typical Side and Rear Boundary Controls

Side and rear boundaries are to be fenced in Woodland Grey. Painted timber lapped and capped fences are encouraged, however Woodland Grey Colorbond fencing will be accepted when not facing the street. Fences should be 1800mm high. Side boundaries of sloping sites fencing should be stepped evenly to ensure the height is an average of 1800mm at any point.



Figure 3 | Upward sloping



Figure 4 | Downward sloping

4.0 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 in Streeton should be generally embellished to enhance the overall character being achieved throughout Marian's Mana. Front gardens must include a hedge behind the palisade fence and should be maintained to a height of 1m at maturity. Front gardens to also 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 façades. 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.

Principal Private Open Space

Principal Private Open Space (PPOS) is essential in ensuring the outdoor amenity of any dwelling. It provides an area to relax within the property and also allows solar access into the adjoining living areas.

MANDATORY REQUIREMENTS

- 4.1 A landscape plan must be submitted with any application to OP complying with the Design Guidelines.
- 4.2 Front garden to have a 1m hedge planted behind the palisade fence.
- 4.3 The front garden must include one (minimum 3m mature height) tree, as well as smaller trees and shrubs.
- 4.4 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.
- 4.5 Timber retaining walls are not permissible where they are visible from the street.
- 4.6 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.



5.0 GARAGES & DRIVEWAYS

DESIGN CONSIDERATIONS

In order to provide a diverse and attractive streetscape, the house façade 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.

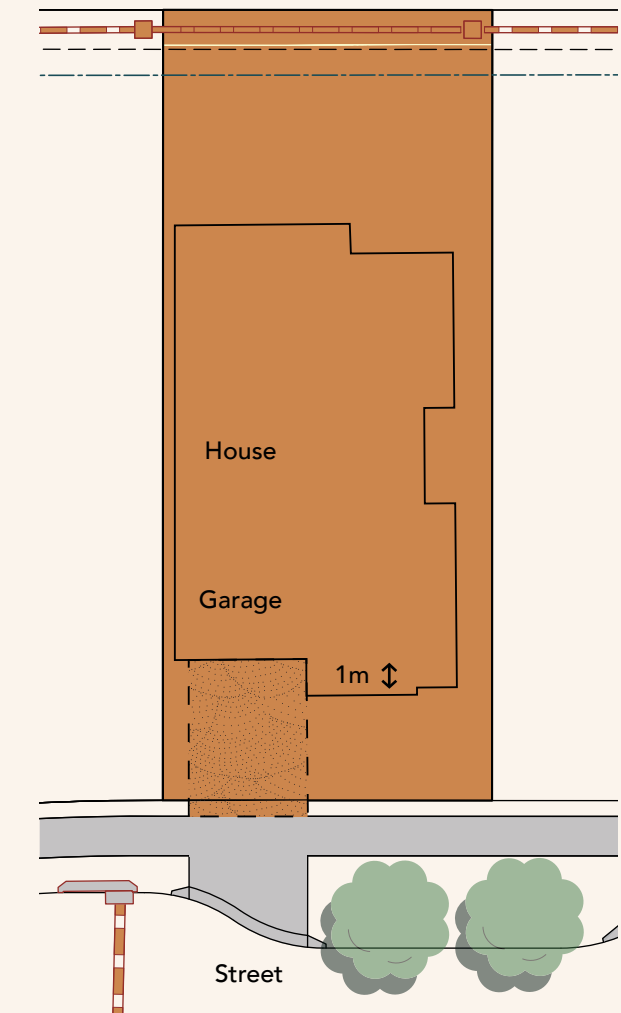
The width of the driveway at the street should be kept to a minimum and incorporate a landscape element adjoining the driveway. If not provided by OP, vehicle crossovers should be plain uncoloured concrete.

Oran Park predetermine locations of driveway crossovers. 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.

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.

MANDATORY REQUIREMENTS

- 5.1 Crossovers have been provided by OP as part of the land development process must be utilised by homeowners and builders. Plans must accord with these locations.
- 5.2 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.



LEGEND

- Provided by Oran Park
- Provided by the builder

6.0 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:

- 6.1 Site is to be fenced and secure.
- 6.2 Waste is kept safe and tidy and not allowed to move in windy conditions.
- 6.3 Sediment to be controlled on site with appropriate barriers.
- 6.4 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.
- 6.5 Estate retaining walls are to be protected and rectified where damaged.





ORAN PARK



Oran Park Sales Office
340 Oran Park Drive, Oran Park NSW 2570

Call 02 9043 7500
salesoffice@greenfields.net.au

