

DRAFT ONLY

These Guidelines are in draft form only, and are subject to final adoption by Council. The final controls will feature in a forthcoming amendment to Cowra Development Control Plan 2014.



VALLEY VIEW ESTATE

BUILDING + SITE DESIGN GUIDELINES



01.

INTRO

The next stage of Valley View Estate seeks to deliver a residential experience that is different to anywhere else in Cowra; large lot residential development with magnificent views, connected open space network, integrated Aboriginal history, sought after location, all within 1.5km from the commercial heart of Cowra.

Developed in line with a detailed urban design study, the public domain in Valley View sets the standard for Cowra. The unique streetscape includes wide street verges, localised street tree planting and large dwellings located on lifestyle sized blocks.

New development in Valley View Estate should aim to respect the setting, the ridge along Sakura Drive and the extensive open space leading into the Cowra Peace Precinct. There will be ample room between houses, providing a relaxed vista and unhurried space.

Future development within Valley View Estate will need to comply with basic planning controls and standards. The controls are not designed to restrict freedom of building design. Rather, the controls up-hold minimum standards and expectations that will ensure the area develops into an attractive residential estate.



02.

STREETSCAPE

Streetscape is a term that is used to describe the natural and built characteristics of a street. Requiring new development to comply with some basic planning controls and standards can greatly improve the presentation of the streetscape and overall resident amenity.



OBJECTIVES

- ✦ To encourage creativity in building design.
- ✦ To create high levels of visual interest within the streetscape.
- ✦ To create consistency in building line setbacks.
- ✦ To create adequate levels of separation between new buildings and structures on adjoining lots.
- ✦ To encourage building facades that are attractive when viewed from public places.

GUIDELINES

- ✦ The following setback standards will apply to new dwellings

Boundary	Min. Setback
Primary road	8m
Secondary road	4.5m
Side	2m
Rear	8m

- ✦ Minor architectural design / articulation features on new dwellings are permitted to encroach into the front setback area, provided the encroachment is not more than 1 metre, and the total width of the

feature is not more than 25% of the front elevation of the building.

- ✦ Building facades that directly face a street or the Cowra Peace Precinct must be properly articulated. The maximum straight wall length without architectural features is 5m for the primary street frontage or 10m for a secondary street frontage or side boundary. Architectural features include a stepped façade, change in materials or verandas and porches.
- ✦ The maximum height to the ridge of the roof of a new dwelling is not to exceed 9.0 metres above the natural ground level vertically below that point. This is achieved on sloping sites by adopting a stepped building design to accommodate the natural fall in topography.
- ✦ For corner lots, or lots with a frontage to the Cowra Peace Precinct, dwellings are designed with attractive and articulated facades that address both street frontages.
- ✦ Air conditioning units and other similar ancillary structures are to be located behind the front elevation of the dwelling, and screened if visible from the public street environment.

03.

BUILDING DESIGN

Building design is an important part of creating attractive places to live and improving amenity. Valley View is being developed as a premium residential estate, so it is important that new buildings in the area are designed to a high standard with appropriate finishes that will reflect the prestige of the area.



OBJECTIVES

- ✦ To create variation in building appearance along the street.
- ✦ To ensure dwellings are constructed with high quality finishes that add value to the area.
- ✦ To minimise adverse impacts on the natural setting of the adjoining Cowra Peace Precinct.

GUIDELINES

- ✦ At least two different forms of external cladding materials should be incorporated into the front facade of new dwellings. Suggested materials are detailed in the table below. Other materials that deliver a high quality finish will be considered on merit.

Material	Recommendation
Primary	Face / rendered brick
	Bagged / painted brick
Secondary	Timber
	Textured cement sheet.
	Weatherboard cladding
	Stone
	Face brick

- ✦ A neutral colour scheme is preferred for the area where colours reflect those from the surrounding natural environment. Colours should be submitted to Council as part of the Development Application for consideration.
- ✦ New housing should have a roof design that complies with the following controls:

Roof type	Min. Pitch	Max. Pitch
Traditional	22.5°	N/A
Gable	22.5°	N/A
Skillion	5°	15°
Flat	5°	15°

- ✦ Eaves have a minimum depth of 450mm to enhance thermal performance of the house.
- ✦ New dwellings are designed to ensure that living areas of adjoining dwellings and at least 50% of their usable private open space, receive a minimum of 3 hours sunlight between 9am and 3pm on 21 June (winter solstice). Where such areas already receive less than 3 hours of sunlight, new development should not further reduce sunlight access.

04.

ANCILLARY DEVELOPMENT

Ancillary development is a term used to describe buildings, structures and site features that are secondary to the main dwelling. Whilst ancillary development types are usually smaller than a dwelling, they can still create adverse visual and amenity impacts if they are not properly sited and designed.



OBJECTIVES

- ✦ To ensure that the design and siting of ancillary development is properly considered as part of the overall site design.
- ✦ To minimise adverse visual impacts caused by poorly designed and sited ancillary development.
- ✦ To encourage landscaping that enhances streetscape appearance and respects the natural setting of Valley View Estate.

GUIDELINES

- ✦ Development Applications for new dwellings at Valley View Estate must show that at least 25% of the front setback area will be landscaped.
- ✦ Gardens facing the street or the open space area to the east of the new road should be planted with a minimum of 75% indigenous planting, including at least one indigenous tree species recommended by the Valley View Landscape Masterplan.
- ✦ Driveways should be a minimum of 1 metre from a side boundary to allow for appropriate landscape treatment to the boundary and enhance the visual separation between houses.

- ✦ Driveways and paths should be finished with materials that blend or complement the colours and design of the dwelling and the natural Valley View landscape. Concrete driveways and paths must not be stencilled.
- ✦ Fences forward of the building line are not permissible.
- ✦ Lots 1 to 8 are subject to a restriction as to user which requires the installation of a rear boundary fence that is to be constructed of non-combustible building materials.
- ✦ Garages, shed buildings, carports and the like must not be constructed forward of the building line, and must not have a height that is greater than 4 metres.
- ✦ Garages, shed buildings, carports that are highly visible from a public place should be constructed of materials that match or complement the dwelling. As a minimum, factory pre-coloured finishes will be required. Zincalume surfaces must be avoided.