

— RESIDENCES —

# POKOLBIN

ESTATE

HOME DESIGN GUIDELINES

A series of thin, white, wavy lines that create a rhythmic, undulating pattern across the bottom half of the page. The lines are closely spaced and follow a similar wave-like trajectory, adding a sense of movement and texture to the design.

# VISION

The vision for Pokolbin Estate is to establish a unique master planned hotel and residential estate that will become one of Australia's premier destinations for tourism and lifestyle experiences.

Sitting within Pokolbin Estate are The Residences – an exclusive collection of supremely private acreage land lots and luxurious, expansive homes. The Residences take inspiration from the heritage Hunter Estates and their timeless regional architecture, promoting a luxurious character and a strong connection to place.

These acreage residences will be impressively appointed and expertly crafted dwellings that nestle into the gently rolling terrain of Pokolbin Estate. The Residences invite you to unwind, relax and indulge in the luxury of acreage living.

## INTRODUCTION TO THE DESIGN GUIDELINES

The application of the guidelines will promote a cohesive streetscape appeal, aimed at maintaining the estate's identity as a distinctive and highly desirable community, whilst enhancing the investment and future value of these homes. This character will be expressed through the choice of materials, colours and landscaping, and the integration of traditional architectural forms evident in the local area.

The Design Guidelines document is part of the Neighbourhood Management Statement (NMS). The NMS is the document which sets out by-laws to assist the efficient running of the Neighbourhood Precinct. Purchasers are required to ensure that the dwellings and landscaping are compliant with the Design Guidelines, however there are no requirements to have plans reviewed and approved by DevCore or Pokolbin Estate Pty Ltd.

### Pre-Approved Residence Homes

DevCore has worked with esteemed architecture firm Saturday Studios to prepare housing designs that exemplify the Pokolbin Estate values: indulge, retreat, explore and entertain. These homes are DA approved and are deemed to satisfy the housing component of the Design Guidelines. Purchasers should note that their selections regarding landscaping, external structures and fencing are still required to be consistent with the Design Guidelines.

### Alternative Designs

For purchasers who want something bespoke, they have the option of to either engage Saturday Studios or an alternative architect to either modify the existing homes or develop an alternative design. An alternative design will require DA approval and designs must be compliant with the Design Guidelines.



# BUILDING CONTROLS

## PRIMARY DWELLING ARCHITECTURE

Dwellings in Pokolbin Estate's Residences precinct will draw inspiration from surrounding residences and estates that set the premium character for the region. The Residences incorporate a range of architectural design features and a premium selection of internal and external materials and colours.



## BUILDING CHARACTER REQUIREMENTS

### All homes must:

- Have a Total Ground Floor Area that exceeds 300m<sup>2</sup>, to ensure the prestige character of the estate is achieved. Total Ground Floor (TGF) Area is measured between the outside face of the external walls on the ground floor, inclusive of garage floor area but exclusive of ancillary building structures (i.e. sheds). Any unenclosed areas (i.e. alfresco or patio) do not form part of the TGF Area.
- Incorporate multiple building façade feature materials such as feature stone, feature cladding (in timber or steel), timber cladding, roof battens, screens or pergola timbers (in timber or steel).
- Incorporate articulation within the front façade and incorporate numerous windows to maximise natural light.
- Ensure attached garages are set back 1m behind the principal building elevation or ensure detached garages are not forward of the building line of the principal elevation.
- Must not incorporate external materials which are shiny or highly reflective (that could cause glare) or bright primary external colours.
- Be sited with a minimum setback from the primary street frontage of no less than 15m and no greater than 25m. Note: 10, 11, 14, 15, 16, 17, and 20 are not required to comply with this provision.

### Prominent House Requirements:

- Dwellings located on prominent edge (Lots 2, 27 and 9, 10, 11) with the side boundary adjacent to a street or prominent edge shall ensure that secondary elevations shall be an extension of the primary elevation and match the quality of design and finish of the dwelling's primary elevation.
- Traditional hipped and gable roof forms are encouraged (but must incorporate a secondary hip or gable element).
- Skillion roofs are permitted but must at least have a second pitched roof line.
- Flat roofs are not permitted.

# BUILDING CONTROLS

## GARAGE REQUIREMENTS

- Any garages must be set back by a minimum of 15m from the primary street frontage.
- Roof materials and colours of garages and/or carports must be consistent with the main dwelling and should be pitched (not flat).
- Attached garages must be set back from the primary (street facing) building line by at least 1m.
- Detached garages must be either in line with from the primary (street facing) building line or set back from the primary (street facing) building line by at least 1m.

## OUTBUILDINGS (SHEDS) AND ANCILLARY STRUCTURES

Outbuildings and ancillary structures that are consistent with Cessnock City Council regulations and the guidelines presented below are permitted.

### Requirements

- All outbuildings shall be constructed behind the front or secondary elevation building line and constructed so as to complement the principal dwelling.
- Colour of outbuildings and ancillary structures should match or complement main dwelling colour palette.
- The maximum floor area of any outbuilding shall be 75m<sup>2</sup> and the maximum height is 5m.
- No outbuilding façade length shall be greater than 15m.
- Outbuildings must be predominately screened from view from the public realm.

## COLOUR PALETTE REQUIREMENTS

Colour selection shall be limited and well-considered to reflect the local environment and heritage. As a general principle, lighter colours should be used for large building elements (roof and walls) and darker colours for trim elements or feature materials.

### Building Façade Colours

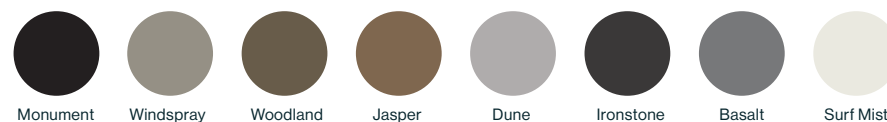
Softer, muted and warmer earth tones such as charcoals and greys, browns, dusty grey-greens, sandy beiges and light creamy whites, consistent with organic materials of the Hunter Valley region, are all encouraged.

The use of bright colours and highly reflective manufactured materials is not permitted. Very limited areas of accent colour such as on front doors, may utilise a brighter, more saturated hue.

### Roof Colours

Roofs are to be finished in, or similar to, the Colorbond Steel or Dulux roof tile colour palettes provided below:

#### Colorbond Colours



#### Dulux Acratex Range



Colours which match the above colour palettes but are not from Dulux or Colorbond are acceptable.

# LANDSCAPE CONTROLS

## CROSSOVERS, DRIVEWAYS AND STRUCTURES IN THE PUBLIC REALM

### Crossovers

A single crossover will be constructed by the Developer (at no cost to the purchaser) at the location identified in the DA approved masterplan.

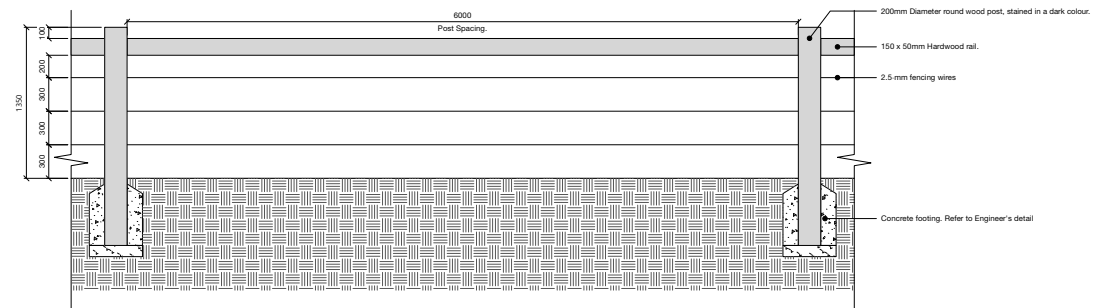
An alternative crossover location is permitted, but crossovers must be re-constructed (at the purchaser's cost) so that it is consistent with the crossovers within the estate.

A secondary crossover (such as a circular/horseshoe driveway) is permitted and should be constructed so that it is consistent with the remaining crossovers within the estate. No more than two crossovers are permitted.

## FENCING

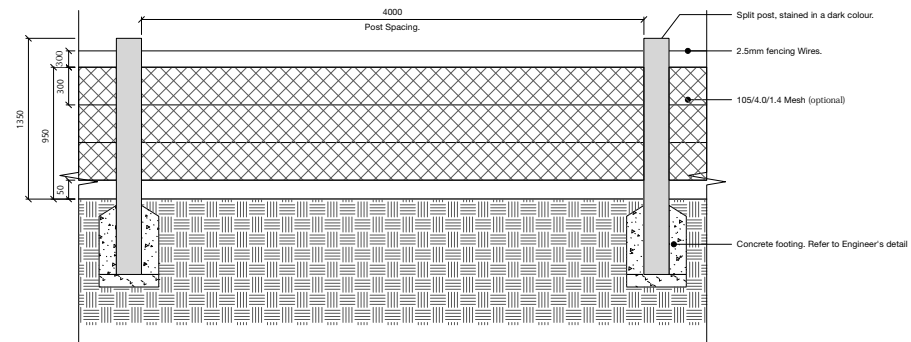
### Front & Street facing fence – Installed by the developer

- Front and street facing fence shall be constructed of timber posts, connected by a single wooden top rail and 3 steel wires below. The wood elements will be finished in a black or very dark brown colour.
- Fence posts be timber (200mm diameter). Fence posts shall sit 1300mm above ground level and generally sit at between 5–6m spacing (subject to practicalities).
- Top rail is to be a 150mm timber rail fixed to the posts, mounted 100mm below the top of post.
- Wire is to be between 2.5–3mm gauge.



### Side & rear fence – Installed by the purchaser

- Side and rear fence shall be constructed of timber posts, connected by 5 steel wires. The timber posts will be finished in a black or very dark brown colour to match the front fence.
- Fence posts be either round timber (200mm diameter) or square timber (200mm width). Fence posts shall sit 1,300mm above ground level and generally sit at between 4 spacing (subject to practicalities).
- Wire is to be between 2.5–3mm gauge.



# LANDSCAPE CONTROLS

## LANDSCAPE AND MISCELLANEOUS STRUCTURES

Retaining walls are to be segmented dry stacked or laid block work structures when visible from the street and should be consistent with Cessnock City Council's Development Control Plan requirements. Where visible from the street, a retaining wall shall not be higher than 1.5m. Where retaining land in excess of 1.5m is required, a secondary wall should be used.

Bin storage and clothes lines must not be visible from the street or be screened.

## LANDSCAPE PLANTING REQUIREMENTS

All front garden areas must be properly landscaped with a combination of turf, shrubs and trees. A minimum of 10% of the front yard should be planted out with native or low water use plants.

Deciduous trees should be planted to shade the dwelling and garden from the summer afternoon sun, whilst allowing desirable winter sunlight through.



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NOVEMBER 2023

**Disclaimer**

While the developer has endeavoured to ensure that all information provided is complete, accurate and up to date, the developer take no responsibility for any error or omission relation to this information. The purchaser must refer to the contract for sale and purchase of land, and all information contained in the contract for sale and purchase of land take precedence over this document in the event of any ambiguity or inconsistency. All information and plans or diagrams presented within this guideline document were correct at time of release, however, the developer reserves the right to vary, amend or add to the design guidelines, by-laws, community management statement and neighbourhood management statement from time to time in response to changing circumstances and without prior notice. The inclusion of an image to demonstrate a particular feature does not guarantee that other elements of the home are compliant with the design guidelines. These design guidelines are intended to be consistent with all statutory and authority requirements, however, such conformance does not constitute an approval from a principal certifying authority and does not guarantee an approval will be granted by a principal certifying authority.