



## **Caddens Hill Design Guidelines for Purchasers and Builders on 10 metre Frontage Lots**

### **Background**

- Penrith Council's Development Control Plan for Caddens stipulates that:
  - Front loaded double garages are only permissible on lots with a frontage width equal to or greater than 12.5m
  - The maximum dimension for garage doors is to be less than 50% of the front façade, 6m in width and 2.4m in height.
- Notwithstanding the provisions in the DCP, a Building Envelopes Plan has been approved for Caddens Hill as part of the subdivision approval. This Building Envelopes Plan allows double garages on specified 300sqm lots subject to the design complying with the guidelines below.

### **Design Guidelines**

Double garages on 10 metre frontage lots will only be considered as part of a double storey design. A double garage will not be approved for a single storey dwelling on a 10 metre frontage lot.

Designs proposing a double garage must demonstrate compliance with a minimum of two out of the following three controls:

1. Split the double garage with a vertical pillar to present as two single garage doors in order to minimise the blank horizontal appearance of a double garage door.
2. Incorporate an activated room or space on the ground floor adjacent to the front door. This could include a stairwell with windows or a small study nook.
3. Provide a second storey element that projects over the double garage, such that the garage is recessed and its dominance is reduced.