

DESIGN GUIDELINES

Architectural Elements

Design Requirements

- Primary street elevations to have either:
 - 2 contrasting renders and/or materials (minimum 30%) and 2 architectural features, excluding windows and doors; or
 - 1 render colour and/or materials (minimum 30%) and 3 architectural features, excluding windows and doors.
- Secondary street elevations must maintain a consistent level of design quality that is cohesive with the aesthetics of the front elevation and including architectural elements, extending at least 4m of the secondary street elevation, or to a logical indentation or projection. After 4m, consistent rendering must continue where visible from public view.
- Secondary elevations to parklands must maintain a consistent level of design quality, including architectural elements where visible from public view.
- Distinct architectural features may include, but are not limited to:
 - An entrance feature such as a gatehouse, portico or pergola;
 - A practically sized veranda and/or balcony;
 - Window elements such as awnings, enhanced vertical proportions or projecting sill courses;
 - Wall feature such as increased plate wall height, cantilevers and protrusions;
 - Roof features such as overhangs, gambrels, gable ends or dormer windows;
 - Complementary elements such as decorative screens, plinths or borders; and
 - Garden features such as planter boxes or piers.

Secondary street elevations must represent an extension of the primary elevation in terms of architectural expression. The prominence of corner lots and lots directly abutting parklands require architectural features from the primary elevation to be replicated. Continuation of design elements to all public interfaces enhances visual integration and aesthetic value.

External Wall Finishes

A contemporary aesthetic shall be expressed through quality wall treatments and finishes.

Feature materials including stonework and cladding are to be used to compliment rendered masonry. Face brick (excluding feature brick) is not permitted where visible from the street.

Simplicity and balance should apply to the use of feature materials. Features should complement and provide interest, be in-context and not over-used. Referencing materials and colours used in local parklands and streets is encouraged to provide continuity.

Variations in colour and texture are promoted. Colour palette is not restricted however tones should be natural, complimentary, take cues from the local landscape and express individuality through carefully chosen accents. Avoid the use of primary and vivid colours and reflective surfaces.

The use of lighter tones is promoted. Bold and dark colours are best used in small sections against a neutral or subdued backdrop.

Design Requirements

- All elevations visible to the public must contain at least two colour and materials variations (excludes garage door and windows).
- Feature materials shall not comprise more than 30% of the primary street elevation, unless prior approval is issued.
- Primary colours and reflective metallic surfaces are not permitted.

Roofs

Roofs make a significant contribution to neighbourhood appearance. Roof scale, form, colour and materials should reflect contemporary trends.

Simple forms with articulation to provide interest and allow for natural light, winter sun and summer protection are encouraged. Pitched, skillion and flat roof forms are permitted and their profiles generally not restricted. Flat roofs must be screened from public view by a parapet wall. Generous eave overhangs are promoted to shade windows. Gutters and downpipes should complement and integrate with the design of the home. The local roofscape comprises an array of construction materials and colours. Pre-finished corrugated metal sheeting and low-profile roof tiles are encouraged.

Design Requirements

- A minimum 24 degree pitch is required for hipped and gabled roofs.
- A minimum of 8 degrees is required for skillion roofs (15 degree maximum).
- Sections of flat roof and associated gutters must be concealed behind parapet walls.
- Curved, wavy and domed roofs are not permitted.

Garages

Safe and attractive streetscapes are created when the prominence of garage structures is minimised. Garage doors set behind the main building line reduce dominance and allow clear views to the front door and windows.

Garages should be designed as an integral component of a home with colours, materials and roofline complimentary to the house. Providing an internal store can eliminate the need for a separate structure or shed.

Design Requirements

- Carports are not permitted.
- Garages must be capable of accommodating two cars parked side-by-side.
- Sectional garage doors must be installed prior to occupation.
- Driveways must not be constructed from plain grey concrete.

Fences

Feature masonry walls and attractive open style fencing provided on selected corner lots as part of estate works shall not be modified.

Low, open style fences forward of the building line allow for passive surveillance and definition of public and private spaces. Solid sections up to 900mm are permitted. Other than piers, additional fencing up to 1.5m must be visually permeable (as defined by the R-Codes).

Front or secondary street fencing introduced by homeowners shall complement the home or relate to feature fences and walls in terms of colour, materials and style. Dividing fences between properties must be Colorbond Woodland Grey (or similar). Any proposed boundary fencing intended to supersede the Estates standard boundary fencing is to be shown on plans submitted for Developer Approval to ensure cohesion and quality.

Design Requirements

- Front fencing as viewed from the street or forward of the front building line (and in the case of a corner lot, its secondary street) must not be higher than 1.8m and must be at least 50% visually permeable above 1.2m high (unless otherwise approved by the Seller). Materials and colours must be complementary to the primary street elevation's finishes.
- Fencing to the remainder of the secondary street is to be a maximum of 1.8m high (unless otherwise approved by the Seller).