



ANNEX

F

**Design  
Guidelines**



## Architectural and Landscape Standards

**2nd**  
**EDITION**



**FERN BAY**

seasidevillage





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# the vision





You will never have another opportunity like this.

Imagine building the home of your dreams, nestled amongst natural Australian bushland and only 15 minutes from Newcastle.

Fern Bay Seaside Village is to be an exclusive and unique community that appreciates high quality design and encourages you and your neighbours to create fantastic homes that not only look great, but also present a superior, unified streetscape.

To ensure a fantastic result, it is essential that the appearance of all homes be guided to create a quality neighbourhood. These By-Laws within the Community Management Plan and Precinct Management Plan and Architectural and Landscape Standards will help create great homes and streetscapes, whilst protecting the long-term value of your investment and providing comfort that your neighbour will also build an attractive quality home and garden.

The approval of Aspen Group Pty Ltd (or nominees) must be obtained to erect any dwelling. Aspen approval is required prior to lodging final plans with Port Stephens Council. No site works are to be carried out without having first obtained Aspen's approval. Please refer to 'Submission Requirements' for more details.





# plan approval







## what is the difference between 'community precinct management plans', 'by-laws' and architectural and landscape standards?

### Restrictions as to User Explained

'By-Laws' are created within the Community and Precinct Management Plans.

The Contract that you signed when you purchased your home-site contains a plan of subdivision that will define the lot you are purchasing together with the Community and Precinct Management Plan.

The Community and Precinct Management Plans set out the various By-Laws that lot owners are contractually obligated to adhere to for the benefit of themselves and their property value and other landowners.

The Community and Precinct Management Plans refer to Architectural and Landscape Standards formulated by Aspen for Fern Bay Seaside Village and also include a series of Amenity By-Laws.

You should ask your legal advisor or conveyancer to familiarise yourself with the legal implications of the Community and Precinct Management Plan within your Land Sales Contract and as soon as possible let your Architect, Building Designer, or Builder know that there are 'By-Laws' for Fern Bay Seaside Village.

This will enable them to obtain a copy of the 'Community and Precinct Management Plan' so that they can design your home with the appropriate features and colours.

However, we have summarised the major points of the By-Laws within the 'Community and Precinct Management Plans' starting on the facing page:

## By-Laws

For every purchaser's benefit, an attractive streetscape, and appropriate site uses, promoting residential amenity should be maintained after homes have been built and occupied. These By-Laws have been described within the Architectural and Landscape Standards and are summarised below:

- No truck of more than 3.5 tonnes (unladen) shall be parked or garaged on any home-site or in the street adjoining any home-site.
- Boats, trailers and caravans should be parked behind the building line (a drive-through garage solves this problem).
- Entry features and landscaping on specified home-sites must be maintained in good condition.
- Decorative or acoustic fencing erected by Aspen cannot be removed or altered and must be maintained in good condition.
- No garden shed, clothesline, solar panel, air conditioning unit, or tank may be erected or permitted to remain on any home-site burdened if it is visible from the street or public place.
- No television, radio or other aerial antenna, dish or tower or any other transmitting or receiving device may be erected without the approval of the Community Association. (Note that these items are not permitted in Fern Bay Seaside Village due to the state-of-the-art Fibre Optics Network that has been installed within the estate. Please refer to the "Antennas & Aerials - Fern Bay Seaside Village Fibre Optic Network Section" of this document for more information.)



Clotheslines should not be visible from the street.

## Architectural and Landscape Standards Explained

The "Architectural and Landscape Standards" are essentially a strategy for ensuring that the entire estate within Fern Bay Seaside Village presents a unified, high quality appearance in its homes, landscaping, and overall streetscape. The Architectural and Landscape Standards have been developed by Aspen's Urban Design Team and will encourage a great result through the consideration of elements such as home and garage siting and exterior colour palettes. Your new home should be designed to reflect these Architectural and Landscape Standards.

## What Do I Need To Do Before I Get Started?

The By-Laws within the Community and Precinct Management Plans require that before submitting any plans to Council for building approval, your plans and proposed external finishes must be submitted to Aspen for formal approval. Please make sure that your Architect, Designer, and / or Builder are all aware of this requirement and that Aspen has approved your plans before you sign a building contract.

Aspen will not unreasonably withhold approval, however for everyone's benefit, we require purchasers to work within the Architectural and Landscape Standards. Upon receiving your plans, Aspen will assess each submission on a case-by-case basis and will generally provide a response within 10 working days.

Aspen cannot guarantee that Council will approve or refuse any particular home plan, even if it satisfies the Fern Bay Seaside Village Architectural and Landscape Standards.

There is no charge to obtain Aspen's approval.





# **architectural and landscape standards**



### Building Form

When purchasing a home-site in Fern Bay Seaside Village, you become one of the lucky ones to enjoy the breathtaking coastal rainforest environment. In order to add to the natural surrounds, your home should be developed in a soothing, earthy coastal palette.

Homes in Fern Bay Seaside Village should be developed in a “Refined Australian Aesthetic” as demonstrated by the images throughout these Architectural and Landscape Standards.

Further, your home must include elements such as pitched rooves (22-45 degrees), eaves and formal residential entries, facing the primary street frontage and creating an address of which you and your neighbours can be proud.

Newcastle-style elements such as weatherboard and weatherboard-look products, feature stone highlights, balconies for double storey homes and timber balustrades will create a village that is comfortable in its surrounds whilst presenting a refined and elegant address.

You should consider how your vehicles are housed and be careful to ensure that your garage does not dominate the street elevation of your home, thus cluttering the streetscape.

### Minimum Floor Area

A minimum floor area applies to all home-sites in Fern Bay Seaside Village as follows:

- Home-sites larger than 551sqm – min 200sqm floor area including attached garage, roofed verandah and entry.
- Home-sites between 451sqm and 550sqm – min 170sqm of floor area including attached garage, roofed verandah and entry.

All home-sites other than designated duplex or group housing home-sites are designed for single dwellings and carry a restriction on further subdivision, as set out in your Sale Contract.

### Solar Access and Energy Efficiency

All new homes in NSW are now required to meet minimum energy and water efficiency requirements under the Building Sustainability Index (BASIX.)

You will need to obtain a BASIX Certificate prior to commencement of building works on your home. The BASIX Certificate is proof that your proposal satisfies the NSW Government’s targets to reduce the amount of water and energy we use in our homes.

You should refer to Port Stephens Council for more information on BASIX, lot specific siting and solar energy efficiency requirements. You may also wish to contact Aspen to determine (if possible) what your neighbours are building and where they are proposing to position their home and garage. This will help you to design your home with improved security, amenity, and sunlight in mind.

### Bushfire Protection

When considering the design of your home, you should be aware that your home-site might require that you achieve special design criteria to help protect against damage in the event of a bushfire.

You will need to ensure that your home design meets the required criteria outlined by the Rural Fire Service, prior to submitting any plans to Aspen and Port Stephens Council.

### Levels

Much care and effort has been taken to ensure the natural, dunal topography is maintained. For this reason, some of the home-sites may have gradual slopes, depending on where they lie within the estate.

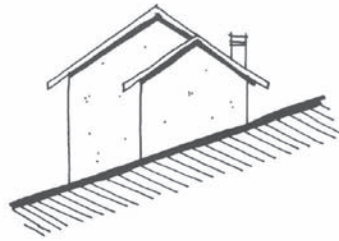
When designing your new home, you should consider the shape and form of your home-site in order to select a design that aims to minimise site disturbance, thus maintaining the coastal dune character of the estate.

Changing lot levels from those provided by more than 1200mm will not be permitted and dwellings on sloping lots will need to be 'stepped' to follow the contour of the land. Please refer to Figure 2 below.



#### CORRECT

The home **has** been stepped down the block.



#### INCORRECT

The home has **not** been stepped down the block.

If you are intending to alter the existing levels of your home-site, then you must include a 'cut and fill' diagram in your submission, together with a site plan indicating the extent and finishes of any retaining walls that may be required.

### Corner Home-sites

On corner home-sites, homes should be designed to take advantage of the dual street frontage and to enhance the streetscape of both streets.

You should avoid using a design that has been created for a standard, single frontage lot or those that have a 'blank' wall that faces the secondary street elevation. Most architects and building designers will modify your selected design to suit a corner block upon request.

You will also need to consider the fencing of your corner lot. Aspen has designed a special fencing type for these lots and details of this can be found in the "Fencing and Retaining Walls" section of this document.



### Vehicle Accommodation

Streetscapes that are dominated by garages are repetitive and generally unpleasant. Garages at Fern Bay Seaside Village must be treated carefully and should not be positioned in front of the bulk of the street elevation. Garages should be set back from the bulk of the street elevation by at least 470mm. Porticos or entry elements may also be an appropriate way to lessen the impact of the garage.

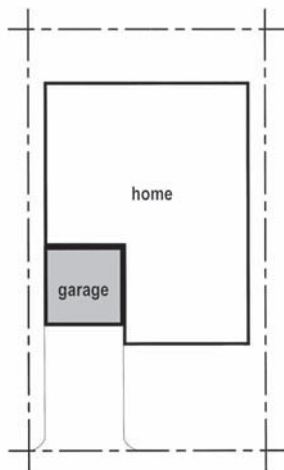
Please refer to the drawings below for an illustration.

The design of the garage door should also be considered. Timber and “timber look” garage doors are the most attractive option and are encouraged, as is lessening the bulky appearance of a double garage door by using two single garage doors, separated by a pier.

Many wide frontage home-sites have been developed so that garages can be located adjacent to the main dwelling to improve the home appearance and give a larger private rear yard area. Garages that unnecessarily dominate the appearance of homes and the streetscape are not permitted, and triple garages will require special attention.

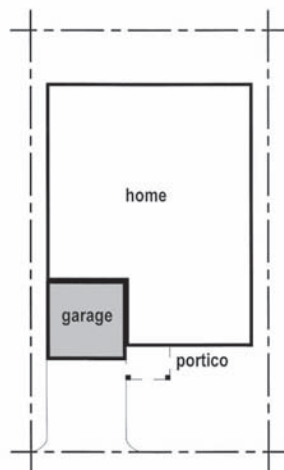
A rear garage door through to the backyard is suggested for storing boats and trailers behind the building line.

If a freestanding garage is proposed, it should be constructed and roofed in a complementary fashion to that of the home.



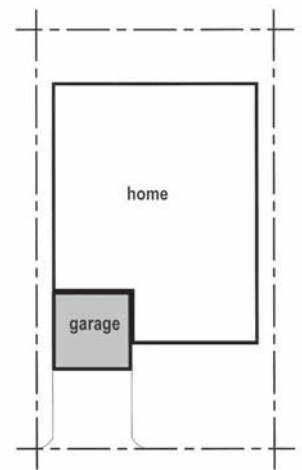
#### CORRECT

The garage is not proud of the bulk of the street elevation.



#### CORRECT

The garage is proud of the bulk of the street elevation, but a portico is included.



#### INCORRECT

The garage is proud of the bulk of the street elevation.



### External Wall Finishes

External walls that are visible from the street must be treated in the following manner:

- Rendered, rendered and painted, bagged and painted or texture coated finishes are preferred.
- Where the above is not considered appropriate, a composite external finish is required, using elements of render, painted render, texture coating or bagging and painting together with feature face brickwork that has been selected from the Approved Feature Face Brick list located in Annexure 1 of this document.
- Further highlight materials of stone; weatherboard or natural finish timber may be used.

Street elevations consisting solely of face brick will not be approved.

Brightly coloured renders and contrasting mortar are not permitted.

Your home-site may require special attention for its façade, depending on where it is located within the Village. Please refer to “Seaside Boulevard – Special Conditions” for more details.

### Feature Face Brick Selection

The use of feature face bricks, other than those listed in Annexure 1, is not recommended. Any deviations from Annexure 1 will be assessed on a case-by-case basis, however earthy tones are preferred for feature face brick areas.

If you intend to select a face brick other than those in Annexure 1, then you must include additional information on this brick with your submission, so that a proper assessment can be made. This additional information should consist of photographs and samples of the brick. The selection of a feature face brick other than those listed within Annexure 1 may hinder the approval process, whilst this additional information is processed. The decision to approve or refuse brick selection is made at the discretion of Aspen.

The use of cream-coloured, or very light coloured bricks is discouraged.

Examples of external finishes, that would be appropriate in Fern Bay Seaside Village, are shown right. Please note that these pictures are to be considered indicative only and are intended to provide the reader with some generalised options for the finishes of their homes.



A Colonial style home with a combination of face brickwork, rendered and painted finish and weatherboard.



A contemporary style home with a combination of feature stone and a rendered and painted finish.



A combination of face brickwork and rendered and painted elements.



A combination of rendered and painted, feature timber and bagged and painted finishes.

## Roofscape

Rooves shall be pitched between 22 and 45 degrees where visible from streets and public areas, with a shallow pitch allowed for verandahs and canopies. All rooves shall incorporate overhangs or eaves to a minimum of 450mm including the width of the gutter. No eave-less roof construction will be permitted, however Aspen will consider no eaves on garage elements if appropriate to the design.

Devices such as attractively detailed gable ends and dorma windows help to break up the roof volume and add interest to the streetscape. You should consider using elements such as these when designing your home.

Skillion or curved roof forms are not permitted.



**CORRECT**



**INCORRECT**



**INCORRECT**

Aspen has preselected a range of roof tiles and Colorbond roofing that will contribute to the overall quality and consistency of Fern Bay Seaside Village. The current range is located in Annexure 1 of this document.

When choosing your roofing material, you must select from the approved colours as specified in Annexure 1 of this document. Roof tiles that are bright, light or pastel in colour are not permitted, nor is zincalume roofing material.

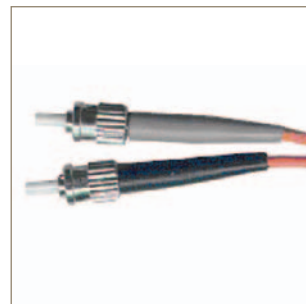
However if your home has frontage to Seaside Boulevard, it will require special attention. Refer to 'Seaside Boulevard – Special Conditions' for more details.

## Antennas & Aerials - Fern Bay Seaside Village Fibre Optic Network

Individual antennas, satellites dishes and aerials are not permitted on any home-site within the estate. The reason for this is that the estate is equipped with a state-of-the-art Fibre Optic Network, that will provide high quality television and communication services, without the need for conventional antennas, aerials or satellite dishes.



**CORRECT**



**CORRECT**



**INCORRECT**



**Why is a reticulated Fibre Optic Network being provided?**

The vegetated environment of the Fern Bay Seaside Village area combined with the site topography makes conventional TV reception difficult to achieve.

To receive a good television signal would have required at least an 8.5m aerial with boosters and even then you would only receive analogue and perhaps a few of the digital free-to-air channels. The provision of the underground Fibre Optic Network will ensure high quality reception is available to all homes in the Fern Bay Seaside Village.

The underground Fibre Optic Network will replace TV aerials and satellite dishes traditionally installed with each home, eliminating the negative visual impact associated with these structures.

**What do I need to do to use this service?**

This Fibre Optic Network is located in the road verge. Residents will be required to connect to this Network, as no external aerials will be permitted. You will need to organise the connection and installation of a fibre optic cable between your home & the connection pit.

**What can I expect to receive?**

By connecting to this Network each resident can (Subject to agreed supply by the Community Association) avail themselves to many value added services such as:

- Free to air TV – Both digital and analogue reception at near DVD level of quality and that will not vary depending on weather conditions.
- V.O.I.P – (Voice Over Internet Protocol) an innovative way to make and receive phone calls via the Internet.
- Internet Access – Cheaper high speed Internet access.
- Movies on demand – on the basis that the community association agrees to connect to this service.

An information sheet is available at the Fern Bay Sales Office, which will give you additional information about how you connect to the Network, and the costs associated with connection.



### **Driveways**

Driveways and footpath crossovers must be constructed prior to the occupancy.

Your driveway must be charcoal / grey in colour. This will complement the tones used in your roofing materials and will help establish a streetscape that is unified and well considered.

Plain uncoloured concrete treatment is not permitted, however, 'pebble-crete' (or similar products) and brick or concrete pavers are encouraged, as is stamped/ stencilled concrete in grey tones.

The location of driveways should aim to avoid existing street trees. Within your submission, you must indicate the location and proposed finish of your driveway and show this in relation to the location of any street trees.

### **Driveways and Bioswales**

If you have a home-site with a Bioswale running along the front verge, you will need to construct your driveway in accordance with the drawings located in Annexure 3 – "Driveway access over Bioswales."

In order to ensure the continuing success of the Bioswale system, you must ensure that your driveway is completed within 2 months of the completion of your home. Your builder must install a temporary, crushed rock driveway access to your home during the construction period, and this must be completed to Council's requirements and satisfaction.

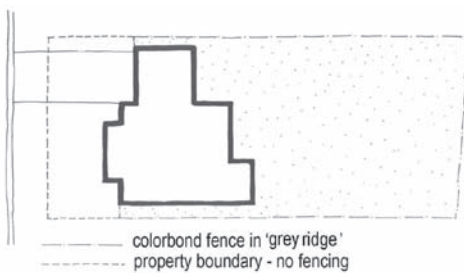
Please refer to the "Water Sensitive Urban Design and Bioswales" section of this document for a detailed explanation of the workings and appearance of Bioswales.

### **Fencing and Retaining Walls**

Internal dividing fencing is to be constructed prior to occupancy of your home and must be Colorbond construction and "Grey Ridge" in colour.

Fencing that has been constructed by Aspen cannot be altered, or removed and must be maintained in good repair.

Front fencing is not permitted, nor is any boundary fencing that lies in front of the building line. Please refer to sketch below.

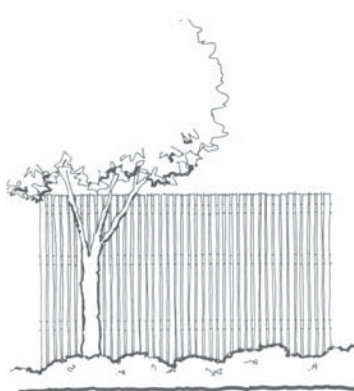


Fencing Plan for Typical Home-site.

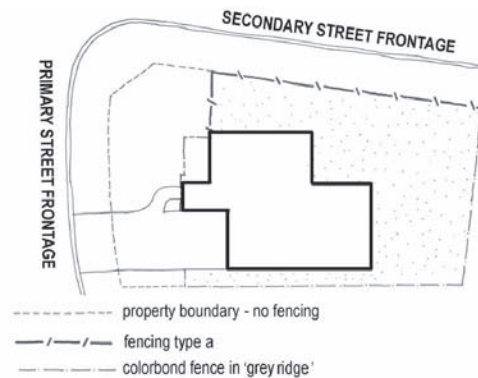
### Corner Lots

Fencing to corner lots requires special consideration. In the interest of creating good streetscapes, we have designed an inexpensive, yet attractive timber fencing option for this situation – Fencing Type 'A'. Fencing Type 'A' is a 1.6m high timber construction, consisting of 50mm wide pickets, set 15mm apart and painted in the Colorbond colour, 'Grey Ridge.'

This fencing type is illustrated below, together with a plan of where it should be used.



Fencing Type 'A'



Fencing Plan for Typical Corner Lot.

### Retaining Walls and Landscaping

To maintain a consistency of quality and appearance throughout Fern Bay Seaside Village, all retaining walls, which are visible from the street or public places, should be constructed of masonry, rock or stone, to Aspen's approval.

Kopper treated log and treated pine sleeper retaining walls may only be used if they are not visible from the street or public spaces.

### Landscaping to Front Gardens

A \$2,000 bonus will be payable to each purchaser if they fulfil all aspects of the Landscaping Bonus Requirements as contained in Annexure 2 of this document.

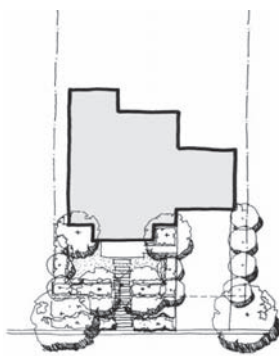
The front areas of all dwellings should be landscaped within three months of completion of the dwelling so that Fern Bay Seaside Village takes on an established appearance quickly. A high standard of landscaping is required to complement that which will be installed by Aspen.

To establish a consistency in quality and appearance, the following Architectural and Landscape Standards are provided:

- Much care and effort has been invested in the selection of street trees at Fern Bay Seaside Village to ensure that they are both attractive and appropriate to the local environment. Therefore, existing street planting (including trees and shrubs) should be retained and should not be replaced by other species.



- Trees selected for front gardens should be compatible with street trees and Aspen's landscape theme. The use of Australian native plants is essential and a list of permitted species is available from Aspen upon request. Cocos palms are not compatible with the theme or surrounding environment and therefore are not permitted.
- Turf and landscaping of the area in front of your home must be laid within 3 months of completion. Establishing lawns from seed or runners is not preferred as it can take some time to properly establish.
- Pathways should be constructed of the same or complementary materials to the driveway.



A plan of good quality landscaping for front gardens.

You should also consider the requirements of the Rural Fire Service when designing your garden, to ensure that the planting does not increase the risk of damage that may occur during a bushfire.

### Water Sensitive Urban Design and Bioswales

Fern Bay Seaside Village has been constructed using cutting-edge technology for the treatment of stormwater. This system is known as "Water Sensitive Urban Design" (WSUD).

In the event of a storm, or high rainfall periods, WSUD allows the run-off water from roads to be naturally treated such that it can re-enter the groundwater system in a clean and healthy state. The most obvious elements involved in WSUD include Bioswales and Detention Basins.

The grassy swale you might see along the front verge of your home-site may look like an un-mowed drainage channel, but there is more to the story. This area is a bioswale.

What is a Bioswale? A bioswale is nature used as technology. It is a landscape designed as a water filter. These bioswales have been carefully designed and planted with hardy, moisture tolerant native grasses. They will slow and filter the water running off the roofs, footpaths, roads and other hard surfaces. These plants act as biofilters, removing phosphorous, soil sediments and other pollutants. Filtered water will then flow through the estate and be collected in Detention Basins, which are located in low-lying areas around the estate.

Detention Basins provide a collection point for water during major wet weather events and also contain dense plantings of native grasses to allow effective removal of pollutants before the stormwater returns to the groundwater system.

It is therefore important that the way we cross these bioswales, in order to allow access to our homes from the street, is carefully controlled in order to allow the WSUD system to work correctly. Please refer to the "Driveways and Bioswales" section of this document for more details.

Fern Bay Seaside Village is an award winning estate in this field of technology and it is important that we all understand how WSUD works and what we can do to ensure its continuing success.

### Cooling, Heating and Water Storage

In the interests of creating pleasant streetscapes, air conditioners and solar collectors must not be visible from the street.

Air conditioning units can often be noisy and as such, consideration to their location within your home-site and in relation to your neighbours' "quiet spaces" should be given. Therefore, air conditioning units should not be located directly abutting a neighbours' bedroom.

Roof mounted units are often unsightly, and as such, outside units, located at

ground level are encouraged. However if a roof-mounted unit is the only solution, then it should be painted in the same colour as your roof and located at the rear, away from public view.

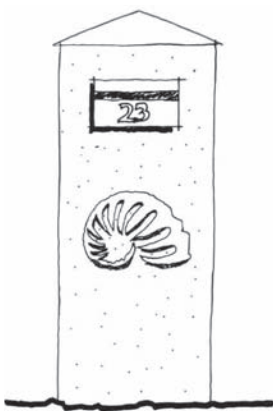
Similarly, water tanks with pump facilities should be positioned carefully to avoid disturbance to your neighbours' quiet spaces and should not be visible from public spaces. Below ground water tanks are highly recommended at Fern Bay Seaside Village. These will be relatively easy to install (due to the sandy soil type) and will provide you with more useable space in your back yard.

### Letterboxes

Continuity and cohesion in streetscapes is enhanced through the use of common elements. As such, Aspen is pleased to provide a FREE LETTERBOX for each home in the village.

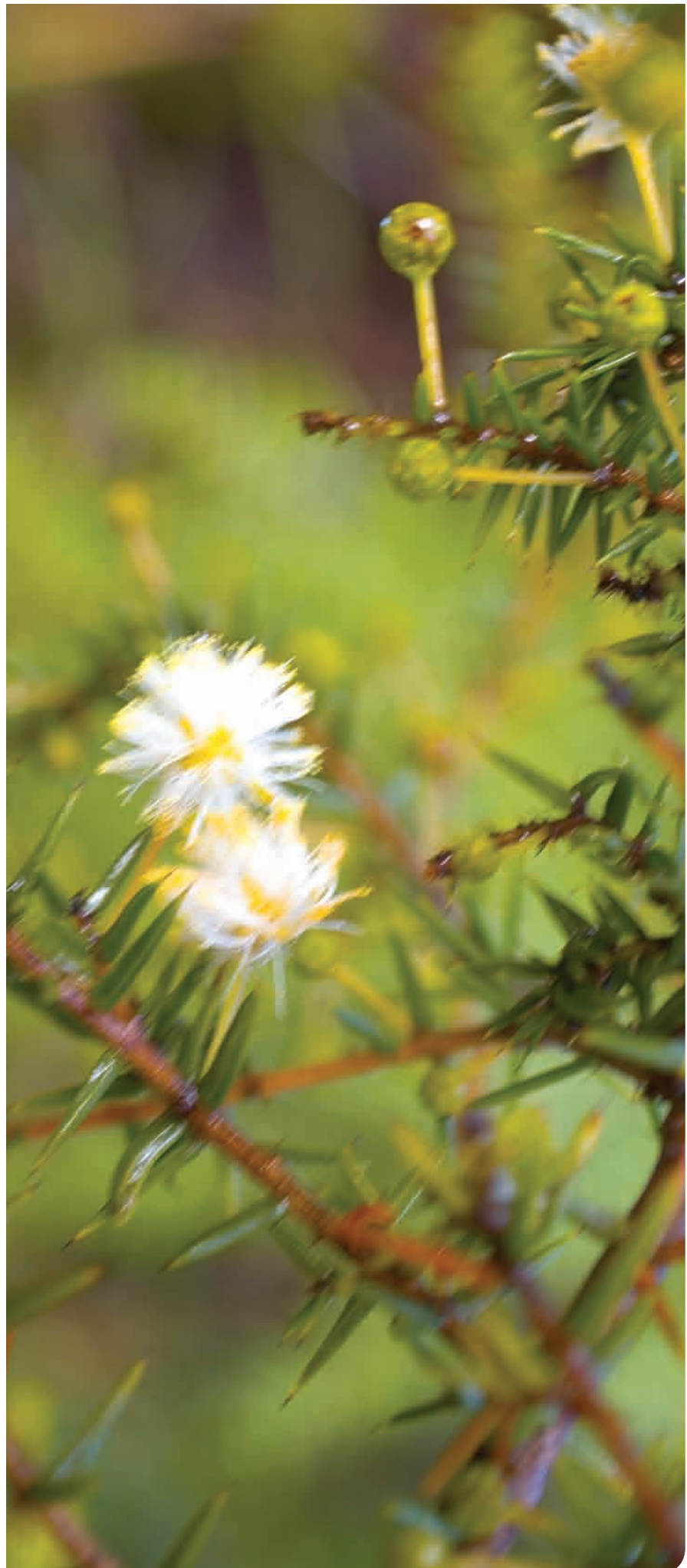
In this respect Aspen require ALL homes in the village to utilise the FREE letterbox, which will be supplied at no extra cost to the owner, upon completion of each home.

Each precast concrete letterbox will have a lockable slot and number. Removing your FREE letterbox or changing its colour is not permitted.



A sketch of your FREE Fern Bay Seaside Village Letterbox.

A request form is included in this document. Please complete this form close to the completion date of your home and forward it to Fern Bay Sales Office.





**SEASIDE BOULEVARD** - Majority rendered and painted finish with the inclusion of weatherboard as a feature element.



**SEASIDE BOULEVARD**- Majority rendered and painted finish with feature elements of timber, weatherboard and stone.

Please note that the above homes would be appropriate not only on Seaside Boulevard, but throughout Fern Bay Seaside Village as a whole.

## Seaside Boulevard – Special Conditions

Seaside Boulevard creates significant opportunity for the creation of a united streetscape and smart “front door” to the Village.

This street requires special attention due to its prominence within the development as a principle road and its close relationship to the open space areas.

## External Finishes

All homes with frontages to Seaside Boulevard have been specifically chosen to have either a rendered, painted, or bagged finish in muted or earthy colour tones that complement the prestigious position of these home-sites within the development. Feature stone and weatherboard elements are permitted, but feature face brick is not.

Examples of external finishes, which would be appropriate on Seaside Boulevard, are shown adjacent. Please note that these pictures are to be considered indicative only and are intended to provide the reader with some generalised options for the finishes of their homes.

## Balconies

All double storey homes that have frontages to Seaside Boulevard are to include balconies of at least 5m<sup>2</sup> that face the street and overlook the front garden. This will encourage an activated streetscape and enhance qualities of passive security within the village.

## Driveways

Driveways on Seaside Boulevard must be treated carefully to encourage a unified appearance. If your home is on Seaside Boulevard, then your driveway must be treated with a ‘stencilled’ finish. It should use the ‘regal’ tile pattern, with a ‘bluestone’ coloured body and a header course in ‘charcoal’.

Please note that the above conditions would create a home that would be appropriate not only on Seaside Boulevard, but throughout Fern Bay Seaside Village as a whole.







Prior to lodging plans with Council, the applicant or their builder/ designer must gain written approval of their plans from Aspen, by submitting the following items:

**1. One set of site plans and elevations in A3 format.**

Site plans should also include notes on fencing and retaining wall locations and finishes, driveway finishes, the location of any existing street trees, information on any proposed changes to existing lot levels, locations of any water tanks, air-conditioning units and or solar hot water units.

**2. Schedules of proposed external materials**

This schedule must indicate render colour, feature face brick/ stone selection/ weatherboard colour and profile, roofing material. You should include swatches of proposed paint colours.

**3. A street elevation that indicates the location of proposed external finishes, or a coloured elevation showing true colours and finishes.**

Approval will not be unreasonably withheld or delayed provided that plans, proposed materials, and finishes comply with all By-Laws within the Community Management Plan and Precinct Management Plan and are compatible with the Architectural and Landscape Standards.

Approval of other materials and finishes will be decided based on information supplied by the applicant to Aspen. The decision will be based on an assessment of the effect of the materials and finishes on the overall appearance of the neighbourhood.

Where any dispute as to suitability arises, a qualified Architect nominated by Aspen shall have absolute discretion to approve, subject to conditions, or refuse any plans, finishes or materials.

Upon receipt of submissions, Aspen will generally provide a response within ten working days.

Submissions should be sent to:

**Peter Fagan**  
**Aspen Fern Bay Pty Ltd**  
**Level 5, 33 York St**  
**Sydney NSW 2000**  
**Tel: 02 8916 6747**  
**Email: [peterf@aspengroup.com.au](mailto:peterf@aspengroup.com.au)**

**DISCLAIMER**

Information contained in these Architectural and Landscape Standards is given with care but without responsibility.

Please refer to the actual wording of all By-Laws within the Community and Precinct Management Plans contained in the sale contract. Aspen reserves the right to vary or amend the Architectural and Landscape Standards from time to time in response to changing circumstances and without notice.

It is the present intention of Aspen to enforce compliance with the By-Laws within the Community and Precinct Management Plan and to apply the Architectural and Landscape Standards, as they now exist. However, by reason of changes to planning or other laws or regulations or other unforeseeable circumstances, it may be necessary in the future to vary, amend or add to the By-Laws within the Community and Precinct Management Plan and Architectural and Landscape Standards and Aspen reserves the right to do so in its absolute discretion without consultation. Any representation to the contrary is hereby expressly negated.

**Thank you for purchasing at Fern Bay Seaside Village!**

# submission requirements





## ANNEXURE 1

### Approved Feature Face Brick

AUSTRAL AUSTRALIANA SERIES – Rivergum  
AUSTRAL CLASSIC RANGE – Red  
AUSTRAL GOVERNORS – Rawson, Loftus, Brand, Robinson, Young, Gipps, Belmore, Darling, Foveaux, Denison  
AUSTRAL HERITAGE COLLECTION – Flashed Sandstock, Argyle Blend, Woollahra, Jamison  
AUSTRAL OLD COLONIAL SERIES II – Red, Mahogany  
AUSTRAL RIVERVIEW COLLECTION – Merindah  
BORAL ESCURA SMOOTH ELAN – Brown Smooth  
BORAL ESCURA SMOOTH – Oyster Grey Smooth, Choc Tan Smooth, Brown  
BORAL HORIZON – Leura  
BOWRAL BRICKS – Gertrudis Brown, Bowral Murray Grey Select, Bowral Brown, Bowral Blue  
PGH QUARRMASTER COLLECTION – Woburn  
PGH ROMAN SPLIT COLLECTION – Roman Greenway, Roman Chisholm  
PGH SMOOTHFACE – Nutmeg, Brown Mottle, Red  
PGH SPINIFEX – Ghania, Poa  
PGH TOWNHOUSE COLLECTION – Edwardian, Victorian, Curran Blend

### Approved Concrete Roof Tiles

BORAL – Ash, Charcoal, Chargrey, Daintree, Dove Grey, Ebony, Gunmetal, Marine, Slate, Storm Grey, Windsor Bronze  
BRISTILE – Caulfield, Charcoal, Eclipse, Magnum, Mallee, Phoenix, Sanctuary, Slate  
CSR – Cottage grey, Midnight, Welsh Black  
MONIER “Cambridge” or “Madison” – Soho Night

### Approved Terracotta Roof Tiles

BORAL – Ebony, Eclipse, Feldspar, Ghost Gum Grey, Slate Grey, Wild Choco  
BRISTILE – Glazed Black Granite, Graphite, Onyx, Slate  
CSR Wunderlich – Charcoal, Granite, Latte, Nullarbor, Ocean, Pacific, Slate, Slate Grey

### Approved Colorbond Steel Roof Sheetting

Deep Ocean, Ironstone, Jasper, Night Sky, Plantation, Windspray, Woodland Grey

## ANNEXURE 2

### Purchasers Bonus

#### Fern Bay Seaside Village

Aspen is offering a Bonus of \$2000.00 for all Fern Bay Seaside Village purchasers who:

1. Satisfy Fern Bay Seaside Village’s Landscaping requirements; and in addition
2. Satisfy Fern Bay Seaside Village’s Architectural and Landscape Standards within 2 years of the date of settlement of your purchase.

### Landscape Bonus Requirements

Purchasers who satisfy the following requirements will receive a landscape bonus of \$2000, according to the following conditions:

- The application is approved within 2 years of date of settlement of purchase.
- The home-site is within Fern Bay Seaside Village.

#### How to apply:

- You must lodge a completed application form, (a copy is located over the page) with additional forms available from the Sales Office.
- Together with your completed application form, you must include dated photographs of the front of your home that indicate completed landscaping works and your street address.

If approved, the bonus will be paid to the owner of the home-site upon receipt of completed application form and current, dated photographs of the front of the home, indicating completed landscaping and street address. Payment is by cheque within 28 days upon approval of application.

#### Adjudication Fern Bay Seaside Village

- Aspen’s decision is final.

## CRITERIA FOR LANDSCAPE BONUS

### Front Garden

#### CORNER HOME-SITES

- The criterion applies to both street frontages.
- Fencing to secondary street frontages must be in accordance with the Architectural and Landscape Standards.

#### DRIVEWAY AND CROSSOVER

- Brick/ masonry pavers or stencilled concrete/ pebble-crete in grey tones (refer to “Seaside Boulevard – Special Conditions” if your home is on Seaside Boulevard)

#### GARDEN BEDS

- Edges are to be defined by timber, brick, stone, or coloured concrete to match the driveway
- Minimum total area of 15m<sup>2</sup>
- Mulch to a minimum depth of 75mm

## Planting

### TREES

- Minimum of two trees at a minimum height of 1500mm. These must be selected from the following list-

*Acmena smithii*  
*Angophora costata*  
*Corymbia maculata*  
*Eucalyptus haemastoma*  
*Eucalyptus microcorys*  
*Eucalyptus punctata*  
*Glochidion fernandii*  
*Livistona australis*  
*Melaleuca quinquenervia*

The above list is a selection of beautiful native Australian trees that occur naturally within the bushland reserves of the estate.

### SHRUBS

- Minimum of 20 shrubs, of which: 3 large shrubs are a minimum height of 1200mm above ground level, and 3 medium shrubs are a minimum height of 600mm above ground level.

The following shrubs are suggested. These species require minimal

water and maintenance, whilst being complementary to the existing established landscape of the estate:

*Anigozanthus* "Bush Gem"  
*Blechnum* spp.  
*Dianella Longifolia*  
*Diplarrena moraea*  
*Doodia aspera*  
*Doryanthes excelsa*  
*Lomandra tanika*  
*Melaleuca* "Snowflake"  
*Scaevola* "Mauve Clusters"  
*Syzygium* "Bush Christmas"  
*Syzygium* "Tiny Trev"  
*Viola hederacea*

Photographs of these tree and shrub species are available from Aspen on request.

### LAWN

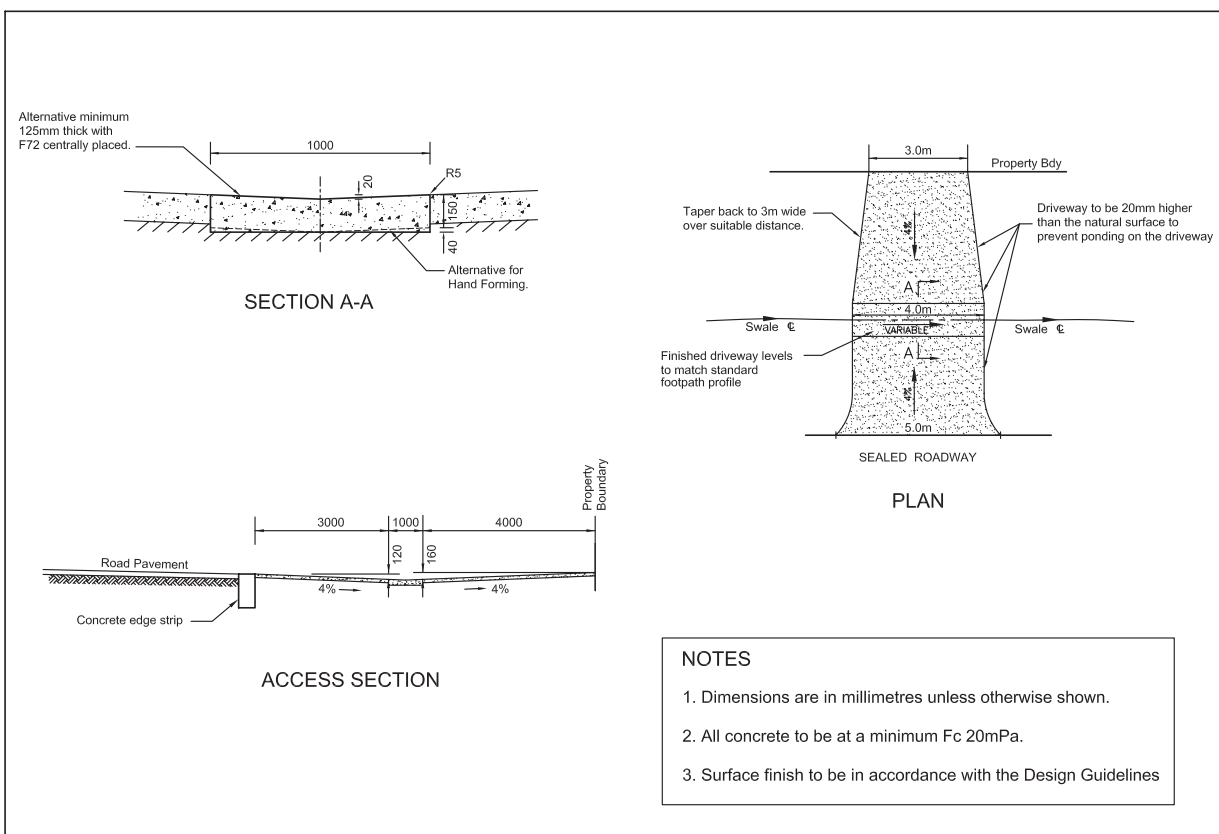
- Established turf

### STREET TREES

Any street trees installed by Aspen must be retained or replaced with an identical tree if damaged or removed.

## ANNEXURE 3

### Driveway access over bioswales











## free letterbox application form

NAME : \_\_\_\_\_

ADDRESS : \_\_\_\_\_

DAY TIME CONTACT NUMBER : \_\_\_\_\_

\_\_\_\_\_  
SIGNED

\_\_\_\_\_  
DATE

Post to: Fern Bay Seaside Village Sales Office, 10 Seaside Boulevard, Fern Bay NSW 2295

cut here



## landscape bonus application form

NAME : \_\_\_\_\_

ADDRESS : \_\_\_\_\_

DAY TIME CONTACT NUMBER : \_\_\_\_\_

I hereby declare that I have satisfied the criteria as listed in Annexure 2 of the Fern Bay Seaside Village Design Guidelines and enclose current, dated photographs of my home that indicate my completed front garden and street address.

\_\_\_\_\_  
SIGNED

\_\_\_\_\_  
DATE

Post to: Fern Bay Seaside Village Sales Office, 10 Seaside Boulevard, Fern Bay NSW 2295











FERN BAY

seaside village

Fern Bay Seaside Village Land Sales

TEL: 1800 337 622

Sales and Information Office

10 Seaside Boulevard

Fern Bay Seaside Village

