

Our Ref:2277  
06 December 2010

## ALTITUDE ASPIRE RESPONSE TO DIRECTOR GENERAL'S REQUIREMENTS

### Overview

Altitude Aspire is a proposed residential subdivision in Fraser Drive, Terranora and is subject to Major Project Application No. MP09-0166.

This report responds to potential built form information requested by the Director General referred to here as the Director General's Requirements (DGR).

### Responses

#### Part 2.4 Suitable Neighbourhood Character

The proposed subdivision will largely take on the character of the site which for the most part is characterised by varying degrees of slope.

In that regard the proposed siteworks have taken into account how to capitalise on site slope to maximise views and to reinforce the hillside character.

Built form will also reflect the varying site slope with some houses of an elevated and multi-level character and others of more conventional single-level form on lesser sloping sites.

This diversity of built form character reflects the diverse housing types in the vicinity which include houses built on larger sites on the hillside ranging down to more modest houses on smaller sites down in the Flame Tree Estate.

It is not intended to mandate a specific style of character or restrictions on materials as these can be counter-productive in terms of encouraging individuality and innovation.

However the built form elements which produce neighbourhood character will be promoted by design guidelines specific to the estate and will be managed by a Design Review Panel (DRP).

Those elements are as follows:



- Siteworks
- Site setbacks
- Building height
- Facade articulation
- Location of garage doors
- Fencing
- Roof type and eaves

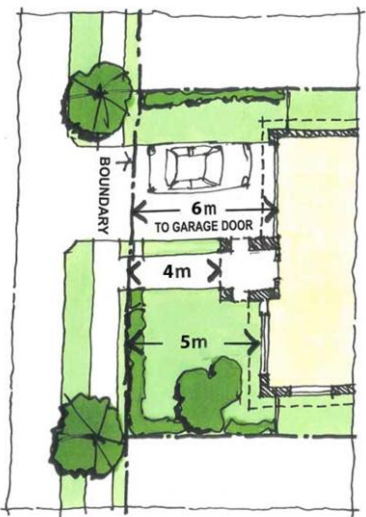
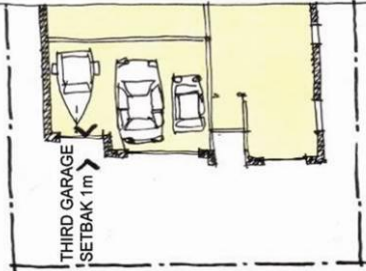
In broad terms the built form should celebrate the diversity and individuality of the residents and take advantage of the diversity of slope, lot size and aspect. It is fair to say that the surrounding suburban character conforms to this objective and that Altitude Aspire will be an extension of what exists now albeit in contemporary form.

In addition to the built form the streetscape has a very important role in the development of neighbourhood character.

Our concept here is towards a structured streetscape with road geometry and street planting consistent with the nearby Flame Tree Estate.

We respond to the DGR on the following subjects:

Subject	Objective	Response
Potential Building Envelopes	To ensure that lot size and geometry are suitable for house designs.	<ul style="list-style-type: none"> <li>Each site can accommodate a 10 x 15m building envelope in accordance with Council's subdivision code.</li> </ul>
	To ensure quality design outcomes on sloping sites.	<ul style="list-style-type: none"> <li>Building allotments have been engineered to create workable design parameters which are reinforced in the design guidelines.</li> <li>Sites slopes are categorised as flat (&lt;12%), gentle (12-20%) and steep (20-25%).</li> <li>Refer to Appendix A for typical design solutions.</li> </ul>
	To encourage interesting streetscapes and to minimise the effect of garage doors.	<ul style="list-style-type: none"> <li>Adopt three-tier setback controls.</li> <li>Permit 'translucent' elements forward of the general building line such as verandahs, porches and pergolas.</li> <li>Ensure that garage door is set back to permit a car to park within the site.</li> <li>Refer to 'Built Form' below for suggested setback controls and justification. Note that this would be a variation to Council's controls in Part A Design Control 3a.</li> </ul>
Built Form	To encourage contemporary Australian architecture and building designs that will enhance the streetscape.	<ul style="list-style-type: none"> <li>Indicative design guidelines: <ol style="list-style-type: none"> <li><i>Building designs shall have a contemporary sub-tropical aesthetic as opposed to historical styles such as Federation, Georgian, Colonial, Italianate and Tudor.</i></li> <li><i>Roof pitches under 20 degrees, excluding verandahs, are permitted only if approved by the DRP.</i></li> </ol> </li> </ul> 
	To ensure interesting front facades the building design should incorporate a combination of plan articulation, colours, façade details and feature materials.	<ul style="list-style-type: none"> <li>Indicative design guidelines: <p><i>The front facade should incorporate a combination of at least two (2) of the following components:</i></p> <ol style="list-style-type: none"> <li><i>Plan profile stepped a minimum 0.5m</i></li> <li><i>Interesting details such as balconies, porches, pergolas, window margins, sunhoods and screens.</i></li> <li><i>Two or more distinctly different but complementary wall colours.</i></li> <li><i>Incorporation of a feature material such as stained timber, stone or steel or other approved materials.</i></li> </ol> </li> </ul>  <p>© Courtesy of Metricon</p>

Subject	Objective	Response
	To encourage varied front setbacks resulting in an interesting articulated façade and streetscape.	<ul style="list-style-type: none"> <li>Indicative design guidelines:</li> <li>1. <i>The general front setback is 5 metres measured to the external wall. Eaves and sunhoods may extend within this setback up to 1 metre. Eaves are an important part of the requirements for Built Form.</i></li> <li>2. <i>The garage door must be set back 6 metres from the front boundary to ensure that a car parked on the driveway can be fully contained within the boundaries of the site and that the garage does not dominate the appearance from the street.</i></li> <li>3. <i>Translucent elements such as porches and verandahs soften the perception of the façade and are encouraged. Minimum setback of translucent elements is 4 metres to outermost point (eave).</i></li> </ul> 
	To ensure that the garage door does not dominate the façade and to ensure that visitor parking in front of a garage door does not transgress into the footpath reservation.	<ul style="list-style-type: none"> <li>Indicative design guidelines:</li> <li>1. <i>The garage door width must not exceed 50% of the length of frontage to reduce visual dominance from the street.</i></li> <li>2. <i>Where the design incorporates a triple (or greater) garage the third garage door must be set back a further 1 metre.</i></li> </ul> 
	To encourage house designs which are appropriate to their region in terms of the climate and are less dependent upon air-conditioning for comfort.	<ul style="list-style-type: none"> <li>Indicative design guidelines:</li> <li>1. <i>Eaves or similar architectural shading devices are desirable to provide shading of walls and windows and are mandatory on pitched roofs.</i></li> <li>2. <i>Eaves must be a minimum 450mm wide.</i></li> </ul>
	To encourage innovative solutions on steep (slope category) sites which relate to the natural contours and are attractive when viewed from below.	<ul style="list-style-type: none"> <li>For indicative design guidelines refer to Appendix A.</li> </ul>
Housing Typologies	To encourage the broadest range of house designs and appropriate design responses to steep (slope category) sites and lifestyle sustainability principles.	<ul style="list-style-type: none"> <li>Conventional slab-on-ground housing up to the maximum site possibilities has been factored into the site profiling for flat and gentle (slope category) sites. Refer to Appendix A.</li> <li>Steep (slope category) sites have many design options. Refer to Appendix A.</li> <li>The majority of houses will be sited on flat and gentle (slope category) sites and will suit single level living which is preferable for lifestyle sustainability in an ageing society. The predominant demographic in this area is relatively mature.</li> </ul>

Subject	Objective	Response
Aesthetics	To ensure that houses on steep (slope category) sites are attractive when viewed from beneath.	<ul style="list-style-type: none"> <li>Indicative design guidelines:</li> <li>1. <i>Undercroft areas which are capable of being used for storage or other utilitarian purposes must be suitably screened from view from the street.</i></li> </ul>
Energy & Water Efficiency	<p>To encourage environmentally sustainable housing which conserves energy, water and materials.</p> <hr/> <p>To encourage houses which are naturally comfortable through climatically-responsible design and less reliant on air-conditioning.</p>	<ul style="list-style-type: none"> <li>Indicative design guidelines:</li> <li>2. <i>Principal living areas should orientate to a northerly and/or easterly aspect.</i></li> <li>3. <i>Large windows on the western façade should be avoided to minimise excessive heat gain.</i></li> <li>4. <i>Roofs should have eaves or shade devices to shade walls and windows (including ground floor).</i></li> <li>5. <i>House design should encourage crossflow ventilation to take advantage of summer breezes to cool house in summer.</i></li> <li>6. <i>House design should incorporate a covered outdoor living space.</i></li> <li>7. <i>Landscaping should incorporate predominantly water-sensitive species to minimise demand for irrigation.</i></li> </ul>
Public Safety	To maintain reasonable levels of passive surveillance of public places in the interests of public safety.	<ul style="list-style-type: none"> <li>Indicative design guidelines:</li> <li>1. <i>Fencing forward of the building alignment is restricted to the design guidelines.</i></li> <li>2. <i>The total frontage must have a minimum 30% openings.</i></li> <li>3. <i>There must be at least one habitable room facing the street.</i></li> <li>4. <i>CPTED principles are generally to be incorporated into house designs.</i></li> </ul>
Proposed Design Quality Controls	To guarantee Council and future residents that design principles will be applied and maintained.	<ul style="list-style-type: none"> <li>A set of design guidelines will apply for all house designs at Altitude Aspire.</li> <li>The design guidelines will become part of a covenant or similar device relating to Altitude Aspire.</li> <li>A Design Review Panel (DRP) managed by the Estate Architect will administer the design guidelines.</li> <li>The Estate Architect will review all plans in terms of compliance with the design guidelines and will issue certificates of compliance to be forwarded to the building certifier.</li> </ul>
Allotment Orientation	To ensure preferable orientation of allotments to facilitate better house designs.	<ul style="list-style-type: none"> <li>Conventional lots are mainly orientated on east-west streets and smaller lots on north-south streets to achieve optimum orientation of principal living spaces.</li> <li>The design guidelines incorporate principles for the orientation of principal living spaces for optimum comfort and solar access.</li> <li>Sustainability issues with regard to taking advantage of sunshine, daylight and crossflow ventilation are embodied in the design guidelines.</li> </ul>

## Part 2.5 Slope Sensitive Building Design Initiatives

These issues have been addressed in previous sections (Building Envelopes, Built Form and Housing Typologies) and are also addressed in the appendices.

## Part 16.2 Affordable Housing

Affordable housing can be provided by a number of means. The following table indicates how Altitude Aspire will achieve some components of affordable housing and where opportunities lie to improve this situation.

Subject	Objective	Response
Affordable Land	Create smaller lots for more compact and affordable forms of housing.	<ul style="list-style-type: none"> <li>A number of lots have been included of the range 450+ square metres adjoining the spine park.</li> <li>The design guidelines will encourage optimum use of each site.</li> </ul>
Affordable Construction	Create lots which require simpler and mainly conventional construction.	<ul style="list-style-type: none"> <li>The majority of the lots (flat and gentle slope categories) suit conventional slab-on-ground single level construction.</li> <li>Most production house builders have more designs for flat lots and this translates into more affordable housing.</li> <li>The predominance of flat blocks suits adaptive housing and single level living which in the long term saves money for ageing residents who can stay within the estate as they age.</li> <li>Slab-on-ground construction is more suited to environmental sustainability as it achieves good thermal properties in the rating system.</li> </ul>
Affordable Approval Process	Ensure that there is a minimum of red tape to the approval process to reduce unnecessary holding charges.	<ul style="list-style-type: none"> <li>The design guidelines and the DRP will act as they primary approval body clearing the path for simple building certification.</li> <li>If any smaller lot development or attached housing is envisaged this form should be incorporated into a streamlined approval process based on additional design guidelines and the DRP process.</li> </ul>

## Conclusion

The built form and aesthetic issues are will be largely addressed by the design guidelines which are broadly outlined in this report.

Any variances for Council's codes will be incorporated into a planning instrument and/or the design guidelines.

Compliance with the design guidelines will be administered by an Estate Architect and a Design Review Panel.

By these means the mutually-agreed principles and objectives will be met for the benefit of all.



## Appendix A: Slope Design Solutions

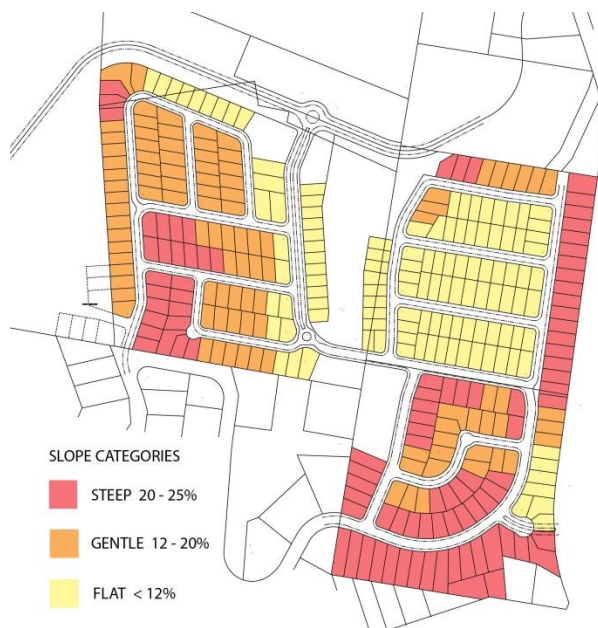


Figure 1 Slope Categories

## Design Principles for Gentle & Steep Category Sites

1. Housing on steeper allotments shall be orientated so that the longer axis is parallel to the contours. Alternatively, on allotments which do not facilitate such orientation, the houses shall step up or down the slope, sitting onto the terrain rather than being benched into it.
2. Hillside sites have a lot to offer in terms of views and cooling breezes. Dwellings shall be designed and sited to maximise external view opportunities and to catch prevailing cooling breezes.
3. Primary outdoor recreation spaces shall be linked to principal living areas and orientated to vistas away from side boundaries to avoid overlooking the neighbouring property. Secondary outdoor recreation areas may be orientated to side boundaries and shall be suitably screened to maintain privacy.



Outdoor Living Oriented to View



Sub-Tropical Architectural Themes

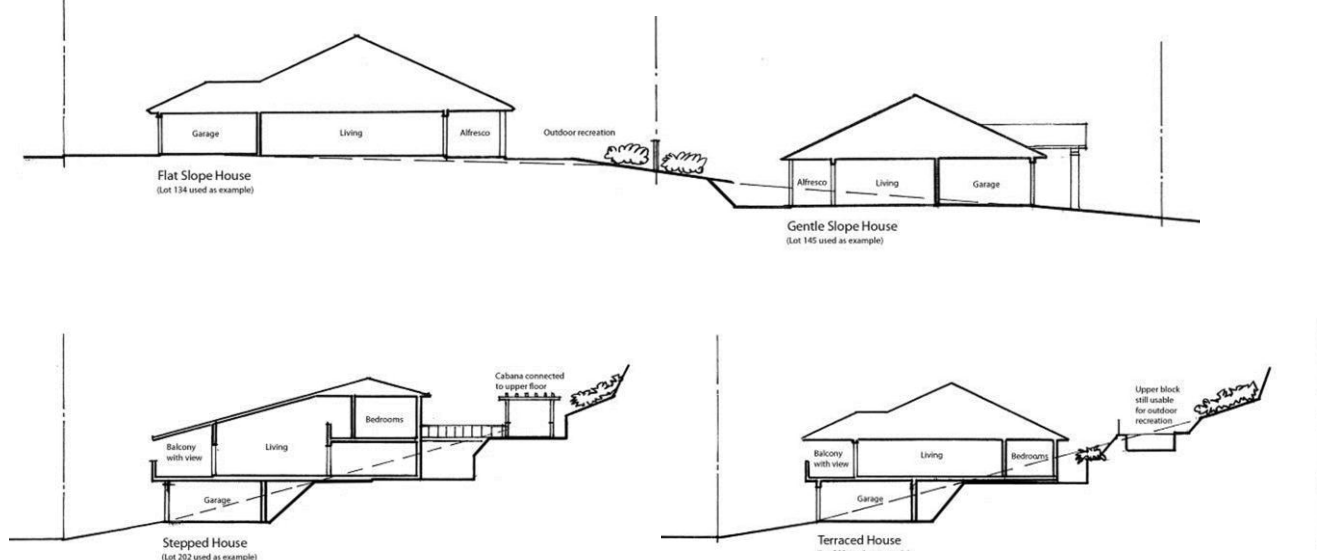
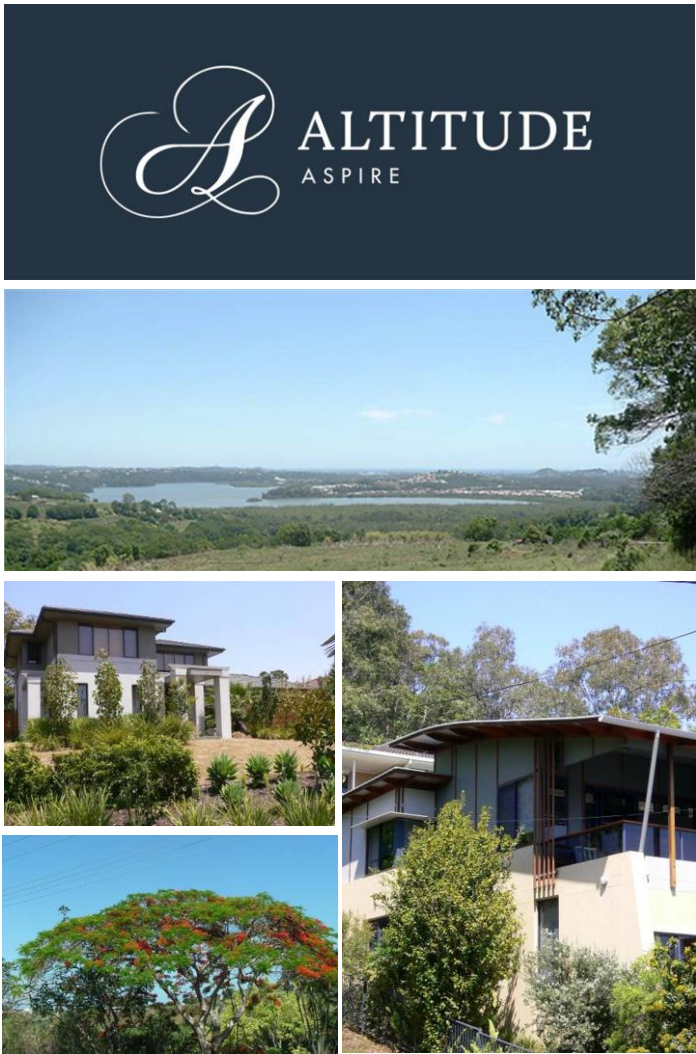


Figure 2 Indicative House Typologies on Typical Sloping Sites



## Index

Section	Page
1.1 Overview	3
1.2 The Living Design Guidelines	3
1.3 The Approval Process	3
2. Quality Standards	4
3. Siteworks for Flat & Gentle Slopes	5
4. Siteworks for Steep Slopes	6
5. Streetscape and Siting	7
6. Built Form	8
7. Landscaping	10
8. Residential Amenity	11
9. Fencing, Privacy and Public Safety	12
10. Attachments and Services	13
11. Environmental Standards	14
12. Common Problems	15
13. Definitions	16
14. The Approval Process	17
15. Designer's Checklist	18
Appendix A: Special Site Conditions	22
Appendix B: Slope Categories	23
Appendix C: Guide to Landscaping Principles	24
Appendix D: Schedule & Execution Page	26



# Aspire Living Design Guidelines

## 1.1 Overview

Aspire is a new residential community providing a range of housing choices in a hillside setting developed by Metricon.

Metricon has consistently encouraged high standards of development in their residential estates by means of covenants and design guidelines.

This has helped maintain residents' expectations of what the immediate surroundings will look like and has provided guidance on common issues concerning the interface between properties.

Environmental sustainability and house designs which are appropriate to a sub-tropical climate also form part of the guidelines.

To maintain those standards in Aspire each house must be constructed in accordance with the **Living Design Guidelines (LDG)**.

There is no requirement to commence construction within any timeframe, however once construction commences the Building must be completed within nine (9) months.

A **Design Review Panel (DRP)** will manage the compliance process.

In addition to the LDG please refer to the Contract of Sale for the regulation of these principles.

## 1.2 The Living Design Guidelines

Whereas all houses must be designed in accordance with the applicable Building regulations all houses must also comply with these Living Design Guidelines (LDG).

The LDG have been formulated to produce the following outcomes:

- An attractive residential environment in which the houses express individuality and harmonious built form and compatible scale.
- Interesting streetscapes with houses set in attractive landscaping not dominated by garages.
- Streets and yards set largely on natural or modified contours with minimal site modifications to avoid excessive and unsightly retaining walls and embankments.
- Housing which is liveable, comfortable and respects its sub-tropical location.
- Housing which promotes public safety and a sense of community consistent with the overall concept of Aspire.
- Promotion of environmentally sustainable design addressing energy efficiency, water conservation and waste minimisation.
- Housing which achieves all these outcomes principally by good design through common sense and innovation rather than undue extra expense.

### Where this document applies:

The LDG applies to all conventional detached houses on sites in this subdivision.

### Who will get the most out of this document?

This document will be invaluable to the building designer or prospective builder in setting the design parameters for house design and siting and should be issued to the building designer or builder at the earliest stage of consideration of what can be built on your property.

## 1.3 The Approval Process

All house designs need to go through the normal process of building certification prior to construction.

In addition all house designs must be submitted for planning certification to the Design Review Panel (DRP) for compliance with the LDG prior to building certification. Refer to Part 14 Legal Obligations.

It is intended that the LDG will provide design criteria for the building designer as well as background information for the Buyer and future residents.

Rules applying to the LDG are outlined in the Contract of Sale including the right of the DRP to apply them and grant dispensations or relaxations where a proposal satisfies the objectives but not necessarily the acceptable solutions.

### What you need to do:

1. Submit concept plans to the DRP for preliminary comment if necessary to clarify any issues.
2. Provide full working drawings and checklist to the DRP for approval and endorsement.
3. Submit DRP-endorsed plans to building certifier or council for building certification.
4. Once you have building certification you can commence construction.

### What you have to comply with:

1. The Building Code of Australia.
2. These Living Design Guidelines.

### Inconsistency between Planning Instruments, Policies and Living Design Guidelines:

1. The LDG replaces the Tweed Development Control Plan Section A1 – Residential and Tourist Code.
2. In the event of an inconsistency between the Tweed Shire Council codes, policies and planning instruments and the LDG the LDG shall prevail.

# Aspire Living Design Guidelines

## 2. Quality Standards

All residents of Aspire can expect a minimum standard of construction to provide some predictability that the houses in the immediate vicinity are of a certain standard and constructed within a realistic timetable and in a clean and tidy manner.

These standards are not intended to limit design or innovative materials.

A major cause of disharmony in a streetscape occurs when neighbouring houses have discordant colour schemes. Some simple rules can prevent this happening and provide a measure of control, predictability and expectation.

The DRP will review the façade treatment to prevent repetitious or similar facades or colour schemes.

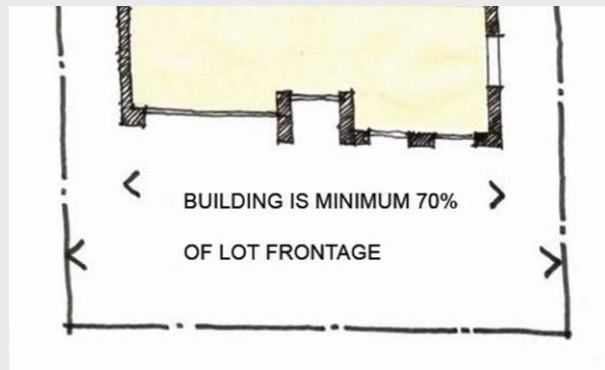


Figure 1: Appropriate scale of house (2.3)



Figure 2: Limited use of strong colours permitted (2.4)

## Living Design Guidelines

1. To ensure the incorporation of materials appropriate to resident's expectations of new housing.
2. To ensure a compatibility of housing scale appropriate to the lot size.
3. To ensure that colours are compatible and do not aesthetically 'scream' at their neighbours.
4. To ensure that similar facades or colour schemes are not seen together.
5. To ensure that the front facade is consistent with all other facades visible from the street.
6. To ensure that construction proceeds expeditiously and to minimise impact on neighbouring properties.



Figure 3: Face brickwork permitted provided it is limited to 50% of facade and combined with other materials such as painted render (2.5)



Figure 4: Retaining walls and fences must be colour co-ordinated with the building (2.8)

## Acceptable Solutions

- 2.1 Non-standard materials must be submitted to the DRP for approval.
- 2.2 Recycled materials or components must be submitted to the DRP for approval.
- 2.3 To ensure a compatible scale of house a single dwelling facing the street should represent at least 70% of the width of the principal frontage. (Figure 1)
- 2.4 Vibrant colours are not preferred but may be used as features as long as they are limited to 25% of the external façade on any face. (Figure 2)
- 2.5 Face brickwork of approved colours is permitted up to a maximum 50% of total facade area and provided it is combined with other materials such as painted cement render. (Figure 3)
- 2.6 Fascia boards, trim and exposed metalwork must be colour coordinated with the balance of the Building.
- 2.7 Unpainted metalwork is not permitted
- 2.8 Fences (where painted), storage facilities and retaining walls must be colour coordinated with the Building and not painted in vibrant colours. (Figure 4)
- 2.9 Highly visually reflective glazing treatments are not permitted.
- 2.10 Galvanised steel and similar reflective roofs are not permitted.
- 2.11 Identical house designs are not permitted side-by-side or opposite one another.
- 2.12 Facades or colour schemes which are seen together are to demonstrate individuality. A register of facades and colour schemes is available from the DRP representative.
- 2.13 Facade treatments should be continued around the sides and rear to present a consistent aesthetic when viewed from the street.

## 3. Siteworks for Flat Slope Category

Excessive siteworks can impact on the quality of the streetscape and can cause problems on side and rear boundaries.

A great rise or drop from the street frontage resulting in a high retaining wall or embankment can not only be unsightly but also be very expensive. It can also complicate car access.

It is in everyone's interest to match finished levels as much as possible with natural ground levels.

Large level changes on side or rear boundaries can also result in high retaining walls, which when compounded with high fences cause added cost as well as overlooking and overshadowing problems. They might also block out views.

Excessive siteworks can also cause drainage problems as existing overland flow paths are forced into new directions potentially causing flooding of yards or even houses.

In the interests of better design and maintaining amenity there needs to be reasonable limits on modification of existing site levels and consideration of interference to existing drainage paths.

Supporting a fence on a retaining wall can place extra stress on the retaining wall in high winds and can result in damage to the wall.

We may have constructed retaining walls as part of the streetscaping or to make the sites more usable and to standardise the method of construction and materials used. The LDG will be applied to assess further modifications or the need for extra retaining walls.

Criteria has been set for driveway construction to ensure standards and timely completion.

It is advisable to check with the DRP representative as to special site conditions such as drainage, swales, trees, retaining walls and services. Refer to Appendix A.

The following guidelines apply to site characteristics identified as *flat* and *gentle* slope categories as nominated in Appendix B.

Design criteria for site slope categorised as *gentle* and *steep* site categories are outlined in the next section.

## Living Design Guidelines

1. To contain modification of site levels to acceptable standards of residential amenity in terms of overlooking and access to light.
2. To monitor site modifications to reduce risk of flooding to properties and to reduce risk of site destabilisation.
3. To ensure that site engineering elements do not visually impact on the streetscape.
4. To monitor fencing to reduce risk of destabilising retaining walls.
5. To ensure that driveways are of a consistent standard and are constructed in conjunction with the house.

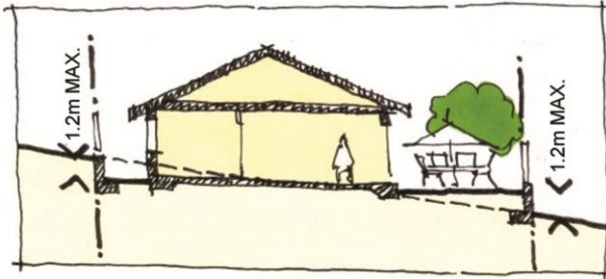


Figure 5: Retaining walls limited to maximum 1.2m height (4.2)

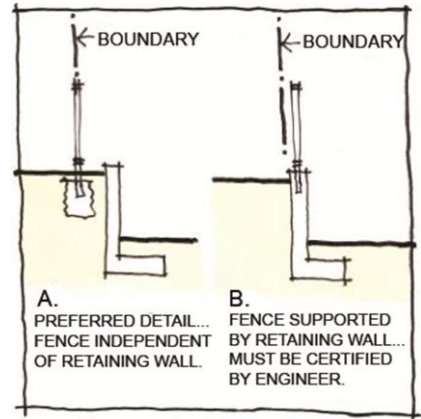


Figure 6: Acceptable retaining walls where constructed in conjunction with fencing (4.9)

## Acceptable Solutions

- 3.1 Cut and fill shall be limited to 1.2 metres above or below finished ground level following completion of subdivision land-forming.
- 3.2 Retaining walls must be set a minimum 300mm clear of boundaries and should not exceed 1.2 metres in height above natural ground level. (Figure 5)
- 3.4 Adequate provision must be made to intercept overland flow affected by siteworks to prevent damage and nuisance to adjoining or downstream properties. Such provisions must be indicated on the plans submitted for DRP approval.
- 3.5 Provide drains at the foot of each embankment or retaining wall and discharge all surface water to the street, gully or drain provided and not onto adjacent land.
- 3.6 Be careful during construction and when landscaping that you don't undermine the adjoining property or a retaining wall. Refer to 14.2.4 Legal Obligations.
- 3.7 Retaining walls over 1 metre in height must be designed and supervised by a structural engineer in accordance with Council's Code and a certificate of structural adequacy provided prior to occupation.
- 3.8 Retaining walls are generally not permitted on principal street boundaries and may be permitted on a secondary frontage on a corner lot.
- 3.9 Where fences are constructed in conjunction with retaining walls they must be either independently supported or the wall must be designed for the addition of a fence structure and certified for stability by a structural engineer. (Figure 6)
- 3.10 Driveways shall be pavers or concrete with exposed aggregate or stamped or stencilled surfacing of approved colours.
- 3.11 Driveways must be completed prior to habitation or completion of the Building whichever is the sooner.
- 3.12 Note that certain retaining walls may be built by the Seller and that these walls may not comply with the acceptable solutions.

# Aspire Living Design Guidelines

## 4. Siteworks for Gentle & Steep Slopes

The following guidelines apply to site characteristics identified as *gentle* or *steep* slopes categories as nominated in Appendix B.

Housing on steeper allotments should be orientated so that the longer axis is parallel to the contours.

Alternatively, on allotments which do not facilitate such orientation, the houses should step up or down the slope, sitting onto the terrain rather than being benched into it.

Hillside sites have a lot to offer in terms of views and cooling breezes. Dwellings shall be designed and sited to maximise external view opportunities and to catch prevailing cooling breezes.

Primary outdoor recreation spaces shall be linked to principal living areas and orientated to vistas away from side boundaries to avoid overlooking the neighbouring property.

Secondary outdoor recreation areas may be orientated to side boundaries and shall be suitably screened to maintain privacy.

Design criteria for site modification and retaining methodology is more concerned about how the site levels can be adapted to work in with the design of the house and in particular how living areas open up onto the site.

Large embankments and retaining devices are expected in this slope category.

Building typologies include house designs that *touch the ground lightly* such as pole homes, stepped houses and terraced houses.

The principle objective is for the house profile to adapt as much as possible to the site contours.

## Living Design Guidelines

1. This Part applies only to *steep slope category* sites as identified in Appendix B.
2. The house design should generally adapt to the site contours.
3. To monitor site modifications to reduce risk of flooding to properties and to reduce risk of site destabilisation.
4. To ensure that site engineering elements do not visually impact on the streetscape or neighbouring properties.
5. To contain modification of site levels to acceptable standards of residential amenity in terms of overlooking and access to light.
6. To ensure that houses on sloping sites are attractive when viewed from the street.

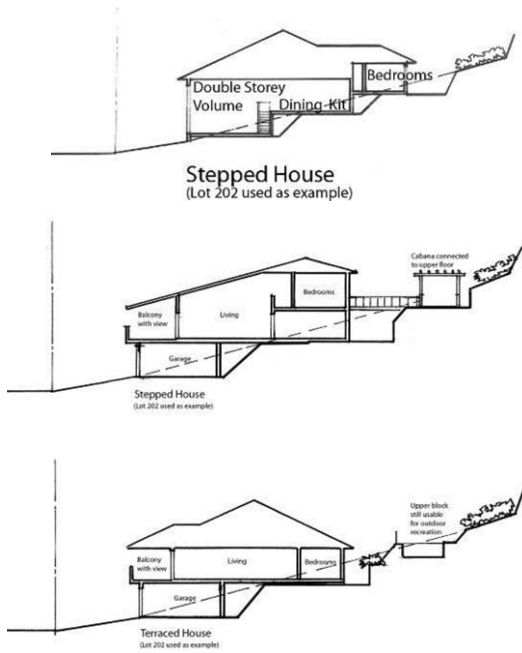


Figure 7: Acceptable building typologies on steep slope category sites...pole homes, stepped homes, terraced homes. Important to relate site to house for outdoor recreation possibilities. (4.1)

## Acceptable Solutions

- 4.1 House designs should be pole homes, stepped homes or terraced homes which adapt to the site contours. (Figure 7)
- 4.2 The design guidelines in Part 3 apply for this Part except where the design criteria in this Part is inconsistent in which case this Part prevails.
- 4.3 Cut and fill shall be limited to 2.5 metres above or below natural ground level except where already benched. You should also obtain the approval of Council to any such works.
- 4.4 Retaining walls should not exceed 2.5 metres in height above natural ground level and any retaining wall above 1.2 metres in height should be set back a minimum 1.5 metres from a front, side or rear boundary.
- 4.5 Non-rendered or unpainted concrete blockwork retaining walls are not permitted.
- 4.6 House designs should incorporate covered outdoor living space oriented to the view and be constructed of lightweight materials of a sub-tropical architectural theme. (Figures 8 & 9)
- 4.7 Undercroft areas which are capable of being used for storage or other utilitarian purposes must be suitably screened from view from the street.

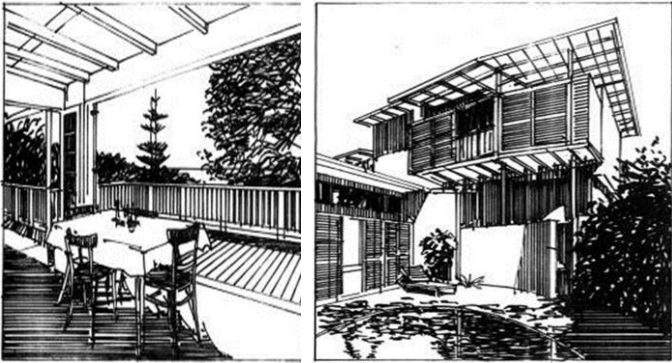


Figure 8: Outdoor living oriented to take advantage of views(4.6) Figure 9: Lightweight construction with sub-tropical theme (4.6)



## 5. Streetscape and Siting

Although the residents of Aspire are mainly concerned about the liveability and amenity of the interior of the house it is the façade and the streetscape which embodies the identity of the house.

It is also important that house designs are compatible with one another and although it is not expected that all designs are the same, it is possible to set design guidelines to avoid unacceptable and undesirable outcomes.

There are two potentially undesirable streetscape issues to be addressed:

- A single front setback can produce unattractive 'gun-barrel' streetscapes.
- In some designs, the garage tends to disproportionately dominate the façade of the house.

To ensure that the façade and the streetscape are enhanced by the design of the house these guidelines outline the desirable design parameters.

Retaining walls within public view must contribute to the quality of the streetscape.

The visual amenity of the streetscape can also be tarnished by the parking of things such as caravans and boats in public view, and unsightly advertising or signage.



Figure 10: Translucent elements such as porches and verandahs forward of the garage are encouraged (5.3)

## Living Design Guidelines

1. To encourage varied front setbacks resulting in an interesting articulated façade and streetscape.
2. To downplay the visual dominance of the garage door and its impact on the streetscape.
3. To ensure that visitor parking in front of a garage door does not transgress into the footpath reservation.
4. To ensure that the houses frame the street to emphasise its width and that fencing does not dominate the streetscape.
5. Retaining walls within public view must be constructed of approved materials.
6. To eliminate disturbance of the streetscape's visual amenity.

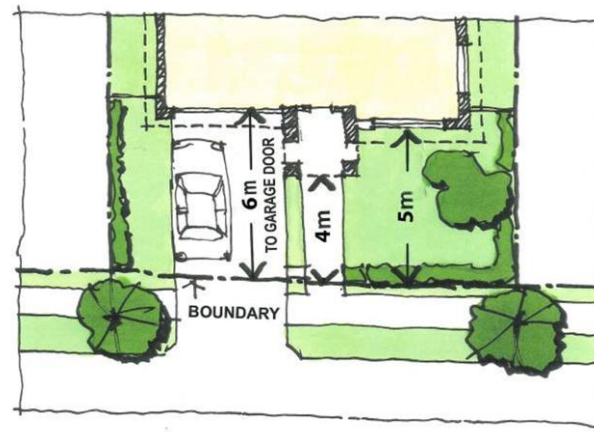


Figure 11: Example of front setback criteria showing 'translucent' element (porch) set forward of general setback and garage door set back behind general building line to reduce visual impact.

## Acceptable Solutions

- 5.1 The general front setback is 5 metres measured to the external wall. Eaves and sunhoods may extend within this setback up to 1 metre. Eaves are an important part of the requirements for *Built Form*. (Figures 11 & 12)
- 5.2 The garage door must be set back 6 metres from the front boundary to ensure that a car parked on the driveway can be fully contained within the boundaries of the site and that the garage does not dominate the appearance from the street. (Figure 11)
- 5.3 Translucent elements such as porches and verandahs soften the perception of the façade and are encouraged. Minimum setback of translucent elements is 4 metres to outermost point (eave). (Figures 10 & 12)
- 5.4 Relaxations of the garage setback provision are generally not permitted.
- 5.5 Retaining walls within public view are not encouraged. Any such walls must not be constructed of timber or unfinished blockwork or concrete and must be colour coordinated with the Building to the approval of the DRP.
- 5.6 Built-to-boundary walls for garages may be permitted on the southern or western boundary.



Figure 12: Wide eaves and a verandah soften the front facade and create useable outdoor space (5.3)



# Aspire Living Design Guidelines

## 6. Built Form

As previously mentioned control of the built form is an important factor in encouraging an attractive streetscape.

Some of the elements which can enhance a façade and streetscape are as follows:

- Varied front setbacks
- Translucent elements such as porches, verandahs and pergolas
- Roof profiles
- Eaves, sunhoods, screens and blades
- Deep window recesses
- Colour scheme
- Landscaping

Architectural articulation and elements which produce shadows such as porches and verandahs and filter elements such as screens all enhance the appearance of a house and add to an attractive streetscape.

A diversity of built form is encouraged and conversely houses which look the same or have the same colour schemes are discouraged where they can be seen together.

Walls may be built-to-boundary where permitted by standard building regulations however the DRP will not permit built-to-boundary walls on adjoining properties.

It is advisable to check with the DRP representative to determine whether the adjoining home is either built with or has approval for a wall built-to-boundary prior to commencing your house design.



Figure 13: Desirable front façade embellishments such as timber, stone, wide eaves, porches and verandahs. This design satisfies all four design criteria of 6.2.

## Living Design Guidelines

1. To encourage building designs that will enhance the streetscape.
2. To ensure that the garage door does not dominate the façade.
3. To encourage a compatibility of form and scale without constraining the designer's capacity to create individual house designs.
4. To encourage house designs which are appropriate to their region in terms of the sub-tropical climate.
5. To discourage repetitious or similar facades and colour schemes where they can be seen together.
6. To avoid adjoining built-to-boundary walls.

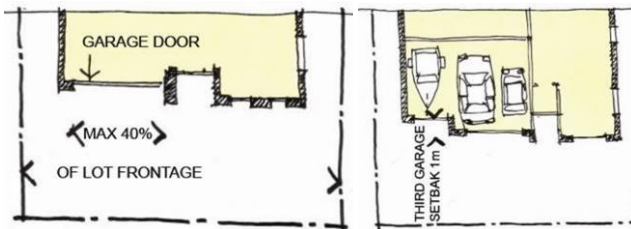


Figure 14: Limitation on garage door width (6.3)

Figure 15: Third garage set back further (6.4)



Figure 16: This example of sub-tropical design incorporates eaves to shade walls and windows (6.6)

## Acceptable Solutions

- 6.1 Building designs shall have a contemporary sub-tropical aesthetic as opposed to historical styles such as Federation, Georgian, Colonial, Italianate and Tudor. (Figure 18)
- 6.2 The front facade should incorporate a combination of at least two of the following components:
  - Plan profile stepped a minimum 0.5m
  - Interesting details such as balconies, porches, pergolas, window margins, sunhoods and screens.
  - Two or more distinctly different but complementary wall colours.
  - Incorporation of a feature material such as stained timber, stone or steel. (Figures 13 & 17)
- 6.3 The garage door width must not exceed 40% of the length of frontage to reduce visual dominance from the street. (Figure 14)
- 6.4 Where the design incorporates a triple (or greater) garage the third garage door must be set back a further 1 metre. (Figure 15)
- 6.5 Roof pitches under 20 degrees, excluding verandahs, are permitted only if approved by the DRP.
- 6.6 Eaves or similar architectural shading devices are desirable to provide shading of walls and windows and are mandatory on pitched roofs. (Figure 16)
- 6.7 Eaves must be minimum 450mm wide.



Figure 17: This design incorporates wide 1m wide eaves (6.6), stone and timber elements (6.2), a translucent porch (6.2) and a third garage discreetly set back from the main garage door (6.4)



Built Form (continued)

Contemporary Australian sub-tropical architecture is acceptable



Unacceptable historical styles



Figure 18: Built form must conform to certain aesthetic character criteria (6.1)



# Aspire Living Design Guidelines

## 7. Landscaping

The most effective element in creating great streetscapes is high quality landscaping.

Landscaping can also help soften the appearance of the Building especially when newly constructed.

To ensure that Aspire maintains its best appearance and value a time limit has been placed on front yard landscaping to ensure that it is completed as part of the construction process.

It can also define the boundaries of the allotment in the form of hedging and planting strips rather than fencing.

There are strict limitations on fencing forward of the building alignment. The desired effect is to encourage high quality landscaping as a method of defining the property and as a foreground to the built form.

In an environment in which water is becoming a scarce and expensive resource we encourage water-sensitive species to minimise demand for irrigation and to give the landscaping more chance of succeeding during water restrictions.

To assist you, a list of recommended plant species is in the Guide to Landscaping Principles (Appendix C).



Figure 21: Landscaping helps soften the appearance of the Building especially when newly constructed

## Living Design Guidelines

1. To ensure that landscaping softens the appearance of the house and adds to the streetscape.
2. To encourage water conservation.
3. To encourage planting that improves the comfort of the house and the yard by consideration of shading and solar access.
4. To allow for mature trees.
5. To ensure that services are not affected by the landscaping works and will not be damaged once planting has reached maturity.
6. To ensure that landscaping is completed in a timely manner.

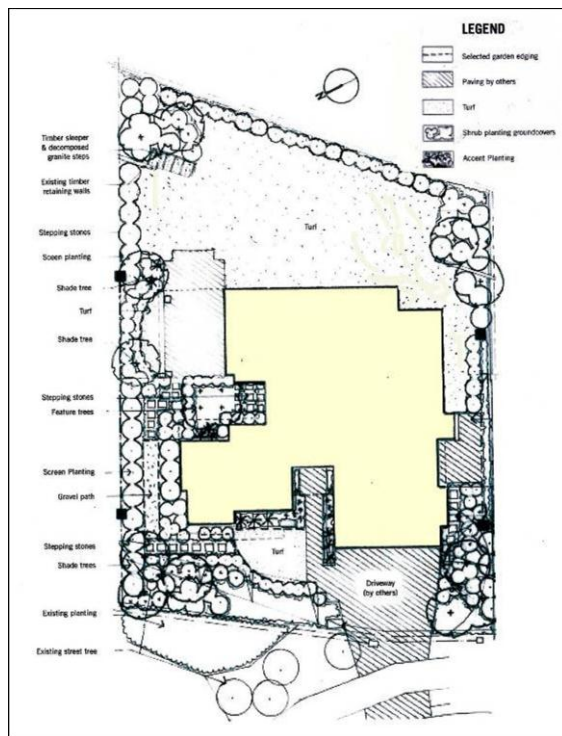


Figure 22: Example of landscaping plan which must be lodged for DRP approval (7.1)

## Acceptable Solutions

- 7.1 House designs should incorporate trees, shrubs and/or hedges to define the property and adorn the front yard. A landscape plan must be lodged with the DRP for approval prior to commencement of landscaping works.
- 7.2 Landscaping should incorporate predominantly water-sensitive species to minimise demand for irrigation. Mature local plant species are recommended and a minimum 4 x4 metre deep planting zone is to be incorporated on the property. For your information refer to the list of preferred landscaping species in Appendix C. (Figure 23)
- 7.3 Plant species should be selected to provide shade in summer but allow sun penetration in winter.
- 7.4 Trees should be located to avoid services and provide shade from the western sun.
- 7.5 Landscaping of the front yard and driveway must be completed prior to occupation.



Figure 23: Water-sensitive landscaping minimises demand for irrigation and saves water (7.2)

# Aspire Living Design Guidelines

## 8. Residential Amenity

Common sense planning can enhance liveability and residential amenity.

Apart from sensible house design there are three attributes which can be optimised by good planning:

- Useable outdoor space
- Privacy
- Optimum solar access

It is important that one house does not overlook or overshadow a neighbour's private space or windows.

It is also desirable to get winter sun into living spaces and shade in summer.

It is important to set Acceptable Solutions to optimise privacy especially in the dedicated private open space areas.

Indoor-outdoor living is an essential component of living in New South Wales.

The Acceptable Solutions set out a framework to encourage and protect these valuable attributes.



Figure 22: These diagrams show how the value space can be located as part of a yard space or to create a private courtyard according to the orientation of the lot (7.2)

## Living Design Guidelines

1. To ensure a minimum area of private open space (value space) is connected to a principal living space.
2. To ensure that the principal living space and the value space have optimal solar access.



Figure 23: For optimum solar access and comfort the value space should be orientated to the north and/or east (8.2)

## Acceptable Solutions

- 8.1 House designs should incorporate a *value space* with a minimum area of 25 sq.m and a minimum dimension of 4 metres located contiguous with a principal living area. May be open or covered with a roof or pergola. (Figure 22)
- 8.2 The principal living area and value space should be oriented north and/or east and have windows to allow sunlight to penetrate the room. (Figure 22)



Figure 24: Design should incorporate a value space minimum area of 25 square metres and minimum 4 metres wide and may be open or covered with a roof or pergola (8.1)



Figure 25: The value should be private and located off the principal living area (8.1)



## 9. Fencing, Privacy & Public Safety

Fencing defines property boundaries and can effect privacy between lots.

In front of the building line it can have a negative effect if not controlled and one bad fence can destroy a whole streetscape.

It is also important that fences do not get in the way of public safety. It is a good planning principle to ensure that public places such as streets, parks and walkways can be overlooked from the houses to provide passive surveillance.

They balance privacy against public safety and give strong emphasis on maintaining an open looking streetscape in which any fencing is a minor element.

Where transparent fencing (such as metal picket) is mandated in the LDG it is for situations where the fence should not be a dominant visual element yet may be required for securing pets or defining the boundary. It should always be accompanied with landscaping such as hedges either inside or outside the property.

Translucent (minimum 15% openings) fences are permitted where privacy should be created because the outdoor open space faces north to a street and cannot be planned any other way. It is still important to retain some degree of passive surveillance of the street. (Figure 26)

The trade-off between privacy and public safety is embodied in the acceptable solutions for various situations.



Figure 26: Examples of timber and metal slat translucent fencing (min. 15% openings) on a secondary boundary of a corner site. Timber must be stained or painted and metal colour must be dark (such as Woodland Grey or Grey Ridge) to achieve subdued visual effect. (9.8, 9.11, 9.12)

## Living Design Guidelines

1. To permit securing of the property boundaries where desired.
2. To create privacy where required.
3. To maintain reasonable levels of passive surveillance of public places in the interests of public safety.

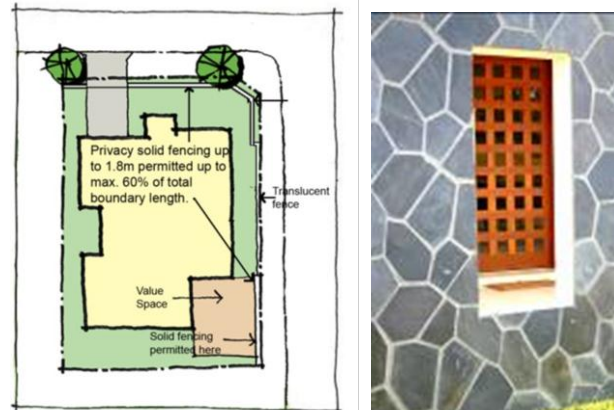


Figure 28: Corner Boundary: Screen fencing may extend for 50% of corner boundary of which half can be solid (9.8). Combinations of solid and void are permitted provided that the total fence must have minimum 30% openings (9.4)

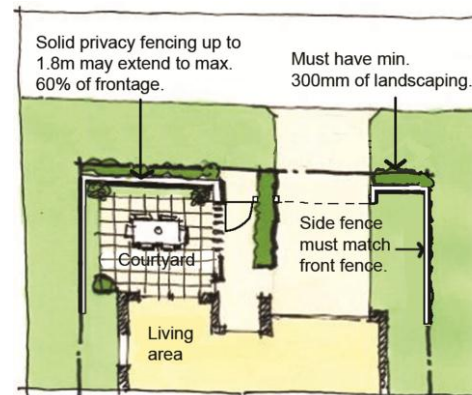


Figure 27: Solid fencing limited to 60% of frontage and balance of fence must be translucent with minimum 15% openings (9.5)

## Acceptable Solutions

### Front

- 9.1 Fencing on the street frontage may be a maximum 1.8m high and constructed of metal picket, masonry, timber or metal battens, or any combination subject to the following criteria.
- 9.2 Solid timber paling or Colorbond fencing is not permitted forward of the building nor where visible from street.
- 9.3 Solid fencing up to 1.8m high forward of the building alignment is limited to 60% of the length of the frontage and must be stone or bagged or rendered masonry with paint finish and accompanied with minimum 300mm of landscaping. (Figure 27)
- 9.4 The total frontage fence must have a minimum 30% openings.
- 9.5 Return fencing from the front fence back to the house should be of matching construction and finish.

### Side and Rear

- 9.7 Side and rear boundary fencing up to maximum 1.8m high should be constructed with Lysaght MiniScreen steel fencing with Grey Ridge colour.
- 9.8 Solid masonry fencing is permitted and must be finished with stone or bagged or rendered and painted.

### Corners

- 9.8 On corner lots screen fencing may be permitted. Screen fencing may extend a maximum 50% of the total length of road frontage to a maximum 1.8 metres high half of which may be solid fencing. (Figure 28).

### Materials

- 9.9 Solid fencing must be stone or rendered and painted masonry.
- 9.10 Metal picket fencing: Colour must be dark (such as Woodland Grey) to blend in with the background. Light colours are not permitted.
- 9.11 Timber fencing: Where permitted and visible from the street must be stained or painted.
- 9.12 Translucent metal or timber slat fencing: Must have minimum 15% openings. Colour must be dark to blend in with the background such as Woodland Grey or Grey Ridge. Light colours are not permitted.

### Public Safety

- 9.13 There must be at least one habitable room facing the street.



# Aspire Living Design Guidelines

## 10. Attachments and Services

Add-ons to the Building can be unsightly, especially to your neighbours.

They can also have a detrimental effect on the streetscape.

On the other hand, some attachments and outside structures are either necessary or add to residential amenity and should be permitted.

The LDG provide acceptable limits to attachments and outbuildings.

## Living Design Guidelines

1. To minimise the visual impact of attached elements.
2. To place reasonable limits on the size and visual impact of outbuildings.
3. To minimise visual impact of satellite dishes.
4. To especially control the appearance from the street.

## Acceptable Solutions

10.1 The following attached elements must be located in accordance with the prescribed criteria:

- Antennae: Not highly visible from street
- Satellite Dish: Below lower storey roofline and colour coordinated with adjacent surfaces and not highly visible from street
- Solar Panels & Heaters: Integrated with roof and not highly visible from street. Locate in rear half of roof or minimum 4m from rear if backing onto public space.
- Clothes Line: Screened from view from public areas
- Air-conditioners, pool filters, rainwater pumps, mechanical equipment: Located well below eaves and concealed from view from public areas and neighbouring houses. All equipment must be noise attenuated and compliant with local noise regulations.
- Letterbox should be either masonry or integrated into garden wall.

10.2 The design, appearance and external colours and building materials of all outbuildings (such as lock-up garages, garden sheds and pergolas, gazebos, etc) rainwater tanks and letterboxes, must be integrated with and complement the design of the house. (Figure 29)

10.3 Garden sheds must satisfy the following requirements:

- Maximum height of 3 metres and maximum area of 20 sq.m
- Sheds with a floor area less than 10 sq.m may be colorbond and predominantly green in colour
- Sheds greater than 10 sq.m must be integrated with the house design using materials and colours consistent with the house
- Sheds shall not be visible from any public road or public open space which abuts the property nor be located forward of the building alignment.

10.4 The position of any attachment must be indicated on both site plan and landscaping plan. If not known at the time of lodgement then a plan showing location must be submitted prior to installation.



Solar water units facing street



Rainwater tanks visible



Satellite dishes above roof



Roof-mounted pool heating on show



Air-conditioning units on show



Good example of masonry letterbox

Figure 29: Acceptable and unacceptable attachments (10.1)

# Aspire Living Design Guidelines

## 11. Environmental Standards

Environmentally responsible house design is largely a matter of common sense and can result in a house which is more liveable, comfortable and more economical to run.

A well-designed house can be made intrinsically comfortable in terms of the climate just by sensible design. This is not to say that fans and air-conditioners won't be necessary but there will be less dependence on them for basic comfort and health.

Factors to consider in climatically-responsible design are as follows:

- Orientation of rooms and windows
- Shading of windows and walls
- Higher ceilings
- Exhausting hot air at high level
- Catching breezes
- Crossflow ventilation
- Covered open space

Attending to these factors usually costs nothing extra and is just a matter of intelligent design choices.

On the other hand, there are also choices to be made in terms of building services which support best-practice environmental sustainability. These decisions will help conserve energy, water and materials which will not only save you money but also protect the environment.

The guidelines in this section include both mandatory and discretionary guidelines to give you and the designer some simple guidance towards a sustainable 'green' house design.

Certain mandatory statutory requirements are stipulated in state and local government legislation and may vary from time to time. The requirements in this document may be over-ridden or exceeded by such legislation.

Additional background material is also available from the DRP including information on special local regulations and incentives.

## Living Design Guidelines

1. To encourage environmentally sustainable housing which conserves energy, water and materials.
2. To encourage houses which are naturally comfortable through climatically-responsible design and less reliant on air-conditioning. (Figure 30)
3. To comply with current environmental legislation.

## Acceptable Solutions

- 11.1 Principal living areas should orientate to a northerly and/or easterly aspect.
- 11.2 Large windows on the western façade should be avoided to minimise excessive heat gain.
- 11.3 Roofs should have eaves or shade devices to shade walls and windows (including ground floor).
- 11.4 House design should encourage crossflow ventilation to take advantage of summer breezes to cool house in summer.
- 11.5 House design must incorporate a covered outdoor living space.
- 11.6 Internal rooms should incorporate natural lighting devices such as Solartube.
- 11.7 Comply with current environmental legislation and energy rating standards.

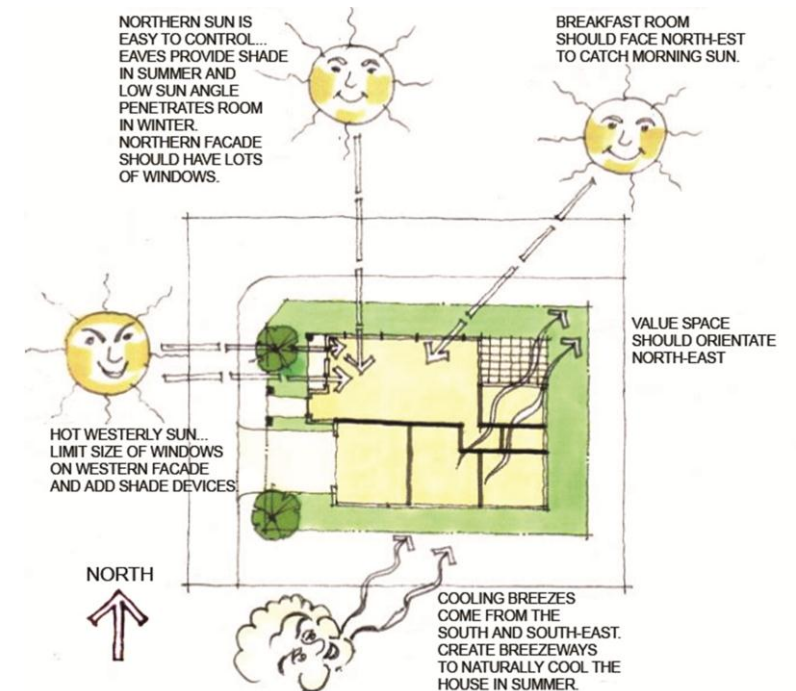


Figure 30: Climatically responsive design principles

# Aspire Living Design Guidelines

## 12. Common Problems

Meticon has applied guidelines such as these on many projects in the past and there is a pattern of common problems.

In some cases it can cost you money in terms of having to do something twice because it didn't comply with the LDG in the first place.

More often than not, it causes delays in approvals which also costs time and money but can also cause unnecessary frustration.

The most common problem is where a builder quotes on a house design which is incompatible with the site and the LDG and refuses to modify the design without asking for a variation.

And the second-most common problem is where the Buyer doesn't pass on the LDG to the building designer, builder or contractors.

A builder or building designer cannot fairly present concepts or prices without first being aware of the LDG and working within them.

Here is a summary to help you to avoid these unnecessary problems and to make your house procurement process an enjoyable and constructive one.

We have a representative to help you with site selection and house designs if needed.

Problem	Solution
The LDG are not passed on to builder and/or building designer causing miscommunication on design requirements and unnecessary variations to the building contract	Make sure that builder and building designer are aware of these guidelines and have included everything in the price
Garage door setback is a site-specific standard set by us	Make sure that the garage door is set back at least 6 metres from the front boundary
Design requires setback relaxations	Setback relaxations may be permitted by the DRP and Council
North point missing on plans (on site plan only) and elevations not named	Check for north point on all plans and identify all elevations with their orientation
Outdoor living area gets insufficient sun	Position outdoor living area on north and/or east side of house
Windows not shaded, especially on ground floor	Incorporate eaves or shading devices over large exposed openings
Plan is not conducive to cross ventilation	Plan for breezeways to cool house
Insufficient natural light to hallways and internal kitchens and bathrooms	Install Solartube to introduce natural light where necessary
Cooktops internally vented and horizontal vents cause nuisance odours for neighbours	All cooktops must be vented to outside through ceiling or roof
Roof material is reflective	Reflective (galvanised) roofs are prohibited
Fences not indicated on plans and therefore holds up approval process	Indicate all fence details including height and retaining walls on plans
Fences proposed forward of building alignment	Carefully check fence proposals against LDG and generally avoid fencing forward of the building line
Landscaping concept and program not submitted prior to landscape works commencing.	Concept and program must be submitted prior to commencement of landscape works.
Retaining wall causes drainage problems on adjoining site.	Show retaining wall drainage on plans.
External colour scheme and materials not submitted and therefore holds up approval process	Colour scheme and material selection must be submitted with plans for approval

## 13. Definitions

Phrase	Definition	Phrase	Definition
Building	Dwelling house, garages, garden sheds, pergolas, gazebos, swimming pools and outbuildings proposed to be constructed on your property.	Living Design Guidelines	A set of design guidelines and covenants with which all house designs must comply and referred to in Special Condition XX of the Contract of Sale.
Building Covenants	This document titled Aspire Living Design Guidelines being an agreement between the Seller and Buyer whereby the Buyer agrees to adhere to its terms, in particular the Acceptable Solutions.	LDG	Living Design Guidelines
Building Plans	Those plans and specifications detailed in paragraph 14.2 of Section 14 of the LDG.	OMP	Outermost projection...in terms of boundary setbacks...usually the fascia on an eave
Buyer	The person listed as Buyer in the Schedule and also as defined in the Contract of Sale.	Metricon	Is the trading name of the Seller and various related entities of the Seller.
Checklist	The checklist contained in Section 16 of the LDG.	Seller	XXXX Pty Ltd ACN XXXX and also as defined in the Contract of Sale
Contract of Sale	The Contract between the Seller and Buyer in respect of your property.	Sketch Plans	Preliminary concept drawings for the Building
Council	The local government identified on page 1 of the Contract of Sale.	Value Space	Refers to a useable open space area for recreation purposes
Design Review Panel	Person/s selected by us to review and approve all <i>Building Plans</i> in accordance with the <i>Living Design Guidelines</i> .	We or Us / we or us	The Seller
DRP	Design Review Panel	Works	Any building operation
		You or Your / you or your	The Buyer
		Your property	That land identified in the Schedule

# Aspire Living Design Guidelines

## 14. The Approval Process

You need to obtain the *Seller's* approval of *Building Plans* prior to Council approval.

Prior to submitting *Building Plans* to *Council* or a private certifier for approval you may submit your Sketch Plans to the the *Design Review Panel* for preliminary approval (if you need to clarify any issues) followed by your *Building Plans* prior to commencing construction.

### 14.1 Preliminary Application

- 14.1.1 Concept sketches, floorplans and elevations indicative of the *Building* including an indication of setbacks, façade treatments, colours and building materials may be submitted for preliminary approval to clarify any primary design issues prior to an application for endorsement
- 14.1.2 The purpose of this preliminary approval phase is to ensure that *you* understand and have incorporated *LDG* into your *Building* before proceeding to working drawings.

### 14.2 Building Plans

Once your Sketch Plans have been approved your designer and/or builder will prepare working drawings of the *Building* and submit these to the Design Review Panel for approval. The *Building Plans* must include the following:

- 14.2.1 Plans and specifications including finishes and colour schedules for the *Building* (including site plan showing retaining walls and driveways) to be constructed on your property.
- 14.2.2 Colour, material, heights and design details of all fences.
- 14.2.3 Floorplans (minimum scale 1:100) including:
  - Internal layouts
  - Floor area calculations
  - Proposed floor levels
  - Location of hot water system
- 14.2.4 Elevations (minimum scale 1:100) including:
  - Finished ground levels
  - Material for external walls and roofing
  - Directional aspect identified on all elevations
- 14.2.5 Cross section (minimum scale 1:100) including:
  - Existing ground levels
  - Proposed finished ground levels
- 14.2.6 Excavation, fill and finished ground levels
- 14.2.7 Drainage of your property demonstrating that entrapped stormwater will not detrimentally affect adjoining properties.
- 14.2.8 Swimming pool or proposed location including pool pump room



*The DRP will stamp your drawings like this*

14.2.9 Rainwater tank: location, type and size

14.2.10 The designers checklist with responses to all items

### 14.3 Delivery and the Process

The Preliminary Application, the *Building Plans* and Checklist must be forwarded to the Design Review Panel in pdf (electronic) format at the following address:

*Electronic Delivery:*  
*Aspire Design Review Panel*  
*xxx@xxx.com.au*

The DRP will assess the *Building plans* and will (in writing) approve or reject such plans, with or without conditions, within 14 days of receipt.

No approval or consent of the *Building Plans* by the Design Review Panel shall constitute any agreement or representation as to the adequacy, suitability or fitness of such plans and you acknowledge that no reliance shall be placed on such approval or consent.

Additions and extensions to the *Building* including new verandahs, pergolas, sheds, swimming pools and garden structures are subject to the *LDG* and application for approval must be made to the Design Review Panel in the same manner as the original application.

### 14.4 Council Approval

You need Council approval of *Buildings Plans* following DRP approval.

The *LDG* establish a minimum standard when undertaking construction of a building. It is your responsibility and risk to do the following:

1. Identify all of the Council's or other statutory authorities building requirements for inclusion on the *Building Plans*.
2. Seek and obtain the Council's approval to the *Building Plans* which have been approved by the DRP as well as complying with any other statutory requirements.



# Aspire Living Design Guidelines

## 16. Designer's Checklist

\* Where Yes/No is shaded please provide comment or justification

<b>Aspire Lot Number:</b>						<b>Buyer:</b>		<b>Date:</b>	
<b>Designer/Builder:</b>						<b>Buyer's Signature:</b>		<b>Witness:</b>	
Item	Page	Clause	Item	Yes✓	No✓	N/A	Comments		
1	4	2.1	Do you intend to use non-standard materials?						
2	4	2.2	Do you intend to use second-hand materials?						
3	4	2.3	Is your house width less than 70% of lot frontage?						
4	4	2.4	Are vibrant colours limited to 25% of façade area?						
5	4	2.5	If using face brick is it limited to 50% of facade area visible from street?						
6	4	2.6	Are fascias and metalwork colours coordinated with building?						
7	4	2.7	Are you proposing unpainted or galvanised metalwork?						
8	4	2.8	Are fences, storage facilities and retaining walls colour coordinated?						
9	4	2.9	Are you using reflective glazing?						
10	4	2.10	Do you propose to use galvanised steel and reflective roof finishes?						
11	4	2.11	Have facades and colour schemes been checked against DRP register of facades to avoid identical house designs?						
12	5	3.1	Is cut and fill limited to 1.2m above or below natural ground?						
13	5	3.2	Are retaining walls on boundaries max. 1.2m high?						
14	5	3.3	Are fences on top of retaining walls max. 1.8m high?						
15	5	3.4-3.5	Are overland flow solutions shown on site plan?						
16	5	3.7	Are there any retaining walls over 1m in height? Such walls must be designed by structural engineer.						
17	5	3.8	Are there retaining walls on street boundaries?						
18	5	3.10	Do driveway materials comply and are colours provided?						

# Aspire Living Design Guidelines

Steep Site Category Only (for sites identified as <i>steep</i> category in Appendix B):							
Item	Page	Clause	Item	Yes✓	No✓	N/A	Comments
19	6	4.1	Is the house a pole home, stepped home or terraced home adapted to the site contours?				
20	6	4.3	Is cut and fill limited to 2.5m above or below natural ground level?				
21	6	4.4	Are retaining walls limited to 2.5m in height?				
22	6	4.4	Are any retaining walls over 1.2m in height located within 1.5m of a boundary?				
23	6	4.5	Are there any non-rendered or unpainted concrete blockwork retaining walls?				

Item	Page	Clause	Item	Yes✓	No✓	N/A	Comments
24	7	5.1-5.2	Have you complied with the front setbacks? (5m to wall & 6m to garage door)				
25	7	5.3	Is there a translucent element (porch or verandah) and if so is it a minimum 4m from the boundary measured to the outermost point (eave fascia)?				
26	7	5.5	Are there retaining walls on view from the street and if so they comply in terms of construction and finishes?				
28	7	5.6	Are any external walls built-to-boundary and if so are they on the southern or western boundaries?				
29	8	6.1	Does the design have a sub-tropical aesthetic?				
30	8	6.2	Does the front façade incorporate at least 2 special treatments?				
31	8	6.3	Is the garage door limited to maximum 40% of the length of the frontage?				
32	8	6.4	Do you have a triple garage and if so does it comply with the setbacks?				
33	8	6.5	Is the roof pitch less than 20 degrees?				
34	8	6.6	Does the design have eaves and shading devices?				
35	8	6.7	Are eaves a minimum 450mm wide?				
36	10	7.1	Is a landscape plan included in DRP application?				
37	10	7.2	Does the landscape Plan include water-sensitive landscape species?				

## Aspire Living Design Guidelines

Item	Page	Clause	Item	Y✓	N✓	N/A	Comments
38	10	7.4	Are trees located to avoid services?				
39	11	8.1-8.2	Does the value space comply in terms of size and location?				
40	12	9.2	Is there any solid fencing forward of building alignment and if so is it max. 1.2m high and of approved materials?				
41	12	9.3	Is there any metal picket fencing forward of building alignment and if so is it max. 1.8m high?				
42	12	9.4	Is there any solid fencing forward of the building alignment higher than 1.2m?				
43	12	9.5	Do any screen fences to north facing yards on street boundary exceed 1.8m high and 40% of length of frontage?				
44	12	9.6	Is there any timber paling or colorbond fencing forward of the building alignment?				
45	12	9.8	Is this a corner lot and if so is fencing limited to max. 50% length of boundary and max. 1.8m high?				
46	12	9.9	If solid fencing is proposed is it of painted masonry, stone or stained or painted timber slats?				
47	12	9.10	If metal picket fencing is proposed is it of dark colour?				
48	12	9.11	Is any timber fencing visible from street stained or painted?				
49	12	9.12	If translucent fencing is proposed does it have min. 15% openings and of dark colour?				
50	12	9.13	Does the house have at least one habitable room facing the street?				
51	13	10.1	Are any attachments such as antenna, satellite dish, solar panels, clothes line, air-conditioner visible from street or do not comply with acceptable solutions?				
52	13	10.2	Do outbuildings, rainwater tanks and letterbox integrate with house?				
53	13	10.3	Do garden sheds comply with max. height of 3m and max. area of 20sq.m?				
54	14	11.4	Do principal living areas orientate to north and/or east aspect?				
55	14	11.5	Are windows on westerly facades limited in size?				
56	14	11.6	Are openings protected by eaves and/or shade devices?				
57	14	11.7	Is the building designed for crossflow ventilation?				
58	14	11.8	Does the design incorporate covered outdoor space?				

## Aspire Living Design Guidelines

Item	Page	Clause	Item	Y✓	N✓	N/A	Comments
59	14	11.9	internal rooms have natural light devices?				
60	17	14.2.1	Is there a building plan (min. 1:100) showing structures, roofs, walls, fences & levels?				
61	17	14.2.2	Are colour, heights and design details of all fences specified?				
62	17	14.2.3	Are there floorplans (min. 1:100) with calculations, proposed levels & location of hot water system?				
63	17	14.2.4	Are there elevations (min. 1:100) showing finished ground levels, materials of walls and roofing and directional aspect on all elevations?				
64	17	14.2.5	Is there at least one cross section (min. 1:100) showing existing and proposed finished ground levels?				
65	17	14.2.6	Are details of excavation, fill and ground levels included?				
66	17	14.2.7	Are details of stormwater drainage included?				
67	17	14.2.8	Is proposed location of swimming pool indicated?				
68	17	14.2.9	Are location of rainwater tank and details of size and type provided?				

## Appendix A: Special Site Conditions

Subject	Reference	Special Condition	Further Information
All lots	▪ DA conditions	▪ Development must comply with DA conditions	
Lots 601,311, 603-610, 712-721	▪ Rear fence design	▪ Fences adjoining open space must be metal picket style 1.2m high and Woodland Grey colour.	
Lots 1101-1107	▪ Future access	▪ Lots 1107 is a temporary lot for initial road access and will be resubdivided into Lots 1101-1107 upon construction of Broadwater Parkway connection to Fraser Drive.	



## Appendix B: Slope Categories

This site plan identifies the site slope categories referred to in the LDP.



Figure 31: Site slope categories

## Appendix C: Guide to Landscaping Principles

### Recommended Plant Species

**Common Name      Botanical Name (Exotic / Native)      Features**

#### Ground Covers and Grasses (up to 1m)

White Iris	<i>Dietes bicolor</i> (E)	Sword like foliage and pale yellow flowers.
Stripey White	<i>Ophiopogon</i> "Stripey White" (E)	White/green leaved form of Mondo grass.
Dwarf Sacred Bamboo	<i>Nandina domestica</i> 'Nana' (E)	Small shrub with red, yellow and green foliage.
Jasmine "tricolour"	<i>Trachelospermum jasminoides</i> variegatum (E)	Grey/green leaves with white & pink colourings. Fragrant white flower.
Native Violet	<i>Viola hederacea</i> (N)	Creeping evergreen groundcover with tiny violet flowers.



#### Shrubs (0.5-3m)

Bottle Brush	<i>Callistemon</i> "Matthew Flinders" (N)	Small shrub growing to 75cm tall, dark red flowers.
Red-fruited Palm Lily	<i>Cordylina fruticosa</i> "Rubra"	Dark red foliage, strap like floppy leaves with white to mauve flowers.
Day Lily	<i>Hemerocallis</i> sp. (E)	Evergreen perennial grows to 1.2-1.8m, flower colours ranging from yellow, orange and pink.
Japanese Sago Palm	<i>Cycas revolute</i> (E)	Slow growing palm-like plant, grows up to 3m tall.
Ixora	<i>Ixora</i> "Coral Fire" (E)	Rounded shrub of 1m high by 1m wide, bright orange flowers that fade to pale orange.
Tea Tree	<i>Leptospermum</i> "Pacific Beauty" (N)	Low growing shrub approx 1m high by 1.5m wide with long, thin branches. Pink buds but white flowers.
Giant Liriope	<i>Liriope</i> "Evergreen Giant" (E)	Clump-forming, evergreen perennial. Grass-like leaves growing to 60cm high. Minimal care.
Claret Tops	<i>Melaleuca</i> "Claret Tops" (N)	Compact shrub of 1.5m wide by 1m high. Red new growth contrasting with white flowers in spring.
Port Wine Magnolia	<i>Michelia figo</i> (E)	Medium shrub up to 2m high. Small, shiny, deep green leaves with heavily scented cream flowers.
Philodendron	<i>Philodendron</i> "Xanadu" (E)	Evergreen, low shrub. 1m high by 1m wide. Compact, tidy growth, lobed leaves, petal-less flowers
Dwarf Magenta Cherry	<i>Syzygium</i> "Elite" (N)	Columnar 3m high by 1.5m wide. Glossy dark green leaves with red tinted foliage.





# Aspire Living Design Guidelines

**Common Name      Botanical Name (Exotic / Native)      Features**

## Climbers

Bower Vine	Pandorea jasminoides (N)	Twining climber up to 4.5m tall. Deep green, glossy, leathery leaflets. Pink trumpet flowers.
Orange Trumpet Vine	Pyrostegia venusta (E)	Vigorous, fast-growing evergreen climber. Reaches 10m or more with orange-gold flared trumpet flowers.
Chinese Star Jasmine	Trachelospermum jasminoides (E)	Twining evergreen up to 6m tall. Dark green glossy leaves with fragrant white star shaped flowers.



## Palms

Alexander Palm	Archontophoenix alexandrae (N)	Tall, slender evergreen palm. 15m high with 3m spread. Pinkish/white flowers in summer followed by bunches of red berries.
Foxtail Palm	Wodyetia bifurcate (N)	Evergreen palm with solitary, feather leaves. Grows 6-15m high by 3m spread.



## Small-Medium Trees (5-10m)

Lemon Scented Ironwood	Backhousia citriodora (N)	Grown for its masses of flowers and scented as a hedge or feature tree with attractive creamy white flowers.
Ivory curl flower	Buckinghamia celsissima (N)	Attractive foliage and flowers, attracts birds.
Blueberry Ash	Elaeocarpus reticulates (N)	Very attractive upright symmetrical shape with small leaves, white-pink flowers. Grows 6-8m high.
Native frangipani	Hymenosporum flavum (N)	Upright open tree fragrant yellow flowers in spring. Prefers well-drained site. Attracts insects.
Frangipani	Plumeria obtusa (E)	Small evergreen tree with rounded dome form. Tubular fragrant flowers in pure white with yellow centres. Grows 6m high with 4m spread.
Pink Trumpet Tree	Tabebuia palmerii (E)	Small to medium deciduous tree grows to 10m high. Open, rounded crown with slender leaves and oval leaflets. Clusters of pink trumpet shaped flowers.
Golden Penda	Xanthostemon chrysanthus (N)	Excellent ornamental tree with golden yellow flower heads contrasting well with dark glossy green foliage. Grows 8-10m high with 5m spread.



**Appendix D: Schedule & Execution Page**

**Buyer Acknowledgement**

We acknowledge we have read and understand and agree to comply with the Building Covenants titled "Aspire Living Design Guidelines"

**Your Property: Lot No:** .....

**Buyer's Name:** .....

**Address:** .....

**Signed:** .....

**Dated:** .....

**Buyer's Name:** .....

**Address:** .....

**Signed:** .....

**Dated:** .....