

# RESIDENTIAL DESIGN GUIDELINES

JANUARY 2016

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# 1 YOUR STREET

## 1.1 ADDRESSING THE STREET

### 1.1.1 Corner Lots

- If your home is on a corner lot it should be designed so that the secondary street elevation complements the primary street elevation, with the same design qualities and character.
- The front elevation must extend around to the secondary street where forward of a return fence.
- The exposed secondary street façade must incorporate at least one window.

### 1.1.2 Street Frontage

**Providing 'eyes on the street' is an important contributor to people's perceptions of their safety.**

This can be achieved by ensuring that the front of your home faces the street, with the front door and windows visible from the street.

A verandah (or porch) is required at the front of your home to create opportunities for interaction with your neighbours and passers-by.

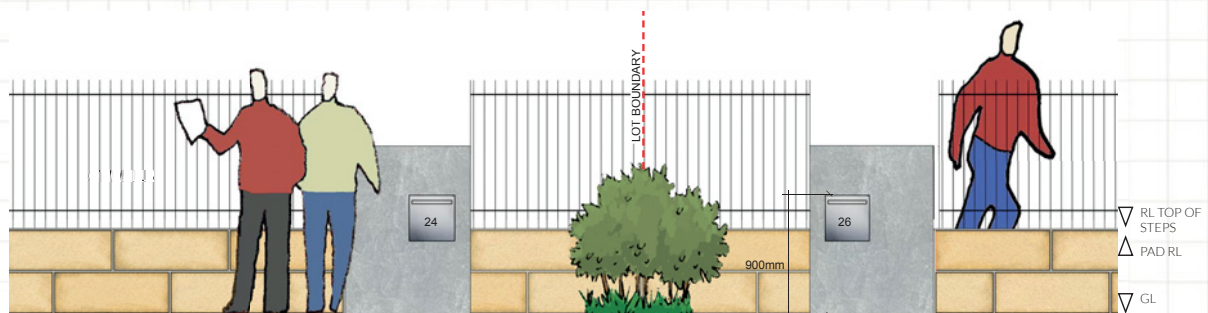
## 1.2 FENCING

### 1.2.1 Front Fencing and Letterboxes

To help create a friendly, open and welcoming street, installing a front fence is not permitted.

Some laneway lots may have a visually permeable fence provided by the Developer. Modifications to fences installed by the Developer are not allowed unless for maintenance or where approved by the Developer.

Your letterbox should be constructed from materials similar to, or complementary to your home.



Front Fencing and Letterbox

## 1.2.2 Side and Rear Fencing

- Side and rear boundary fencing must be 1.8m high Grey Ridge, Wavelok Colorbond fencing. The finish of any side or rear boundary gate should complement the fence.
- Corner lot side fencing must be installed two metres back from the forward most point of the closest wall of your home to the boundary.



Grey Ridge®

Side and Rear Fencing

## 1.3 LEVELS AND RETAINING WALLS

Modifications to retaining walls installed by the Developer are not allowed unless for maintenance or where approved by the Developer.

## 1.4 CROSSOVERS AND DRIVEWAYS

- Your driveway should be constructed from brick paving, liquid limestone or exposed aggregate concrete. Grey or painted concrete is not allowed.
- Your driveway must be completed before you move into your new home.
- The location of your garage should take into account where the crossover and driveway will go, to avoid the removal of street trees or conflicts with service infrastructure such as light poles and power domes.

## 1.5 LANEWAYS

If your home is located on a laneway lot, you need to consider the following requirements when designing your home:

- Vehicle access must be from the laneway.
- The front of your home should overlook the adjoining street or park, not the laneway.
- The laneway elevation should complement the rest of your home, with the same design qualities and character.
- Provide a pedestrian entry gate to the laneway.
- The garage door must not project into the laneway when opened or closed.
- Where possible, provide a major opening from a habitable room to overlook the laneway.

## 2.1 THE FRONT

The front elevation is your home's public face and makes the greatest contribution to maintaining a consistent visual aesthetic across the estate.

You need to consider the following requirements when designing the front of your house:

- It should contain the front door and have windows with a clear view of the street. The front door must not be accessed from the garage and should have weather protection provided by a veranda, portico or porch.
- Include at least two different colours and materials.
- The front elevation should have eaves with a minimum depth of 450mm, except the garage and where a boundary wall is proposed. To assist with providing shade to windows and walls, you should consider extending the eaves around the whole perimeter of the house (excluding garage).

- In addition to eaves, include at least one of the following architectural elements; gable, roof gable (dutch gable), bay window, balcony, blade wall (cannot be the closest wall to the boundary), timber cladding, painted weatherboard profile cladding, feature mini orb/metal sheeting panelling, rendered protruding band, feature stone or ceramic tile panels.
- A veranda, portico or porch must be provided to create an open and welcoming entry for your home. This should be a minimum of 1.5m in depth to provide effective weather protection and useability and have the same design qualities and character as the home.

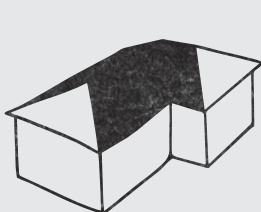
## 2.2 THE ROOF

**The roof is a key element of your home's architectural character. If designed effectively it will improve the environmental performance of your house, as well as providing space for solar hot water units and photovoltaic panels.**

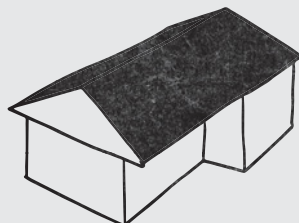
To provide a more consistent appearance across the estate, your roof design should be simple and uncluttered. To achieve this it should meet the following criteria:

- Skillion roofs to have a minimum pitch of five degrees and a maximum pitch of 15 degrees.

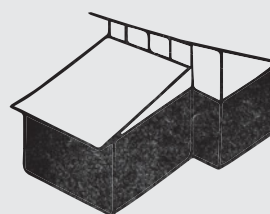
- Single and modulated roof form:
  - Lots with a frontage greater than 10m to the primary street – roof form pitched at an angle greater than 22 degrees.
  - Lots with a frontage equal to or less than 10m to the primary street – roof form pitched at an angle greater than 24 degrees.
- Must be constructed in a single material and colour.
- Roof ventilation must be installed such as wind-driven mechanical ventilators, vented gables or 'E' vents.



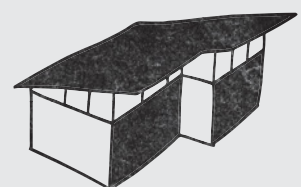
Modulated



Single



Skillion 01



Skillion 02

## 2.3 COLOURS AND MATERIALS

**To achieve a consistent visual aesthetic across the estate, the materials and colour treatment for your home and other structures on the lot should be inspired from the palette below.**

Lighter colours are encouraged for external walls and roofs to reduce heat absorption, with darker colours being used only as highlight features.

Two of the following materials must be provided in the front elevation of your home (excludes door and window treatments, roof and garage doors):

- Face brickwork
- Rendered brickwork
- Feature tiling
- Stone cladding
- Timber cladding (including weatherboard)

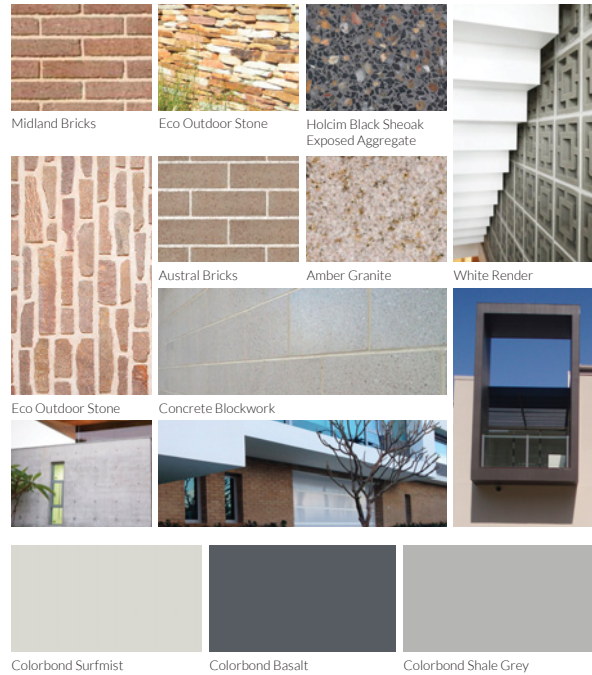
Other materials can be submitted and will be approved solely at the developers discretion.

On corner lots the front elevation must extend around to the secondary street where forward of a return fence. The exposed secondary street façade must incorporate at least one window with a clear view of the street.

### Built form complementing colours:

House built form materials, paving and driveways.

1. Houses to have a combination of textures to introduce variety along the streetscape.
2. Generally dark colours to be used only as highlight features to house (portico, gutters, downpipes, railing etc) with majority of house walling and roof to be lighter shades to minimise heat sink effect.





# 3 OUTSIDE YOUR HOME

## 3.1 OUTDOOR AREAS

Your home should have a well-designed outdoor living area, preferably accessed from your main communal living space.

Your outdoor living area should be designed to receive northern winter sun whilst providing protection from rain, winter breezes and the hot summer sun.

## 3.2 LANDSCAPING

To achieve a consistent visual aesthetic across Allara, you are encouraged to consider species and colours from the palette below.

- Bright yellow is the basis for the feature flower colour in plant selection. Consider making this the central feature of planting in your front yard.
- The planting palette also provides a secondary range of complementing colours and species for you to consider for your front and back yards.
- The plant palette has a strong emphasis on native waterwise species.

### Landscape planting feature colour:

Bright yellow is the basis for the feature flower colour in plant selection.

1. The key project colour of bright yellow in residential front yards. Below is the project plant species, *Eremophila maculata* 'Allara' which will be planted in public open space, streetscapes and residents front yards.



*Eremophila maculata* 'Allara'

### Planting palette complementing features:

Private yards front and back.

1. Houses to have a combination of colour, texture and size to introduce variety along the streetscape.
2. The plant palette has a strong emphasis on native waterwise species.

### Large Shrubs



*Acacia Cyclops*



*Allyxia Buxifolia*



*Banksia Species*



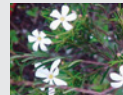
*Coprosma Repens*



*Grevillea Lemon Supreme*

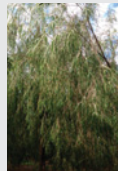


*Rhagodia Baccata*



*Ricinocarpus Species*

### Trees



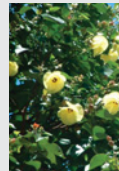
*Agonis Flexuosa*



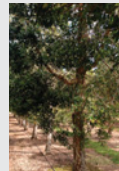
*Corymbia Ficifolia*



*Eucalyptus Gomphocephala*



*Hibiscus Tiliaceus*



*Melaleuca Quinquinervia*



*Olea Europea*

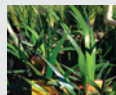
### Low Shrubs



*Acacia Saligna Ground Cover*



*Aloe Bush Baby*



*Anigozanthos Gold Velvet*



*Calothamnus Quadrifidus 'Clean and Green'*



*Conostylis Candicans*



*Hibbertia Ocean Reef*



*Pattersonia Occidentalis*

### 3.3 OTHER BUILDINGS AND SERVICES

**These requirements control the location and appearance of other buildings, services and equipment on your lot so that the focus remains on the house and garden.**

#### 3.3.1 Garage

- Your garage should be integrated under the main roof and should be constructed in complementary materials and colours to your home.
- The location of your garage should take into account where the crossover and driveway will go, to avoid the removal of street trees or conflicts with service infrastructure such as light poles and power domes.
- Homes that have rear vehicle access from a laneway may construct a carport, however it must include a remote sectional door.

#### 3.3.2 Studios and Ancillary Accommodation

- Studios and ancillary accommodation should be constructed in complementary materials and colours to your home selected from the Allara Colour and Materials Palette.

#### 3.3.3 Sheds and Outbuildings

- Any shed, storeroom, outbuilding or other freestanding structure should be constructed in materials and colours that complement your home.
- These structures should be located in your backyard to minimise visibility from adjacent streets, laneways and parks.

#### 3.3.4 Building Services

- Building services such as air-conditioning units, satellite dishes, TV antennae, solar hot water units and photovoltaic panels shall be screened from public view or located in the least visibly obtrusive location from adjacent streets, laneways and parks.
- Photovoltaic panels and solar hot water units should be positioned to access northern and western sunlight and should be integrated with the roof profile of the home and not elevated at any angle to the roof profile.
- Building services should be finished in a similar colour to the roof and located to minimise potential nuisance, such as noise, to neighbouring properties.

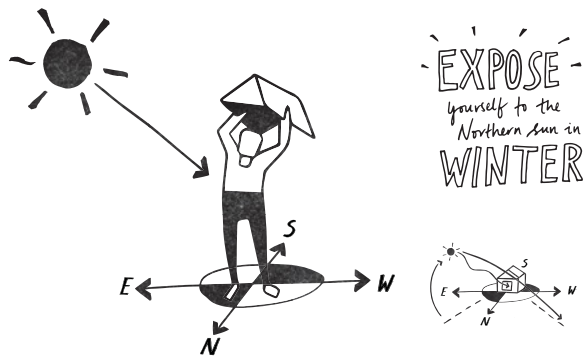
#### 3.3.5 Service Areas

- Clothes drying areas should be screened from view from adjacent streets, laneways and parks. They should be well located to access sunlight and breezes.
- Bin storage areas must be screened from view from adjacent streets, laneways and parks. It is recommended to install a water tap adjacent to your bin storage area.

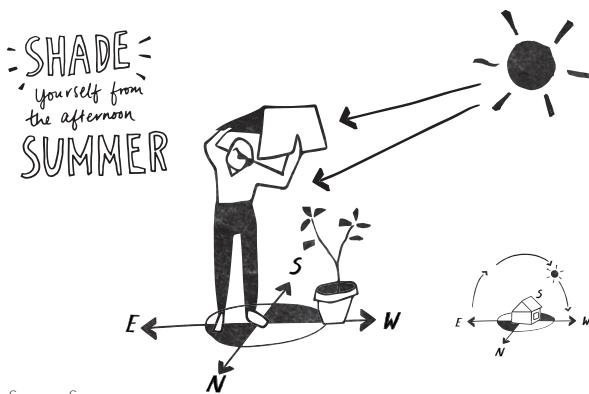


# SUSTAINABLE DESIGN

This section outlines a range of design and construction principles to improve the comfort of your home, minimise your energy and water use and reduce ongoing impacts on your family's budget.



Winter Sun



Summer Sun

## 4.1 CLIMATE RESPONSIVE DESIGN

The subdivision design of Allara orients most lots so that homeowners can benefit from using solar passive design principles in their home design and take full advantage of opportunities for natural heating and cooling, rather than relying only on mechanical systems.

You should consider the following recommendations to improve your home's environmental performance.

### 4.1.1 Solar Access

**Good design makes the most of the sun in winter and provides shade to your home in the summer to minimise heat gain.**

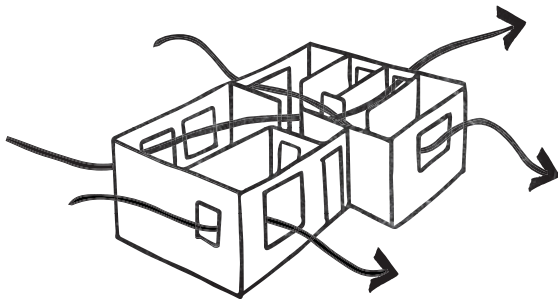
- Orient an important internal living area, such as the kitchen, family room or lounge, to have access to northern winter sun.
- Where possible, garages should be placed in an eastern or western location to insulate against summer sun.
- Locate laundries, bathrooms and some bedrooms on the south side of the house as these areas typically require less sunlight than other spaces in your home.
- West facing windows should be shaded by a veranda, eaves or awnings to protect against summer sun but allow winter sun into your home.
- Plant vegetation and trees adjacent to the home to reduce radiant heat.



## 4.1.2 Ventilation

**Good airflow through your home will provide passive cooling and reduce your reliance on air conditioning.**

- Well-placed window openings, combined with a narrow floor plan, will maximise airflow. This is particularly important for key living spaces in your home.
- Locate smaller openings on the windward side of your home and larger openings on the downwind side to improve air movement.
- Install roof ventilation such as wind-driven mechanical ventilators, vented gables or 'E' vents.



Ventilation

## 4.1.3 Thermal Efficiency

You can significantly reduce your energy consumption through the use of appropriate materials and insulation in the construction of your home.

- Install draught-sealing to all windows and doors to prevent unwanted heat loss and heat gain.
- Consider the use of lightweight (low mass) construction or reverse brick veneer for external walls.
- Compartmentalise living and sleeping areas to allow for localised heating or cooling.

## 4.2 ENERGY AND WATER EFFICIENCY

In addition to good solar passive design, installing efficient appliances, fixtures and fittings will reduce the amount of wasted energy and water within your home and reduce ongoing costs.

The Developer will provide rebates towards the installation of the following items, which are mandatory in Allara:

- 1.5kW photovoltaic system.
- Energy monitors and a smart metre.
- Energy efficient light fixtures in the form of LED lamps.

You should consider the following additional recommendations to improve your home's environmental performance:

- Increasing the size of your photovoltaic system.
- Hot water systems should be as close as possible to the area of most use such as the main bathroom.
- Insulate hot water pipes.
- Electrical appliances should have a minimum 4 star rating.
- Seal downlights and exhaust fans.
- Exterior lighting should be operated via a timed sensor with a manual override switch.
- Internal tap fittings and shower fittings that use <6 litres a minute.
- Smart thermostat / energy efficient air conditioning system (recommended COP of >3.20 and EER of >3.00).

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