

Home Design Guidelines

Aspen Release



Calderwood
Valley

 **lendlease**

Welcome to Calderwood Valley

The Calderwood Valley Community by Lendlease will deliver a place of natural beauty, a community of villages that reflect the local heritage and character of the region. Each neighbourhood will offer a wide choice of affordable living options with safe, inviting streetscapes and individual home designs that promote a sense of belonging.

Connecting the escarpment with the coast, it will take advantage of the natural hills, creeks and bushlands, allowing the community to connect via walkways and open space. Calderwood Valley will become a truly inspirational, connected community that delivers essential facilities to support local social connection, sport and recreation, retail, education and business.

Calderwood Valley will be a quality destination that people will be proud to call home.





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Home Design Guidelines

These Home Design Guidelines set out the minimum requirements for new homes and their front yard landscapes in Calderwood Valley.

They are a condition of your Contract of Sale and apply in addition to any other statutory requirements. All building and landscape designs must be approved by Lendlease prior to obtaining your Building Approval.

Some lots in Calderwood Valley have Special Requirements for the home and landscape; these requirements seek specific outcomes for homes in key locations throughout the community. Lots with Special Requirements are defined on the Building Envelope Plans. These lots require both these Home Design Guidelines and the Special Requirements to be met.

Additional information is included in your Contract of Sale covering the number of dwellings permitted on your lot; plan approval and building times; the period Calderwood Valley Home Design Guidelines apply; site maintenance requirements prior to building; and Lendlease supplied fencing where applicable.

If you have any questions regarding the requirements in these guidelines contact Lendlease on 1300 733 245 or via email at planlodgement@bevwill.com.au to see how we can help.

Lendlease encourages diverse and innovative design at Calderwood Valley. Any application that is not in accordance with the Home Design Guidelines but exhibits positive community and design outcomes and satisfies the relevant authoritative controls, may be granted approval.

Statutory Requirements

It is ultimately up to the Architect/Designer/Engineer and the Registered Building Surveyor/Energy Consultant to ensure that the home design complies with all of the statutory requirements related to the construction of the home.

Fibre Optic Connection

At Calderwood Valley, fibre optic cable will be installed into your street, ready for your builder to connect to the home, to provide access to high speed internet, free to air television and telecommunication services.

This service, provided by Opticomm, has specific requirements regarding connections.

Please note that where additional dwellings on a lot are permissible and require separate billing, an additional service will be required.

These requirements are available from the Lendlease Sales Office. For more information visit www.opticomm.net.au or contact 1300 137 800.

Design Approval Process

You must receive Design Approval for your home and landscape plans from Lendlease prior to obtaining any relevant Building Approvals. Assistance is available to help you through each step of the approval process. Call Lendlease on 1300 733 245 or email planlodgement@bevwill.com.au

1 Design your home

While designing or selecting your home, work through the Calderwood Valley Home Design Guidelines with your selected builder or architect.

2 Submit plans for Design Approval

Complete the Design Approval Form and Checklist on pages 17 and 18 of this document and submit it with your plans through the Lendlease Builder Hub at www.lendleasebuilderagenthub.com.au or www.portal.beveridgewilliams.com.au

You must obtain your Design Approval no later than 12 months after the settlement of your land.

4 Building application

Provide a stamped copy of your Lendlease Design Approval as part of your Building Approval Application to your Building Certifier and local authorities.

3 Receive Design Approval

The design panel will assess and approve your plans once they meet the standards set out in this document. Assuming all required information is supplied and the design complies with these guidelines and any other applicable special requirement, approval should take no more than two weeks.

5 Construction

Prior to and during construction your lot should be well maintained and free of rubbish.

Construction of your new home and driveway must commence within 12 months and be completed within 24 months of the settlement date of your land.

6 Moving in

Once you have completed your home and driveway and have obtained a Final Building Approval you can move in.

Your front garden must be landscaped including turf to verges and well maintained in accordance with your covenant approval within 3 months of moving in.



Design Requirements

This section outlines the minimum requirements for your home and front yard landscape.

Setback Plans

Building Envelope Plans are created for each lot in Calderwood Valley. Your Building Envelope Plan shows the minimum setbacks from each boundary of your block. When you lodge for Building Approval, the approving authority must ensure your home complies with the Building Envelope Plan, so be aware of them as you design or select the home for your lot.

Building on the Boundary

If your Building Envelope Plan shows you are able to build on the boundary, please ensure your designer/builder checks the relevant planning controls to determine the maximum length you can build on the boundary.

You can only build a single storey component of your home on the boundary. We allow a setback of between 50mm and 200mm to allow for roof drainage and to ensure no part of your home overhangs your neighbours property.

Any second storey construction must be setback a minimum of 900mm from the boundary.

A maintenance easement of 900mm is created on the adjacent property to ensure you have the ability to maintain the portion of your home built on the boundary should it be required. Please refer to the 88b document in your Contract of Sale which sets out the terms and restrictions when building on the boundary and your rights and obligations regarding access to the maintenance easement.

A Drop Edge Beam is required for all construction when you are building on the boundary. This must extend 650mm below natural ground level to allow for the maximum cut/fill of 500mm in the adjacent property as per the terms of the 88b document in your Contract of Sale.

If you choose not to use the build to boundary option, you must setback your home 900mm minimum from the side boundary.

Façade Design

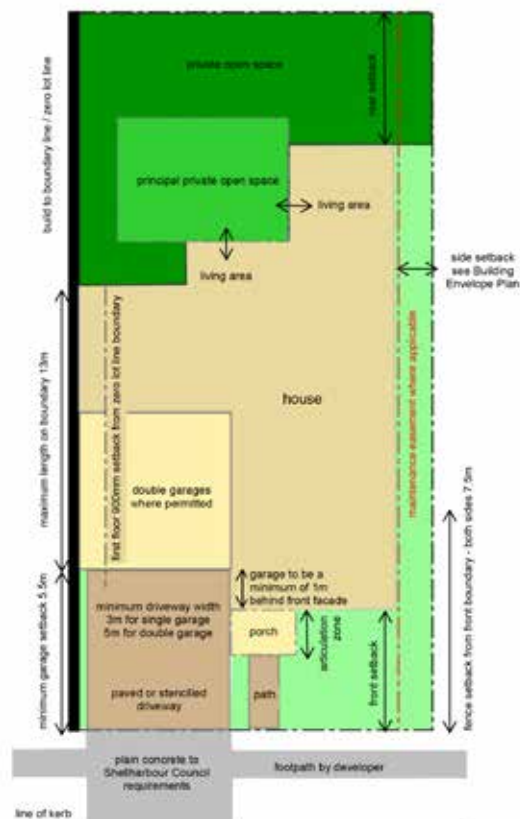
Great streets include well designed homes and high quality front yard landscaping complementing each other.

SINGLE & DOUBLE STOREY HOMES

All homes must include articulation between the alignment of the front wall and the garage on the primary frontage. The minimum garage setback is 1 metre behind the front wall.

Other elements to consider include:

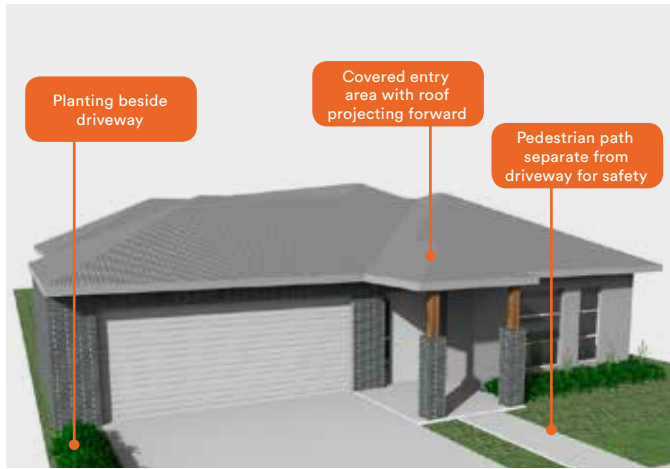
- Windows facing the street work best when they complement the house style and make up at least 20% of the front façade.
- Roofed elements such as extended eaves, entries and verandahs forward of the front wall as well as recessed windows and doors, give your house a sense of depth.
- Windows which overlook the street and public open space should be from habitable rooms, such as living areas and bedrooms, in order to provide passive surveillance and take advantage of any views over open space.



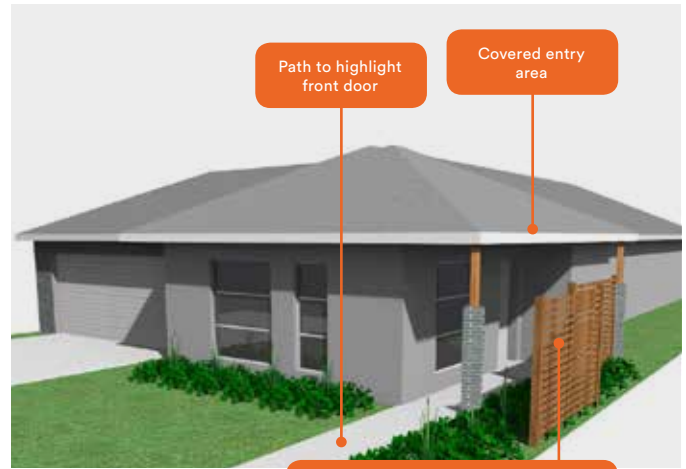
Entry

Good home design is welcoming to residents and visitors.

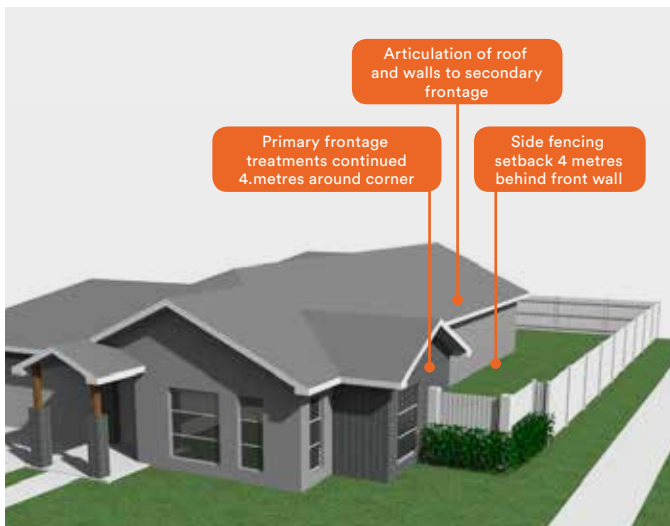
- The approach to your front door must be prominent and visible to the street, covered by a porch / verandah or portico with a roof that extends forward of the house roof.



Typical approach to entry



Typical side entry



Home on corner lot

Corners and Park Frontages

Homes on street corners or adjacent to parks and public open space must address all street and park frontages.

- For the house elevation facing a secondary street, the first 4 metres of the side of the house must feature articulation which includes a broken roofline and walls, continuation of the front facade's main materials, detailing and windows.
- We encourage homes on park frontages to address the park frontage by providing verandahs, decks and patios that face the park.



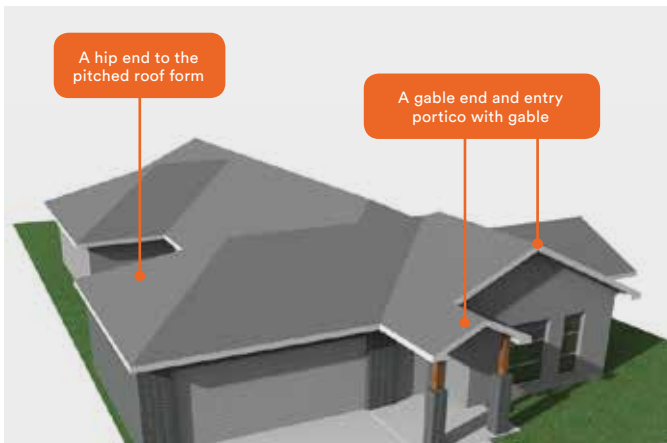
Subdivision of Lots

- No lots are to be subdivided except where permitted on specific allotments as indicated on the Building Envelope Plan (BEP).
- The developer will provide one connection point for water, sewer, electricity and telecommunications to each property only.

Roof Pitch and Form

The roof on your home is a significant part of the visual presence that your home contributes to an attractive streetscape.

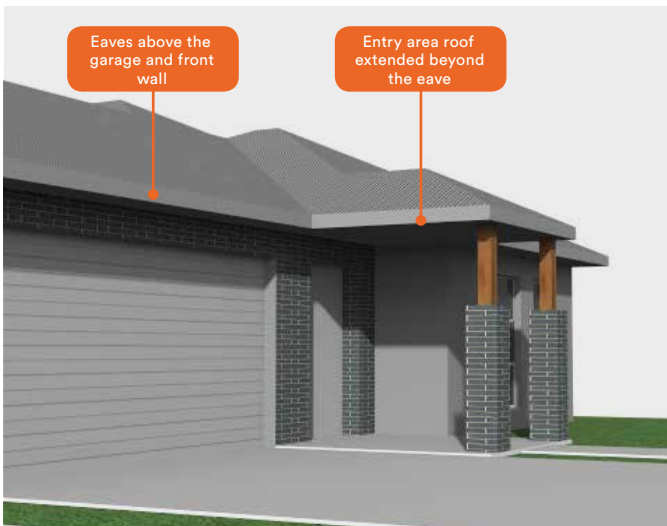
- For your roof to be in balance with your home and others in the street, the pitch of a hip or a gable is to be a minimum of 22 degrees. The pitch of a skillion roof is to be between 7 and 15 degrees. Other roof forms can also be considered where they complement the architectural intent of the home and contribute positively to the streetscape.



Hip and gable approach to a roof



Skillion roof form



Eaves on the primary frontage of a home

Eaves

Eaves enhance the look of your home, boost energy performance and have a positive impact on the quality of the streetscape. Eaves must be provided to all facades of your home.

- Your home must incorporate 450mm minimum width eaves excluding fascia and gutter. 300mm eaves excluding fascia and gutter are permitted only where a single storey home is proposed on a lot that is 12.5metres wide or less.
- Eaves are required to extend forward over garage doors.
- Eaves are not required to sections of façade finished to a boundary or parapet.
- Mixed width eaves are not permissible on the same floor level

Letterboxes

- Letterboxes are to be of solid construction and must complement your home. Letterboxes on metal posts are not permitted.
- If you choose to install a front fence, letterboxes must be integrated into the fence design.

Building Materials

Building materials that complement the architectural style of your house add greatly to its streetscape appeal.

- Your front façade must include at least two different wall materials or finishes that draws attention to your home's entry and reduces the visual impact of the garage door.
- The minimum size of each of the materials must be at least 2sqm in area.
- Unfinished materials including block work, highly reflective or unpainted plain materials are not permitted. All external surfaces are to be in a finished state (painted or coated) prior to the occupation of your home.
- Steel roofing materials of any profile cannot be used as the predominant wall material of your home.

Other elements to consider include:

- Highly reflective window tints detract from the look of your home and should not be used to any street facing frontages.
- Built elements in the landscape such as fences, courtyard walls and letter boxes should use materials that complement those in your home.



Garages and Driveways

Garages and driveways can have a negative impact on the street when they dominate the home and landscape.

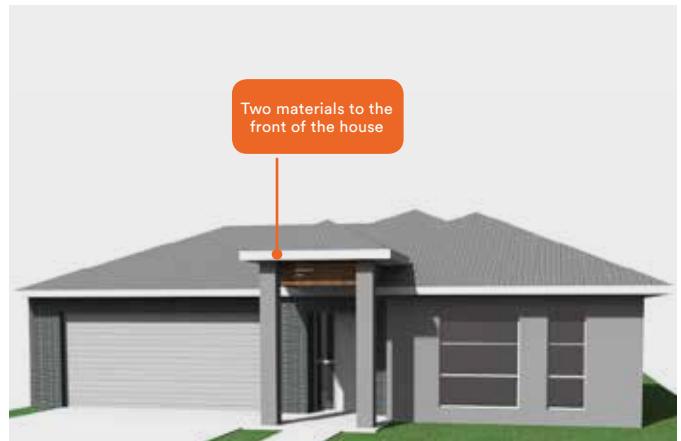
- Driveways and the garage must be installed in the location nominated on your Building Envelope Plan
- Driveways and paved areas within your property cannot exceed a distance of 300mm wider than your garage door.
- Driveways cannot exceed 3 metres for a single garage or 5 metres for a double garage. Driveways must be offset at least 300mm from your side boundary.
- Your driveway must be complete before you occupy your home.
- Acceptable driveway materials include, pavers or stone, concrete or clay pavers, stamped or stencilled concrete, coloured finished concrete or any combination of these elements.
- The driveway located between the property boundary and the street kerb (verge) must be constructed from plain concrete only. This is a Council requirement.
- Lendlease installed footpaths (if applicable) must remain in place and left in plain concrete.
- Panel lift or panel glide garage doors are required to the main frontage. Roller doors are not permitted.
- Garage doors on the primary frontage should be no wider than 50% of the width of the building frontage.
- Triple garage configurations are not permitted unless the lot is 1500sqm or larger.

Colours

In keeping with the bushland setting of Calderwood Valley, Lendlease encourages a neutral colour palette including the use of materials derived from natural components such as brick, timber and stone cladding, and recycled materials for landscaping, such as recycled brick and stone.

All homes at Calderwood Valley must provide details of the selected colour scheme at the time of application to ensure compliance with the criteria outlined below. Any significant variation to these colours will need to be justified on architectural merit and approval will be at the discretion of Lendlease.

All homes that sit above the Australian Height Datum (AHD) of RL50 must use a colour palette sympathetic to the surrounding bushland. Black and dark colours are not permissible.



Roof Coverings

- Metal roofs must have a Solar Absorptance (SA) rating of no more than 0.60 and tiled roofs must have a Solar Absorptance (SA) rating of no more than 0.80, as classified by the Building Code of Australia. The below selection provides an overview of the different SA ratings for reference purposes. Product-specific ratings are readily available from the suppliers' website
- Metal and tiled roofs must be selected from the range of sample colours below. Black tiles or metal roofs are not permissible.

Selecting a light or medium colour will also reduce the amount of incoming solar radiation and may help you save energy costs on additional heating and cooling of your home.

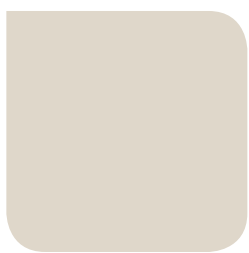
Black, red, blue or green roofs are not permitted.

Garage Doors

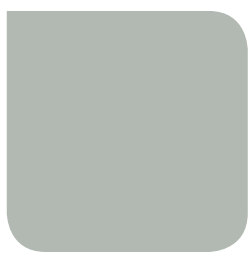
Garage Doors must be selected from the range of Colorbond colours below or equivalent, or comprise of a timber-look finish.

Roof & Garage Door Colours

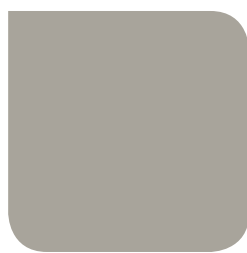
Colorbond Colours or equivalent



Surfmist (SA 0.318)



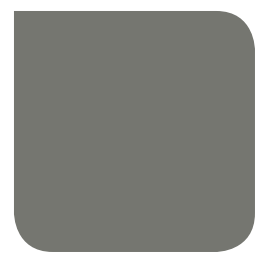
Shale Grey (SA 0.433)



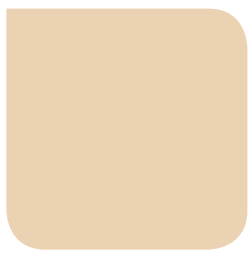
Dune (SA 0.466)



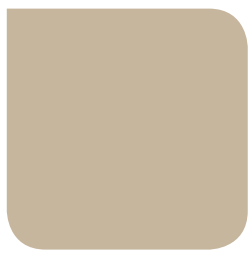
Windspray (SA 0.58)



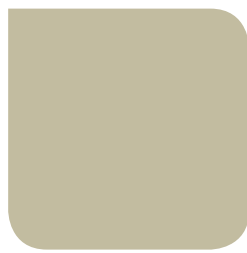
Wallaby (SA 0.64)



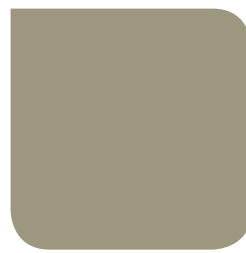
Classic Cream (SA 0.32)



Paperbark (SA 0.42)



Evening Haze (SA 0.43)



Cove (SA 0.54)



Gully (SA 0.63)

Front Landscape

Quality front landscaping enhances the positive impact your home will have on the streetscape.

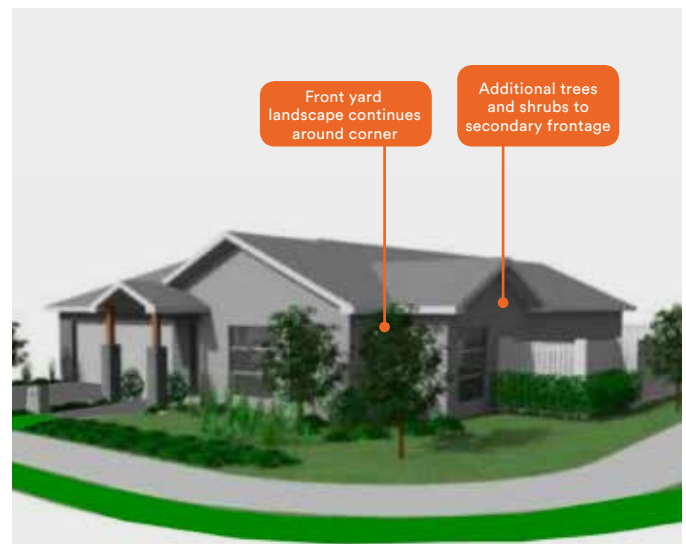
- Your front yard, including the Council owned verge, must be landscaped within 6 months of moving into your home. Note: In some instances you may be required to complete the landscaping to your front yard to obtain an Occupation Certificate.
- A separate front path must be provided from the front boundary to your entry to ensure that all pedestrians can enter your home safely and not via the driveway.
- A minimum of 50% of your front yard must be landscaped with grass and garden beds (and cannot be all concrete and hardstand). A significant portion of this area must include gardens with trees or shrubs capable of growing to 3 metres tall and are at least 600mm high when planted.
- Trees that have been retained within your property and on the street verge cannot be removed unless approved by Lendlease and Council.
- On corner lots, planting including trees and shrubs must be provided to both street frontages.
- A minimum of 2 medium trees must be provide to the front and 2 to the rear garden. Trees are to be a minimum of 1 metre when planted and capable of growing to between 4 metres and 6 metres. This requirement is in addition to any street trees planted by Lendlease.
- A planting strip is required between the driveway and the side boundary.
- A planting strip is required between the driveway and separate front path.
- Artificial grass is not permitted in the front yard or where visible from the street.

Other elements to consider in your landscape include:

- Select plants that are suitable for your lifestyle, the local climate and your lot. Advice on plant selection can be found in the Landscape Design Guide, available from the Calderwood Valley Sales and Information Centre.



Typical front yard showing 50% softscape



Typical landscape secondary frontage

Fencing

Fencing that is well designed has a positive impact on your home and street. Generally it is preferred that your landscape flows from the street to the front of your home, however, if fencing forward of your home creates usable outdoor space, you may choose to fence the space in a way that adds quality and activation to the street.

All fencing is subject to Council requirements and Lendlease approval.

FRONT FENCING WHERE DESIRED FORWARD OF YOUR HOME IS REQUIRED TO BE:

- A maximum height of 1.2 metres when including retaining.
- The minimum acceptable front fencing specification is 100mm x 100mm metal posts with flat bar metal palisade infill. The infill must be at least 50% transparent .
- Acceptable materials also include painted or stained timber with expressed posts and panels that are either paling, metal flat bar or pool fence panels up to 1.2 metres high. Heritage reproduction styles (pickets) are not permissible.

FENCING FRONTING A SECONDARY FRONTAGE OR PUBLIC OPEN SPACE IS REQUIRED TO BE:

- Maximum height 1.8 metres including retaining.
- The corner lot fencing specification is 100mm x 100mm square hollow section (SHS) Colorbond posts, with either vertical or horizontal slats in either H4, treated, dressed and painted pine, mod wood or metal in a colour to complement your home. Slats are to be spaced at between 5mm and 10mm. All posts and rails are to be installed internally to face the lot, leaving a smooth finish to the external face of the fencing. This style must return to the dwelling.
- Corner Lot fencing must finish a minimum of 4 metres behind the front wall of your home.
- The side and rear boundary style of fencing is not permitted in this location.

INTERNAL BOUNDARY FENCING:

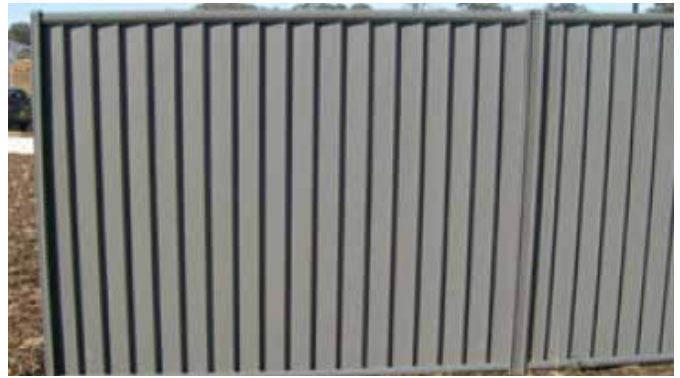
- Maximum 1.8 metres high in Lysaght 'Smartascreen' or equivalent profile in Woodland Grey Colorbond Colour. Always consult your neighbour prior to installation.
- Fencing not visible from the street should match the standard fence as specified above.
- This fence must finish 7.5m from the front boundary of the home and return to the side wall of the home. Where a front fence is proposed, the side fence height must drop at the front building line of the home to the front fence height.

BUILD TO BOUNDARY FENCING:

- Where you have the ability to build on the boundary, any side fencing must terminate at the rear of the construction proposed on the boundary. The fencing must not be installed in front of any portion of the home built on the boundary to allow access for maintenance.

FENCING BY LENDLEASE:

- Where indicated on the Building Envelope Plan, Lendlease will build feature decorative fencing along open space boundaries, project boundaries and high profile lot boundaries. This fencing cannot be altered, removed, damaged or modified in any way without prior written approval by Lendlease.



Side & Rear Boundary Fencing



Corner Lot Fencing

Retaining Walls

Retaining walls that face the street need to have a positive impact on the quality of the streetscape and ensure car and pedestrian access to and from the block and along the street is safe. Acceptable retaining wall materials are natural stone, coloured concrete sleepers and rendered or feature block walls.

Treated pine sleepers are not permissible.

- Retaining walls visible along street or public open space frontages cannot exceed 500mm in height.
- A planted strip of minimum width 500mm must exist between any terraced retaining walls.
- Retaining walls must not unduly affect the natural light and ventilation to adjoining lots.
- In some instances Lendlease has undertaken fencing and retaining to improve the buildability of your lot and allow you to comply with these guidelines. These fences and walls cannot be modified without approval from Lendlease.



Retaining walls forward of the house

Ancillary Elements and Structures

- Rubbish bins shall be stored where they are not visible from the street or a permanent built screening structure or enclosure is to be provided.
- Solar panels and their frames visible from the street or public open space should follow the roof pitch to minimise visibility and bulk.
- Meter boxes, gas meters, A/C units, rainwater tanks, satellite dishes, clotheslines and other services should be located in the least visually obtrusive location, away from public view from the street, or be screened or coloured to match the adjacent wall finish. They must not be located within the articulation zone on corner lots.
- Sheds or storage of boats, caravans or similar should not be visible from the street or public open space.
- Any shed over 12sqm in size requires Lendlease and Council approval. The shed must be in a colour to match the side and rear boundary fencing - Colorbond 'Woodland Grey' and must be setback a minimum of 900mm from any boundary and must not be visible from the street.



Building on a Sloping Lot

Where the slope of the building envelope exceeds 1 metre, split level designs are to be used to address the slope.

The minimum step in a split slab is 340mm - equivalent to two steps (see image below).

For all housing on sloping land, the dwelling must maintain a built form presence (other than the roof) to the street. For example, where your land falls away from the street, the top floor of your home must be above or at level with the street at the highest point of your block.

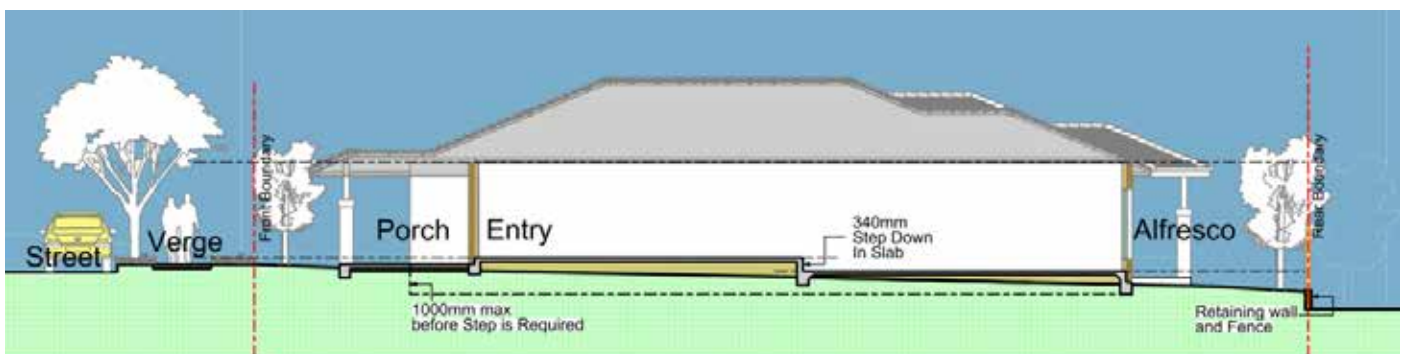
If your block requires split level, alternative building methods such as elevated construction, split slab construction, brick build up (DEB) construction or a combination of these are required to minimise the amount of earthworks necessary and the impact on neighbouring land.

- For elevated construction, the underside of flooring must be screened to minimise the visual impact of under floor services. This may be achieved through screening with battens, `battering, landscaping or a combination of both.

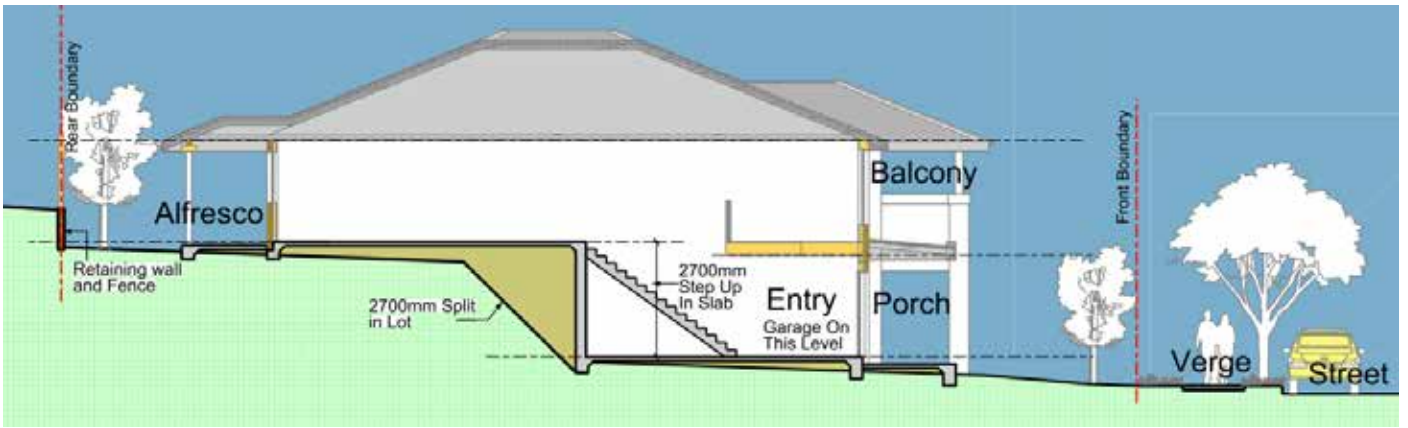
Retaining & Earthworks

Earthworks and the use of retaining walls must be kept to a minimum and you must consider their impact on adjoining blocks. This will result in a number of benefits including better aspect to potential views, reduced impact on neighbours, existing structures and services (i.e. zero boundary walls, retaining, fencing and neighbouring dwellings) and assisting with drainage.

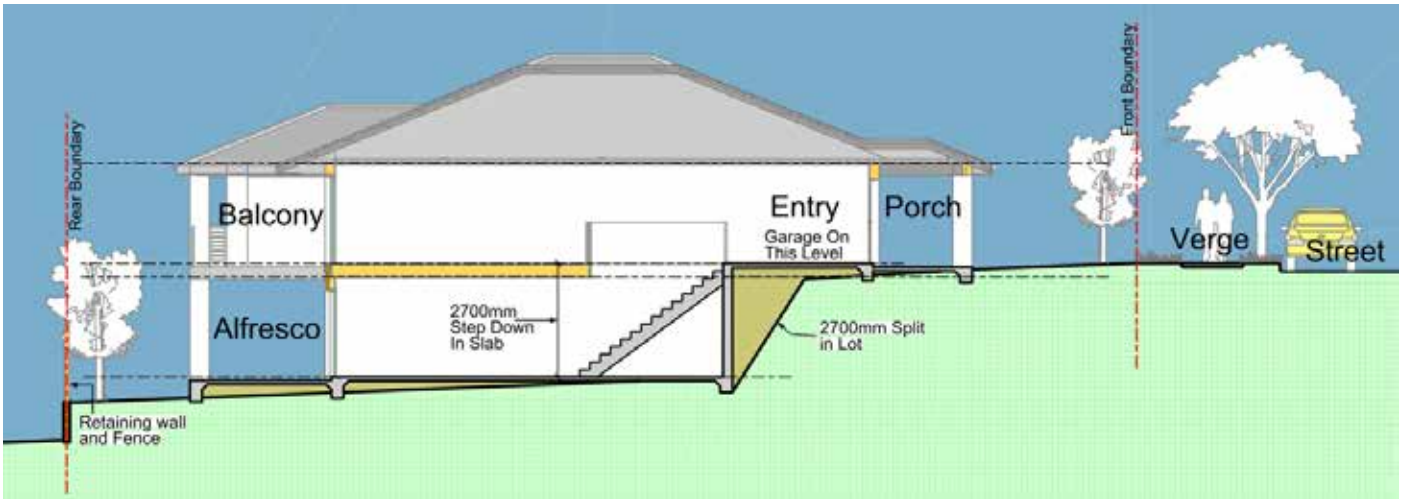
- Fill is not to be imported or exported to alter the natural surface level of your block prior to commencing earthworks for preparation of a building platform.
- The import or export of fill is acceptable within brick build up (DEB) construction and split level construction.
- Any earthworks on your block should consider equal cut and fill levels.
- For lots less than or equal to 450sqm, a maximum of 500mm cut and fill above or below natural ground level is permissible.
- For lots greater than 450sqm, a maximum of 900mm cut and fill above or below natural ground level is permissible.
- All cut and fill is subject to design panel approval and where retaining is proposed over 900mm, engineered retaining walls must be provided and approved by Council or Private Certifier.
- Refer to the 88b document, part of your registered lot description in your contract, where a variance of permissible excavation may be different to the above
- Where side retaining walls protrude forward of the front building wall, they must be tapered to meet the finished ground line.
- Plain masonry blocks are not permitted.
- Retaining walls constructed by Lendlease must not be altered or removed.
- Where a retaining wall adjoins a park or street frontage and a fence is to be located above the wall, the following treatment must be incorporated to improve appearance:
 - 500mm wide landscaped area planted with ground covers and/or shrubs between the wall and the fence



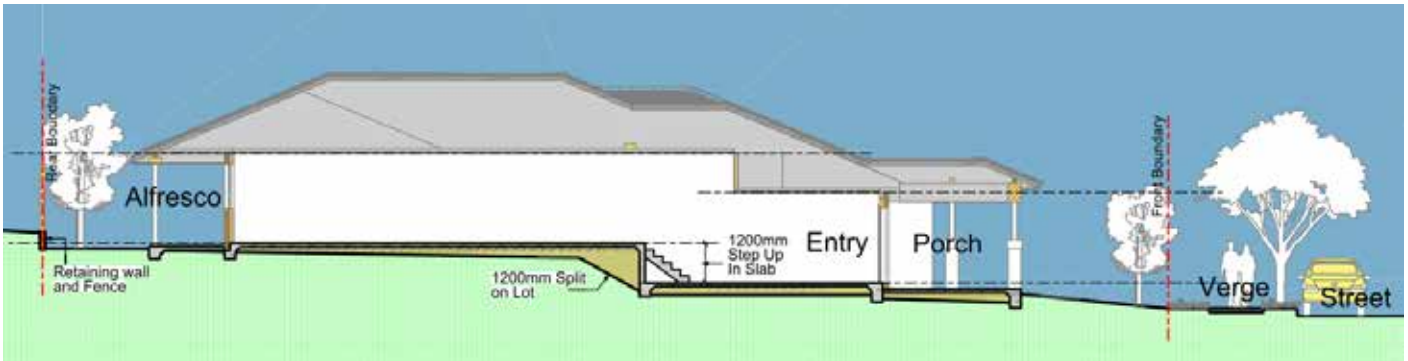
The minimum step in a split slab is 340mm (the equivalent of 2 steps)



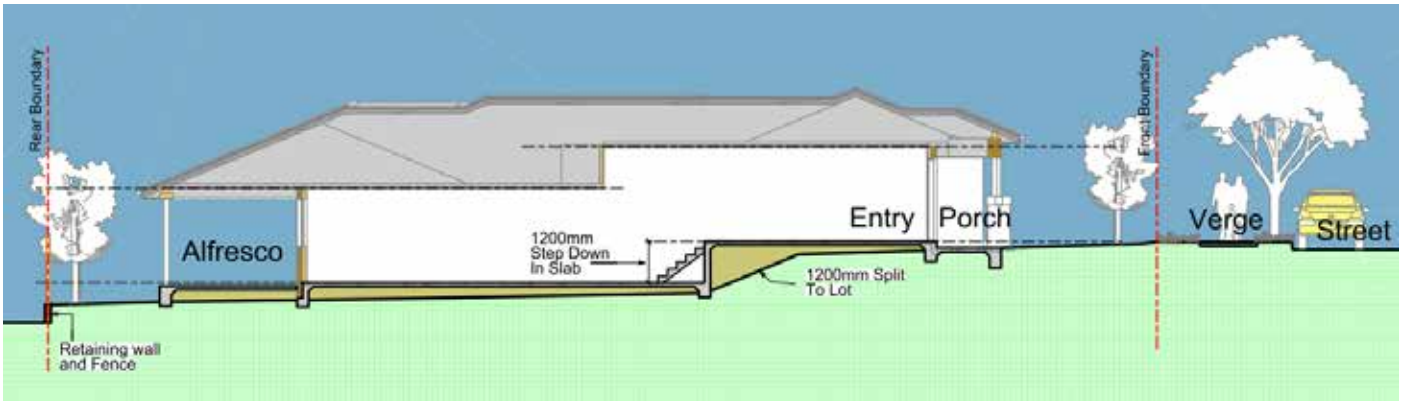
2.7 metre split - step up from front boundary



2.7 metre split - step down from front boundary



1.2 metre split - step up from front boundary



1.2 metre split - step down from front boundary

Bushfire

- All development must comply with the NSW Rural Fire Services Planning for Bush Fire Protection Guidelines, Regulation 2008, and 'Planning for Bushfire Protection 2006' (RFS 2006) herin referred to as PBP. Refer to www.rfs.nsw.gov.au.
 - Lendlease Communities are committed to providing a quality and safe community. A significant element is to ensure that all residential homes are designed and built to minimum bushfire prone standards for safety and durability.
 - Check your Building Envelope Plan and authority requirements for land identified as bushfire prone land. The Building Envelope Plan will nominate the extent of the Asset Protection Zone (APZ) and Bushfire Attack Levels (BALs) required to be met for any new homes in these locations. You must apply these construction standards when designing your home.
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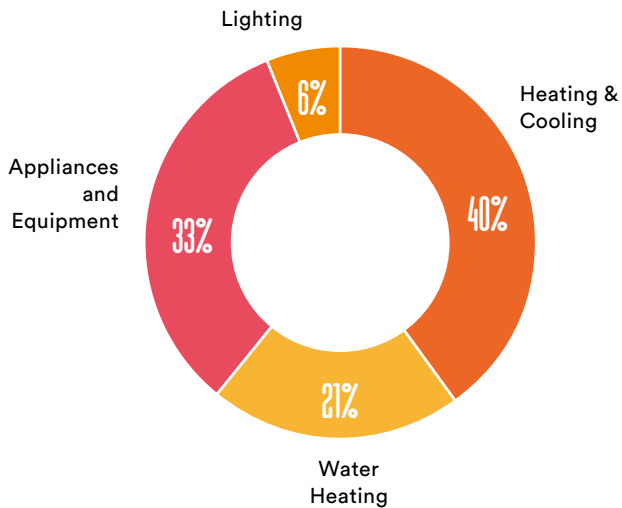
Safety

- Dwellings must be designed to overlook streets and other public communal areas to provide casual surveillance.
- For residential dwellings, roller shutters are not to be used on doors and windows facing the street. Security screens must be designed to complement the architecture of the building.
- Pedestrian and communal areas are to have sufficient lighting to ensure a high level of safety. These areas must be designed to minimise opportunities for concealment.



Smart Ideas For Your Home

This section outlines the optional elements for your home that will assist in reducing your energy bills. Including these features during initial design is more cost effective than retrofitting later. You should talk to your builder about including these money saving ideas in your home.



Graphic showing projected energy use in the residential sector

Source: DEWHA, 2008 Energy use in the Australian residential sector 1996-2020, data projected energy use for 2012

Solar Panels

- Solar panels generate electricity from the sun and reduce the need to buy electricity during sunlight hours.
- Solar photovoltaic panels will need to be on the northern most side of your roof, as directed by the installer.
- The size of the system should match your day time electricity consumption; 1 – 1.5kW would be sufficient for most homes.

Solar Hot Water

- Solar hot water uses the heat from the sun to provide hot water for your home which reduces energy consumption.
- Solar hot water roof collectors will need to be fixed in accordance with the product specifications.
- The size of the system should be based on the size of your household and hot water needs.

LED lights

LED lights can do the same job as a compact fluorescent globe or halogen globe. LED lights use less energy and typically have a much longer life expectancy than other globes.

Heating & Cooling

- A home with great natural light and natural ventilation will be easier to heat and cool, more comfortable and cheaper to run. Most of these features can be achieved with little if any extra cost:
- Face key living areas to the north or north east to let in winter sun.
- Shade windows and outdoor areas to protect from the summer sun.
- Keep west and east facing windows small with raised sill heights.
- Place operable windows on either side of your home to capture cooler summer breezes.
- Use reflective and bulk insulation to reflect the sun in summer and hold in heat in winter.
- Use a door to zone off your main living spaces to only heat or cool what you need.



Opportunities for reducing energy bills include:

- Heating & cooling
- Solar panels
- Solar hot water
- Efficient appliances
- LED lights

Efficient Appliances

Energy star ratings assist in comparing the energy efficiency and expected running costs of appliances. Being aware of the energy rating, particularly for the following appliances can help you save later:

- Electric air conditioners with ratings of 2.5 stars or greater.
- Refrigerators with ratings of 3.5 stars or greater.
- Clothes washers with ratings (energy and water efficiency) of 4.5 stars or greater.
- Televisions with ratings of 7 stars or greater.

Planning For Climate And Comfort

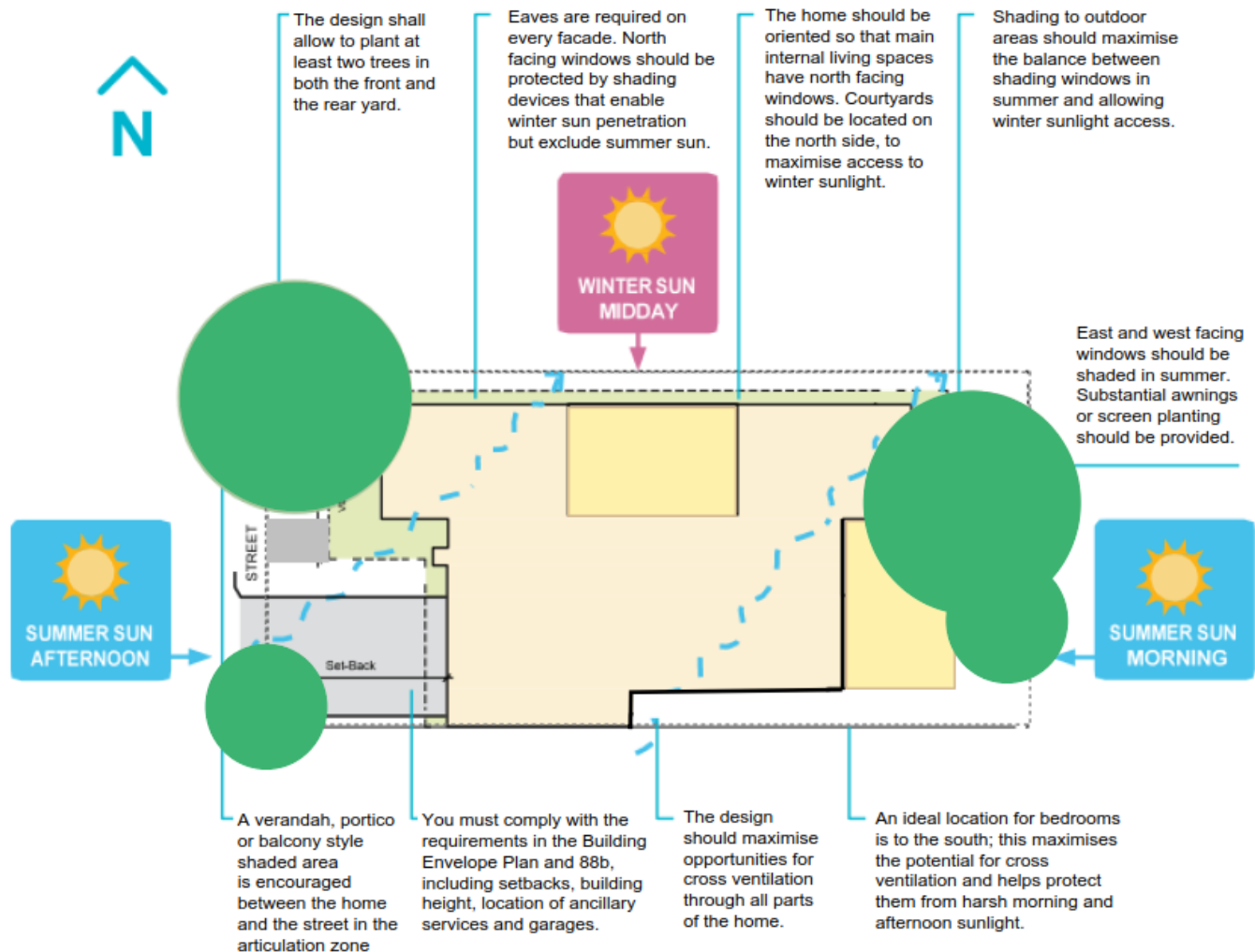
Orientation of Your Home

Good design considers passive solar design principles that respond to climate conditions to suit the orientation of your lot. The placement of your home on your block can impact the climate and temperature range in your home.

In winter, the midday sun is positioned low on the horizon and can provide a natural source of heat, provided it can enter through north-facing windows. In summer, the sun is positioned low on the horizon during the morning and afternoon, adding unwanted heat to your home, if permitted to penetrate east and west-facing windows.

Consideration should also be given to natural ventilation to improve air quality and thermal comfort within your home in the summer. During that time hot winds generally blow from the east until lunchtime, with cooler south-westerly winds occurring from mid-afternoon onwards. South facing windows are well suited for natural ventilation during the afternoon to relieve your home of hot air and create internal air movement that improves the comfort of your home.

A combination of passive solar heating and passive cooling is desirable and can reduce your energy consumption by up to 40%.



Glossary

Front Wall:
The wall of the house closest to the front boundary

Verandah:
A roofed platform or deck along the outside of a house, level with the ground floor

Balcony:
An upper storey platform or deck along the outside of a house which is surrounded by wall or balustrade



Pedestrian Path:
A path adjacent to the driveway specifically for pedestrians

Articulation:
walls on different setbacks from the property boundary

Garage Setback:
The distance between your property boundary and the garage

Build to Boundary Line:
A boundary nominated on the Building Envelope Plan, where a portion of the house or garage can be positioned right up to the boundary of that lot

- **88b Instrument:** Lists restrictions around easements, retaining walls, drainage and other special requirements.
- **Building Envelope Plan:** sets the design parameters for development on a lot.
- **Water Efficiency Labelling Standards (WELS):** measures the water efficiency of products.

Gable roof

Hip roof

Skillion roof



Design Approval Checklist

The following information and plans need to be submitted with the Design Approval Form. All plans need to be in A3 format as a minimum. These would normally be prepared for you by your builder or architect. You can submit your application through the Lendlease Builder Hub at www.lendleasebuilderagenthub.com.au or www.portal.beveridgewilliams.com.au

SITE PLANS AT 1:200 SCALE

These plans must show the home you are seeking approval for including:

- Street address and block details
- Site details, including boundary dimensions and bearings, existing contours, setbacks requirements to all boundaries
- Proposed contours and proposed finished floor levels
- Easements
- Private open space
- North point and scale
- Setbacks to all boundaries
- Building outline and extent of overhangs
- Driveway width, location and materials, including location of existing layback to kerb
- Height and materials of all fences
- Location and capacity of solar panels and solar hot water system
- Location of any rain water tanks and ancillary structures such as sheds, outbuildings, pergolas, gazebos and pools
- Proposed cut and fill and retaining walls including materials to be used and height of walls
- House footprint area and total house internal and covered areas

HOUSE PLANS AT 1:100 SCALE

These plans must include:

- Room names
- Internal and external dimensions
- Location of meter boxes
- Width and type of garage door
- Elevations of all sides of the home
- An indication of existing and proposed levels
- Location and extent of proposed materials and colours
- Location of any elements placed outside the walls or above the roof such as air conditioning condensers, solar panels, aerials and satellite dishes
- Roof pitch, eave widths, materials and heights

MATERIAL AND COLOUR SCHEDULE

- All external materials and colours in colour

LANDSCAPE DESIGN AT 1:100 SCALE

To be prepared by designer, landscaper, horticulturist

- A landscaping plan for all yard areas visible from any street or park must include paved areas, retaining walls fences and required planting including information about species, supplied plant size and location

BASIX CERTIFICATE

- A BASIX Certificate which demonstrates that the minimum energy targets have been achieved

Design Approval Form



ALLOTMENT DETAILS

Lot number:.....

Street address:.....

Village:.....

OWNER DETAILS

Name:.....

Mailing address:.....

Business hours phone:.....

After hours phone:.....

Mobile phone:.....

Email:.....

BUILDER DETAILS

Builder company:.....

Builder name:.....

Builder contact:.....

Builder address:.....

Postcode:.....

Business hours phone:.....

After hours phone:.....

Builder contact mobile:.....

Builder contact email:.....

BUILDING STRUCTURE DETAILS

Has this house been modified in any way from the standard builders plan for this house type and façade?

(Yes, No or Unsure):.....

Structure area (m²):.....

Number of bedrooms:.....

Levels / floors:.....

Wall material:.....

Roof material:.....

Roof type:.....

Number of car spaces in garages:.....

NatHERS rating for home:.....

Rainwater tank (Yes or No):.....

Number of bathrooms:.....

Number of living spaces:.....

Gas appliances:.....

Solar panel system size:.....

Hot water system type:.....

Air conditioning percent of home:.....

Air conditioning energy rating:.....

LED lighting installed (Yes or No):.....

PREFERRED CONTACT - BUILDER OR OWNER:

SUBMISSIONS

You can submit your application through the Lendlease Builder Hub at www.lendleasebuilderagenthub.com.au or at www.portal.beveridgewilliams.com.au

General enquiries via email at planlodgement@bevwill.com.au

Please ensure the application form includes:

- Design Approval Form
- A3 copy of site plan
- A3 copy of full set of building plans including floor plans, roof plan, elevations and landscape plan
- Materials and colour schedule
- Landscape design
- A BASIX certificate

I/we certify that the information in the attached application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we will undertake to re-submit this application for approval of any changes.

Name/s:.....

Signed:.....

Date:.....

Landscape Checklist

- A landscape plan is to be provided at 1:100 @ A3 by a qualified landscape designer/horticulturalist.
- The plan is to be fully documented with survey details including contours, lot dimensions, kerb, layback, vehicle crossover, retaining walls, surface materials, planting, easements, clothes line, water tank, air-conditioning units and fencing details. Clothes lines, water tanks and air-conditioning units are to be concealed from the street.
- The landscape plan is to show any existing street trees and note that "All existing street trees and verge planting are to be protected during construction".
- A minimum of 70% of the planting is to be Australian natives or water wise planting, and must be clearly indicated in a planting schedule with "*" or similar and the percentage of this planting is to be noted e.g. 70% Australian native, 30% exotic.
- Two trees of mature height between 4m - 6m must be provided in the front yard and two trees of similar height in the back yard of the lot. Two of the trees are to be Australian native species.
- A 300mm - 500mm planting strip is required for the length of the following locations; - between driveway and entry path, between driveway and side boundary, along the front boundary (including any part of the secondary street frontage without fencing).
- A separate entry path is required to the front door. This entry path is to be independent of the driveway, and a maximum of 1.8m wide. The entry path can be curved or straight.
- A minimum of 50% of the lots 'total landscaped area' is to be soft or permeable surface. Artificial turf is not to be used in front gardens, on council verge, or where visible from the street.
- Driveways within the boundary from the front of the garage to the front boundary are to be treated with either stencilled, coloured concrete or pavers. Plain concrete, driveway tracks, turfed or loose pebble/gravel driveways are not permitted. The driveway must be a light colour. Black is not permissible. Plain concrete is to be used from the front boundary to the kerb in accordance with Council requirements and must be perpendicular to the kerb with parallel sides. Footpaths are to remain continuous along the street and are not to be interrupted by driveways.
- Garden sheds are to be a maximum of 12sqm and a minimum of 900mm from and boundary and are to be concealed from public view. Service locations need to be considered.
- Retaining walls visible from the street should be constructed of; textured or coloured masonry, bricks, blocks or concrete including rendering. This rule also applies to any walls in excess of 900mm.
- Front fencing if provided is to be a maximum of 1.2m high with permeable fill.
- Letterboxes are to be of solid construction and complement the home.
- Internal fencing along rear and side boundaries is to be 1.8m high Lysaght 'Smartascreen' in Woodland Grey or equivalent unless otherwise specified in your building and siting guidelines for your lot. All internal fencing, return fencing to the dwelling and side gates are to be set back a minimum of 7.5m or 2m behind the adjacent façade.
- Any return fencing to the dwelling or side gates over 2.8m long must be either screened by dense height planting or fencing upgraded to slat style fencing or equivalent.
- Secondary corner fencing is permitted up to a maximum of 4m from the front facade (minimum 8.5m from the front boundary). Minimal additional fencing lengths may be considered if justified.
- Corner Lot Frontage Homes shall provide a secondary building frontage of 4m minimum in the articulation zone. This is to include a broken roof line and building line and suitable glazing. The secondary frontage articulation must be setback 1.5m from the secondary side boundary facing the street. The main body of the home must be setback a minimum of 2m from the secondary boundary unless otherwise stated on the Building Envelope Plan.
- In addition to this checklist, the landscape plan is to comply wholly with the Calderwood Home Design Guidelines included in your Contract of Sale.

Creating Special Places

For over 50 years Lendlease has been creating communities that define the way Australians like to live. Truly beautiful places planned to maximise the things we love about our unique way of life.

Lendlease has a simple goal – to create better places to live for all. As a leading international property group, we create communities that leave a positive legacy by setting world leading standards for safety, innovation and sustainability. We've created and delivered more than 50 masterplanned communities in Australia and around the world, over the past 50 years.

At Lendlease, our communities are linked by a common interest – doing the right thing leads to a better outcome for everyone. Lendlease design and create new communities across Australia for people to build homes, live, work, shop, play and grow together.

We believe everyone who comes and experiences our places should feel safe within a welcoming community that will grow and prosper into the future.

We lead by example. Across the country, communities that we are responsible for continue to flourish, nurturing the very essence of what we believe for generations to come. These are the places that make us proud.