

The background of the cover is a detailed architectural drawing in a light grey tone. It features a complex network of lines representing structural elements, including what appears to be a large, curved, bowl-like structure on the left side, possibly a dome or a large overhang, and various beams and supports. The drawing is technical and precise, typical of a site plan or a structural layout for a large building or infrastructure project.

# **THE RISE [PAKENHAM]**

# **DESIGN GUIDELINES**

December 2021

**Final Edition**

The contents of this document has been prepared by Encore Development Management for BNG Group Pty. Ltd., it outlines a set of design principles for 110 Pakenham Road, Pakenham

Version December 2021

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## 1.1 ESTATE VISION

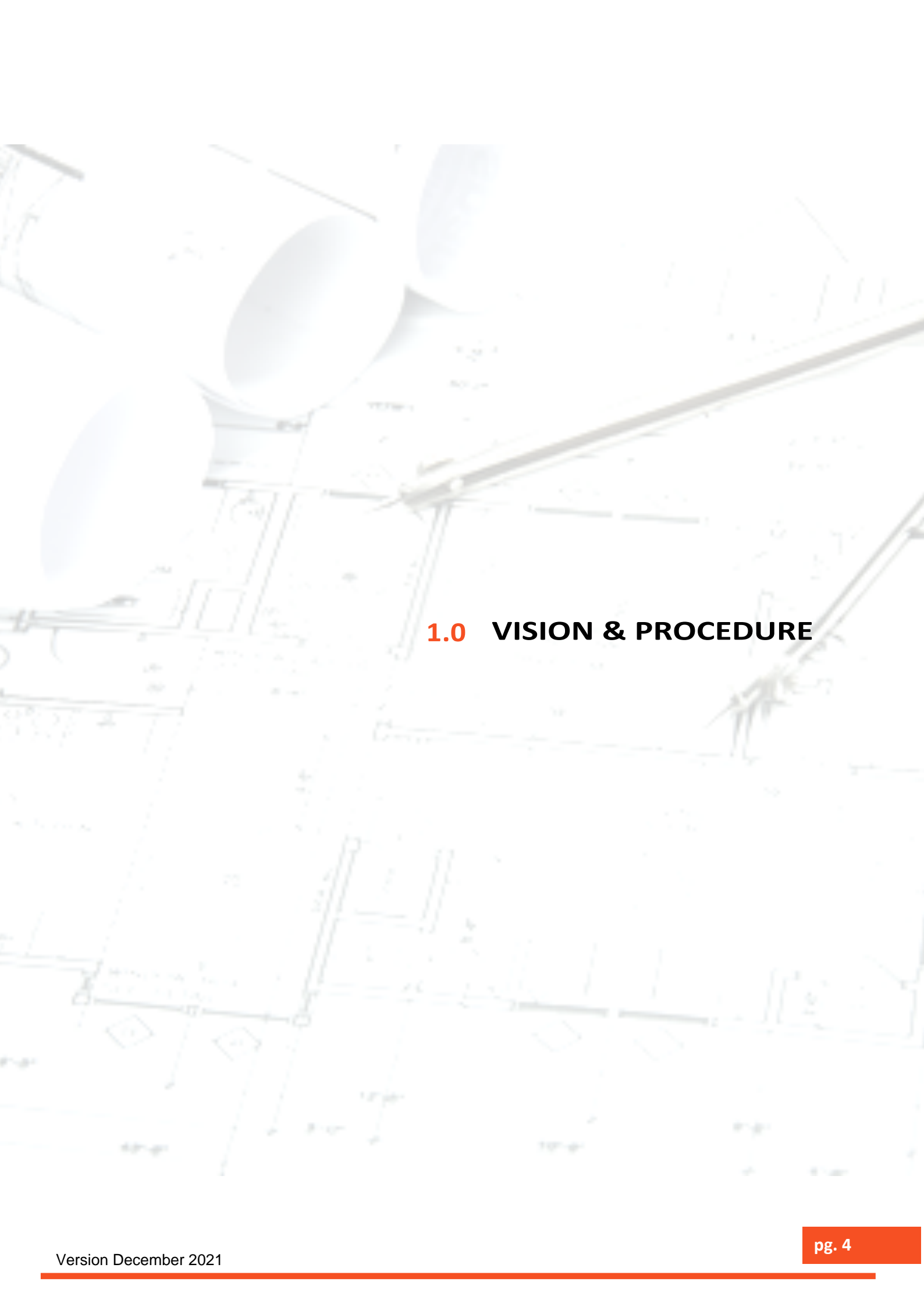
The Rise [Pakenham] is a spectacular setting to elevate your lifestyle!

Through the collaboration of a leading team of professionals, our objective was to capture the beauty of the natural attributes and enhance them for the benefit of our future residents!

The design of The Rise has been meticulous in every detail.

The Rise's natural and undulating features will also be complimented by quality homes and landscapes as well as optimising sustainable design, outdoor amenity, and the latest technological advances.

The Rise promises to deliver a lifestyle and the perfect place to call home!

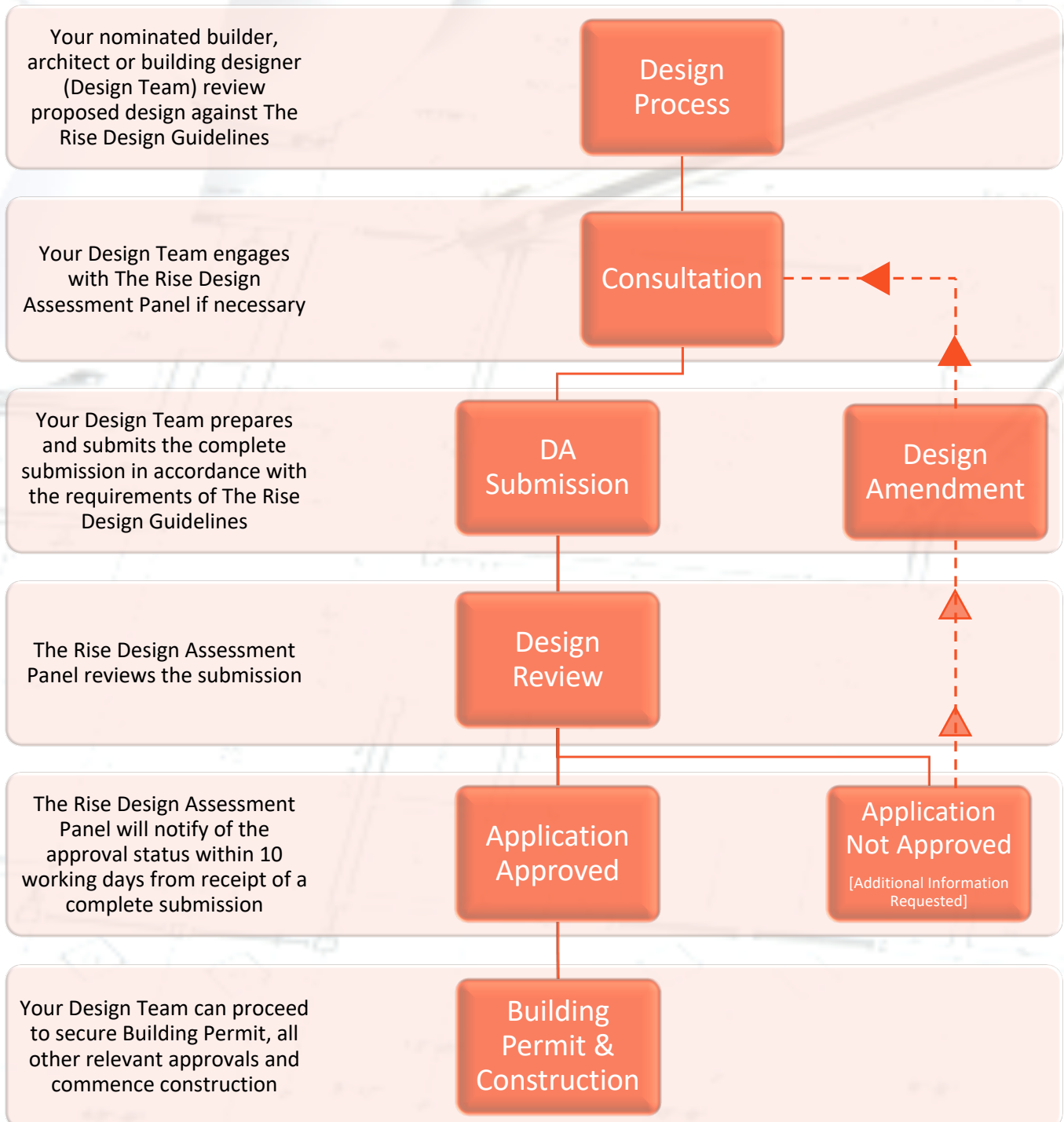


## 1.0 VISION & PROCEDURE

## 1.2 PROCEDURE

Design guidelines outlined in this document are put in place to create a level of consistency throughout the development. Individuality in every house design is promoted, but at the same time, a well-balanced streetscape and safe public surrounds is fundamental.

These guidelines are set in place to protect the interests and investments of the residents of The Rise. The objective is to deliver housing communities that are contemporary in style, with careful considerations to sustainability and the surrounding environment.



## Design Approval (DA) Process

All house designs and landscape proposals have to be submitted to the vendor's nominated Design Assessment Panel (DAP) for Design Approval (DA) in order to promote a suitable built form outcome and keep in line with the estate vision. This simple process is aimed at helping purchasers achieve a suitable & best outcome that benefits the overall community.

Please note that Design Approval (DA) does not constitute nor replace the need for a planning or building permit. For planning and building permit applications, information is available at the local council office.

The DAP shall advise of approval status within 10 working days following receipt of a complete design submission. In some cases, additional information or amendments may be requested. The DAP shall indicate its decision within 10 working days after receiving any additional required documents.

## Definitions

For the purpose of this document, the following interpretations are made:

**"Front Façade"** means; the wall of the dwelling (excluding verandah/porch posts and the like) orientated towards the Primary Frontage, excluding the garage door, front door and windows.

**"Primary Frontage"** means;

- In the case of a 'non-corner' lot that abuts only one road, the boundary or boundaries that abut that road.
- In the case of a 'corner' lot or a lot that abuts two or more roads, the boundary or boundaries with the greater offset on the applicable Building Envelope Plan.

**"Secondary Street Frontage"** means; the boundary of a lot [other than the Primary Frontage] which abuts a road.

**"Boundary Length"** means; the whole depth (length) of the block including the length cut off by the slay.

## Minimum Dwelling Size

The minimum floor areas of the dwellings at The Rise must be as follows:

Lot Size	Minimum Floor Area
400m <sup>2</sup> or greater	140m <sup>2</sup>
399m <sup>2</sup> or below	100m <sup>2</sup>

Note: The Floor Area does not include the garage, portico, alfresco or verandah areas for the purpose of this calculation. Site coverage must meet the building regulations or Small Lot Housing Code as applicable.

## Non-conforming Designs

The objective of these guidelines is to assist purchasers, designers and builders in selecting or designing a home of reasonable standard to fit the character of The Rise. In order to ensure that well considered designs and individual homes are established, the DAP may approve homes on an individual basis that may not meet the standard criteria, but which convey a high level of character.

To submit a non-conforming design, it is recommended that a concept sketch is lodged to the DAP prior to finalising the design to obtain initial consultation. Although this is not compulsory, it is highly encouraged to minimise design cost and time. At lodgement of final design, please ensure the "Non-conforming Design" section on the Design Approval Application Form is completed in detail.

All non-conforming designs will be assessed on their own merit, and the DAP reserves the right to approve or decline any nonconforming designs as they deem fit for the estate as a whole.

## Submission Requirements

A. Completed Design Approval Application Form. (Refer to rear of this booklet for the Application Form)

B. Completed Design Checklist. (Refer to Checklist)

**Provide a copy of the following:**

C. Site Plan (1:200)

- Fully dimensioned, showing all setbacks and building structures
- Allotment boundaries (and easements if applicable)
- Proposed building footprint
- Locate private open space, with dimensions and areas
- Locate on site car parking and driveways

D. All floor plans, roof plans & elevations (1:100)

- All drawings to be fully dimensioned
- Show dimensioned internal layout, including all pergola, decks, terraces, balconies, verandahs, windows & doors, openings.
- Show location of all ancillary items. This includes (and is not limited to) water tanks, solar panels, water storage units, TV antennas, air-conditioning units, evaporative cooling units, evaporative heating units, bin storage area, letterbox, sheds and outbuildings.

E. Materials and Colours

- Clearly label all proposed external building materials
- Provide annotated scanned colour samples, put together as 'sample' board, to describe proposed external colour scheme

F. Landscape Plan (1:100)

- Locate all external structures
- Indicate extent of hardscape and softscape
- Planting schedule that list all species referenced on plan.

For further queries with regards to submission, please contact:  
**Your Sales Representative**

Submit all applications electronically to:

**The Rise Design Review Panel**

Address: [portal.beveridgewilliams.com.au](https://portal.beveridgewilliams.com.au)

Email: [planlodgement@bevwill.com.au](mailto:planlodgement@bevwill.com.au)

### 1.3 YOUR HOUSE & YOUR STREET





### A Casual Surveillance

Visual over-looking creates active and safe urban streets. Activate streets and laneways by locating living zones that face the public realms.

### B Building Setbacks

Building setbacks exist to control overshadowing and privacy to adjoining properties. Proper siting and orientation of the house improves amenities as well as minimises impact on adjacent dwellings. Property front setbacks exist to improve the visual appeal of the built form from the street. (Refer to Building Heights & Setbacks checklist)

### C Colours and Textures

Colours and textures give each dwelling individuality, but ensure that they are complimentary to your adjacent neighbours. (Refer 3.2 for preferred colours and textures)

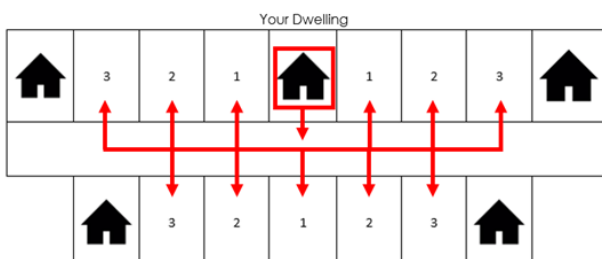
### D Appropriate Materials

Built form primary facades should consist of a variety of quality materials to provide individuality, timeless appeal as well as variety in the streetscape.

### E Built Form Variety

In order to promote diversity and interest to the streetscapes, facade designs of dwellings must be significantly distinguishable within close proximity.

Identical façade designs are not to be repeated within three housing lots along the same street



The built form should generally be double storey, consistent with the surrounding residential character. Gradation of heights and setbacks should be used to create articulation and interest in the streetscape.

### F Articulation Elements

#### Entry Elements:

Prominence of front entry doors to the street contributes to the private and public interface.

Covered entries should be clearly and proportionally sized to deliver a strong identifiable address to each dwelling.

Elements such as verandah, porticos and porches are highly encouraged and should be integrated within the design.

#### Upper Floors:

Balconies and upper floor overhangs are passive surveillance elements to encourage 'eyes on the street'.

#### Sun Shading:

Devices such as batten sunscreens and awnings are encouraged, especially to protect northern and western openings.

#### No Period Details:

Period reproduction styles such as Victorian, Art Deco, Federation, Edwardian, Colonial, Georgian, Neoclassical etc are not allowed.

### G Driveway & Retaining Walls

Design and material selection for driveways and visible retaining walls must be contemporary and of materials in line with design covenants. These elements should be complimentary to the house design.

### H Letterbox

Letterboxes should be consistent with the elements reflected in the home design





## 1.4 EXTERIOR APPEAL

The home is an important asset and its façade creates the public image. Appealing and timeless design contributes positively to the street, future market value and on-going maintenance costs. Most importantly, the facade of dwellings provide a collective presentation statement about The Rise's distinct identity.



## A Contemporary Design

The Rise is to be a development featuring homes which are modern and contemporary in design, forming its own unique identity within the suburb of Pakenham.

## B Roof Design

Hip, gable ends, skillion, flat roofs or a combination of the above used proportionally is encouraged. Curved roofs will be considered in context with the overall design proposal.

Eaves to the entire dwelling are strongly recommended at The Rise at a minimum width of 450mm wide. Pitched roofs must include the minimum 450mm eaves to the Primary and Secondary frontages. Eaves must return along the dwelling side wall for a minimum distance of 1m. Wider eaves are encouraged where it suits the architectural character of the house design. The exception is to parapet walls and garage walls on boundaries.

## C On-Site Car Accommodation

In order to minimise visual dominance of garages on the street front, the garage wall must be setback behind the main building line a minimum of 500mm. Colour and material selections should be in harmony with the rest of the home. This applies to garage door selection as well. Cement sheet or similar infills above garage doors are not permitted.

Each dwelling must provide for two car parking spaces on-site, one of which has to be under cover.

## D Height Restrictions

Overall building height is controlled to create a harmonious rhythm to the street. Built form at excessive heights may cause potential overlooking and over-shadowing onto adjacent properties.

Max height for two (2) storey design is to be 9.0 metres. Max height for three (3) storey design is to be 12.0 metres.

## E Building Envelopes

Every residential allotment within this estate has an individually approved Building Envelope Plan (BEP). The BEP describes the permissible building setbacks. Compliance to the BEP is mandatory unless written consent is granted by the Design Assessment Panel and the Responsible Authority to vary any building setback.

## F External Glazing

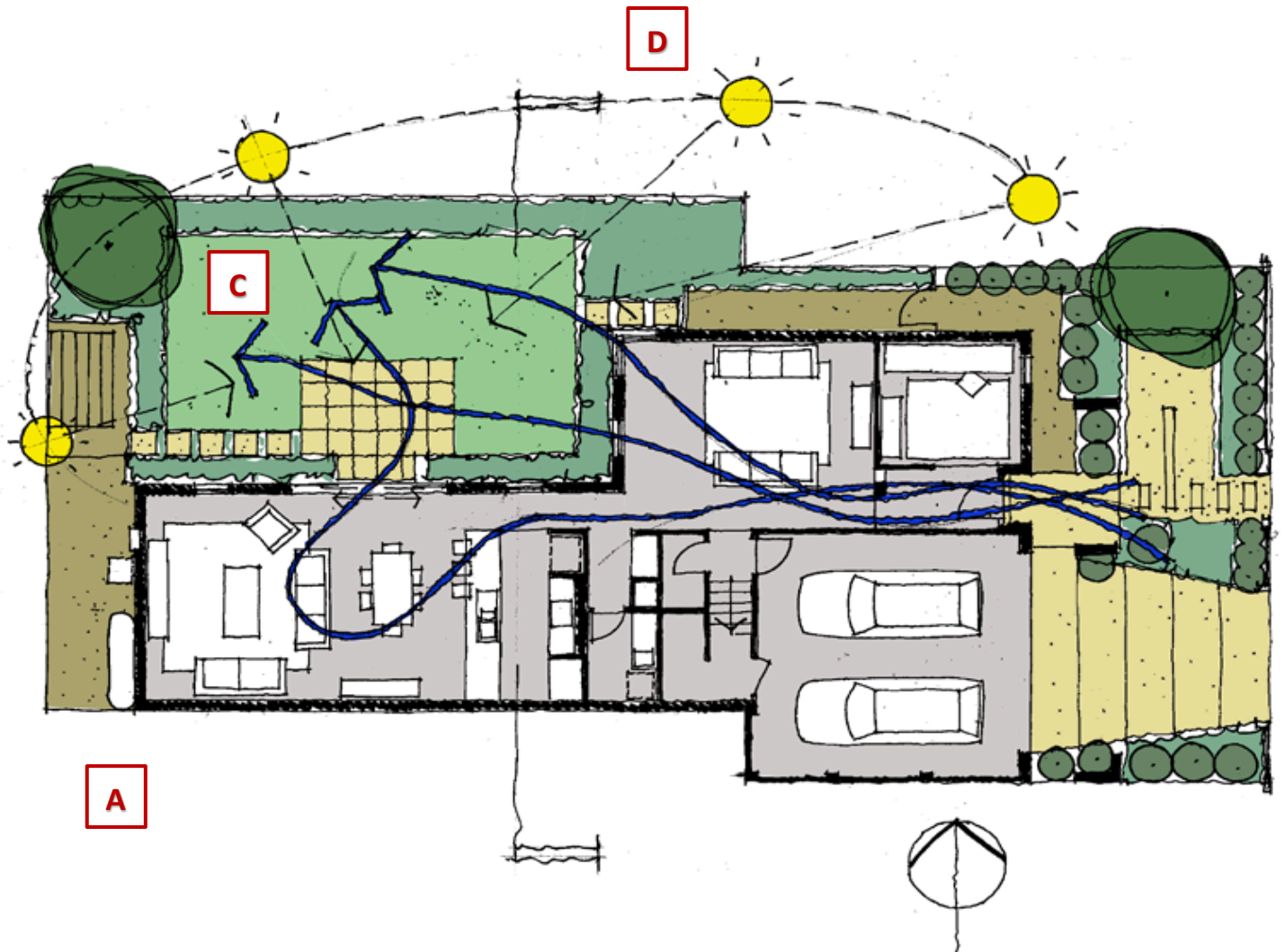
Well-proportioned glazing is one of the key elements to a house design. Consider colour and material of framing, which can add interest to the overall configuration.

## G Corner Blocks

Both primary and secondary frontages are to address the street. Use elements such as wrap-around verandahs, detailing, feature windows, continuous material, setbacks, upper floor overhang etc to ensure both frontages carry the same architecture language. The secondary façade treatments must extend, as a minimum, to the return boundary fence.

## H Shading/Screening Devices

Provide window shading devices where sun control and privacy is needed. Devices such as metal and timber batten sunscreens and awnings are encouraged, especially to protect northern and western openings. Roller window shutters are not permitted to the primary and secondary facades.



## 1.5 INTERIOR COMFORT

Early design decisions and a good internal layout has a huge role in affecting the on-going performance and comfort of the home.

A functional layout is a not only a lifestyle decision but has immediate effect on running cost.

At a bigger picture scale, good passive design minimises greenhouse emissions and creates a safer and more comfortable environment for us and future generations.

## A Orientation and Site Planning

Locate living areas and outdoor living zones on the north where possible to utilise solar access. Maintain a close relationship between indoor and outdoor living zones. Covered outdoor areas provide all-year round usage and work well as an extension to the home.

## B Spatial Planning

An open-plan layout promotes natural ventilation by providing uninterrupted passage for breeze paths. Another advantage is better access to natural light, creating a spacious and inviting space.

Zone the home according to spatial usage throughout the day to suit required comfort levels. For instance, place service areas such as bathrooms, laundries and garages on the west or south where minimal time is spent. Place family rooms, kitchens and dining rooms on the north where most of the time is spent during daytime and natural light is utilised.

## C Site Coverage and Permeability

A suitable size house on each allotment is important and contributes to sustainability. This allows for well-proportioned and functional outdoor spaces, as well as allowing for access to adequate natural light.

## D Passive Heating

“Passive Heating” means using the sun as a ‘free’ energy source for keeping the house warm in winter. For instance, thermal mass to ‘collect’ heat in the day that is used to keep the house warm at night. Utilise window shading devices to control solar access, especially on the east and west elevations. Adjustable shading devices are best suited for north facing windows to control unwanted summer heat gain and invite entry of low winter rays.

## E Passive Cooling

“Passive cooling” deploys methods to keep unwanted heat out in summer and utilises breezes for cross ventilation. For instance, appropriate use of eaves lets winter sun in and keeps summer sun out.

Natural cross ventilation is a ‘free’ and effective way to cool a space. Good ventilation also removes unwanted odours, can reduce moisture build up and prevent mould. In all, better indoor air quality improves comfort level.

## F Recycled Water

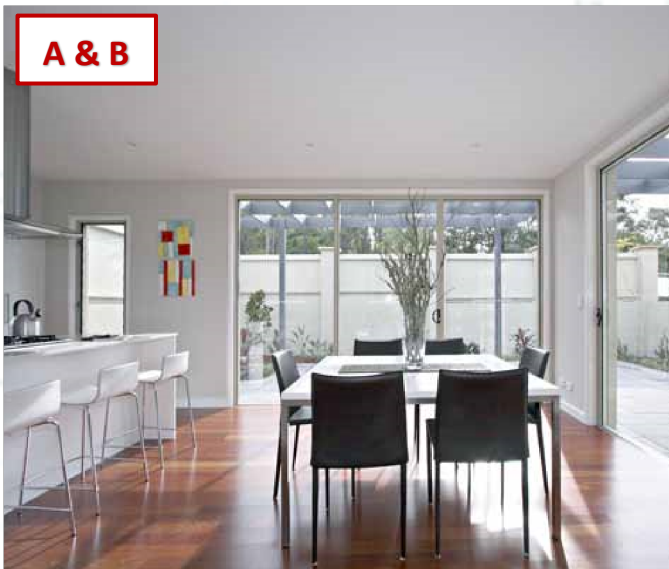
All homes constructed must include fittings and connections to the local water authority recycled water pipeline, to allow toilet flushing and garden irrigation. All submitted plans must contain a note stating the provision of this service.

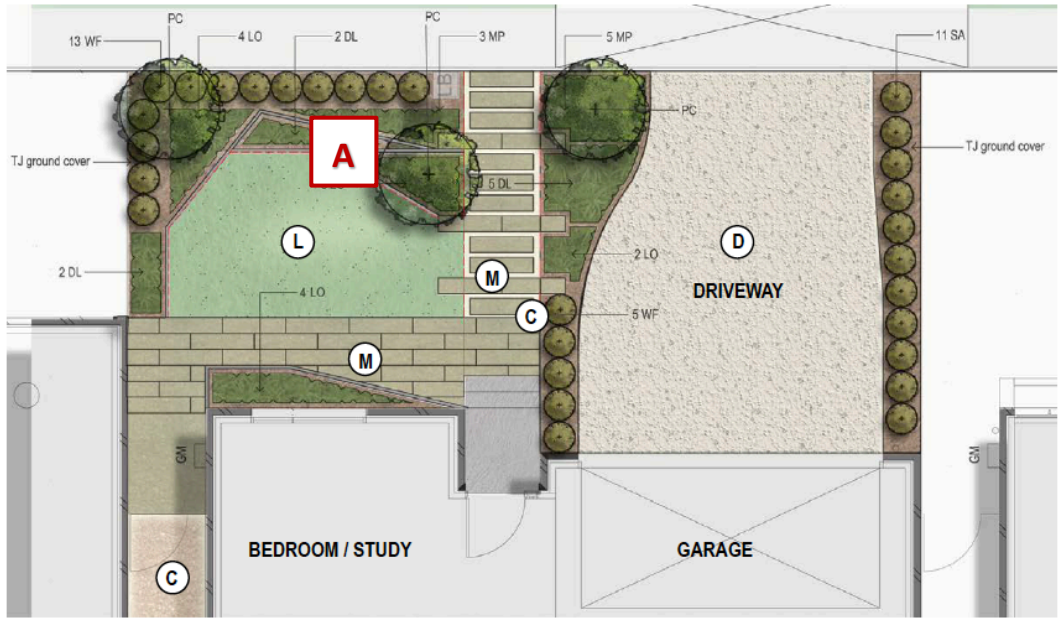
## G Optic Fibre

All homes must install or make allowance for optic-fibre cabling. To access this high-speed broadband and telephone service, homes need to comply with the NBN Co In Home Wiring Guidelines. All submitted plans must contain a note stating the provision of this service.









## H Energy and Water Efficiency

Incorporating energy and water efficient initiatives at the early stages of a new home construction, saves time, money and energy in comparison to a future retrofit. Refer to Appendices for some suggestions to increase efficiency.





**Key:**

-  Shade / feature tree
-  Medium hedge planting ( t
-  Low Shrub planting
-  Lawn (L)
-  Driveway Paving (D)
-  Crushed rock (C)
-  Modular Paving (M)
-  Steel Edge

scale: 1:100 @ A3

## 1.6 LANDSCAPE

The architecture of the dwelling can be reinforced by strategic landscape designs such as defined flow of entry paths, use of similar materials in landscaping elements (such as rendered fencing piers), placement of planting for privacy control and mix of textures.

At The Rise we encourage an elegant and well-maintained landscape that will not only enhance the aesthetics of the overall development, but add value and pride to each of the owners.

## A Front Garden

This is the zone between the main building line and front boundary and is the most publicly visible zone. Simple and clever ideas put into front gardens can greatly enhance the home's appeal, as well as create a sense of identity and individuality.

Limit the amount of hard surfaces and utilise 'soft' coverings such as garden beds, shrubs, ground cover and trees.

Landscape elements can also have functional aspects. Consider using foliage in appropriate locations and heights to provide screening to windows and openings.

Front gardens must include a minimum of one canopy tree.



## B Rear and Side Yards

Rear yards mainly serve as your outdoor entertainment, play and relaxation space. Provide covered areas that can be used in all seasons.

Side yards serve more functional purposes such as housing service units and for utility purposes. It is important to ensure that unsightly items are not visible from the public realm.

## C Sustainability

Consideration should be given to water-sensitive initiatives in selecting appropriate landscape elements. For instance, native species are encouraged because they generally require less water. Organic mulch can lower maintenance.

## D Retaining Walls

Land cut and fill must be kept to a minimum. Minimise the use of retaining walls and excessive earthworks. Retaining walls visible from the public must be tapered to work with the natural topography.

Retaining wall details are required to be shown on the site plan.

## E Fencing

Front fences are only permitted in

- Special condition areas such as dwellings with frontages to arterials & major boulevards.
- Dwellings with frontages less than 12.5 metres and less than 320sqm.

Front fences requirements:

- Maximum 1.2m in height
- Semi-permeable to allow surveillance of the street from the dwellings
- Integrate and compliment dwelling design

Front fence types:

- Steel picket
- Rendered masonry with transparent steel infills
- Period fence detailing not permitted.
- Timber pickets (ACQ treated pine) not permitted.

Letter boxes must be incorporated in the front fence if there is one, or their design must compliment that of the house.

Side & Rear Boundary Fences

- Side & rear fences to be typical lapped & capped timber paling fence with exposed posts and a maximum of 1.8m in height. (Refer detail on following page)
- Fence to terminate 1.5m from the front building line and if applicable 1.0m behind the neighbouring dwelling.

Access Gates & Screens

- Side gates & matching wing screens shall be stained hardwood with horizontal slating. Slating extends from the boundary to the dwelling set 1.5m behind front of dwelling (or more only where conflict with windows) and if applicable 1.0m behind the neighbouring dwelling.

Corner Lot Fencing

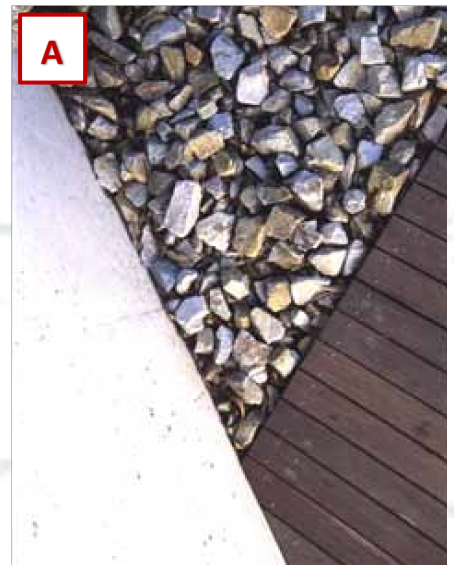
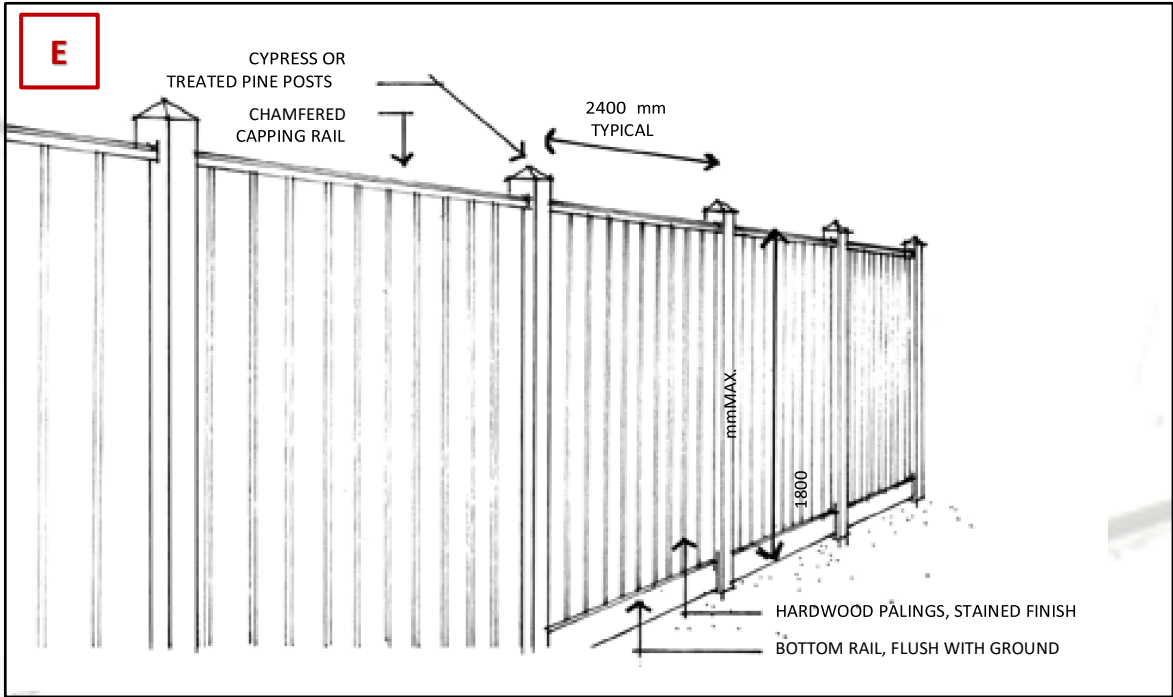
- Secondary road frontage may be fenced.
- 1.8m high lapped & capped timber fence with exposed posts.
- Secondary road frontage fences limited to a maximum of 70% of allotment length.

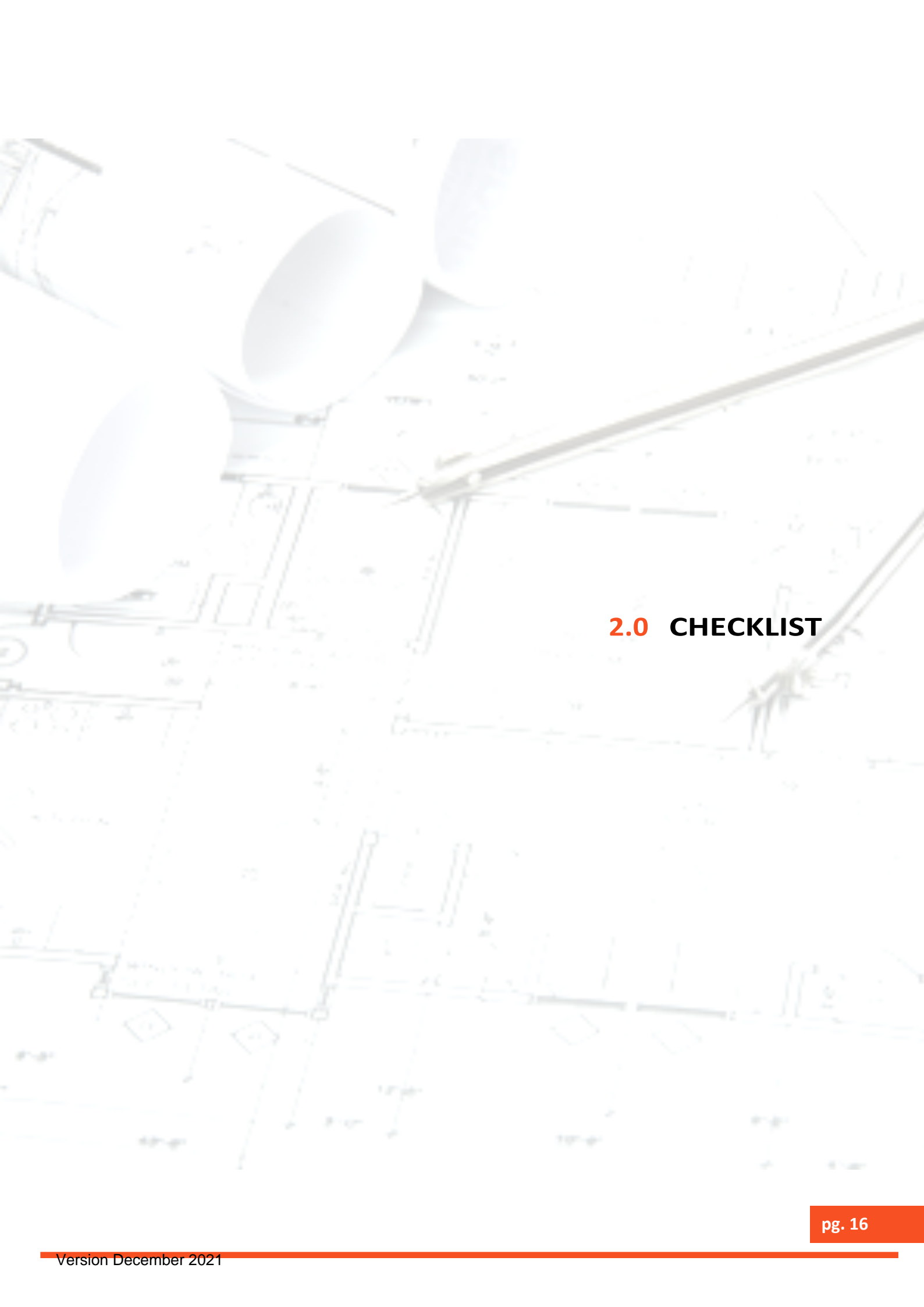
Fences on Slope:

Slope must be taken into consideration and fences must be stepped accordingly.

Fences within the Plantation Reserve:

All fencing within the Plantation Reserve is to be constructed of wire or similar material, to the satisfaction of the Responsible Authority.





## 2.0 CHECKLIST



# THE RISE

## DESIGN GUIDELINES CHECKLIST 01

### PLANNING DESIGN CHECKLIST

#### Orientation & Site Planning

- Visible and prominent front entry
- Locate living zones and outdoor spaces to northern aspects.
- One house per lot
- Minimise west facing glazing where possible.
- Use shadow diagrams to check potential over-shadowing onto neighboring allotment, especially on east-west lots.
- Provision of at least one canopy tree to front garden.

#### Site Coverage & Permeability

- Maximum site coverage is 60%
- 20% of the allotment must be of permeable surface.

#### Sustainable Design

- Select and use suitable building materials appropriately.
- Use appropriate insulation and draught sealing.
- Light colour roof will reflect more radiation and has less heat gain.
- Passive heating and cooling methods lessen the dependency on heating and cooling systems.
- Install skylights to rooms that do not have access to windows.
- Ceiling fans are a relatively affordable method to promote air flow through the rooms for cooling.
- Zone the house so that heating/cooling can be applied only where required.
- Photovoltaic system produces electricity for the home's use.
- Correctly positioned Solar Hot Water System
- Locate hot water using appliances together and close to heating unit to reduce heat loss in long distance travel.
- Use high WELS factor water efficient appliances and tapware.

- Connection and fittings to local water authority recycled water pipeline
- Use suitable permeable ground coverings.
- Reducing extent of hard paved areas.
- Mulching around plants conserves water by preventing evaporation and reducing run-off.
- Use of eaves/louvers/shading to let winter sun in and keep summer sun out.
- Provision for connection to NBN Co Optic Fibre Network

#### Building Height & Setbacks

Buildings must primarily comply with the Endorsed Building Envelope Plans specific to the lot or the applicable requirements of the Small Lot Housing Code for lots less than 300sqm that are not burdened by a building envelope. For lots greater than 300sqm the following Table A is to be used as a guide:

	Ground Floor	First Floor	Second Floor	Notes
Front Boundary (Living Zone)	4.0m	4.0m	4.0m	Porticos, porches, verandahs, eaves, gutters, fascia less than 3.6m in height may encroach 2.5m into the setback. Balconies, blade walls, columns or similar, eaves, gutters, fascia to a height of 6.9m may encroach 1.5m into setback.
Front Boundary (Garage)	5.5m	-	-	Garage must be setback 500mm min. behind main building line
Rear Boundary (Adjoining lot)	3.0m	3.0m	3.0m	Refer to Envelope
Rear Boundary (Adjoining Plantation Reserve)	7.0m	7.0m	7.0m	Refer to Envelope
Rear Boundary (Adjoining road less than or equal to 8.0m wide)	0.0m	0.0m	0.0m	-
Corner Lots (Secondary Frontage)	2.0m	2.0m	2.0m	-
Corner Lot (Adjoining road less than or equal to 8.0m wide)	1.0m	1.0m	1.0m	-
Side Boundary (Built-to-Boundary Wall)	0.0m	0.0m	0.0m	Take into consideration solar access.
Side Boundary (Adjoining lot)	1.0m	1.0m	1.0m	Take into consideration solar access.
Terrace Frontage	Front setback to terraces must be min. 2m. No eaves, gutters, fascia, porticos, porches, verandahs and balconies may encroach into the setback.			
Garage Location	Where appropriate, locate garage along built-to-boundary wall.			

Table A: Building Setbacks

#### Open Space

- Orientate private open spaces and living areas to receive winter sun
- Minimum dimension of the main private open space is 4.0 m

## Privacy vs Casual Surveillance

- Locate windows to street frontage.
- Living zones should address the street.

## Car Accommodation

- Provide two on-site car parking per lot. (One must be covered)
- Garages/carport are to be incorporated into the main roofline and visually integrated part of the overall house design.
- Garages/carports must be setback minimum 500mm from main building line.
- External width of garage is not more than 6m wide.
- Tandem garages are permitted.
- Triple car garages are not permissible unless in tandem format. Garage/carport design must be complimentary to the overall house.
- Roller doors are not encouraged

## Driveways

- Driveways must be completed before occupancy of dwelling.
- Material of driveway should be of a neutral tone and complimentary to the overall external colour palette. Plain concrete is not permitted.
- Maximum one driveway per lot.
- Extent of driveway is to be kept to a minimum.
- Driveway must be set minimum 500mm off the side boundary to allow for a planting strip along the side.

## Outbuildings & Ancillary Items

- Ancillary items and utilities must not be visible from the street. Care must be taken to screen these items.
- Outbuildings must be located such that they are not visible from the street. The design, colour and materials used must be consistent with the rest of the house design. Outbuildings must not be more than 20m<sup>2</sup> and 2.4m high for lots less than 600sqm, 40m<sup>2</sup> and 2.4m high on lots greater than 600sqm
- Location, design and colour of meter enclosures must be complimentary to the overall design, and minimise impact on the streetscape.
- External plumbing and electrical services must not be visible from the street. This excludes roof drainage elements such as gutters and downpipes.
- Minimise visual impact of downpipes and rainwater heads to the street facade.

## Natural Land Form

- For lots with greater than 1.5m land fall, please provide a section drawing at 1:100 scale.
- Retaining wall details to be submitted and shown on site plan

### \*Notes - Walls on Boundaries

Generally for lots throughout the development the maximum length of a wall built on the boundary is 12 metres plus 50% of the remaining boundary with a maximum height of up to 6 metres, unless lots specified below.

For rear loaded lots the maximum length of a wall built on the boundary is 14 metres plus 50% of the remaining boundary with a maximum height of up to 6 metres, unless lots specified below.

Boundary walls exceeding 3.6 metres in height should not abut the Secluded Private Open Space (S.P.O.S.) of an adjoining property.

Abutting boundary walls and party walls cannot exceed 9 meters in height.

A party wall is to attain a Sound Transmission Coefficient (STC) of Rw 60.

## Allotments adjoining Public Open Space or the Creek Reserve

- Dwelling design is sensitive and addresses the interface with the Public Open Space or Creek Reserve. Locate habitable rooms with windows to this aspect. Blank walls and non-habitable rooms will not be permitted.
- Use elements such as wrap around verandahs, detailing, feature windows, continuous material, setbacks, upper-floor overhang, articulations etc to ensure both street frontage and reserves carry the same architectural language.
- Dwelling design promotes passive surveillance to the Public Open Space or Creek Reserve.

## Allotments containing the Plantation Reserve [eastern boundary]

- The architectural form of all dwellings do not dominate the natural ridge line. The maximum roof pitch for these allotments must not exceed 20 degrees.
- Fencing within the Plantation Reserve must be post & wire or similar and minimise the impact on the natural fauna within the reserve

# THE RISE

## DESIGN GUIDELINES CHECKLIST 02

### ARCHITECTURAL DESIGN CHECKLIST

#### Neighbourhood Character

- Dwelling design contributes positively to the overall streetscape
- Built form is to be consistent with existing neighbourhood character and contemporary in style.
- Design proposal does not include any external period reproduction detail or ornaments.

#### Built form variety

- Identical façade designs are not to be repeated within three housing lots along the same street.
- In cases where similar home designs is unavoidable, the primary street façade is significantly modified to an extent such that the homes are distinguishable from each other.

#### Roof Design Checklist

- Roof form is simple and sympathetic to the overall built form design.
- Material selection is in accordance with the Design Guidelines. (Refer Section 3.1)
- Eaves to Primary and Secondary façade and (where used) have to be a minimum 450mm wide. Larger eaves are supported.
- Maximum roof pitch must not be more than 30 degrees. Except lots adjoining the Plantation Reserve, the roof pitch must not be more than 20 degrees.
- Roofing elements such as downpipes, gutters, rainwater heads etc are consistent with the rest of the roof design.
- Treatments to gable ends must not have ornate decorations or period detail.
- Colorbond (or equivalent) or flat profile roof tiles to be provided

#### External Materials Checklist

- Selected materials are in accordance with Design Guidelines.
- Not more than 80% of the same façade material and finish is to be used on the front facade.

- Materials adopted on the front façade to return a minimum of 840mm to the sides.
- Full face brick façade is not permissible.
- Cement sheet or similar infill panels are not allowed over windows, doors and garage doors on the primary and secondary facades. Material used must be of the same material as majority of the home.

#### External Colour & Textures Checklist

- The external colours and finishes palette is a combination of a variety of finishes, textures and shades.
- All external surfaces are to be in a finished state (i.e. painted or coated where required) prior to occupation.

#### External Glazing Checklist

- Window frame and glazing selection is complimentary to the overall colour palette. Contrasting colours are not acceptable.
- Sliding doors are not allowed to any street frontage.
- No lead light or stained-glass features are permissible to any street frontage.

#### Upper Floor Articulation Checklist

- Avoid extensive sheer walls of a single material.

#### Entry Door Checklist

- Entry Doors should be visible from the street.
- Provide viewing from entry to street where possible.

#### Corner Allotment Checklist

- Use elements such as wrap around verandahs, detailing, feature windows, continuous material, setbacks, upper-floor overhang, articulations etc to ensure both street frontages carry the same architectural language.

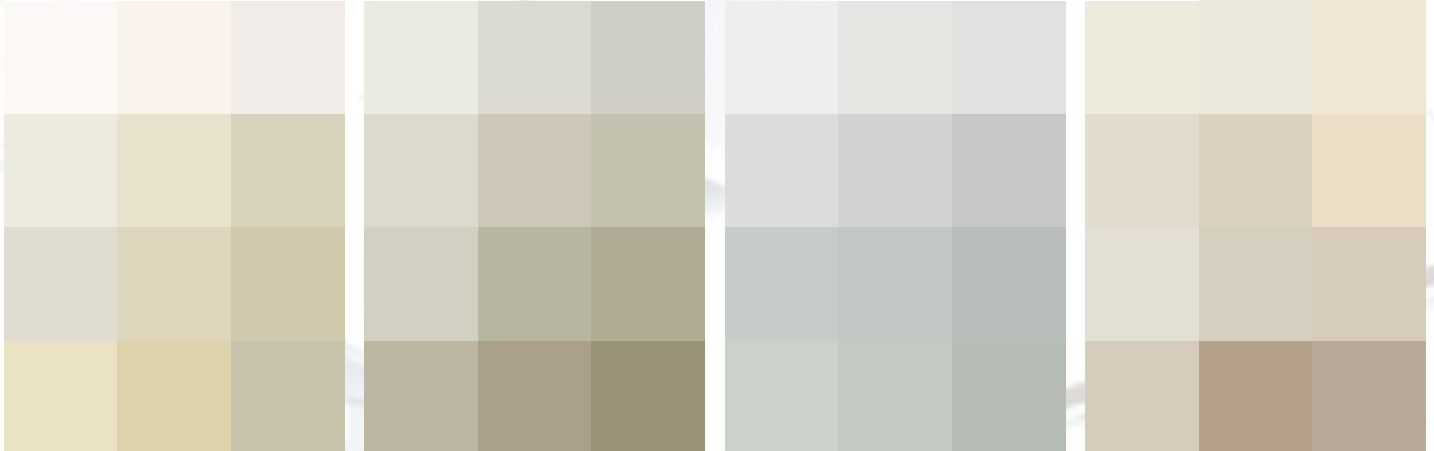


### 3.0 APPENDIX

### 3.1 COLOURS & TEXTURES

**BASE COLOURS:**

Use light, natural and earthy hues that are harmonious with the open parkland setting.



Whites to beiges

Warm greys to taupes

Cool greys to greyish green

Neutral and earthy tones

**ACCENT COLOURS:**

Use these colours as highlight elements to create contrast, but ensure they compliment the base colours. Strive to balance colours over the entire building.



Warm to deep reds

Bluish greys

Earthy to ochres

Deep warm greys to charcoal

**METAL SHEET ROOFING:**

The selected colour range is from Colorbond's standard roofing range. Alternative manufacturers must be within this colour range and be submitted to the design review panel for approval.



Surfmist

Shale Grey

Windspray

Dune

Woodland Grey

Deep Ocean

Ironstone

Monument

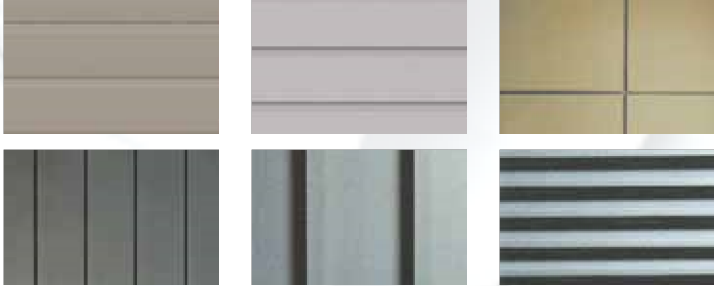
**BRICKWORK (Examples of preferred bricks)**



## 3.2 MATERIALS

### Examples of Various Preferred Materials

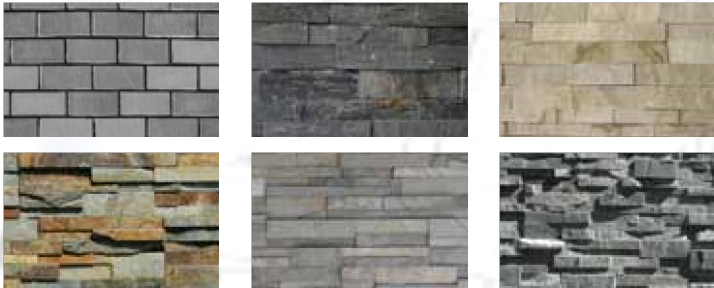
#### LIGHTWEIGHT CLADDING



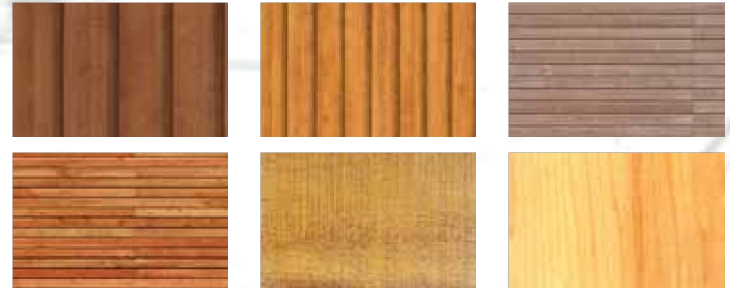
#### RENDER / STUCCO



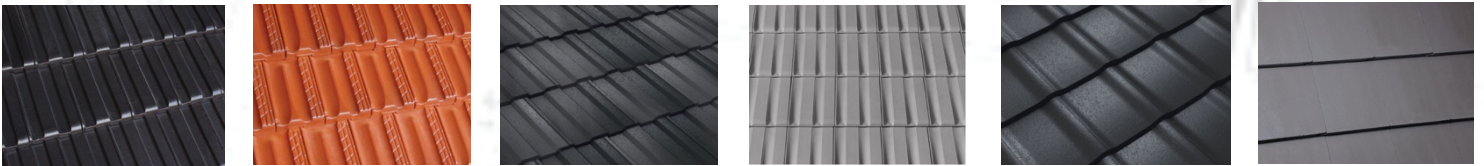
#### MASONRY



#### TIMBER CLADDING



#### ROOF TILES (Examples of preferred profiles)



### 3.3 DRIVEWAY

Refer to below approved driveway material selection. Other alternative material is subject to approval by the vendor. Please provide colour photographs and/or samples with DA submission.



#### Type A: Driveway Pavers

Available in a variety of inter-locking shapes and materials such as clay brick pavers, concrete pavers, cobblestone etc.



#### Type B: Exposed Aggregate

This is a widely used decorative style concrete that offers durable and appealing results.



#### Type C: Coloured Concrete

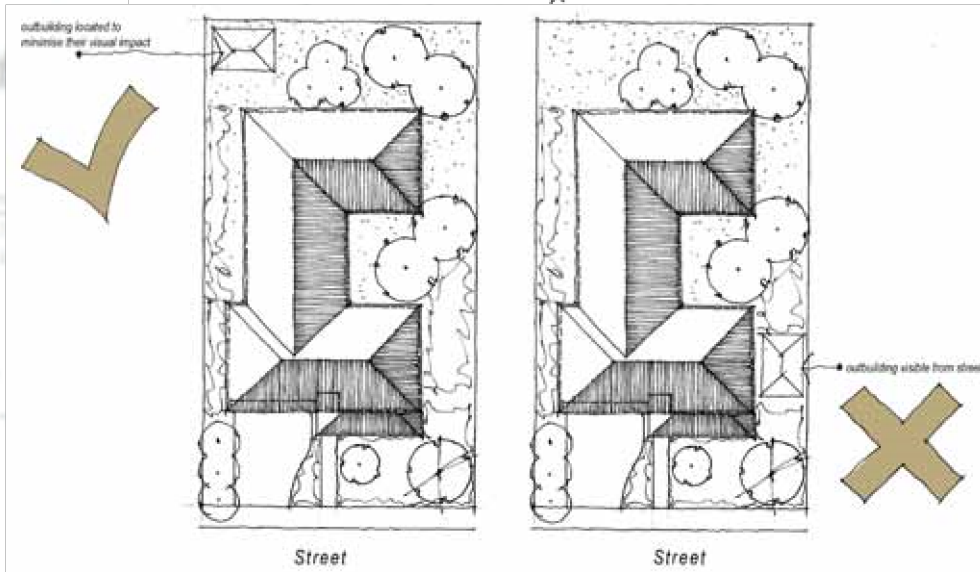
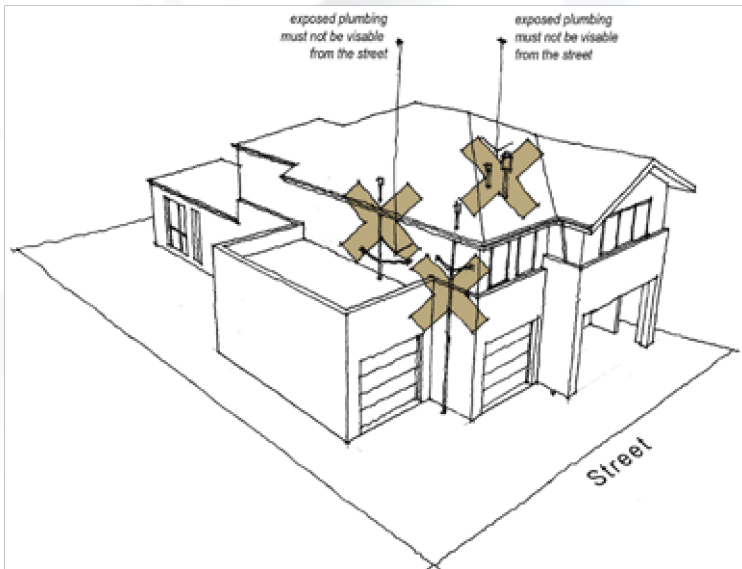
Colour is created by tinting the actual concrete mixture, hence result is not limited. Colour selection is to be complimentary to building design and external colour scheme.



NOTE: Plain grey or brushed concrete is not permitted.

### 3.4 OUTBUILDINGS & ANCILLARY ITEMS

These diagrams and images set out restrictions to visibility of outbuildings and ancillary items from the public realm.







# THE RISE DESIGN APPROVAL APPLICATION FORM

## ALLOTMENT DETAILS

Lot Number: \_\_\_\_\_

Street: \_\_\_\_\_

## OWNER DETAILS

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contact Number: \_\_\_\_\_

Email: \_\_\_\_\_

## BUILDER DETAILS

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contact Number: \_\_\_\_\_

Email: \_\_\_\_\_



# THE RISE

## DESIGN APPROVAL APPLICATION FORM

### ATTACHMENTS

- Completed checklist
- 4 copies of Site Plan
- 4 copies of proposed Floor plans, Roof plans and Elevations
- 4 copies of Materials and Colours schedule
- 4 copies of Landscape design

### NON-CONFORMING DESIGNS

(TO BE COMPLETED FOR DESIGNS THAT DO NOT COMPLY WITH DESIGN GUIDELINES)

List measures taken to ensure that design principles are being upheld or improved: \*

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List reasons why this home design will add character to the overall estate: \*

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- Where colour selections or materials differ from pre-approved palette, please provide samples or images of your selection for assessment.

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SUBMITTED BY: .....

PRINT NAME: ..... DATE: .....

\* Include additional sheets together with the application form if there is not enough space on this form.

\* Please ensure that allotment and owner details are included on additional pages



Disclaimer:

This is indicative only and believed to be correct at the time of printing. This should not be relied on by purchasers and applicants, and no warranty or representation is given or to be constructed. Areas and dimensions are subject to survey and all other matters (including but not limited to price, availability, dates and proposed facilities) are subject to change without notice at the developer's sole discretion. This does not form part of any contract and purchasers should review the contract carefully, make their own inquiries and obtain independent advice before proceeding.