



# CHERRINGTON

OFFICER

CENTRED LIVING

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## 1.0 PURPOSE

These Design Guidelines have been prepared in order to shape the form and enhance the character of the Cherrington estate. They are intended to support your journey through the home selection, design, approval and construction process. Our aim is to achieve a consistently high quality of design for both homes and landscaping across all stages of the development. Thereby contributing to the quality of your local environment and preserving the value of your investment.

These Design Guidelines may be amended from time to time to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. The Design Guidelines apply to each lot and they apply for all future residents and their builders. Lots less than 300m<sup>2</sup> are also subject to the Small Lot Code (September 2011) provisions and may vary slightly to the guidelines as noted throughout the document. As a landowner at Cherrington you are responsible for your home's compliance with the Design Guidelines. If you require any clarification regarding the content of this document please seek guidance from your builder in the first instance.

### 1.1 SUBMISSION REQUIREMENTS AND DEVELOPMENT APPROVAL PROCESS

The siting and design of your home is required to be approved by the Abiwood Design Assessment Panel (DAP). The DAP is a body nominated by Abiwood to assess dwelling designs against these Design Guidelines to ensure compliance and maintain the quality of the estate. Prior to obtaining building permits, all plans and other relevant drawings and specifications are to be submitted to the DRP for approval.

In order to obtain Design Approval (DA), you must submit your plans together with a copy of the documentation listed on the form for approval at the Design Portal, this is located at:



<http://www.beveridgewilliams.com.au/design-application/>

### 1.2 APPLICATION FOR DEVELOPMENT APPROVAL

Your submission must include:

- A siting plan of your home on your lot with dimensions and setbacks from all boundaries, proposed fencing and driveway location;
- Floor plans that show the layout of the home indicating all rooms, windows, external doors, external fixtures and nominated floor levels;
- Full elevations indicating wall heights and all external finishes including garage door type;
- Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries; and
- Fence design as per the estate/stage standard requirements.

The Design Approval Application Form included in this document provides a detailed checklist of submission requirements.

The DAP will use its best endeavors to assess proposals within 10 business days of receiving your fully completed application. Once your plans have been approved by the DAP you must then obtain Building Approval from your Building Surveyor and any other Statutory Approvals required.

Please Note:

The DAP reserves the right at its discretion to vary or exclude minor requirements under these guidelines from time to time, provided they consider it to be in keeping with the aims of establishing a well-designed estate encouraging an attractive built form. Variations exclude Fencing, Landscaping, Building Setbacks, Garage designs and corner lot façade articulation. The parameters set out in the Design Guidelines for these items must strictly be adhered to.

## 2.0 SITING & ORIENTATION

Each dwelling should be designed to take advantage of the site orientation. Solar angles, views, relationship to the street, open space, landscaping and adjoining dwelling types and locations are important considerations in creating a responsive design solution.

### 2.1 BUILDING ENVELOPES

Building Envelopes are defined on the building envelopes plan that can be found within the instrument of registration for the relevant plan of subdivision that created the said lot. The Building Envelope sets out the relevant setback and siting requirements of each particular lot.

- Primary Frontage means (i) in the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road. (ii) in the case of a corner lot where two boundaries of a lot abut a road, the boundary with greater offset, on the building envelopes plan.
- Secondary Street Frontage means the boundary of a lot (other than the Primary Frontage) which abuts a street.
- Only one dwelling may be built on any one lot and lots may not be further subdivided, unless the DAP provides approval for further development, and a planning permit is obtained from the Responsible Authority. (The exception to this being the relevant statutory requirements in relation to a dependent persons unit).
- All building works must be contained within the building envelope and subject to approved variations; they must also comply with applicable Planning Controls and the Building Regulations 2006 except where noted as a variation on the plan.
- Garages located on the primary street frontage must be located behind the main façade of the dwelling.

### 2.2 CORNER LOTS

Corner lots have a significant impact upon streetscape character and special consideration must be given to ensure that a desirable outcome is achieved. Corner lots must address their prominent position in the streetscape while contributing to a visually appealing and safe living environment. A corner lot dwelling must appropriately address both street frontages with articulation of the built form including varying materials, window and door openings.

On corner lots, fibre cement sheet infills over windows are not permitted – they must be brick. All corner lots must also provide an appropriate corner feature that will 'turn the corner' for both single and double storey dwellings. At a minimum a corner dwelling on a secondary street frontage exposed to the street must contain habitable room windows and materials from the front façade. In addition one of the following building elements is to be incorporated into the design as a corner feature;

- Feature gable window, etc.
- A return verandah.
- An articulated step back or setback.

Corner lots with proposed crossovers intended to be located on the side street frontage may be considered by the DAP on an individual basis.

## 2.0 SITING & ORIENTATION

### 2.3 SUSTAINABILITY

All home designs are to achieve the minimum energy rating requirements for energy efficient design. Please refer to the relevant Government approved rating scheme. For more information about sustainable homes, visit the Greensmart section of the HIA website at [www.hia.com.au](http://www.hia.com.au). All homes constructed must be connected to the South East Water reticulated recycled water system, as specified by the relevant authorities for toilet flushing and garden irrigation.

### 2.4 FRONT SETBACKS

The dwelling's front setback is to accord with the building envelope plan for the specific lot.

- Garages located on the primary street frontage must be located behind the main façade of the dwelling.
- Porches, pergolas, decking and verandas less than **3.6 metres** in height, and eaves, are permitted encroachments within the front setback. The maximum encroachment is **2.5 metres**. For lots less than 300m<sup>2</sup> refer to the Small Lot Housing Code for requirements.

### 2.5 SIDE SETBACKS

Side setbacks must be as set out in the building envelope plan for the specific lot. For double storey developments, boundary setbacks must also accord with current authority requirements including ResCode standards.

On corner lots, building setbacks from the secondary street frontage must comply with the building envelope plan and any other governing authority requirements.

### 3.1 ARCHITECTURAL CHARACTER — MANDATORY STANDARDS

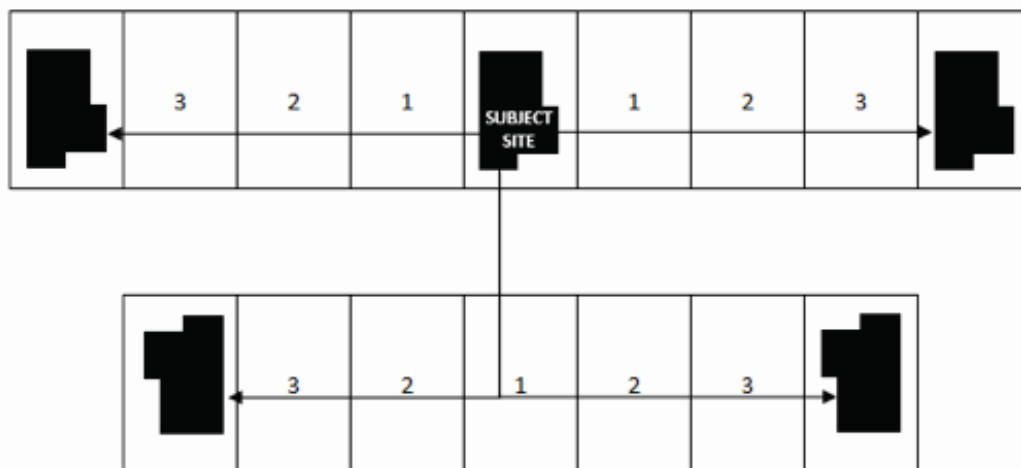
- No dwelling may exceed two storey's in height.
- Ceiling heights for all dwellings must not be less than 2.4 metres above floor level, upper and lower floors.
- The main pedestrian entry (front door) must be visible from the primary street frontage.
- All dwellings must have a verandah, portico, porch or other similar entrance feature surrounding the front entrance and these must be sympathetic to the overall dwelling design.
- Kit homes and dwellings constructed of second hand materials are not permitted.
- Roof pitches must be a minimum of 22 degrees from the horizontal. Alternate roof forms including combinations will be considered by the DAP if it can be demonstrated that they comply with the intent of the guidelines.
- Homes must have metal sheet roofing or roof tiles which complement the home design and style. Metal sheet roofing is to be non-reflective and similar to Colourbond® Monument, Woodland Grey, Jasper or Bushland. Untreated galvanised or zinc finished, tray deck or fibre cement roof materials will not be approved with the intent to minimise reflection issues caused by light coloured or untreated roof surfaces. Roof tiles must be a terracotta or concrete roof tile or slates or shingles.

Alternatives may be acceptable subject to approval by the DAP.

- Treatments to gable ends must be contemporary and must not have ornate decorations or period detail.
- Unless otherwise specified or considered as meeting the overall objectives of the Guidelines by the DAP, all roofs must be designed having minimum eaves of 450mm to the street frontage, exclusive of the garage. Eaves to the frontage of a dwelling must return and continue a minimum distance of 3 metres along the connecting return wall and/or walls from the said frontage. Walls constructed on side boundaries and parapet walls will be exempt from eave requirements unless otherwise directed by the DAP. For a corner allotment, the return must be integrated in the treatment of the secondary façade. Where eaves are adopted they must be a minimum of 450mm.

### 3.2 FACADE DESIGN VARIATION

Two dwellings of the same front facade design shall not be built within three (3) dwelling lots of the subject property this would include lots either side and opposite your lot. Please contact the DAP for potential proposals on adjacent lots, if required.



### 3.3 APPROPRIATE MATERIALS

An important element in maintaining a high quality residential neighbourhood character is the control of external building materials, colours and other related finishes. These need to be durable which in turn will reduce future maintenance, repairs and will maintain the developments appeal for many years to come.

Muted colours and finishes must be used to blend with the natural setting and a minimum of two different material finishes must be used on the front facade. One of which must cover a minimum of 20% of the facade. Full face brick facades are not permitted. Plywood and sheet aluminium are not permitted. All external surfaces are to be in a finished state (painted or coated where required) prior to occupation. Where brick infills are used above the garage door, they must be finished flush with the front façade.

Suggested materials include:

- Feature brickwork
- Masonry blocks, sandstone and stack stone
- Lightweight cladding panels (e.g. weatherboards, plywood, and zinc)
- Fibre cement sheet with rendered or textured finish
- Timber cladding

### 3.4 ARTICULATION ELEMENTS

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

### 3.5 EXTERNAL GLAZING / WINDOWS

Window frame and glazing selection should be complementary to the overall colour palette. Contrasting colours will not be approved. Windows on the front facade must have matching head and sill heights on each storey. Leadlight and stained glass features are not permitted. No tinted windows are permitted.

### 3.6 OPTIC FIBRE

Optic fibre to the home must not have external antennas or satellite dishes that are visible from the street. 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 Guide. Failure to comply may prevent connection to the NBN network infrastructure or may require the homeowner to incur additional costs in order to connect.

### 3.7 DRIVEWAYS

Only one driveway is permitted per lot, located to comply with the crossover as shown on the Council approved engineering plan. The driveway must be offset from the side boundary to allow for a planting strip along the side. Driveways must not exceed the width of the garage door. Driveways must be completed before the home is occupied. The colour selection must compliment the building design and external colour scheme. The material must be of neutral tone. Approved driveway materials are pavers, exposed aggregate and coloured concrete.



### 3.8 LETTERBOXES

Letterboxes should be designed to complement and match the dwelling, using the similar materials, colours and finishes. Single post supporting letterboxes will not be permitted. The street number must be clearly identifiable, suitably sized and located and must not interfere with the overall streetscape.

### 3.9 GARAGES

All homes must have a lock-up garage, carports are not permitted. Whether a single or double car garage can be accommodated depends on the lot frontage width. Single storey dwellings need to comply with the following;

- Dwellings on lots with frontages less than 12.5 metres must only have a single car garage.
- Garage openings on lots 12.5m wide to 13.5m wide can occupy not more than 50% of the **dwelling frontage**.
- Garage openings on lots greater than 13.5m wide must not occupy greater than 40% of the **dwelling frontage**.

The colour and style of the garage structure and door must be complementary to the overall home design and external colour scheme. Garage doors must be panel lift or sectional overhead, or a tilt door. Roller doors are not permitted.

- For all lots less than 300m<sup>2</sup> please refer to the Small Lot Housing Code standards.
- The garage must be constructed at the same time as the dwelling.
- Garages located on the primary street frontage must also be located behind the primary frontage façade of the dwelling.
- Unenclosed carports are not permitted.
- Individual garage doors shall not be more than 6 metres in width.
- Roller doors are not permitted to the street frontage/s.



## 4.0 ANCILLARY ITEMS

Ancillary items including (but not limited to) clothes lines, rainwater tanks, hot water services, heating and cooling plants and bin storage areas must not be visible from the street. Solar water heaters and solar panels may be located on any elevation that provides the most suitable solar access. The location, design and colour of meter enclosures must be complementary to the overall design and minimise impact on the streetscape. Exposed plumbing and electrical services must not be visible from the street. The visual impact of downpipes and rainwater heads to the street façade must be minimised. Ensure the colour of the downpipe matches main wall colour. Water tanks should be of a suitable, non-reflective, muted colour that blends into the home design.

### 4.1 OUTBUILDINGS

Outbuildings must be located so they are not visible from the street. Outbuildings must not be more than 20sqm and 2.5m high. The design, colour and materials must be consistent with the external home design.

### 4.2 AIR-CONDITIONING UNITS

Air-conditioning units and exposed componentry are to be located below the roof ridge line and towards the rear of the property to minimise visual impact. They are to be colour toned to match adjoining wall or roof colour. The units shall be of low profile type and, where appropriate, fitted with noise baffles **and should not be visible from the street.**

### 4.3 SIGNAGE

Signage is not permitted on residential lots with the following exceptions;

- Builders or tradespersons identification (maximum 600mm x 600mm) required during dwelling construction. These signs must be removed within 10 days of the issue of the Certificate of Occupancy;
- One sign only advertising the sale of a complete dwelling is permitted. These signs must be removed within 10 days of the property being sold; and
- There are to be strictly no signs erected for the purposes of advertising the sale of a vacant lot other than any sign that relates to the sale of a lot by the Developer.

### 4.4 PLUMBING

- All homes constructed must include fittings and connections to the South East Water recycled water pipeline, as specified by the relevant authorities, to allow toilet flushing and garden irrigation to use recycled water services provided.
- All external plumbing including but not limited to spa pumps/motors are to be concealed from public view. Downpipes and gutters are exempt from this requirement.
- No exposed plumbing waste piping is permitted.
- Gutters and downpipe treatment must complement the house colour.
- Taps are to be wall or fence mounted or concealed in a carefully considered landscaping treatment.

## 4.0 ANCILLARY ITEMS

### 4.5 SOLAR WATER HEATING

Solar hot water piping for the dwelling or swimming pools are permitted provided they are located on the roof and installed at the same pitch angle as the roof and where practical they are to be located at the rear of the property to minimise visual impact from public viewing. Tanks for such systems are not permitted to be located on the roof and must be screened from public view.

### 4.6 PARKING OF HEAVY VEHICLES AND CARAVANS ETC.

Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles and caravans shall be screened from public view when parked or stored.

### 4.7 TIMING OF WORKS

Construction of all dwellings must commence within twelve (12) months of settlement and must be completed within twelve months of work commencing.

Incomplete building works must not be left for more than three months without work being undertaken.

### 4.8. ALUMINIUM ROLLER SHUTTERS TO WINDOWS

The use of aluminium roller shutters to windows is prohibited.

### 4.9 WINDOW FURNISHINGS

Internal windows furnishings which can be viewed by the public must be fitted within three (3) months of occupancy. Sheets, blankets, or similar materials for which window furnishing is not their primary use, will not be permitted.

## 5.0 FENCING

The owner is solely responsible for the maintenance and/or replacement of all fencing abutting their lot.

Side and rear fencing must comprise of timber palings and must have timber capping with timber posts exposed to both sides of the fence. Fences between adjoining lots must be 1.8 metres in height above the natural ground level of the lot and must finish a minimum of 1 metre behind the primary street frontage façade. Wire woven, chain mesh, barbed, cyclone or similar, fencing is not permitted.

On a corner allotment, the side boundary fence comprising a 1.8 metre high paling fence, must not exceed 50% of the boundary length of the secondary street frontage. Forward of the paling fence a 1 metre high semi-transparent fence may continue to a 4 metre front setback. Boundary length is defined as the whole depth of the block including the length cut off by the splay.

Fencing to the front of homes is not permitted.

For lots less than 300m<sup>2</sup> please refer to the Small Lot Housing Code.

Subject to the approval of the DAP, retaining walls or courtyard defining walls may be acceptable in the zone between the front boundary and the front of the dwelling, but must be complementary in material finish and design to the main dwelling.

Wherever permitted, gates must be consistent with the adjoining fencing details.

## 6.0 LANDSCAPING

The investment in quality landscaping adds significant value to any community. To complement this you are encouraged to invest in the quality landscaping of your own front and rear yards. This not only promotes an attractive neighbourhood but also improves the value of your dwelling. Appropriately designed gardens contribute in a positive way to the quality of the built environment.

The front garden must be completed within six months of the Certificate of Occupancy being issued. Landscaping must include at least one advanced tree species capable of achieving a height of at least 5m at maturity. This requirement may be varied for lots less than 300m<sup>2</sup> pending front setbacks.

Gardens are encouraged to be environmentally sensitive by utilizing appropriate drought tolerant sensitive plants, organic or mineral mulches and drip irrigation systems.

Planting should be low in diversity to encourage consistency in design and should depend on form and texture, as well as flowers, to create an attractive year round effect.

**Recommendations:** Limit the amount of hard surfaces and use 'soft' coverings such as garden beds, shrubs, ground cover and trees. A minimum of 50% of the front garden must be covered in softscape. Design paved areas to drain into lawns and garden beds for passive irrigation. Use landscaping effectively in your front garden to help define your boundary. The use of native species requiring less water is encouraged. Organic mulch can lower maintenance. Select planting and ground covers that are drought resistant and require minimal maintenance.

## 6.0 LANDSCAPING

### 6.1 MAINTENANCE OF LOTS

The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lots.

The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land or in any waterway.

The Vendor or its Agent may enter upon and have access over a lot at any time without creating any liability for trespass or otherwise to remove for rubbish, maintain, slash or mow a lot and the Purchaser agrees to meet the Vendor's reasonable costs of doing so.

## 7.0 SAFETY FEATURES

Roller shutters are not permitted on any window visible from the public realm.

Metal bars metal bars over windows are not permitted.

Security flyscreen doors must be of a dark colour, not made of diamond mesh and be sympathetic to the home facade.

### CONTACT:

If you have any queries about your Design Approval Submission Package, please speak to your builder in the first instance. For remaining queries, please contact:

Beveridge Williams on 9524 8888 or  
<http://www.beveridgewilliams.com.au/design-application/>



**Abiwood**

Developments | Joint Ventures | Capital

DESIGN APPROVAL APPLICATION FORM

Lot No.....

Owners Name.....

Current Post Address.....

Home Ph.....

Bus Ph.....

Builder's Name.....

Contact Name & Number.....

Documentation required to be submitted for approval to Abiwood Design Assessment Panel (A3 size):

- |   | <b>Attached</b>          |
|---|--------------------------|
| 1. <b>Site Plan</b> (min scale 1:200) indicating setback dimensions for all buildings, total footprint and floor areas, vehicle crossover, driveway and building envelope.  | <input type="checkbox"/> |
| 2. <b>Floor Plans</b> (min scale 1:100) showing key dimensions, window positions and roof plan.   | <input type="checkbox"/> |
| 3. <b>All Elevations</b> (min scale 1:100) indicating building heights, roof pitch, eaves depth, schedule of all external finishes and colours and all external building equipment (e.g. garden sheds, pergolas, BBQ areas) | <input type="checkbox"/> |
| 4. <b>Fence</b> design drawings where relevant, showing location, height, materials and colour.   | <input type="checkbox"/> |
| 5. <b>Schedule</b> of external colours and materials including pavement sample  | <input type="checkbox"/> |

The DAP will endeavour to assess proposals in the shortest possible time and generally within ten (10) working days of receipt of application, if all of the above documentation is provided.

Applications cannot be assessed until all of the above information is available. The Vendor also reserves the right to request further information.

Please submit the above documentation via the Design Portal at -

**<http://www.beveridgewilliams.com.au/design-application/>**