The Grove

VISTA PARK

Design Guidelines

1.0 Design Review Process

To ensure The Grove, Vista Park is a high quality, comfortable and sustainable community these Design Guidelines have been carefully prepared to assist the design of your home and landscaping.

A Design Review Panel has been appointed to assess each new home design before seeking Council or Complying Development Approval.

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STEP 1

Building company or Architect prepares house design for each block using the Design Guidelines.

STEP 2

Send your completed documents to the Design Review Panel. See checklist contained in your Welcome Pack of documents required.

STEP 3

The design review panel will assess your design(s).

STEP 4

The design review panel will either:

a) request further information from you if there is insufficient information for the Design Review Panel to assess the design.

b) suggest modifications in order to meet the design guidelines. We may suggest areas of your design that should be reviewed in order to meet the Design Guidelines. You will be asked to re-submit your design after you have reviewed it (go back to Step 2).

c) if the Design Review Panel find there are areas that need further review, or you are proposing something unusual that we need to discuss further we may invite you to a workshop with the Design Review Panel.

d) approve your design. You will be given a certificate of approval from the design review panel, and stamped approved drawings.

STEP 5

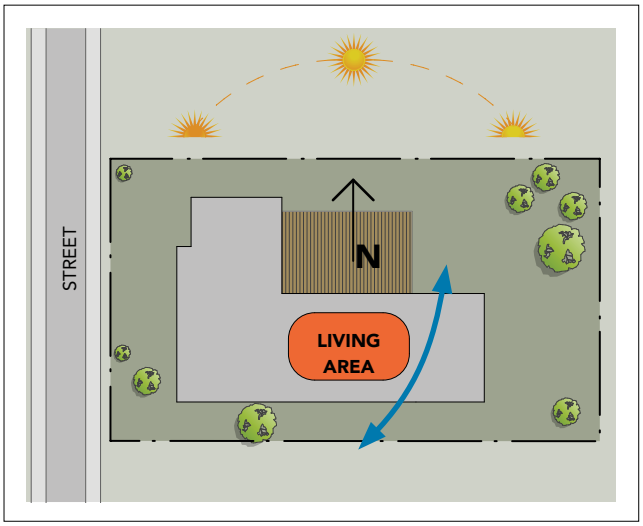
Submit your house design to Wollongong City Council (WCC) for Development Approval and Construction Certificate Approval or Principal Certifying Authority for Complying Development Certificate.

2.0 Site Design & Built Form

Building Orientation

To ensure you enjoy the best lifestyle possible in your new home internal living areas are encouraged to face north or north east and overlook the outdoor living area. West-facing living areas should be avoided.

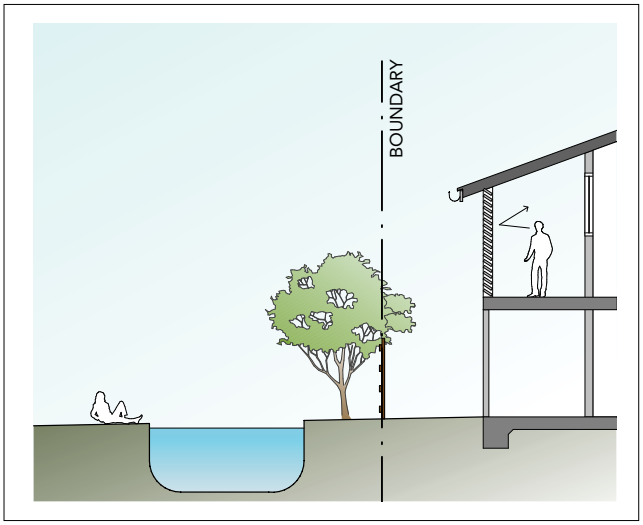
Natural cross ventilation should be considered when deciding on the placement of windows to encourage gentle breezes through the house. This is especially important in kitchens, if good cross ventilation can not be achieved ensure range hoods are externally flued. For windows in western walls consider sun shading via eaves or screening.



Privacy & Surveillance

Avoid overlooking and being overlooked by locating private open space behind the front building line and considering the position of windows or raising sill heights in habitable rooms that overlook neighbouring private open space.

To facilitate passive street surveillance at least one habitable room should overlook the front street from your home.



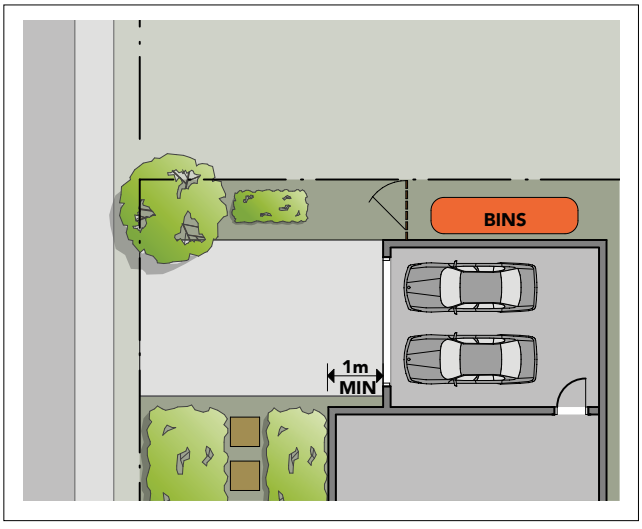
Dwelling Size

The minimum Gross Floor Area of any dwelling is 130m^2.

Garages & Services

A garage or carport should be designed as part of, or complementary to, the overall home. There should be a particular focus on using similar depth eaves, and similar roof forms or extensions of the roof of the main house. A maximum garage door width either as one double or two single doors, of 6m is permitted. The garage should be setback an additional 1m behind the main front building line.

Service functions such as bin storage, clothes lines, hot water tanks, air conditioning equipment, and boat or caravan storage should not be visible from the street. These should be concealed behind the main building in a courtyard facing the side boundary or behind an opaque fence or screen.



3.0 Streetscape

External Façade

To create high quality and attractive homes at least 2 different forms of external cladding materials should be used on front facades.

It is generally suggested that the primary cladding material be rendered, bagged and painted brick or face brick. Secondary cladding materials may include timber, textured fibre coated cement sheeting, corrugated Colorbond© sheeting, stone or face brick. Other materials may be considered on their merits.

To ensure a varied streetscape no two homes will be approved with the same front façade within 3 lots of any given house on either side of the road.

Roofs & Eaves

Hip or gable roofs should have a minimum pitch of 22.5°, skillion or flat roofs should have a minimum pitch of 5° and a maximum pitch 15°. Eaves should have a minimum depth of 450mm. "A change in the depth of eaves may be considered if it fits the character of the house design."

Roofs are encouraged in lighter colours because they reduce heat absorption in summer. The preferred roofing material is Colorbond steel. If roof tiles are used, high quality low-profile tiles are preferred.

Building Articulation

Facades facing any street or public space (including secondary street frontages) shall be articulated to avoid simple box designs and create interest in the streetscape. A maximum straight line wall length of 5m is permissible for a primary street frontage or 10m for a secondary street frontage or side boundary.

Architectural features such as window seats, bay windows, a stepped façade, change in materials or verandas and porches should be used to avoid monotonous architectural treatment.

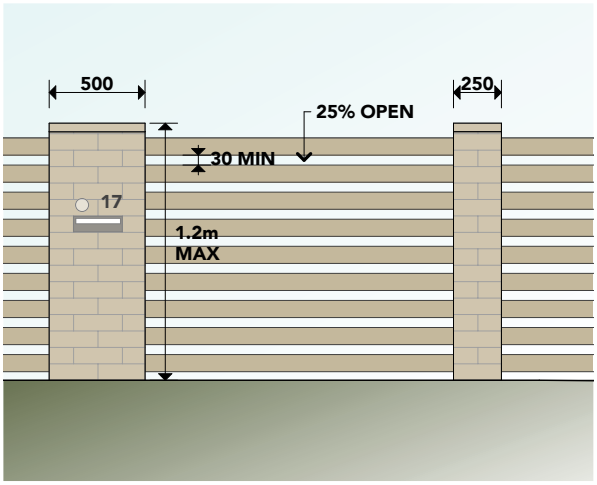
Front Doors should be clearly visible from the primary street frontage and delineated with a covered porch or portico of at least 1.5m in width and depth.

4.0 Fencing & Letterboxes

Front Fences

Any fence located along the boundary of or within the setback area to a primary or secondary road must:

- not be more than 1.2m above ground level (existing),
- be open for at least 25% of the area of the fence with a minimum aperture of 30mm. Any individual solid element of the fence being no more than 250mm in width (an example being a brick pier), and
- a single individual solid element containing a letterbox may be allowed per property with a width being no more than 500mm.



Side and Rear Fences

Fencing on rear and side boundaries should be in Basalt® with Shale Grey® contrasting posts and rail if desired not exceeding 1.8m in height.

For fencing on corner lots double sided Colorbond® Basalt® fencing may be erected on the boundary of the secondary frontage if it is complemented with a planted landscape strip in front at least 250mm in width. This strip should be planted with tall grasses, shrubs or hedging from the approved planting schedule. Fencing should not continue past the front building line unless it complies with the front fence requirements above.

COLORBOND® BASALT®

Letterboxes

Letterboxes and street numbers should be designed into a larger masonry or timber structure, such as a post at least 450mm in width, pier, gateway or incorporated into the front fence if applicable. High quality materials should be used.

Letterboxes and street numbers should also be clearly visible from the street and incorporate a space for newspaper delivery.

5.0 Sustainable Targets

We encourage all future residents at The Grove, Vista Park to be considerate of the use of resources in their selection of materials using recycled where possible, to be responsible energy consumers, and to use water carefully. We have designed sustainable targets for new homes as follows:

01 - Materials

20% of the materials (by volume) used to construct your home should be selected from materials that are or have;

- a high recycled content. Examples of materials which are available that include recycled content are recycled bricks (>25%), steel (>15%), aluminium (>20%), pre cast panels (>15%), glazing (>20%), concrete with recycled aggregate (>30%), plasterboard with recycled gypsum (>20%), and carpet underlay (>95%). Numbers in brackets represent target recycled content per building material.
- From renewable sources such as structural timber, window frames, and joinery which are AFS (Australian Forestry Standard) or FSC (Forest Stewardship Council) accredited.
- From non-polluting sources
- Low life cycle energy materials (i.e. encourage choice of materials that are not energy intensive to produce, are locally available and durable)
- Able to be recycled or reused at the end of the life of the home

02 - Low Emission Products

At least TWO of the following low emission products should be utilised within the construction of your home

- Low emission paints on all internal painted surfaces
- Low emission floor coverings on all indoor covered floors
- Low emission sealants and adhesives where possible
- Select non-allergenic materials for furnishings where feasible
- Composite wood product which is low emission formaldehyde or no composite wood product used
- Wood products stained with wood treatments that are natural, such as linseed oil or beeswax polish
- Reduced use of formaldehyde products
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03 - Renewable Energy

Reduction in energy use can be achieved through a variety of measures that commence with the design of your home. Homes should achieve 20% beyond the minimum compliance BASIX targets in energy use (as at May 2016 this means a BASIX score of 48 Pools may be excluded from this calculation). This will reduce the cost of utilities in winter and summer and provide better comfort in your home. Ways to achieve this energy usage reduction are:

- Use energy efficient appliances and lighting,
- Greenhouse gas efficient hot water systems
- Appliances with high energy star ratings such as dishwashers, fridges, washers, dryers and TVs
- Energy efficient air conditioning systems that have high energy star ratings such as those with inverter technology
- Energy efficient lighting In addition consideration should be given to the use of alternative energy.

At least two of the following should be used in your home:

- 1.6Kw minimum Photovoltaic solar panels
- Solar hot water heating
- Solar pool heating
- Enter a renewable energy contract with your electricity supplier
- Other alternative energy source on site such as wind or geothermal

04 - Reduction In Energy Use

Ask your designer or builder to ensure that a 20% improvement over the minimum BASIX requirement for water use is achieved (as at May 2016 this means a BASIX score of 48, Pools may be excluded from this calculation). As well as reducing your water bill these initiatives will help to improve the resilience of the local water supply. Ways you can achieve the water usage reduction are:

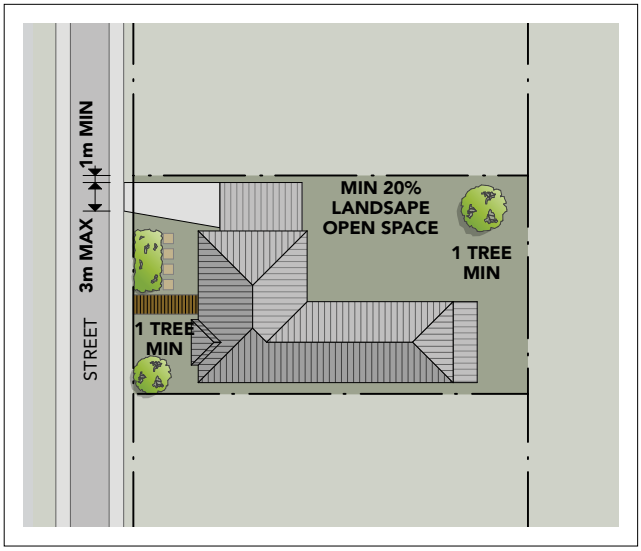
- Use rainwater tanks for toilet flushing and laundries in addition to irrigation
- Select water fixtures with a minimum 4-star water rating. Fixtures include taps, showers, toilets, washing machines and dishwashers.
- Choose drought tolerant plants and lawn when designing your gardens that do not require irrigation.
- Install a pool cover to minimise evaporation.

6.0 Landscaping

Landscape Design

The careful selection of drought resistant planting in your landscaping can help to reduce water consumption and also ensure that the natural beauty of your home at The Grove, Vista Park is maintained in times of low rainfall. Gardens facing the street or other public areas should be planted with a minimum of 75% indigenous planting. Plant at least one tree in the rear and one in the front yard in indigenous species. Deciduous, non-indigenous exceptions are allowed if the planting is used for sun-control into the dwelling.

Please refer to separate Drought-tolerant Indigenous Plant Selection leaflet for guidelines to your plant selection.

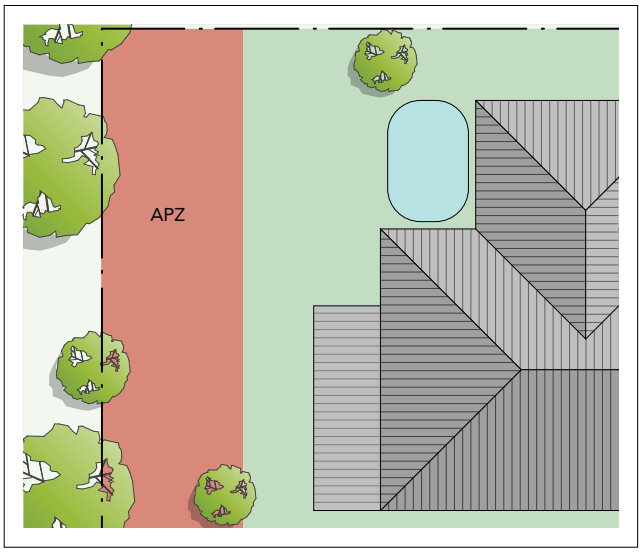


Bushfire protection

If your site is affected by an Asset Protection Zone (APZ) your site analysis will indicate its position.

Key requirements of the NSW Rural Fire Services guide include:

- ensure that vegetation does not provide a continuous path to the home
- remove all noxious and environmental weeds
- plant or clear vegetation into clumps rather than continuous rows
- prune low branches 2m from the ground to prevent a ground fire from spreading into trees
- locate vegetation far enough away from the home so that plants will not ignite the home by direct flame contact or radiant heat emission



Driveways & Front paths

The maximum driveway width is 3.0m at the boundary crossing. It can be wider within your lot. Driveways should be setback at least 1m from a side boundary to allow for planting between the boundary and driveway.

Driveways and paths should be finished with materials that blend or complement the colours and design of the dwelling. The use of natural materials is strongly encouraged. Acceptable finishes for driveways and paths include concrete flag pavers, clay pavers, exposed aggregate (in neutral, natural tones), or broom finished concrete, bitumen or gravel. Driveways and paths must not be constructed out of stencilled concrete.

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* Certification only applies to The Ridge & The Grove

VistaPark WONGAWILLI

Image courtesy of G.J Gardner

Live the Life.

Sheargold
inspiring spaces

July 2016

Drought-tolerant Indigineous Plant Selection

Groundcovers/Climbers

- Brachycome multifida (Swan River Daisy)
- Carpobrotus glaucescens (Pig Face)
- Dianella caerula (Paroo Lily)
- Dichondra repens (Kidney Weed)
- Hardenbergia violacea (Native Sarsparilla)
- Helichrysum elatum (White Everlasting)
- Hibbertia scandens (Climbing Guinea Flower)
- Kennedia rubicunda (Dusky Coral Pea)
- Lomandra longifolia (Mat Rush)
- Microlaena stipoides var. stipoides (Weeping Grass)
- Myoporum parvifolium (Creeping Boobialla)
- Pandorea pandorana (Wonga Wonga Vine)
- Poa labillardieri var. labillardieri (Large Tussock Grass)
- Pratia purpursecens (Whiteroot)
- Scaevola aemula (Fan Flower)
- Scaevola calendulacea (Dune Fan Flower)
- Themeda australis (Kangaroo Grass)
- Viola hederacea (Native Violet) Shrubs
- Banksia ericifolia (Heath-Leaved Banksia)
- Banksia spinulosa (Hairpin Banksia)
- Callistemon citrinus (Bottlebrush)
- Callistemon salignus (Bottlebrush)
- Callisetmon viminalis (Bottlebrush)
- Ceratopetalum gummiferum (NSW Christmas Bush)
- Correa alba (White Correa)
- Correa reflexa (Native Fuschia)
- Crinum pendunculatum (Native Crinum Lily)
- Dodonea viscosa (Hop Bush)
- Doryanthes excelsa (Gymea Lily)
- Eriostemon myoporoides (Longleaf Waxflower)
- Hakea dactyloides (Broadleaved Hakea)
- Hakea laurina (Pincushion Hakea)
- Hakea salicifolia (Willow-leaved Hakea)
- Hibiscus heterophyllus (Native Hibiscus)
- Hymenosporum flavum (Native Frangipani)
- Indigofera australis (Native Indigo)
- Kunzea ambigua (Tick Bush)
- Kunzea capitata (Pink Kunzea)
- Leptospermum sp. (Tea Tree)
- Prostanthera incisa (Cutleaf Mintbush)
- Prostanthera ovalifolia (Purple Mintbush)
- Syzygium australe (Brush Cherry)
- Tasmannia insipida (Pepper Bush)
- Westringia fruticosa (Coastal Rosemary)

Small Trees

- Acacia maidenii (Maiden's Wattle)
- Breynia oblongifolia (Coffee Bush)
- Myrsine variabilis (Muttonwood)
- Notelaea venosa (Veined Mock-Olive)
- Pittosporum multiflorum (Orange Thorn)
- Pittosporum revolutum (Rough-Fruited Pittosporum)

Trees

- Acmena smithii (Lilly Pilly)
- Alphitonia excelsa (Red Ash)
- Backhousia myrtifolia (Cinnamon Myrtle)
- Elaeocarpus reticularis (Blueberry Ash)
- Glochidion ferdinandi (Cheese Tree)
- Guioa semiglauca (Guioa)
- Melaleuca decora (White Feather Honey Myrtle)
- Melaleuca styphelioides (Prickly-Leaved Paperbark)
- Melia azedarach (White Cedar)
- Pittosporum undulatum (White Pittosporum)
- Podocarpus elatus (Plum Pine)
- Tristaniopsis laurina (Water Gum)

Large trees

- Angophora floribunda (Rough-Barked Apple)
- Eucalyptus bosistoana (Coast Grey Box)
- Eucalytpus eugenioides (Thin-Leaved Stringybark)
- Eucalyptus pilularis (Blackbutt)
- Eucalyptus tereticornis (Forest Red Gum)

Palms/Ferns

- Archontophoenix cunninghamiana (Bangalow Palm)
- Asplenium australasicum (Birds Nest Fern)
- Blechnum nudum (Fishbone Water Fern)
- Baurea rubioides (Dog Rose)
- Cyathea australis (Rough Tree Fern)
- Dicksonia antractica (Soft Tree Fern)
- Doodia aspera (Rasp Fern)
- Livistonia australis (Cabbage Palm