TheRidge

VISTA PARK

Design Guidelines

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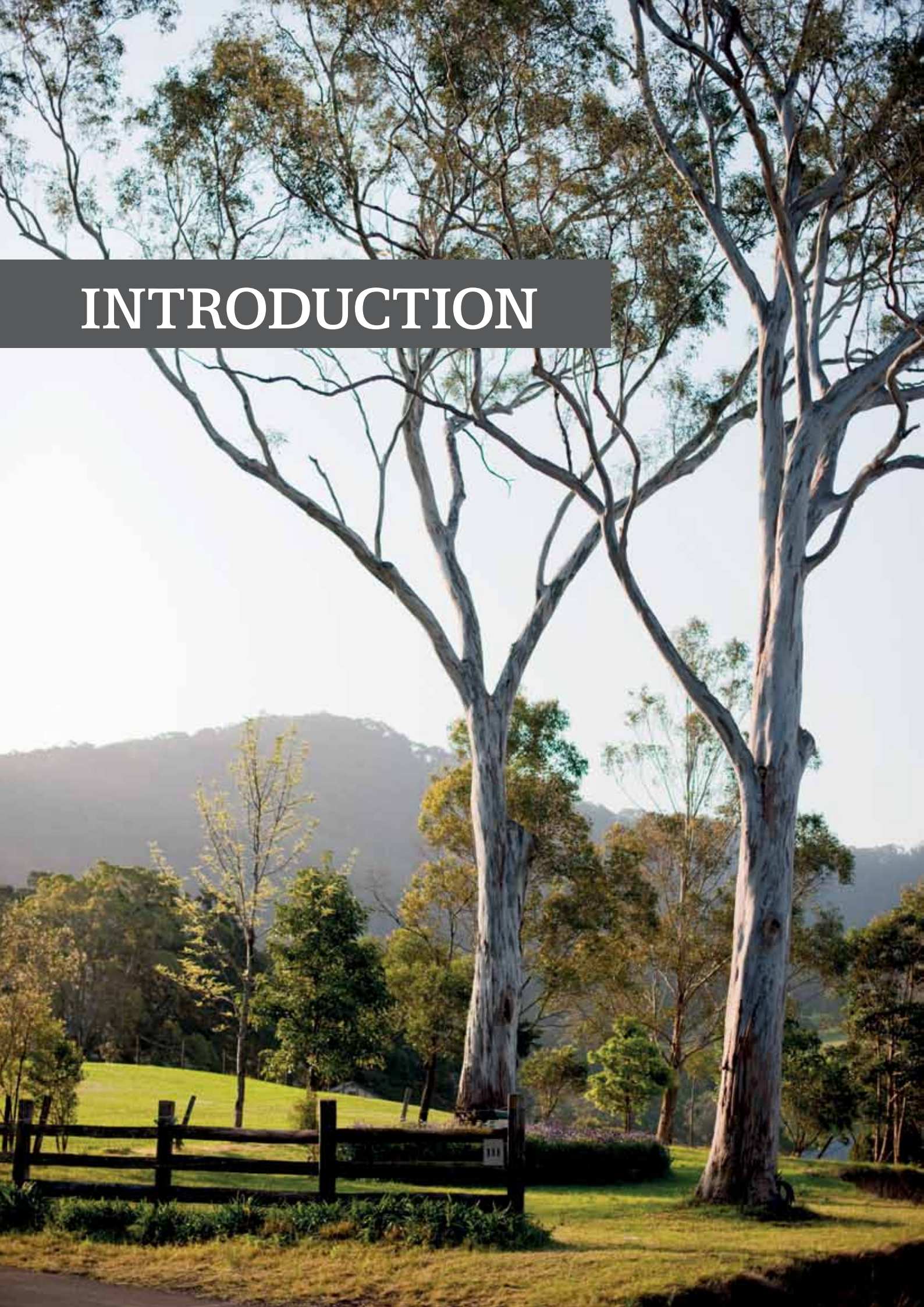
INTRODUCTION



1.1

The Ridge, Vista Park has been designed in response to the heritage significance of the site originally known as Coral Vale. It honours the site's dairy and agricultural history, the native bushland in the area and the broad vistas available throughout.

This has been achieved through the careful design of the development that responds to the topography, vegetation and setting to enhance the beauty of the landscape and enjoyment of its future residents.

To ensure the vision of The Ridge, Vista Park is realised and shared by all future residents, the siting and design of homes should support the principles of sustainable environmental design and all homes should be designed with Colonial Australian architecture, or modern interpretations of this architectural style.

The objectives of this document and the accompanying site analysis and pre-design for each homesite is to make it easier for you to design a beautiful home which fits with the character of The Ridge, Vista Park, best optimises the unique characteristics and vistas of your selected homesite, and is sustainable and comfortable to live in.

1.2

By following these guidelines to design your new home, Wollongong Council can process your Development Application more efficiently.

This document includes important information from Wollongong City Council (WCC) Development Control Plan and the Wollongong Local Environment Plan (West Dapto) 2010 which apply to your land and advice from The Urban Development Institute of Australia.

The Pre-Design for each individual homesite will help you understand how these guidelines apply to your particular homesite to ensure you make the most of your land. It recommends the best arrangement of key features of your home to optimise the views, solar orientation, natural breezes on site, privacy, minimise overshadowing and to make sure every street looks the best it possibly can at The Ridge, Vista Park.

Be familiar with this document and ensure that your builder, designer or architect follow the recommendations contained within in order to create the best home possible for your unique site at The Ridge, Vista Park.

1.3

The Design Review Process has been made as simple as possible to achieve desirable outcomes.

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 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 WCC for Development Approval and Construction Certificate Approval or Principal Certifying Authority for Complying Development Certificate.

SITING

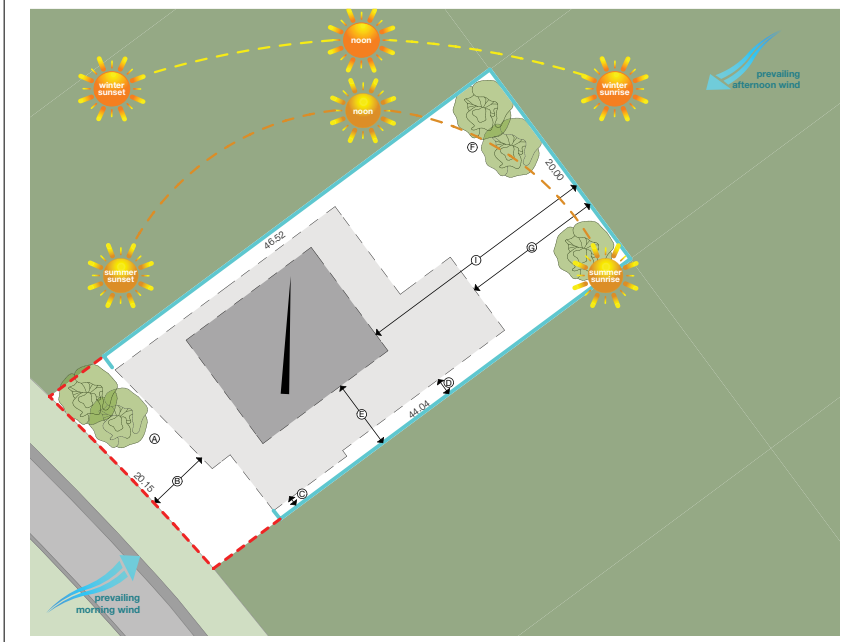
2.0

Correctly siting your home will ensure you optimise your homesite and guarantee you can ‘Live the Life’ at The Ridge, Vista Park.

2.1 Siting

Commencing the design of your home with a site analysis ensures that you get the most out of your land in terms of views, solar access, prevailing wind, topography, bushfire asset protection zones and your relationship to your neighbours.

We provide a site analysis for every homesite for sale at The Ridge, Vista Park. Just ask your sales representative to provide it to you. We encourage you to use it as a starting place for designing your home.



2.2 Setbacks

Design your home with the following minimum boundary setbacks:

Front

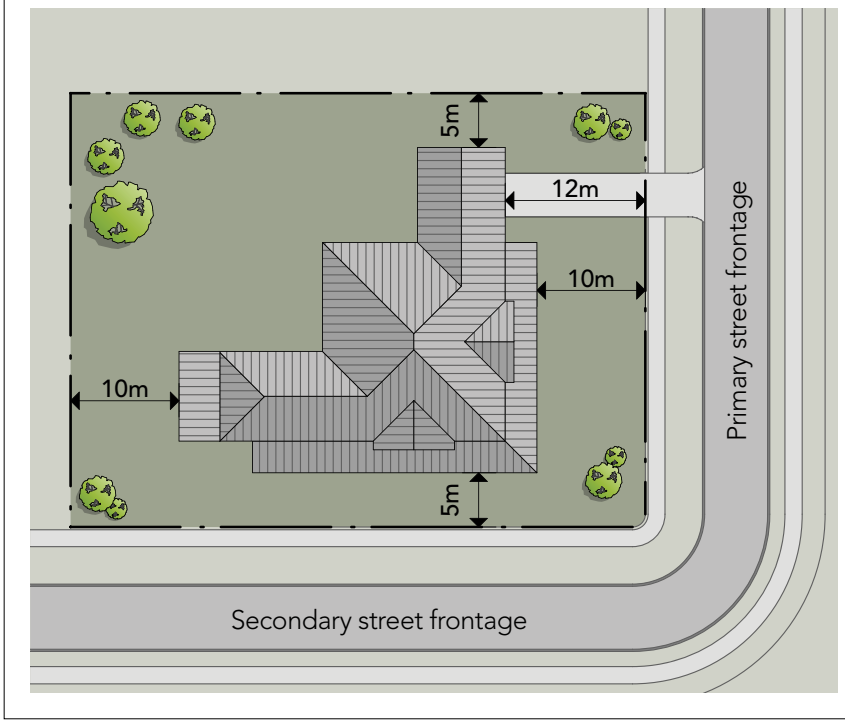
- 10m from primary street frontage
- 12m setback for garages or carport if it faces the primary street frontage
- Secondary streets setbacks of 5m on corner allotments

Side

- At least 5m from side boundaries
- 6.5m setback from garage or carport if it faces the secondary street frontage

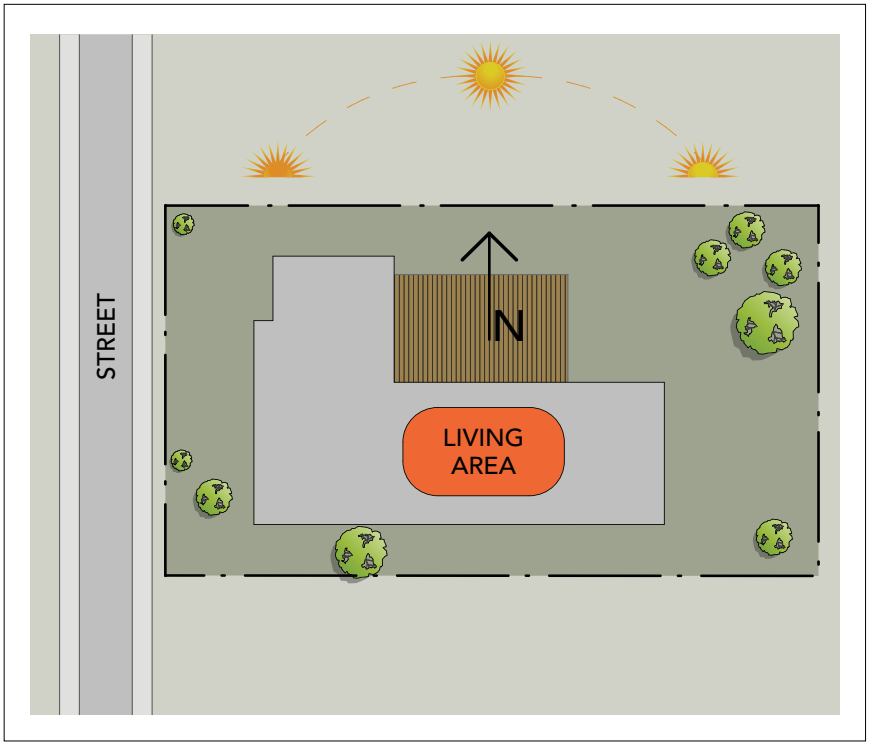
Rear

- At least 10m from boundary



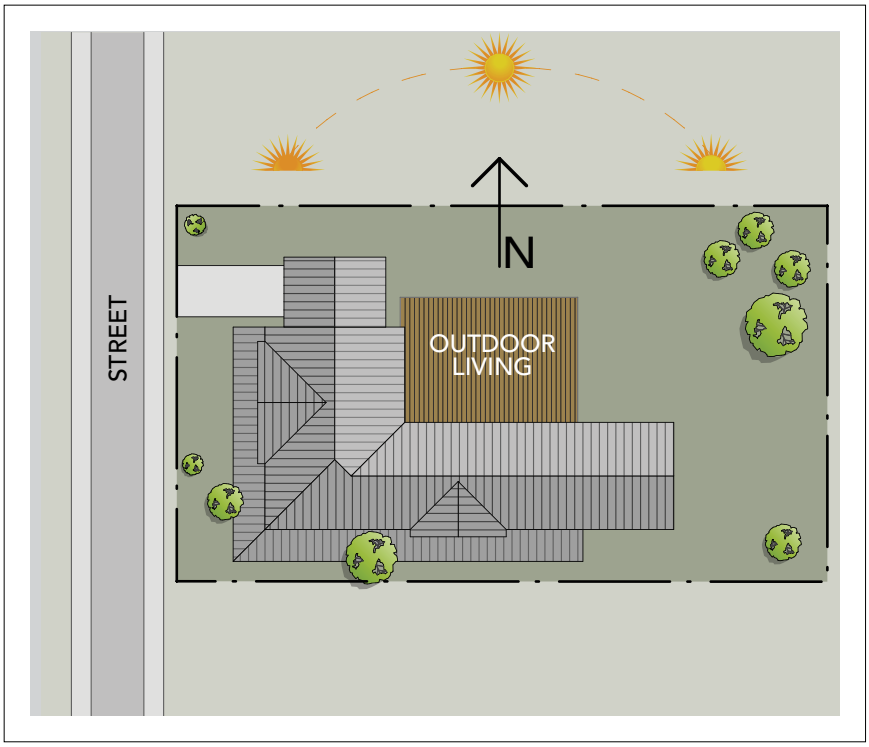
2.3 Orientation of internal living areas

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



2.4 Location of outdoor living

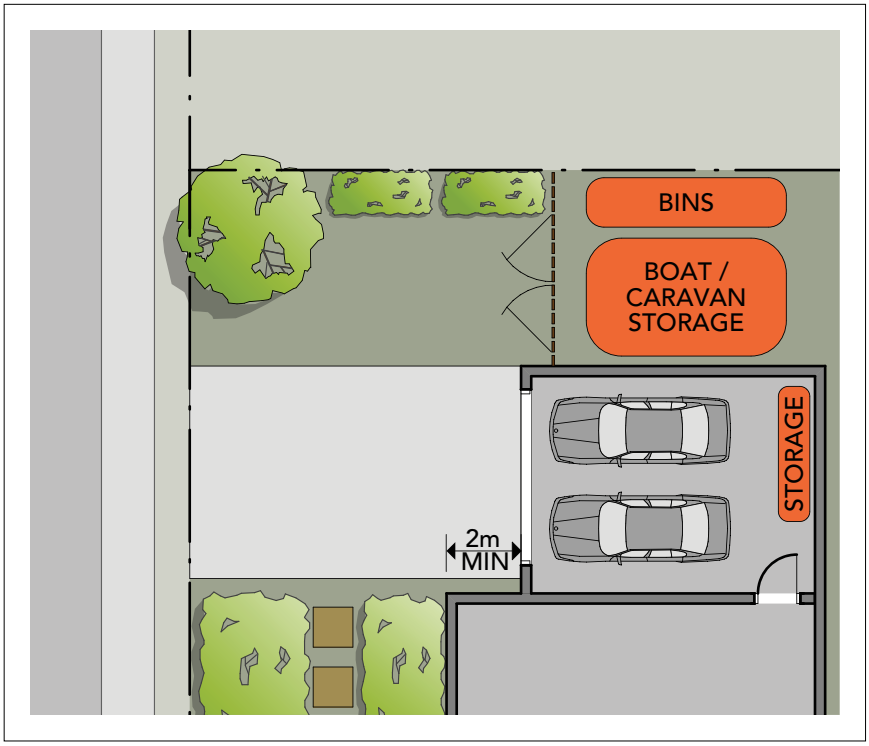
To ensure privacy for you and your neighbours the outdoor living area should be located behind the Front Building Line and screened from view of the street. It is encouraged that outdoor living areas are located on the northern side of your home, so that you can enjoy them year round.



2.5 Position of garages, utility areas and bins

It is important to carefully consider the location of garages, utility and service areas to minimise any negative visual impact on the overall streetscape by:

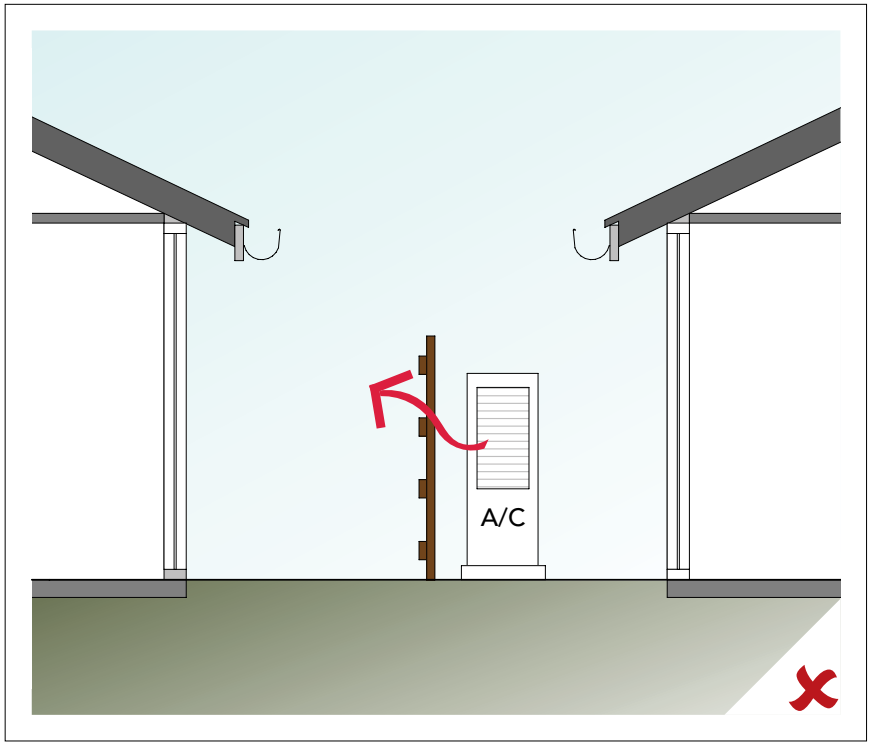
- integrating them into the overall design of your home with similar architectural features
- setting them back at least 2m from the front if it faces the primary street frontage
- using a maximum of a double garage width facing the street
- if considering a third garage door, it should be set back an additional 1m from the other garage doors
- setting them back on a secondary frontage by at least 1.5m
- consider including a storage area in your garage so you don't need an additional shed
- designing a dedicated area to store your caravan, trailer or boat that is screened or not visible from view from the street and is behind the garage setback line
- having carports, if used, integrate with the overall design of the home and should also be set back from the home and not prominent from the street
- considering home designs which provide for garage doors to face side boundaries rather than the street

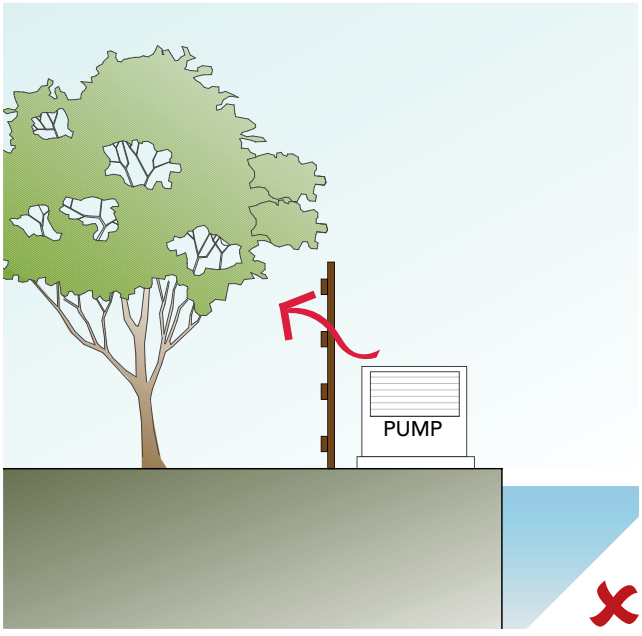


Bins and utility areas such as clothes drying, are to be located behind the Front Building Line, and screened from view of the street.

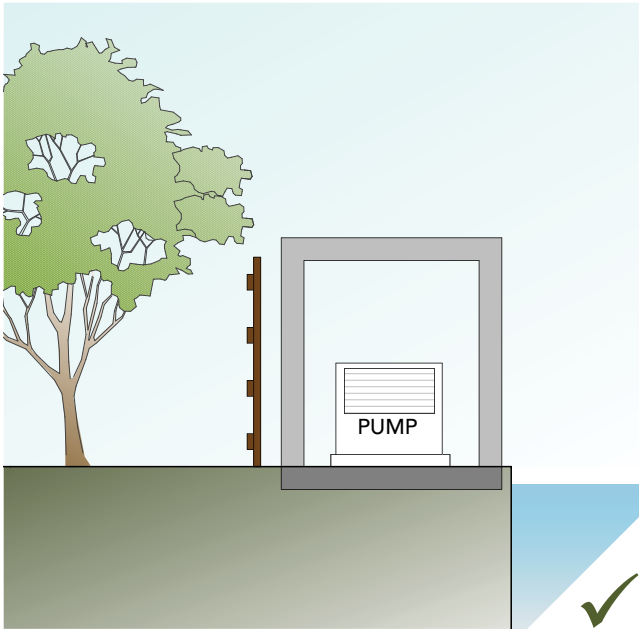
2.6 Air-conditioners and pool equipment

Air-conditioners and pool equipment should be located behind the Front Building Line, and screened from view of the street. Any equipment should be positioned so that it is not adjacent to neighbouring bedrooms to avoid annoyance. Consider enclosing your pool pump and equipment to minimise noise levels. Electrical, mechanical, hydraulic or plant equipment (such as pool or air conditioning) should generate no more noise level than 5dBA above background noise level measured at the property boundary during the hours 7am to 10pm and not exceed a background noise level during the hours 10pm to 7am.





Noisy



Noise limited

2.7 Outbuildings

Outbuildings shall have a maximum floor area of 80sqm and a maximum wall length of 10.5m, provided that a minimum of 50% of the site is maintained as landscaped open space.

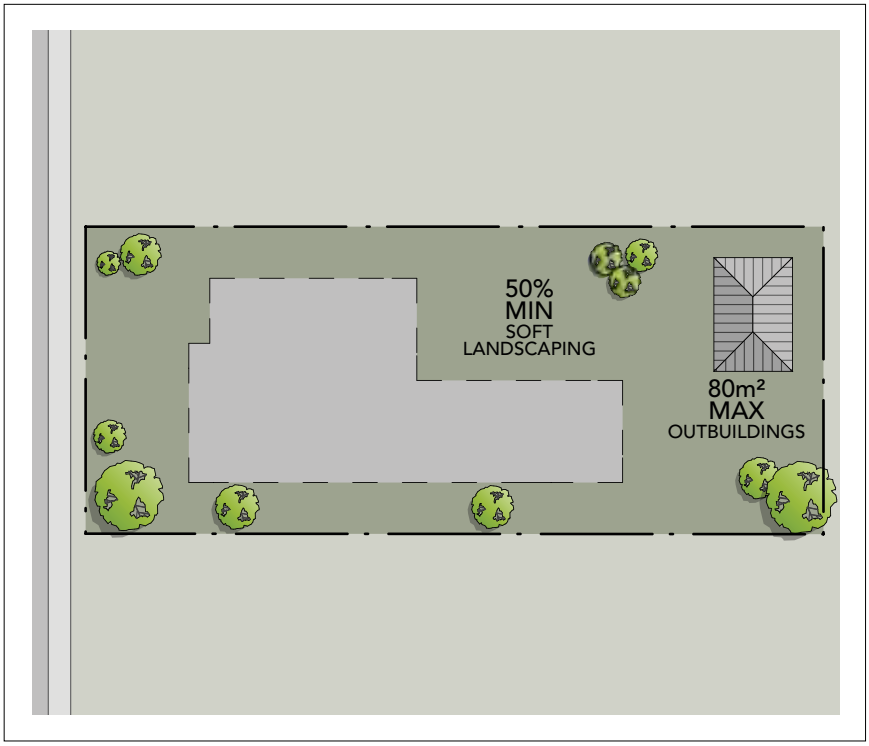
The minimum side and rear setbacks for outbuildings is 3m. Greater setbacks may be required if the use of the outbuilding has the potential to create adverse impacts on the amenity of adjoining residents, such as a workshop.

The maximum height of any outbuilding is 4.8m above natural ground level.

The roof cladding of outbuildings are encouraged to be non-reflective Colorbond sheet metal or other approved material contained in this document which is compatible with the surrounding development in terms of profile, colour and finish.

The external wall cladding of outbuildings should be of masonry, Colorbond sheet metal or other approved material that is compatible with the surrounding development in terms of profile, colour and finish.

The colours of roof and wall cladding should generally be of non-reflective neutral tones.



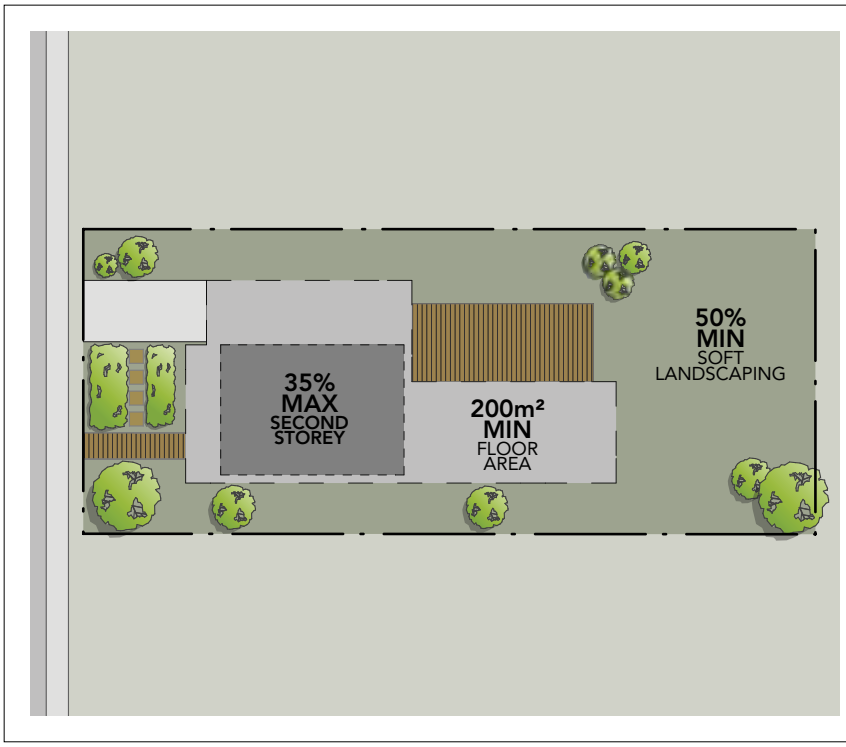
2.8 Caravan and boat storage

Trailers, caravans, motorhomes, boats or other vehicles shall be stored behind the front building line, and have a screened parking bay to ensure that they are not visible from the street or other public places. Vehicles with a load carrying capacity of more than 3 tonnes such as prime movers and/or articulated load carrying vehicles are not permitted to be stored on any homesite.

2.9 Dwelling sizes/Floor areas

The minimum Gross Floor Area of any dwelling (excluding ancillary buildings such as granny flats) is 200sqm.

The total Gross Floor Area of the 1st floor must be no more than 35% of the total Gross Floor Area of the home.



STREET FRONTAGE

3.0

The streetscape of all communities is primarily influenced by the frontal appearance of the homes. By adhering to the design guidelines, the vision of The Ridge, Vista Park as a community can be achieved and property standards maintained for the benefit of you and your neighbours.

3.1 Street frontage

Given the large homesite sizes of The Ridge, Vista Park, the heritage connection and value and the nearby Illawarra Escarpment, the view of the home from the street is an opportunity to create a unique statement. Through the use of well-considered architectural features and complementary landscaping, the frontage of each home can deliver a varied expression whilst still having relevance to the project vision. Service rooms (laundries, bathrooms etc.) with small windows should not face the street.

3.2 Verandahs and porches

Verandahs with roof coverings that wrap much or all of the front of the home facing the street are desirable. Bull-nose roof designs over verandahs may be used. Verandahs should have a minimum width of 2.5m to ensure they are useful, unless south facing.

Porches that focus specifically around the front door entry are also encouraged as an alternative to strip verandahs. Typically porches should have a minimum dimension in either direction of 3m. Roof forms over porches should have a minimum pitch of 25 degrees, and be designed to complement the roof of the home. Gable end roof designs over porches are encouraged.

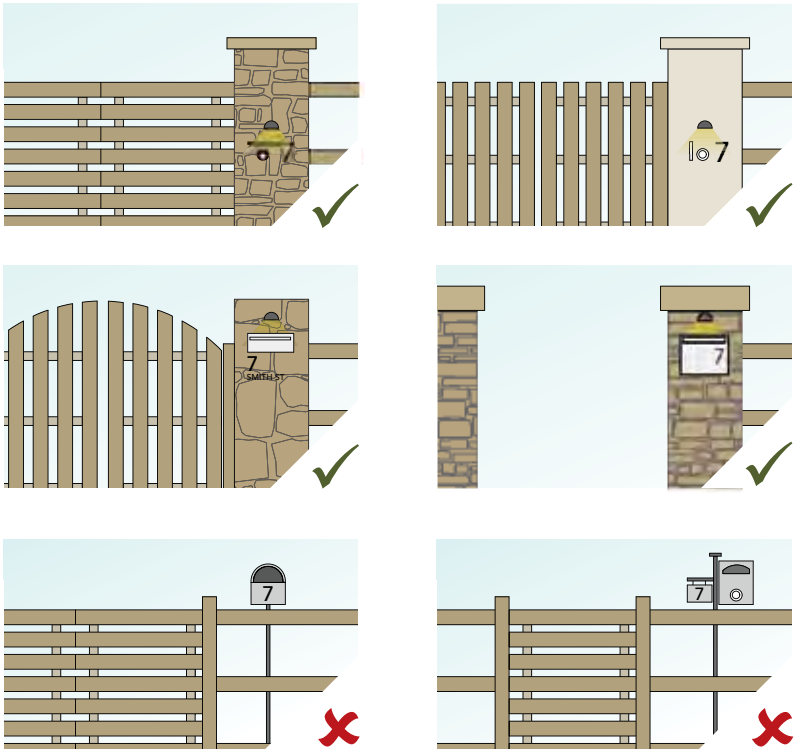
3.3 Front door

Front doors should be clearly visible from the streets while footpaths should lead from a front gate to the front door. The front door should have weather cover in the form of a roofed porch or verandah. Front doors should be designed as either, larger-than-standard doors, or should include double leafs, sidelight or highlight windows. Whatever design you choose, it should ideally include some glazed component.

3.4 Letterboxes and Street Numbering

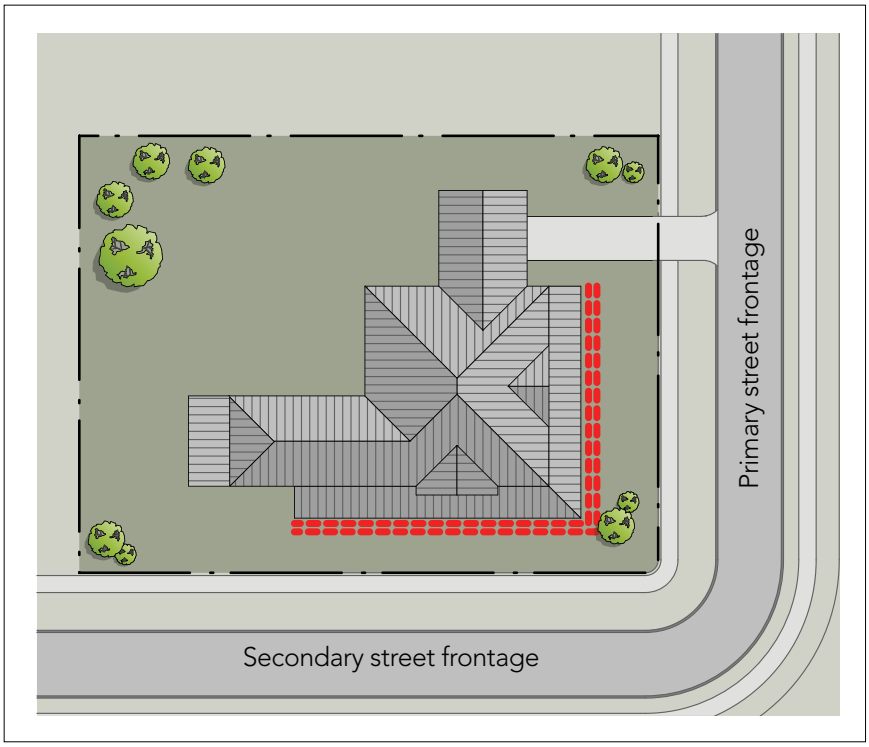
Letterboxes and street numbers should be designed into a larger masonry or timber structure, such as a post, pier, or gateway that also includes a space for newspapers. High quality materials should be used. Letterboxes and street numbers should be clearly visible from the street.

It is WCC's policy to issue corner lots with an allocated house number for each street so it is the Owner's choice to elect which to adopt. It is customary that the street to which the front door faces is the selected address.



3.5 Secondary frontages / Corner lots

Secondary frontages should be treated with equal architectural weight as primary street frontages using features and treatments described above. Untreated service areas, small windows to utility areas and small eaves on side elevations are not acceptable on primary or secondary street frontages.



3.6 Location of meters

Utility meters should be positioned so that they are easily accessible for reading by utility providers; however they are best screened from view of the street, either by positioning behind the letterbox structure, or discretely screened within landscaping.

Utility boxes/meters should not be positioned on walls facing the street. Gas bottles should not be visible from the street.

Meters behind

3.7 Garages

A garage or carport should be designed as part of, or complementary to, the overall home design. 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 under these Design Guidelines. Access to additional carparking spaces or garaging shall require that this garage door, if facing the street, to be set back at a greater building line of 1m to the first garage doors or alternatively, access is to be provided from the side so that the third (and subsequent garage doors) face the side boundary.

FENCING

4.0

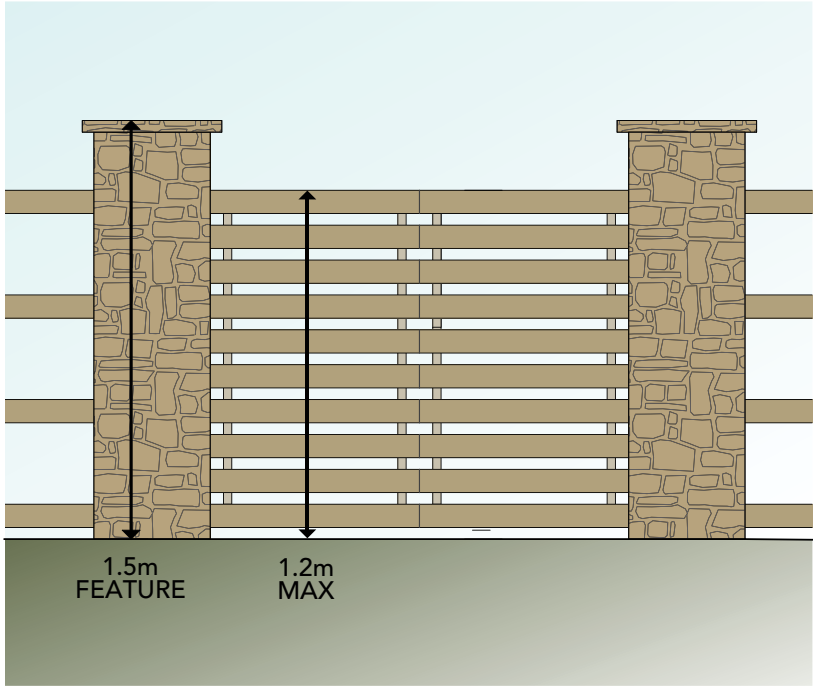
A consistent approach to fencing will ensure the unique beauty of The Ridge, Vista Park is enhanced.

4.1 Front fence materials

If you choose to have a front fence, it should be constructed of hardwood timber in post and rail format. Feature treatments such as posts and piers at driveway crossovers and gateways can be made of other materials such as rendered masonry, natural stone, or large section steel in natural finishes such as rusting steel, or micaceous oxide (bridge paint) painted steel. Fine steel, Colorbond steel, fibrous cement, face brick or other materials are not acceptable as feature treatments.

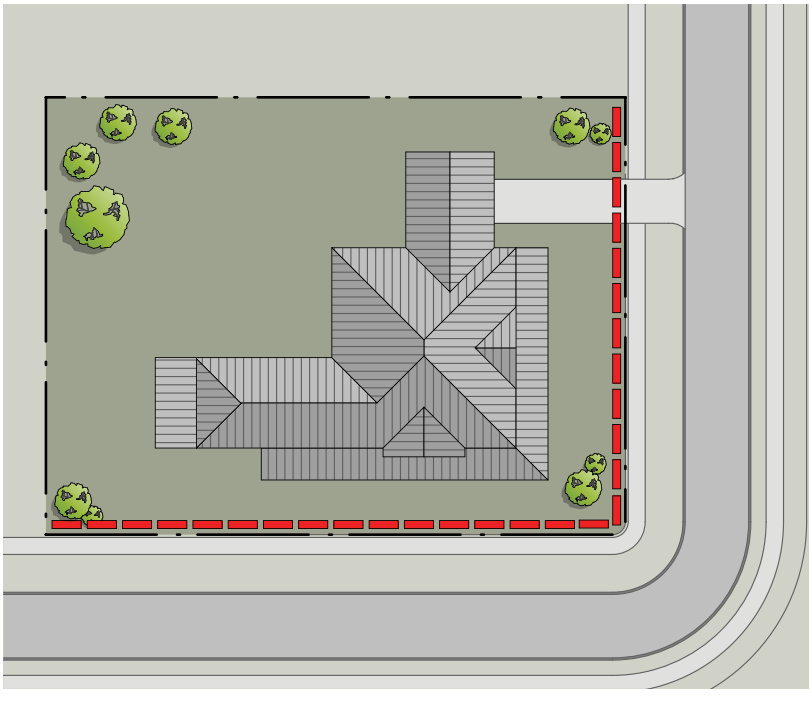
4.2 Front fence height

Front fences should be a maximum of 1.2m in height.
Feature elements at gate entrances may be extended to a maximum of 1.5m in height. This will require a submission with your DA addressing The Wollongong City Council DCP – 2009 in respect of fence heights.



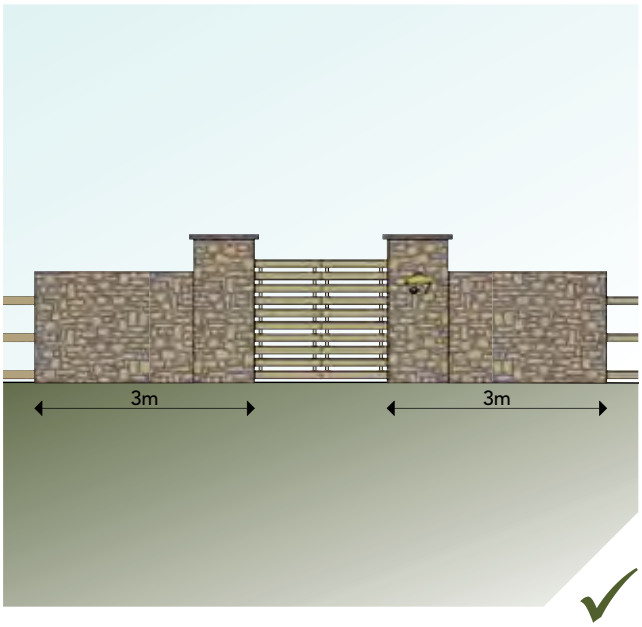
4.3 Front fence positioning

Front fence restrictions apply to primary and secondary street frontages. They should be positioned on the boundary.



4.4 Fencing features and other considerations

Entry features in front fencing should not exceed 3m in length beyond either side of an entry.

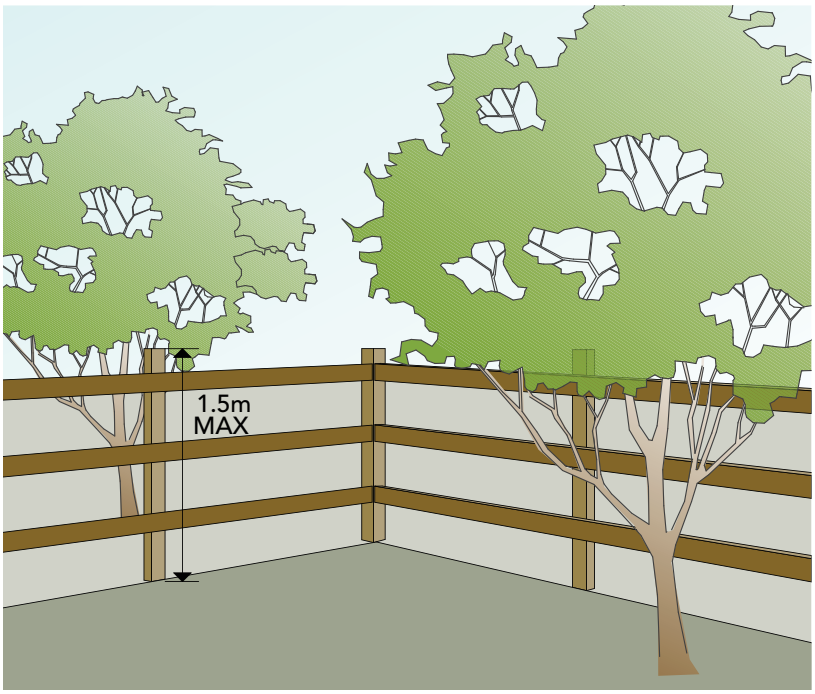


4.5 Side and rear fence materials

Side and rear fences can be constructed of unpainted hardwood timber in post and rail format, or unpainted hardwood timber post and galvanised wire construction. Side and rear fences may be secured with mesh wire to allow for pet proofing.

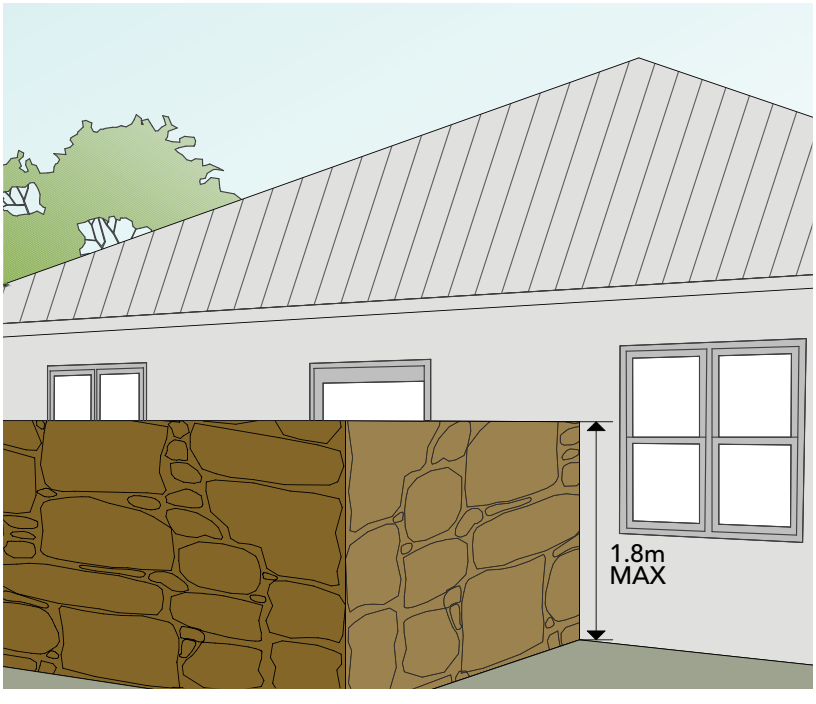
4.6 Side and rear fence height

Side and rear fences can be built to a maximum height of 1.5m.



4.7 Courtyard fence height

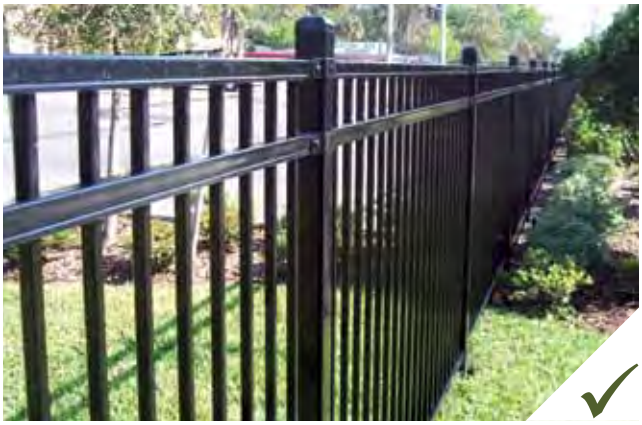
Courtyard fences and screens can be built to a maximum height of 1.8m above the natural ground level.



4.8 Courtyard fencing types and materials

Courtyard fences may be constructed to provide privacy to selected activity areas and to screen services, ancillary buildings or structures. They may be either solid panelling , blade louvre, open slat, or lattice-type panels appropriately framed.

Courtyard fences can be constructed of timber or masonry, either using similar or complementary materials to the home, OR in natural materials that blend in with the landscape. Courtyard fences shall include soft landscape treatment for the sides facing the street or neighbours. Colorbond steel or other steel materials should not be used to construct courtyard fences.



4.9 Courtyard fence positions and extent

Courtyard fences can enclose an area of up to 80sqm, and have a maximum length of 20m.

BUILT FORM

5.0

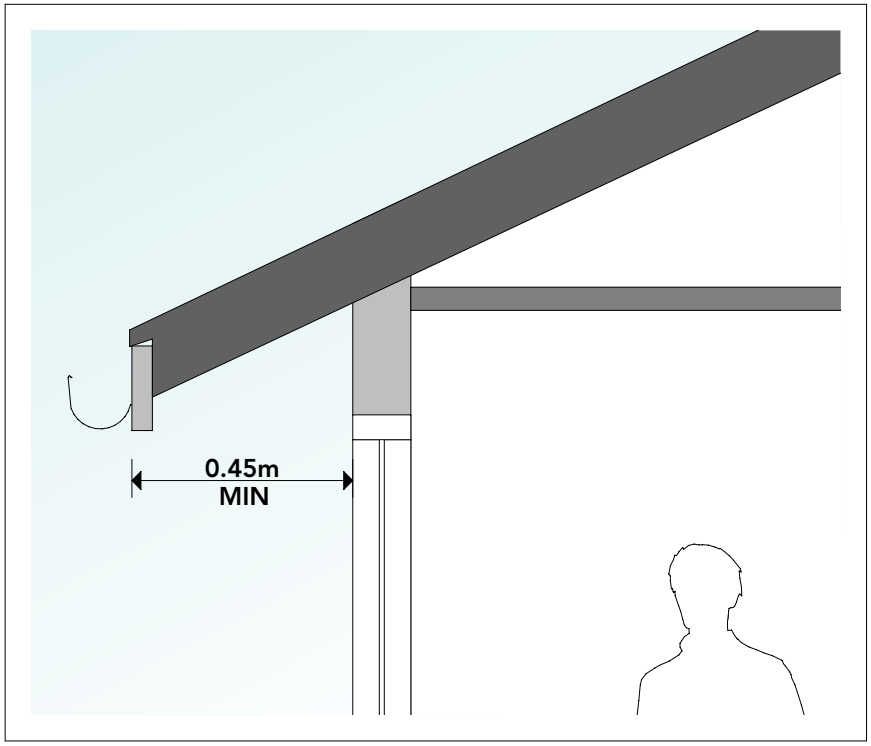
A broad variety of architectural features are encouraged within the design of homes.

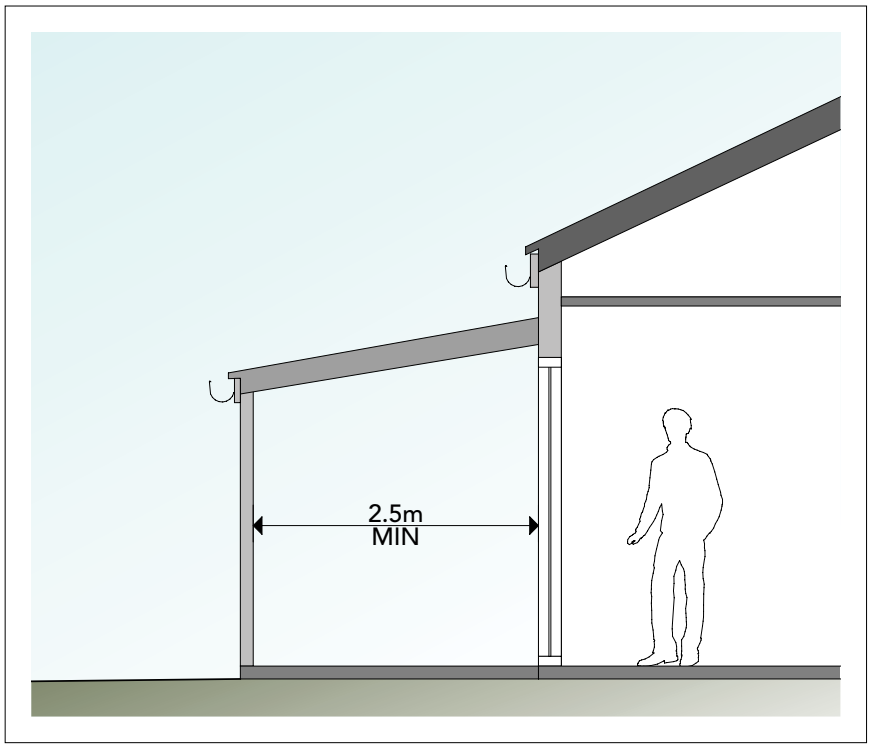
However features should generally be consistent with a Colonial Australian style.

Modern interpretations of this architectural style will be considered on merit by the Design Review Panel.

5.1 Eaves

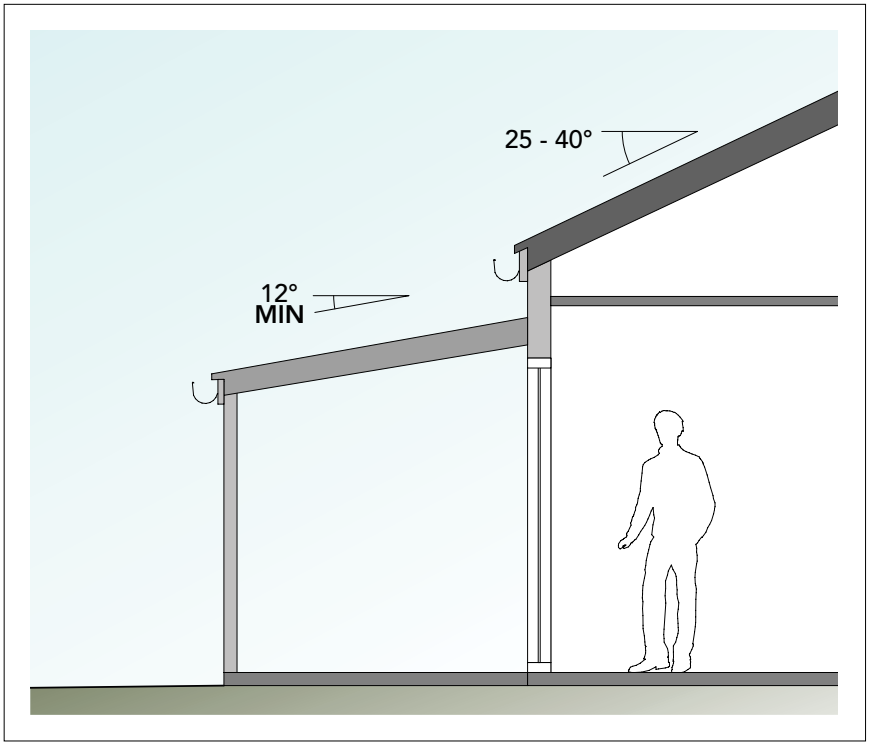
Eaves should have a minimum width of 450mm. However upper roof level eaves can be removed altogether if a continuous roofed verandah is positioned directly under.





5.2 Roof pitch

The minimum roof pitch for primary roofs is 25 degrees and the maximum is 40 degrees. Verandahs and porches may have a reduced pitch of 12 degrees.



Too flat

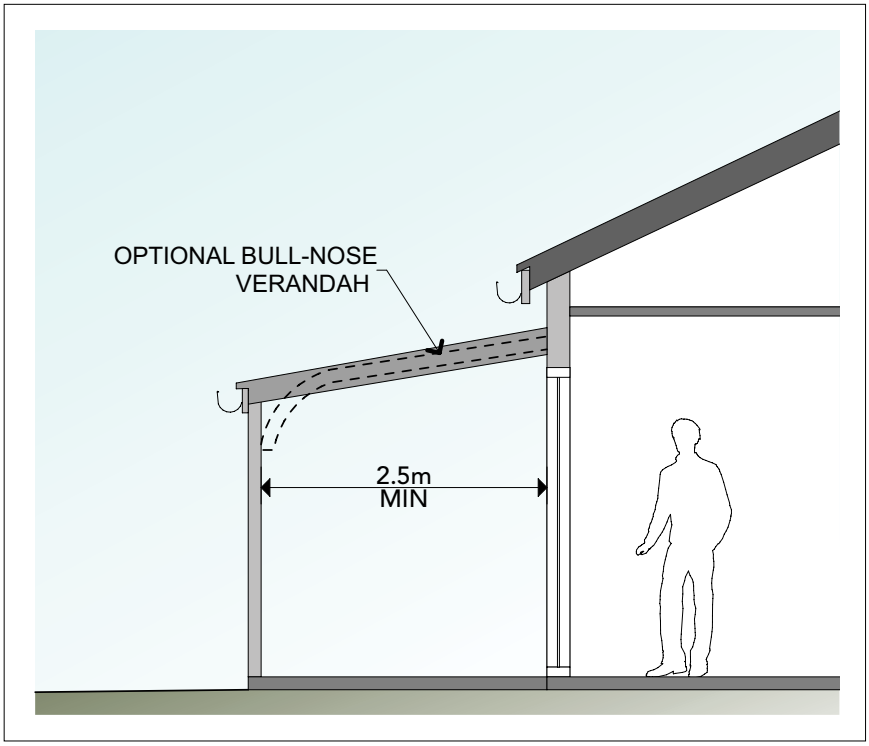
5.3 Sun and shade screens

Sun and shade screens should be used particularly on western facades to promote thermal comfort of the occupants. Sunscreens should be made using natural or painted timber. Colour-coated aluminium is acceptable, however silver or natural aluminium colours are not appropriate.

5.4 Verandahs

Verandahs with roof coverings that wrap much or all of the front of the home facing the street are desirable. Bull-nose roof designs over verandahs are also acceptable. Verandah posts should be placed regularly and may be detailed with only Australian Colonial capitals. Victorian, Georgian, Doric, Corinthian or Ionic capitals are not appropriate.

Verandah floors should be constructed either from timber decking or flooring, stone flagging, or large format tiles. Stamped concrete flooring on verandahs is not appropriate.



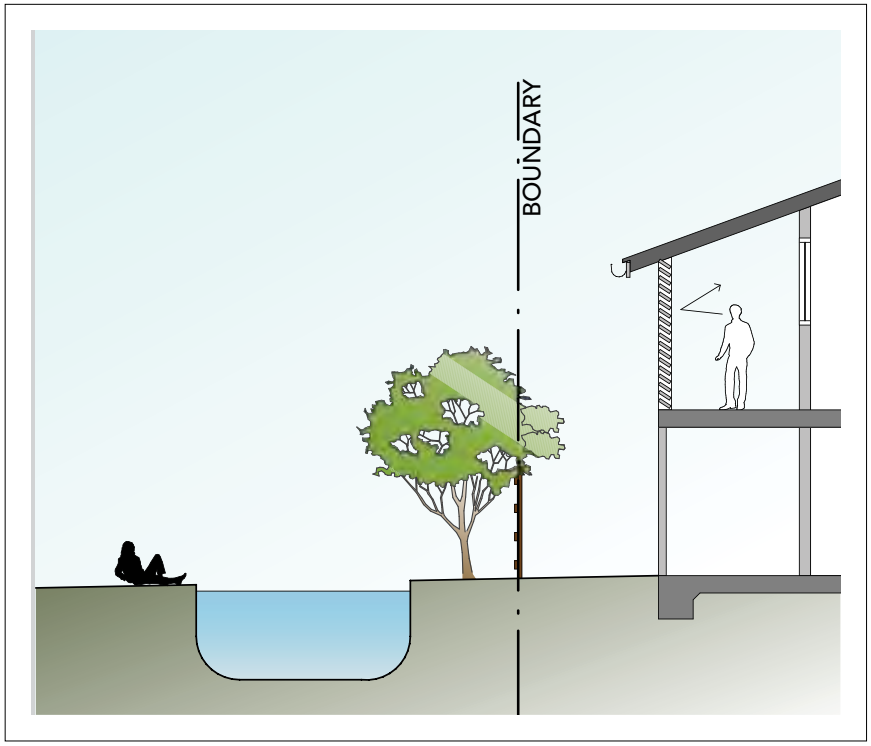
5.5 Windows and doors

Windows and doors should be designed to complement the architectural style. Vertically orientated, double hung or casement-type windows are encouraged. Colonial style mullions can be included. Timber framed windows are encouraged, however colour coated aluminium windows are acceptable – larger commercial style sections are encouraged if aluminium windows are used. Silver or natural anodised aluminium coloured windows are not appropriate. The use of French doors, highlight windows and dormer windows are all acceptable.

5.6 Visual privacy

Second-storey balconies if used should face either the street or the rear yard, and privacy screens should be used to prevent overlooking of neighbouring properties.

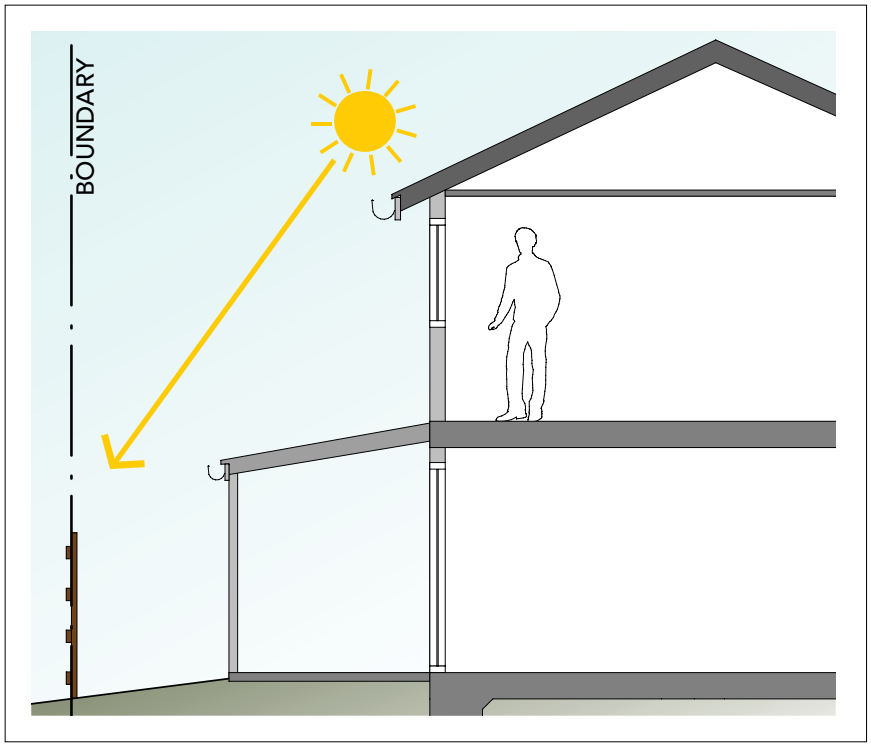
Window placement should be considered so not to overlook neighbouring properties. Because of the highly contoured topography, particular attention should be paid to avoid overlooking neighbours when placing windows.



5.7 Overshadowing

Plans should consider and show extent of shadowing as it may affect neighbouring or adjoining properties. In locations with highly contoured topography the positioning of the ground floor is even important to ensure neighbours are not overshadowed.

If there is any doubt, shadow diagrams may be requested.



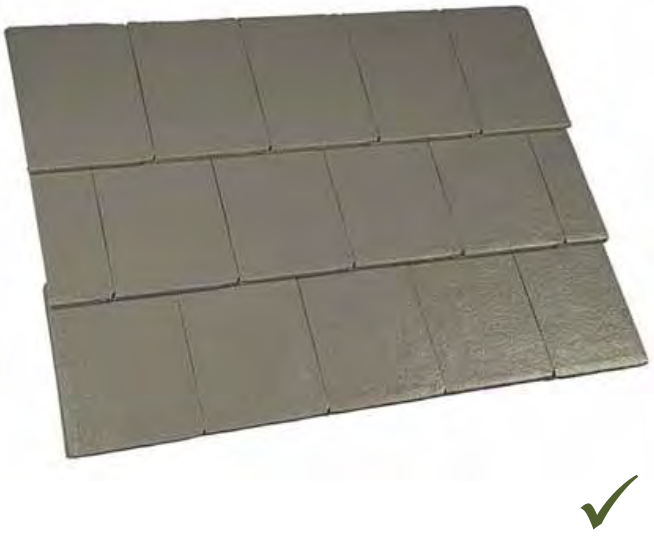
COLOURS AND FINISHES

6.0

Colours should be low in contrast and sympathetic to the natural environment, or optionally a colour scheme selected from a Colonial Australian palette. Vivid colours and tones are discouraged.
Ask your builder, designer or architect to provide actual samples of your colours.

6.1 Roofing

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.

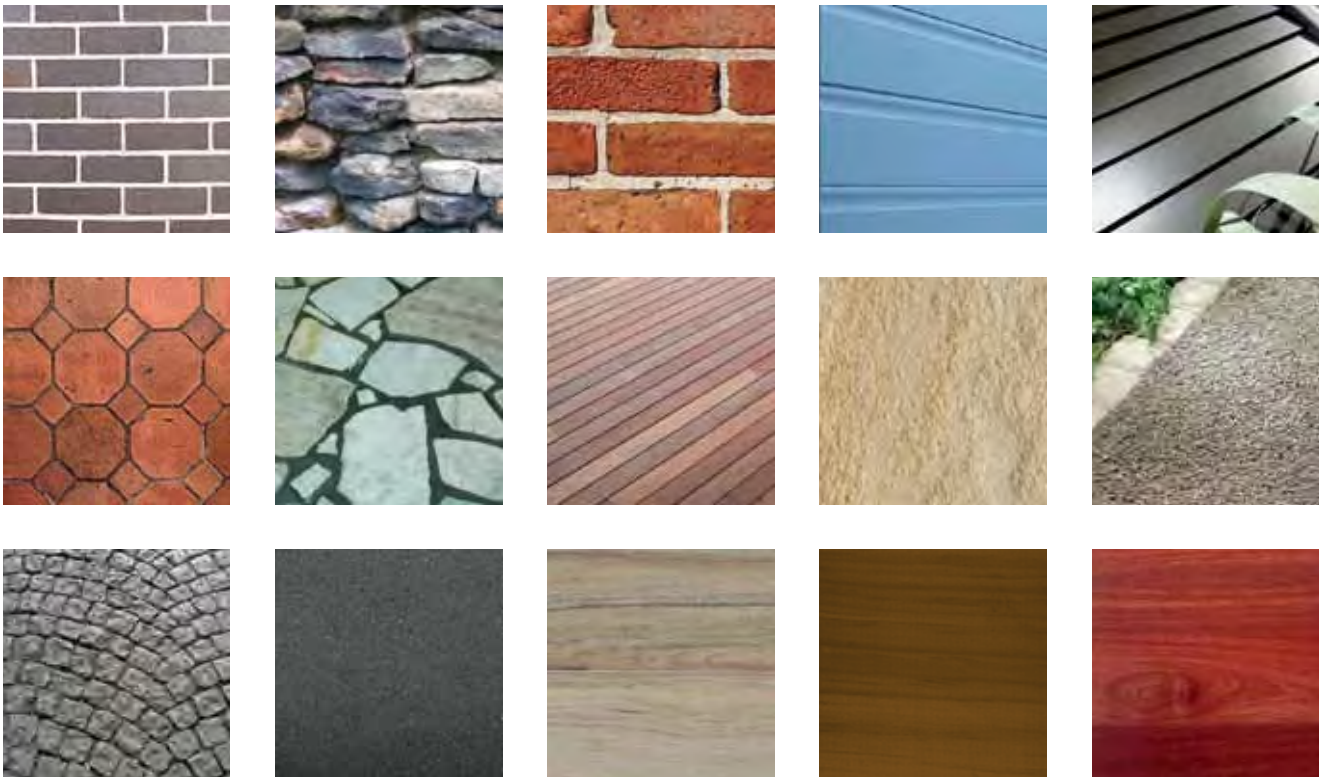


6.2 Walls

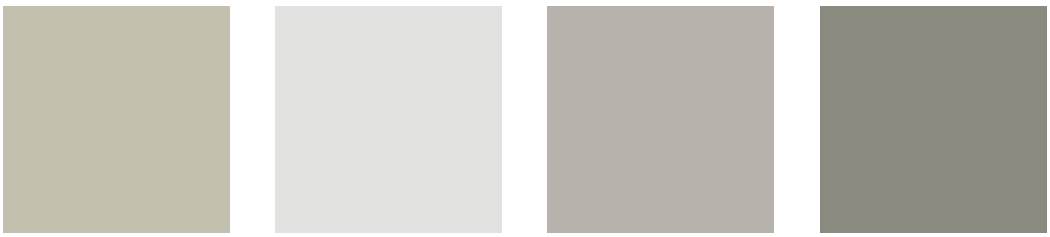
Rendered masonry, stone, timber, painted/rendered or face brickwork should be the predominant external materials. The use of recycled timber is encouraged. Large fibre cement sheets are not permitted, however weatherboards made of fibre cement are permissible.

6.3 Sample palette

Stone, paving and timber finishes



Metal Roofing palette

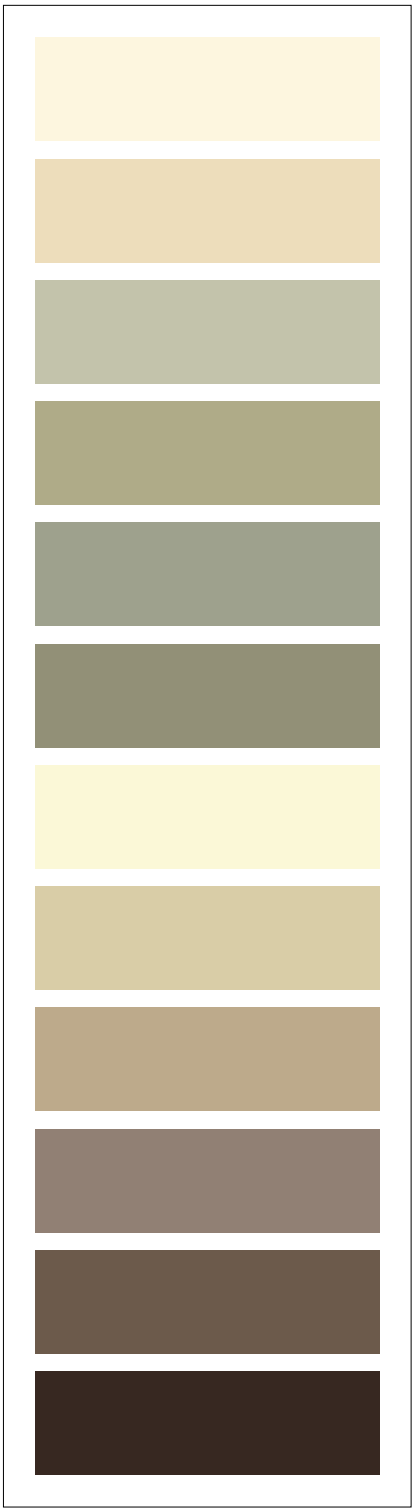


Evening Haze | Shale Grey | Dune | Bushland

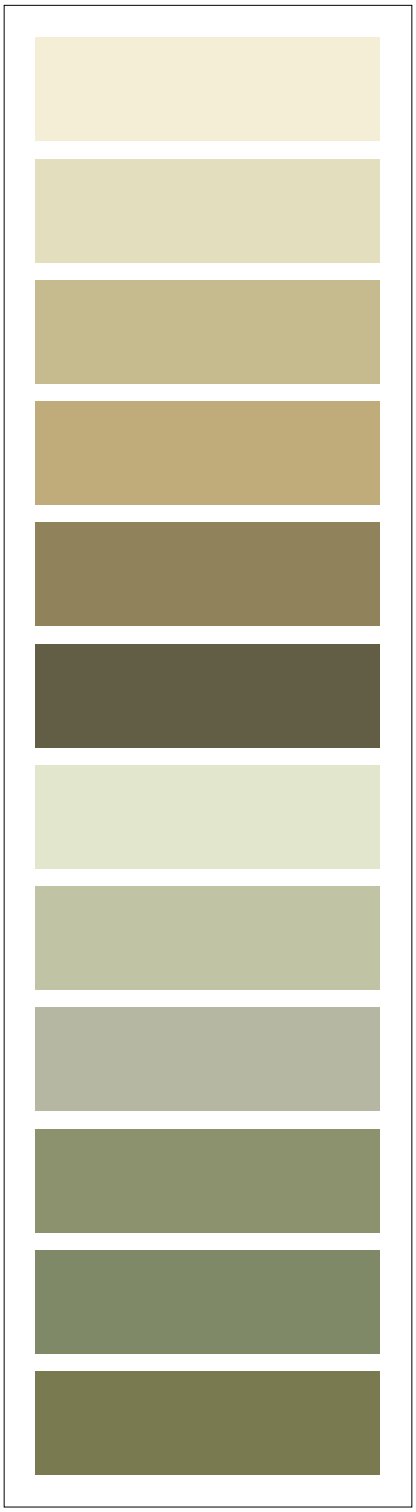
Woodland Grey | Pale Eucalypt | Cottage Green | Headland

6.3 Exterior paint colours – sample palette (cont.)

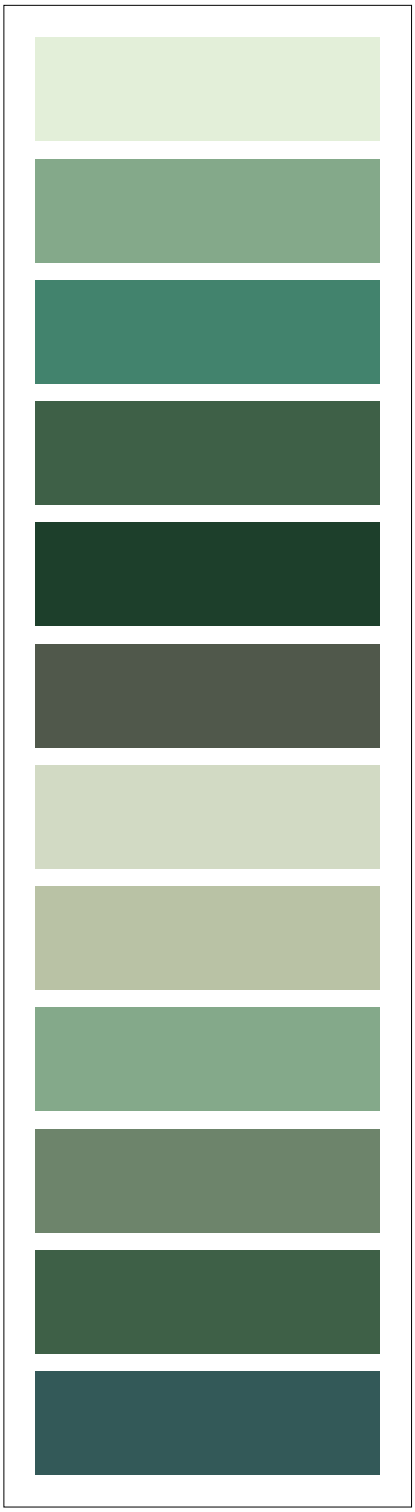
Neutrals



Beige/Khaki

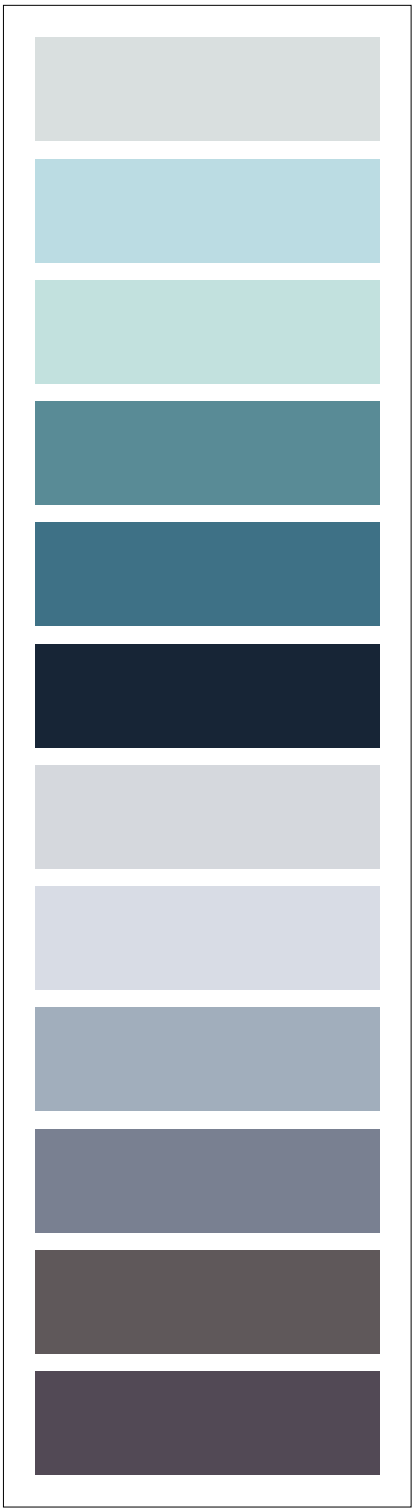


Greens

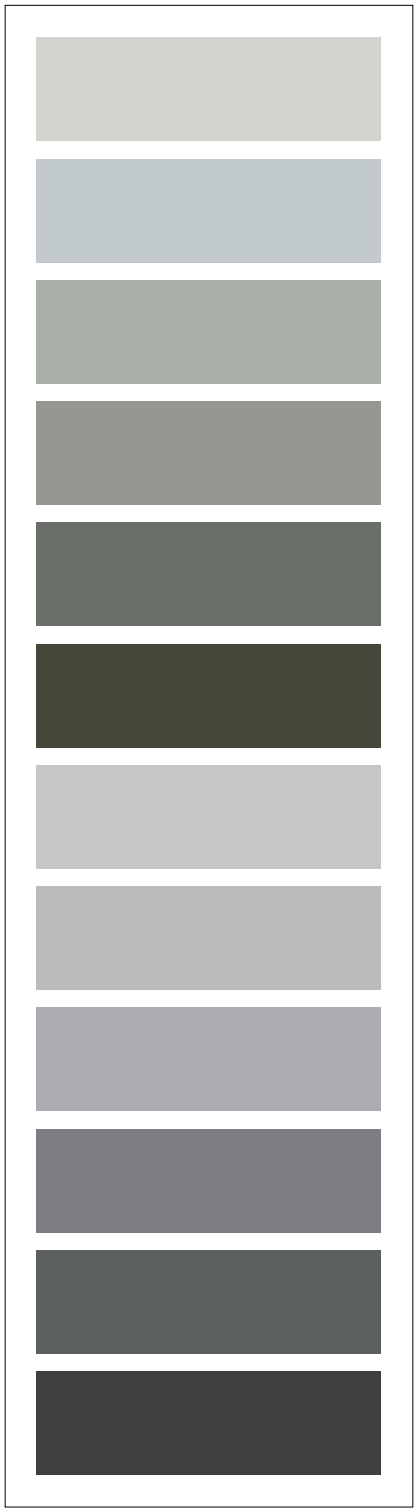


6.3 Exterior paint colours – sample palette (cont.)

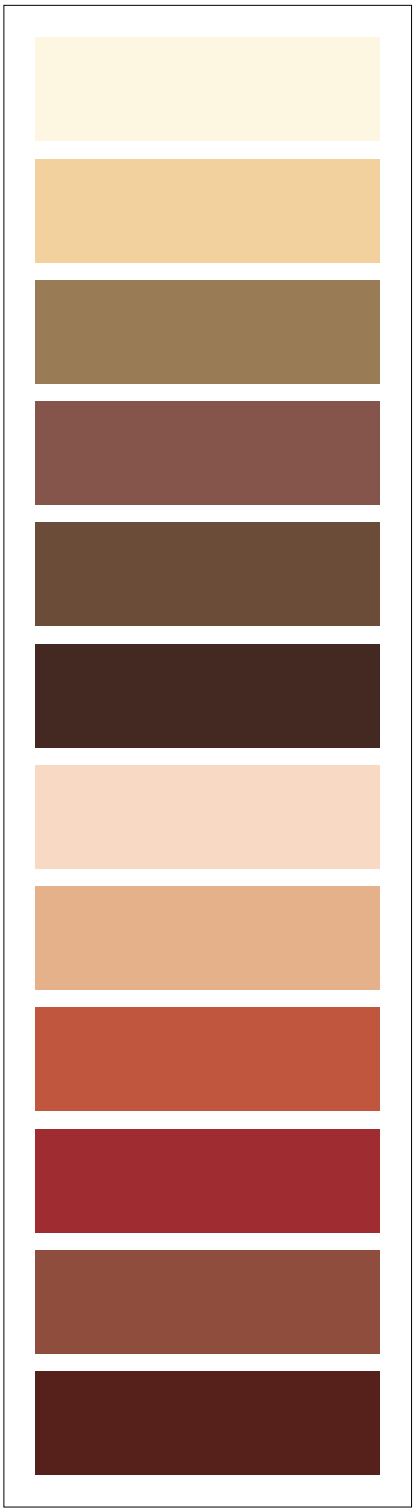
Blue/Mauve



Stone/Grey



Terracotta/Red



WASTE

7.0

By managing our waste we can ensure that more of our environment remains as beautiful as The Ridge, Vista Park.

7.1 Waste

Each home at The Ridge, Vista Park will be provided with a general waste, a recycling waste and a compost bin. Regular green waste collection will be provided.

During construction of the development a recycling area will be provided to allow for re-use of excess building material such as rock, which can be used for garden edging, crushed for paths and bases, excess non-treated timbers and landscape can be chipped for use as mulch in gardens and landscape.

Waste wise tips

- Plan meals wisely. Do a weekly meal plan and only shop for what you need to avoid unwanted food
- Buy fresh fruit, vegetables and meat that is unprocessed, healthier and has less packaging
- Compost vegetable peelings and fruit scraps
- Buy in bulk, buy concentrates or refillable items
- Take your own reusable bags to the supermarket or use cardboard boxes
- Choose products with recyclable packaging
- Use your purchasing power and give manufacturers feedback on their products
- Choose items that can be reused many times such as sponges instead of paper towel
- Reuse and repair products or buy quality second hand goods
- Close the loop and buy products made from recycled material
- When buying presents, give experiences such as a dinner out or theatre tickets
- Give presents in reusable wrapping such as a colourful ribbon instead of sticky tape.

7.2 Garbage service

Your garbage collection is a weekly service and will go out with either your yellow top recycling bin or green waste bin. Bins are to be placed out no later than 6am on your collection day, and must be removed from the kerb on the day they are serviced.

Residents are offered the choice of an 80 litre, 120 litre or 240 litre red top garbage bin. You can upsize or purchase an additional red top garbage bin through Council if your current bin isn't sufficient, though Council charges additional collection fees for upsized bins

If you are unsure about what can or cannot be placed in your red top garbage bin, please call Council's Customer Service Centre on 4227 7111. Bins that are contaminated due to the wrong items being placed in them will not be collected.

Items accepted

- Disposable nappies
- Food scraps
- General waste that can't be reused or recycled
- Shrink wrap, soft plastic packaging and plastic bags
- Mirrors, sheet glass, ceramics, crockery, china and Pyrex cookware
- Foam including packing, styrofoam and polystyrene

[1]Dispose free of charge at annual chemical collection.
[2]Dispose free of charge at Council's Waste Depots.
[3]Dispose free of charge with your household cleanup service or take to Council's Waste Depots for recycling (a fee applies).

7.3 Recycling service

Place the yellow top recycling bin out fortnightly with your regular garbage. Remember your recycling is collected on the alternate week to your green waste bin.

Residents are able to purchase an additional recycling bin through Council if one bin isn't sufficient. You are also able to drop off additional recyclables for FREE at Whytes Gully and Helensburgh Waste Depots.

Bins are to be placed out no later than 6am on your collection day, and must be removed from the kerb on the day they are serviced.

Your recyclables are taken to the Materials Recycling Facility (MRF) at Whytes Gully where the items are sorted, baled and sent to be recycled. The recycling material collected from residents is reprocessed into new products including clothing, furniture, compost bins, food containers and newspapers.

Make more space in your recycling bin by removing all lids and crushing plastic bottles and flatten cardboard products. Lids including plastic and metal lids from bottles, jars and containers should be placed in your recycling bin separately. Rinsing milk, dairy or pet food tins and containers will help to reduce any odour in your recycling bin.

By placing the wrong items in your bin, you could contaminate a whole truck load of recycling material – please recycle wisely.

Items accepted

- Cardboard boxes and packaging (flattened)
- Steel cans including empty paint cans, food tins, pet food and empty aerosol cans
- Glass bottles and jars (all colours)
- Paper, newspapers, magazines, advertising leaflets and phone books
- Aluminium cans, clean aluminium foil and foil trays
- Milk and juice cartons (liquid paperboard)
- Pizza boxes
- Rigid plastic bottles and containers

Items not accepted

- Plastic bags or general rubbish (including shrink wrap or soft plastic packaging)
- Foam including packing, styrofoam, polystyrene or plastic coated paper
- Soil or rocks
- Hazardous chemicals including pesticides, poisons and pool chemicals, etc[1]
- Syringes, pharmaceuticals or medical waste
- Long-life cartons or tetra packs (with foil liners)
- Clothes or shoes
- Fruit and vegetable scraps
- Compact fluorescent lights (CFLs), or tubes[2]
- Green waste
- Containers or cans containing liquid paints and oils[1]
- Nappies
- Mirrors, sheet glass, ceramics, crockery, china or Pyrex cookware
- Garden hoses
- Toys or non-recyclable plastics
- Car parts[2]
- Computers[3]
- Televisions[3]

[1]Dispose free of charge at annual chemical collection.
[2]Dispose free of charge at Council's Waste Depots.
[3]Dispose free of charge with your household cleanup service or take to Council's Waste Depots for recycling (a fee applies).

7.4 Green waste

Place the green waste bin out fortnightly with your regular garbage. Remember your green waste is collected on the alternate week to your recycle bin.

Residents are able to purchase an additional green waste bin through Council if one bin isn't sufficient.

Bins are to be placed out no later than 6am on your collection day, and must be removed from the kerb on the day they are serviced.

The green waste collected from residents diverts over 20,000 tonnes of green waste per year from landfill and puts these valuable organics back into our soils.

Place your green waste bin out for collection every fortnight to avoid bin odour from grass clippings and reduce the need for regular cleaning.

Do not jam or compact green waste into bins. Don't tie or put green waste into plastic bags.

Your green waste bin will not be collected if:
- It is overfilled and the lid cannot be closed
- The wrong items are placed in the bin
- It is too heavy for collection vehicles to lift

The weight of your green waste bin should be no heavier than 80kg.

Tips to help keep your green waste bin lean and green:
- Only mow dry grass
- Open lid of bin to let moist grass dry out
- Remove dirt from vegetation
- Don't overload with heavy wood or branches

Items accepted

- Flowers, leaves, plants and shrubs
- Twigs and small branches
- Grass clippings
- Branches and untreated timber off-cuts[1]

Items not accepted

- Fruit and vegetable scraps
- Chemically treated (e.g. CCA) or painted timber including lattice
- Plant pots and garden hoses
- Soil or rocks
- Noxious weeds[2]
- Plastic bags or general rubbish
- Foam including packing, styrofoam and polystyrene
- Cardboard, paper or newspaper
- Glass bottles and jars or plastic bottles and containers[3]
- Pizza boxes
- Building material

[1]Must be less than 50cm in length and 7.5cm in diameter, untreated, unpainted and with no nails.
[2]Bag, tie and place out for collection with your household cleanup service or place in red top garbage bin. To identify noxious weeds visit wollongong.nsw.gov.au.
[3]Place in yellow top recycling bin.

7.5 Composting

Almost anything that was once part of a plant or animal can be composted (e.g. food scraps, newspaper, grass, prunings, manures and weeds.) Dog and cat manures are best buried in the garden, or disposed of in the red bin as they can be a source of parasites.

The ADAM principles

There are many ways of producing good compost at home, all are based on the principles of ADAM:

- Aliveness – A compost heap is a living system
- Diversity – The greater the diversity of material added the richer the product
- Aeration – More air means less smell, the heap should be turned regularly
- Moisture – The heap should be as moist as a lightly squeezed sponge.

Setting up

- Choose a composting system that suits you – an open heap, an enclosure or a compost bin
- Select a well-drained location
- Begin with a 10-15cm layer of twigs, sticks and dry leaves for drainage and aeration

Collecting materials

- Gather a range of organic materials including some manures as they're a compost's favourite food
- To make a hot compost (compost that reaches temperatures over 60˚C), gather all the materials at once. For most households, it will be easier to build the compost heap week by week. Keep a sealed bucket in the kitchen for food scraps (e.g. coffee grounds, tea bags, vegetable peelings). You can also collect any liquids from the kitchen (e.g. left over drinks, rinsing water)
- Keep grass clippings, raked leaves, etc., in piles so you can add them in layers
- Keep a mixture of nitrogen rich materials (e.g. food scraps, weeds, lucerne, manure) and carbon materials (hay, old compost, dry grass clippings, newspaper, twigs) on hand

Adding materials

- Add the organic materials (each layer no more than 10cm thick), alternating between nitrogen rich (food scraps, manure, etc.,) and nitrogen poor (twigs, dry leaves etc.,)
- Ensure each layer is as wet as a lightly squeezed sponge
- Occasionally add a thin (3-5cm) layer of soil to keep microbe levels up. Add a sprinkling of lime, dolomite or wood ash after layers of manure and food
- Cover with a hessian sack

When the heap is full:

- If you have built the heap all in one go, leave it for two weeks to "cook" then turn it every week
- You should have compost ready to use in 10-12 weeks

If you have built the heap gradually, you have two alternatives when the heap is full:

- Start a second heap, leaving the first to break down
- Or, remove the enclosure from the heap and relocate it next to the original heap. Start the new heap by forking the top uncomposted material into the enclosure. The finished compost at the bottom of the original heap is ready to use

All information contained in this section is taken from Wollongong Council's Waste Wise Guide and Composting Fact Sheet.

MATERIALS

8.0

By carefully selecting construction materials you can reduce your carbon footprint, minimise the use of non-renewable resources and importantly make a healthier environment for you and your family.

8.1 Recyclable, re-used, renewable

Environment responsibility includes the selection of materials used to build your home.

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

8.2 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

ENERGY & COMMUNICATION

9.0

We encourage all future residents at The Ridge, Vista Park to be responsible energy consumers and where possible to consider being an energy generator.

9.1 Reduction in energy use

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 follows; (as at May 2016).

- A BASIX score of 48 for Energy Section (Pools may be excluded from this calculation)

This will reduce the cost of utilities in winter and summer and better comfort in your home.

9.2 Renewable energy

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

9.3 Energy efficient appliances and lighting

One of the key ways to achieve the required BASIX score is to ensure you select energy efficient appliance and lighting for your home. These may include, but are not limited to:

- Greenhouse gas efficient hot water systems (e.g. gas boosted solar, electric boosted solar)
- Heat Pump hot water systems
- Appliances which have a higher energy star rating than the average, such as dishwashers, fridges, washers, dryers and TVs
- Energy efficient air-conditioning systems which have a higher energy star rating than the average, such as those with inverter technology
- Energy efficient lighting throughout dwellings such as LED
- Consider use of daylight sensors with your lighting

A second fridge or freezer is one of the biggest users of energy which many homes have. If you do need a second fridge or freezer for celebrations, consider turning it off at other times of the year.

WATER

10.0

By conserving water and by treating waste water carefully the natural beauty of The Ridge, Vista Park can be maintained for your enjoyment and the enjoyment of future generations.

10.1 Water goals / targets

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 will mean a water score of 48 as a minimum. (Pools may be excluded from this calculation).

BASIX®

10.2 Rainwater tanks

Reductions in water use can be achieved in a variety of ways including installing rainwater tanks and using the harvested water for:

- toilet flushing
- cold water tap for laundry washing machine
- garden watering, car washing and all other external outdoor uses

Design the rainwater tank as an integral part of your home, with complementary colours and materials. The tank should not be visible from the street. It can be above or below ground.

10.3 Water efficient appliances

Select water fixtures with a minimum 4-star water rating. Fixtures include taps, showers, toilets, washing machines and dishwashers.

10.4 Water use

Choose drought tolerant plants and lawn when designing your garden that do not require irrigation. Use mulch in garden beds to ensure that evaporation is minimised. Use drip irrigation on timers, or hand water vegetable patches.

Install a pool cover to minimise evaporation, liquid pool covers are now available that are undetectable to a swimmer and are a cheaper and more convenient than many physical pool covers.

Do not use waterfalls, water features or wet edges which also waste unnecessary water. Glass edges to pools do not waste water and are a cheaper alternative to wet edges if you are seeking a special design feature.

LANDSCAPING

11.0

All residents will share views of the existing natural landscape. It is important that the landscaping of the individual homesite preserves and complements these views to create the cohesive character that is The Ridge, Vista Park.

11.1 Landscaping

It is best to design your garden to fit into its natural unique setting at The Ridge, Vista Park. When planting your garden you should use the natural vegetation found in the area.

Gardens facing the street or other public areas should be planted with a minimum of 75% indigenous planting selected from the selection opposite.

Plant at least three trees in the rear and two in the front yard in species from the selection on the page opposite. Deciduous, non-indigenous exceptions are allowed if the planting is used for sun-control into the dwelling. 30% of your total site area should be landscaped open space.

All planted areas require at least 75mm of recycled organic mulch, to assist in the prevention of weeds and reduce water usage.

Keep a 10m wide strip from the rear boundary (minimum 15% of the site), as a deep soil zone for planting of significant trees.

11.2 Drought-tolerant plant selection

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 Ridge, Vista Park is maintained in times of low rainfall.

11.2 Drought-tolerant plant selection (cont.)

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)

11.3 Bushfire protection

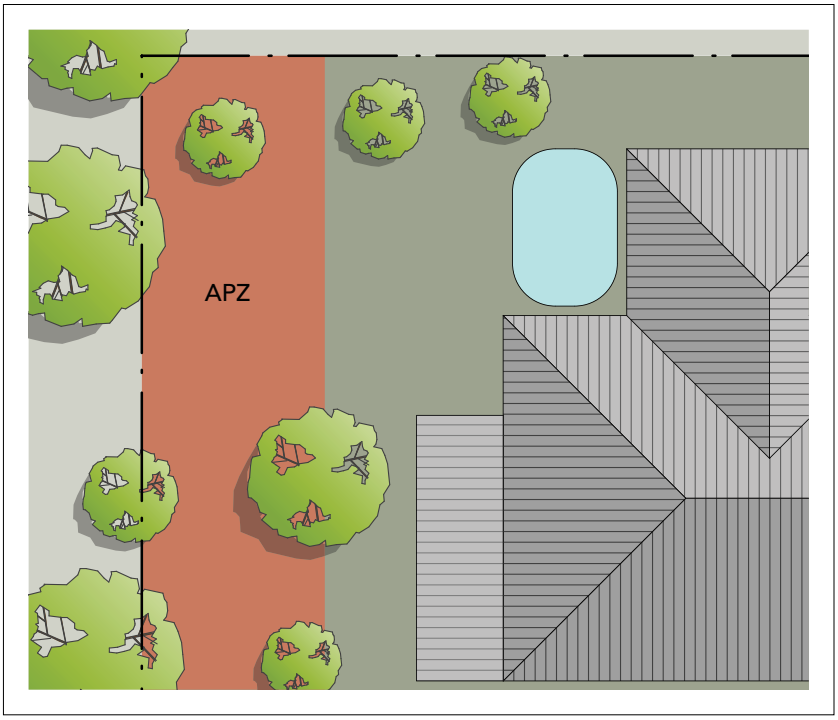
Asset Protection Zones (APZs) are critical to protect dwellings from bushfires and are defined in certain places across the site. They are protected by Law. APZs protect dwellings by providing a buffer with minimal fuel around the dwelling and also provide a defendable space for property protection.

The effective maintenance and appropriate landscaping of the APZ significantly reduces the bushfire hazard risk of damage to the dwelling. It also assists in the containment of the spread of fires. The importance of understanding and complying with the restrictions cannot be overstated – the NSW Rural Fire Services has published a guide "Planning for Bushfire Protection" which can be downloaded from the RFS website: **www.rfs.nsw.gov.au**

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

If your site is affected by an APZ your site analysis will indicate its position.



11.4 Environmental management zones

There are some areas of land that require management as part of vegetation management zones, these are noted on homesite diagrams for the areas.

E2 Zones

This area of vegetation is afforded the highest level of protection under the Local Environment Plan (LEP). Opportunities for development in this area and uses that impact on the environmental values are generally not permitted. The landholder is encouraged to ensure that noxious weeds and feral animals are appropriately managed. Whilst The Ridge, Vista Park meets bushfire protection requirements and has in place a series of Asset Protection Zones the landholder is encouraged to limit the ability for a fire to ignite and/or spread from the E2 lands. As such, the landowner may need to consult with the Rural Fire Service regarding bushfire management/ hazard reduction requirements.

E3 Zones

This area has been identified as 'Environmental Management' under the LEP. This is due to the presence of a natural watercourse and the land providing a habitat corridor for fauna species. Development and use of this land is limited by these environmental values and the owner will need to ensure that noxious weeds and feral animals are appropriately managed. Bushfire Asset Protection Zones are also located in this area, and the owner is encouraged to ensure that these areas are managed in a way that reduces the potential for a bushfire to impact the surrounding development. This will include regular (at least annual) slashing or mowing of grasses and ensuring that dense vegetation and/or combustible materials are not located within the APZ.

If your site is affected by an environmental management zone it will be indicated on your site analysis.

11.5 Driveways and front paths

Driveways and paths should be designed to complement the dwelling, the streetscape and the natural materials and colours of The Ridge, Vista Park.

The maximum driveway width is 3m at the boundary crossing. It can be wider within your lot.

Double crossovers for circular driveways are permitted.

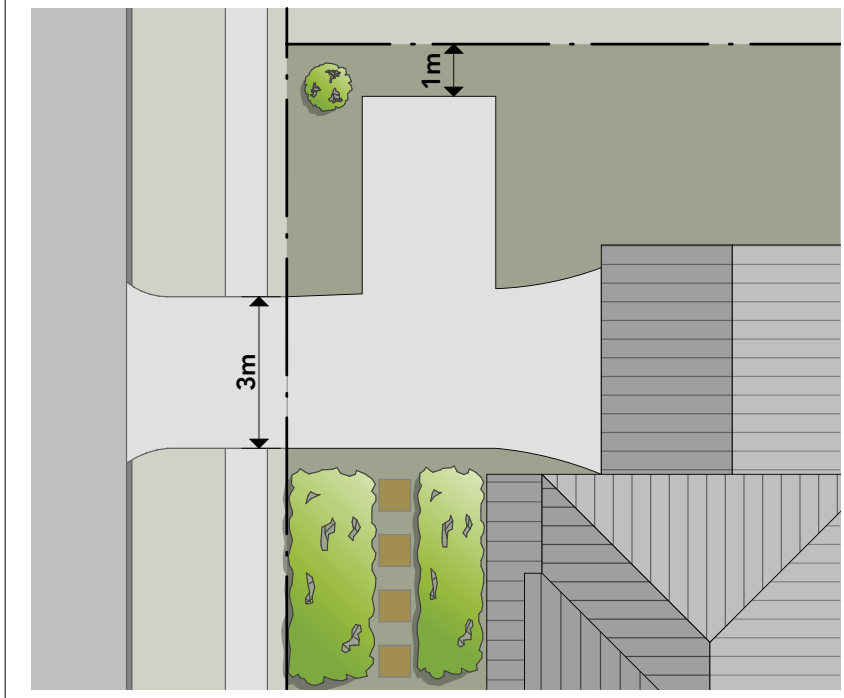
Driveways should be setback at least 1m from a side boundary to allow for planting between the boundary and driveway.

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.

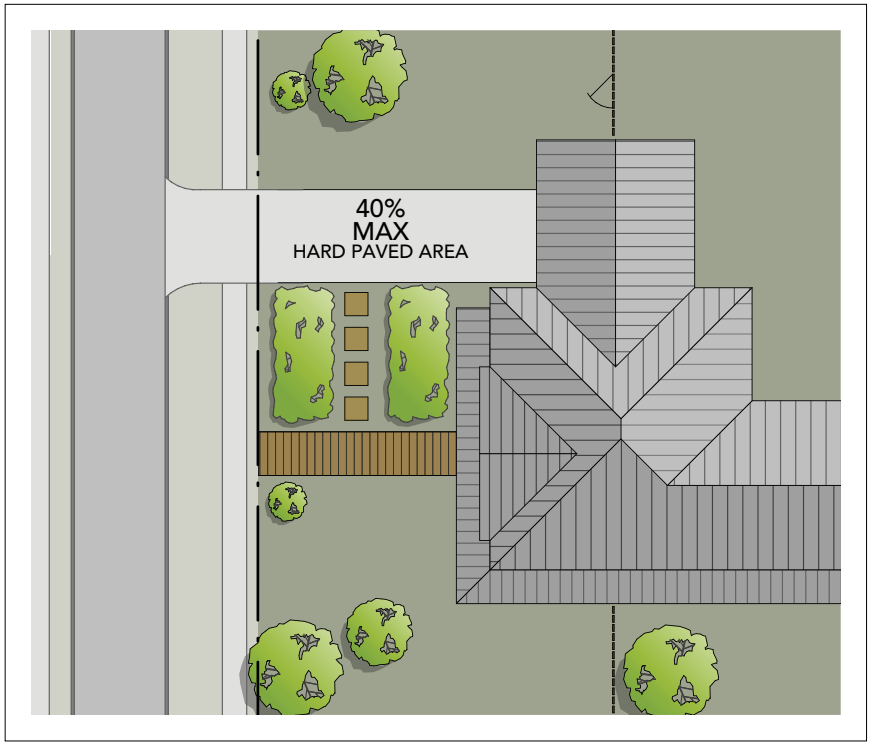
Driveways and paths must not be constructed out of stencilled concrete.

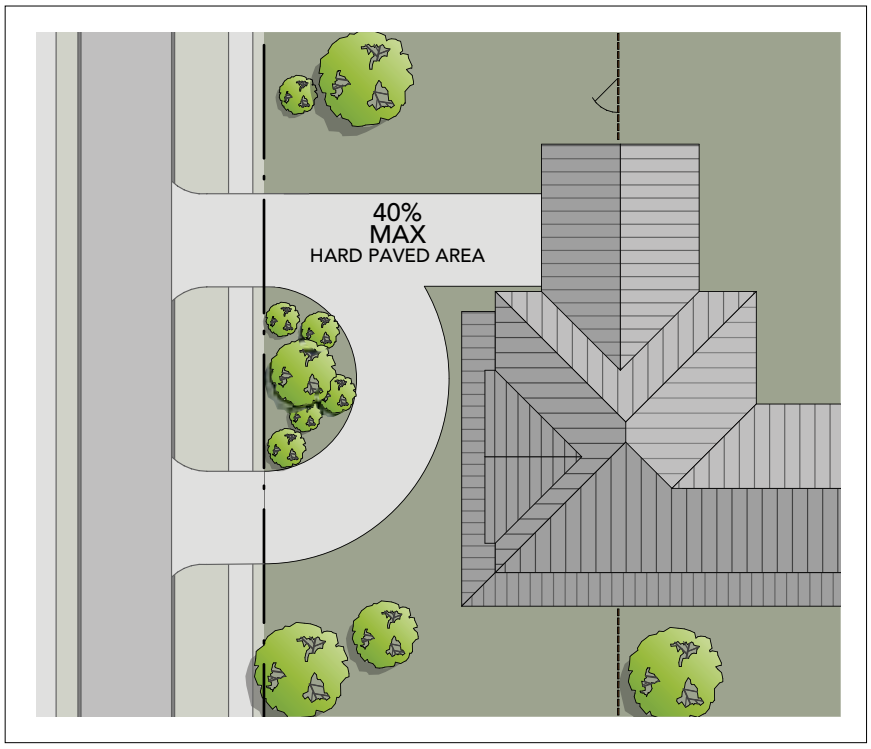
Articulating your driveway by the use of multiple materials or colours is encouraged to reduce the impact of large bland areas.



11.6 Proportion of hard paved areas

No more than 40% of the front yard is to be hard paved surfaces. A pedestrian pathway to the front door separate to the driveway should be included.





GLOSSARY

APZ
Asset Protection Zone, an area of land with restrictions on the title that separates buildings from the bush that has had the landscape designed and managed to reduce the spread of bushfire to built areas.

BASIX
A web-based planning tool for the assessment of the potential performance of new residential development in terms of its energy efficiency and water usage efficiency. A BASIX certificate must be submitted with a Development Application or a Complying Development Certificate for any new residential development..

CC
Construction Certificate application detailing the design and building code compliance to Wollongong City Council or PCA. Consent will be provided once the PCA is satisfied that compliance is achieved, and all necessary documents provided.

COLONIAL AUSTRALIAN
Australian architectural style from European settlement in 1788 to about 1840. Typically planned symmetrical with rooms located around central hallway, houses were built with corrugated iron with simple hip or gable shaped roofs, often surrounded by wide verandahs. Architectural decoration was minimal, windows generally square or rectangular in form.

COLONIAL AUSTRALIAN CAPITALS
Capitals are the topost or head of a column just under where it supports a beam or other structure, in Colonial Australian style it is typically very simple with a small slightly curved diagonal timber beam or buttress.

DA
Development Application, an application illustrating the building design to Wollongong City Council. Consent will be provided once WCC is satisfied that compliance is achieved, and all necessary documents provided.

DCP
Wollongong City Council Development Control Plan.
The detailed council guidelines governing the design of buildings in the Wollongong Local Government Area.

DESIGN GUIDELINES
This document.

DESIGN REVIEW PANEL
A panel of professionals will be established by the developer to assess the proposed designs of each house and ensure that the intent of the design guidelines is maintained in the built form.

EAVES
The edge of the roof projecting beyond the walls.

FRONT BUILDING LINE
Is a roof line/wave or closest element of the dwelling to the front boundary line. This is a minimum of 10m but, could be more if a house has a front building setback greater than 10m.

FRONT BOUNDARY SETBACK
The minimum distance from, measured perpendicular to, the front boundary a house can be built.

GABLE
A triangular portion of wall located between the edges of a sloping roof.

GFA
Gross Floor Area, means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- **a)** The area of a mezzanine, and
- **b)** Habitable rooms in a basement or an attic, and
- **c)** Any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- **a)** Any area for common vertical circulation, such as lifts and stairs, and
- **b)** Any basement:
  - i) Storage, and
  - ii) Vehicular access, loading areas, garbage and services, and
- **c)** Plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- **d)** Car parking to meet any requirements of the consent authority (including access to that car parking), and
- **e)** Any space used for the loading or unloading of goods (including access to it), and
- **f)** Terraces and balconies with outer walls less than 1.4 metres high, and
- **g)** Voids above a floor at the level of a storey or storey above.

LEP
Wollongong Local Environment Plan 2009. The primary state government legislation governing planning and development in the Wollongong Local Government Area.

MULLION
Within a window, a vertical member in timber or aluminium that divides individual panes of glass.

PCA
Principal Certifying Authority, or Private Certifier.

PORCH
A roofed space attached the external edge of a building located adjacent to the entrance or front door only.

ROOF PITCH
The angle of the roof in degrees above horizontal.

SECONDARY FRONTAGE
The longer frontages where an allotment has two or more frontages to a road; OR
The frontage that adjoins a lane where an allotment (not including a corner allotment) runs between a road and a lane. A lane is generally a roadway that is 6 metres wide or less.

SECTION 88
These are the list of covenants (such as easements) that restrict the use of land and are listed on the land title.

SUSTAINABLE ENVIRONMENTAL DESIGN
Architectural design that minimises the use of natural resources to construct, comfortably use, maintain, and dispose or recycle at the end of a buildings use.

TRANSOM
Within a window, a horizontal member in timber or aluminium that divides individual panes of glass.

UDIA
Urban Development Institute of Australia.

UTILITY
Area for the storage of bins, location of equipment such as pool pumps, hot water systems, air conditioners, or clothes drying areas.

VERANDAH
A roofed open deck attached to the external edge of a building, often surrounded by a handrail, often extended along a significant portion of the building.

WCC
Wollongong City Council.

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The Ridge, Vista Park has achieved the maximum six leaves given by the UDIA (Urban Development Institute of Australia).

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