TheRidge

VISTA PARK

Design Guidelines

Summary

Introduction

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, the complete Design Guidelines 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.

CONTENTS

General Note:

This document is a shortened version of The Ridge - Vista Park Design Guidelines. Owners and designers must reference the complete version when designing homes. Compliance with the complete version is a requirement of all homes to be constructed at The Ridge - Vista Park.

1.0 Design Review Process

All new homes to be built at The Ridge, Vista Park will need to be approved by The Ridge, Vista Park Design Review Panel before seeking approval from Council. 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

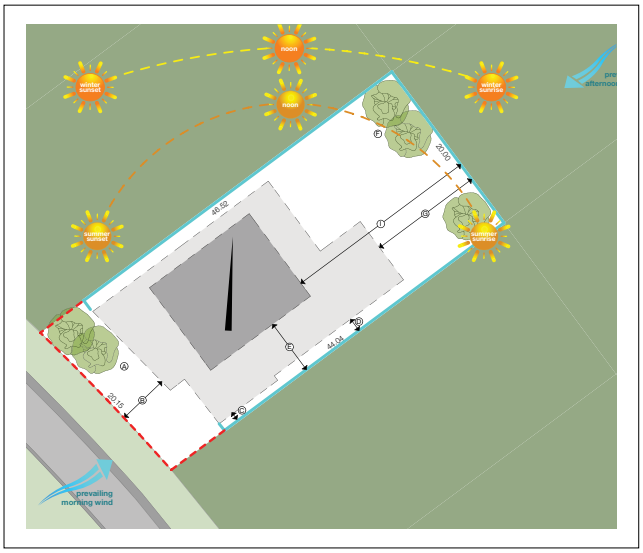
Submit your house design to WCC for Development Approval and Construction Certificate Approval or Principal Certifying Authority for Complying Development Certificate.

2.0 Site Design

Site Analysis

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.

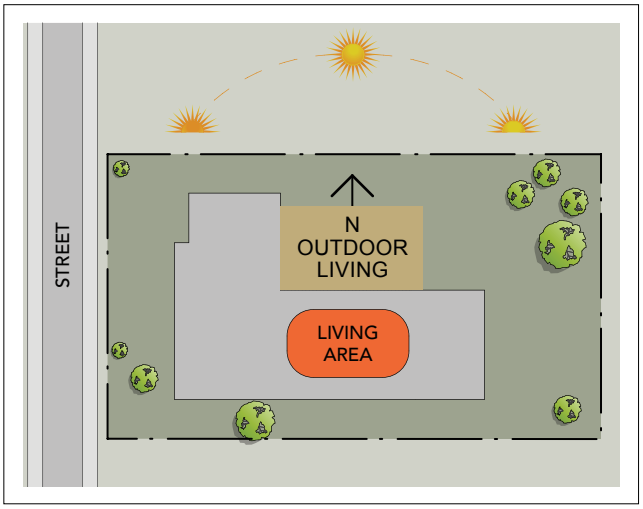
We provide a site analysis for every homesite for sale at The Ridge, Vista Park. Just ask your sales representative to provide it to you. We encourage you to use it as a starting place for designing your home.



Orientation of 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.

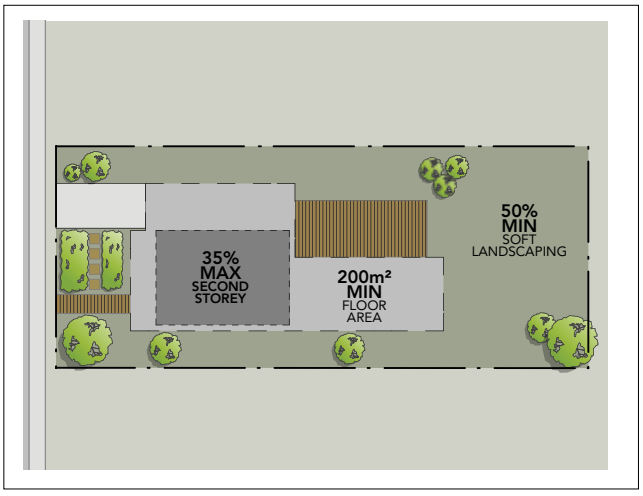
To ensure privacy for you and your neighbours the outdoor living area should be located behind the Front Building Line and screened from view of the street. It is encouraged that outdoor living areas are located on the northern side of your home, so that you can enjoy them year round.



Dwelling Size

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.



2.0 Site Design

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.

Setbacks

Front

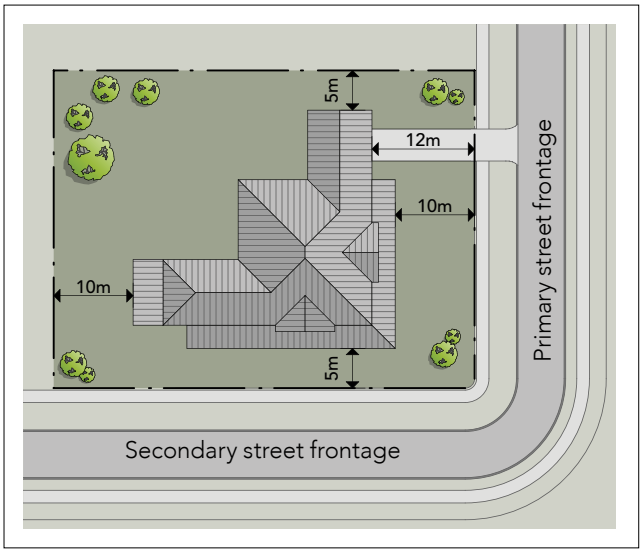
- 10m from primary street frontage
- 12m setback for garages or carport if it faces the primary street frontage
- Secondary streets setbacks of 5m on corner allotments

Side

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

Rear

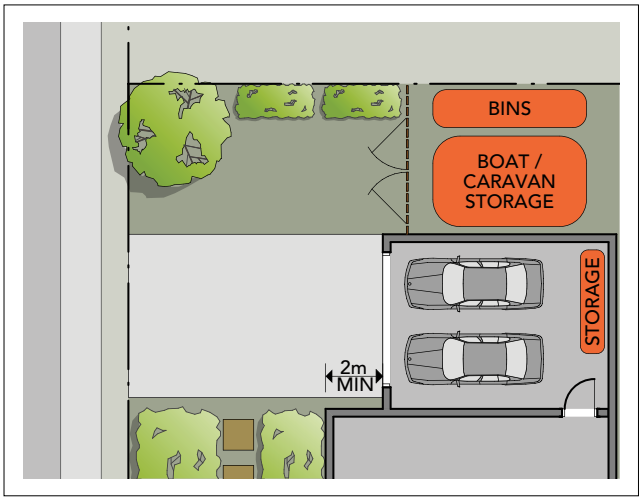
- At least 10m from boundary



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. 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.

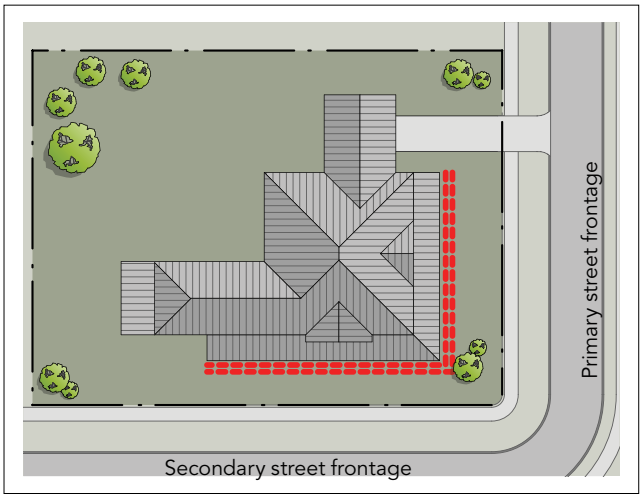


3.0 Streetscape

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.

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.



Verandahs & 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.

Front Doors

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.

4.0 Fencing

Side Fences

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.

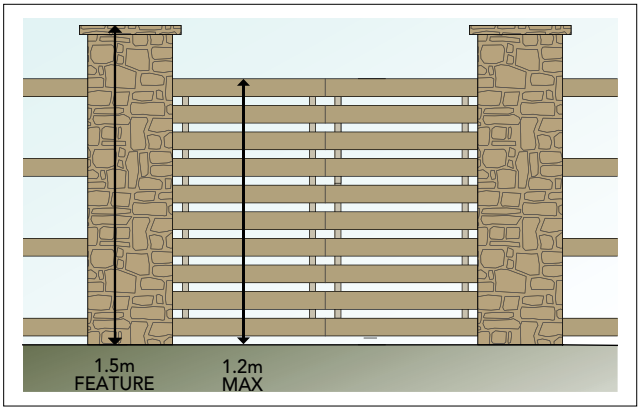
Front Fence Material

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

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.

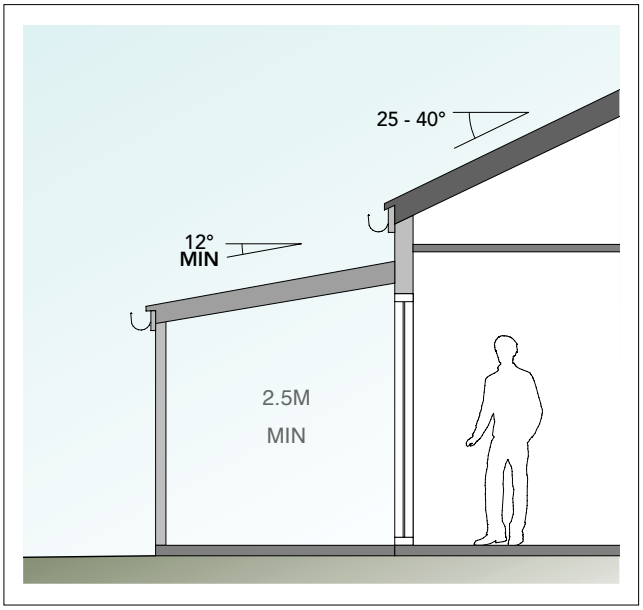


5.0 Built Form

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.

Verandahs should be a minimum of 2.5M in width.

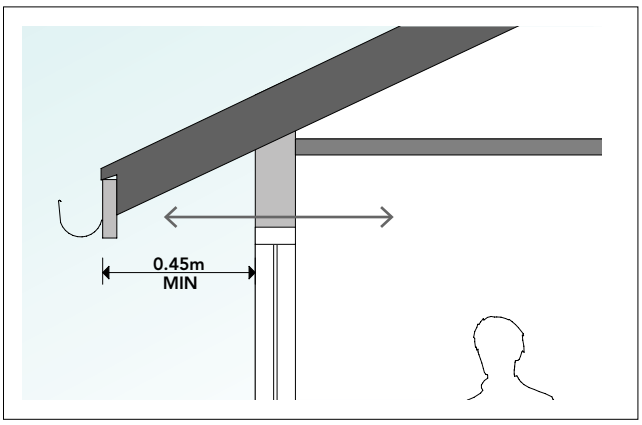


Verandahs

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.

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.



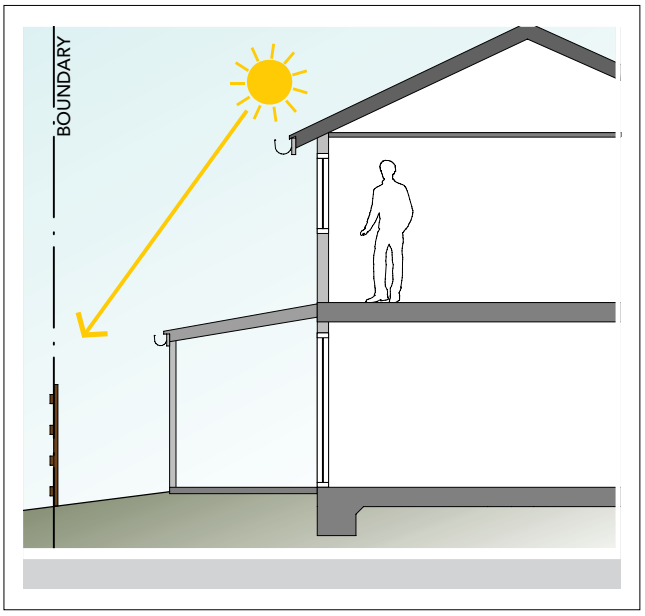
5.0 Built Form

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 and doors 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.

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.

6.0 Colours and Finishes

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.

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Metal Roofing Palette

Evening Haze

Shale Grey

Woodland Grey

Pale Eucalypt

Dune

Bushland

Cottage Green

Headland

6.0 Colours and Finishes

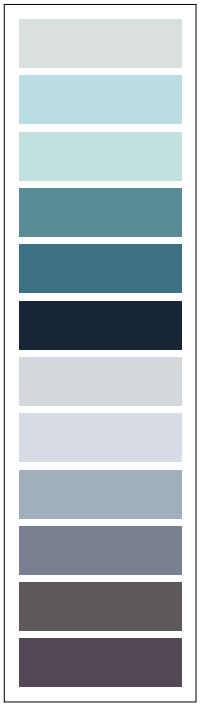
Walls

Rendered masonry, stone, timber, painted/rendered or face brickwork should be the predominant external materials.

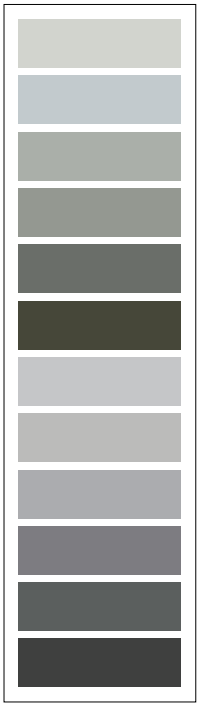
The use of recycled timber is encouraged. Large fibre cement sheets are not permitted, however weatherboards made of fibre cement are permissible.

Exterior Paint Colours - sample palette

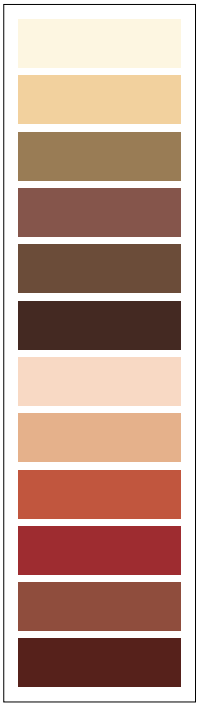
Blue/Mauve



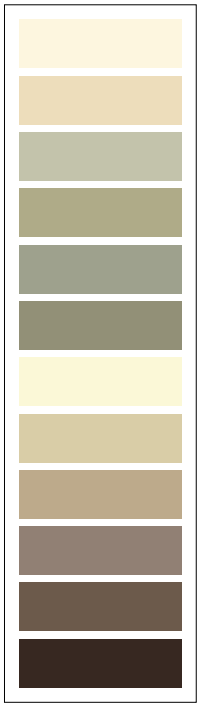
Stone/Grey



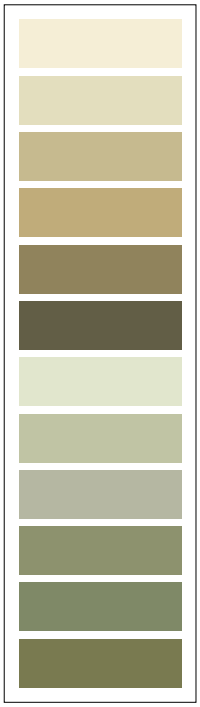
Terracotta/Red



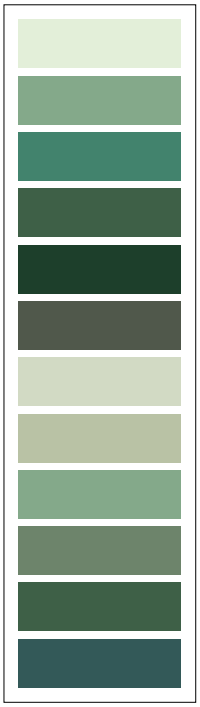
Neutrals



Beige/Khaki



Greens



7.0 Sustainable Targets

We encourage all future residents at The Ridge, 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
- 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

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.

8.0 Landscaping

Landscape Design

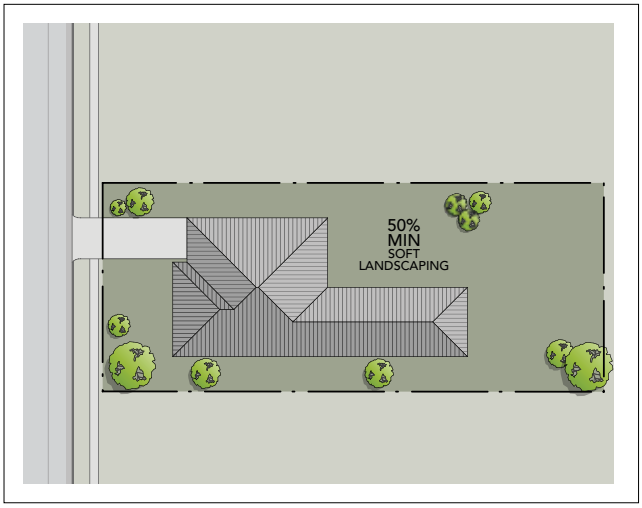
It is best to design your garden to fit into its natural unique setting at The Ridge, Vista Park. When planting your garden you should use the natural vegetation found in the area.

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

Plant at least three trees in the rear and two in the front yard in species from the selection in the full Residential Design Guidelines. Deciduous, non-indigenous exceptions are allowed if the planting is used for sun-control into the dwelling. 50% of your total site area should be landscaped open space.

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

A complete drought tolerant plant selection list is available in the full Residential Design Guidelines.

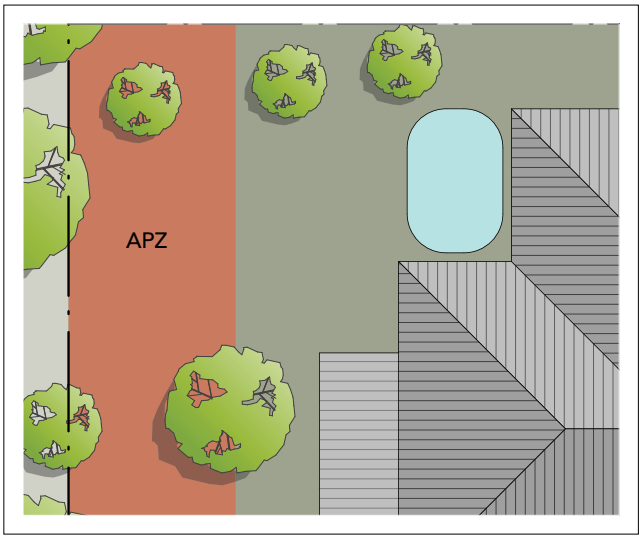


Bushfire Protection

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

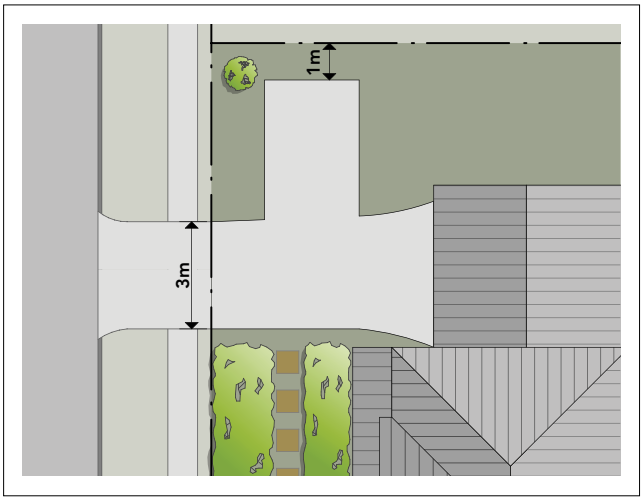
Driveways and paths should be designed to complement the dwelling, the streetscape and the natural materials and colours of The Ridge, Vista Park.

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.



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 on 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.
dispose or recycle at the end of a buildings use.

vistapark.com.au

ph: 02 4261 5555

enviro DEVELOPMENT™ | ECOSYSTEMS | WASTE | ENERGY | MATERIALS | WATER | COMMUNITY

* Certification only applies to The Ridge & The Grove

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July 2016