

# DIAMOND RISE

## DESIGN GUIDELINES



## TO ENSURE THE HIGHEST STANDARD OF HOUSING IS ACHIEVED, THE FOLLOWING BUILDING GUIDELINES HAVE BEEN PUT IN PLACE.

### DESIGN ASSESSMENT PANEL

To ensure that these guidelines are upheld, all designs are required to be approved by the Design Assessment Panel.

#### 1. The submission to the Design Assessment Panel must include:

- A siting plan of the home on the lot with dimensions and setbacks from all boundaries, proposed fencing and driveway location;
- Floor plans that show the layout of the home indicating all rooms, windows, external doors, external fixtures and nominated floor levels;
- Full elevations indicating wall heights and all external finishes including garage door type;
- Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries;
- Fence design as per the standard requirements;
- Where retaining walls are required, provide location and heights of proposed. Please include proposal for connection of sub-soil drainage to storm-water system; and
- A schedule with colour chips of all external finishes and materials or a colour photocopy in PDF format of these.

All applications must be in PDF format and lodged via the Design Approval Portal at [ngdd.com.au](http://ngdd.com.au).

A detailed checklist of submission requirements is provided as part of the Design and Siting Application Form included in the contract.

The Design Assessment Panel will assess all designs and either provide a notice of approval or specify how the submission conflicts with the guidelines.

Designs that substantially comply with the guidelines may be given a notice of approval with conditions requiring the rectification of minor deviations. Furthermore, the Design Assessment Panel may make suggestions intended to improve the design.

The Design Assessment Panel will use its best endeavours to assess proposals in the shortest possible time and generally within 10 business days of receipt of a fully completed and compliant application. You must then obtain the approval of the building plans from the local Council or relevant Building Surveyor and/or any other relevant authorities required by the authority approval process.

### ARCHITECTURAL CHARACTER

1. All homes are to be of contemporary design. Period styles, such as Edwardian and Georgian etc. are not permitted. Period detailing, such as quoins, corbelling, fretwork, lacework etc. are generally not permitted. There is however, scope for the use of these or similar elements as part of a contemporary design, to the satisfaction of the Design Assessment Panel.
2. The front façade of the dwelling must incorporate an entry feature such as a veranda, entrance portico or covered porch at the front door to create a strong sense of entry.
3. An entrance porch or portico must have an area of at least 3m<sup>2</sup> and a width of 1.5 metres.
4. The dwelling must have at least one habitable room window that addresses the primary street frontage. A habitable room is a living room or a bedroom.
5. The habitable room window must have appropriate head and sill heights to provide passive surveillance to the public realm.
6. Large areas of blank wall will not be permitted to the street frontage.
7. With the exception of designated integrated housing developments, façades must not be identical or indistinguishable within three house lots, along both sides of the street.

### BUILDING MATERIALS

1. Only one dwelling is allowed per lot. External walls (excluding windows) must be constructed of a minimum 50% brick, brick veneer, stone, rendered fibrous cement panels, or masonry veneer.
2. The façade must be constructed using a mixture of external building materials and must include a minimum of 20% of material other than brick on the façade. Materials other than brick may include:
  - Stacked stone
  - Sandstone or masonry blocks
  - Weatherboard (Painted)
  - Lightweight cladding
  - Timber cladding
  - Render
  - Or other material that is approved by the Design Assessment Panel
3. External windows and doors must not contain leadlight or stained glass features or reflective glass.
4. Aluminium sliding windows and doors must not be used on the front façade.
5. No dwelling is to be built with any exposed stumps.

External building materials should be in muted and neutral tones that enhance the streetscape.

## ROOF DESIGN

A variety of roof shapes are encouraged. Articulated roof shapes with elements such as hips, gables, dutch gables, dormer windows, verandas and/or balconies are preferred.

Skillion and curved roofs are acceptable.

Flat roofs will generally not be approved, however innovative roof designs incorporating curved or some flat elements will be assessed on their individual merits;

1. Hip and Gable roof home must have a roof pitch of at least 22.5°.
2. Your roof material must complement the style of your home.  
Acceptable materials include:
  - Matt finished powder coated metal roofing or similar;
  - Matt finished roof tiles.
3. Roof colours should be in neutral or muted tones only and must be non-reflective.
4. The colour of each roof requires approval as part of the housing design process and must be nominated on the building plans or printed colour samples submitted for approval.
5. Gutter and down pipe treatments must complement the house colour.

## COLOUR SCHEME

External colour schemes for the dwelling, outbuilding, driveway and hard landscaping surfaces that are visible from the street are to adopt a colour palette of visually interesting muted neutral tones and materials which will enhance the streetscape and reflect the natural environment.

## MINIMUM FLOOR AREA

Minimum house sizes permitted, measured at the external face of the external walls, (excluding garages, porticos, veranda's and other unenclosed area) are as follows:

- If lot size is less than 350m<sup>2</sup>: 90m<sup>2</sup>
- If lot size is 350m<sup>2</sup> or more and 450m<sup>2</sup> or less: 120m<sup>2</sup>
- If lot size is greater than 450m<sup>2</sup>: 150m<sup>2</sup>

## GARAGES AND CARPORTS

1. All dwellings must have a garage in line with the following:
  - Lots with frontages equal to or greater than 12.5 metres should incorporate a double car garage.
  - Lots with a frontage less than 12.5 metres must incorporate (as a minimum) a single car garage, with an additional area available on the lot to park a second car.
2. Garages must be constructed with the same building materials as the dwelling.
3. Double garage width must not exceed six metres.
4. Garages must be stepped back a minimum of 500mm from the front building line.
5. Garages must be setback a minimum of 5.5 metres from the front boundary.
6. A triple garage will be considered where the third garage is stepped back a further 500mm from the double garage building line.
7. Tandem garages are permitted.
8. All garage doors to the front façade or any elevation that faces the street must be a sectional overhead door, panel lift door, or a tilt-a-door that is complementary to the external colour scheme. Use of two single garage doors in lieu of one double garage door is acceptable. Roller doors must not be used where visible from the street.

## DRIVEWAYS

1. The driveway must be constructed of brick, slate, natural stone, asphalt, or stamped, patterned or coloured concrete or exposed aggregate concrete. The colour of the driveway should be in a muted tone that enhances the streetscape. Plain concrete is not permitted.
2. Driveway must be set minimum 0.5 metres off the side boundary to allow for a planting strip along the side boundary of the property.
3. Only one driveway is permitted per allotment.
4. The Driveway shall not be wider than the garage opening at the dwelling and the width of the crossover at the front property boundary.
5. Driveways must be constructed within 30 days of the issue of the Occupancy Permit.

## BUILDING SETBACKS

1. The dwelling (front building line) must be setback a minimum of 4.0 metres and a maximum of 6.0 metres from the front boundary.
2. Garages must be set back a minimum of 500mm from the front building line. The front building line does not include the porch, portico etc.
3. Eaves, gutters, fascias, veranda's, porches, porticos and balconies may encroach 1.5 metres into the front setback (i.e. setback 2.5 metres from the front of the boundary).
4. Side setbacks must be a minimum of 1.0 metre from at least one side boundary.
5. Eaves, gutters, fascias may encroach 0.5 metres into the side setback.

## CORNER LOTS

Dwellings on corner lots must address both street frontages via the use of appropriate features and materials.

A corner lot is one that has more than one boundary that abuts a street, road or reserve. The shorter boundary is the front street boundary (primary frontage) and the longer boundary is the secondary frontage boundary.

1. Dwellings on corner lots must have materials and/or features from the front façade (such as porticos, windows, eaves etc.) repeated on the secondary façade for at least 3 metres. The features must be forward of the corner fence return, so that they are visible from the street.
2. Appropriate corner lot façade features will be assessed on a case-by-case basis by the Design Assessment Panel.
3. Blank walls forward of the corner return fence will not be approved.
4. Where a lot is on a corner, the side street elevation of the dwelling and/or garage must be setback a minimum of 2 metres.
5. Eaves, gutters, elements and features may encroach 1 metre into the side street setback.

## RECYCLED WATER

1. Each dwelling must incorporate plumbing that allows for connection to the recycled water supply (3rd Pipe).

As a minimum, you must allow for all toilets and two garden taps (front and rear) to be connected to any future recycled water system.

## FIBRE OPTIC

1. All homes will have access to an advanced Fibre to the Home network by NBN, which will provide telephone and high speed internet services. If you want to take advantage of this, your home must be prepared according to NBN's requirements. Refer to [www.nbnco.com.au](http://www.nbnco.com.au) for more information.

## FENCING

1. All fencing, including side, rear, corner and return fencing, must be Colorbond® Estate, or similar approved, in colour.
2. Fencing between lots (side and rear fencing) must be a maximum of 1.8 metres in height above the natural ground level and constructed from pre-painted metal posts, rails and sheets (such as Colorbond® or similar approved) and without any feature panels.
3. Side fencing must begin no closer than 1m from the front building line of the dwelling, except where the side boundary forms the rear boundary of an adjoining lot, where the fencing is to continue to the front boundary of the property.
4. Side fencing must return to meet the dwelling (return fencing). Return fencing to be constructed of the same material and specifications as the side and rear fencing.
5. Side gates must not be higher than 1.8m above the natural ground level and must also be constructed of the same material and specifications as the side and rear fencing.
6. Fencing to the secondary frontage of a corner lot (corner fencing) must be a maximum of 1.8 metres in height above the natural ground level and constructed from pre-painted metal posts, rails and sheets (such as Colorbond® or similar approved) and without any feature panels.
7. Corner fencing must begin no closer than 3 metres from the front building line (not the porch, portico etc.) and must return to meet the dwelling wall.
8. No front fences are permitted.
9. No fences are permitted between the front boundary and the dwelling.
10. Fencing must be constructed within 30 days of the issue of the Occupancy Permit.

## LANDSCAPING

1. The parts of the lot not built upon must be landscaped using trees, shrubs, tufting plants, or drought resistant lawn or a lawn alternative such as groundcovers, scoria, river pebbles or Lilydale toppings or similar and must form a minimum of 40% of the front yard.
2. No more than 60% of the front garden is to comprise hard paved surfaces. The front garden is the whole of the area between the house, including the return fence, and the front boundary.
3. Pebbles may be used as a substitute for hard paved surfaces in areas unsuitable for planting or subject to high foot traffic (e.g. drying areas, narrow passages or adjacent to boundaries).
4. At least one advanced evergreen tree and one deciduous tree, both with a minimum height of 2.0 metres, must be planted between the front building line and street boundary.
5. Letterboxes must complement the dwelling in terms of materials, colour and style.
6. Landscaping to the front street view of the lot must be completed within 6 months of the issue of the Occupancy Permit.

## SIGNAGE

Signs and hoarding, advertising of products and businesses including "Land for Sale" signage will not be permitted on residential allotments apart from those created by the Developer or its agent. House for sale signage is permitted.

## RETAINING WALLS

Retaining walls must not exceed 1.2m in height unless they are terraced or sloped back to allow for landscaping to break up the overall height of the wall.

## OUTBUILDINGS AND SCREENING

1. Outbuildings with a size of:
  - 20m<sup>2</sup> or less are to be constructed of colour bonded metal sheeting or a similar finish and colour to complement the exterior of the dwelling.
  - More than 20m<sup>2</sup> to be constructed of the same building materials and roofing materials and in the same colour as the dwelling on the lot.
2. Outbuildings are to be located at the rear of the lot and not be visible from the street.
3. The maximum height of any outbuilding must be 3.6m at the ridgeline, measured from natural ground level.
4. The maximum height of any perimeter wall, excluding the gable infill, must be 2.4m, measured from the natural ground level.
5. The following items are to be positioned so they are not readily visible from the street:
  - Air Conditioning Units
  - Heating Systems
  - External plumbing
  - Water Tanks
  - Rubbish Bins
  - Spa Pumps
  - Evaporative Cooling Units
  - Satellite Dishes
  - Clothes Hoists and Washing Lines
  - Antennae
  - Swimming Pools
6. Roof mounted cooling and/or heading units for your home must be:
  - A low profile 'contour' type unit;
  - The same colour as the roof;
  - Placed a minimum of ½ way to the rear of your home; and
  - Placed below the ridge line.
7. Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles and caravans must be screened from public view when parked or stored on the allotment.
8. Except with the prior written consent of the Design Assessment Panel, vacant or partially developed lots must not be used for the storage of:
  - Caravans;
  - Containers;
  - Sheds;
  - Boats;
  - Trucks;
  - Livestock;
 or anything else, before an occupancy permit is issued for your home.