

PEBBLE CREEK

SOUTH MACLEAN

DESIGN & SITING GUIDELINES

Stages 4 - 14



Another community by

ORCHARD
Property Group

Building Approval Process

The Design & Siting Guidelines form part of your land sales contract and there is an obligation to comply with these guidelines.

Interpretation of these Design & Siting Guidelines is at the discretion of Orchard Property Group (Orchard) and can be amended or added to as required.

Innovation and design individuality are encouraged to compliment the neighbourhood characteristics with the primary objective to protect the investment of all new residents.

As a means of ensuring Pebble Creek meets the proposed vision, these Design & Siting Guidelines are proposed to establish a minimum standard and further enhance the overall aesthetic of the neighbourhood.

1. Design

The Buyer, their architect and builder should have a complete understanding of the following guidelines prior to commencing the design process.

2. Statutory & Building Approval

The design should be submitted to the relevant statutory authority and/or building certifier to obtain the necessary planning and/or building approval.

The statutory authority and/or builder certifier should be provided a copy of the Design & Siting Guidelines, as well as all other relevant Development Approvals in order to assess the design.

Design of Dwelling and Residential Use

The design is to be prepared with the intent of complimenting Pebble Creek's characteristics by combining quality design, landscaping, and the neighbourhood streetscape.

Modern contemporary design and architecture is encouraged with a minimum floor area of 160 m² unless approved in writing by Orchard.

The lot is to be utilised for a single dwelling unless otherwise approved in the Development Approval or consented to in writing by Orchard.

The running of a business enterprise or for manufacturing purposes cannot occur unless approved by the statutory authority.

	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8m
First Floor	1m	1m	1m	1m	8m
Side Setback (BTB)					
Ground Floor	0-0.2m	0-0.2m	0-0.2m	0-0.2m	n/a
First Floor	0.9m	1m	1m	1m	n/a
Side Setback (Non-BTB)					
Ground Floor	0.9m	1m	1m	1m	1.5m
First Floor	0.9m	1m	1m	1.5m	2m
Garage Location	Preference is for garages to be constructed as a build to the boundary wall as shown on the Plan of Development.				
Site Coverage (Maximum)	75%	75%	60%	60%	50%

(*) Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.

Street Front Façade and Articulation

The design should enhance the primary and secondary street frontages along with complimenting the streetscape.

Consideration is to be provided to the following façade articulation detail to reduce building mass:

1. Windows recessed into the façade;
2. Balconies or porches;
3. Architectural screens;
4. Architectural hoods.

Buildings must include two or more of the following attributes:

1. Roof overhang;
2. Balconies or porches;
3. Awning or permanent shade structure.

Façade Colours and Materials

Preferred external colours are to consist of natural and earthy tones.

Bright colours will be considered on merit and in small applications.

Untreated materials that are raw and reflective are not permitted.

The use of a mix of two building materials is required in order to provide texture and articulation with either the use of render and/or cladding combined.

Face brick will be considered if it is a feature brick or a speciality type.

Roof Design

Roof designs and material should be complementary and consistent with the rest of the house design and can be constructed of either concrete tile, terracotta or non-reflective Colourbond and must incorporate eaves of at least 450mm.

Roof pitches can consist of:

- Traditional hip and or gable roofs between 20 and 35 degrees; or
- Skillion roofs proposed should have a pitch between 10 – 15 degrees.

Other roof forms outside of those noted will be considered upon architectural merit.

Excavation and Slope

Any excavation is required to be constructed as per statutory authority requirements and should be kept to a minimum where possible.

Designing around existing land contours is encouraged.

Where retaining is proposed and unavoidable the preferred material is to be constructed of concrete or masonry material to compliment the house.

Timber retaining material is only to be permitted in areas not visible from the street unless for landscape purposes.

If the total height of a retaining wall is more than 1m above the lots designed surface level, a building approval is required in accordance with statutory authority requirements. This will involve a structural engineer's design of the wall and certification after construction.

Garages

Garages must be constructed under the roof of the main dwelling and must be an integrated element of the design.

Garages are to be constructed along the build to boundary side and in line with Development Approval setbacks criteria.

Double Garages are to be set back a minimum 1.0m behind the main face of the dwelling and in accordance with the Plan of Development (POD).

Carports

Carports may be considered however, must compliment the main dwelling and be in accordance with the approved setback criteria.

Driveways

Only one driveway is permitted for each house unless approved in writing by Orchard.

Driveways must extend from the kerb edge to the garage.

Driveways must be constructed from exposed aggregate concrete or coloured concrete and should complement the design of the dwelling.

Plain concrete driveways are not permitted. All driveways and crossovers are to comply with the statutory authorities' requirements.

Outbuildings & Sheds

Outbuildings and sheds are to be located behind the side returned fence and screened from public view.

Proposed outbuildings and sheds are to be standalone and must be located at the rear of the property and be built with finishes that complement the main dwelling.

Where pre-finished metal is utilised, it must be non – reflective.

Ancillary Structures

All ancillary structures must be located away from the primary and secondary frontage and screened from public view where possible.

Ancillary structures such as swimming pools must be clearly indicated on site plans.

Temporary Structures

Temporary or relocatable structures are not permitted unless for use in the construction and must be removed upon completion.

Rubbish Bins

Rubbish bins are to be stored behind the main building line and not visible from the street.

Air Conditioning Units

Air conditioners are to be concealed from street view where possible or screened.

Clothes Lines

Clothes lines are to be concealed from the street.

Hot Water Systems

Hot water systems must not be visible from the street.

Antennas

Antennas must be unobtrusive and located towards the rear of the house.

Undercroft Areas

Screening of these areas is a requirement and will be approved based on the suggested application to be utilised in conjunction with the overall house design and materials utilised in the house construction.

Landscaping

Good quality landscaping with mature plants must be provided to the primary and secondary street frontage. Climate conditions must be considered when selecting plant species and drought tolerant species are encouraged. Front lawns must be turfed and not seeded. Artificial or synthetic turf is not permitted. Landscaping must be completed within two months of occupation and must be well maintained.

Vegetation and Tree Clearing

Tree clearing where required is to be limited to the building area and must be in with line statutory authorities' requirements.

Letterboxes

Must be constructed in a manner that compliments the design of the house and must be completed in line with occupancy. Standalone post letterboxes are not encouraged.

Non reflective metal letterboxes are also permitted.

Fencing

Boundary fences (between lots) must be of timber construction and not exceed 1.8m in height. No Colourbond or sheet steel fencing is permitted.

Corner lot fencing must be 1.5m in height of which 1.2m is solid and the top 300mm is 50% semi-transparent.

No fencing is permitted in front of the main building line.

Refer explanatory notes and plans.

Window Dressing

Your home must be furnished with window dressings prior to occupation.

Design and colour toning are to compliment the dwelling with acceptable dressings including, blinds, curtains, or shutters.

Owners Obligations

Owners obligations include and are not limited to:

- Comply with the prescribed Design & Siting Guidelines;
- Repair any damage caused to common property throughout construction;
- Footpaths and nature strips are to be free from building material during construction;
- Do not store any building material on adjacent lots;
- Keep the lot free from any rubbish;
- Ensure gardens to the front are maintained;
- Ensure boats, caravans, and trailers are to be garaged or kept behind fencing and not visible from street view; and
- All builders rubbish is to be removed from site and must not to be stored on other lots.

Animals

House pets are permitted in accordance with the statutory authorities' requirements and must be confined to your property.

Livestock and poultry are not permitted.

Lot Maintenance

At all times, the property must be well maintained and free from excessive weeds. Trees are to be pruned and kept in a safe manner to the public and neighbouring properties.

Signage

Signs, advertisements, or similar structures are to be kept to a maximum of one per lot. In addition to this one, a Builders Contractors sign will be permitted throughout the construction period.

Construction Commencement

Construction must commence within 12 months of settlement of the land and must be completed 6 months from commencement.

Incomplete building works must not be left for a period of more than 3 months without work being carried out.

Sale by the Buyer

The buyer must pass to the successor of the title all design and landscaping requirements before disposing of the lot.

The successor will be bound by these design and landscaping requirements.

Disclaimers and Acknowledgement

Orchard has the right in any other sale of any part or stage within the estate to waive, vary or relax these Design & Siting Guidelines, and in such an event, you have no claim whatsoever against Orchard. FEB21