

DESIGN GUIDELINES

FOR

Stage 13



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1. Introduction

The following Design Guidelines are to be read in conjunction with the full extended version of the standard Marriott Waters Design Guidelines.

Please note that to assist in referencing, the numbering system in these guidelines matches the numbering system within the standard Marriott Waters Design Guidelines.

1.1 Purpose

The principal aim of the Design Guidelines ("Guidelines") is to create a coherent vision for the Stage 13 Precinct within the Marriott Waters community.

Developed to enhance the lifestyle and investment of purchasers, the Guidelines have been designed to ensure all homes within this stage are built to a high standard whilst encouraging a variety of housing styles and an attractive overall streetscape.

1.4 Construction of Your Home

Construction of all dwellings must commence within six months of settlement.

2. Approval Process

A Planning Permit will be required for any lots with an area of less than 300sqm. Please note that this permit will be required in addition to the mandatory DAP approval and Building Permit and is required prior to construction of your home starting.

3. Siting and Orientation

3.4 Building Envelopes, Setbacks from Front, Side and Rear Boundaries

(vii) Encroachments Front

Front: The following may encroach into the specified front street setback distances by no more than a total of 900mm:

- Porches and verandahs

- Decks and uncovered landings of not more than 2 square metres and less than 0.8 metres high from natural ground
- Eaves.

3.6 Site Coverage

For lots with an area less than 320sqm, buildings must not occupy more than 70 per cent of the lot.

3.7 Setbacks from Front

Lots with a width of 8.5 metres must have garages setback 5.5 metres.

4. Built Form

4.1 Architectural Style

Houses with identical facades may not be constructed in close proximity and identical houses must be separated by a minimum of four houses in any direction.

4.1 a) Windows

The front windows of a dwelling must be feature windows, designed to enhance the architectural façade of the home. These windows are to be constructed from quality materials (i.e. commercial grade aluminium and / or timber). Windows must also include some type of feature casement.

4.1b) Front Door

All front entry doors must be feature doors designed to enhance the home.

4.1 c) Eaves

All dwellings are to incorporate a minimum of 450mm width eave into part of the façade. This is subject to the overall design and DAP approval.

4.1 d) Corner allotments

Homes must be articulated to address the corner position. Driveways must be constructed to suit cross-over positions as per engineering designs. Outdoor covered areas and verandahs will be encouraged on corner allotments.

An allowable building encroachment of 450mm to the southern boundary of lot 13102 is permitted.

4.2 Materials and Colours

All front facades must include a minimum of three different materials (please note: two alternate render colours will be considered as two separate materials). We encourage the use of stone cladding, lining boards, feature brick and render.

All front facades must be articulated a minimum of 500mm.

The colour palettes noted below provide an example of colours accepted for external use within the Marriott Waters Design Guidelines.

You will be required to submit all colour pallets prior to DAP approval.

4.2 a) Brickwork:

The brick colours selected will be required to be in muted natural tones. Red and peach tones are not acceptable within the Guidelines.

The following are examples of acceptable brick colours; similar brick colours will be accepted:

Austral Lonsdale, Austral Buckwheat, Boral Labassa, Boral Windorah, Daniel Robertson – Grey Blend, London Blend and Cambridge. Unacceptable brick examples include: *Boral Sienna, Boral Brushwood, Austral Redgum and Austral Macadamia.*

4.2 b) Render

Render colours are also required to be in muted natural tones. Unacceptable render colours include: *bright & primary colour contrasts for example: bright purple, blue & yellow.*

4.3 c) Roof Tiles:

Roof tile colours are to be in charcoal, black, brown or beige tones. Tiles must be contemporary in profile and design. The following are examples of acceptable roof tiles: *CSR Georgian, CSR Traditional, Boral Striata and Boral Contour.*

Acceptable roof tile colour examples include: *CSR Mocha Chocolate, CSR Wild Rice, CSR Sabre, CSR Soho Night, Boral Gunmetal and Boral Charcoal Grey.*

4.4 d) Colorbond

A colorbond roof will only be accepted in muted tones. Highly reflective or bright colours will not be permitted.

4.4 e) Garage Doors

The garage door must be in a colour that complements the house. Timber look garage doors are encouraged and colours such as *Colorbond Classic Cream, Cottage Green and Manor Red* are not acceptable.

4.3 Dwelling Size

The minimum dwelling size is:

- 160 square metres (approx. 17 squares) excluding garage for allotments with an area of 500 square metres or greater.

4.6 Garage Doors

Lots with a width of 12.5m or greater must accommodate a double garage.

All Garage doors are to be sectional panel lift with contemporary profile (see example).



4.7 Two Storey Houses

Builders must ensure that the second storey is articulated from the first storey.

5. External Considerations

5.2 Fencing

To enhance the park-like character of the estate, no front fencing will be permitted.

Return fences to be built in timber slat fencing style. This fence can be in the form of a gate or permanent fixture. (Photo below shows horizontal slat Merbau fencing).



Return fences must be set back a minimum of one metre from the building line.

Rear and side fencing is to be standard fencing as detailed in the Marriott Waters Design Guidelines (1800mm high exposed post with capping).

5.6 Landscaping and Tree Protection

All front yards must be irrigated and must be connected to the recycled water supply.

Front landscaping must incorporate a lawn area, mulched garden beds and at least one mature tree.