

Design Covenants

AT A GLANCE

INTRODUCTION

THE ARBOUR architecture aims to be climatically responsive and display the best of Australian contemporary architectural design.

The home designs are to respond to the subtropical location and natural environment in a way that helps provide a distinctive community.

Homes shall be up-market using simple architectural design elements to create enjoyable and comfortable living environments.



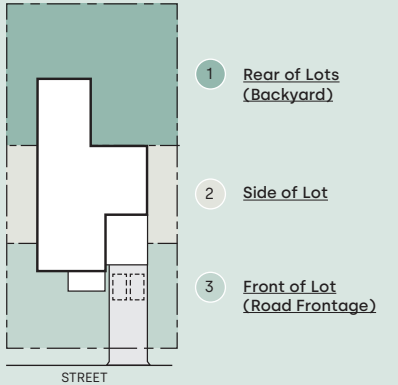
The homes will maximise the potential of the lot but will not encroach on the privacy of neighbouring home owners. Homes will adopt a palette of natural colours and materials complementary to the natural setting. Roofs are to be a simple composition of shapes with the use of architectural feature elements to create interest in home elevations.

<p>Articulation</p>	<ul style="list-style-type: none"> The design of homes are encouraged to incorporate a high level of articulation to provide an interesting and varied streetscape. Walls on the second level and facing the primary / secondary / park frontages must be a maximum length of wall in one plane of 10.0m with a minimum step of 0.6m between planes. Homes are to reflect Australian contemporary Architecture. 	 <p>*image provided by Joel Barbitta.</p>
<p>Height</p>	<ul style="list-style-type: none"> 2 storeys maximum with a 9.0m maximum height from natural ground level to the upper most projection. 	
<p>Maximum Garage Internal Width</p>	<ul style="list-style-type: none"> Garages are to have a maximum internal width of the greater of 6.0m or 50% of the lot width, less setbacks 	
<p>Driveways</p>	<ul style="list-style-type: none"> Minimum 3m wide, maximum 6m wide. The driveway must be located a minimum 1.5m from the side boundary with landscaping between the driveway and the boundary. 	
<p>Variation of Housing Style</p>	<ul style="list-style-type: none"> Two homes with the same or similar elevations must not be established in close proximity. Close proximity is defined as being separated by six lots or less. 	
<p>Building Colours & Materials</p>	<ul style="list-style-type: none"> Two or more materials are to be used on the primary / secondary / park frontages with no more than 75% coverage of any one material. The exterior wall, roof, window and trim colour of the home must complement the natural environment. Face brick is only permitted for feature elements and where architectural merit is displayed and will only be approved at the discretion of The Arbour Design Panel. 	 <p>*image provided by Metricon</p>

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for more

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<h2>Streetfront Design</h2>	<ul style="list-style-type: none"> Homes are to provide interest and variety to the front facade and streetscape through the use of articulated elements such as terraces, balconies, verandahs and pergolas. Homes must incorporate a highly visible and well defined front entry. The garage is to be setback 1.0m behind the primary structure wall so that the garage door does not dominate the facade. 	 <p>*image provided by Plantation Homes</p>
<h2>Roof Form & Materials</h2>	<ul style="list-style-type: none"> Roof materials are limited to Colorbond® profiled metal or flat shingle profile concrete and terracotta tile roofing . Roof tiles are to have a flat profile. Roof pitches for the main building must be a minimum of 22.5 degrees for pitched roofs and a minimum of 10 degrees for skillion roofs. Homes are to provide eaves with a minimum depth of 600mm to the majority of the home. 	 <p>*image provided by Bristle Roofing</p>
<h2>Landscaping</h2>	<ul style="list-style-type: none"> The landscaping should be a dominant part of the lot and streetscape improving both the appearance of your home and the streetscape environment. A landscape plan must be submitted to The Arbour Design Panel for approval as part of the covenant application detailing the landscaping within the 3 landscape zones. 	



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