

OakdenRise

House Design & Siting Guidelines

Version 2.1
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Image front cover:

Courtesy of Regent Homes

1.0 The Oakden Rise Vision

Villawood Properties is one of Australia's leading community developers, with projects across Adelaide, Melbourne - Geelong and the Gold Coast. Oakden Rise is the next evolution in Villawood's portfolio that will see the former Strathmont Centre site and vacant paddocks transformed into a benchmark inner suburban residential community with a unique sense of place, just 10 kilometres from the centre of Adelaide.

The Oakden Rise Development Plan provides for approximately 1300 dwellings including a mix of VillaRange built-form terraces and free-standing homes, vacant land allotments and potential for higher density apartment dwellings in the Village Centre.

This exceptional site will showcase Villawood's pre-eminence in creating sustainable living environments amongst existing neighbourhoods and natural environments. Existing stands of significant and regulated trees will be retained wherever possible, with some 20 percent of the site retained to green open spaces.

The vision for Oakden Rise is defined by its connection to open space, parklands, and playgrounds, walking trails amongst established trees, substantial new landscape plantings, and meandering paths through the uniquely designed residential neighbourhood.

At the heart of the new community is the Village Centre, the home of the Resident's Club, retail, commercial and health and wellness amenities, all set on the magnificent district park featuring a vegetated creek line heading towards Dry Creek.

Spectacular from the start, each entry into Oakden Rise is characterised by mature and lush landscaping, open space views and memorable artworks celebrating each entry. Into the evening, artwork and significant trees will be uplit to provide further visual stimuli and sense of place.

This sophisticated vision extends to the architecture which incorporates timeless colours and materials blended across homes to express individuality, and to respond to the unique characteristics of each home's location, while presenting an attractive and cohesive streetscape that enhances the natural setting. Residents will show pride in their home and the community in which they live.

This is Oakden Rise.



2.0 Purpose of the Guidelines

The Design Guidelines have been prepared to ensure Oakden Rise is developed to the highest standard and presents as an aesthetically pleasing residential neighbourhood.

The Guidelines outline house design and siting requirements and provide valuable advice to ensure each purchaser can achieve an optimal housing outcome. The Guidelines will assist you in the design of your new home including exterior colours and materials, landscaping and fencing in accordance with the design vision for Oakden Rise.

The Design Guidelines provide flexibility for housing design while ensuring that each purchaser's investment is protected through consistent implementation of the Oakden Rise vision.

The Guidelines will also provide for an approval process which seeks to achieve an optimum outcome for purchasers within a minimum timeframe.

ROLE OF THE DESIGN GUIDELINES AND THE DESIGN COORDINATOR

The role of the Oakden Rise Design Guidelines is to provide guidance to allotment purchasers, architects, designers, builders, and landscape designers, with the aim of ensuring the successful construction of a high quality, sustainable living environment compatible with our vision for Oakden Rise.

The Oakden Rise Design Coordinator has been appointed to provide guidance and interpretation of the Guidelines. The Design Coordinator will assist applicants with building and landscape designs throughout the design approval process.

Used thoughtfully, the Guidelines provide an easy way to achieve better home design and ensure a good relationship with neighbouring houses, streets, and parks.



2.0 Purpose of the Guidelines

YOUR OBLIGATIONS AS A NEW PURCHASER

Under the Contract of Sale, purchasers are contractually required to comply with the Design Guidelines. An approval must be obtained from the Design Coordinator prior to applying for any planning or building work approvals. Full Development Approval must be obtained before commencement of any building work.

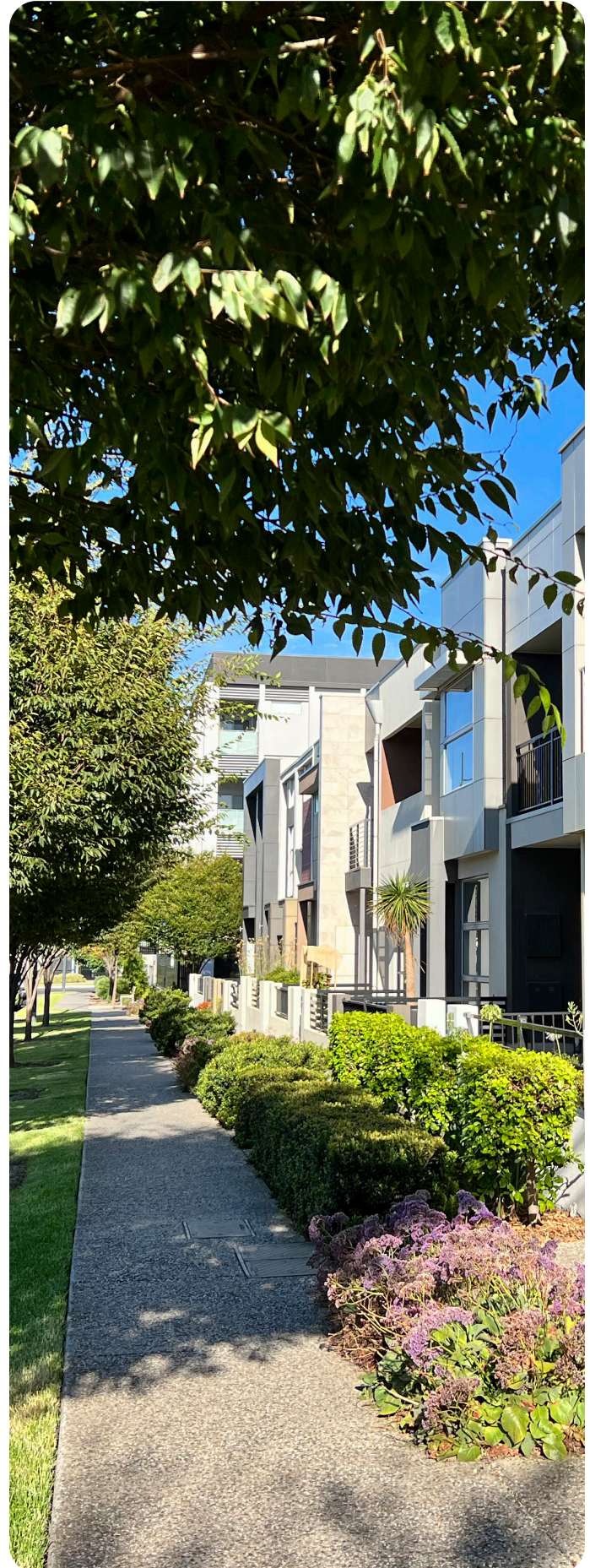
All care has been taken to ensure that the Oakden Rise Design Guidelines comply with current building legislation. It is the applicant's responsibility, however, to ensure that construction of buildings and landscapes complies with all relevant local, state, and statutory requirements.

BUILDING TIMEFRAMES

Our Vision for Oakden Rise is to ensure a complete community is established in a timely manner, avoiding vacant allotments remaining in otherwise completed streetscapes. To meet this aim, the following Building Timeframes must be met.

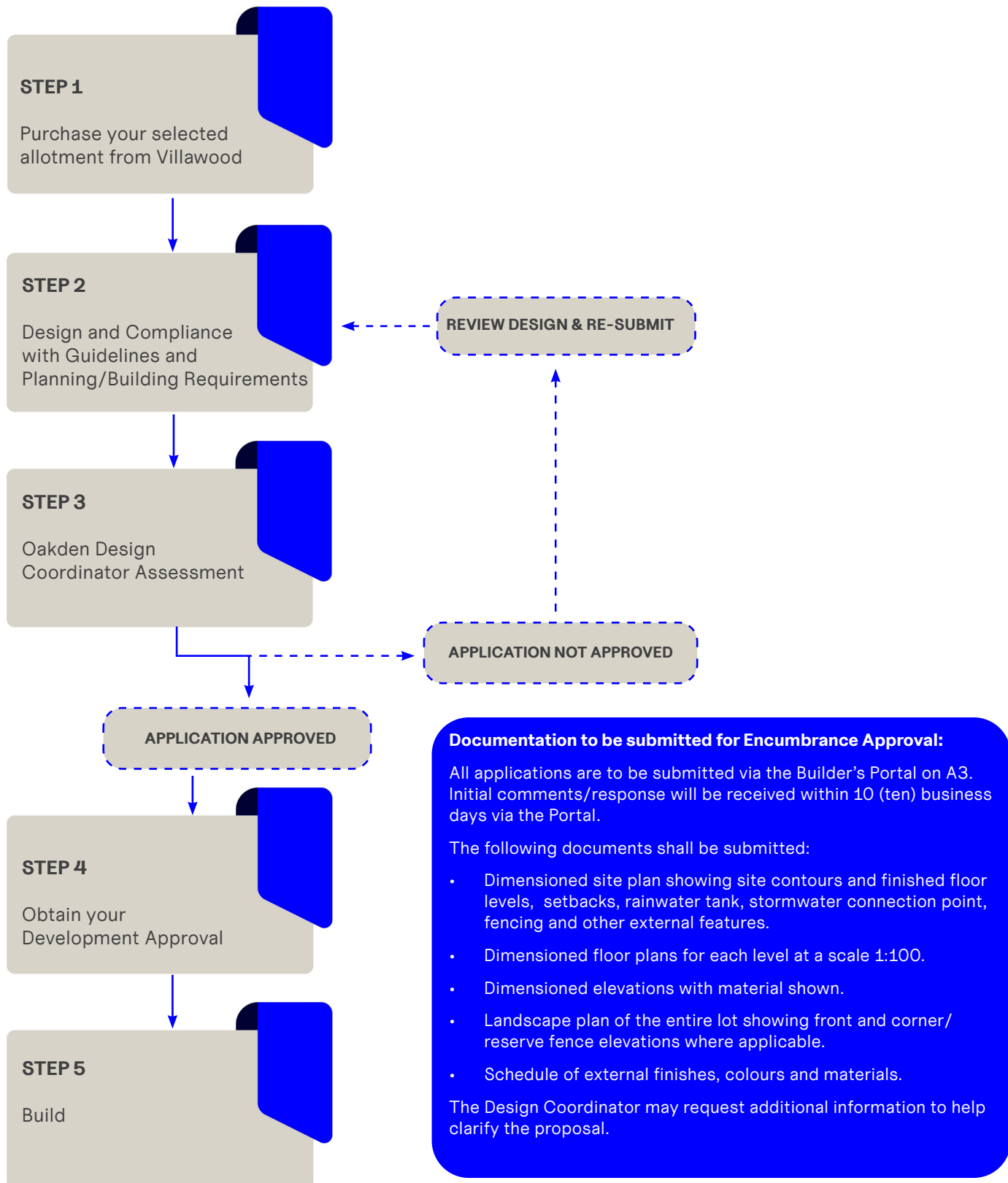
In accordance with your Contract of Sales you must:

- Obtain **Design Approval** from the Design Coordinator **within 6 months** of Settlement of your land;
- Substantially **commence** (ie slab down) building works **within 12 months** of settlement;
- Complete **construction within 18 months** from start of building works (slab down); and
- Complete **front landscaping** and all fencing within the same **18 months** from start of building works (slab down) but not more than 2 months from occupation (if occupation happened less than 18 months from slab down).



3.0 Land Purchase, Design Approval and Building Approval Process

The approval process outlined here applies to Land Only Sales Contracts.



4.0 VillaRange Homes (Villawood)

In addition to land allotments offered for sale at Oakden Rise, Villawood Properties will be constructing a range of homes across integrated housing sites designated as part of the VillaRange.

The design and siting of all VillaRange homes will have specific design controls which may vary to those set out in the Oakden Rise Design Guidelines.

Villawood Properties will be responsible for the design, planning and other authority approvals required for the construction of all VillaRange homes.

VillaRange
BY VILLAWOOD
PROPERTIES





5.0 House Design and Sitting

5.1 BUILDING ENVELOPES

Building envelopes have been prepared for each vacant land allotment at Oakden Rise. The building envelope represents the area within which a dwelling and garage must be wholly sited, it is not representative of the required dwelling and garage footprint.

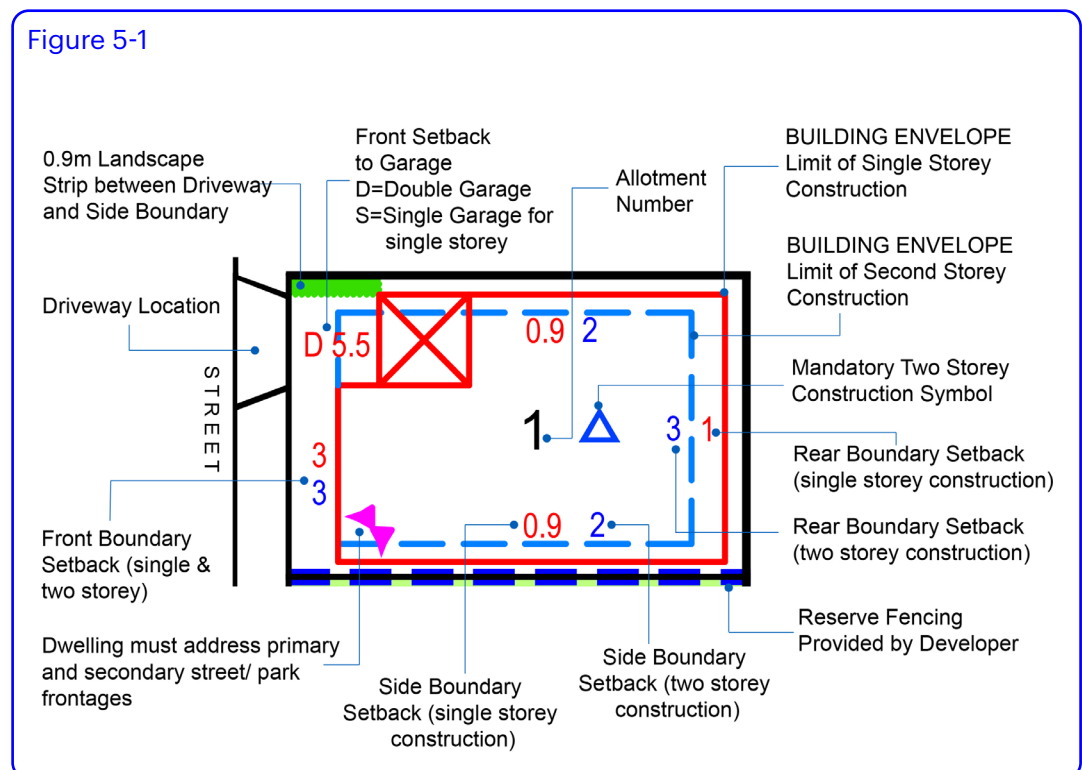
The Building Envelope also shows where walls can be built on the boundary and requirements on the length and height of walls built on the boundary.

Unless otherwise designated on the specified Building Envelope, refer to the Planning and Design Code for the requirements on building height and private open space.

Villawood Properties has taken great care in the design and street tree placement within streetscapes at Oakden Rise. To ensure this vision is delivered for the benefit of the overall community, no variations to the location of the driveway crossover/garage and front setback of the home will be granted.

The Oakden Rise Design Coordinator will review all sitings to ensure compliance with the building envelopes and may require amendments to achieve preferred streetscape outcomes.

Figure 5-1 illustrates typical setback details and symbols shown on the Building Envelope Plan.



5.0 House Design and Sitting

5.2 SETBACKS & SITE COVERAGE

The Building Envelope shows minimum setbacks for your allotment and represents the maximum extent of development, unless specifically noted that setbacks are not to vary from those shown on the Building Envelope (ie for dual fronted allotments or terraces built as an integrated group).

There is to be no variation from the designated setbacks for the garage location and front wall of your home.

Homes (other than Terrace Homes) must comply with minimum site coverage of 60% (complete ground level including garage/ porch/undercover outdoor space as applicable).

5.3 SITING CONSIDERATIONS

Specific considerations apply to certain allotment siting conditions. These address issues such as allotment access, streetscape presentation, and boundary setbacks.

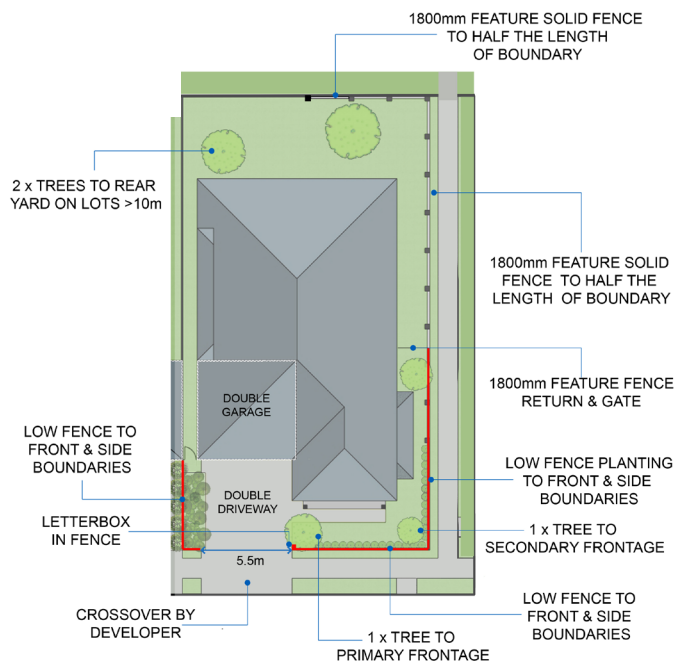
Each home should be designed to maximise the unique qualities of the allotment and its surroundings and to achieve a cohesive streetscape outcome. The following should be considered:

- Dwelling orientation and boundary setbacks, including making the most of views and public open space interfaces;
- Solar access, cross-flow ventilation and prevailing wind conditions;
- Maximise living areas designed to integrate with outdoor living spaces;
- Vehicle and pedestrian access points; and
- Opportunities for retention of existing trees and vegetation within private allotments.

There are three general allotment siting scenarios within Oakden Rise, as illustrated in Figures 5-2 and 5-3. House designs should seek to maximise the opportunities presented by the siting scenario specific to each allotment.

Depending on location, a combination of siting conditions may be applicable to an allotment.

Figure 5-2



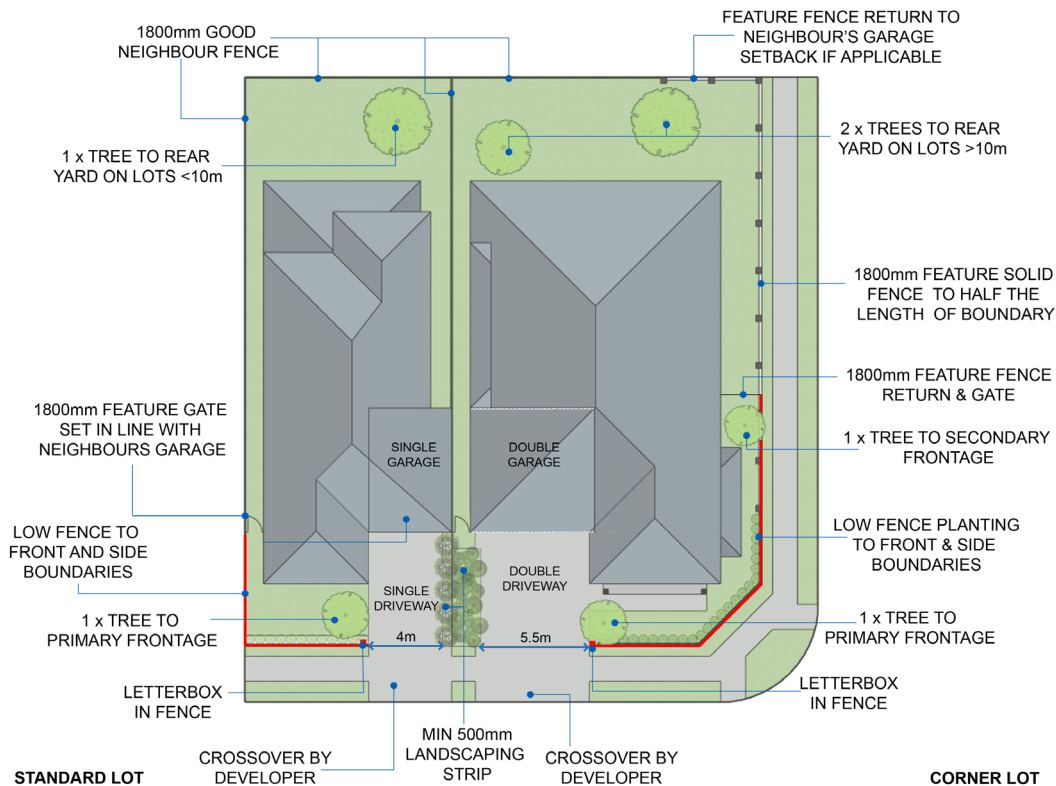
LOT ADJACENT TO PUBLIC OPEN SPACE AREAS

- Has at least one boundary adjacent to public open space area
- Where fencing will be provided by a Developer, it will be semi-transparent fencing to the public open space boundary to provide for increased view amenity and passive surveillance of public open space
- A high quality design solution to maximise the specific location opportunities
- House designs must present an aesthetically pleasing façade to public open space areas
- Generally detached dwellings
- High quality landscaping to front and side/ rear yards which face public open space areas.



5.0 House Design and Sitting

Figure 5-3



STANDARD ALLOTMENT

- Single (primary) street frontage
- Neighbouring properties to side and rear boundaries
- Generally detached dwellings
- Provides for typical boundary setbacks
- High quality landscaping to front yard including mandatory tree planting

CORNER ALLOTMENT

- Has at least two adjoining boundaries facing streets
- The front boundary of a corner allotment is the narrower frontage (primary street frontage)
- Homes must be designed to address all street frontages
- A high quality design solution to maximise the specific location opportunities
- House designs must present an aesthetically pleasing facade to both frontages visible from public spaces
- May provide garage/vehicle access from either primary or secondary street frontage (in accordance with Building Envelope Plan).
- High quality landscaping to front and visible side yards including mandatory tree planting.



6.0 House Style Guide

Oakden Rise will exemplify contemporary urban design with a uniquely South Australian character. The style of housing will reflect this character, with each building being a contemporary ‘reinterpretation’ of key traditional Adelaide residential design elements.

Each home will be an individual statement for the owner, as well as integrate with adjacent dwellings to form a complimentary and harmonious streetscape.

Homes will be designed to be sympathetic to the natural characteristics of the site, and present an aesthetically pleasing built form outcome to public areas.

The use of simple architectural forms and well-proportioned façade elements, combined with the controlled use of materials and colours will create design outcomes reflective of the Oakden Rise vision.

Examples of facades and building elements envisaged by these Design Guidelines are shown below.



Image provided by Regent Homes



Image provided by Metricon



Image provided by Regent Homes



Image provided by Rendition Homes

6.0 House Style Guide

6.1 FAÇADE COMPOSITION

DESIGN INTENT

The Oakden Rise colour palette has been created to ensure a coordinated design outcome across the development. Featuring a controlled variety of colours which complement the natural characteristics of Oakden Rise, the colour palette serves to soften the built-form within the leafy streetscape.

The colour palette is based upon neutral and muted tones, with light and dark contrast colours to provide individuality to each home.

Other feature colours and materials not shown on the palette may be considered as minor elements to give your home some bespoke individuality.



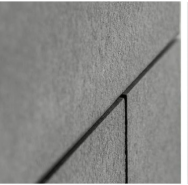


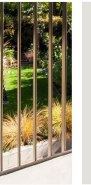















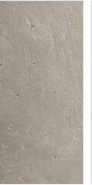




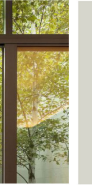





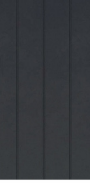







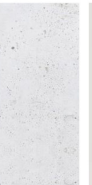
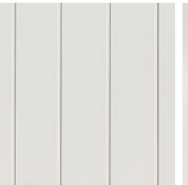






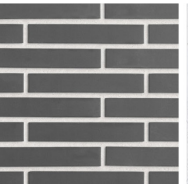

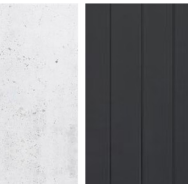






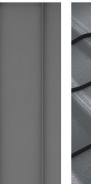


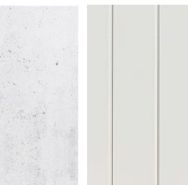






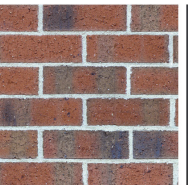









REQUIREMENTS

- Purchasers are required to use the suggested colour palettes shown on page 14 as a base for their home. This will ensure a built form outcome that reflects a contemporary design approach through range of materials, colour choice and accents.
- Limit of 50% total wall coverage (excluding windows/ openings) applies to the use of any one material or colour. A single colour façade facing a street or adjacent to public open space areas will not be approved unless displaying exceptional architectural merit.
- Each house is required to have a minimum of one (1) natural material to the Front Façade (ie brick, stone or timber etc)
- Colours to the street façade(s) and façade(s) adjacent to public open space areas are limited to three (3) in total.
- Accent or feature colours are to be applied to a maximum of 10% of the total wall area of the façade.
- Bright or fluorescent colours will not be approved for any element of the home.
- Ancillary items such as roof plumbing, pergolas, balustrades and other minor architectural fenestration items must be of similar colour to the selected façade colours.



6.0 House Style Guide

Oakden Rise Colour Palette

Clarity Contemporary and fresh creating a relaxed character										
										
Earth Inspired by the colours of the land										
										
Modern Bold and strong with a modern edge										
										
Warmth Warm tones inspired by the Outback										
										

6.0 House Style Guide

6.2 FACADE DESIGN

DESIGN INTENT

Good home design is welcoming to residents and visitors.

The appearance of your house frontage is key to ensuring consistency with the architectural design intent for Oakden Rise and to create an attractive streetscape.

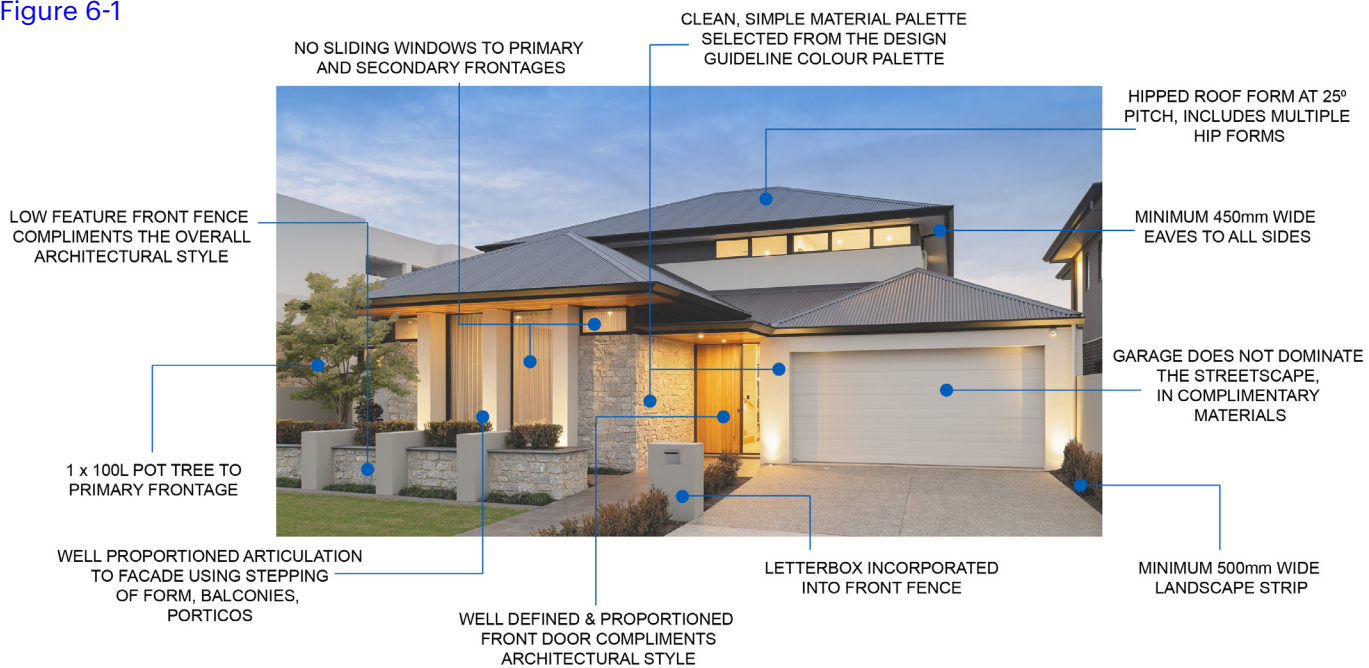


Figure 6-1 illustrates the key requirements for your home's facade.

REQUIREMENTS

- Facades are contemporary in appearance and exclude references to historical styles or reproduction decorative details.
- Controlled use of colours and materials to create a well-balanced façade, using the Colour Palette as a base.
- Homes are well articulated and proportioned to reduce the overall visual bulk and scale of the building.
- To provide articulation, your home will need a combination of recessed and projected sections, to avoid presenting as a flat façade.
- For two storey homes, the upper level of your home must project forward of your garage by 1m.
- Variations of roof styles and pitches to be used to reduce the visual dominance of the roof.
- A strong sense of entry through the use of a visually significant entrance statement from the street (ie roofed porch/ portico with variance in eave height from overall roof), verandah and/or balcony structure) with a minimum depth of 1.5m.
- All front doors shall be contemporary in design, style and placement and must be a minimum height of 2.4m or have glass inserts or side/ top glazing.
- Front door glazing, where used, must be linear in shape.
- Screen/ security doors are to be plain single frame style in neutral colour complimenting the façade palette. Ornate screen/ security doors will not be supported.
- Walls greater than 6.0m in length must include additional wall articulation to both ground and first floor levels.
- "Wall on wall" designs and blank walls will not be accepted to the primary and secondary/ reserve frontages, unless part of the stair case void.

Figure 6-1



6.0 House Style Guide

Homes on Corner Allotments

A home on a corner allotment must be designed to address each of the front and side streets and any adjacent open space, reflecting its important contribution to both streetscapes.

Figure 6-2 identifies the key design considerations for a house sited on a corner allotment.

- Your home must be designed to address both lot frontages through the use of wrap-around verandahs, balconies, feature windows, materials and detailing common to each façade.
- The corner treatment shall extend for no less than 50% of the ground floor and 100% of the upstairs façade facing the secondary frontage/ open space.
- Double storey homes on street corners or adjacent to public open space must feature a minimum 20% glazing to the upper floor for the secondary frontage.
- Wall articulation is required to each street frontage of your home and on the secondary frontage. Articulation can be created by projections and recesses such as verandahs, porches, balconies, blade walls, articulated roof forms or pergolas.
- Blank walls, unscreened service facilities and solid fences will not be accepted to secondary street frontages.
- Additional roof articulation must be provided where the roof length exceeds 16.0 metres (through gables or hipped roof sections).
- Variation in materials between the upper and lower storeys should be explored to add interest in the building's façade.

6.3 FAÇADE REPLICATION

DESIGN INTENT

To avoid repetition of similar façade types within the streetscape and aid in the protection of each purchasers' investment at Oakden Rise. This is illustrated in Figure 6-3.

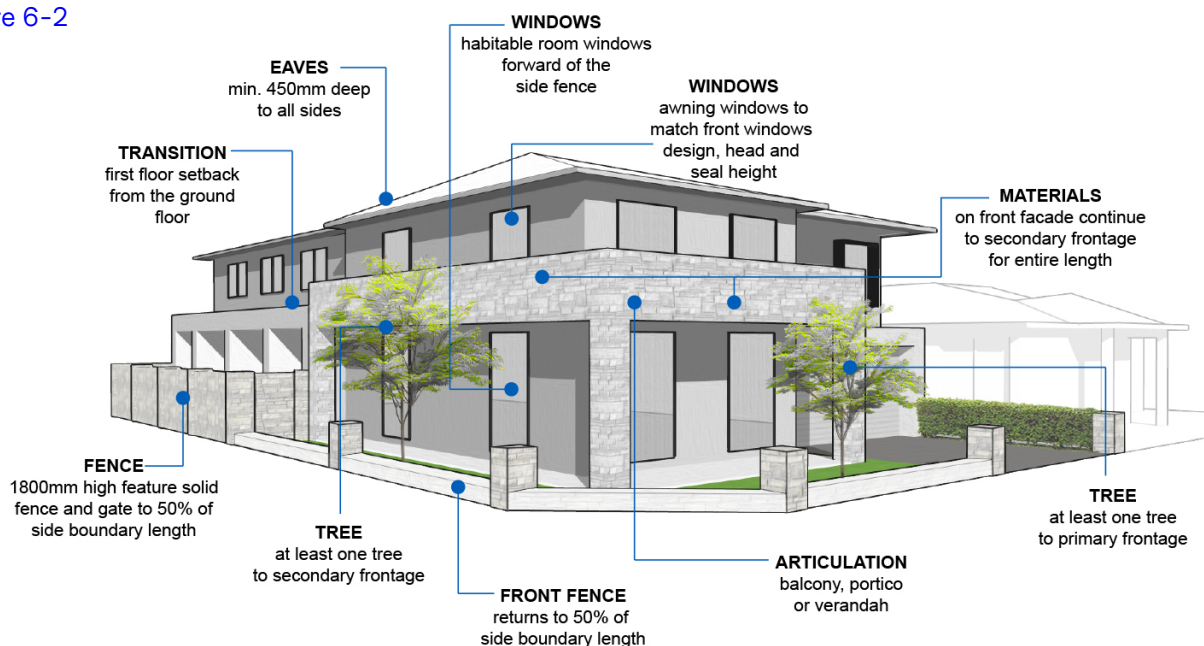
REQUIREMENTS

- Homes must not be of similar facades within 3 lots either side or on the opposite side of the street.
- Similar façade types will only be allowed if they are significantly different in appearance. This may be achieved through variation of built form articulation, colours and/or materials.

Figure 6-3



Figure 6-2



6.0 House Style Guide

6.4 ROOF FORM & EAVES

DESIGN INTENT

The roof on your home has a significant impact on the visual presence of your home and in creating attractive and diverse streetscapes. Increased internal ceiling heights ensure visually spacious rooms capable of accommodating ceiling fans, whilst ensuring the façade of your home has greater prominence.



REQUIREMENTS

- The minimum roof pitch for a hip or gable roof is 25 degrees.
- Skillion roof forms can be pitched between 7-10 degrees.
- Pitches less than 5 degrees must be hidden by a parapet wall.
- Hip roofs must incorporate articulation (stepped) to ensure variation in the massing of the roof form.
- Incorporate 450mm minimum width eaves to any street or public open space frontage.
- Eaves are required to all sides of your home. Eaves are not required to sections of facade finished to a boundary or parapet.
- All roofs must be constructed from either flat profile concrete tiles or pre-treated and painted sheet metal. For roof tiles, it is recommended that A-Line ridging is also used in order to give the home a sleek, contemporary look.
- Bulky, singular form hip, parapet, gable or skillion roofs are subject to architectural merit and require high design specification.
- Ceiling heights must be a minimum of 2.7m to all levels.

6.5 EXTERNAL WALL MATERIALS

DESIGN INTENT

To promote a controlled variety of materials and colours which complement the site's existing natural character and soften the streetscape.

Solid and timeless wall materials that complement the architectural style of your home whilst adding to your home's streetscape appeal.

To ensure a rich and timeless architectural character for Oakden Rise, each home shall feature masonry as one element of building material choice.

REQUIREMENTS

Primary wall materials meeting the Design Intent include:

- Masonry materials such as face brick, stack stone, bluestone and sandstone.
- Masonry and painted render over masonry finishes to ground floor walls to ensure the base of your home is grounded.
- Masonry, painted render over masonry and painted light weight material finishes to first level walls as appropriate.



6.0 House Style Guide

Accent wall materials meeting the Design Intent include:

- Painted weatherboard in flat profile
- Painted fibre cement sheet cladding
- Clear finish timber boards
- Designer blockwork, Alucobond or similar
- Metal cladding (folded sheet metals / corten finish) Miniorb profiles are not permitted
- All external surfaces are to be in a finished state (painted or coated) prior to occupation of the home.

Other finishes will be considered on architectural merit and compliance with the Oakden Rise Vision. Unfinished materials including block work, highly reflective or unpainted materials will not be approved.

A combination of complementary materials and colours must be used to all walls facing a street or public open space areas in line with the following requirements:

- a minimum of two and maximum of three materials shall be used on any facade visible to a street or park .
- A limit of 50% total wall coverage (excluding windows/ openings) applies to the use of any one material or colour.
- External walls that are not visible from the street or public open space areas must be constructed in colours and materials consistent with the front façade of the home.
- Obscure glazing is not permitted to windows facing a street or public open space (with exception to entry doors and sidelight windows which can be frosted or tinted with non-reflective film).

6.6 ROOF MATERIALS

DESIGN INTENT

Your choice of roof material will heavily influence the appearance of your home. The colour of your roof can also greatly impact the thermal performance of your home.

REQUIREMENTS

- Roofs must be finished in one of the materials listed below :
 - Matt finished or non-reflective metal deck roofing
 - Concrete roof tiles in a flat profile
 - Terracotta or Shingle roof tiles (flat profile)
- Roof colours shall be selected from a light to mid-range colour palette. **Charcoal and black roof colours will not be approved.**
- All gutter and downpipe profiles or treatments must complement the design of the home.
- Rainwater heads are to be of a contemporary style and design where visible from public areas.



6.0 House Style Guide

6.7 WINDOWS

DESIGN INTENT

Prominent windows facing the street are required to provide surveillance and an engaged façade. Window choice should complement the architectural style of your home.

REQUIREMENTS

- Standard, horizontal sliding windows are not permitted to any elevation with a street or public open space frontage.
- Window colours shall be selected from the Oakden Colour Palette, be neutral in colour and selected to compliment the facade.
- Semi-commercial sliding window profiles will be considered on merit.
- Window reveals (min. reveal 50mm) should be used on lightweight cladded facades to ensure depth and shadow is provided to the façade.
- External security blinds or shutters will not be approved.
- Sheets, newspaper or any other temporary window coverings are not permitted to windows facing a street or public open space.
- Tinted windows will only be approved in grey tones and must be non-reflective.
- Curtains and blinds should be selected to compliment the external colour scheme of the home and be neutral in colour.
- Timber blinds shall be clear finished to compliment existing timber detailing on the facade.



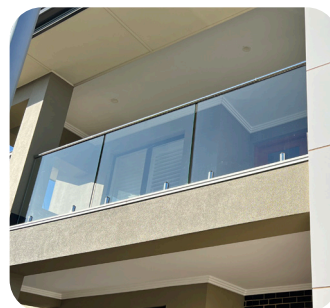
6.8 PORCHES AND BALCONIES

DESIGN INTENT

Your home is required to provide a welcoming address to the street, to provide opportunity for informal social interaction with passersby and ensure passive surveillance of the street.

REQUIREMENTS

- All homes are required to provide at least one generously sized porch, portico or other transition space on the main frontage.
- Balconies, porches and verandahs should form part of the main house design, forms and detail.
- Juliet balconies will be accepted on merit if they suit the overall design of the house and are of a contemporary style.
- Balconies on the main or/and secondary frontage/s must be of an open style to all 3 sides. Consideration should be given to placement and setbacks of the balcony to avoid overlooking the neighbouring homes.
- Balconies to the rear of homes are to comply with privacy requirements set out in the Planning Code.
- “Pool fence” style balustrade, screen/security doors and roller blinds/shutters are not permitted on balconies visible from public areas.



6.0 House Style Guide

6.8 GARAGES & DRIVEWAYS

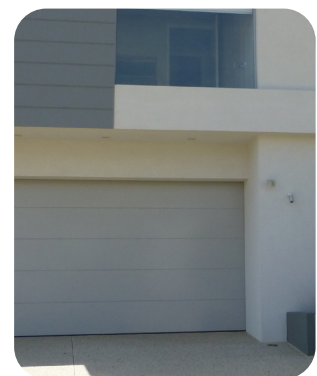
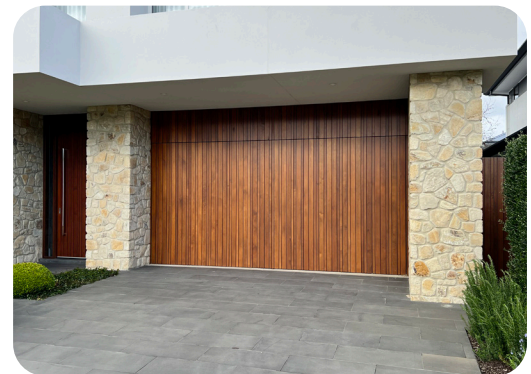
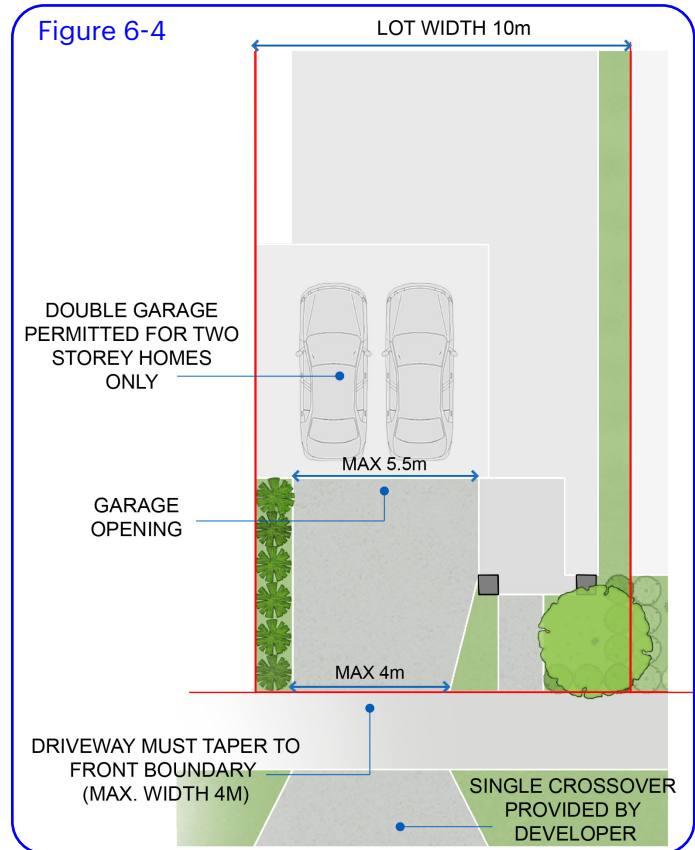
DESIGN INTENT

Garages and driveways can have a negative impact on the street where they dominate the home and landscape.

Garage locations, widths and setbacks are specified on the Building Envelope Plan and cannot be varied to ensure the Vision of delivering leafy streetscapes at Oakden Rise is achieved.

REQUIREMENTS

- Garage doors are to be modern and contemporary in design by using sectional or panel lift doors.
- Historical decorative ornamentation or stylistic influences shall be avoided.
- The colour of garage doors must complement the colour palette used on the house façade.
- Tilt-panel or roller door garage doors are not permitted.
- Garages must be setback a minimum of 1.0m behind the front of your home.
- Garage doors should not exceed 6.0m in width or 50% of the width of the house..
- Triple car width garages will not be approved. Alternative layouts which maintain a two car garage width may be considered.
- Single storey homes on allotments less than 12.5m in width shall only accommodate a single width garage.
- Double storey homes on allotments less than 12.5m can have a double garage providing the garage does not dominate the façade and matches the single driveway crossover at the street (refer Figure 6-4 for driveway/ crossover width requirements).
- Driveways must be completed prior to occupation of the home and constructed from a hard surface material. Refer Section 8.5 for acceptable driveway materials.
- Driveways must taper to match the width of the crossover constructed at the front property boundary.
- A landscape strip of 500mm width between your driveway and your side boundary is required.
- Each home shall demonstrate sufficient. provision for resident car parking in accordance with the Planning Code.



6.0 House Style Guide

6.9 TERRACE HOMES

DESIGN INTENT

Terrace Homes at Oakden Rise have been designed in a range of streets, to provide further architectural and housing diversity in the development.

Terrace Housing allotments typically allow the construction of walls along both side boundaries and in some cases the rear lot boundary.

There are a number of different Terrace options available, with varying width and garage locations.

Recognising the relatively narrow frontage of Terrace Homes, the following guidelines and requirements have been prepared to encourage a variety of styles which are in harmony with each other and compliment the streetscape.

The specific requirements for Terrace Homes must be read in conjunction with the remainder of the Oakden Rise Design Guidelines.



REQUIREMENTS

- There are to be no variations to the setbacks of front wall, side walls and garage from those noted on the allotment Building Envelope Plan.
- Terrace Homes must contribute to the Oakden Rise Vision, with each building being a contemporary 'reinterpretation' of key traditional Adelaide residential design elements.
- Purchasers are required to use the suggested colour palettes shown on page 14 as a base for their home. This will ensure a built form outcome that reflects a contemporary design approach through range of materials, colour choice and accents.
- Terrace Homes are required to provide a modulated street/ open space frontage with an articulated facade and use of elements such as verandahs, balconies, feature windows, shading and porches to provide visual interest.
- Exposed blank walls are not permitted to street/ open space frontages.
- Visible elevations must be detailed with window openings and recessed sections.
- Windows must be provided with an external reveal/ sill width with a minimum size of 50mm.
- Any side or rear boundary wall, where exposed to an adjoining allotment, must be finished in a colour and material as per the main elevation.
- Garages accessed off a laneway must be designed to compliment the main building.

- For allotments less than 5m wide a maximum of 2 (two) colours and 2 (two) different materials must be selected for any elevation fronting a public street or reserve.
- Where the garage required width is less than the width of the allotment at the lane frontage, additional variation in the garage elevation must be provided in the form of recessed walls, feature gates/fencing and landscaping.
- External lighting is to be provided to the laneway garage wall.
- Where a terrace address is off the lane, the letter box and house number must be provided on the garage/entry wall.
- Positioning of any services or equipment (ie hot water service, air conditioning unit, etc) on the roof or upper level walls will not be permitted.

6.0 House Style Guide

Terrace Homes - Requirements

- Balconies are required on lots facing any public reserve or open space.
- Balconies may protrude forward of the main building line and encroach into the setback indicated on the Building Envelope Plan.
- Balconies must have a minimum 500mm side setback from side boundaries, unless otherwise is noted on the allotment Building Envelope Plan.
- Balconies must be open on all 3 (three) sides and have an open style balustrade (solid balustrade walling will not be approved).
- Where a roof is provided to the balcony, the roof must be a separate or minor element of the main roof and must complement the roof of the house.
- Shade cloth and profiled or flat acrylic roofing will not be supported.
- Where a balcony is not provided to the publicly visible facade, the house design will be assessed on merit and must present additional articulation. The front elevation must have additional variation in the form of recessed or protruding walls, window shades/awnings, porches/porticos, etc. These elements can be built forward of the main building line indicated on the Building Envelope Plan.
- Where a terrace has two frontages to a street/ lane and reserve/another public street, these homes must provide detail of equal quality to both elevations and treat any reserve elevation as primary.
- The building setback to the reserve frontage may vary by a maximum 2m unless otherwise noted on the Building Envelope Plan.
- Your home's floor plan should be carefully designed to ensure that large feature windows are provided to any primary, secondary and reserve frontages and service areas like laundry and bathrooms are located away from elevations facing public areas.
- Obscured and frosted windows will not be supported for elevations facing public areas.

Terrace Homes -

Additional Guidelines to be Considered

- There is no minimum site coverage requirement for the terrace allotment.
- Three storey buildings will be considered on merit and may require additional setbacks to reduce the bulk of the upper level.
- On site vehicle parking requirements should be provided in accordance with the Planning Code.
- Private Open Space is to be provided in accordance with the Planning Code unless otherwise is noted on the lot Building Envelope Plan.
- Balconies will only be considered as Private Open Space if they meet the requirements set out in the Planning Code.
- Refer to the Fencing and Landscaping sections of the Oakden Rise Design Guidelines for the requirements on your front and rear fencing and landscaping your front and rear yards.
- Each home shall demonstrate sufficient provision for resident car parking in accordance with the Planning Code.



7.0 Sustainability

INTENT

Villawood Properties considers sustainable living to be a key design component for all homes at Oakden Rise.

Improving the design and environmental performance of your home is a major part of our sustainability approach.

Considering sustainability from the initial design stage will assist you in creating a home that optimises the amenity and quality of your living environment.

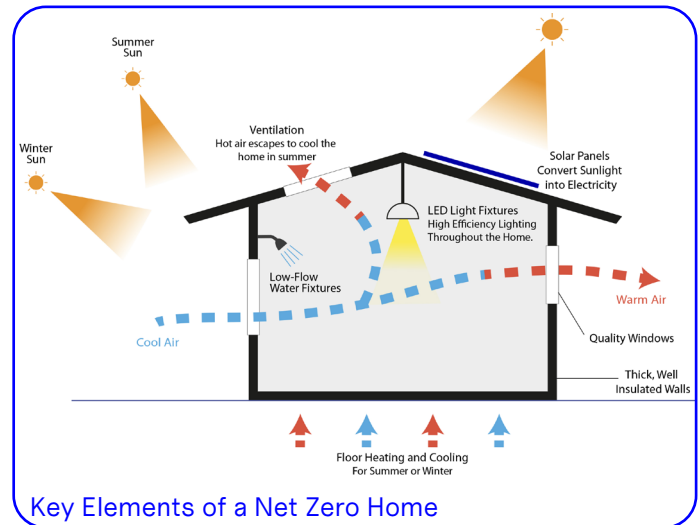
REQUIREMENTS

The following sustainability requirements are mandatory at Oakden Rise:

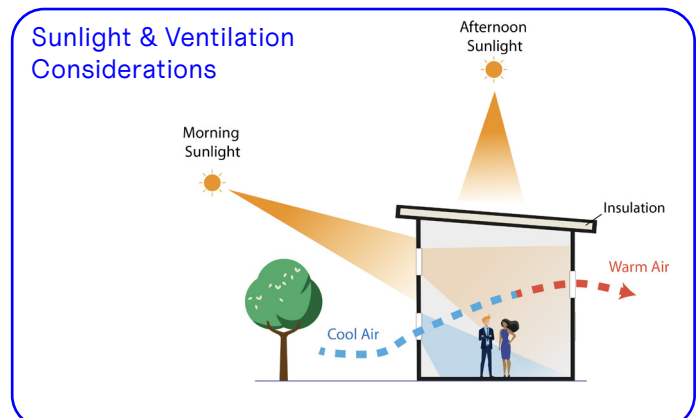
- All dwellings are required to achieve a minimum 7 star NCC (BCA) Energy Rating.
- Oakden Rise is a gas free development.
- A minimum of one window must be provided to all main living areas sufficient to provide daily natural light and ventilation.
- All dwellings are required to install a photo voltaic (PV) solar energy system with a minimum capacity of 1.5kW placed flat on the roof.
- Energy efficient light fixtures and lamps are to be installed to every room and lighted outdoor areas.
- A minimum wall insulation rating of R4 is required.
- A minimum ceiling insulation of R5 is required.
- A heat pump hot water system is required (an electric boosted solar hot water system can be considered as an alternative).
- Provision of an external clothes line, appropriately sited so as not be visible from public areas.
- Provision of an electrical outlet in your garage capable of providing charging for an electric vehicle (Level 2/ Mode 3 is recommended).

In addition a range of additional elements should be considered to optimise the amenity and quality of your living environment.

These are outlined and illustrated below.



- Maximise the northern aspect of living areas and private open spaces, courtyards and patios;
- At least one living area and your private open space to have northern aspect where possible;
- Place bedrooms to the east, main living areas to the north and services and outbuildings to the south or west;
- Cross-ventilation design principles which maximise the ability to naturally ventilate within and around homes, and provide high-level open-able windows in multi-level homes to allow for heat removal;
- Use of louvres or ventilation systems to maximise ventilation for prevailing breezes;
- Encourage use of eaves, pergolas, sunhoods and screens to manage heat loads on north, east and west facing windows;

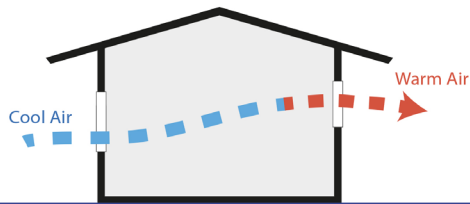


7.0 Sustainability

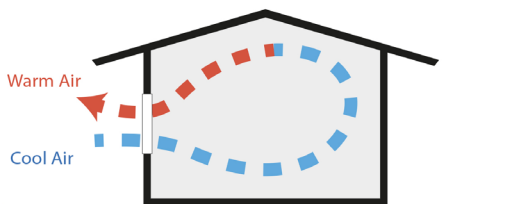
- Treated glazing or double glazing to windows;
- Draft sealing, such as weather seals on external doors;
- Sealed exhaust fans
- Low energy light fittings (compact fluorescent or LED fittings);
- Low energy appliances targeting a minimum 5.0 Star rating.

Ventilation

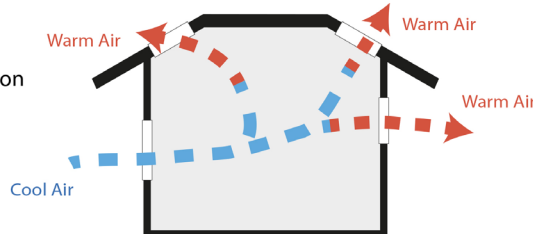
Cross Ventilation



Single Sided Ventilation

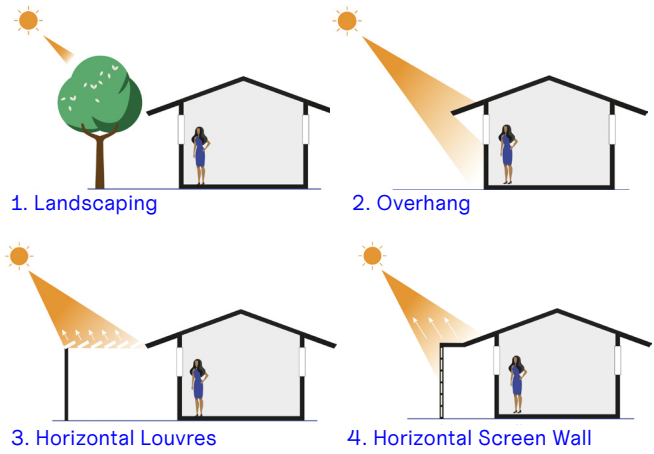


Stack Ventilation

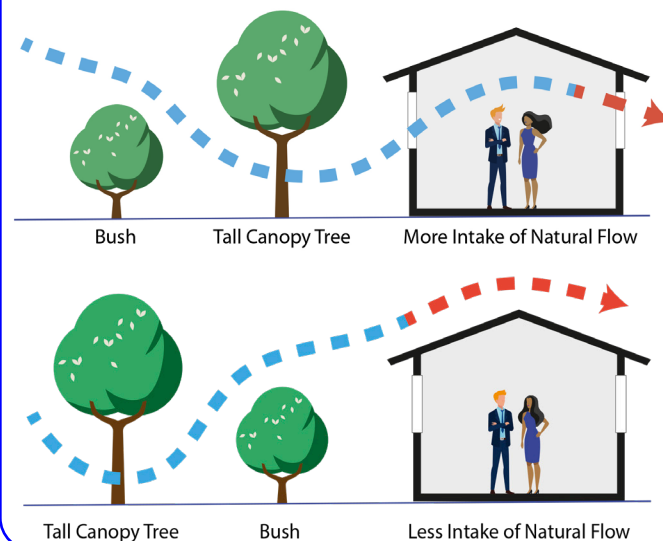


- Water Conservation Initiatives
 - Each home is to have a rainwater tank in accordance with the Planning Code;
 - Maximum efficiency tap and sanitary ware fittings which reduce water consumption (target 4 Star WELS rating);
 - Minimum 3 Star WELS rating for dishwashers;
 - Minimum 3 Star WELS rating for showerheads and minimum 4 Star WELS rating for WC;
 - Pressure limiting devices to shower heads.
- Water efficient landscape design, soil mix and plant selections should also be considered. Use appropriate vegetation to assist with minimising summer sun exposure.

Controlling Solar Radiation



Wind Effects



The Australian government's "Your Home" website provides a substantial amount of information regarding creating sustainable homes for the future.

Fibre Optic Connection

- At Oakden Rise, fibre optic cable is installed into every street to provide access to high speed internet, free to air television and telecommunication services.
- This service, provided by Opticomm, has specific requirements regarding connections. These are available from the Oakden Rise Sales Office or on the Oakden Rise website. For more information visit www.opticomm.net.au.

8.0 Landscape

8.1 DESIGN OBJECTIVES & IDEALS

The landscape treatment of a front yard enhances the overall feel of your home and contributes to the 'greening' of the streetscape. Oakden Rise landscape treatments for allotments will aim to:

- Maximise the area of soft landscape treatments whilst minimising the hard landscape treatments;
- Embrace the feeling of the adjacent streetscape, creating an overall 'greening' of Oakden Rise;
- Define the private allotment boundaries from the public verge and open space areas; and
- Provide screening of items such as bins and service areas.

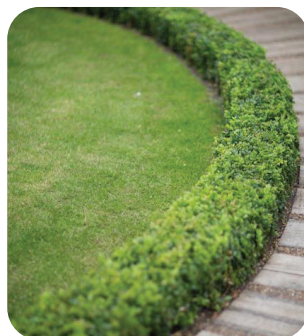
The front yard of your allotment must be:

- In accordance with the Contract of Sale, all visible areas on your property must be completely landscaped;
- The materials, finishes and colours of your garden planting and landscape elements should complement the façade of your property. The following sections outline planting, materials and guidelines for landscaping your property; and
- Consideration must be given to any service easements. These may have planting restrictions and requirements – information is available from the relevant service authority.

8.2 FRONT AND REAR YARD REQUIREMENTS

All landscape elements and materials should be visually appealing and enhance the overall streetscape.

- Side boundaries of corner allotments (secondary street frontages), or boundaries that are adjacent open space must be consistent with the treatments of the allotment frontage.
- A minimum of 40% of your front yard should be soft landscape – this can include planting (turf, trees and shrubs), permeable surface materials including stone aggregate and pebbles.
- A planting bed, minimum 500mm width, consisting of hedging or medium shrubs must be installed immediately behind the front fence.
- A planting bed, minimum 500mm width, consisting of hedging or medium shrubs must be installed between the driveway and the adjacent side boundary.
- Consideration must be given to future landscape maintenance requirements including access for a lawn mower.
- Front yards must include the planting of a minimum of one tree, the size at planting to be a minimum 100L.
- Lots that have a secondary frontage (corner allotments) must have an additional 100L tree planted (i.e. two trees within the front yard).
- For rear yards:
 - Lots with a frontage less than 10m to have a minimum one tree planted in the rear yard, the size at planting to be a minimum 75L.
 - Lots with a frontage 10m or greater to have a minimum two trees planted in the rear yard, the size at planting to be a minimum 75L.



8.0 Landscape

8.3 PLANT SPECIES

Suggested plant palettes for your garden are included within these guidelines. Refer to planting themes in section 8.5.

8.4 LANDSCAPE MATERIALS - GUIDELINES AND SPECIFICATIONS

8.4.1 DRIVEWAY

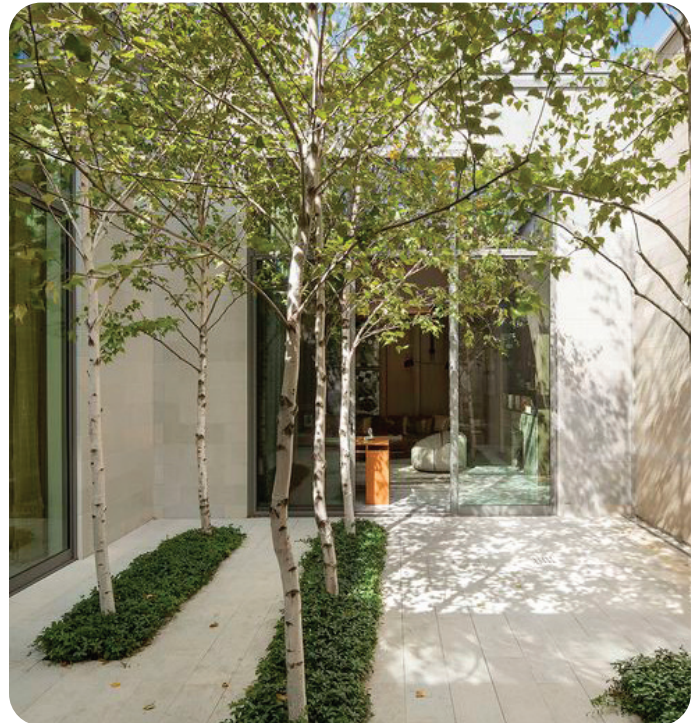
The crossover section of your driveway and footpath will be constructed by the developer.

The driveway within your property boundary must:

- Be installed as per your building envelope plan. Driveways must not exceed 4m for a single garage or 5.5m for a double garage. Note that lots 10m wide or less will only have a single driveway crossover constructed by the developer.

Driveways to be a neutral colour, options for materials include:

- Pavers in a neutral tone, suggestions include:
 - Small format concrete paver (driveway appropriate), Colour: Natural, Supplier: Best Bricks and Pavers
 - Small format concrete paver (driveway appropriate), Colour: Oatmeal, Finish: Exposed or Traditional, Supplier: Adbri Masonry
- Exposed aggregate concrete, suggestions include:
 - Stylecrete, Colour: Vanilla Exposed, Supplier: Pre-Mix Concrete
 - Imagecrete, Colour: Barossa Moonscape, Supplier: Hanson
- Plain concrete or coloured concrete driveways are not acceptable.

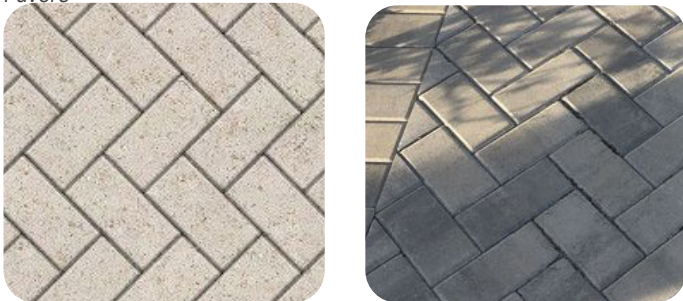


8.4.2 HARD SURFACES + PATHS

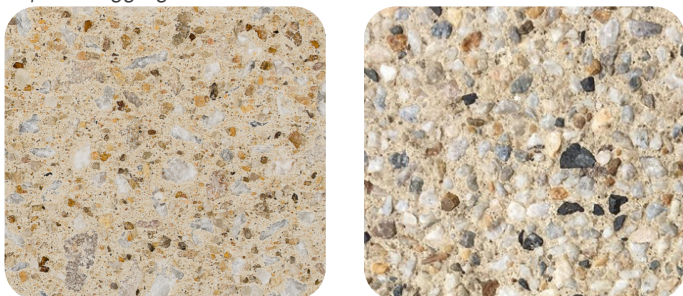
Paths are to be a combination or one of the following materials:

- Exposed aggregate concrete (colour to match tones of driveway)
- Pre-cast concrete pavers
- Natural stone paving
- Decorative stone pebbles 10-30mm, neutral colour tones faces and Paths
- Gravel screenings 5-15mm, neutral colour tones

Pavers



Exposed Aggregate



Aggregates, gravel, natural stone and steppers



8.0 Landscape

8.4.3 FENCING

Fencing, in particular along the front of the allotment, provides a visual link and consistency for the street frontage. The level of transparency also allows residents to connect with the landscape and enhances the overall 'greening' of the streetscape.

FRONT FENCING REQUIREMENTS

Front fences are mandatory throughout the development

Front fences are to be:

- 900-1200mm in height
- Construction of the fence can be a:
 - Low wall (neutral coloured brick or rendered in a neutral colour)
 - Combination of plinth with palisade/blade fence
 - Combination of pillars and palisade/blade, as a minimum pillars to be located at the corners of allotments
 - Plinth with hedging
- Letter box and house number to be part of the fence design (refer to the section on Letterboxes)
- Picket fencing, traditional fencing or ornamental screens to the fence are not acceptable
- There is to be no pre-painted solid steel fencing visible from the public realm.
- Pool fencing will not be approved when visible from any public area.

Front Fence Examples



STREET CORNER AND RESERVE FENCING REQUIREMENTS

- Corner side fencing is to be a feature fence, with materials and colours chosen to compliment the form/ style of front fencing.
- A maximum of 50% of the length of corner side boundary fencing can be 1.8m in height, the remaining length must be no higher than 1.2m in height and must match the front fence form/ style.
- Reserve fencing (when not constructed by the Developer) is to be 1.8m in height, of a feature fence style and profile, with a maximum 50% solid panel/ masonry/ render extent.
- The remaining length shall be 1.8m in height, of an open rail fence style to compliment the front fence of the property.
- Refer Figure 5-3 and Figure 5-4 for corner allotment and reserve fencing standards.

Pre-painted steel or solid metal panel fencing will not be approved.

DIVIDING PROPERTY FENCING REQUIREMENTS

- Dividing property fences shall be uniform, not higher than 1.8m in height, capped, pre-painted metal friendly neighbour type fence, in the colour Colorbond DUNE or similar.
- Dividing property fences must not project past the adjacent building line.
- The Dividing fence forward of the building line is to be of a square profile metal type design, visually permeable and 1.2m in height and is to tie into the front fence height.
- The dividing fence colour forward of the building line shall be Colorbond DUNE or similar.

Dividing fence forward of the building line



8.0 Landscape

8.4.4 LETTER BOXES

Letter boxes on your property are to be:

- Visually appealing, with a modern contemporary feel
- Materials to be masonry, powdercoated metal or timber
- Size to Australia Post requirements
- Located at the front boundary of your property, preferably adjacent the driveway and incorporated into the design of your fence. Alternatively in a similar location that is easily accessible for deliveries
- The number of the property is to be clearly displayed on the letterbox

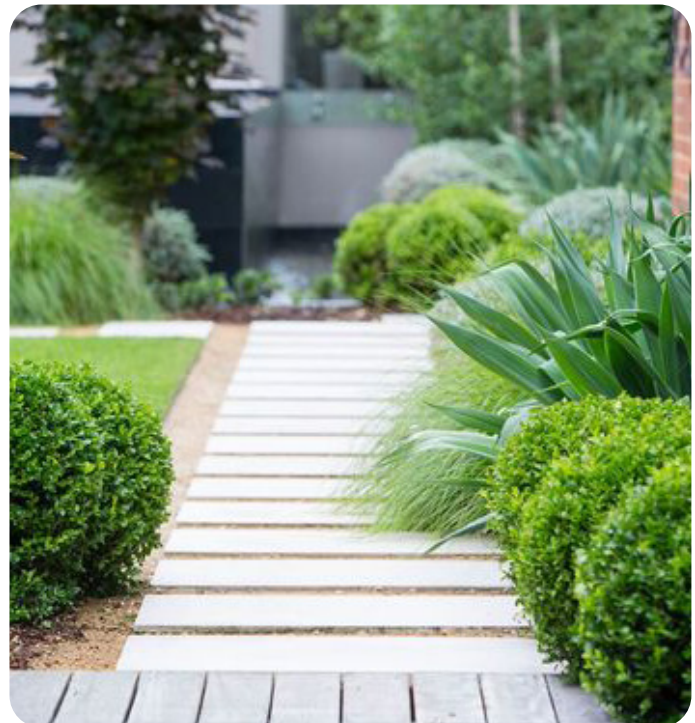
Letterbox Examples



8.5 FRONT GARDEN THEMES AND SUGGESTIONS

We have developed three garden designs to provide inspiration and assist you in landscaping your front garden. To allow the creation of a visually appealing streetscape and overall 'green' development we recommend that one of these designs be utilised.

The layouts presented on the following pages show a generic allotment size and should be used as a guide only.



8.0 Landscape

'CONTEMPORARY'

Straight lines and simple geometry are at the heart of this garden theme. Striking mass plantings with contrasting heights and textures will be a distinctive feature within these gardens. Strappy plants will border paths with taller clipped hedges to screen fence lines, these will provide a complementary balance to the overall garden.



-  Driveway / Porch
-  Concrete Steppers
-  Loose Gravel / River Pebbles
-  Irrigated Grass
-  Trees
-  Shrubs - Hedge
-  Shrubs - Small
-  Strappy

CONTEMPORARY

GROUNDCOVERS



Alternanthera 'Little Ruby'



Dichondra argentea 'Silver Falls'



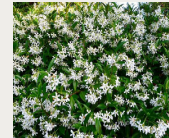
Dichondra Repens



Senecio serpens



Stachy byzantina 'lams ear'

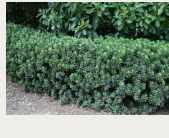


Trachloospermum flatmat

SHRUBS - HEDGING



Murraya paniculata



Rhapiolepis 'Snow Maiden'

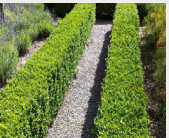


Syzygium 'Resilience'



Viburnum species

SHRUBS - SMALL



Buxus species



Choisya ternata



Euonymus 'Green Rocket'

SHRUBS - STRAPPY



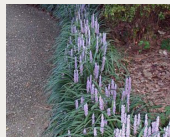
Dietes-bicolor African Iris



Giant mondo grass



Kniphofia species



Liriope Evergreen Giant

TREES



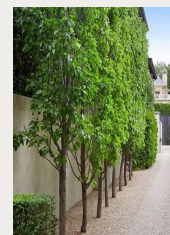
Lagerstroemia 'Natchez'



Magonia grandifolia 'Little Gem'



Malus tschonoskii



Pyrus 'Capital'

8.0 Landscape

'LUSH'

This garden theme is organic in its appearance with sweeping curves that hug and embrace the property boundary. The planting design is to be rich in colour, contrast and celebrate the foliage and flowers of the different types of plants.



-  Driveway / Porch
-  Flagstone Steppers
-  Loose Gravel / River Pebbles
-  Irrigated Grass
-  Trees
-  Shrubs - Hedge
-  Shrubs - Small
-  Strappy
-  Feature

LUSH

FEATURE



Cycas revoluta



Philodendron xanadu



Strelitzia reginae

GROUNDCOVERS



Calendula species

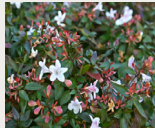


Jasminum ground star



Dichondra Repens

SHRUBS - HEDGING



Abelia x grandifolia Nana



Syzygium 'Resilience'

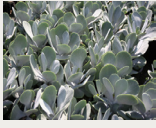


Viburnum species

SHRUBS - SMALL



Choisya ternata



Cotyledon orbiculata 'Silver Dollar'



Syzygium Baby Boomer

SHRUBS - STRAPPY



Dianella tasmanica Silver Streak



Ophiopogon nigrescens



Ophiopogon mondo

TREES



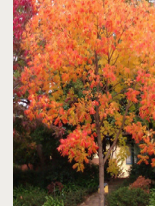
Acer Negundo Sensation



Magonia grandifolia 'Little Gem'



Cercis canadensis 'Forest Pansy'

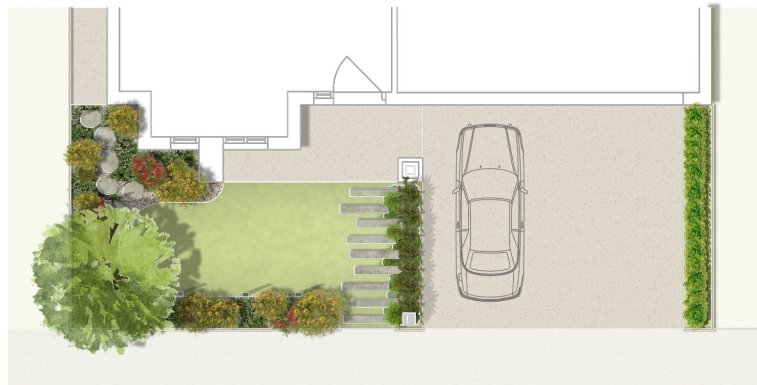


Pistacia chinensis

8.0 Landscape

'AUSTRALIAN'

This garden theme is designed to celebrate the Australian landscape by utilising a native planting palette. Not only will this planting typology increase the local biodiversity, it will also require less watering and maintenance long term. The garden design is informal in its appearance and aims to highlight the varied tones, textures and colours of Australia.



-  Driveway / Porch
-  Flagstone Steppers
-  Concrete Steppers
-  Loose Gravel / River Pebbles
-  Irrigated Grass
-  Trees
-  Shrubs - Hedge
-  Shrubs - Small
-  Groundcover
-  Strappy

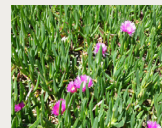


AUSTRALIAN

GROUNDCOVERS



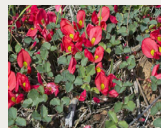
Banksia 'Birthday Candles'



Carpobrotus rossii, 'Native Pigface'



Casuarina glauca, 'Cousin it'



Kennedia prostrata



Myoporum parvifolium

SHRUBS - HEDGING



Syzygium 'Slim'



Acmena smithii

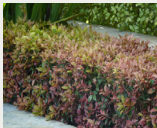


Adenanthos sericeus



Westringia species

SHRUBS - SMALL



Acmena Allyn Magic



Callistemon 'Little John'



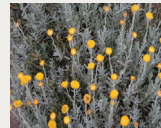
Enchylaena tomentosa 'Ruby Saltbush'



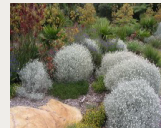
Grevillea lavandulacea



Hardenbergia species



Helichrysum scorpioides



Leucophyta brownii

SHRUBS - STRAPPY



Arthropodium cirratum



Dianella 'Little Jess'



Dianella tasmanica 'Emerald Arch'



Lomandra species



Poa eskadale 'Kingsdale'

TREES



Banksia integrifolia



Eucalyptus leucoxylon 'Euky Dwarf'



Tristaniopsis laurina 'Luscious'

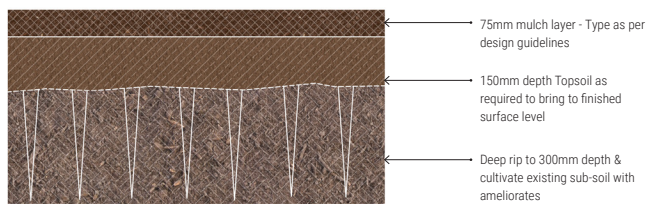
8.0 Landscape

8.6 GARDEN BED AND PLANTING – GUIDELINES AND SPECIFICATIONS

SOIL

A minimum of 200mm depth of topsoil is to be installed in all garden bed areas. The soil below should be ripped or 'loosened up' to allow the plants to grow effectively.

Garden Bed Profile

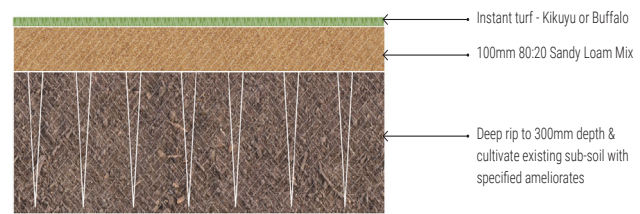


LAWN

If you choose to plant lawn the suggested species are Kikuyu or Buffalo. Lawn is to be maintained regularly.

- When installing lawn ensure there is sufficient topsoil and the sub soil is ripped/cultivated to ensure good growing conditions. Refer detail below.
- Synthetic turf will not be approved.

Turf Profile



MULCH

Mulch is important in garden beds to retain moisture and reduce weed coverage, this should be to a depth of 75mm. Types of mulch to use in your garden beds include:

- Pine chip/bark 10-40mm in size
- Pine wood or Redgum chip 10-40mm in size
- Gravel screenings 5-15mm in size, neutral colour tones
- Decorative stone pebbles 10-30mm in size, neutral colour tones
- Coloured/dyed wood mulches of a bright colour are not acceptable

EDGING

Garden beds must be edged with an appropriate material, this should be flush with the adjacent surface.

Recommended edging includes:

- Steel edging – to be mild steel/core-ten edging, 3-5mm thickness
- Timber edging – to be hardwood, minimum 10mm thickness
- Concrete edging – to be 90mm thickness

IRRIGATION

It is recommended that an irrigation system be installed to ensure ease of maintenance and health of your garden. This can be a simple system hooked up to your tap on a timer. It can be in the form of drip irrigation (sub-surface to turf and drip line to garden beds) or a series of pop-ups to cover all areas.

9.0 Services and Ancillary Items

To ensure an attractive streetscape and interface with public open space is maintained, the following requirements shall be met.

REQUIREMENTS

- Water meters and water taps must be located at or behind the building line and screened from public view by landscaping or integrated into the letter box design (subject to regulatory requirements).
- Clothes lines, garden sheds and evaporative cooling units must be located such that they are not visible from the street or public open space wherever possible (landscaping used for screening purposes is encouraged). The location of these services must be marked on building plans submitted to the Design Coordinator for approval.
- Satellite dishes and antennae are not permitted.
- Solar panels (for both hot water service and PVs power generation) should avoid being located on an area of the roof which faces a street or public open space where possible.
- Solar panels are not to be mounted on frames opposing the fall of the roof below.
- All plant and equipment must be shown on the submitted elevations, roof and site plans for specific location approved by the Design Coordinator.
- Vent pipes are to be kept to the minimum allowable rise above the adjacent roof plane and are to be painted out to match the adjacent roof colour.
- Provision must be made for storage of rubbish bins/ refuse bins/ green waste in a location close to the collection point but in a secure and concealed location from the street frontage and remote from the primary open space of the dwelling.
- A designated bin storage area within the garage is considered acceptable where outdoor space is limited. This must not effect the ability to park cars within the garage.
- Bicycle storage should be considered in the fit out of the garage.
- Swimming pools do not require an Encumbrance approval if they are below ground. Pools cannot cover the entire rear yard and the minimum tree planting requirements must be met.

LOT MAINTENANCE

Prior to, during and after construction your allotment must be kept clean at all times and maintained to an acceptable standard including timely removal of any excessive weed and rubbish.

During construction all waste is to be stored in a covered skip bin on your allotment only (ie not public street verges or open space). It is your responsibility to remove all rubbish from your allotment.

RETAINING WALL CONTROLS

Any retaining wall visible from streets, lanes or public open space must match the colour, design and material of the house and be incorporated in the fence design.

Plain concrete sleepers will not be approved.



9.0 Services and Ancillary Items

SERVICE/ ANCILLARY ITEMS

To ensure an attractive interface for the streetscape is maintained, all service and ancillary items are to be screened to an appropriate level, these include:

- Bins
 - All homes must have a designated storage area for bins.
 - The storage area must be screened and not visible from the street. This can be achieved through a purpose-built screen or soft landscaping. Bin storage can be incorporated into the design of your fence if desired.
 - Consideration should be given to the location of the storage area and its proximity to the street and ease of accessibility.
- Utilities
 - Utilities such as water meters and taps are to be screened appropriately by landscaping or located behind the building line, subject to regulatory requirements.
 - Meter boxes are to be positioned away from the main entry where possible, recessed and painted to match the wall on which it is placed.
- General items
 - Air conditioning units (must be located on ground), garden sheds, water tanks and clothes lines are to be located in a position where they are not visible from the street or public open space. Where visible from the street, elements should be screened using landscaping.
 - Hot water storage tanks (where used) are to be located at ground level and located in a position where they are not visible from the street or public open space. Where appropriate these should be screened with landscaping.
 - All external lighting is to be sensed.
- Rectifying damages from construction
 - Any damage caused to infrastructure external to the lot boundary during construction (such as crossover, footpath, services and light poles, verge landscaping, etc) will be considered the owner's responsibility and must be rectified prior to occupancy of the dwelling to the Oakden Rise development standards.



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