



Yaringa Armstrong Creek Design Guidelines

1. Introduction

1.1 VISION

Yaringa (meaning 'near the sea') is a new residential estate set in the heart of the Armstrong Creek Growth Area offering a community with superior quality homes. The aim of these Design Guidelines is to create a coherent vision that aligns with adjoining developments so as to enhance the locality and the lifestyle and investment of purchasers. The Design Guidelines encourage homeowners to construct dwellings in accordance with current building designs and practices using high quality materials so as to protect the cohesive residential community from inappropriate development which will detract from the development's urban characteristic.

1.2 DEVELOPER APPROVAL

All homes built at Yaringa must be approved by the Yaringa Design Assessment Panel (DAP) prior to lodging for any Building Permit or commencing any construction of works. The DAP is appointed by the developer to oversee and implement the objectives of the Design Guidelines.

The Design Guidelines may be changed from time to time at the DAP's discretion.

Applications for Developer's Approval will be assessed against the current version of the Design Guidelines.

Interpretation and application of these Design Guidelines is at the sole discretion of the DAP. The DAP's decisions are final. No claims shall be made to the Developer, the DAP or their representatives with respect to the decisions made.

The DAP reserves the right to vary or waive the requirements of the Design Guidelines if it believes that a proposal (or an element of a proposal) that is not strictly in accordance with the wording of the Design Guidelines nonetheless makes a positive contribution to the overall objectives of the built form and/or streetscape at Yaringa.

Allowance has been made for two submissions for each Design Approval application. Each additional submission may incur an administration fee, at the sole discretion of the DAP. New submissions for a lot that has already had an application approved may also incur an administration fee.

1.3 DEVELOPER APPROVAL PROCESS

- 1.3.1 Select and purchase a lot that best suits you
- 1.3.2 Select your preferred builder and/or a house design that best suits your chosen lot
- 1.3.3 Familiarise yourself with the requirements of the Design Guidelines or ensure that your builder or building designer is familiar with them. Confirm with your builder or building designer that your house design complies, or can be altered to comply, with the Design Guidelines
- 1.3.4 Prepare your submission to be lodged for Approval with the DAP.
- 1.3.5 Submit your drawings and colour samples in PDF format to the DAP via the portal at www.ngdd.com.au. The DAP will review your proposal and provide written comments. Please allow 10 working days for this.
 - a. If your proposal is not approved, detailed feedback will identify the issues that need to be addressed, in order for an approval to be issued. Your proposal must be amended and re-submitted for Approval; or
 - b. If your proposal complies with the Design Guidelines, a Developer Approval will be issued.
- 1.3.6 After a Developer Approval is issued, you or your builder must apply for a Building Permit
- 1.3.7 Once a Building Permit is issued, you may commence the construction of your home

1.4 SUBMISSION REQUIREMENTS

All submissions for Design Approval must be in PDF format and include the following information:

- 1.4.1 Site plan at 1:200, with dimensions and showing:
- Lot boundaries and any easement(s) on title
 - Proposed building footprint and all proposed setbacks
 - On-site car parking and driveways
 - Other external structures (including pools and spas)
 - All ancillary items
- 1.4.2 All floor plans, roof plans and elevations at 1:100, with dimensions and showing:
- Internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings
 - Proposed floor levels
- 1.4.3 Finishes and colour samples
- Provide samples or images (swatches, colour photos, paint chips etc.) of all proposed external materials and colour selections
- 1.4.4 Landscape plan at 1:100, with dimension and showing:
- Indicative extent of all hardscape and softscape
 - Planting schedule that lists all proposed species referenced on landscape plan
 - The extent, height and finish of all proposed retaining walls

Do not send information such as electrical plans, slab layouts, joinery details, internal colour schemes etc. This extra information slows down the assessment process and may result in a submission being rejected.

1.5 SUBMISSIONS

When you are ready to make your submission for Design Approval, you can lodge it on the Design Approval Portal at www.ngdd.com.au:

Users must first register to use the portal. Once this has been done, log in and simply enter the relevant details when prompted.

Generally, we will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission.

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Developer's Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

1.6 RE-SUBMISSIONS

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

1.7 OTHER APPROVALS

The requirements detailed in this document are in addition to, and not in lieu of, any other legal requirements. Approval by the DAP does not exempt the plans from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation. Separate approval must be obtained from the relevant authorities. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

1.8 DEFINITIONS

For the purposes of these guidelines:

- 1.8.1 *Public Realm* is any land that is within the ownership of a public body, including Council and servicing authorities.
- 1.8.2 *Primary Frontage* is the boundary that abuts the Public Realm.
- 1.8.3 A *Corner Lot* is any lot that has more than one boundary that abuts the Public Realm.
- 1.8.4 On corner lots, the Primary Frontage is the shorter one adjacent to the street, unless noted otherwise on the Building Envelope Plan.
- 1.8.5 A *Side Boundary* is the boundary on either side of the primary boundary.
- 1.8.6 The *front building line* is the external face of the front most habitable room wall. Entry features, porches, porticos etc. do not form part of the front building line.
- 1.8.7 For irregular lots, the *Lot Width* is the width of the lot at the front building line.
- 1.8.8 *Natural Ground Level* means the finished surface level of the ground at the time of registration of the Plan of Subdivision.
- 1.8.9 A *habitable room* is a living room or a bedroom.
- 1.8.10 *Front Garden* refers to the whole area between the front boundary of a lot and the dwelling, garage & return fence.
- 1.8.11 *Front Loaded* refers to a lot where the garage is accessed from the Primary Frontage.

1.9 TIMING

- 1.9.1 Construction of your dwelling must start within 24 months of the original lot settlement date; unless otherwise agreed in writing by the Developer.
- 1.9.2 Completion of your dwelling, including garage, driveway, fencing and retaining walls must occur within 12 months of construction starting, unless otherwise agreed in writing by the Developer.
- 1.9.3 Completion of the front landscaping must occur within 6 months of the date of issue of the Certificate of Occupancy for the dwelling.

2. Lot Planning

2.1 DENSITY

- 2.1.1 Only one dwelling is permitted per lot, unless otherwise provided for on the relevant Plan of Subdivision.
- 2.1.2 Dwellings must comply with the following minimum dwelling size, excluding garage and all unenclosed areas:

Lot Size	Minimum Dwelling Size
Less 300 m2	75m2
300 m2 or more and less than 400 m2	100m2
400 m2 or more and less than 500 m2	130m2
More than 500 m2	160m2

2.2 SETBACKS

- 2.2.1 All setbacks must comply with the Building Envelope requirements for the lot, as set out on the relevant Plan of Subdivision.

This generally means that the following setbacks are required:

- a. The dwelling (front building line) must be setback a minimum of 4m from the front boundary.
- b. Garages must be setback a minimum of 5m from the front boundary.
- c. Side setbacks must be a minimum of 1m from at least one side boundary and 2m from a secondary street boundary.
- d. Rear setbacks must be a minimum of 3m.
- e. Entry features such as verandahs, porches, porticos and balconies may encroach 1.5m into the front setback as long as the encroachment is less than 3.6 m above natural ground level.
- f. Eaves, gutters, fascias may encroach up to 0.6m into a setback.

2.3 STREETSCAPE VARIETY

- 2.3.1 With the exception of designated integrated housing developments, facades must not be identical within 3 house lots, along both sides of the street.

If any two façades are deemed to be too similar to each other, the earlier application will take precedence.

The determination of any facade variations required for approval will be at the sole discretion of the DAP

3. Building Design

3.1 ARCHITECTURAL CHARACTER

- 3.1.1 All homes are preferred to be of contemporary design, but it is recognised that a diversity of design styles will help the Yaringa community to achieve a unique feeling.
- 3.1.2 The front façade of the dwelling must incorporate an entry feature at the front door that addresses the Primary Frontage and creates a strong sense of entry.
- 3.1.3 Front elevations must address the street through the use of articulation to the floor plan and façade. Blank or uninterrupted walls will not be permitted.
- 3.1.4 Every dwelling must have at least one habitable room window on each storey that addresses each public realm frontage.
- 3.1.5 The habitable room window must have appropriate head and sill heights to provide passive surveillance to the public realm.

3.2 BUILDING MATERIALS

- 3.2.1 External colour schemes for the dwelling, outbuilding, driveway and landscaping surfaces should adopt a colour palette of predominantly muted, neutral tones and materials.
Bright and vibrant colours will only be approved if used in small areas to complement the main colours and finishes.
- 3.2.2 The front façade must be constructed using a mixture of external materials or finishes.
 - a. One material must not comprise more than 75% of the front façade.
This calculation does not include any openings (doors, including the garage door, windows etc.)
Appropriate materials or finishes include:
 - Face Brick
 - Render
 - Stacked stone
 - Masonry blocks
 - Weatherboard
 - Timber cladding
 - other materials at the discretion of the DAP
 - b. Contrasting render colours may be considered as different materials, at the discretion of the DAP.
 - c. Contrasting face brick or block colours will not be approved.
- 3.2.3 Galvanised or zincalume finishes must not comprise more than 25% of the external walls
- 3.2.4 The following finishes are not permitted:
 - Raw fibre cement
 - Untreated concrete block or precast concrete
 - Leadlight or stained glass
 - Reflective glass.

- 3.2.5 The roof material must complement the style of your home. Acceptable materials include:
 - Non-reflective, powder coated, corrugated metal roofing in lighter colours;
 - Matt finished shingle style or low profile concrete or terracotta tiles
- 3.2.6 Roof materials and rainwater fixtures, including gutters, flashing, fascias and cladding, must complement the roof colour and have a non-reflective/matt finish.
- 3.2.7 Any façade that faces the public realm must not include infill or recessed panels above doors, windows or garage doors. The finish above the opening must match the finish on either side of the opening, unless the DAP considers the panels to be part of an allowable design element.

3.3 CORNER LOTS

- 3.3.1 Dwellings on corner lots must address the secondary frontage by incorporating the same or similar design features to those used on the Primary Frontage (Corner Features).
 - Examples of acceptable corner features include, but are not limited to:
 - Windows materials
 - finishes
 - architectural elements such as pies, pergolas, balconies etc.
- 3.3.2 Dwellings must have at least one window on the secondary façade, forward of the return fence. This window must have the same head height as the closest front façade window and a sill height that provides for a sense of passive surveillance from the Public Realm.
- 3.3.3 It is highly encouraged that this is a habitable room window.
- 3.3.4 Materials used at the interface of the primary and secondary façade must continue from the primary façade, along the secondary façade a minimum of 3m.
- 3.3.5 Dwellings on corner lots must include eaves to all sides facing the Public Realm, unless otherwise approved by the DAP.
- 3.3.6 Corner features must be forward of the return fence and readily visible from the public realm.
Please note that blank walls forward of the return fence are not permitted.
Corner lots also have additional fencing requirements compared to lots that are not corner lots. Please refer to section 4.3.3.

3.4 ROOF DESIGN

A variety of roof shapes are encouraged. Articulated roof shapes with elements such as hips and/or gables are preferred.

- 3.4.1 Hip and Gable roofs home must have:
 - a. A roof pitch of at least 22°
 - b. A minimum eaves width of 450mm to the front facade
 - c. A minimum eaves width of 450mm to the entire upper level on two storey dwellings.Single hip and single gable roof forms to the front facade will not be approved
- 3.4.2 Roofs with a pitch of 5° or less must be screened from the Public Realm by a parapet.
- 3.4.3 Parapets on the front façade must be returned along a side wall for at least 500mm.
This includes walls on a boundary.
Parapets without a return along the side will not be approved.

Corner lots have slightly different requirements for roof design. Please refer to Section 3.3.

3.5 GARAGES

3.5.1 All lots must incorporate a fully enclosed garage that matches or complements the dwelling in materials, colours and finishes.

Carports and open sided garages are not allowed.

3.5.2 Garages accessed from the Primary Frontage of a lot must be integrated into the overall form of the dwelling.

3.5.3 Integrated garages must be stepped back a minimum of 500m from the front building line.

3.5.4 Garages that are not accessed from the Primary Frontage may be detached, at the discretion of the DAP.

3.5.5 Double garage width must not exceed 7 m internally.

Provision for additional space for storage space or a workshop will be considered by the DAP, where the wall facing the public realm has appropriate articulation. Examples of appropriate articulation is the use of windows and/or steps in the wall, to the satisfaction of the DAP.

3.5.6 Roller doors are not permitted if they are visible from the public realm.

3.5.7 Lots with a width of greater than 12.5m must provide a double width garage.

3.5.8 Triple garages are strongly discouraged. In addition to the other requirements in this section, triple garages will only be allowed where the lot is:

a. A non-corner lot with Primary Frontage 18m and above, or a corner lot with Primary Frontage 20m and above; and

b. Garages must comprise either one double and one single garage element or three single garage elements; and

c. The wall that contains the third door must be stepped back at least 500mm from the other front wall of the garage.

d. The combined width of the garage door openings is no more than 9m.

4. Landscape Design

4.1 FRONT GARDEN

- 4.1.1 The landscape works to the front garden and nature strip are part of the design approval process. A landscape plan must be approved as part of the Developer Approval process and must incorporate the following:
- 4.1.2 At least 50% of the front garden area must comprise of permeable surfaces such as:
- Drought resistant lawn
 - Lawn alternative such as groundcovers, river pebbles, Lilydale toppings etc.
 - Garden beds with trees, shrubs etc.
- Artificial grass is not permitted
- 4.1.3 At least one tree with a minimum installation height of 2.0 m must be planted between the front building line and street boundary.
- 4.1.4 Consideration should be given to the mature size of any trees, to allow appropriate room for roots and branches to spread.
- 4.1.5 In addition to the tree requirement above, further plants required in your front yard are as follows:
- a. A minimum of 5 medium to large shrubs (from 200mm pot size at installation); and
 - b. A minimum of 20 smaller shrubs or ground cover plants (from 150mm pot size at installation).
- 4.1.6 Consideration should be given to the cultivation of existing soil in the garden beds to a 200mm depth, the addition of imported topsoil and fertiliser to the garden bed, and the covering of the garden beds with pine bark or similar mulch.
- 4.1.7 Brightly coloured or coarsely textured wood mulches (such as dyed shredded wood or shredded pallet wood) and brightly coloured pebbles (such as reds or whites) are not permitted.
- 4.1.8 All garden beds must be edged using timber, masonry or steel edging and should be densely planted to ensure good coverage of growth. Empty spaces between species should be avoided;
- 4.1.9 The nature strip(s) outside the lot is/are included as part of the works required for successful completion of the landscaping. Nature strips must achieve neat and even grass coverage and any damage caused during construction of the dwelling must be rectified. Artificial turf is not permitted in the nature strip.
- 4.1.10 The letter box must be positioned alongside the front fence with the number of the property clearly displayed.
- The letter box should complement the dwelling and front landscape in terms of materials, colour and style.
- Single post letter boxes are not permitted.

4.2 DRIVEWAYS

- 4.2.1 Only one crossover is permitted per lot.
- 4.2.2 The driveway must not be wider than the garage opening at the dwelling and should taper to the width of the crossover at the front property boundary.
- 4.2.3 The Driveway must be set minimum 0.5 m off the side boundary to allow for a planting strip along the side boundary of the property.
- 4.2.4 Driveways must be constructed from:
 - Exposed aggregate concrete; or
 - Colour-through concrete (concrete with the colour added to the mixture before pouring); or
 - any other DAP approved finish.
- 4.2.5 The colour of the driveway should be in a muted tone that enhances the streetscape. Plain concrete and colour-on (painted) driveways are not permitted.

4.3 FENCING

- 4.3.1 Fencing is not permitted along the front boundary or along the side boundary, forward of the dwelling or garage.
- 4.3.2 Side and rear fencing (i.e. fencing on the side boundary of a lot) must be:
 - Constructed with exposed timber posts, a 150mm bottom plinth, lapped timber palings and timber capping; and
 - A maximum height of 2m above natural ground level for the posts; and
 - A maximum height of 1.8m above natural ground level for the capping; and
 - Terminated a minimum of 1m behind the closest front wall of the dwelling; and
 - Returned to meet the closest side wall of the dwelling or garage (return/wing fence)
- 4.3.3 Corner fencing (i.e. fencing on a side boundary that abuts the public realm) must be terminated a minimum of 3m behind the closest front wall of the dwelling, instead of the 1m required for a boundary that does not abut the public realm.
- 4.3.4 The return fence (i.e. the fence between the boundary fence and the dwelling or garage) must be timber slats or constructed to match the adjacent boundary fence.
- 4.3.5 The return fence must not be higher than the adjacent boundary fence.
- 4.3.6 Gates that form part of a fence must match the height, material and specifications of the fence.
- 4.3.7 All fences and gates that are visible from the Public Realm may be stained with a clear finish, but must not be painted or stained with colour.

4.4 RETAINING WALLS

4.4.1 Retaining walls visible from the public realm must be constructed from a material and finish to complement the house, to the satisfaction of the DAP.

Acceptable finishes may include...

- Stone
- Render
- Timber sleepers with a minimum dimension of 200 x 100mm
- Face finish masonry

4.4.2 Retaining walls must be a maximum height of 1.0m. If a higher wall is required, more than one wall must be used in conjunction with graded slopes, battering and other landscape treatment to soften the appearance of the change in levels.

4.4.3 The minimum distance between two retaining walls is 600mm

4.4.4 Residents must obtain all necessary permits and approvals from relevant authorities for retaining walls.

4.4.5 Any wall on the boundary of an adjoining lot must have written approval from the adjoining lot owner

5. Ancillary Items

5.1 RECYCLED WATER

Each dwelling must incorporate plumbing that allows for connection to any future recycled water supply, in accordance with all statutory requirements.

5.2 TELECOMMUNICATIONS

All homes in Yaringa will have access to an advanced Fibre to the Home network by Opticomm. To take advantage of this technology and connect to the available communication infrastructure, it is important for your builder to provide the appropriate conduit and cabling interface between your home and the street. The type and complexity of associated cabling within the confines of your home is your choice and can range from simple to complex depending on your budget and lifestyle preferences.

Please refer to www.opticomm.net.au for more information.

5.3 OUTBUILDINGS

Sheds and outbuildings must be no higher than 2.4m above natural ground level, incorporate gutters and downpipes, and must have a powder-coated or painted appearance.

5.4 SERVICE EQUIPMENT

5.4.1 Satellite dishes, external receivers, television antennae and the like must be:

- located to the rear of the dwelling; and
- not readily visible from the public realm

5.4.2 Heating and cooling units must be:

- located towards the rear of the dwelling;
- not readily visible from the street; and

if located on the roof, Heating and Cooling Units must be

- positioned below the ridge line
- positioned to the rear of the roof and
- coloured to match the roof as far as practical.

5.4.3 Photovoltaic cells, solar panels and the like may be located to maximise their efficiency as long as they integrate with the roof form.

5.5 SECURITY SHUTTERS/DOORS

5.5.1 Roll down security shutters must not be visible from the public realm.

5.5.2 Security doors must be contemporary in appearance. Traditional or period type patterns are not permitted.

5.6 SCREENING

- 5.6.1 Ancillary structures and elements must be located so that they are not readily visible from the public realm. This include items such as:
- rubbish bin storage areas
 - washing lines
 - hot water systems
 - solar water heaters
 - any water storage tanks
 - spa pumps
 - external plumbing other than that for rain water
 - Sheds and outbuildings
- 5.6.2 Trucks, commercial vehicles exceeding 1.5 tonnes, recreational vehicles, trailers, caravans, boats, horse floats or other like vehicles must be located so that they are not readily visible from the public realm when parked or stored on the lot.

5.7 SIGNAGE

- 5.7.1 Signs to advertise the sale of a vacant lot are not permitted unless approved by the Developer.
- 5.7.2 One sign only may be erected to advertise the sale of a completed dwelling.
- 5.7.3 Signs for dwelling names and home businesses are not permitted.

5.8 MAINTENANCE

- 5.8.1 The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lots.
- 5.8.2 The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land, reserve or in any waterway.
- 5.8.3 It is the responsibility of the landowner to ensure that any required asset protection permits are obtained prior to the commencement of building works.
- 5.8.4 The lot owner must ensure that photographic evidence of any prior damaged public infrastructure within the vicinity of the lot is documented before construction commences.
- 5.8.5 Any damage arising from dwelling construction activity must be rectified at the cost of the lot owner.
- 5.8.6 It is the responsibility of the landowner to ensure that any street trees and/or nature strips are protected during all building works. It is the owner's responsibility to ensure that any damage caused during construction is rectified.