



# DESIGN GUIDELINES

## Introduction

The Lochinvar Ridge Design Guidelines have been prepared to create a sense of community, promote environmentally sensitive design and protect the value of your home. They will assist you in contributing to the amenity of Lochinvar Ridge so that you and your family can enjoy and share the benefits of this vibrant community.

In these Guidelines, the following words have the following meanings:

**Consent** means approval from the Design Review Panel (in accordance with the Design Guidelines as defined below and the Council for a Dwelling and Landscaping and Fencing on the property by or for the purchaser.

**Council** means Maitland City Council.

**Dwelling** means a single main residential dwelling on the property which has a minimum floor size as specified in item 2 below and may include an attached "granny flat" or secondary dwelling under the same main roof line provided that such granny flat or secondary dwelling as so located does not have an area greater than sixty (60) square metres, and which dwelling is carried out pursuant to and in accordance with a Consent.

**Minimum building line** means that distance between the street boundary and the nearest structural element of the building including verandahs, porches and the like but excluding any external steps and ramps.

**Principal street frontage** means that elevation of a building which contains the main pedestrian access point to the dwelling.

## Completion

**Fencing** means fencing on the side and rear boundaries of the property to be carried out in strict compliance with the Design Guidelines and any Consent applicable to the property after completion of this contract.

**Landscaping** means the landscaping of the property to be carried out by the purchaser strictly in accordance with the Design Guidelines.

**Driveway** means the driveway and crossover of the property to be carried out by the purchaser strictly in accordance with the Design Guidelines.

These Design Guidelines are to be read in conjunction with your Land Sales Contract and the associated S.88B instrument which sets out the easements, restrictions on use and positive covenants on land title. A **check list** is attached to assist you in your planning and design process.

Purchasers of Lots in Lochinvar Ridge are required to comply with these Design Guidelines and to submit plans for all improvements (including any Dwelling, Fencing and Landscaping) to the Design Review Panel of Lochinvar Ridge Estate Pty Ltd for a Consent prior to submitting any development application to Council or seeking a Complying Development Certificate ("CDC").

You may be able to seek a CDC for your proposed home. Talk to your builder/designer about this option, which may potentially save you time and money.

To ensure a smooth design review process, please pass this document on to your builder/designer so that a 'Home Design Package' can be prepared for endorsement by Design Review Panel, prior to Council or CDC approval.

Any departure from these Design Guidelines will be assessed on architectural merit and meeting the overall design objectives for Lochinvar Ridge.



# DESIGN GUIDELINES

## Compliance Bond

To encourage the early construction of homes and to minimise ongoing disruption to neighbours a \$5,000 or \$7,500 (for corner lots) compliance bond is payable to Lochinvar Ridge Estate Pty Ltd on settlement that is refundable, upon written request, in three stages: ( ) denotes corner lot amount

- \$1,000 (\$1,500) on lodging House and Landscaping plans approved by the Design Review Panel with Maitland Council or approved Private Certifier.
- \$2,500 (\$3,500) on Completion of a Dwelling on the property. The Dwelling will be inspected to ensure it has been built in accordance with the plans approved by The Design Review Panel.
- \$1,500 (\$2,500) on Completion of Landscaping, Driveway and Fencing in accordance with approved plans, if completed within 18 months of settlement.
- All Design Guideline requirements are to be complied with for a refund of bond and your home and landscaping is to be maintained to a tidy and reasonable standard.

### 1. Timeframe for completion of Construction

Construction of the Dwelling, Driveway, Fencing and Landscaping is to be completed within **eighteen (18) months** of the date you complete the purchase (settlement) of your lot in the Lochinvar Ridge.

### 2. Setbacks & Minimum Dwelling Sizes

Your home should be adequately setback from its lot boundaries to allow for generous front and rear yards and to be sufficiently separated from your neighbours. Refer Maitland Development Control Plan 2011 (DCP). [Maitland Development Control Plan-Residential Design.pdf](#) or Private Certifier.

The following setbacks apply:

- Front: building line to the principal street frontage is 4.5 metres.
- Front: articulation or entry feature (ie. portico) to principal street frontage is 3m.
- Corner: building line is 4.5 metres to the principal street frontage and 3.0 metres to the secondary street frontage
- Garage: to be setback a minimum of 6 metres from a boundary adjoining a road and a minimum 1 metre behind the building line to the principal street frontage.
- Side: minimum 1 metre

Any proposed Dwelling must comply with the minimum floor area sizes specified below, inclusive of motor vehicle accommodation, covered outdoor living spaces and verandahs: -

- Lot size 700m<sup>2</sup> or less, a minimum Dwelling size of 21 Squares (200m<sup>2</sup>) applies, or
- Lot size over 700m<sup>2</sup> a minimum Dwelling size of 29 Squares (270m<sup>2</sup>) applies, or

A smaller sized Dwelling may be constructed if the plans for it exhibits design merit and are approved in writing by The Lochinvar Ridge Design Review Panel and become the subject of a Consent.

### 3. External Appearance of your Dwelling

Your Dwelling is **not** to have the same façade design as another dwelling within three lots distance in both directions on the same side or opposite side of the street in which your lot is located.

If more than one application for the same façade design is submitted for lots within close proximity, Consent approval will be given to the first completed and complying application received by the Design Review Panel.

The façade of a Dwelling facing any street must provide visual relief by breaking down the façade into smaller sections with no single wall section finish exceeding 9 metres in length.

The use of a co-ordinated mixture of materials, colours, articulated forms and decorative elements is encouraged. Single use of the same external material (i.e. 100% face brick finish) will not be supported.

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Natural, warm, earthy materials and colours are to be used throughout Lochinvar Ridge to reflect the natural surrounds of the area. Selected highlight colours can be introduced to bring diversity and interest to each approved Dwelling.

All Dwellings in Lochinvar Ridge must have at least two complementary external wall finishes such as a combination of feature brick, masonry, bagged or rendered finishes, stock stone, paint or light-weight cladding incorporated into their façade design.

**Roof** is to be tiles (terracotta or cement) or nonreflective Colorbond or similar. Roof colour in light natural earthy tones. Colour resembling red or terracotta will not be permitted. Selecting a light colour will reduce the amount of radiation and may save energy costs on additional heating and cooling of your home.

Minimum eaves overhang to pitched roofs of 450mm is required front and side.

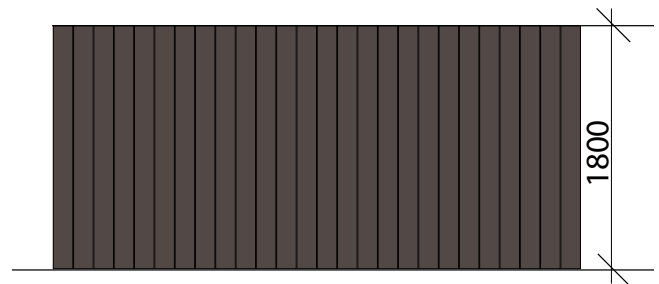
#### 4. Re-subdivision is not permitted

No re-subdivision of any Lot is permitted – nor are duplex type dwellings permitted (as set out in the contract of sale) with the exception of an attached integrated secondary dwelling of no more than 60 square meters in area exclusive of car accommodation, external landings and patios.

#### 5. Fencing

Side and rear boundary fencing is required for Lochinvar Ridge. The only material permitted is 1.8m high sheet metal Colorbond™ capped fencing of Lysaght Smartascreen™ in Woodland Grey (Grey Ridge) or similar from other reputable manufacturer with side boundary fencing setback at least 2m behind the main building line including matching return or side gate/s at 90° to an approved dwelling. Side and rear boundary fencing is to be constructed on top of a retaining wall, at 1.8m high. Where side boundary retaining walls continue to the front boundary at a height of 1m+,

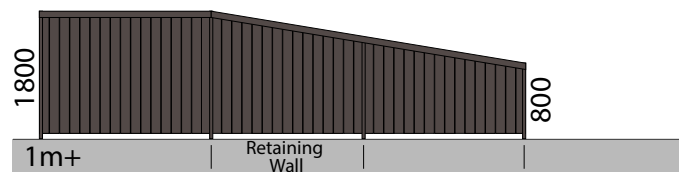
raked / tapered fencing is permitted to continue at gradient down to 800mm high and must finish 1 retaining wall panel back from the front boundary. No fencing is permissible along or near the front boundary.



No Boundary Retaining Wall



Boundary Retaining Wall



Boundary Fencing Front Setback

#### 6. Services

Air-conditioning units, rainwater and hot water tanks are to be located at the rear or side of dwellings and screened so as not to be visible from the street. Clotheslines, gas systems, pool filters and pumps and any other ancillary equipment must be located out-of-sight of the street and of neighbouring lots and in such a way to minimise noise.



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Solar panels are to be located on the roof and integrated into the architecture design as carefully as possible. Solar panels should not be supported on raised frames or prominently visible from the street. Antennae must be unobtrusive and be located at the rear of the Dwelling away from primary and secondary frontages. Satellite dishes must be located below the ridgeline and coloured to match the roof finish of the approved Dwelling.

An area for waste bin storage must be provided which is easily accessible, screened from public view and which is large enough to accommodate recycling, garden waste and household waste bins.

### 7. Driveways

Driveways, including the crossover, are to be constructed of a single neutral, earthy or light tone that complements the Dwelling and must be constructed from the garage to the road kerb prior to occupation of the approved Dwelling. Stencilled driveways are allowed but must be a single stamped pattern and in one colour only. The driveway crossover must comply with Council requirements. [For details:](#) Only one driveway is permitted per lot.

### 8. Landscaping

The front landscaping is to be a combination of lawn turf and 20% shrubs, flowers or ground covers and one medium canopy tree (Min 30L) with the remainder (excluding driveway and pathway) turfed as lawn. A minimum of one medium canopy tree is to be planted in the back yard of each Lot.

Any retaining wall visible from the public road is to be constructed of rock, stone or rendered masonry

in colours which complement the Dwelling, and be screened by suitable vegetative landscaping where practicable.

**Each Letterbox** is to be more substantial than a simple pillar or post and clearly display the street number. Designs should complement the general streetscape and match associated Dwelling external finishes. No novelty letterboxes allowed.

Any damage caused by you or your builder to footpaths, crossovers, verge and street trees adjoining your Lot during construction is to be fully rectified and reinstated where necessary. Failure to rectify may result in forfeiture of Design Guidelines bond.



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### 9. Garages

Garages are to be constructed in similar materials to the approved Dwelling on the lot. Garages are to be integral to the design of the approved Dwelling and occupy no more than 50% of the total width of Dwelling's frontage (e.g. total width of Dwelling's frontage is 15m therefore maximum width of garage including pillars is to be no greater than 7.5m.) Garages are to be setback from the front façade of the Dwelling by a minimum of 1m to improve the street appeal of the Dwelling. ie. The street frontage of the Dwelling is not to be dominated by the garage. Triple fronted garages are not supported as they dominate the street elevation of the dwelling. Carports are only permitted where they are not visible to the public from any street. Garage areas may not be used for storage or as living areas or be converted into living areas in any manner that limits their ability to be used for car parking.

### 10. Sheds

Sheds and outbuildings, approved by Council or an approved Private Certifier, are to be located behind the approved Dwelling so as to be out of sight from the street and must be constructed of new, non-reflective, materials. Maximum shed size is generally governed by 60% site coverage.

## CORNER LOTS

### 11. Building Designs for Corner Lots

Building designs for an approved Dwelling on a corner lot should demonstrate a good relationship to both street frontages through some form of articulation, including the use of a variety of building materials and window treatments.

### 12. Fencing for Corner Lots

Where Corner Lots abut a public street, a reserve or public open space the secondary street side boundary fencing must be:

- Setback at least 4m behind the main Dwelling building line or behind the secondary façade articulation, whichever is the greater setback.
- 1.8m high constructed of masonry piers, 35cm x 35cm, rendered white (including capping) in between every second panel infill of: 1.8m high sheet metal Colorbond™ capped fencing of Lysaght Smartascreen™ in Woodland Grey (Grey Ridge) or similar from other reputable manufacturer.
- Returned at 90 degrees to the Dwelling and match the secondary street Fencing.

## COMPLETION

After construction of a Dwelling is complete, no heavy vehicle, semi-trailer, articulated trailer or boat, boat trailer, or recreational vehicles are permitted to be parked or stored forward of the building line of the Dwelling. No vehicles are permitted to drive or be parked on nature strips at any time.

Thank you for supporting the Lochinvar Ridge vision during the construction of your new home.

Lochinvar Ridge Estate Pty Ltd may from time to time, in its absolute discretion, amend these Design Guidelines.

# DESIGN GUIDELINES

The **Colour Palette** of your home should reflect the natural character of the Lochinvar area.

Natural, warm, earthy materials and colours, such as off-whites, creams, browns, greens and greys, are to be used throughout Lochinvar Ridge to reflect the natural surrounds of the area. Bright or fluorescent colours are not permitted.

External finishes should contain a combination of non-reflective materials and light colours to minimise reflection and heat retention. Named colours are indicative only and not limited to a particular brand.



## Roof Design

Roof material selections must complement the style of the dwelling.

Roof is to be tiles (terracotta or cement) or nonreflective Colorbond or similar. Light colours must be selected. Selecting light or "Cool Roof" colours will improve the thermal comfort of your home by reducing solar absorption and heat retention and may save energy costs.

### Examples of appropriate colour selection



### Roof & Garage door colours



Note solar absorptance values above 0.60 are considered dark.

Disclaimer: These Design Guidelines are provided for information purposes only to assist potential purchasers and owners within Lochinvar Ridge in designing improvements on a Lot. They should not be relied upon for any other purpose. Whilst Lochinvar Ridge Estate Pty Ltd has taken all reasonable endeavours in preparing these Guidelines to ensure they reflect the relevant S.88B instrument when Registered and applicable Council and other planning controls relating to Lochinvar Ridge nothing in these Guidelines should be taken as the provision of advice. The Purchaser/owner should rely upon their own enquiries and seek professional advice in this regard. Lochinvar Ridge Estate Pty Ltd gives no warranty and makes no representation as to the accuracy of the information contained in these Guidelines and accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented. The Design Guidelines are subject to change without notice. E&OE.



## CONGRATULATIONS ON YOUR PURCHASE AT LOCHANVAR RIDGE!

All house and landscaping plans must be approved for compliance with the Lochinvar Ridge Design Guidelines prior to lodging with Council or PC. Please note both a Special Condition in your Land Sale Contract and in the S.88B Restrictions on Title require purchasers to comply with the Design Guidelines.

### DESIGN REVIEW PANEL APPROVAL

Applications for approval of house and landscaping plans must be lodged with the Design Review Panel by email to: [designreview@lochinvarridge.com.au](mailto:designreview@lochinvarridge.com.au)

In addition to this completed form you must attach the documentation, normally prepared by your builder or architect, to the email:

- Site Plan (1:100)                      — Floor Plans (1:100)                      — Elevations (1:100)
- Landscape Plan (1:100), including planting (turf, tree/s), driveway, paths, letterbox, retaining walls, fence details,
- External Materials and Colour Scheme

## DESIGN GUIDELINES COMPLIANCE BOND – CLAIM FORM

If you have supported the Lochinvar Ridge vision during the construction of your new home you may be eligible for a compliance bond refund.

After DRP approval, your Compliance Bond is refundable, upon written request, in three stages, simply meet the following requirements:

### STAGE 1      CLAIM 1      \$1,000 (\$1,500)

Lodge house and landscaping plans approved by DRP with Council or approved Private Certifier.

Date Lodged:                      /                      /                      DA No .....                      Ref: .....

Signed.....

### STAGE 2      CLAIM 2      \$2,500 (\$3,500)

Completion of Dwelling in accordance with approvals.

Please complete the House Design section of this form and send to: [designreview@lochinvarridge.com.au](mailto:designreview@lochinvarridge.com.au). The Design Review Panel will then arrange to visit your home. All Design Guideline requirements are to be complied with in order to qualify for a refund of your Completion of Dwelling Compliance Bond.

Date of this application:                      /                      /

### STAGE 3      CLAIM 3      \$1,500 (\$2,500)

Completion within 18 months of settlement of landscaping, driveway and fencing in accordance with consent and repair of any damage to the road, footpath, street tree, nature strip and services in the public road reserve.

Please complete the landscaping section of this form.

Date of this application:                      /                      /

### Owners Statement

I/we have now completed Stage 1/ 2/3 (please circle) in accordance with the plans approved by the Lochinvar Ridge Design Review Panel and Council or PC and claim this stage of our Compliance Bond refund.

Lot Number .....                      Settlement Date .....

### Bank Account Details

Account Name: .....                      BSB .....

Bank Name: .....                      Account No: .....

Signature .....                      Date: .....

Note funds should be processed within 3 business days of receipt of fully completed and compliant form.



# DESIGN GUIDELINES CHECKLIST

Application of the Guidelines to your home design will promote a cohesive streetscape appeal, aimed at maintaining the identity of Lochinvar Ridge as a distinctive and highly desirable community to live, whilst enhancing the future value of your home.

Please delete what is not relevant depending on stage of Compliance Bond refund i.e. Proposed/Completed

Approval and lodgement of plans	YES	NO
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## 1. Approval

House and landscaping plans proposed/approved by Design Review Panel and lodged with Council or Approved Private Certifier?

## 2. House Design

Is the proposed/completed Dwelling, in accordance with the Design Review Panel/Council approved plans?

Does your proposed/completed Dwelling have the same façade design as another dwelling within three lots distance in both directions on the same side or opposite side of the street?

Builder:..... Façade..... Home design.....

Is only one residence proposed/completed on the lot?

Does the proposed/completed home have at least two complementary external wall finishes incorporated into the proposed/completed front façade design?

Does the proposed/completed façade addressing the street provide visual relief by breaking down the façade into smaller sections with no blank single wall exceeding 9 metres?

Is a contrasting colour proposed/used to enhance architectural features?

Is the proposed/completed roof a light, natural earthy tone and of tile or low-reflective Colorbond or similar?

Is the proposed/completed minimum eaves overhang to pitched roofs of 450mm front and side?

Is the proposed/completed Garage setback from the front façade by min 1m and no more than 50% of the total width of the Dwelling's frontage to the street?

Have the restrictions set out in Item 4 been observed?

## 3. Fencing

Is the proposed/completed rear and side fencing of Colorbond capped fencing of Lysaght Smartascreen in Woodland Grey (Grey Ridge) or similar from other reputable manufacturer, and 1.8m high from 2m behind the primary street frontage with matching return at 90° to the house?

If the fence is constructed on top of the retaining wall, is the proposed/completed height of the fence the same as a normal ground level fence, i.e. 1.8m high?

## 4. Services

Are all proposed/installed air-conditioning units, rainwater tanks, hot water services, clothes lines and other service equipment located at the rear or side of Dwelling and screened by landscaping where necessary so as not to be visible from the street?

## 5. Driveway

Driveway Is the proposed/completed driveway, including the crossover, constructed from the garage to the road kerb, in a single dark neutral tone or grey and the crossover comply with Council's requirements?

Is there only one driveway access proposed/completed to the building lot?





## DESIGN REQUIREMENTS CHECKLIST CONT'D

YES NO

### 6. Landscaping

Is the proposed/completed front landscaping a combination of 20% shrubs, flowers or ground covers and one medium canopy tree with the remainder, excluding driveway and pathway turfed?

Is a minimum of one tree proposed/planted in back yard?

Is any proposed/completed retaining wall visible from the public road constructed of rock, stone or rendered masonry in colours which complement the dwelling, and screened by suitable vegetative landscaping?

Is the proposed/completed letterbox structure more substantial than a simple pillar or post and clearly display the street number?

Are proposed/completed Solar panels located on the roof and integrated into the architecture design as carefully as possible and not be supported on raised frames or prominently visible from the street.

Is proposed/ installed antennae /Satellite dish unobtrusive and located at the rear of the Dwelling away from primary and secondary frontages?

Is an area proposed/provided for rubbish and recycling bins to be stored that is screened to prevent visibility from the road?

Has any damage to the road, footpath, street tree, nature strip and services in the public road Reserve been repaired?

### 7. Garages

Is the proposed/completed Garage integral to the design of the Dwelling and constructed in similar materials to the Dwelling?

### 8. Sheds

Is any proposed/completed shed or outbuilding, located behind the approved Dwelling out of sight from the street and designed and constructed in new materials, in low-reflective colours?

## Additional requirements for corner lots

YES NO

### 9. Building Design for Corner Lots

Does the proposed/completed house design demonstrate a good relationship to both street frontages through some form of articulation, including the use of a variety of building materials and windows treatments?

Is the proposed/completed secondary frontage fencing setback 4m from the front building line of the house or behind the secondary façade articulation, whichever is the greater setback?

Is proposed/completed fence 1.8m high Colorbond capped fencing of Lysaght Smartascreen in Woodland Grey (Grey Ridge), or similar from other manufacturer with masonry piers 35cm x 35cm rendered white including capping, between every second panel infill?

Does the proposed/completed fencing return at 90 degrees to the house and match the secondary street Colorbond Fencing?

## Completion

After construction of a Dwelling is complete, no heavy vehicle, semi-trailer, articulated trailer or boat, boat trailer or recreational vehicles are permitted to be parked or stored forward of the building line of the Dwelling. No vehicles are permitted to drive or be parked on nature strips at any time.

Welcome to the rapidly evolving neighbourhood of Lochinvar Ridge... the Hunter's new premium address.