

RESIDENTIAL DESIGN GUIDELINES

“THE REEF” AT TWO ROCKS

Element 1: Streetscape

1.1 All dwellings must have a minimum internal floor area exclusive of verandahs, garages and other parts of the dwelling that are not enclosed within permanent walls in accordance with the following:

- Laneway Lots 200 m²
- Corner Laneway Lots fronting Open Space/Montebello Boulevard 200 m²
- Traditional Lots fronting Open Space/Montebello Boulevard 200 m²
- Corner Traditional Lots 180 m²
- Traditional Lots 180 m²

1.2 Vertical emphasis must apply as follows:

- Laneway Lots, and Corner Laneway Lots fronting Open Space/Montebello Boulevard - Two Storey is compulsory - single storey with a loft does not qualify as Two Storey but a loft in a Two Storey dwelling is acceptable
- Traditional Lots fronting POS/ Montebello Boulevard - Two Storey is permitted. Single Storey is permitted if approved in writing by the project developer
- Corner Traditional Lots - Two Storey is encouraged. Lofts will only be permitted if approved in writing by the project developer
- Traditional Lots - Single or Two Storey is permitted

1.3 Dwellings on corner lots must address each street front with at least one opening on each floor (where more than single storey) from a habitable room clearly visible from the street. Where such dwellings front both Montebello Boulevard and Public Open Space, both street frontages must be addressed with verandahs, balconies and windows.

Element 2: Landscaping

2.1 The following minimum area of open space must be provided in accordance with the following table:

- Laneway Lots 45% of lot area (R30 Density Code)
50% of lot area (R25 Density Code)
- Corner Laneway Lots fronting POS/Montebello Boulevard: 45% of lot area (R30 Density Code)
50% of lot area (R25 Density Code)
- Traditional Lots fronting POS/Montebello Boulevard 50% of lot area
- Corner Traditional Lots 50% of lot area
- Traditional Lots 50% of lot area

- 2.2 Verge landscaping must be provided by the project developer in accordance with project design principles. Landowners will be responsible for maintenance of verges, street trees and estate fencing.
- 2.3 A front landscaping voucher must be provided by the project developer in accordance with the contracts of sale.

Element 3: Setbacks

- 3.1 Setbacks to front (Primary Street) must be in accordance with the following:
- Laneway Lots
 - Minimum 4m, Maximum 5.5m – at least one portion of dwelling on 4m line (R30 Lots)
 - Minimum 4.5, Maximum 7.5m – at least one portion of dwelling on 4.5m line (R25 Lots)
 - Corner Laneway Lots fronting POS/Montebello Boulevard
 - Minimum 4m, Maximum 5.5m - at least one portion of dwelling on 4m Line (R30 Lots)
 - Minimum 4.5, Maximum 7.5m – at least one portion of dwelling on 4.5m line (R25 Lots)
 - Traditional Lots fronting POS/ Montebello Boulevard
 - Minimum 3m with average 6m
 - Corner Traditional Lots
 - Minimum 3m with average 6m
 - Traditional Lots
 - Minimum 3m with average 6m
- 3.2 Where a lot is located on a corner, the setback to the Secondary Street must be in accordance with the following:
- Cnr Laneway Lots fronting POS/ Montebello Boulevard
 - Minimum 1.5m
 - Corner Traditional Lots
 - Minimum 1.5m
- 3.3 Side boundary setbacks must be in accordance with the R Codes.
- 3.4 The upper storey of two storey dwellings must be setback from the lower storey a minimum of 1m on a minimum of two sides of the dwelling.

3.5 Garage setbacks must be in accordance with the following:

- Laneway Lots - Minimum 1m from rear laneway with zero setbacks (Parapet Walls) only permitted on the southern boundary for east-west oriented lots and on the western boundary for north-south oriented lots or in accordance with the laneway garage location plan.
- Corner Laneway Lots fronting POS/ Montebello Boulevard - Minimum 1m from rear laneway with zero setbacks (Parapet Walls) only permitted on the southern boundary for east-west oriented lots and on the western boundary for north-south oriented lots or in accordance with the laneway garage location plan. Garages must be provided on the side boundary not fronting a street.
- Traditional Lots fronting POS/ Montebello Boulevard - Minimum 4.5m from Primary Street. zero setbacks (Parapet Walls) shall be permitted only when approved by the project developer.
- Corner Traditional Lots - Minimum 4.5m from Primary Street, 3m from Secondary Street. Zero setbacks (Parapet Wall) shall only be permitted fronting Secondary Street on the side/rear boundary.
- Traditional Lots - Minimum 4.5m from Primary Street. zero setbacks (Parapet Walls) shall be permitted only when approved in writing by the project developer.

Element 4: Building Walls

- 4.1 Single Storey dwellings must be constructed of double masonry. Two Storey dwellings must be constructed of double masonry at ground level but may be double masonry and/or brick veneer at the second storey. Allowable construction materials shall include: limestone, limestone-look brick, clay brick, rendered bagged or painted brickwork. No red/ochre brick shall be permitted.
- 4.2 The primary street façade of all dwellings must be diverse in finish, using either different colour or different feature material elements (or a combination of a colour element and a feature material element). A colour chart is attached. The colour chart is a guide and variation of colours within the same colour range is permitted. Black, dark grey or red/ochre/orange colours on the dwelling's primary street façade are not permitted.
- 4.3 If feature materials are used, they must only apply to a maximum 50% of the façade. Permitted feature materials shall include: timber, timber-look weatherboard cladding (fibre cement sheeting), custom or mini orb sheeting, stone or neutral brick cladding, or any other feature material approved in writing by the project developer.

Element 5: Garage/Access

- 5.1 All dwellings must include a double enclosed garage with a minimum area of 36 sq m that can accommodate two motor vehicles side by side.
- 5.2 The garage may be either free standing or connected to the house, but must be constructed predominantly of the same materials as the house. The colour of garage doors should be compatible with the house and project theme. A colour chart is attached. The colour chart is a guide and variation of colours within the same colour range is permitted subject to the project developer's approval.
- 5.3 A dwelling on a Corner Laneway Lot fronting public open space / Montebello Boulevard must not be built with a garage placed on the side boundary that fronts the street.
- 5.4 Trailers, caravans, and boats stored on the property must be screened from view of the street and the laneway behind a garage door or wall, and must not be parked in the laneway to obstruct vehicular access.

Element 6: Roof

- 6.1 Allowable roof materials must comprise one of the following:

- Metal Roofs : corrugated longspan/custom orb
- Clay Tiles : Marseille, Vienna, Swiss or other such styles in a flat profile

Cement roof tiles are not permitted.

- 6.2 Black, dark grey, or red/ochre/orange coloured roofing is not permitted. A colour chart is attached. The colour chart is a guide and variation of colours within the same colour range is permitted subject to the project developer's written approval.
- 6.3 The principal roof visible to the street and/or open space must have eaves of a minimum 450mm unless otherwise approved by the project developer.
- 6.4 Minimum roof pitch must be in accordance with the following:
 - Single Storey Dwelling on Traditional Lots fronting Montebello Boulevard: Principal Roof: 35°
 - Single Storey Dwelling: Principal Roof: 26°
 - Two Storey Dwelling: Principal Roof: 30°
 - Combination Single/Two Storey Dwelling:
 - Single Storey Roof Component: 30°
 - Two Storey Roof Component: 25°
 - Other Ancillary Roofs (verandahs/awnings): 18°
- 6.5 The use of gables, raised porches, dormer windows, velux skylights and window awnings is supported.

Element 7: Fencing

- 7.1 Primary Street (front) fencing must not be erected other than in accordance with the following:
- Laneway Lots - No fencing is allowed.
 - Corner Laneway Lots POS/ Montebello Boulevard. - No fencing is allowed.
 - Traditional Lots fronting POS/ Montebello Boulevard - No fencing is allowed.
 - Corner Traditional Lots/ Traditional Lots - No fencing is allowed unless the landowner obtains the project developer's prior written approval to the proposed fencing including the materials to be used and the colours to be used.
- 7.2 Fencing to any Secondary Street boundary must not be erected unless it is constructed with materials that match the architectural style and materials of the dwelling and shall be consistent with any Primary Street fencing.
- 7.3 Fences and gateways on Secondary Street boundaries must not exceed 1800mm in height.
- 7.4 Boundary fencing other than to street boundaries must not be erected by the landowner unless:
- a) it is placed no further forward than the front building setback as ascertained in accordance with Element 3 above; and
 - b) it is constructed from 'Colorbond' and is coloured 'Harvest' or a colour that is substantially the same as 'Harvest'.
- 7.5 An alternative style/form of boundary fencing to that described in the contract of sale may be provided at the landowner's cost but must be first approved by the project developer in writing.

Element 8: Building Height

- 8.1 A maximum ridge height of 9m and maximum wall height of 6m shall apply unless otherwise approved in writing by the project developer.
- 8.2 The minimum wall height (measured from the finished floor to the underside of the eaves) for a single storey dwelling façade fronting a public street or POS shall be 2.6m.

Element 9: Miscellaneous

- 9.1 Round masonry columns, excessive mouldings, scroll work, decorative aluminium lace or lattice inconsistent with the project theme will not be permitted unless approved in writing by the project developer.
- 9.2 Hot water systems and Solar hot water systems are to be visually and acoustically screened where possible.
- 9.3 Roof mounted air conditioners must be hidden from view of any street abutting the dwelling wherever practicable.
- 9.4 Roof mounted TV antennae are not permitted unless approved by the project developer in writing. Roof mounted Satellite dishes may be permitted if approved in writing by the project developer, but only if hidden from view of any street abutting the dwelling.
- 9.5 Bin storage and clothes drying must be screened from the street behind the garage or masonry wall.
- 9.6 A compulsory storage area with a minimum storage area of 4 sq m is to be constructed in material to match the house and may be attached or contained within the garage.
- 9.7 Signage of any description will not be permitted without prior written consent of the project developer.
- 9.8 During the construction of any dwelling on a Lot waste or rubbish (**Rubbish**) must not be dumped or placed on any land a boundary of which adjoins a boundary of the Lot. Nor may any Rubbish be dumped or placed on the Lot itself unless a removable steel bin is used to contain that Rubbish.