

Design Guidelines



Artist's Impression (Newbridge)

NEWBRIDGE
South 

October 2019

Beyond Expectations

We became one of Australia's most dynamic and innovative property groups by putting our customers first and posing the question, *'how do you want to live?'*

Now that you've selected Newbridge South, we want to express our passion for this vibrant community and our commitment to bring it to life. Importantly, we want to reaffirm that our commitment to you is ongoing. That means, every step of the way, we're right by your side. Because caring never stops for us. We want you to feel totally at home in your new community now, and well into the future.

It's pretty simple for us: we want you to love your new home at Newbridge South.



Say hello to Newbridge South

The Design Guidelines have been carefully prepared to ensure the unique character, aesthetics and appeal of Newbridge South are maintained and the interests of all residents are protected. These guidelines enshrine the over-arching Newbridge South planning, design and environmental vision. Outlined in this guide are the key elements of the estate covenants, including landscaping, street presence and construction requirements, which ensure all homes are built to a high standard. They are intended as a general guide to help you in the preparation of your home design and should be considered in conjunction with the restrictions on the relevant plan of subdivision.



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Use of Land

An allotment of land on this estate – unless otherwise specified elsewhere – shall be used for a single unit private dwelling and cannot be further subdivided.

Design Approval Process

Step 1

Purchase land

Step 2

Design house to comply with guidelines

Step 3

Submit for assessment with application form and checklist

Step 4

Review of compliance with the design guidelines by Assessment Panel and revision/approval issued

Step 5

Construction

Application Requirements

Completed application form (Appendix 1).

Completion and submission of the following drawings with completed checklist (Appendix 2).
3 x copies of the drawings at A3 are required.

Site Plan (1:200 scale) including:

- Street address and lot details
- Property boundaries and easements
- Finished floor levels
- Building envelope (if applicable)
- Private open space
- North point
- Boundary setback
- Building outline and extent of overhangs
- Driveways and material finish
- Height and construction of all fences
- Location of solar panels
- Location of rain water tank (if applicable)
- Any proposed cut and fill (if applicable)
- Retaining walls (if applicable)
- Any structures including (but not limited to) outbuildings, sheds, pergolas, gazebos, pools etc.

Plans (1:100 scale)

- Room names and areas
- Internal and external dimensions
- Location of meter box
- Location of hot water tank

Elevations (1:100 scale)

- All sides of the building
- Indication of existing and proposed floor and site levels
- Location and extent of proposed materials and colours
- Position of solar panels, air conditioning units, satellite dishes and aerials (if applicable)
- Roof pitch and heights

Materials and Colours Schedule

The external materials and finishes must be described in detail, including the manufacturer/brand, profile/model and colour selected for all external surfaces. External colour schemes should be of an earthy/contemporary nature. Feature highlights and accent colours are allowable, however bold/bright colours are not to be used as main wall colours.

Approval Process

The Design Review Panel will endeavor to assess and provide an assessment outcome to the applicant within a maximum of ten (10) business days. Failure to send three (3) copies of the above documents, or provide adequate details, may delay the approval process.

Construction Timeline Requirements

Commence construction:

12 months from date of settlement. Resimax Group reserves the right to re-purchase the allotment if construction has not commenced within 12 months of settlement.

Completion of construction (Certificate of Occupancy):

24 months from date of land settlement.

Completion of landscaping:

6 months from completion of construction.

Installation of window coverings:

6 months from completion of construction. Window covering may include curtains, blinds and non reflective tinted films. Please note that temporary window coverings will not be accepted.

Sustainability & Comfort

Resimax Group supports and encourages all efforts made to reduce a household’s impact on the environment, particularly by limiting the overall energy and water consumption of the household. Whilst all homes much achieve a minimum 6 star energy rating, Universal Corporation encourages you to consider other methods which may assist to further increasing the energy efficiency of your home.

More specifically, Environmentally Sustainable Design (ESD) focuses on protecting and conserving the local environment by ‘designing in’ and constructing to minimise the ongoing impact running a home has on the environment.

Consideration of the following principals of ESD are encouraged:

- Where possible orientate living area(s) to the north. (Images 1 & 2)
- Review overall size of the home (compact housing forms are more energy efficient).
- Design to take advantage of passive solar heating and cooling;
- Maximise north facing walls and glazing
- Provide reasonable shading of north facing windows
- Minimise east and west (in particular) orientated glazing
- Orientate your home to catch prevailing breezes and take advantage of cross ventilation (including internal doors)(Images 3 & 4)
- Include eaves (Image 5)
- Consider landscaping to provide shade

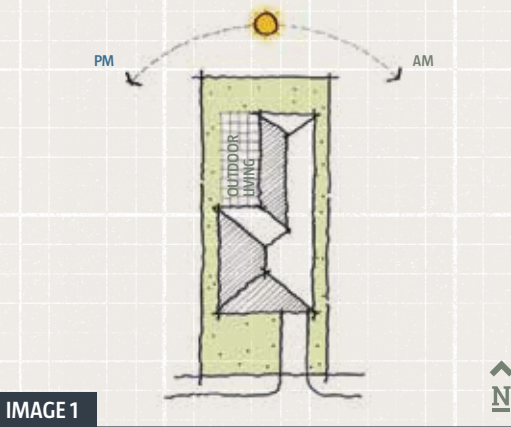


IMAGE 1

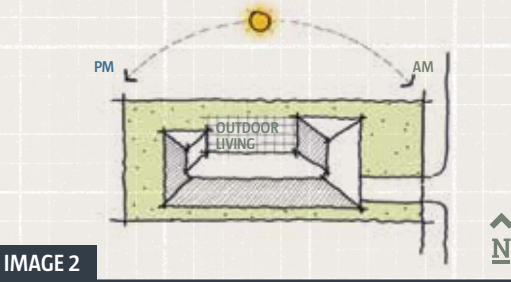


IMAGE 2

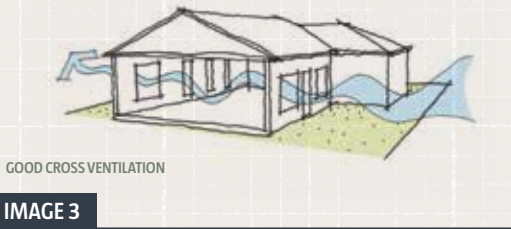


IMAGE 3

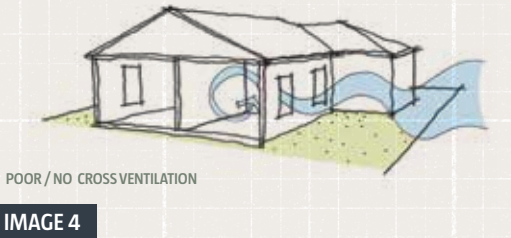


IMAGE 4

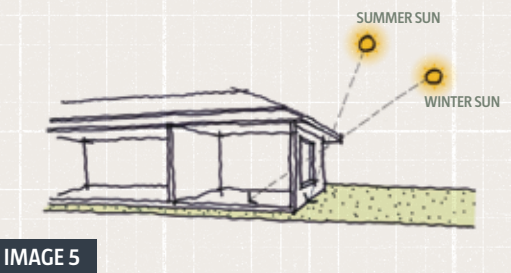


IMAGE 5

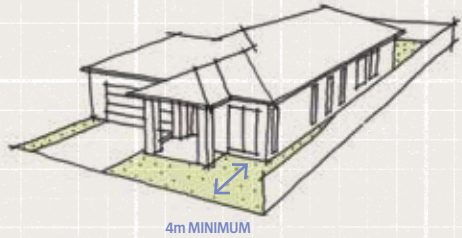


IMAGE 6

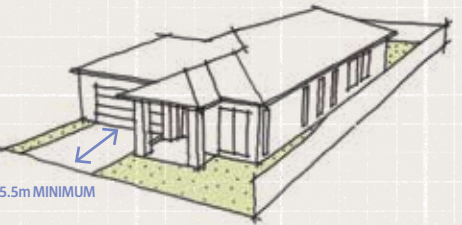


IMAGE 7

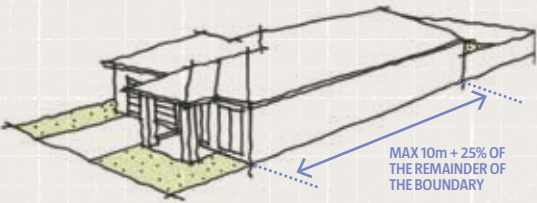


IMAGE 8

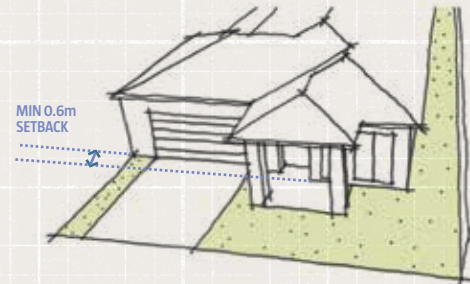


IMAGE 9

Design Requirements

Diverse Streetscapes
House and façade design must differ from the next three properties either side of the proposed lot, as well as across the road.

Setbacks
NOTE: As per below unless a specific building envelope plan is referenced on the plan of subdivision

- Front wall (dominant face) of building must be set back a minimum of 4m from the front boundary unless noted otherwise on a building envelope plan. (Image 6)
- Garages must be set back a minimum of 5.5m from the front boundary unless noted otherwise on a building envelope plan. (Image 7)
- A house may be built to one boundary only. (maximum length 10m plus 25% of the remainder of boundary) unless noted otherwise on a building envelope plan. (Image 8) Attached and semi-detached housing will be individually assessed on architectural merit.
- A house must be set back a minimum 1m from at least one side boundary unless noted otherwise on a building envelope plan.
- When a house is built to the boundary it must match the front setback of the neighbouring house.
- Eaves, entry structures, balconies, gutters and fascias may encroach into a front setback by a maximum of 1.5m.
- Where a building envelope applies to an allotment, the house must be contained within the building envelope.

Garage Design

- Allotments between 300m² and 500m² are to have garage openings that occupy no more than 60% of the width of the lot frontage.
- Garage must be set back a minimum of 600mm from first habitable room. (Image 9)
- Maximum external width must not exceed 6.5m.
- Triple garages are generally prohibited.
- Carports are generally prohibited. In certain special integrated product outcomes, carports may be considered where they are incorporated within the design.

Entry Statements

- An entry structure/feature is required to clearly identify the main entry to the house.
- Minimum floor area of 3.5m² is required unless noted otherwise in certain special integrated product outcomes.
- Entry statements must be located on the front façade.

Roof

- a. The roof pitch must be 22° minimum for gabled and hipped roof forms. Skillion roofs must be a minimum 10° pitch. Flat roofs (being 1°- 5° pitch) will be assessed on architectural merit.
- b. Must be clad in slim line profiled roof tiles or Colorbond metal sheet cladding. No reflective metal sheet cladding will be permitted.
- c. Recommend that eaves, where appropriate, be provided.

Window Design

- a. Must not include sliding windows and doors where visible from either front or side streets (sliding windows and doors may be permitted on side streets if behind the boundary fence). (Image 10)
- b. External roller shutters and security screens are not permitted where visible from either front or side streets forward of the boundary fence. (Image 11)

Materials and Colours

- a. The front façade of the home must include a minimum of two different materials. This does not include the windows, doors, garage door, fascia, gutters or roof. Any design proposal which does not strictly comply with the parameters outlined above will be assessed on architectural merit.

Infill Panels

- a. Infill panels are not permitted above window and door openings (excluding garage openings) on façades facing the front or side streets. Where possible materials must be as per the surrounding wall. (Image 12)

Fencing

- a. Side and rear fences must be installed to a minimum height of 1.8m (Image 13) and maximum of 1.95m. Side fences must finish a minimum of 1m behind the front façade and return to abut the dwelling.
- b. Side and rear fences must be constructed of timber palings with no capping.

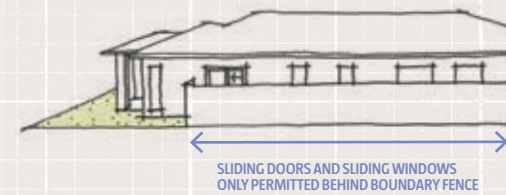


IMAGE 10

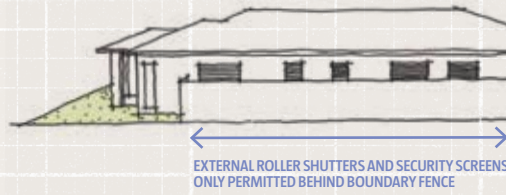


IMAGE 11



IMAGE 12

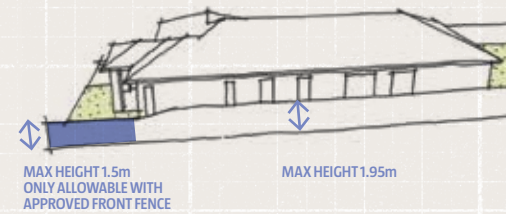


IMAGE 13

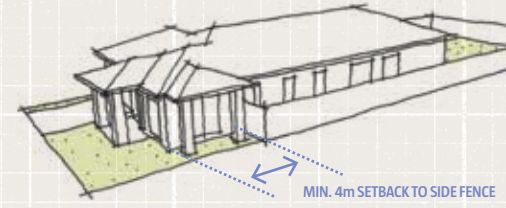


IMAGE 14



IMAGE 15



IMAGE 16



IMAGE 17

- c. Side fencing to Newbridge Boulevard (secondary frontage) on corner allotments must finish at least 4m behind the main building line and must be constructed of 90x90 treated pine posts, painted in 'Café Grey'. (Image 14)

Driveway

- a. Driveways must be constructed of coloured concrete in charcoal grey (colour must be through concrete and not painted on) or plain concrete (Images 15 & 16).
- b. Decorative, patterned, stenciled concrete is not permitted. (Image 17)
- c. Other finishes to be assessed on architectural merit.
- d. Outbuildings/Sheds
- e. Must not be visible from the street.
- f. Must not exceed 20m² in total area, per allotment.
- g. Must be coloured to complement the house (galvanized metal not permitted).

Outbuildings/Sheds

- a. Must not be visible from the street.
- b. Must not exceed 20m² in total area, per allotment.
- c. Must be coloured to complement the house (galvanized metal not permitted).

Service Locations

- a. Meter boxes must be painted to match the surrounding wall colour.
- b. Hot water tanks and rainwater tanks must be screened from view from adjacent streets.
- c. Solar hot water tanks must not be roof mounted and must not be visible from adjacent streets.
- d. Evaporative cooling units and air conditioners must be installed below the adjacent ridgeline.
- e. Aerials and satellite dishes and the like are not permitted, due to the provision of fibre optic services.
- f. Solar hot water panels and photovoltaic panels may not be installed to the front elevation, but are accepted on all other elevations.
- g. Refuse bins must not be stored where visible from the street.
- h. Any water tap to the front of the property is to be either located in garden beds to the side of the property or mounted to the side of the home.

Recycled Water Provision Requirements

- a. Provision must be provided for each dwelling to utilise recycled water (third pipe). Examples are (but not limited to)
 - Flushing of the toilets
 - Irrigation

Corner Allotment Requirements

Depth of Corner Treatment

- a. Please ensure that the design of your corner treatment extends back a minimum of 3m from the front wall.
- b. Services (e.g. meter box, gas meter) must not be mounted within the corner treatment where possible.
- c. Any design proposal which does not strictly comply with the parameters outlined above will be assessed on architectural merit.

Window Design

- a. Windows should be designed to address the secondary street.
- b. Windows should repeat the proportions and design of the window(s) to the primary elevation, providing a consistent appearance on both the front to side elevations.

Materials and Colours

- a. Materials and colours should repeat the palette used on the front façade, providing a continuous appearance on both the front to side elevations.

Feature Element

- a. Articulated features to the corner of the home are required. These include, but are not limited to, projections, pergolas, shading devices and roof form. These must reflect the architectural style of the front façade. (Image 18)
- b. Any design proposal which does not strictly comply with the parameters outlined above will be assessed on architectural merit.

Lots Abutting Public Open Space Reserves

- a. Where a lot shares one or more boundary(ies) with a public open space reserve, the primary lot frontage will be the frontage directly abutting a road reserve. Where more than one boundary fronts a road reserve, the primary lot frontage will generally be the shorter of those two boundaries
- b. Any fencing to a public open space reserve must be of open, minimum 30% transparent construction, such as picket fencing, to ensure passive surveillance from the dwelling to the public open space reserve. (Image 19)

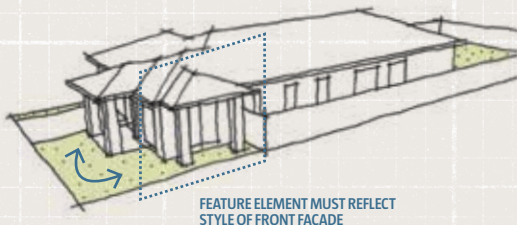


IMAGE 18

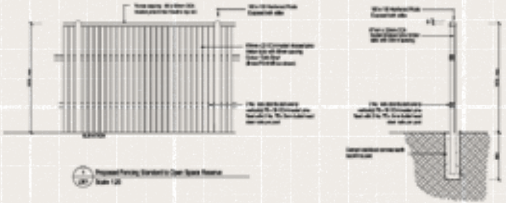


IMAGE 19

Rear loaded lots & lots less than 300m²

Lots that are rear loaded or less than 300m² are to be subject to further subdivision permits and/or development permits;

The permits are to be endorsed by Council subject to satisfying the following:

- a. Identify the location of the primary lot frontage for double fronted lots and lots abutting open space reserves;
- b. Where a lot abuts an open space area or local road on more than one lot boundary, any dwelling on the lot shall be designed to actively address both lot boundaries, this may be achieved through;
 - The requirement for windows, doors, permeable or low fencing; or
 - Other design elements which present an active interface to the road/open space area on both boundaries; and
- c. Provide fencing details for any lot boundaries directly adjoining an open space area whereby passive surveillance from dwellings to open space areas can be achieved

Landscape Design Requirements

Each property shall have an appropriately designed garden that complements the house design.

- a. Minimum requirements;
 - 1 x large tree (100ltr pot minimum)
 - Min 50% softscape (synthetic turf allowed)
 - Feature stonework (pebbles, aggregates, etc.) is allowed Plain road base type material including crushed rock is not allowed
 - Garden beds to be planted out (not left as unplanted)
- b. Front yards are to be maintained to an acceptable level by the owner otherwise the developer reserves the right to take necessary remedial works at the owner's cost.
- c. Vacant lots are to be maintained by the owner (weeds, grass max 300mm high), and kept cleared and free of rubbish. Failing this, the developer will maintain the lot and the cost will be reimbursed by the owner.

Construction Requirements

- a. A temporary fence must be erected on site before construction works commence.
- b. Waste receptacles must not be located on nature strips.
- c. Industrial bins are not permitted.
- d. Provide cages on the construction site for storing/containing product waste.
- e. Provide silt traps and fences before construction works commence.
- f. Provide crushed rock to the driveway to minimise the transportation of mud from sites under construction.

Right to vary or exclude covenant(s)

Resimax Group reserves the right at its discretion to vary or exclude any of the requirements under these covenants. As noted throughout this document, any design proposal which does not strictly comply with the parameters outlined may be assessed on architectural merit.

Appendices

- Appendix 1 – Design Guidelines – Submission Application Form
- Appendix 2 – Application Requirements Checklist

Appendix 1

Design Guidelines – Submission Application Form

Allotment Details

Lot number

Street

Suburb

Owner Details

Name

Mailing Address

Phone Work

Mobile

Email

Builder Details

Name Company

Mailing Address

Phone Work

Mobile

Email

House Type

Façade Type

Has the house been modified in any way from the standard builders plan for this house type and façade?

Yes

No

Unsure

Submissions

You can submit your application by either:

Email: designreview@resimaxgroup.com.au

Mail: Guideline Approvals, Resimax Group, Level 3, 2 Drewery Place Melbourne 3000

All plans must be in A3 format. Please ensure the submission includes all of the following documents:

Attachments

☐

Checklist

☐

1 x A3 copy of site plan

☐

1 x A3 copy of full set of building plans including floor plan, roof plan and elevations

☐

1 copy of materials and colour schedule

☐

1 copy of written statement of sustainability initiatives/features that have been incorporated into the design and construction of the home

I/we certify that the information in the attached application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we undertake to resubmit this application for approval of such changes and agree to incur any additional fees which may result from this process.

Signed

Date

Appendix 2

Application Requirements Checklist (to be submitted with application form)

Site Plan (1:200 scale) including:

☐

Street address and lot details

☐

Property boundaries and easements

☐

Finished floor levels

☐

Building envelope (if applicable)

☐

Private open space

☐

North point

☐

Boundary setback

☐

Building outline and extent of overhangs

☐

Driveways and material finish

☐

Height and construction of all fences

☐

Location of solar panels

☐

Location of rain water tank (if applicable)

☐

Any proposed cut and fill (if applicable)

☐

Retaining walls (if applicable)

☐

Any structures including (but not limited to) outbuildings, sheds, pergolas, gazebos, pools etc.

Plans (1:100 scale)

☐

Room names and areas

☐

Internal and external dimensions

☐

Location of meter box

☐

Location of hot water tank

Elevations (1:100 scale)

☐

Of all sides of the building

☐

Indication of existing and proposed floor and site levels

☐

Location and extent of proposed materials and colours

☐

Position of solar panels, air conditioning units, satellite dishes and aerials (if applicable)

☐

Roof pitch and heights

☐

Materials and colours schedule

☐

The external materials and colour provided

This includes (but not limited to) hardscape, softscape and any other structure. The Design Review Panel will endeavour to assess and provide an assessment outcome to the applicant within a maximum of ten (10) business days. Failure to send one (1) copies of the above documents, or provide adequate details, may delay the approval process.

NEWBRIDGE

 South 

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newbridgewallan.com.au

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