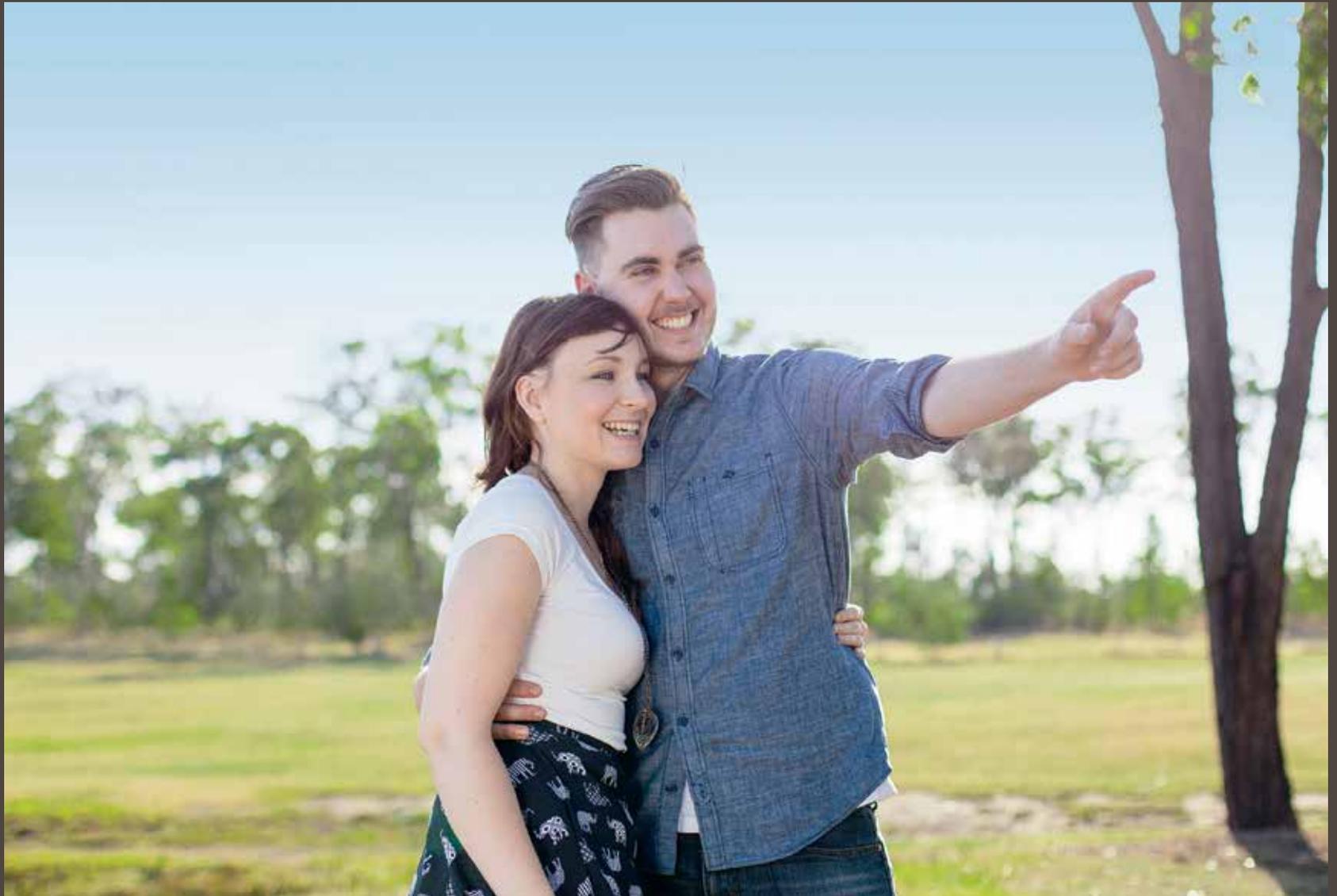


Katherine's Landing, Huntlee

HOME DESIGN GUIDELINES

August 2015 ■ Issue 1



WELCOME TO Huntlee

Over the next two decades, Huntlee will grow from a bold vision into a vibrant reality. It will become a living, breathing community, buzzing with new businesses, schools and neighbourhoods full of happy, growing families.

Based on traditional neighbourhood design, Huntlee's bustling town centre will be surrounded by four self-sustaining, picturesque villages, each with its own distinct character yet sitting harmoniously alongside its neighbours.

Over a 20-year period, Huntlee will evolve to become home to 20,000 residents in up to 7,500 dwellings.

The master-planned community will offer a diverse range of home options and deliver on every aspect of modern living – embracing art, culture, entertainment, business services, education, recreation and so much more.

Huntlee's first village, Katherine's Landing, is coming to life right now. Don't miss the opportunity to be there from the start and influence the way this remarkable community will grow and prosper.





THE VISION

Huntlee will have a character inspired by the very best of 21st Century living delivered in an idyllic rural setting. The first village, Katherine's Landing, pays homage to the pioneering viticulturists and is named in honour of the first family of wine-growing in the Hunter.

Experience the meandering spine road sweeping through the village, where you'll be greeted by wide, tree-lined streets and a delightful, vineyard-themed village scene.

Simple form, with a higher level of detailing, will provide a mix of architectural styles and feature elements such as pitched roofs, chimney features or the incorporation of sandstone will provide a strong sense of character unique to Katherine's Landing.

Landscaping will take on the form of cultivated and natural. Reinforcing the agricultural industry and iconic landscape patterns of the region, will prove stunning against a backdrop of natural bushland.



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DESIGN GUIDELINES AND RESTRICTIVE COVENANTS

Introduction

The Design Guidelines and Restrictive Covenants form part of the contract of sale. All Purchasers must comply with the conditions set out in this schedule.

The Design Guidelines define the criteria the Vendor will use in order to assess building plans for design approval.

The Restrictive Covenants are the various restrictions placed on the title for the benefit of landowners in Huntlee.

The Special Conditions describe the criteria the Vendor uses to implement building time restrictions and other special conditions of sale.

These Design Guidelines are in addition to existing statutory or other local authority requirements. LWP does not warrant that the relevant approval authority (e.g. Cessnock City Council) will approve or refuse any house plan, even if it satisfies these Design Guidelines for Huntlee.

LWP encourages innovation in built form and variety in architectural expression in the design of homes at Huntlee. LWP reserves the right to amend the conditions of sale and approve designs which do not strictly comply with these guidelines but are considered to be of merit.

Purchasers Must Comply

The Purchaser warrants and undertakes that any building and other improvements shall be constructed on the property in accordance with:

1. The Design Guidelines,
2. Plans and Specifications firstly approved in writing by LWP Property Group Pty Ltd and
3. The additional provisions in this schedule.



Approval Process

Before you lodge your new home plans with the relevant approval authority (e.g. Cessnock City Council), you are required to obtain Design Approval from LWP. The process to obtain design approval is as follows:

1. Ensure when designing your home you refer to the requirements outlined in this document, contract of sale, individual lot plan and Development Control Plan (DCP) where applicable.
2. Upon completion of your design, submit in PDF format to LWP (huntleebuildingplans@lwpproperty.com.au):
 - One A3 set of plans including feature survey site plan, floor plan/s and elevations including setbacks, levels, key dimensions, roof pitches and materials,
 - A completed BASIX Certificate as well as service drawings showing proposed house details such as refined water, drinking water, sewer, rain water, storm water and pool or spa pipe locations and connections within the property and
 - A completed copy of the external colours and materials schedule.
3. LWP will issue a design approval where plans appropriately comply or provide comments where a design may not comply (allow 7–10 working days).
4. Upon receipt of an approval from LWP, seek relevant development approval from the relevant approval authority (e.g. Cessnock City Council).





1. OBJECTIVE

LWP's aim is to create a strategy for ensuring Huntlee presents a high quality appearance in its built form, landscaping and overall streetscape.

2. SITE CONSIDERATIONS

2.1 Special Conditions

- Designers should refer to the land sales contract to identify any special requirements for the lot with particular reference to primary frontages, setbacks, minimum open space and permissible site coverage.

2.2 Orientation

- The nominated primary elevation for homes directly abutting a public reserve is as follows:
 1. Laneway Lots: The public reserve is considered as the primary elevation.
 2. Street or Mews Lots: The public reserve is considered as the secondary elevation, however homes will be required to provide a habitable room and/or outdoor living area overlooking the public reserve.
- Homes nominated as "Dual Frontage" will provide Primary Elevation requirements to both Street and public reserve elevations.
- All homes are required to provide main living areas with access to north/north east or eastern sun.

2.3 Site Classification

- Purchasers are advised to consult their builder to obtain an accurate geotechnical classification of the lot.
- Geotechnical classification testing cannot be performed until the civil works are completed.

3. STREETScape AND BUILDING DESIGN

Architectural Character Statement

'Katherine's Landing' will be inspired by the famous wine country region located on its doorstep. Homes shall take inspiration from the local viticulture and architectural style by incorporating elements such as large verandahs, pitched roofs, gables and vertically proportioned awning style windows as well as utilising time-honoured materials such as sandstone, metal deck roofs, weatherboard and timber which feature prominently throughout the region.

To enhance this character, the inclusion of feature chimneys, architectural screens, louvre elements and stained timber joinery is encouraged.

Primary elevations (and where applicable, Secondary and Dual elevations) shall integrate the above elements in conjunction with the requirements set out in section 3.2.1 to define a façade that reflects a modern interpretation of the theme creating a cohesive and attractive neighbourhood.

Subject to the provisions of these Design Guidelines, the design of all homes in Katherine's Landing shall be consistent with this Character Statement.

3.1 Streetscape

- Where more than two dwellings are adjacent and constructed by the same builder, diversity in the front façade is required; in colour, material or texture. Substantial repetition of the same façade treatment will not be permitted.
- Homes shall incorporate at least one habitable room window overlooking the primary street and/or public reserve where the public reserve is deemed the primary elevation.





3. STREETScape AND BUILDING DESIGN

3.2 Building Design

3.2.1 Primary/Front Elevation

Homes located on major boulevards and selected premium lots are considered as part of the "Character Zone". Homes within the Character Zone will incorporate mandatory design elements to achieve a robust sense of character. Refer to the Sales Plan to confirm if the Character Zone requirements apply.

- Homes should have well articulated façades by providing at least one indentation or projection reflected in the floor plan which is mirrored in the roof plan. The projection or indentation should be at least 450mm deep (excludes garages).
- Homes shall have a minimum of two (2) wall materials or colours (excludes doors, windows, sills or 1 and 2 course bands). Choose from: sandstone; weatherboard, stained timber, cultured stone or **Approved Applied Finishes** (refer to glossary of terms, page 16) in muted tones. Bright or primary colours are not permitted. Refer to materials and colour palette for guidance. Homes within the Character Zone must use a smooth finish render (applied finishes such as bag and paint will not be considered). Homes outside of the Character Zone may use any of the Approved Applied Finishes to a standard of workmanship satisfactory to LWP. Where a finish is not satisfactory to LWP, the home owner shall rectify the finish to a suitable standard at their cost.
- Face brick is generally not permitted. However, where proposed for a feature element or to provide a small amount of detail (bands, quoining etc), it may be permitted. Traditional colours such as red will only be considered (refer to materials and colour palette for guidance).
- All homes shall have a verandah, balcony or porch which is a minimum 2.5m wide x 2.1m deep located parallel to the street or public reserve. A reduction in depth of porches may be considered for homes on lots less than 28m deep.
- Homes shall have vertical proportioned windows with awning style windows preferred. Sliding windows or sliding doors are not permitted to the front or secondary elevation*.





Sekisui House

- To ensure architectural character is incorporated into the design of homes, a minimum of 2 of the following character features must be used in the Primary Elevation:
 1. The inclusion of modern federation piers or double post supports with a step up/raised porch or verandah.
 2. A roof feature for example but not limited to: gable, gambrel, dormer windows, bell tower or a separately pitched roofline or gable feature to a porch, verandah or balcony.
 3. Provide a minimum ground floor plate/ceiling height of 2570mm (30c) for the majority of rooms/area comprising the front elevation. Note: this is mandatory for lots which are located within the Character Zone (see section 3.2.3 for further information).
 4. A rendered plinth to a minimum height of 340mm (4c) and up to 600mm (7c) above floor level with weatherboard cladding above to at least 50% of the elevation (may not be accepted where applied to garages to make up 50%).
 5. A chimney feature located within the street elevation*.
 6. The incorporation of sandstone or approved cultured stone to an architectural element such as a chimney, feature wall, planter box etc.
 7. A corrugated metal deck roof (Colorbond). Note: this is mandatory for lots which are located within the Character Zone (see section 3.2.3 for further information).
 8. Decorative window hoods, architectural screens or louvres to windows and doors.
- Parapet walls to side boundaries must not protrude forward of the fascia or above the soffit line of the roof. (Parapet walls protruding forward of the main building line may be considered where covering off eaves or where providing separation between semi-detached double storey dwellings.)
- No bathroom, ensuite or laundry windows are to be included in the primary or secondary elevations* unless they are well disguised, e.g. no highlight windows or obscure glazing.

*Any areas forward of boundary and/or return fencing or where the full wall is visible from the street (including the secondary street on a corner lot).

BUILT FORM VISION

- ✔ Mix of materials to facade
- ✔ Separate roof to porch
- ✔ Modern federation piers and step-up to porch
- ✔ Colorbond roof



- ✔ Two materials to façade
- ✔ Gable-end roof feature with glazing
- ✔ Colorbond roof



- ✔ Stone chimney feature
- ✔ Gable-end to porch
- ✔ Mix of materials to façade
- ✔ Strong response to theme



3. STREETScape AND BUILDING DESIGN

Colours and Materials Palette of Katherine's Landing



Colour palette for paint, render and trim.



Good mix of materials



Weatherboard



Applied Render Finish



Sandstone



Stone



Stone

3. STREETScape AND BUILDING DESIGN

3.2 Building Design (continued)

3.2.2 Secondary Elevations

- Homes located on a corner or with the side boundary adjacent a street, park or public access way shall provide a secondary elevation.
- Secondary elevations shall be an extension of the primary elevation and include the same materials and finishes proposed for the Front Elevation.
- Secondary Elevations shall also include vertical proportioned windows and at least one character feature (e.g. verandah, gable, chimney, minimum 2570mm wall height etc).
- The treatment of the secondary elevation shall continue back from the corner of the home (nearest the secondary street/park/PAW) for at least 50% of the lot length.
- Where open fencing is proposed for the full length of the secondary elevation, this shall be treated as a Primary Elevation and all requirements outlined in section 3.2.1 shall be continued for the full length of the secondary elevation or to all areas visible from public view.
- Avoid placing meter boxes on secondary corner elevations. Where this is unavoidable, ensure the meter box is set back from the corner of the house as far as possible.
- Secondary elevations are encouraged where the side of a home abuts a laneway, however they are not mandatory.
- Garages and carports shall be located at the lot boundary opposite the corner location.



3.2.3 Roof

- For all (rear and front loaded) Cottage Lots: Gable or Hip roofs only with a minimum pitch of 26 degrees/maximum 35 degrees. Skillion, flat or curved roofs are not permitted.
- For Traditional and Country Lots: Gable or Hip roofs must have a minimum pitch of 26 degrees/maximum 35 degrees. Skillion roofs are permitted with a minimum 8 degrees/maximum 15 degrees. Curved roofs are not permitted.
- Sections of flat roof are permitted on Traditional and Country lots provided that the roof and gutter are concealed behind parapet walls.
- Eaves to a minimum of 450mm depth on all visible areas. Exclusions permitted for terrace homes, zero lot walls, non habitable rooms, elevations facing true south, walls which do not include windows, gable ends or where alternative shading is provided (e.g. awnings, verandahs etc).
- Homes located within the Character Zone must provide a corrugated metal deck roof (Colorbond), tiled roofs will not be permitted.
- Homes not within the Character Zone are permitted to have the following roofing materials:
 1. Corrugated Metal deck.
 2. Low Profile Roof Tiles, e.g. Monier Horizon in colours which correspond with the permitted Colorbond roof colour palette. Multi-coloured roof tiles are not permitted.
- In keeping with Katherine's Landing colour palette, the following Colorbond colours are permitted: Surfmist, Shale Grey, Dune, Windspray, Bushland, Jasper, Woodland Grey, Ironstone, Manor Red, Headland, Basalt, Wallaby and Gully. Similar colours may be permitted on a case by case basis at LWP Property Group's discretion.
- Zinalume is not permitted.
- A minimum roof area of 12m² shall be provided on the north aspect as allowance for a 2kW photovoltaic system.

3.2.4 Height

- All single storey homes on lot widths less than 10m or lots located within the Character Zone shall have a minimum ground floor plate height of 2570mm (30c). Homes on corner lots should extend the minimum height for walls back from the corner of the home (nearest the secondary street/park/PAW) for at least 3m and/or where a projection or indentation in the floor plan permits a logical change in wall height.
- Homes shall have an internal ceiling height no less than 2400mm (28c).
- For single storey homes on lots less than 10m wide, a vertical emphasis is encouraged to offset the reduced width of the home. Internally through the use of shaped ceilings and skylights; and externally by utilising additional parapet height or changes in the roof line.



3. STREETScape AND BUILDING DESIGN

3.2 Building Design (continued)

3.2.5 Garages & Carports

- The roof and design features of garages and carports must be consistent with the main dwelling.
- The size and location of garage/carports are as follows:
 1. Garages/carports must be located for access from the rear laneway where one is provided.
 2. Single storey homes on lots sized less than 12.5m wide and accessed from a street or mews must contain a garage/carport not greater than 50% of the width of the lot (excluding truncation).
 3. For front access lots, garages/carports must be setback a minimum of 1m behind the main building line.
 4. Triple garages are permitted, however may not exceed more than 45% of the dwelling frontage and must ensure that the third garage component is set back a minimum of 600mm from the double garage to lessen the impact from the street. (Note: the removal of walls/retaining constructed by the seller to accommodate a triple driveway may not be permitted.)
 5. Larger garages may also be permitted where the built form outcome is considered to achieve the objective of the Design Guidelines.
 6. For corner lots, garages/carports shall be located on the lot boundary opposite the corner truncation. For all other lots, and where a slope greater than 200mm exists, garages should be located on the low side of the lot.
- Carports may be permitted, however shall be fitted with a remote controlled door.





3.2.6 Driveways

- Driveways and verge crossover colours must be complementary to the main dwelling and constructed from natural tones such as grey, charcoal and sandstone.
- Driveways and verge crossovers may not be constructed of plain grey or stencilled concrete or asphalt. Materials such as exposed aggregate, brick paving and oxide coloured concrete must be provided.
- Driveways and verge crossovers shall be constructed prior to occupancy. The driveway crossing the verge between the property boundary and the kerb shall be a maximum width of 3 metres.
- All crossovers in verges that contain trees installed or retained by LWP shall be constructed so that the trees are not damaged or removed unless approved by Cessnock City Council.

A 90mm diameter stormwater pipe must be provided under the driveway to allow for future irrigation installation by LWP.



4. ANCILLARY BUILDING WORKS

These are building works generally undertaken in addition to the primary building contract by the developer and/or purchaser. All ancillary works shall comply with the requirements set out below and Purchasers must submit plans to LWP for approval prior to the commencement of any ancillary building works.

4.1 Ancillary Works

4.1.1 Developer Works & Site Retaining

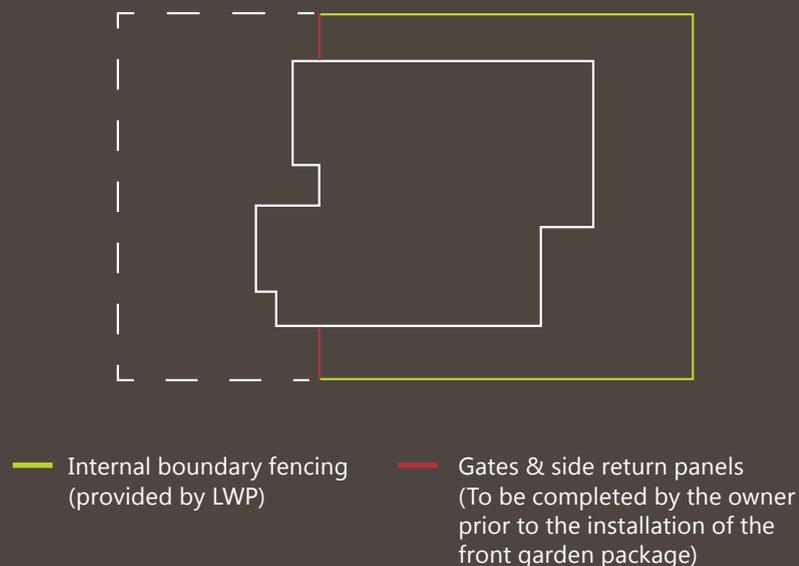
- Where a site has been graded and full boundary retaining has been constructed by LWP, the levels shall not be altered by more than 200mm. Any small retaining walls required as a result of building will not be the responsibility of LWP.
- For sites with a cross-fall over the area of the proposed house pad, the following cut and fill is permitted:

Fall Across House Pad	Maximum Cut & Fill Permitted
Up to 1.5m	600mm cut and 600mm fill
1.5m to 2m	800mm cut and 800mm fill
Over 2m	1,000mm cut and 1,000mm fill

- No fill is permitted within 1m of the side boundary.
- Batters shall be no steeper than 1:3 for cut and fill. The use of stepped designs and/or dropped edge beams should be utilised to achieve the desired outcome.
- Where permitted, retaining walls between lots shall be a maximum of 1m high. Where retaining is located forward of the building line or visible to the public, this shall be up to a maximum of 1m and constructed from masonry, rock or stone.
- Where retaining is behind the building line and not visible from public view, Kopper log and treated pine sleeper retaining walls are permitted.
- Where a fence, entry statement or retaining wall has been constructed by LWP it must not be removed, altered or the structural integrity be compromised in any way and must be maintained to the standard by which it was constructed.



Example of side return panels & gate





4.1.2 Side and Rear Fencing

- All side, rear and secondary street fencing will be installed by LWP to a maximum of 1.8m high.
- Side dividing fencing will extend up to 1m behind the front building line. Secondary street fencing at 1.8m high will be provided for a maximum of 50% of the lot length. The purchaser will be responsible for installing the return panels of the fences (Colorbond is not permitted).
- All side return panels or gates between the side boundary and the home must be installed prior to the installation of front yard landscape packages.
- Side return panels or gates shall match or complement the colours and materials of the side fencing provided by LWP, or the colour and materials of the home.

4.1.3 Front Fencing

- Where not supplied by LWP, front fencing is generally not encouraged, however if a front fence is installed, the following conditions apply:
 1. Front fencing as viewed from the primary street or public reserve shall be a maximum of 1.5m and must be visually permeable above 700mm.
 2. On corner lots, the front fencing style must continue for a minimum of 30% of the lot length.
 3. Materials and colours must be consistent or complementary with the primary street elevation colours and finishes (Colorbond or timber pinelap style products will not be permitted).

4.1.4 Letterboxes

- Letterboxes installed by LWP must not be removed or altered in any way.

Freestanding letterboxes constructed at the front of homes shall be consistent with the materials and colours of the primary elevation.



4. ANCILLARY BUILDING WORKS

4.1 Ancillary Works (continued)

4.1.5 Telecommunication and Entertainment Services

- LWP has provided underground telecommunications cable conduit to your home. Refer to your contract for specifications required by your builder.
- If required, TV antennas must be located within the roof space or concealed from public view. Satellite dishes must be approved first in writing from LWP.

4.1.6 Plant and Equipment

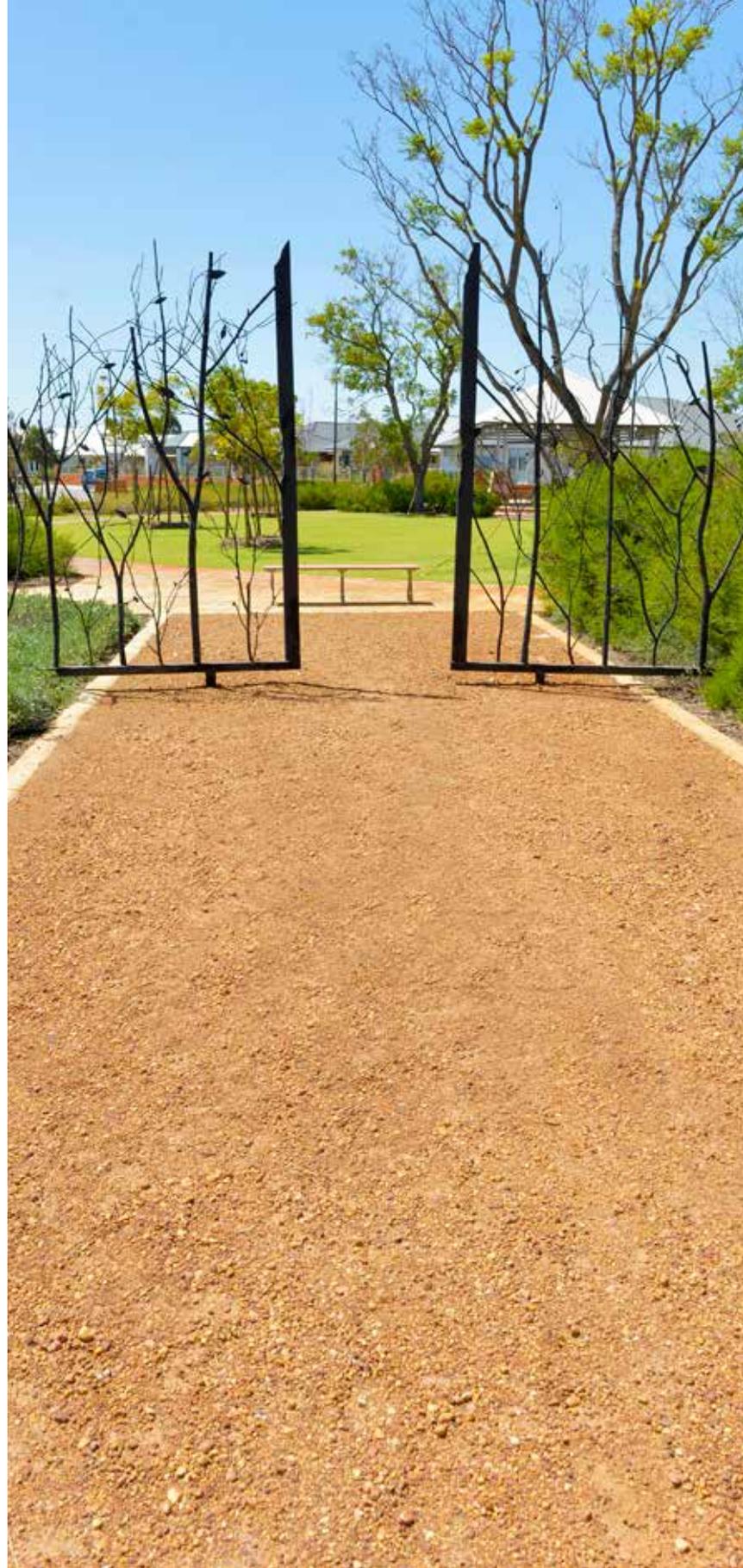
- All service elements such as hot water units (including solar), rain water tanks, clothes drying areas and downpipes should be hidden from public view. LWP recommends placing roof mounted items such as air conditioners as far as possible away from the street front.
- Where downpipes are unavoidably positioned on the front elevation, these shall be concealed, painted to match the wall colour or treated as an architectural element, e.g. with rain heads.
- Solar panel collectors are the exception to this standard and should be located to maximise their effectiveness. Bracketed solar panels shall not be located on the primary or secondary façades.
- Air conditioning units must match the colour of the roof.
- Meter boxes must match the wall colour.
- The installation of security shutters is discouraged. To reduce impact on the streetscape, alternatives such as security mesh or protective film to glazing should be considered.

4.1.7 Commercial Vehicle Storage

- All commercial vehicles must be stored wholly within the carport/garage or concealed from public view.

4.1.8 Stormwater Disposal

- A stormwater connection point for drainage has been supplied by LWP. Please refer to your contract and/or Cessnock City Council for drainage pit locations.





4.1.9 Outbuildings

- All outbuildings shall be constructed behind the front or secondary elevation building line.
- For lots under 1,000m²
 1. Outbuildings less than 24m² shall be in materials and colours compatible with the main dwelling.
 2. Outbuildings greater than 24m² shall be constructed of the same materials, colours and finishes of the main dwelling.
- For lots over 1,000m²
 1. Outbuildings less than 36m² shall be in materials and colours compatible with the main dwelling.
 2. Outbuildings greater than 36m² shall be constructed of the same materials, colours and finishes of the main dwelling.

4.1.10 Landscaping

Unless otherwise stipulated in the land sales contract, all homes approved by LWP and built in accordance with the approved plans, will receive front yard landscaping at the cost of LWP. Your front garden will be designed in consultation with a landscape architect who specialises in current landscape trends and low water usage plants. **Please contact LWP 6 weeks prior to the completion of your home to arrange an installation date.**

Landscaping will only be installed once:

- Side fencing panels and/or side gates are installed.
- The driveway and crossover are completed.
- All excess soil and debris is removed from the site and the lot is restored to the as constructed level prior to building commencement.
- All retaining walls and hardstands are completed by the owner in accordance with approved plans and to the satisfaction of LWP.

5. GLOSSARY OF TERMS

An alphabetical collection of specialist building and planning terms and their meanings.

Approved Applied Finishes

A finish that is similar to, or consistent with a multi-coat and rolled (not hand bagged) finish. Taubmans Moroka 3 coat wall treatment applied in the following fashion would be an Approved Applied Finish. Other systems (proprietary or otherwise) of a similar finish may be approved (specifications to be provided to LWP).

1st Coat – Long Nap Roller at 10m²/L

2nd Coat – Coarse Texture Roller at 2–3m²/L

3rd Coat – Brush Roller at 8m²/L

Architectural Element

A structure designed as a separate identifiable part of a building.

Articulation

Variation in the elevation through projections and indentations in the floor plan and mirrored in the roof design to create shadows and add visual interest to the façade.

Awning/Canopy

A roof structure supported by a frame and located over a window to provide sun shading.

Character Zone

Dwellings within the defined Character Zone will be identified on the Sales Plan by the symbols **CZ**. Homes within the Character Zone will incorporate mandatory design elements to achieve a robust sense of character. Refer to the Design Guidelines for mandatory requirements.

Corner Lots

A lot which is located at the junction of two streets or at the junction of a street and public reserve.

Façade

The face of the building which is orientated to the primary street. The façade shows the building's most prominent architectural or design features.

Front Fencing

All fencing forward of the main building line.

Gable

The triangular top section of an end wall that fills the space beneath where the slopes of a two sided pitch roof meet. Gables can be in the wall material or another feature material, e.g. weatherboard cladding or timber.

Gambrel

A triangular feature within a hipped roof structure most commonly finished in a lightweight cladding such as painted weatherboard or timber.

Habitable/Non-Habitable Room

All bedrooms, kitchens or living rooms. Non-habitable rooms include bathrooms, laundry, stairs or circulation spaces.

Hip Roof

A roof with sloping ends as well as sides.

Laneway

A narrow road located at the rear or side boundary of the property for the chief purpose of vehicle access.

Living Areas

Rooms designed for living in especially for relaxation, social and recreational activities.

Main Building Line

The main building line is measured from the front most habitable room on the primary façade (this excludes minor projections or features).

Mews

A narrow street with no verge. A mews usually contains small houses with the main entry and vehicle access both facing the mews.

Porch

A covered seating area at the front of the home usually located adjacent the entry and created through the extension of the main roof.

Portico

A covered walkway leading to the main entrance that consists of a separate roof structure to the main dwelling and is supported by piers or pillars.

Primary Elevation

The elevation of the home which is usually inclusive of the main entry and the majority of architectural features.

Public View

An area in view from common spaces such as public reserves or streets.

Public Reserve

A public reserve is any parkland, bushland, wetland, public access way or any other space designated for public purposes within the residential community.

Secondary Elevation

The elevation of the home which is exposed to public view but does not usually consist of the main entry or majority of architectural features.

Skillion Roof

A mono pitch roof of gentle slope generally between 80–150 pitch.

Verandah

A covered shelter at the front of the home which has its own separate roof or roof pitch to the main roof and is supported by pillars, posts or piers.



Huntlee

CALL US ON 02 4938 3910

Visit our Information & Sales Centre at
1861 Wine Country Drive, Branxton.

Our mailing address is:
PO Box 199, Branxton NSW 2335

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