

Volume 1:

Annex D: Architectural Design



MYALL QUAYS ESTATE

ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

CONTENTS

1.0	PREVIEW	PAGE NO.
	INTRODUCTION	1
	REVIEW COMMITTEE	1
	DESIGN GUIDELINES	2
	BENEFITS OF THE GUIDELINES	2
	THE THEME OF THE ESTATE	3
2.0	APPLICATIONS TO THE COMMUNITY ASSOCIATION	4
3.0	ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES FOR COMMUNITY PROPERTY	
	RESIDENTIAL STREETScape	8
	RESIDENTIAL ROADS	9
	LIGHTING	9
4.0	ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES FOR RESIDENTIAL SUBDIVISION	
	ARCHITECTURAL THEME	10
	SITING CONSIDERATIONS	12
	SETBACKS	12
	DRIVEWAYS	12
	GARAGES	13
	CARPORTS	13
	BOATS, CARAVANS, TRAILERS	14
	ANCILLARY STRUCTURES	14
	FLOOR AREA	14
	DUPLEXES	14
	DESIGN CONSIDERATIONS	
	AWNINGS	15
	BALCONIES	15
	AIR CONDITIONING UNITS	15
	CHIMNEYS & FLUES	16
	SOLAR COLLECTORS & HOTWATER UNITS	16
	SKYLIGHTS & VENTILATORS	16
	SECURITY ALARMS	17
	SECURITY DOORS & WINDOWS	17
	EXTERNAL SCREENS	17
	SIGNAGE	18
	COLOURS	18

CONTENTS (Cont'd)

5.0	ENERGY EFFICIENCY	20
6.0	WATER CONSERVATION	27
7.0	LANDSCAPE CONSIDERATIONS	
	PRIVATE ZONES AROUND THE HOUSE	28
	ENRTY COURTS	28
	OUTDOOR ROOMS	28
	SERVICE YARDS	29
	INERTFACE ZONE TO WATER WAY	29
	REMOVAL OF PLANT MATERIALS	29
	SITE ELEMENTS	
	DECKS & TERRACES	30
	GARDEN STRUCTURES	30
	FENCES	30
	FRONT FENCES	31
	SWIMMING POOLS	31
	TENNIS COURTS	32
	PLANTING APPROACH	33
	PLANTING PLANS	33
	PLANT MATERIALS	33
	BOAT RAMPS	33
	JETTIES & PONTOONS	33

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

PREVIEW

1. PREVIEW

1.1 INTRODUCTION

The Myall Quays is located on land adjacent to the Myall River and abutting the Tea Gardens township. The majority of the site was originally a pine forest which was destroyed by fire in the late 1970's. Parts of the site have since revegetated with low lying scrub and some stands of attractive native trees which will be maintained where possible.

The site includes a significant area of wetlands (classified S.E.P.P. 14 Designated Wetlands) which requires specific protection from development. This wetland area is intended to be protected by the addition of an artificial wetland conservation area located along the western edge of the protected wetlands.

Myall Quays will be developed to project an image of an elegant and casual coastal lifestyle. It is thus anticipated that each home will be carefully planned to enhance the site and to preserve the character of the estate. To this end a Review Committee is to be established to assist proprietors determine the best solution for their block, given the constraints of their budget and their interest in enhancing their privacy and minimising the cost of energy.

1.2 REVIEW COMMITTEE

The Review Committee consisting of two Design Consultants nominated by the Original Developer and a Director of Crighton Properties Pty Limited (The Original Developer) has been established as a sub Committee to the Executive Committee of the Community Association. The Review Committee's role is to ensure that the development preserves and protects the estate in a natural environment and maintains the concept, image and aesthetic quality of the development.

To that end no building, dwelling, accessory building, fence or other structure shall be erected, placed, demolished or altered on any Lot within the community parcel until the proposed design and documentation including site plan, floor plans, elevations, together with details, specifications, external finishes and a construction programme has been approved in writing by the Review Committee. The Review Committee has created these guidelines for assistance to those contemplating construction and to provide maintenance and repair guidelines for the Community Association.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

PREVIEW (Cont'd)

1.3 DESIGN GUIDELINES

The development of Myall Quays provides a unique opportunity to formulate architectural and landscape design guidelines that will assist property owners to construct homes which are both distinctive and innovative and will provide the occupiers with enhanced privacy and comfort.

The primary reasons for wanting to effect more control over building activities in Myall Quays are:

- (a) to encourage the care of the environment within the estate and to foster ecologically sustainable design to alleviate escalating Local Government costs, and to reduce the cost of energy; and
- (b) to preserve the design integrity and architectural quality of homes in the estate to add value to all property in the precinct; and
- (c) to preserve and enhance the existing landscape and the quality of the streetscape to provide the residents in the community with an environment they can enjoy and take pride in; and
- (d) to maintain the highest possible aesthetic standards to assist in establishing Myall Quays as the most attractive and desirable place to live on the Mid-North Coast; and
- (e) to prevent any owner building a home in the estate which, because of its inappropriate design relative to the block on which it is proposed to be built, devalues the surrounding properties, causing financial damage to the neighbours.

1.4 BENEFITS OF THE DESIGN GUIDELINES

These guidelines have been developed to enhance the overall quality and character in Myall Quays and to provide residents with a quality of life significantly better than they might otherwise enjoy in homes where less care is given to the design.

An important feature of these guidelines is a requirement seeking owners' co-operation in selecting a design for their block which provides solar access to the main family and living areas in order to save energy.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

PREVIEW (Cont'd)

The Guidelines elaborate on the restrictions in the Community Association By-Laws and the Management Statement. Creativity is encouraged within bounds of appropriateness, but the Review Committee has established basic standards for Myall Quays with a view to promoting and retaining an harmonious community image and ensuring environmental compatibility.

1.5 THE THEME OF THE ESTATE

Myall Quays is conceived as a leisure oriented residential resort in which it is proposed to include a commercial centre with outdoor restaurants and sidewalk cafes overlooking a large lake known as Myall Cove. A golf course interspersed with large freshwater lakes together with parks and gardens and tree lined streets are features which will encourage an idyllic, tranquil lifestyle.

The architectural style of each of the homes within the estate will be encouraged to reflect the theme that has been evolved to achieve a consistent architectural image, one that reflects the casual urbane character of the Myall Quays.

The treatment of the "theme" as a whole should reinforce the feeling that:

- * Myall Quays is a well planned and well managed Estate.
- * A strong Community atmosphere and identity has been fostered.
 - * The residential and commercial development has been designed to blend into the natural environment.
 - * The waterways and parklands throughout the estate give residents a unique sense of freedom and space.
- * The individual homes within the development exhibit an elegant and gracious character.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

APPLICATIONS TO THE COMMUNITY ASSOCIATION

2. APPLICATIONS TO THE COMMUNITY ASSOCIATION

2.1 Preparation & Lodgement of Plans

All applications for the approval of building plans for each new dwelling or other building to be erected, or for any retaining walls above 1.00m in height, must be lodged with and approved by the Review Committee, before any Building Application is made to Great Lakes Council.

All building plans must be prepared by a qualified Architect or an Architectural Draftsperson and must include sample chips or cards or brochures indicating the proposed colours of the bricks, roof and other accessories intended to be used on the dwelling or building. All documentation will be reviewed by the Review Committee for the owner within fourteen (14) days. The maintenance of this Committee and the prompt and professional discharge of its duties shall be the responsibility of the Original Developer.

The Review Committee must consider all plans and specifications submitted to it for approval, including but not limited to, all plans and specifications for any new home or landscaping which involves the erection of any retaining wall in excess of 1.00m in height.

No fee is applicable for the submission to, or the obtaining of Review Committee approval. All applications must be posted by prepaid certified post to Myall Quays Review Committee, PO Box 38, Tea Gardens 2324 or delivered personally to the Original Developer's office in Tea Gardens. The proof of such delivery shall be the responsibility of the applicant.

2.2 Approval Subject to Conditions

The Review Committee may impose conditions on its approval of plans and specifications, and/or any colours of any materials proposed to be used on any dwelling or building.

The Review Committee may require an Applicant to deposit with the community Association a bond to be held by the Community Association on account of any damage that may be caused to Association Property or Common Property as a result of Building Modifications, Landscape Modifications or New Construction.

On completion of the Building Modification, Landscape Modification or New Construction the Community Association must account to the Applicant within 60 days, for the bond, after deduction (if any) for damage to the Association Property or Common Property.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

APPLICATIONS TO A COMMUNITY ASSOCIATION (Cont'd)

2.3 Decision of Review Committee.

The Review Committee must, within 21 days after it has received all information required by it to make a decision, deliver to the Applicant its written approval or reasons for rejection. Approval will be in the form of an interim approval subject to Great Lakes Council's approval of identical plans.

Plans and specifications submitted under By-Law 1.3 will be deemed to be approved by the Review Committee, unless:

- a) a written disapproval; or
- b) a request for further information

has been delivered to the Applicant within 21 days after the Review Committee has received the plans and specifications, or where a request has been made, within 21 days of the Review Committee receiving the additional information.

A decision made by the Review Committee is binding on the Applicant.

2.4 Required Documents

Prior to lodging any Building Application with Great Lakes Council, the Applicant must submit two (2) sets of the following documents to the Review Committee for review. (The information required by the Review Committee is essentially the same information as the information required by Great Lakes Council for a Building Application).

Schematic Drawings

1:200 Site Plan

1. north arrow
2. property lines with dimensions and bearings
3. existing and proposed contours by registered surveyor
4. location of existing trees. Trees to be removed shall be noted ("removed")
5. setback limits shown
6. building accurately located from property line
7. driveways and paths shown
8. principal views shown
9. adjacent structures located
10. shadow projections at 21 June at 9.00 am, 12 noon and 2.00 pm.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

APPLICATIONS TO A COMMUNITY ASSOCIATION (Cont'd)

1:100 Floor Plans. These should include each floor, mezzanine and ground floor level plan.

1. room use labelled
2. all walls shown
3. all windows and doors with swing shown
4. all overhangs of floors or roof of above shown as dashed lines
5. all fixtures, cabinets and appliances shown
6. dimensions overall limits of plans
7. ground level plan to indicate foundations, enclosure, driveway location (if applicable), stairway, garbage and any air conditioning or solar heating units.

1:100 Elevations. One for each major exposure

1. show how building relates to existing natural ground level
2. show screening type and location
3. indicate overall height from natural ground to ridge of roof

Note: At the time of preliminary submission, the corners of the house should be staked on the lot in the proposed location. Trees to be removed should be flagged with red surveyors tape.

All applications must include estimated completion dates. The Community Association may not approve a request whose time frame it considers unreasonable.

2.5 BUILDING APPLICATION TO COUNCIL

Immediately an owner lodges a Building Application with Great Lakes Council, the Applicant must submit an identical copy of all B.A. drawings, construction documents and specifications for the Review Committee's records in order that the Review Committee might be satisfied that the final plans are in accordance with the preliminary application.

The conformance to all applicable building regulations is the responsibility of the Owner. After the applicant has secured Council B.A. approval, the Review

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

APPLICATIONS TO A COMMUNITY ASSOCIATION (Cont'd)

Committee will upon request, issue a letter of confirmation that the plans have been approved by the Review Committee.

No fee is applicable for the submission to, or the obtaining of Community Association approval.

Owners are encouraged to discuss their proposals at the earliest opportunity with the Review Committee prior to preparing final documentation. Considerations addressed early in the design process to take into account the overall planning intent theme, community objectives and other issues such as solar access, views and privacy can increase property value as well as accelerating the approval process.

Owners should also be aware of the fact that approval by the Review Committee will place Great Lakes Council under no obligation to approve the plans subsequently submitted and Great Lakes Council may, at its absolute discretion, reject, amend or place conditions on the approval as it sees fit. The conformance to all applicable building regulations is the responsibility of the Owner.

The review Committee's role is to consider the layouts, scale and aesthetics of all dwellings, while Council will be concerned with a wider range of considerations including aspects of construction, engineering and geotechnical impact.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

COMMUNITY PROPERTY

3 COMMUNITY PROPERTY

3.1 Residential Streetscape

To assist in achieving the image of a consistent well maintained frontage to each residential lot, all footpaths fronting lots which entitle the owners to be included in the Community Association will be set aside as Community Property and these footpaths will be referred to as the Residential Streetscape.

The Residential Streetscape will be maintained by the Community Association. No buildings, structures or the like shall be constructed on this land and no landscaping can be disturbed without the consent of the Executive Committee.

Much attention has been paid in the site planning at Myall Quays and to the retention, where possible, of existing vegetation and/or the replanting of a wide range of native trees and shrubs to encourage native birds and animals to recolonise the neighbourhood.

Therefore, it is of utmost importance to the Estate that this philosophy is understood and carried through to the individual residences so that a unified aesthetic environment will result.

The Residential Streetscape will set the standard and character for the entire subdivision. It has been designed:

- * To provide a considerably maintained streetscape which will ensure the entrance to each individual home-site will enhance any dwelling built on any lot.
- * To evoke the feelings of living in a residential "resort", emphasised by the careful selection of hard elements and plant materials.
- * To provide a living streetscape which will attract native birds and animals the whole community can enjoy and interact with.
- * To enhance and protect the capital appreciation of all proprietors in the development.

The profile of the residential streetscape consists of a footpath which has a minimum width of 4 metres, part of which may be paved for pedestrian and bicycle use. This area will be landscaped with street trees, ornamental trees and shrubs and specially selected street furniture. These various landscaping elements will be maintained by the Community Association.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

COMMUNITY PROPERTY (Cont'd)

3.2 Residential Roads

All roads within the estate will remain the property of Great Lakes Council. It is Great Lakes Council's responsibility to repair, maintain and reconstruct (when required) the road surface and kerbs in accordance with the standards provided in the initial construction.

3.3 Lighting

Street lighting selected to enhance and reinforce the theme of the estate will be installed by Orion Energy and maintained by Great Lakes Council. This lighting is intended to be a feature at night and an embellishment to the streetscape.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ARCHITECTURAL THEME

4. THE ARCHITECTURAL THEME

The masterplan of the Myall Quays Estates has resulted in the residential development being sited to ensure that each lot in each stage of the development will have the benefit of a specific aesthetic backdrop or view, with the majority of homes having either lakefront, or golf course frontage or golf course or lake, or reserve views.

The architectural style that will be developed for Myall Quays will distinguish the Estate from other developments in Tea Gardens and Hawks Nest. The style envisaged will be different from the usual contemporary mass housing, whether spec built or project built.

The architectural theme, the 'signature' of the Myall Quays Estate will be encouraged to reflect an elegant, casual, friendly and relaxed lifestyle, as distinct from one that is detached, or conspicuously opulent.

The architectural language that has been selected to achieve this image is based on coastal seaside buildings that reflect the Australian individuality. The plan and overall success of the development means that the architecture should particularly reflect and originate from the indigenous qualities of the Australian culture and this theme should be further carried through to the landscaping around each individual dwelling.

Each design needs to reflect certain primary requirements, therefore the Review Committee encourages the following:

(i) Massing

- * That residential building form does not consist of a large block of mass but rather a collection of forms - a combination of 2 storey and single storey forms is thus encouraged.
- * That the interest of the architecture should be derived from the form or collection of forms rather than from excessive decoration.

(ii) Materials

- * External walls of either white-washed, lime-washed, bagged or rendered brickwork of earthen or ochre hues are particularly encouraged or full brick

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ARCHITECTURAL THEME (Cont'd)

or brick veneer of a conservative character with stone or glass or timber (or a combination of these materials) as long as at least 70% of the total area of the external walls are constructed of rendered concrete or brick or brick veneer. Walls with a northerly aspect or a view should feature a larger area of glass while walls with a southerly aspect should be predominantly solid.

* Roofs of corrugated colourbonded metal are encouraged, however, either cement or terracotta tiles or slates or shingles or non-reflective, non-flat metal materials of a colour approved by the Review Committee will be considered. Preferably, the pitch of the roof shall be set to a minimum pitch of 30 degrees and a maximum pitch of 35 degrees.

(iii) Style

Homes should portray an Australian "Coastal" character without any need to resort to the usual cliches such as bullnosed corrugated iron verandahs, trellised gables, dominant porticoes or decorations that allude to periods of architecture (e.g. Victorian, Federation, Palladium, Georgian etc.).

* Eaves and verandahs are encouraged to be used to cast shade where necessary to enhance thermal efficiency and/or to provide outdoor areas of private open space for relaxation and entertaining.

* Large canvas awnings and pergolas of a white or plain colour may be approved and used successfully to create a friendly, casual atmosphere as well as assisting in lowering large building masses.

The Committee does not encourage the following:

* Spanish style arched windows, although shallow arched colonnades in conjunction with thick walls would be considered .

* Multi-paned windows.

* Bulky precast concrete balustrades.

* Pediments, cornices and decoration which seek to establish a predominantly Victorian or Federation character.

- Non-functional louvre shutters fixed to walls on either side of the window.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ARCHITECTURAL THEME (Cont'd)

4.1 SITING CONSIDERATIONS

The siting of each home should be such that it should enhance the general streetscape. Each residential development including garages, should be sited with a view to enhancing and/or preserving the privacy and solar orientation of an adequate area of private open space for the added comfort of its occupants.

4.2 MINIMUM SETBACKS

In streets of a width of no more than 7.5 metres the minimum setback from the front boundary is 4.5 metres including garages which have their door perpendicular to the street. Garages which face the street must have a minimum setback of 6 metres from the street to accord with Great Lakes Council regulations.

The rear setback for any lot with absolute frontage to any waterbody or golf course is 5 metres from the rear boundary of the lot in accordance with the Community Association Guidelines.

Residential floor levels of any dwelling are not to be lower than R.L. 2.55 to comply with Great Lakes Council's minimum floor height measured against Australian Height Datum.

Certain lots feature a zero side boundary set back for dwellings, and lots adjoining a zero boundary lot require a 1.5 metre set back from that boundary. The Community Management Statement and/or Neighbourhood Management Statement contain details of all lots burdened or benefited by these innovations.

4.3 DRIVEWAYS

Access to each property off the street shall be via a single driveway of maximum width 4m and minimum width 3m and sited no less than 0.5m from either side boundaries.

Single driveways may widen into double driveways once the property boundary has been transversed.

Driveways are to be constructed from either gravel with brick edging or from a selection of clay or brick pavers or stamped concrete or concrete capped with coloured oxide or any other material acceptable to the Review Committee.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ARCHITECTURAL THEME (Cont'd)

4.4 GARAGES

In order to maintain the concept of a collection of forms, the Review Committee encourages garages to be designed and sited as a single form attached to and built of the same materials as the main residence although consideration will be given to an independent (separate) form where the architectural style is complemented.

If more than two garages are required they should be sited so that no more than 2 garages are constructed in one line. Where garage entry doors face the street the garage must be positioned at least 6.0 metres back from the street frontage to accord with Great Lakes Council's planning code.

Maximum Garage Size

1 car garage - 3.5m x 6.5m

2 car garage - 6.5m x 6.5m

4.5 CARPORTS

Carport designs must be sympathetic to the design of the residence, and attached to the main residence or garage and constructed of similar materials, to the materials used on the main residence.

Carports are only to be only utilised for the garaging of cars. The Community Association will not permit carports to shelter boats, caravans, trailers or the like, or to be used for any other storage purposes.

Carport structures should be designed as an integral part of the residence. Trellis walls and pergola roof structures will be allowed at the discretion of the Review Committee as long as the structure is seen to complement the forms of the residence.

4.6 BOATS, CARAVANS, TRAILERS

Boats, caravans, trailers or the like are only to be housed in garages or totally screened from the streetscape.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ARCHITECTURAL THEME (Cont'd)

4.7 ANCILLARY STRUCTURES

Ancillary structures like garden structures, gazebos or the like are to be sited and designed in accordance with the Landscaping Considerations. All garden structures are subject to the approval of the Review Committee.

Independent garden sheds are not permitted, the Review Committee will require storage facilities for garden tools and accessories to be included in the overall design of the residence and/or garage.

4.8 FLOOR AREA

The gross floor area (square metres) for residences including garages but excluding any other ancillary structures shall be as follows:-

For lots less than 550 square metres in area the minimum floor area will be 130 square metres.

For lots greater than 550 square metres in area but less than 801 square metres in area, the minimum floor area will be 155 square metres.

For lots greater than 801 square metres in area but less than 1000 square metres in area, the minimum floor area will be 180 square metres.

For lots greater than 1000 square metres in area, the minimum floor area will be 250 square metres.

The maximum site coverage should not exceed 60% of the total site.

Lots measuring 14 metres wide (or less) and other specific lots specified in the Community Management Statement and/or Neighbourhood Management Statement will generally be limited to single level dwellings, however, approval may be given to residences on smaller lots where additional living space is substantially incorporated into the roof form of the residence and/or the design of the dwelling is considered to be in keeping with other residences in the precinct. All residential lots are limited to dwellings of no more than two levels in height.

4.9 DUPLEXES

No strata titled or separate titled duplex or dual occupancy residences will be permitted other than on lots specifically designated for same, (refer Community Management Statement and/or Neighbourhood Management Statement) but approval may be given to a residence which incorporates a flat or flatette for use of the family members.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ARCHITECTURAL THEME (Cont'd)

4.10 AWNINGS

Large canvas awnings that blend in and complement the architectural style of a home are permissible provided they are of a conservative colour such as white, or bone, or any other sympathetic plain colour as may be approved by the Review Committee at their absolute discretion.

4.11 BALCONIES

Balconies adjacent to the upper floor of a two storey residence should extend for the width of the adjacent room, and should be of a proportion strictly in keeping with the scale of the building.

Generally it is preferable that balconies be sited on the elevation with the best view (e.g. over a golf course, reserve, or waterbody). However if the orientation is such that a balcony is required on the street side, it would be preferable if it was integrated into the roof form and did not have transparent balustrades.

Balustrades generally should be of timber or steel construction of a simple design. Balustrades featuring elaborate cast iron lace work, fret work, precast concrete posts or other ostentatious decoration would not generally be considered appropriate.

4.12 AIR CONDITIONING UNITS

Air conditioning equipment must be located behind the building alignment and located in such a position that it is not visible or audible from any neighbouring property. All air conditioning units must be located below the roof line and be painted to match the surrounding construction.

When making an application to the Community Association for the installation of an air conditioning unit with or separately to the original building application, the applicant must include details of the precise location of the equipment with respect to the dwelling, property boundaries, adjacent dwellings and the adjacent property's windows and doors. Noise pollution is of particular concern and air conditioning contractors must be able to guarantee the performance of the unit proposed within certain predetermined noise limits.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ARCHITECTURAL THEME (Cont'd)

4.13 CHIMNEYS AND FLUES

Chimneys or flues must be generally of brick or metal and where appropriate include the relevant additional fittings such as spark arrestors and wind vanes.

All chimneys should be unadorned, non-ornamental and painted a colour to accord with the rest of the structure and be built no higher than the minimum requirement necessary for operational efficiency.

Chimneys should be of the same or similar height to other existing chimneys or flues in neighbouring dwellings or throughout the Myall Quays Estate generally; and of such design that no external visible means of bracing or support is required.

4.14 SOLAR COLLECTORS AND HOT WATER UNITS

Hot water units should be architecturally integrated with the dwelling.

An application for the installation of solar collectors whilst encouraged, will only be considered against the following criteria:

- * solar collectors on pitched roofs must lie flat on the roof such that the top edge of the panel is parallel with the roof ridge line;
- * no part of the installation should project above the line of the roof ridge;
- * support brackets, frames and any exposed pipework should be painted to match the roof colour; and
- * all major pipe runs, storage tanks, wiring and control devices should be concealed and should not be visible from the street.
- * solar hot water systems should be of the remote tank type, non-integrated, with only the solar panels located on the roof.

4.15 SKYLIGHTS AND VENTILATORS

Roof mounted skylights and ventilators should, where possible, be placed on the roof plane least visible from the road and adjoining dwellings and should not project at any point above the roof ridge line.

Skylights (with the exception of light transmitting sections) and Ventilators should

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ARCHITECTURAL THEME (Cont'd)

be painted to match the roof colour and be unobtrusive and appropriate in size for the use and location.

Generally, the wind powered variety of ventilators will not be approved due to their relatively large size, difficulty in painting and the height at which they are required to be installed to operate efficiently.

4.16 SECURITY ALARMS

Security devices are permitted on the basis that they do not detract from the design intent or integrity of the dwelling or neighbourhood.

Security devices such as sirens, strobe or flashing lights should be the minimum size necessary and located as unobtrusively as feasible and programmed so as not to cause undue adverse affect to neighbouring property owners.

4.17 SECURITY DOORS AND WINDOWS

Approval for the installation of any security doors or windows, must be obtained from the Review Committee. In considering your application the Review Committee will have regard to the following guidelines:

- (a) security doors must be finished in a colour complimentary to the dwelling;
- (b) sliding security doors must match the full size of the existing glass door they secure and must not detract from or dominate the existing door;
- (c) security bars on windows should be installed on the inside of and for the full size of the window and painted a colour to blend with the background.
- (d) under no circumstances will metal "block out" shutters be considered.

4.18 EXTERNAL SCREENS

The construction of external light framed screening such as trellises and simple pergolas for visual privacy is generally permitted and encouraged, according to the following guidelines:

- * the screen should harmonise and integrate with the architectural style and treatment of the residence;

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ARCHITECTURAL THEME (Cont'd)

- * the screen should be appropriate to the design and scale of the residence; and
- * the screen must be physically and visually attached to the residence.

4.19 SIGNAGE

No signs are permitted to be erected in the Estate without the express written permission of the Original Developer while ever the Original Developer is the proprietor of any lots in the Estates. Signs, hoardings and advertising (whether for product, services or businesses) will not be permitted on any residential allotment, after the last lot in the Estate has been sold by the Original Developer, without the permission of the Review Committee with the exception of signage connected with any exhibition homes erected in any precinct.

Signage advertising the resale of vacant land, or house and land packages, sale or lease of community facilities or property, may not be erected on any allotments without the prior written consent of the Original Developer for so long as the Original Developer is engaged in developing any land in Myall Quays.

Temporary signage advertising the sale or rental of a dwelling may be approved by the Original Developer provided that the application is for no more than one sign and the sign measures no larger than 900mm x 600mm. This sign must be removed immediately upon the transaction being completed.

4.20 COLOURS

Approval to re-apply existing colours, utilising the same or similar specification paint, is not required.

Approval to vary the colour or type of paint previously approved will be required to be granted by the Community Association, such approval not to be unreasonably withheld. However, each proposal will be considered on its merits and will take account of the fact that the proposed colours and materials must be within the colour palette appropriate to the neighbourhood.

Any application to vary the existing or approved schemes should include:

- * Sample chips or cards indicating the proposed new colours, and those to be retained.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ARCHITECTURAL THEME (Cont'd)

- * A clear and concise schedule of the repainting proposal.
- * Colour photographs clearly showing the existing remaining colours.
- * A specification of the material to be used.

5 ENERGY EFFICIENCY

Residents in Myall Quays are encouraged to give consideration to energy efficiency during the design stage of their residence. There are a number of publications available through the Energy Information Centre 18 Hickson Road, The Rocks, Sydney (02) 247.1144 which provides comprehensive and practical information. In particular this centre can provide literature which discusses how to maximise building design for energy efficiency, including climate factors, site location, landscaping, layout and construction methods. The benefits of energy efficient design are year round comfort, low energy bills and homes that do not require air conditioning.

Some specific features to be considered in designing an energy efficient residence are:-

- * Windows in the largest daytime living area of the house should where possible face north.
- * Window sizes should follow guidelines which depend on their orientation, the location of the house, glass type, shading and the amount of thermal mass (heavy building materials) used inside the building. The thermal mass depends upon the type of walls and floor used.
- * Dwellings should have adequate ceiling and wall insulation, with a suitable R-value.
- * Fixed ventilation and air leakage characteristics should not exceed given levels.

Design techniques or passive systems are an integral part of any energy efficient design, which will allow the energy from the sun to heat the residence in the winter months.

The five basic principles of passive solar design which should be considered are:-

1. Mass - amount of concrete or brick used.
2. Orientation - maximum benefits at 90° true north
3. Insulation - the thermal performance of the building.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ENERGY EFFICIENCY (Cont'd)

4. Co-operation - environmentally sympathetic materials & colours.
5. Breeze ways and landscaping - spatial design to promote breezes and provide areas which can be closed off during winter.

5.1 FIVE STAR DESIGN RATING - HOW IT WORKS

The C.S.I.R.O. Division of Building Research have developed a Five Star Design Rating award. The award indicates a standard of excellence in home design and construction and is awarded by the National G.M.I. Council based on the recommendation of the examining body, the Office of Energy in New South Wales.

In a Five Star home the principles of energy efficiency as developed by the C.S.I.R.O. Division of Building Research are incorporated to provide real benefits. Homes are cooler in summer and warmer in winter, but without high energy consumption. By the planned use of insulation, glass, building materials and special design features, the best use of the local climate can be achieved.

Winter sun entering a Five Star home brings valuable warmth plus brightness to the interior. At the same time summer sun is excluded, thus greatly reducing unwanted heat.

The zoning of Five Star homes allows areas of the home to be used for different purposes, without interference. Since most Five Star homes feature sound proofing masonry walls around the living area, the children can sleep while their parents entertain.

5.2 FIVE STAR DESIGN RATING - AESTHETICS

The Five Star Design Rating was developed to allow for the practical and inexpensive use of energy efficiency principles in houses whilst ensuring that these homes retained aesthetics that made them attractive to home buyers.

Homes that meet Five Star Design Rating standards normally use traditional construction methods and can be designed in a variety of styles.

5.3 FIVE STAR DESIGN RATING - FEATURES WHICH MAKE IT UNIQUE

The design principles of Five Star Design Rates homes are elegantly simple. Three basic elements; glass, mass and insulation are used to ensure levels of comfort, value and energy efficiency in the home. This means that most methods of construction can be used to achieve the Five Star Design Rating.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ENERGY EFFICIENCY (Cont'd)

The importance of each element varies from place to place. Good home design uses a proper balance of glass, mass and insulation that suits local climatic conditions and helps achieve superior energy efficiency and comfort.

Glass

Windows are sized and situated to make the most of solar energy and light collection and to control heat loss and gain.

Mass

Heavy building elements inside the home, such as brick walls and concrete floors, play an important role in moderating temperatures, thus maintaining comfortable air temperatures in all seasons.

Insulation

The correct use of insulation reduces unwanted heat flows all year round. The Five Star Design Rating is the home buyer's assurance that the walls and ceilings contain appropriate levels of insulation.

Room Orientation

The temperatures throughout a house vary due to differing amounts of exposure to the elements. The north side of a house tends to be warmer in winter because of greater exposure to direct sun, but can be easily shaded in summer by horizontal shading devices such as wide eaves, pergolas, verandahs or awnings.

West facing rooms tend to be cooler in winter, but can be hot on summer afternoons. East facing rooms receive morning sun in winter, and they tend to heat up quickly on summer mornings. East and west windows are more difficult to protect from the summer sun as the summer sun is much lower in the sky.

South facing rooms tend to be cold in winter as they receive no direct sun and often face prevailing winds. However, they are cool in summer even though they may receive some early morning or late afternoon sun.

5.4 QUESTIONS AND ANSWERS

How does the Five Star Design Rating take advantage of room orientation?

Locating the main daytime living areas (including the kitchen) to the north keeps these rooms warm in winter, but these rooms will in turn require protection from the summer sun simple shading. Other living areas used less often might face north, south or east in areas with long, hot summers. These areas which are away from the sun's heat and the heat produced by cooking activities, provide a cool haven on summer afternoons and evenings.

If the living areas of a home cannot be orientated to face due north, can a Five Star Design Rating still be obtained?

Under the Five Star Design Rating Scheme all living areas of a home should be oriented between 30° east of true north and 20° west of true north.

What are the criteria for the Five Star Design Rating?

The criteria for the Five Star Design Rating are a balance of energy efficiency and comfort with practical design and construction requirements. Five Star Homes are comfortable all year round, have low energy bills and don't need air conditioning. The Five Star Design Rating criteria are designed to make this possible at a minimum additional cost.

The following features contribute to a Five Star Award Rating:

- * Windows in the largest daytime living area of the house must face a northerly direction.
- * Window sizes must follow guidelines which depend on their orientation, the location of the house, glass type, shading and the amount of thermal mass (heavy building materials) used inside the building. The thermal mass depends upon the type of walls and floor used.
- * Windows must have adequate shading devices and internal coverings, depending on their orientation.
- * Houses must have adequate ceiling and wall insulation, with an R-value suitable for the location.
 - Fixed ventilation and air leakage characteristics must not exceed given levels.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ENERGY EFFICIENCY (Cont'd)

How can a Five Star Design Rating appraisal be obtained?

There are essentially two ways:

Approved Design Rating:

House designs can be appraised at drawing board stage and be given an "Approved Design Rating". This means that any home can be designed to meet the Five Star Standard of Performance.

Houses Of Approved Design:

Homes do not automatically receive the Five Star Design Rating when they are built to an approved design. Before final Ratings are issued, inspections are carried out by the examining body to ensure homes meet Five Star Standards.

Can all types of construction qualify for a Five Star Design Rating?

Yes, with appropriate design, orientation and insulation, all conventional forms of construction can be used in a Five Star home. The Five Star Design Rating is more easily achieved in some forms of construction than others, and the local climate will greatly influence this, thus before a house or design receives a Five Star Design Rating, the location of the home must be known.

Notwithstanding the wide variety of materials that can be used, research carried out by the C.S.I.R.O. Division of Building Research has shown the importance of introducing thermal mass into buildings to stabilise air temperatures, particularly in the summer.

Is full brick construction necessary to meet Five Star Design Rating criteria?

Full brick construction provides the optimum in energy efficiency and thermal comfort because it provides the highest level of thermal mass of the various types of construction. However, The National G.M.I Council has developed the concept of Masonry Core construction to enable brick veneer houses to have sufficient thermal mass to achieve the performance needed for the Five Star Design Rating. Masonry core construction (which is where some of the internal walls are made of masonry) and the selective use of hard floor coverings allows the designer flexibility on how much mass to provide inside a Five Star home.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ENERGY EFFICIENCY (Cont'd)

How much extra does a Five Star home cost?

The Five Star Design principles make it possible to build energy efficient homes at little extra cost when compared to other homes. For many builders, their standards of construction already exceed the minimum Five Star Design Rating requirements, and the only new aspects are often design considerations and the use of wall and ceiling insulation. Five Star home owners save considerably on energy bills as their heating and cooling requirements will be much smaller. This adds up to big savings, year after year.

Will a Five Star Design Rating add to the resale value of a home?

Yes. The Five Star Design Rating is a major selling point that guarantees the potential buyer that your house offers superior comfort, value and efficiency.

In the USA, homes with the "Thermal Crafted" endorsement have 9% higher resale values than other houses of equal size, according to the National Association of Realtors. Similarly, Five Star homes in Australia are expected to bring higher resale prices.

How much money will be saved on energy bills in a Five Star Rated home?

Five Star Homes require less heating and don't need air conditioning. It is difficult to state precisely the level of energy savings that will be achieved in practice. However, comparisons can be made between the energy consumption and bills of Five Star and non-Five Star homes to achieve the same standards of comfort. Savings of up to 89-90% should be possible on combined heating and cooling costs.

Since much less heating or cooling is required, much less capacity is also required from heating and cooling appliances in a Five Star home. This could be expected to reduce the installed costs and maintenance costs of the appliances by around 50%. However, because the accuracy of these calculations depends on many factors no guarantee can be given as to the actual cost savings which can be achieved with a Five Star home.

Where is more information obtained from to assist with house design?

A technical design advisory service is available. Contact the Energy Information Centre for more information. Their address is 18 Hickson Road, The Rocks, Sydney (Phone (02) 247.1144).

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

ENERGY EFFICIENCY (Cont'd)

5.5 ENERGY CONSERVATION.

The Energy Information Centre offers a wide range of services to the public on such matters as:-

- * Saving energy in the home.
- * Energy efficient building.
- * Appraisal of building plans for energy efficiency.
- * Five Star Design Rating appraisals of new homes.
- * Insulation.
- * Home heating and cooling.
- * Water heating.
- * Buying energy efficient appliances.
- * Using solar energy
- * Electrical safety
- * Energy and the Environment

6. WATER CONSERVATION

As the cost of reticulated water is likely to continue to escalate under the now widely accepted user pay principle, it is important that all owners incorporate as many water saving devices as possible into their home and garden landscaping.

If careful thought is given to water saving devices at the design and building stage, substantial cost savings will accrue to owners over the years ahead.

With these potential savings in mind, owners should:

- * Incorporate water conservation planning into the design of the internal plumbing systems within their home;
- * Seek out water minimising appliances and devices, including shower heads, dishwashing machines, clothes washing machines, tapware and water closets;
- * Install clothes washing machines that feature suds saving cycles;
- * Consider the most efficient size of baths, shower baths, sinks and basins to reduce waste;
- * Use modern pipe materials and jointing methods to minimise breakages and leakages in any water supply pipework installed in the garden or house;
- * Avoid the use of inefficient or wasteful appliances such as insinkers and other water using waste disposal units, hot water storage systems that overheat and small capacity undersink instantaneous hot water boiling units.

7. LANDSCAPE CONSIDERATIONS

PRIVATE ZONES AROUND THE HOUSE

Several zones can be identified around the house,

- * Entry courts
- * Outdoor rooms (Rear yards)
- * Service yards and
- * Interface zones to a waterway or open space

Each can be used as part of a sequence for the user, which leads and builds toward a climax i.e. the entry point to the house or specific use zones around the building such as outdoor entertainment areas.

Entry Courts

As part of this sequence, plant materials can play a major role by increasing colour and detail from common street areas toward house entry points, creating a sequence through the landscape, and heightening the experience of the architecture and entry. This approach will also provide a basis for selection of hard landscape materials, i.e. driveways and pathways.

Plant materials should be selected on the basis of space available with an emphasis on contrasting foliage size, colour and texture. They should relate to plantings in the street and park landscaping but in no way be restricted to this selection only. Diversity around each home is important to the overall streetscape.

Classified weed species such as Lantana and Privet are not permitted.

Outdoor Rooms (Rear yards)

Rear yards must be well maintained and kept in a tidy state particularly when they can be viewed from any waterway, golf course or park. Rear yard plantings and surface treatments should thus draw from the informality of the surrounding bush while closer to the home there can be more structure and introduced order.

In considering a design for these areas, retention of views out from the house to any waterway or other open space coupled with provision for a measure of privacy to the user is highly desirable. Shrub planting to 1200mm high and small to medium sized trees should be included in the rear yards to maintain privacy to user areas and at the same time allowing exposure of the architecture of the

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

LANDSCAPE CONSIDERATION (Cont'd)

home to the waterways or other open space. The use of medium to large shrubs, i.e. 2-4m should be kept to a minimum.

The inclusion of family structures such as cubby-houses, trampolines, swing sets etc. should be thoughtfully and carefully planned into the structure of the gardens. These elements must be screened from views so as not to detract from the overall concept.

Service Yards

It is suggested that all clothes lines, air conditioning compressors, garden maintenance equipment, compost bins, vegetable gardens, pet enclosures and the like are located in a screened Service Yard. Initial screening must be structural, i.e. lattice panelling or masonry walling, which can be softened over time by the introduction of shrubbery or climbing plant material.

Interface Zone to a Waterway or Open Space

Any existing or newly planted vegetation beyond the boundary line can play an important role in the relationship between house lot and surrounding areas and must not be interfered with by the individual home owner.

Stands of endemic Melaleuca and Eucalyptus species may be maintained in the interface zone between property boundary and any waterway or area of open space by the Community Association to promote a naturalistic setting. Planting of this vegetation would generally be limited to areas of the Community property in the vicinity of the side boundary of any property so as not to impact on views out from homes adjoining any waterway or area of open space.

Removal of Plant Materials

Permission must be sought prior to removal of any significant vegetation from the site, i.e. trees with calliper diameter of greater than 200mm. Removal of any trees, (or damage thereto), without permission from Great Lakes Council may result in severe penalties.

SITE ELEMENTS

Hard elements in the landscape such as walls, fences, decks and structures play an important role in the character development of the estate. In the outdoor room to the rear they can also impact significantly on the views of the home from

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

LANDSCAPE CONSIDERATION (Cont'd)

any adjoining Community property. It is therefore important to control the impact of these elements for the benefit of the whole community. The following sections outline the control and the intention behind the control.

Decks and Terraces

To avoid the potential for unsightly storage areas which inevitably result under timber decks, level areas outside the home used for formal or informal entertainment shall be constructed in pavement or for situations up to 1m off natural ground, timber decking with masonry walls to the perimeter of the deck.

Walling pertaining to these areas shall be constructed from rendered brickwork or materials to match the detailing of the particular house concerned.

Garden Structures

The Committee does not encourage ornamental structures such as arbours and gazebos with fussy detailing. Functional structures such as pergolas, (either attached to or detached from the house) are permissible but should be detailed sympathetically to the architecture.

Suitably sized timber members shall be used to reflect permanence and solidity, for example, posts should be a minimum 100mm x 100mm.

Side Fences

Side boundary fences are to be located no further forward than one metre back from the front of the dwelling and 5m from the rear boundary. Permissible materials are lapped and capped (C.C.A.) treated, timber palings, bagged and painted brick or brushwood or any other material approved by the Review Committee.

To assist Koalas that frequent the area to travel safely throughout the Estate each proprietor/owner shall immediately upon the erection of any fence of a height above 0.8 metres fully enclosing any part of any lot, fit securely to the inside of any side fence in an upright position, square lattice panels no less than 1.5 metres x 1.5 metres in size, the spacing of which shall not be less than 10 metres apart around the perimeter of the fence.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

LANDSCAPE CONSIDERATION (Cont'd)

Fences Abutting any Waterway or Proposed Waterway

From the waterway it is important that solid fences do not dominate the yard space of the property and all fencing is consistent with the desired character of the Estate. If any fence is required to be constructed on any property facing any waterway or proposed waterway, permissible materials are powder coated aluminium "looped" pool fencing of a height not in excess of 1.2 m of a colour designed to tone in with the colour of the external walls of the home. No fence across a property abutting a waterway or proposed waterway is permitted to be erected closer than five (5) metres from that boundary.

Solid Colorbond fencing is not permitted.

Where allotments are adjacent to public walkways or public open space (Community or Neighbourhood Property) and fencing has been previously provided, the materials and construction of the fence cannot be altered except with the approval of the Community Association.

Front Fences

Residents will be permitted to erect a front fence parallel with the street fronting their property provided this fence is set back 1.0m from the front property boundary. All front fences will be subject to the approval of the Review Committee and residents will be encouraged to plant hedges on the side of the fence facing the street.

Fences constructed forward of a dwelling must not exceed 800mm in height and must extend down each side boundary to adjoin the side boundary fence which shall be located 1m back from the front of the respective building alignment.

Swimming Pools

The Committee encourages swimming pools to be sited in the back garden or on the sunniest side of the house. If for reasons of orientation a pool is required on the street side of the house it should be integrated into the design of the house so that the pool is within a walled courtyard or a glazed conservatory or located in some other fashion so it is not visible from the street.

Care should be taken in the siting of the pool so that the rear garden is not fragmented by fences – ideally the pool should be located adjacent to the house as an outdoor space leading from the house – possibly to one side so that a landscaped garden can extend to the rear of the property.

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

LANDSCAPE CONSIDERATION (Cont'd)

Pool equipment housing shall be sited discreetly and its housing detailed to relate to the house architecturally. Pool surrounds shall be stone, terracotta tile, or brick to match pavements used around the house. Pebblecrete and untreated concrete finishes will not be permitted.

Each design will be subject to the approval of the Review Committee. However certain preferred guidelines include:

- * Generally pools are to be sited in the rear garden.
 - * Where lots face north and it is appropriate to locate the pool in the front yard the pool must be screened from the street with a brick fence of an approved design 1500 mm high and such fence shall not be forward of the designated building alignment.
- * "Above ground" or "inflatable bubble" pools are not permissible.
 - * Glass enclosures are not permissible unless the enclosure forms part of the house.
- * All pools are to be fenced in accordance with Council's requirements.
 - * Adequate provision is to be made for housing pool equipment and accessories and appropriate noise elimination measures must be taken.
 - * An approved ladder to enable a Koala to escape from the pool must be fitted permanently to the pool.

Tennis Courts!

As tennis courts will be provided within future stages of the estate, no private tennis courts will be permitted. This will also ensure that no lights and sounds from private courts will disturb the neighbourhood.

PLANTING APPROACH

Planting Plans

The Review Committee would prefer a Landscape / Planting Plan for each new home to be presented prior to commencing construction, and written approval of all landscaping work must be obtained from the Review Committee. Preferably all work should be completed before occupation of the dwelling. The

MYALL QUAYS ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

LANDSCAPE CONSIDERATION (Cont'd)

Landscaping should be designed to complement and draw from elements expressed in the streetscape landscaping.

Massing of quantities of appropriate materials to achieve colour and textural interest should be used in preference to a few plants of many species. Such an approach will create a unified garden setting which over time can increase in diversity as the structure establishes itself and niches are found for other detail plant materials.

It is useful to consider the garden as a painting with splashes of greens and colour.

Plant Materials

Ultimate sizes of plant materials should be considered when selecting and positioning materials on plan. Trees selected for front yards are not to exceed 10m in height so as not to overpower trees in the streetscape.

Particular attention should be paid to soil conditions when selecting plant materials.

A detailed list of appropriate trees and shrubs together with a maintenance schedule may be obtained from the Review Committee.

Boat Ramps

As boat ramps will be provided within future stages of the estate, no private boat ramps will be permitted. This will also ensure that no lights and sounds from private ramps will disturb the neighbourhood

Jetties and Pontoons

Refer to Community Management Statement and/or Neighbourhood Management Statement.

INTERPRETATIONS AND EXAMPLES

The purpose of this document is to provide clarification of the Architectural & Review Committee's direction in terms of the architectural theme of homes in the Myall Quays Estate in Tea Gardens. (See Section 4, P.10 in the Myall Quays Estates – Architectural & Landscape Design Guidelines).

The Architectural & Review Committee wishes to clarify terms and illustrate acceptable design criteria in terms of massing, roof pitch style, siting and setbacks for homes as detailed in the Architectural & Landscape Design Guidelines.

MASSING (4.(i))

Two storey homes should be a collection of forms, not a mass or block style.

For unacceptable design – (refer “A Block of Mass” Illustration 1)

For acceptable/encouraged design – (refer “A Collection of Forms” Illustration 2)

TWO STOREY HOMES

- No two storey home is to have an unbroken gutter/fascia line the width of the home to the rear of the home, which faces any waterway or reserve (refer Illustration 1 for unacceptable design, and Illustration 3 for acceptable/encouraged design)
- No two storey home is to have a continuous gutter/fascia line on the upper level greater than 8 metres in any length. This could be broken up by the use of gables or preferably projections of parts of the roof (refer Illustration 2 for acceptable/encouraged design).
- The “insetting” of upper levels of homes is encouraged to create a collection of forms (refer Illustration “3”).

ROOF PITCH

A roof pitch of a minimum of 30 degrees is the standard acceptable roof pitch for construction in Myall Quays.

Any variation or request for a reduction of the pitch of the roof will be considered only when the home design has any roof truss length exceeding 14 metres. In such a design the Architectural and Review Committee will consider a reduction of roof pitch based off elevations and/or perspective drawings that may need to be supplied with any such request. No home plans will be approved with a roof pitch less than 26 degrees.

ROUND ROOFS

Home designs with a rounded main roof will be considered for approval. However such approval will be at the sole discretion of the Review Committee, and may require the owner to supply elevations and perspective drawings.

MINIMUM SETBACKS – TWO STOREY HOMES

Where the upper level of any two storey home is inset from the lower wall, the upper level walls must be a minimum of 3 metres from the side boundary. In this case, lower level walls may be as close as 1.3 metres to the side boundary (refer Illustration 5(a)).

Where there is a two storey high wall facing any side boundary, that part of the dwelling must be at least 3 metres from the side boundary of the lot. This is to enhance the light to, and privacy of, adjoining owners (refer Illustration 5(b)).

Two storey homes can only be erected closer than 3 metres from the side boundary of the lot when the upper level of the home is setback a minimum of 3 metres from that boundary (refer Illustration 5(b)).

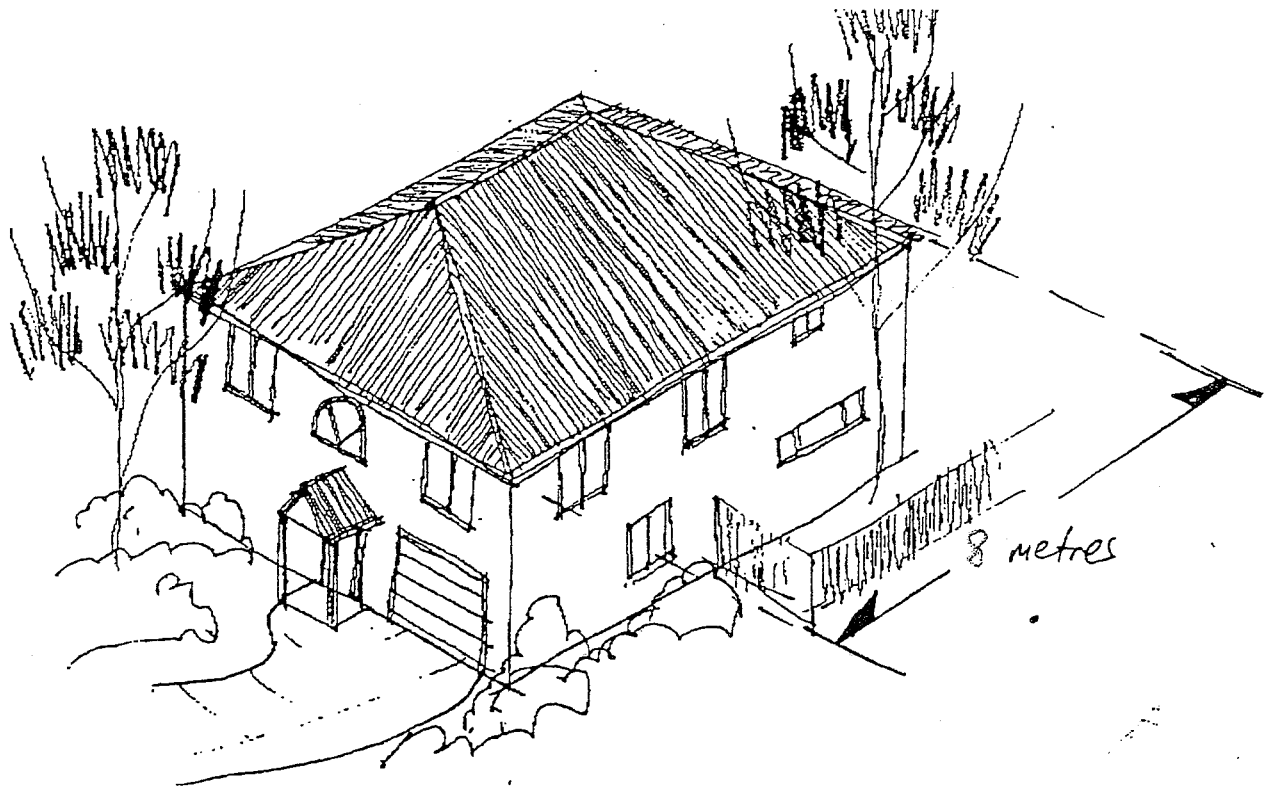


ILLUSTRATION 1.

"A BLOCK OF MASS"
(Unacceptable Design)

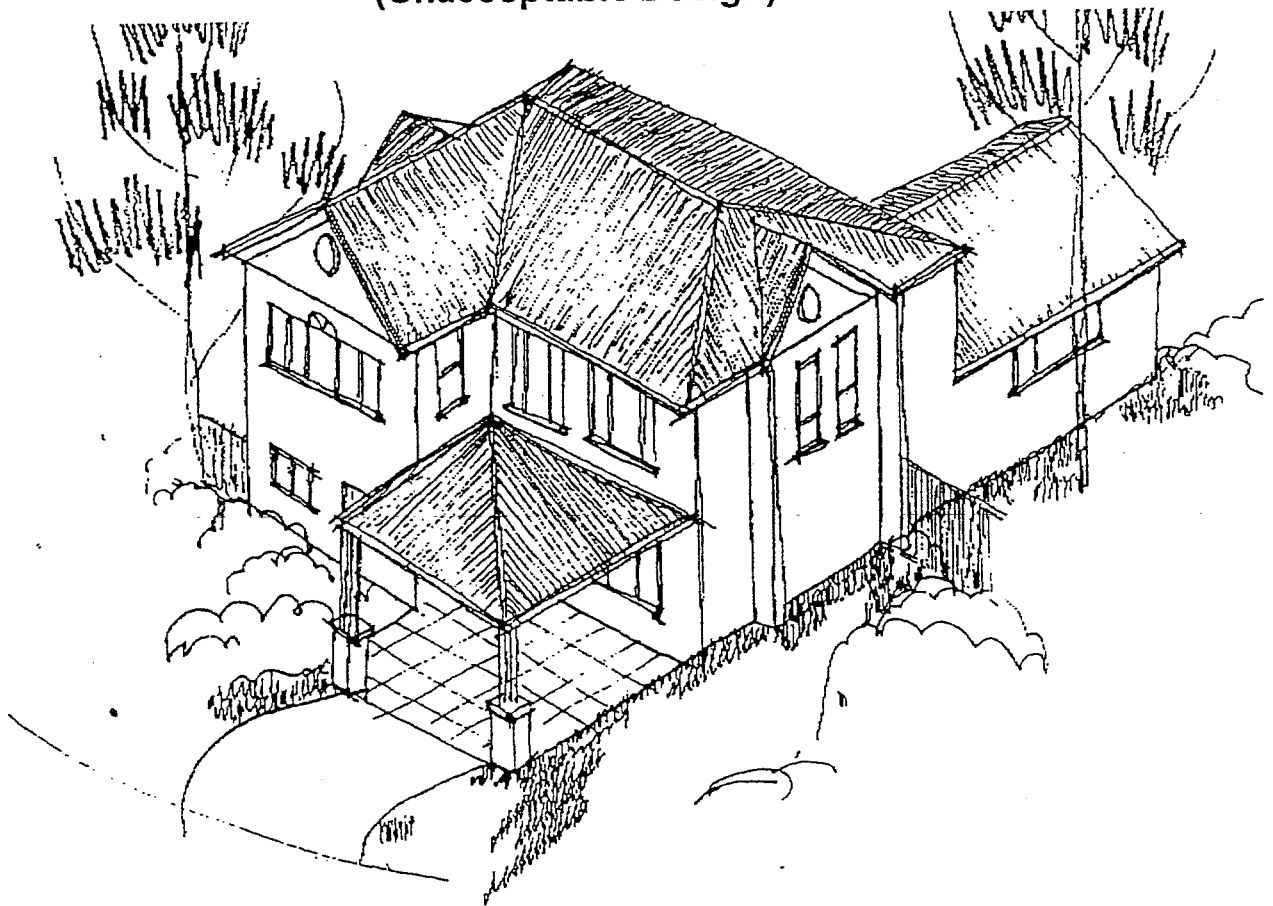


ILLUSTRATION 2.

"A COLLECTION OF FORMS"
(Acceptable/Encouraged Design)

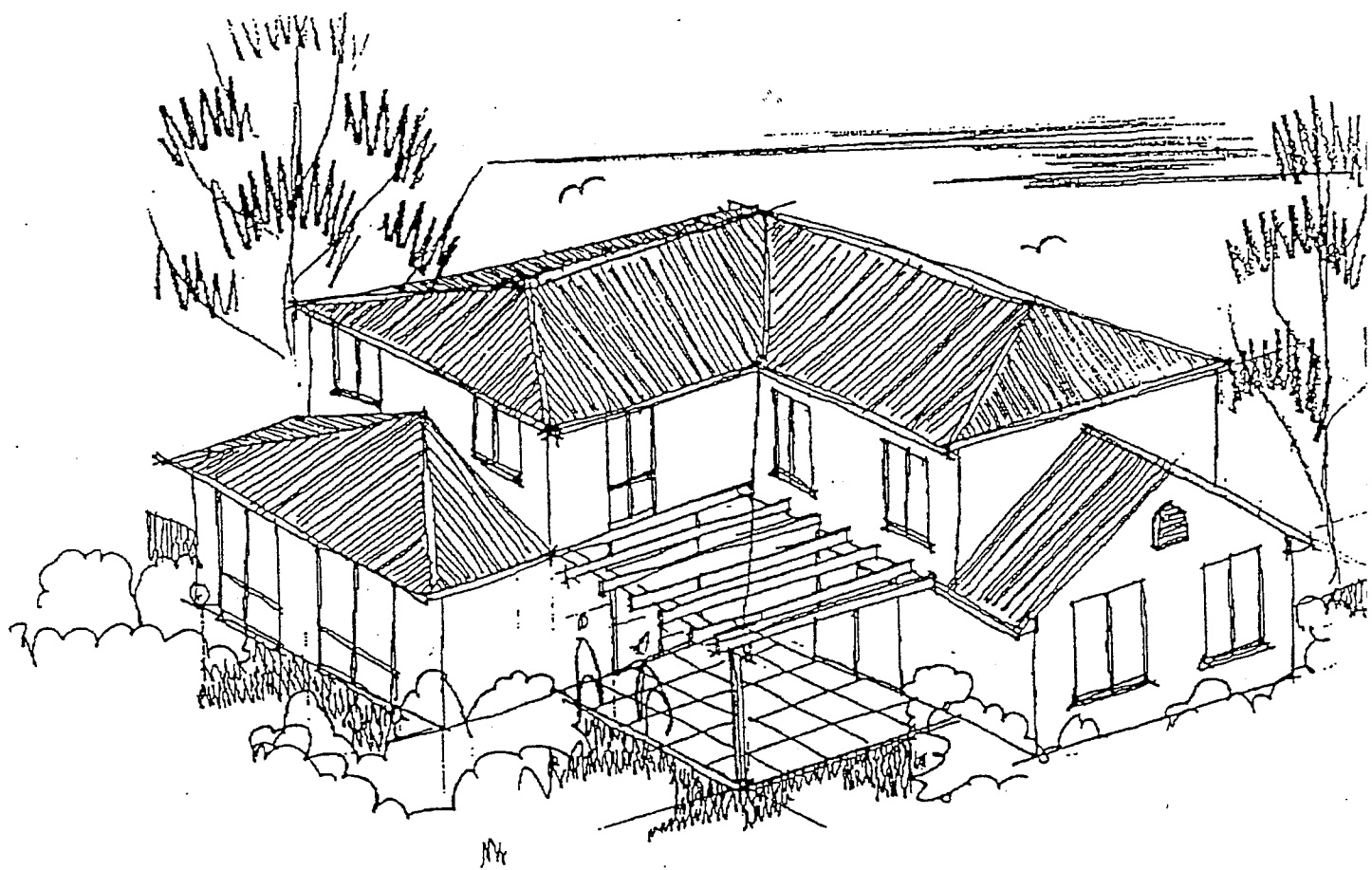


ILLUSTRATION 3

"A COLLECTION OF FORMS"
(Insetting of Upper Levels Encouraged)

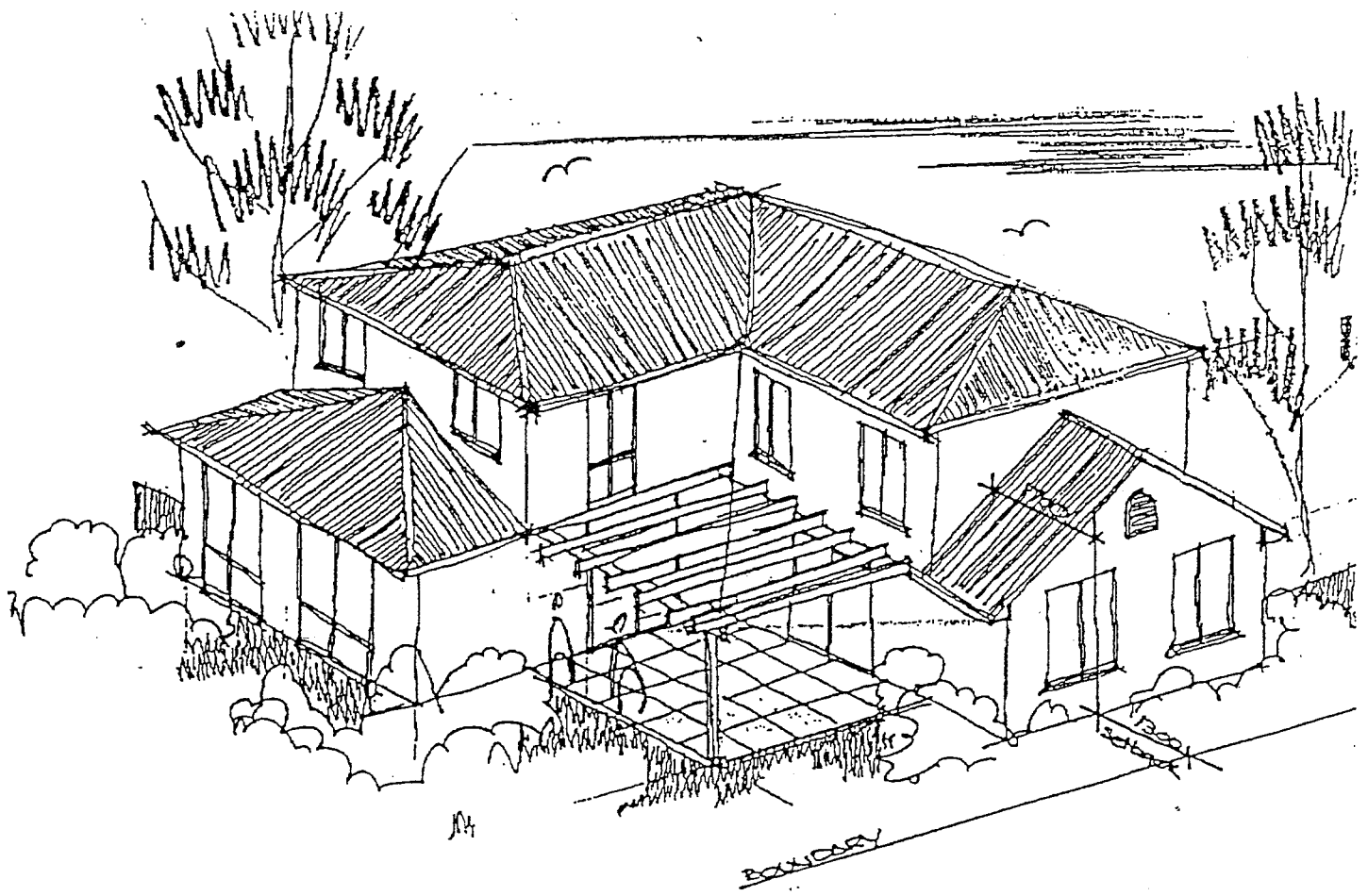


ILLUSTRATION 5(a)

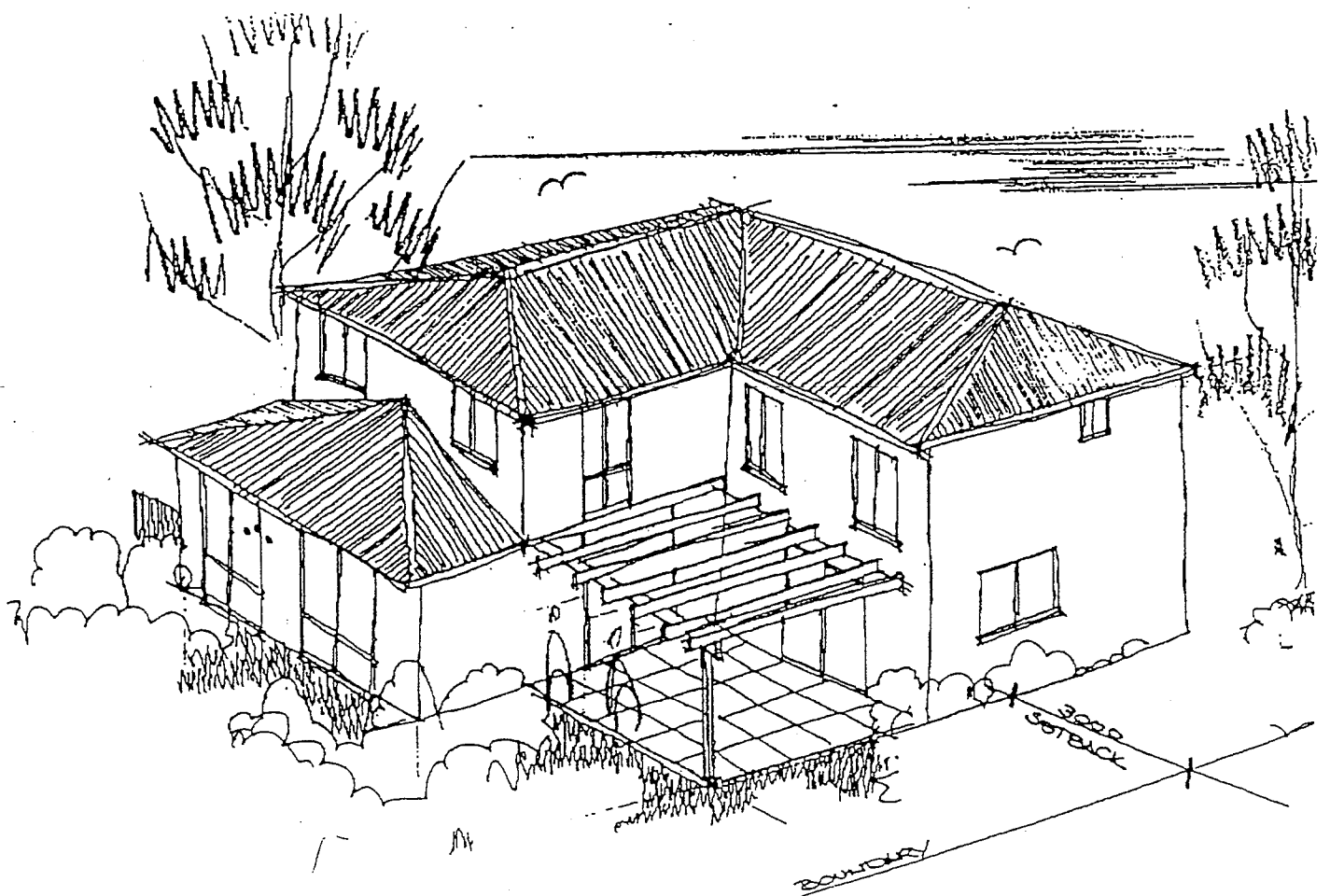


ILLUSTRATION 5(b)



Myall Quays Estate

Architectural Guidelines



Architectural Guidelines

An introduction to the architectural and landscape design guidelines of Myall Quays.

The Development of Myall Quays provides a unique opportunity to formulate architectural and landscape design guidelines that will assist property owners to construct homes which are distinctive, innovative and will provide the occupiers with enhanced privacy and comfort.

These guidelines have been developed to enhance the overall quality and character in Myall Quays and to provide residents with a quality of life significantly better than they might otherwise enjoy in homes where less care is given to them.

The guidelines elaborate on the restrictions in the Community Association By-Laws and the Management Statement. Creativity is encouraged within bounds of appropriateness, but the Review Committee has established basic standards for Myall Quays with a view to promoting and retaining a harmonious community image and ensuring environmental compatibility.

Theme of the estate

Myall Quays is conceived as a leisure oriented residential resort in which it is proposed to include a commercial centre with outdoor restaurants and sidewalk cafes overlooking a large lake known as Myall Cove. Large freshwater lakes together with parks, gardens, and tree lined streets are features which will encourage an idyllic, tranquil lifestyle.

The architectural style of each of the homes within the estate will be encouraged to reflect the theme that has been evolved to achieve a consistent architectural image, one that reflects the casual urbane character of Myall Quays.

The treatment of the theme as a whole should reinforce the feeling that :

- Myall Quays is a well planned and well managed estate.
- A strong Community Atmosphere and identity has been fostered.
- The residential and Commercial development has been designed to blend into the natural environment.
- The waterways and parklands throughout the estate give residents a unique sense of freedom and space.
- The individual homes within the development exhibit an elegant and gracious character.



Attachments

Ancillary structures to be sited and designed in accordance with Landscape and Streetscape Considerations.



- ✓ Large Canvas Awnings that compliment the style of the home may be approved by the review panel



- ✓ Roof Skylights and Ventilators to be placed on roof plane least visible from the road, must not project above the ridge. They must match roof colour



- ✓ Solar collectors to lay flat on roof below the ridge. All brackets, frames and piping to match roof colour



- ✓ Air conditioning units must be painted to match the building. They are not to be visible from any neighbouring property or from the street. Noise emissions are to comply with relevant requirements



- ✓ Chimneys to be of similar height to other existing chimneys or flues in adjacent area and built no higher than minimum requirement



- ✓ All ancillary structures to accord with building setback requirements



- ✗ Hot water systems should be remote tank type with only solar panels on roof



- ✗ No Multi pane windows, Fixed shutters to side of windows, or Arched windows



- ✗ No bulky pre-cast balustrades



- ✗ No Victorian / Federation pediments, cornices or other decoration



- ✗ No television aerials are to be visible from street



- ✗ No boat ramps, jetties or pontoons

Verandahs and Balconies

Balconies to be in proportion and scale of the building and extend the width of the adjacent room.



- ✓ If Balcony faces the street, it is preferred that it be integrated into the roof form



- ✗ No Bullnose Verandahs allowed

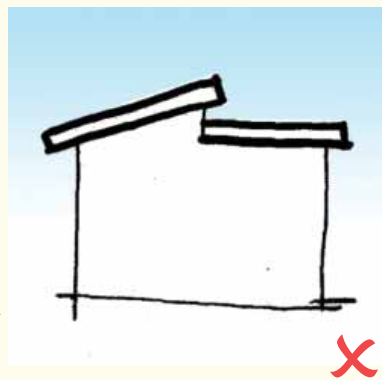
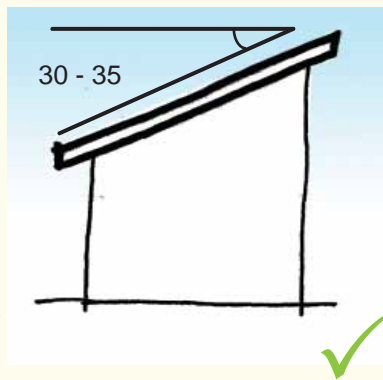
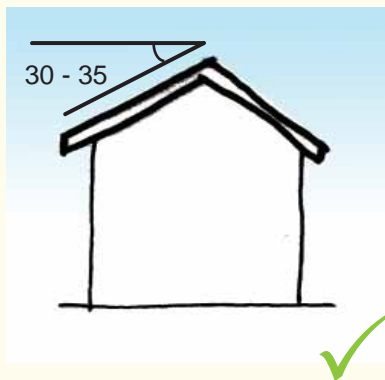
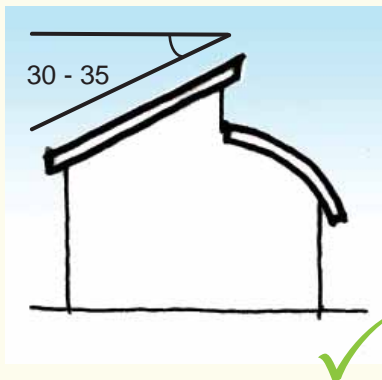


Roofing

Corrugated metal roofs are encouraged.

- Corrugated metal roofs are encouraged
- Minimum 30 degree and Maximum 35 degree roof pitch
- Curved roofs at a lower pitch may be allowed
- Roof pitch may be reduced for truss lengths over 14.0m

- No flat metal or reflective roofs



Walls

Walls to be of consistent uniform finish with a limited collection of materials and colours allowed

At least 70% of the total areas of external walls are to be constructed of rendered concrete, brick or brick veneer. The finish to be lime wash, whitewash, bagged or rendered brickwork of earthen or ochre hues, full brick or brick veneer of a conservative character. No mottled bricks allowed



Massing

building form not to consist of a large block, but rather a collection of forms.

- Building form not to consist of a large block, but rather a collection of forms
- Gutter / fascia lines on the upper level to be less than 8.0m in any length
- Roofs / gutters can be broken up by projections or gables
- Lots less than 14.0m wide generally limited to single storey
- The minimum gross floor area for residences including garages, excluding any other ancillary structures shall be as follows :-

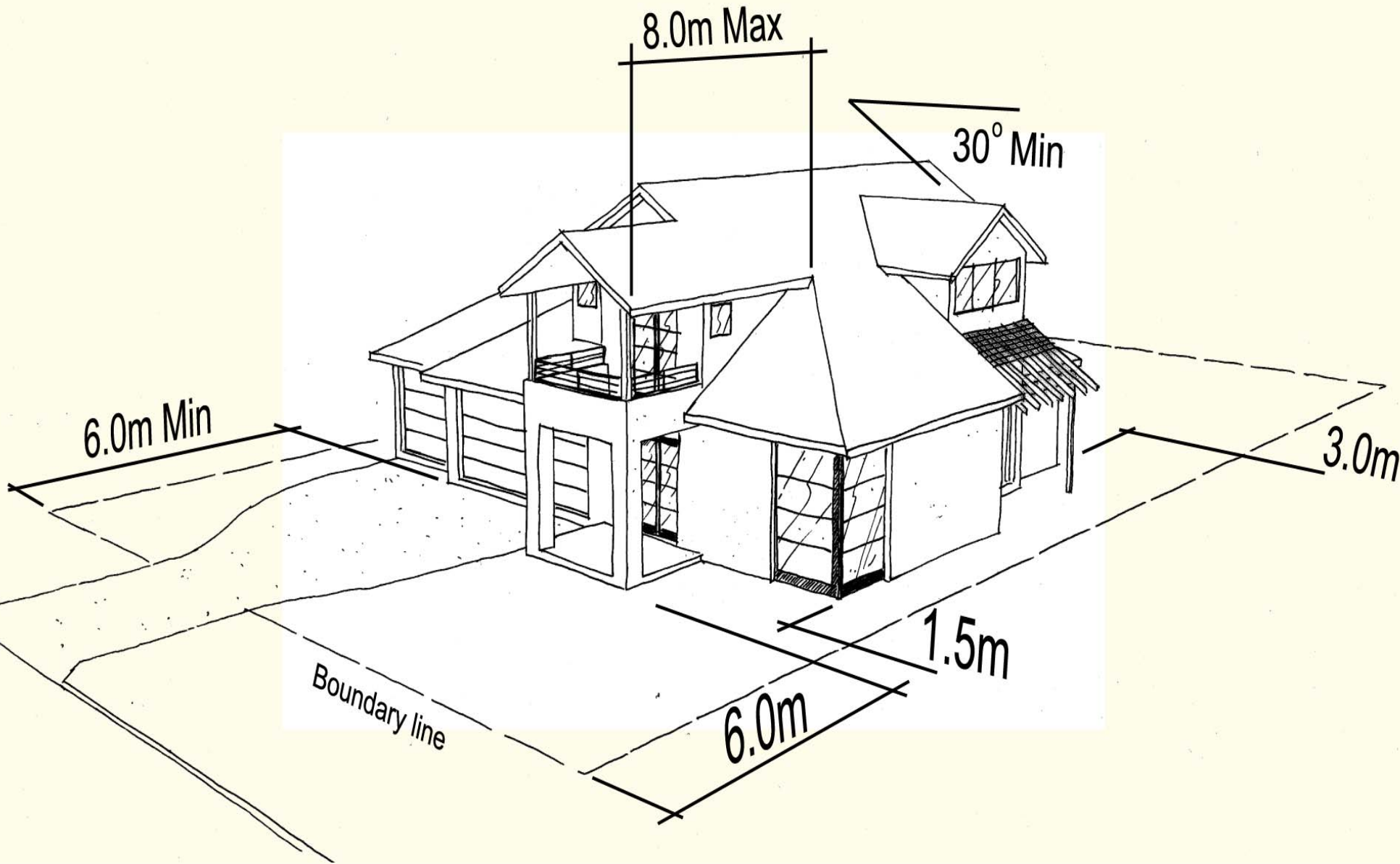
Lot Area (square metres)	Minimum Floor Area (square metres)
< 400	115
400 - 550	130
550 - 801	155
801 - 1000	180
1000 +	250

- No two storey home to have an unbroken gutter / fascia line the width of the home facing any waterway or reserve
- No dual-occupancies allowed, unless lot is specifically designated for that use
- The maximum site coverage should not exceed 60% of the total site

Siting Considerations

Sited to enhance and preserve privacy, solar orientation of private open space and consistance of streetscape.

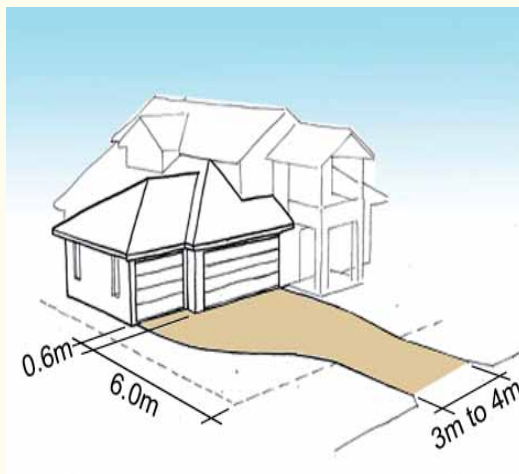
- All houses to be setback a minimum of 6.0m from the street
- Single storey side setbacks as per B.C.A requirements
- A minimum side setback of 4.5m is required for houses on corner lots
- Two storey homes to have the upper floor setback 3.0m from side boundary. Lower floor walls can be set 1.3m from the side boundaries
- Lots adjoining a zero setback lot must setback 1.5m from that side boudary
- Any house on a lot adjoining a waterbody must have a minimum rear setback of 5.0m
- Minimum floor level for any house to be RL 2.55
- Houses to be sited to respect the privacy of neighbouring lots
- Windows to be located to respect privacy of neighbouring lots



Garages and Driveways

Garages / Carports and Driveways are not to dominate the street

- A minimum front garage setback 6.0m exists when garage faces the street. A minimum setback 4.5m when garage doors are perpendicular to the street
- Maximum garage size 6.5m x 6.5m (double) or 3.5m x 6.5m (single)
- Carports will only be allowed subject to materials and form complying with house structure and required setbacks
- Boats, caravans or trailers to be housed in garages or totally screened from the streetscape behind the building line



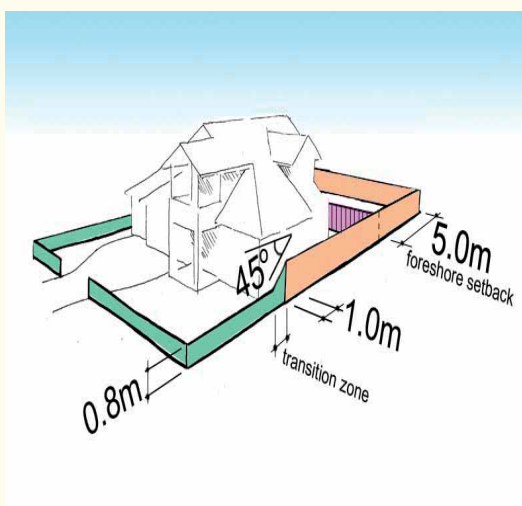
- Driveways are to be a minimum 3.0m wide maximum 4.0m wide, No less than 0.5m from the side boundary
- Driveways can be gravel with brick edging, clay / brick pavers, stamped concrete or coloured concrete
- Driveways to be single driveway width only, can widen to double width once inside the property boundary
- No plain concrete
- Carports only allowed for garaging of cars

Fencing

Fencing to be consistent with neighbouring lots and protect the streetscape.

Front fences are discouraged, however if required :-

- Front fences to be set back 1.0m from front boundary. Must not exceed 800mm in height and extend down side boundary to adjoin side boundary fence with a 45 degree splay transition. Co-ordination with hedge planting encouraged
- Side and rear boundary fences are to be located no further forward than 1m back from the front of the dwelling (building line)
- Rear fences abutting waterways to be pool type fencing maximum 1.2m high erected 5m from that boundary



- No side or rear fence adjacent a waterway to be constructed within 5.0m of that boundary lots rear
- No colourbond fences allowed



Landscaping

Landscaping designed to complement and draw from elements in the streetscape.

Preferably all work to be completed prior to occupation of dwelling.

Planting plan to be approved by A.R.P

Timber decks up to 1.0m high to have masonry, sub-floor perimeter wall matching the dwelling finish

Pools encouraged to be located in rear yard

Plant massing to be used in preference to a few plants of many species



No above ground or inflatable pools

If pool is located in front yard it must be behind the building line and screened by 1.5m approved fencing

Glass enclosures not permitted unless they form part of house

No tennis courts



General Colour Requirements



Panel and Process

The Review Committee consisting of two Design Consultants nominated by the Original Developer and a Director of Crighton Properties Pty Limited (the Original Developer) has been established as a sub Committee to the Executive Committee of the Community Association. The Review Committee's role is to ensure that the development preserves and protects the estate in a natural environment and maintains the concept, image and aesthetic quality of the development.

To that end no building, dwelling, accessory building, fence or other structure shall be erected, placed, demolished or altered on any Lot within the community parcel until the proposed design and documentation including site plan, floor plans, elevations, together with details, specifications, external finishes and a construction program has been approved in writing by the Review Committee.

The Review Committee has created these guidelines for assistance to those contemplating construction and to provide maintenance and repair guidelines for the Community Association

Preperation & Lodgement of Plans

All applications for the approval of building plans for each new dwelling or other building to be erected, or for any retaining walls above 1.0m in height, must be lodged with an approved by the Review Committee, before any Building Application is made with the Great Lakes Council.

All building plans must be prepared by a qualified Architect or Architectural Draftsperson and must include sample chips or cards or brochures indicating the proposed colours of the bricks, roof and other accessories intended to be used on the dwelling or building. All documentation will be reviewed by the Review Committee for the owner within 14 days. The maintenance of this Committee and the prompt and professional discharge of its duties shall be the responsibility of the Original Developer.

The Review Committee must consider all plans and specifications submitted to it for approval, including but not limited to, all plans and specifications for any new home or landscaping which involves the erection of any retaining wall in excess of 1.0m in height.

No fee is applicable for the submission to, or the obtaining of Review Committee approval. All applications must be posted by prepaid certified post to:

Myall Quays Review Committee,
P.O. Box 38,
TEA GARDENS N.S.W 2324

Alternatively applications can be hand delivered personally to the Original Developers office in Tea Gardens. The proof of such delivery shall be the responsibility of the applicant.



Location of Myall Quays



- Join the F3 freeway at Wahroonga & head north;
- Don't take the Newcastle exit - Keep Going!!
- At the end of the F3 turn right onto the Pacific Hwy at the roundabout;
- Stay in the left hand lane to take the ramp onto the Hexham Bridge - head towards Taree Via Pacific Hwy;
- Stay on the Raymond Terrace by-pass, join the new Karuah By-pass and keep heading north for another 13kms;
- Turn right at the Tea Gardens turn off - just past the Ayers Rock Roadhouse;
- Follow Myall Street for the next 8km's and you will discover Myall Quays on your left;
- Turn left into Myall Quays Boulevard at the shopping centre, follow this road to the end.
- Turn right at the round-a-bout into Shoreline Drive, go over the bridge and you will find our display home and office on the first corner on your left (corner Leeward Circuit).

Other Quality Estates Developed by the Crighton Group



MYALL QUAYS
TEA GARDENS

1/50 Spinnefex Ave, Tea Gardens NSW 2324