



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

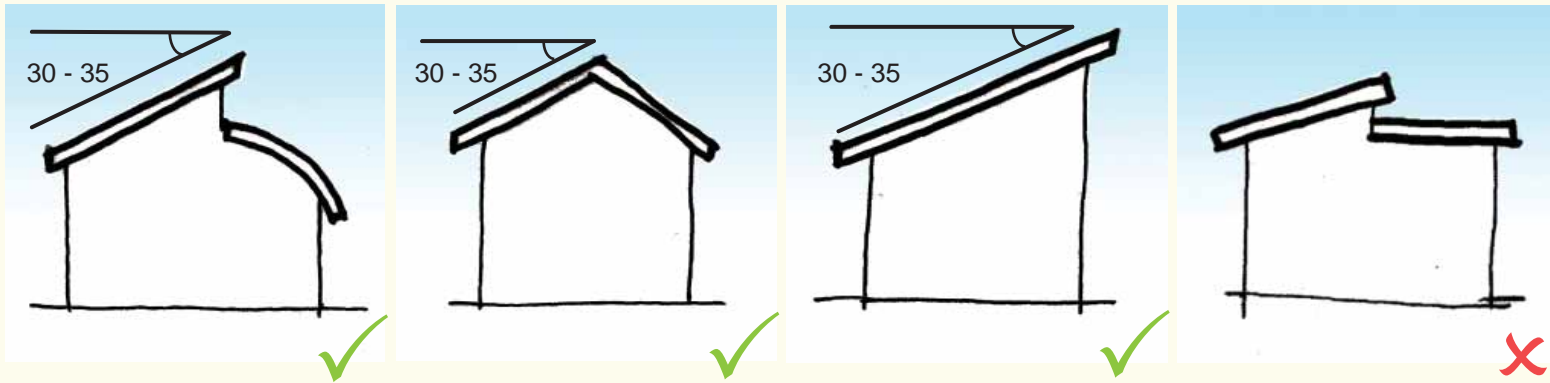


Roofing

Corrugated metal roofs are encouraged.

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- 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 :-

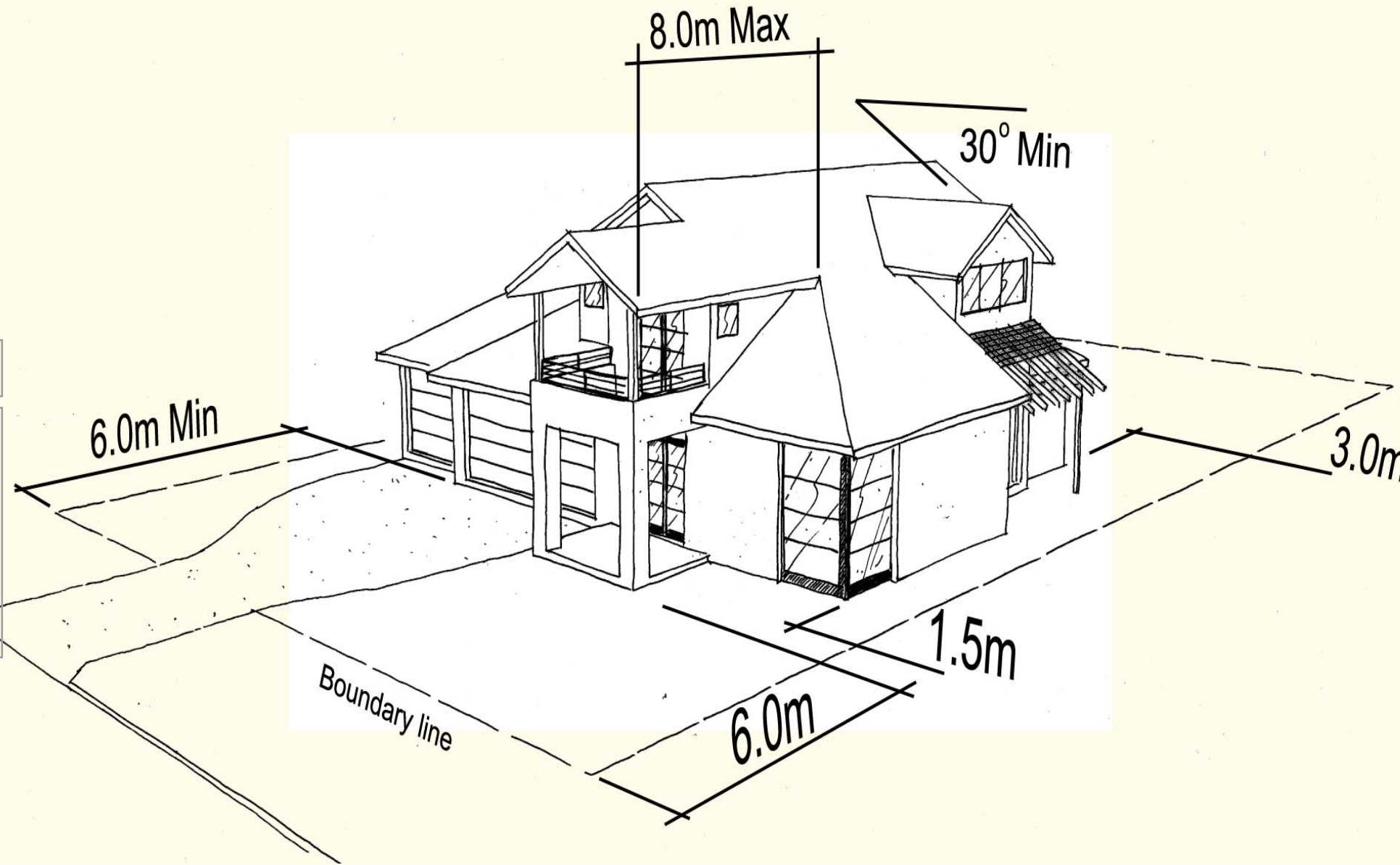
Lot Area (square metres)	Minimum Floor Area (square metres)
< 400	115
400 - 550	130
550 - 801	155
801 - 1000	180
1000 +	250

- 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 consistence of streetscape.

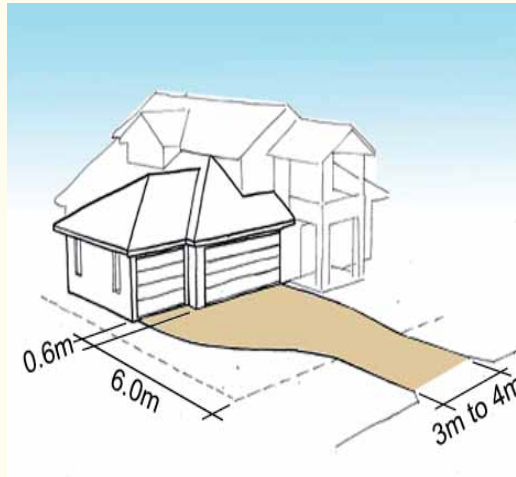
- All houses to be setback a minimum of 6.0m from the street
- Single storey side setbacks as per B.C.A requirements
- A minimum side setback of 4.5m is required for houses on corner lots
- Two storey homes to have the upper floor setback 3.0m from side boundary. Lower floor walls can be set 1.3m from the side boundaries
- Lots adjoining a zero setback lot must setback 1.5m from that side boundary
- 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



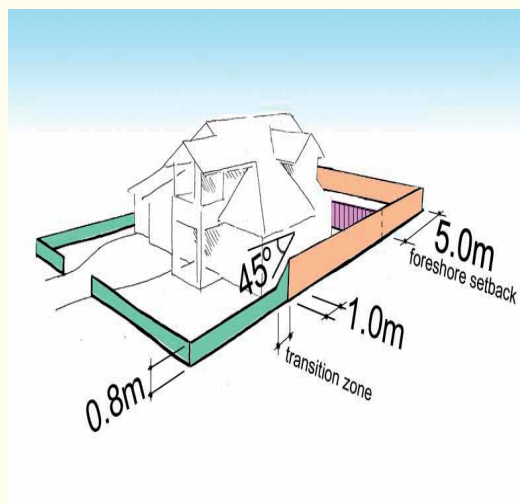
- Driveways are to be a minimum 3.0m wide maximum 4.0m wide, No less than 0.5m from the side boundary
- Driveways can be gravel with brick edging, clay / brick pavers, stamped concrete or coloured concrete
- Driveways to be single driveway width only, can widen to double width once inside the property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

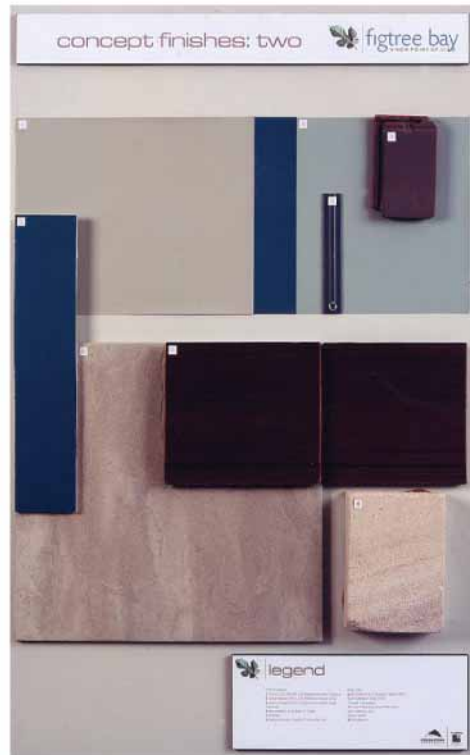
If pool is located in front yard it must be behind the building line and screened by 1.5m approved fencing

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

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 1.0m 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



1/50 Spinnefex Ave, Tea Gardens NSW 2324