

AURORA

DEEBING HEIGHTS

Design Guidelines



ORCHARD
Property Group

Design Criteria

House

The following criteria applies to a house within Aurora Deebing Heights. This design criteria are to be read in conjunction with the Plan of Development.

Setbacks and Site Cover

- Setbacks are as per the below table, dependant on the lot topography identified within the Plan of Development unless specified otherwise within;
- Built-to-boundary walls are nominated on the Plan of Development;
- All setbacks are measured to the wall of the structure;
- Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
- A lot can only have one primary frontage. Primary frontages are nominated on the Plan of Development.
- For corner lots, a secondary frontage may be applicable. Secondary frontages are nominated on the Plan of Development;
- For lots with a secondary frontage, no building or structure over two metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
- The length of the built-to-boundary wall is not to exceed 15m or 50% of the lot depth, whichever is the lesser;
- Notwithstanding the setbacks specified in the table below a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandas and balconies;
- Building envelope and setbacks requirements may be affected by provision of easement for services, which may alter the setback requirements in the table; and
- The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the table below.

	Villa Lot 350m ² – 429m ²		Courtyard Lot (1) 430m ² – 449m ²		Courtyard Lot (2) 450m ² +	
	Ground	First	Ground	First	Ground	First
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	1	0.9	1	0.9	1
Side of Lots	0.9	0.9	1	1	1	1.5
Built to Boundary	0	1	0	1	0	1
Secondary Boundary	1.5	1.5	1.5	1.5	1.5	1.5
Maximum Site Coverage (Area)	60%		60%		60%	
Onsite Parking Requirements	Each dwelling must facilitate a minimum of 2 off-street parking spaces which must include 1 covered space. The second space may be tandem on driveway wholly contained within the property boundaries.					

¹ Primary frontage setback for garages is 5.5, to facilitate off-street parking unless approved by local authority as part of building approval.

² All proposed dwellings are to be presented to the Primary Street Frontage. Primary Street Frontage must contain pedestrian access and mailboxes with the appropriate street numbering.

³ Vehicle Access is prohibited to all Secondary Frontages, with the exception of Lots 401-410 & 463. Pedestrian Access is encouraged to promote passive street activation.

Bushfire

- Lots may be subject to bushfire hazard – refer to the Plan of Development, which show BAL ratings for affected lots, and also the Bushfire Management Plan; and
- Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard.

Building Height

- Building height must not exceed 8.5 metres and 2 storeys;
- Building height is measured from natural ground level;
- To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

Streetscape Presentation

- Buildings must address each street frontage by utilising two or more of the following design elements in the primary frontage elevation:
 - verandas or porches; and/or
 - awnings or shade structures; and/or
 - variation to roof form; and/or
 - variation in building materials; and/or
 - inclusion of windows to habitable rooms.
- Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

- All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the façade; and/or
 - Balconies, porches or veranda; and/or
 - Window hoods/screens; and/or
 - Shadow lines are created on the building through minor changes in the façade (100 millimetres minimum).



Car Parking and Driveways

- 2 off-street car parking spaces must be provided for in a garage;
- Garages are to be located on the nominated built-to-boundary wall side (if applicable);
- Indicative locations for driveways and garages are nominated on the Plan of Development;
- If a built-to-boundary wall is constructed it must be constructed on the side nominated on the Plan of Development;
- There is a maximum of one driveway per dwelling;
- Driveways must be a minimum of 6 metres from the intersection of a street; and
- The maximum width a driveway at the boundary lot shall be 4.8m where servicing a double garage.

Private Open Space

- Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 15 square metres and a minimum dimension of 4 metres;
- Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
- Private open spaces must be directly accessible from a living area.

Fencing

- Fencing on primary street frontage to be 50% transparent or not exceed 1.2m in height.
- Fencing on secondary frontages must be 'no gap' construction and not exceed 1.8m in height.
- Fencing for frontages of lots 410, 418, 419, 433, 434, 447, 448, 455, 459, 460 and 462 must not exceed 1.5m in height with a solid component of 1.2m and a 0.3m permeable element atop.
- Boundary fencing must be of timber construction and not exceed 1.8m in height;
- Colourbond fencing, or alike, is not permitted.

No Reconfiguration of a Lot

A lot must not be reconfigured, and no application shall be made to change the permitted use of a lot without the consent in writing of the Developer or unless approved by the Development Approval.

No Occupation Until Compliance

Occupation of a dwelling will not occur until:

- Fencing and driveway are complete
- Curtains and blinds are installed
- Retaining walls are erected (if required)
- All unused building materials and rubbish are removed from the lot
- Landscaping is completed within two weeks of occupancy

Developer's Further Rights

The Developer has the right in any other sale of any part or stage within the estate to waive, vary or relax these Lifestyle Rules and Design & Siting Guidelines, and in such an event, you have no claim whatsoever against the Developer.

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