the SANCTUARY

DESIGN GUIDELINES



BUILDING APPROVAL PROCESS

GENERAL INFORMATION

The Sanctuary Design Guidelines have been compiled to assist in protecting your investment.

These flexible Design Guidelines will provide the framework that will steer the creation of The Sanctuary. You can be assured that your home, and those around you at The Sanctuary, will showcase excellence in design, innovation, construction, landscaping and lifestyle.

The Design Guidelines form part of your land sales contract, and you have an obligation to comply with these guidelines.

You are required to obtain written approval from the Developer, prior to submitting plans to the relevant authority for statutory approval, prior to the commencement of building works.

Interpretation of these Design Guidelines is at the discretion of the Developer and can be amended or added to as required.

Innovation and design individuality are encouraged to complement the neighbourhood characteristics, with the primary objective to protect the investment of its new residents.

As a means of ensuring the development meets the proposed vision, these Lifestyle Rules and Design Guidelines are recommended to establish a minimum standard and further enhance the overall aesthetic of the neighbourhood.

Following these 3 steps will enable you to obtain the necessary building approvals to start your dream.

1 DESIGN

The buyer and their architect/designer should have a complete understanding of the Design Guidelines and Port Macquarie Hastings Council DCP prior to commencing the design process.

2. COVENANT APPROVAL

The buyer, architect/designer or builder must prepare and submit a full set of design and construction documentation for assessment by the Design Assessment Panel (DAP).

This documentation is to include the following information:

- Site Plan
- Landscape Plan •
- Floor Plan
- Elevations depicting external materials and • finishes

The DAP will provide a decision within 5 business days of receiving the application.

When your plans have been deemed compliant by the DAP, you will be issued a design approval confirmation in writing.

Covenant approval must be obtained prior to lodging for building approval with the relevant statutory authority.

3. STATUTORY APPROVAL

Once approval has been received from the DAP, documentation should be submitted to the relevant statutory authority or certifier to obtain the necessary planning approval/building certification.



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1. DESIGN OF DWELLING AND RESIDENTIAL USE

The design is to be prepared with the intent of complementing the estate characteristics by combining quality design, landscaping and the neighbourhood street scape.

Modern contemporary design and architecture is encouraged with a minimum floor area of 180 m2 or at the discretion of the Developer. This includes garages, covered porches, verandas and patios. Uncovered elements will not be included.

The lot is to be utilised for a single dwelling unless otherwise approved by the Developer and then the council.

The running of a business enterprise or for manufacturing purposes cannot occur unless approved from the local authority.

2. SITING GUIDELINES AND PRINCIPLES

Designs must adhere to council building regulations and must comply with siting setback as provided in Port Macquarie Hastings Council DCP.

Zero setback or built to boundary walls are permitted, but will require approval by Port Macquarie Hastings Council DCP.

Adjoining zero setback garage walls or dwelling walls (i.e. back-to-back) are not permitted unless approved by DAP.

Some lots have a building envelope cross hatched and shown on the proposal plan. This area defines your building footprint and must be considered at the design stage.



3. ACOUSTIC REQUIREMENTS

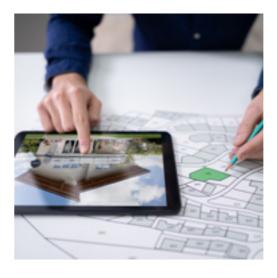
For acoustic requirements, please refer to the Builders Information tab on The Sanctuary website.

4. BUSHFIRE REQUIREMENTS

For bushfire requirements please refer to the Builders Information tab on The Sanctuary website.







5. STREET FRONT FAÇADE AND ARTICULATION

Street front façade should enhance the primary and secondary street frontages along with complementing the streetscape.

Consideration is to be provided to the following façade articulation detail to reduce building mass:

- 1. Windows recessed into the façade
- 2. Balconies or Porch
- 3. Screens
- 4. Architectural Hoods

Buildings must include two or more of the following attributes:

- 1. Roof overhang
- 2. Verandahs or Porch
- 3. Awning or Shade Structure







6. FAÇADE COLOURS AND MATERIALS

Preferred external colours are to consist of natural and earthy tones.

Bright colours will not be considered.

Untreated materials that are raw and reflective are not permitted.

A minimum of two building materials is required in order to provide texture and articulation with either the use of render and/or cladding combined.

Face brick will only be considered if it is a feature brick or a speciality type. Face brick will not be approved as the predominant street front material.

For corner lots with a secondary street front a mix of materials is required. The level of articulation on the secondary street front is also required (e.g. just alfresco articulation is not sufficient).

7. ROOF DESIGN

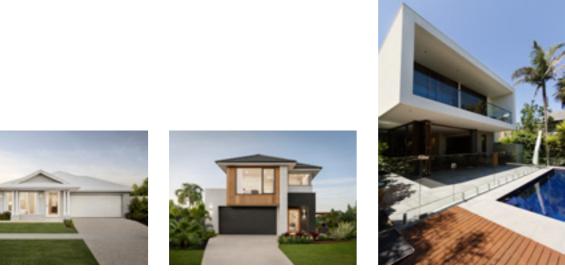
Roof designs and material should be complementary and consistent with the rest of the house design, can be constructed of either low profile tile, concrete tile, terracotta or non-reflective Colorbond, and must incorporate eaves of at least 450mm.

Roof pitches can consist of:

Traditional hip and/or gable roofs between 20 and 35 degrees

Skillion roofs between 10 and 15 degrees

Other roof forms outside of those noted above are also encouraged and will be considered upon architectural merit.





8. EXCAVATION AND SLOPE

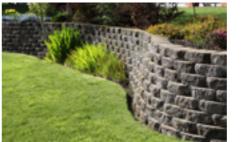
Any excavation is required to be constructed as per council requirements and should be kept to a minimum where possible.

Designing around existing land contours is encouraged.

Where retaining is proposed and unavoidable, the preferred material is to be constructed of concrete or masonry material to complement the house.

Timber retaining material is only to be permitted in areas not visual from the street, unless for landscape purposes.

If the total height of a retaining wall and/or the fill or cut retained by the wall is more than 1m above the wall's natural ground surface, a building approval is required in accordance with council requirements. This will involve a structural engineer's design of the wall and certification, after construction.





9. GARAGES

Garages must consist of a double lock up garage and not one of a tandem parking configuration.

Garages must be constructed under the roof of the main dwelling and must be an integrated element of the design.

Garages can be constructed along the boundary line with council approval.

Garages are to be set back a minimum 1.0m behind the main face of the dwelling, where the front building line is closer than 5.5m to the front boundary, and in accordance with Port Macquarie Hastings Council DCP.





10. CARPORTS

Carports may be considered, however must complement the main dwelling and be in accordance with the Port Macquarie Hastings Council DCP.

11. DRIVEWAYS

Only one driveway is permitted for each house or unit.

Driveways must extend from the kerb edge to the garage.

Driveways must be constructed from exposed aggregate concrete or coloured concrete and should complement the design of the dwelling.

Plain concrete driveways may not be approved. All driveways and crossovers are to comply with the local authorities' requirements.

Driveways must be completed prior to occupation.



12. OUT BUILDINGS AND SHEDS

Outbuildings and sheds less than 9m2 must be located behind the side returned fence and screened from public view.

Proposed outbuildings/sheds greater than 9m² are to be standalone, must be located at the rear of the property and be built with finishes that complement the main dwelling. These will require DAP and council approval.

Where pre-finished metal is utilised, it must be non-reflective.

Maximum height of 2.4m or as approved by DAP and council.

13. ANCILLARY STRUCTURES

All ancillary structures must be located away from the primary and secondary frontage (where possible) and screened from public view (where possible).

Ancillary structures, such as swimming pools, must be clearly indicated on site plans for review as part of the design approval process.

14. TEMPORARY STRUCTURES

Temporary or relocatable structures are not permitted, unless for use in construction, and must be removed upon completion.

15. RUBBISH BINS

Rubbish bins are to be stored behind the front setback and away from the street view.

16. AIR CONDITIONING UNITS

Air conditioners are to be concealed from street view (where possible) or screened.

Roof, wall and window mounted air conditioning units will not be permitted.

17. SOLAR PANELS

Must lay flat on the roof and all wiring must be concealed in the roof and wall cavity.

18. CLOTHES LINES

Clothes lines are to be concealed from the street and secondary street front views.



19. HOT WATER TANK UNITS

HWT units must not be visible from the street.

20. ANTENNAS AND SATELLITE DISHES

Internal or under the roof TV antennae are recommended.

Antennas must be unobtrusive and located towards the rear of the house.

Satellite dishes must not be visible from the street.

21. CHIMNEYS

Chimneys must be constructed of stone, cladding or masonry and integrate with the build materials. They should be consistent with the house and should not exceed the maximum height of the roofline by more than 1 metre.

22. UNDER CROFT AREAS

Screening of these areas is a requirement and will be approved based on the suggested application to be utilised, in conjunction with the overall house design and materials used in the house construction.



23. LANDSCAPING

Good quality landscaping with mature plants must be provided to the primary and secondary street frontage. Soft landscape elements include trees, shrubs, groundcovers, mulches and turf.

Climate conditions must be considered when selecting plant species. Drought tolerant species are encouraged.

To achieve a successful landscape setting for your home the following are required:

Three trees, which will attain a mature height of greater than 6m, are to be planted by the resident. A minimum of one of these trees is to be planted within the front garden area. Two of these trees are to be a minimum container size of 100 litres when planted and one of these must be in the front garden.

Front garden turf (not seeded) and planting to be completed with occupation of the house and must be maintained regularly. Rear gardens can be completed with turf only at occupation, with completion of gardens within 6 months of occupancy.

Loose boulder-style retaining walls are prohibited.

24. LETTERBOXES

Must be constructed in a manner that complements the design of the house and must be completed in line with occupancy.

Non reflective metal letterboxes are also permitted.





25. FENCING

Principles

To promote the overall aesthetics of The Sanctuary and community spirit.

To promote neighbourhood engagement.

Front

Boundary fencing is not permitted to the primary frontage or from the building line towards the front. The use of hedges and garden beds are encouraged to define the property lines.

Corner Lot

Boundary fencing is not permitted to the primary frontage or boundary splay on corner. Fencing to the secondary frontage is not encouraged. If required for security or privacy purposes, then a maximum 1.5m high fence which is stepped every 4m to incorporated garden beds 0.6m deep as a minimum will be permitted.

The fence is to have some transparent elements and is to be enhanced with landscaping.

Corner Lot Materials

Approved fencing types include painted or stained timber slat, powder coated aluminium slat with timber or rendered upright posts or columns.

Side and Rear

Side and rear boundary fencing where adjacent to an adjoining dwelling (interallotment) shall be 1.8m high alternate lapped and capped timber fencing. This shall only commence at the building setback line (4.5 - 6.0m). Colourbond fencing is allowed and for uniformity, the required colour is Basalt.

Fencing must be completed prior to occupation.



26. WINDOW DRESSING

Your home must be furnished with window dressings prior to occupation.

Design and colour toning are to complement the dwelling with acceptable dressings including blinds, curtains or shutters.

27. OWNERS OBLIGATIONS

Owners obligations include and are not limited to:

Comply with the prescribed Design Guidelines

Footpaths and nature strips are to be free from building material during construction

Do not store any building material on adjacent lots

Keep the lot free from any rubbish

Ensure gardens visual to the front are maintained

Boats, caravans and trailers are garaged or kept behind fencing, free from street view

All builders rubbish is to be removed from site and not to be stored on other lots

28. ANIMALS

House pets are permitted in accordance with the local authorities' requirements and must be confined to your property.

Livestock and poultry are not permitted.



29. LOT MAINTENANCE

At all times, your property must be well maintained and free from excessive weeds, trees are to be pruned and kept in a safe manner to the public and neighbouring properties.

Should the Developer notify in writing that maintenance is required, you will be required to carry out these works within 14 days from notification being received.

If you fail to do so, the Developer may enter the property without further notice to rectify these works. Any cost involved will be at the owners' expense.

30. SIGNAGE

Signs, advertisements or similar structures are to be kept to a maximum of one per lot with a maximum area of 2m². In addition to this, one Builders Contractor's sign will be permitted throughout the construction period.

31. CONSTRUCTION COMMENCEMENT

Construction must commence within 3 months of settlement of the land and must be completed 12 months from commencement.

Incomplete building works must not be left for a period of more than 3 months without work being carried out.

32. SALE BY THE BUYER

The buyer must pass to the successor of the title all design and landscaping requirements before disposing of the lot.

The successor will be bound by these design and landscaping requirements.

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DESIGN APPROVAL APPLICATION FORM

A. OWNER DETAILS

Name:	 	 	
Address:	 	 	
Dhono			

B. ARCHITECT/ BUILDING DESIGNER DETAILS

Name:	
Address:	
Phone:	Email:

C. BUILDER DETAILS

Name:	
Address:	
Phone :	Email:

D. LOT & HOUSE DETAILS

Lot:
What is the % Site Coverage of your home?
What is the total floor area of the home?

Disclaimers and Acknowledgement:

Developer's Further Rights. You agree that 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 and Siting Guidelines, and in such an event, you have no claim whatsoever against the Developer.

The Developer or its agents may come onto your lot after reasonable notice and remedy any breach of the Design and Siting Guidelines by you, or any future owner (or any owner's tenants or agents) and the Developer's costs (including legal costs) of notifying and (if necessary) remedying that breach may be recovered from the owner as a liquidated damage.



Email:

What is the building height of your home?
What is the area of the outdoor living areas?
(Including garages, but excluding outdoor living areas)



Come home to The Sanctuary, a place for the young and young at heart.

THE SANCTUARYPORTMACQUARIE.COM

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