



PEACE & SPACE

## DESIGN GUIDELINES

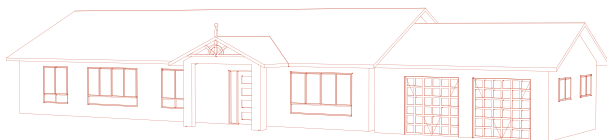
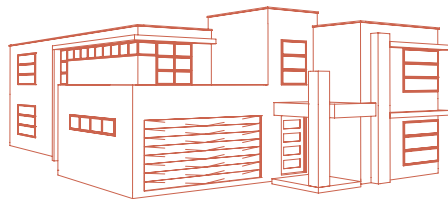
Revision Date: 22 December, 2020

THE  
**ACRES**  
WOLLONDILLY

## OUR DESIGN VISION

The Acres, Wollondilly is a prestigious Torrens Title, large lot residential development. The blocks are surrounded by unique natural beauty with sweeping rural vistas and spectacular escarpment views. Architectural and landscape design guidelines are paramount to safeguarding your most valuable investment – your home.

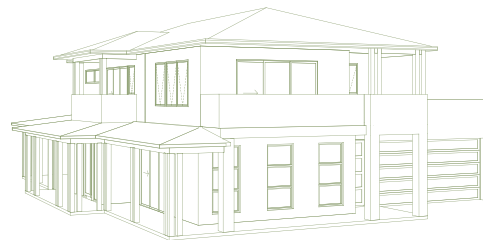
The estate will embrace a 'modern country' style by simple clean architectural lines with the use of complimentary materials and finishes. The landscape character of The Acres also plays an important role in establishing a setting with a distinctive sense of place and rural tone.



All home designs must be approved by The Acres Design Review Panel prior to submitting a development application to Wollondilly Shire Council or to a Private Certifier.

These guidelines should be read in conjunction with Wollondilly Local Environment Plan (WLEP) 2011 and Part 3.5 of Volume 4 of Wollondilly Development Control Plan (DCP) 2016. Please note that you need development consent as well as The Acres Design Review Panel approval to begin building your new home.

Any departure from these design guidelines will be assessed on architectural merit and the overall design objectives of the guidelines. River Road Developments reserves the right to modify or amend the Design Guidelines.



### COMPLIANCE BOND

To encourage the construction of homes and to minimise ongoing disruption to neighbours a \$5,000 compliance bond is payable to River Road Developments Pty Ltd on settlement that is refundable when the house and landscaping (see Design Guidelines Checklist, pages 14 & 15) are completed within 18 months of settlement. Your buildings will be inspected to ensure they have been built in accordance with the plans approved by The Acres Design Review Panel. All Design Guideline requirements are to be complied with for refund of bond (i.e. no partial refunds.)

### HELP IS AT HAND

If you require assistance at any time during the design review process please email [designreview@theacres.com.au](mailto:designreview@theacres.com.au) You will receive a response within two working days.

Figure 1: Modern Country Style

## A SIMPLE APPROVAL PROCESS

### STEP 1

#### PURCHASE YOUR LAND LOT AND BEGIN DESIGNING YOUR HOME

When selecting or designing your home, ensure your builder or architect has a copy of these Design Guidelines, the Section 88B Instrument included in your Contract for Sale and Wollondilly Development Control Plan 2016.

For further details on “How to Purchase at The Acres”, please email [enquiries@theacres.com.au](mailto:enquiries@theacres.com.au)

### STEP 2

#### SETTLE ON YOUR BLOCK OF LAND

When the land is registered your solicitor or conveyancer will advise you of funds required and settlement procedure. A compliance bond of \$5,000 is also payable to River Road Developments Pty Ltd to ensure construction is completed within 18 months, in accordance with these Design Guidelines.

### STEP 3

#### SUBMIT YOUR HOME PLANS FOR DESIGN APPROVAL

Complete the online application form and design guidelines checklist (pages 14 & 15) and submit the required plans to The Acres Design Review Panel for approval email [designreview@theacres.com.au](mailto:designreview@theacres.com.au)

### STEP 4

#### REVISE DESIGNS IF REQUIRED

If changes are required you will receive an email and/or phone call regarding the necessary changes.

### STEP 5

#### RECEIVE DESIGN APPROVAL

Anticipated turnaround time from The Acres Design Review Panel is 10 working days.

### STEP 6

#### BUILDING APPROVAL

All building activity in the Tahmoor area must obtain approval from the Subsidence Advisory NSW (Mines Subsidence Board). Submit a building application for approval see: <http://bit.ly/buildapp4>

The application will be responded to within 5 working days.

### STEP 7

#### DEVELOPMENT APPROVAL

Submit a Development Application (DA), along with stamped plans approved by The Acres Design Review Panel and approval of Subsidence Advisory NSW, to Wollondilly Shire Council or a Private Certifier.

### STEP 8

#### OBTAIN CONSTRUCTION CERTIFICATE AND START BUILDING YOUR HOME

Obtain a Construction Certificate (CC) from Wollondilly Shire Council or a private certifier. You can now commence construction of your home.

All construction in accordance with these Design Guidelines must be completed within 18 months of settlement to qualify for a refund of your Compliance Bond. (i.e. no partial refunds).

### STEP 9

#### FINAL APPROVAL AND RETURN OF COMPLIANCE BOND

Having obtained an Occupation Certificate within 18 months, apply to [designreview@theacres.com.au](mailto:designreview@theacres.com.au) (refer pages 14 & 15) to claim back your Design Compliance Bond. An inspection of your property will be undertaken to ensure it has been built in accordance with the plans approved by The Acres Design Review Panel.



## SITING YOUR HOME

### Factors to consider in siting your home;

- Orientation of the site
- Provision of good solar access to principal living spaces
- Available views and vistas
- The affect on adjoining properties also seeking a view
- Climate and prevailing winds
- Site topography
- Ecological Sustainable Design (ESD) principles
- Bushfire guidelines
- Winter sun access to outdoor living areas
- Outdoor living areas connecting or adjacent to indoor living areas
- Location of onsite effluent disposal area

## MINIMUM HOUSE SIZE

All homes must have a minimum area of 32.3 squares = 300m<sup>2</sup> inclusive of car accommodation and alfresco covered outdoor living spaces, excluding verandahs and uncovered outdoor living spaces. These areas are to be clearly marked on all architectural plans.

A lesser sized home may be proposed if it exhibits design merit and is approved by The Acres Design Review Panel.

## SETBACKS

To ensure buildings are not visually overwhelming within the streetscape and to provide view corridor sharing, and good separation between buildings, the following setbacks apply;

- Front | 10m to the primary facade of the dwelling (Refer to Layering of Facades on page 5)
- Side | 2.5m to the dwelling and garage. If 2.5m to the garage, the garage must be of drive through design to get access to the rear of the property (side setback on corner lot is 5m to secondary street). If not a drive through design garage side setback must be 3.5m to dwelling and garage.
- Rear | 8m, where not otherwise dictated

Refer to Figure 2 for building setbacks.

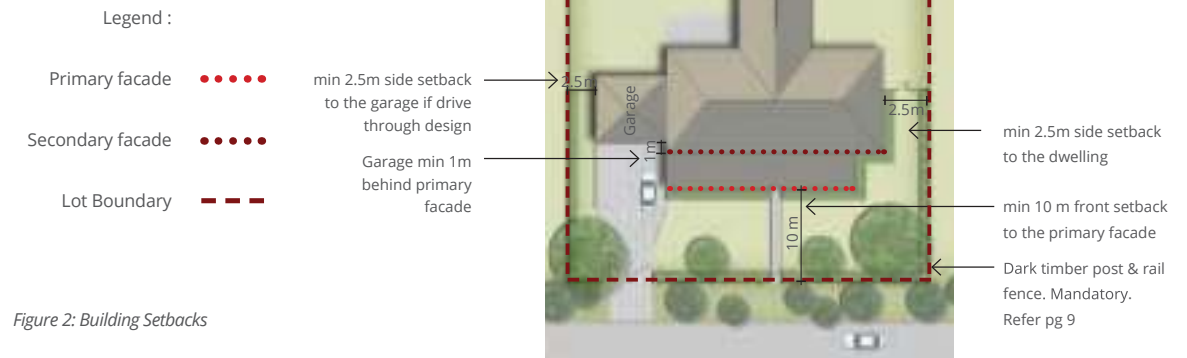


Figure 2: Building Setbacks

# FRONT OF YOUR HOME

## YOUR FRONT FACADE

Modern country design focuses on simple clean lines, building articulation, layering of facades, lower pitched roofs, and downplay of garages and secondary features.

The front facade of any dwelling must address the street. In this regard, the front facade will include a combination of at least two of the following:

- An entry feature or portico
- Bay windows
- The use of a balcony, deck, pergola, terrace or verandah along the frontage
- Roof overhangs
- Awnings over windows which blend with the design of the dwelling
- A combination of other architectural features which enhance the front facade of the dwelling



## Building Articulation

- Dwelling design must offer a good level of articulation of the front and side facades of the building;
  - ~ Any front facade must have no stretch of blank wall greater than 5m in length
  - ~ A side or rear facade must have no stretch of blank wall greater than 12m in length
  - ~ Placement of windows must not result in unreasonable overlooking into the private open space or windows of habitable rooms of adjoining or adjacent properties
  - ~ A window that has a sill height of 1.7m or more above the floor level within the room shall be taken to have no potential for overlooking
  - ~ Large rectangular “box like” dwellings will not be approved by The Acres Design Review Panel

## Layering of Facades

- The layering of your front facade improves the presentation to the street and should consist of three layers:
  - i. Primary façade - the ‘entry’ feature of the dwelling
  - ii. Secondary façade - the main body of the dwelling
  - iii. With any connected garage to be a minimum 1m behind the primary facade

## Garages

- No garage facing the street will appear to be larger than a 3 car garage
- All garages must be a minimum of 1m behind the primary facade of the dwelling to comply with Wollondilly DCP2016
- No more than 50% of the front facade will consist of garage doors
- Detached garages behind the building line are advantageous in reducing the visual impact of the garage on the streetscape
- Garage doors shall have a minimum width of 2.4m

## RESTRICTIONS

- Trailers, boats or caravans cannot be kept, parked or maintained in front of the front building line of a dwelling.

Additionally, heavy vehicles or trucks over 4.5 tonnes cannot be kept, parked or maintained on any lot.

## BUILDING HEIGHTS

- A maximum 2 storey height control with no point of the building being greater than 9m in height from the natural ground level below



## REAR OF YOUR HOME

### ROOFS

The Acres encourages traditional roof forms in keeping with the modern country design;

- Roofs should be either low pitched gable, or low pitched skillion, with no roof planes lower than a 20 degree roof pitch
- Roofs should be of simple design with minimal variations visible from the public domain
- Minimum eaves overhang to pitched roofs should be 450mm and designed to respond to climate and solar access consideration
- Colorbond or concrete tiled roofs are acceptable

The following roof forms will not be accepted;

- Excessive use of parapets (flat roofs)
- Unnecessary articulation
- Bright reflective materials

### DRIVEWAYS

- Driveway to be maximum 6m wide at front boundary and minimum 2.5m from side boundary
- The driveway crossing (between boundary and kerb) is to be uncoloured concrete
- The driveway crossing must clear street trees by at least 1.6m
- Any impact on the streetscape during construction is to be made good. Details of the as built streetscape can be obtained from the Design Review Panel

### BUILDING FIXTURES

- Aerials and satellite dishes must be coloured dark grey and concealed from public view as much as practicable
- Air conditioners must be located below the eaves line and screened from public view and from adjoining lots
- Clotheslines, children's play equipment, hot water systems and the like shall be located behind screening or away from view of any public area
- Areas for the storage of garbage bins are to be provided behind the building line and screened from public view

### SHEDS AND OUTBUILDINGS

- Must comply with requirements of Wollondilly Council DCP
  - ~ Height max. 5m
  - ~ Floor area max. 240m<sup>2</sup>

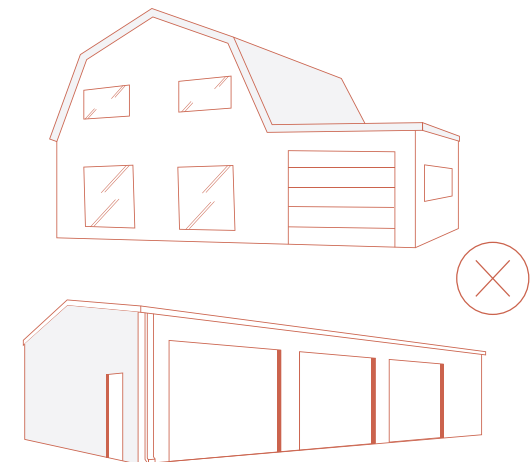


- Any proposed shed or out building must be located behind the dwelling
- Sheds must be designed and constructed in colours in keeping with the dwelling

## CORNER LOTS

### SECONDARY FRONTAGE

- Dwellings on corner lots shall provide articulation on both street frontages with the use of wrap around verandahs, balconies or pergolas to no less than 20% of the side facade
- Where the primary front facade is addressed by way of a building feature such as a balcony, deck, patio, pergola, terrace or verandah, roof overhang, awning etc, the feature shall 'wrap around' the dwelling and continue along the secondary front facade for a minimum distance of 3m



# MATERIALS AND COLOURS

## BUILDING MATERIALS

- External walls must contain at least two complementary external finishes such as a combination of feature brick, masonry, bagged or rendered finishes, stack stone, paint or light weight cladding
- Selected colours, materials and textures should be chosen to reflect the natural character of the area
- Single use of the same material (i.e. 100% face brick will not be supported)

## COLOUR PALETTE

- Colour palette should reflect the natural character of the area, with an emphasis on the use of warm earthy shades for the main building elements

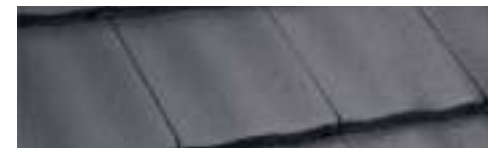
## Acceptable Building Materials



Metal roof cladding



Timber cladding



Roof tiles



Timber cladding



Bricks



Timber posts / beams



Stone



Concrete

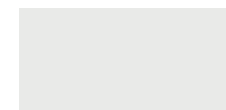
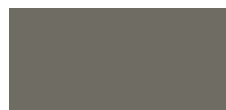
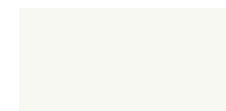
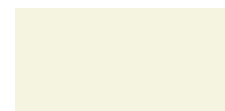
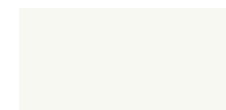
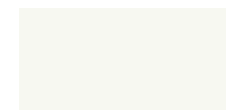


FC cladding



Steel

## Colour Palette – Earthy Tones



# LANDSCAPING

## PRIVATE LANDSCAPING

Private landscaping creates a distinctive and refined rural character that will enhance The Acres, its open space, parks, streetscapes and the surrounding landscape and shall include;

- A minimum of two large canopy trees (min 45L) in the front yard
- A minimum of two small canopy trees (min 30L) in the front yard
- Climate appropriate turf to be provided to the front yard (front boundary to the house)

An accurate landscaping plan drawn to scale and prepared by a qualified person is to be submitted with your house plans for The Acres Design Review Panel approval. Refer to page 15 for full details.

- Letter box
- Front yard planting: x2 large canopy trees (45L min)
- Front yard planting: x2 small canopy trees (30L min)
- Dark hardwood timber post & rail fence from front boundary to facade Optional.
- Dark hardwood timber post and rail fence to boundaries facing streets Mandatory. Refer figure 5
- Turf to front yard.
- Any additional planting to be in accordance with planting schedule
- Star picket fence with 5 strand wire to side and rear boundaries. Recommended
- Landscape retaining walls to be coordinated with architecture.
- Black steel post, stay & star picket, 3 strand plain wire to E2 zone. Mandatory if erected

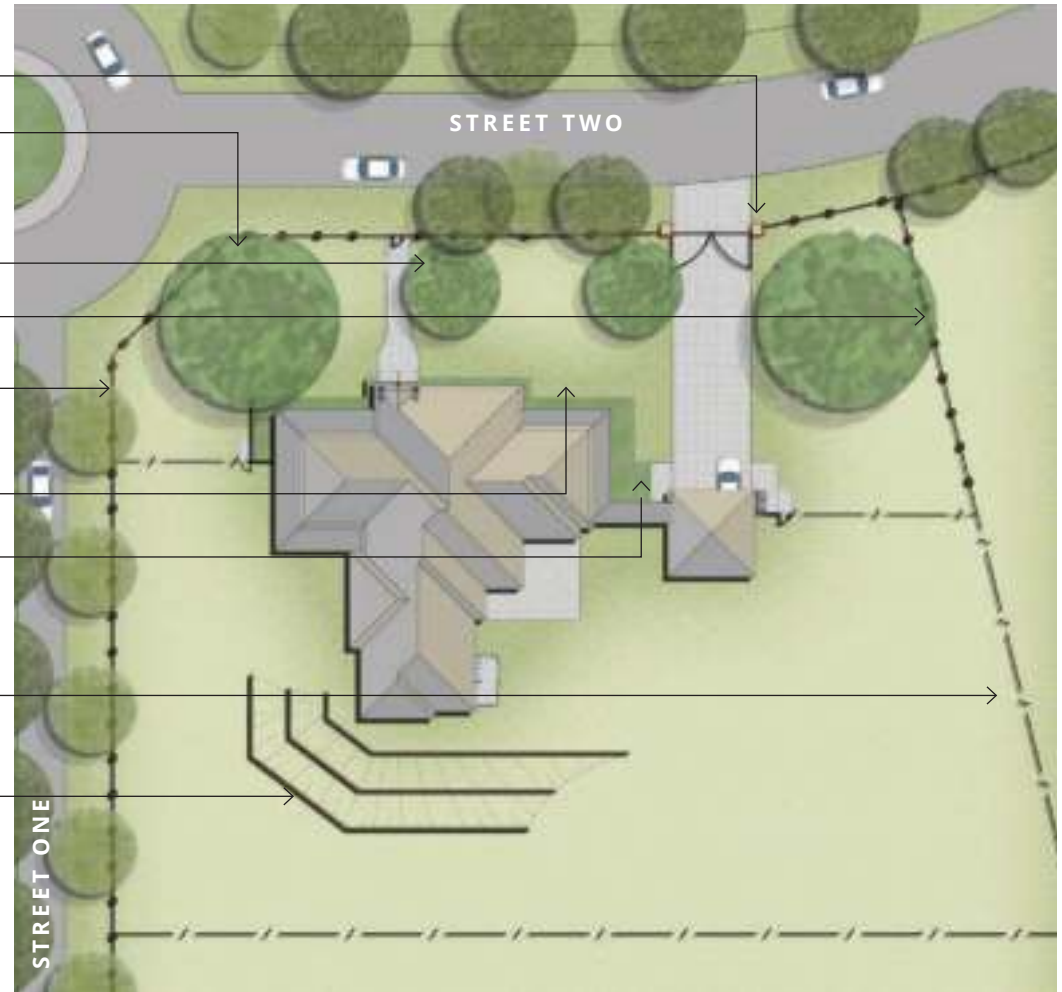


Figure 4: Landscape Plan



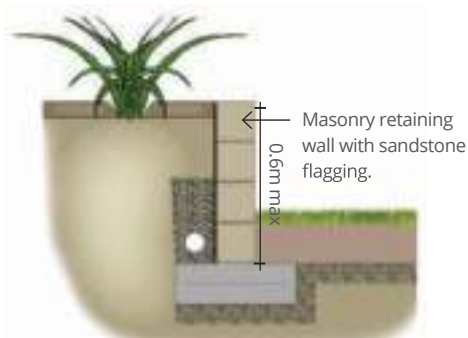
## LANDSCAPING

### RETAINING WALLS

- Any retaining walls visible from the street are to be coordinated with the architectural design of the dwelling

### LETTERBOXES

- Novelty letterboxes will not be allowed



### FENCING

- All front boundary fences (and any other fences fronting a road i.e corner lots) are to be 1200mm sawn, dark, natural hardwood timber post and rail (3 rails). Mandatory. Refer figure 5
- Post and rail from front boundary to facade optional. Refer figure 4
- Side and rear boundary fences are recommended to be 1200mm star picket with 5 strand plain wire or 5 strand plain wire with 8/115/15 hinge joint mesh, if dog proofing is required. Refer figure 6. Non-corner side and rear fencing are not a component of the design requirements except in an E2 zone
- Side fences from front boundary to façade are to be 1200mm. In the event 1200mm is not high enough to be dog proof then the height will be that as required by Wollondilly Council, except if in E2 zone.
- Any fencing along the secondary street frontage on a corner lot to be dark hardwood timber post and rail and shall not visually obstruct the building features when viewed from the street. Mandatory.
- In E2 zone side and rear boundary fences, if permissible, are to be 3 strand plain wire with the bottom strand at 400mm & the top strand at 1200mm with a third wire between. Post, stay and star pickets are to be of black steel material only. No trees can be removed or mechanical equipment used to install fence. Mandatory if erected. Refer figure 6.1
- Colorbond panel fencing is not permitted
- Pool fencing must comply with Wollondilly Council requirements, see <http://www.wollondilly.nsw.gov.au>

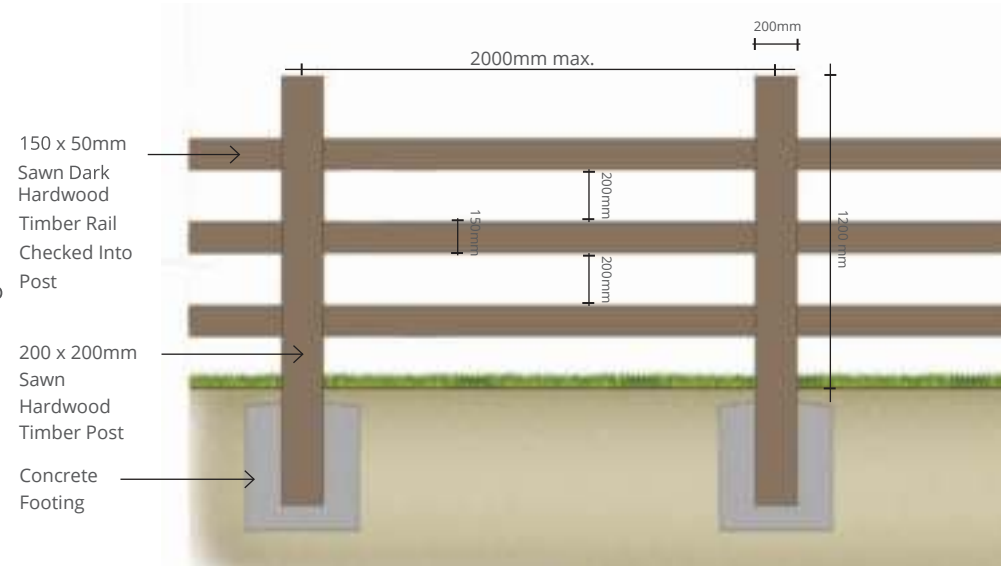


Figure 5: Typical Section- Dark hardwood Timber Post & Rail Fence. Mandatory.

# LANDSCAPING

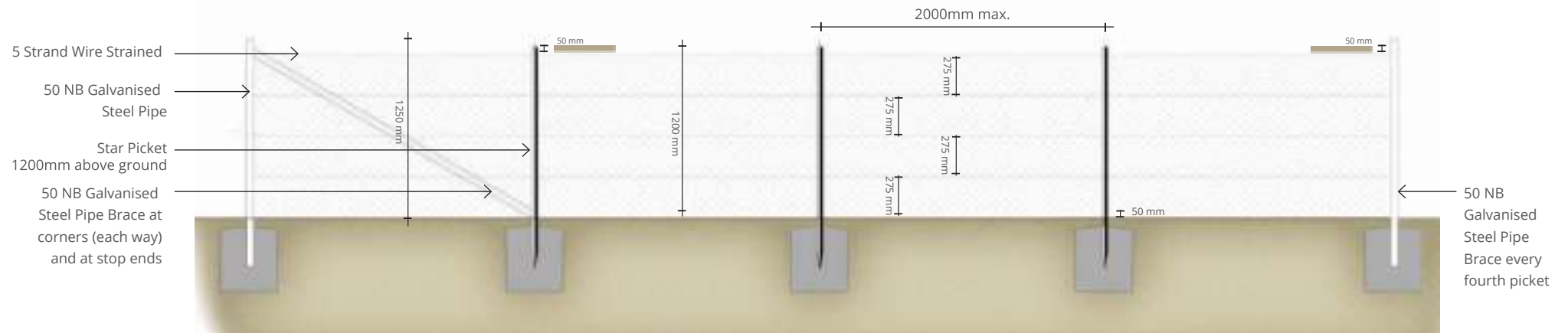


Figure 6: Typical Section- Star Picket Fence with 5 Strand Wire. Recommended

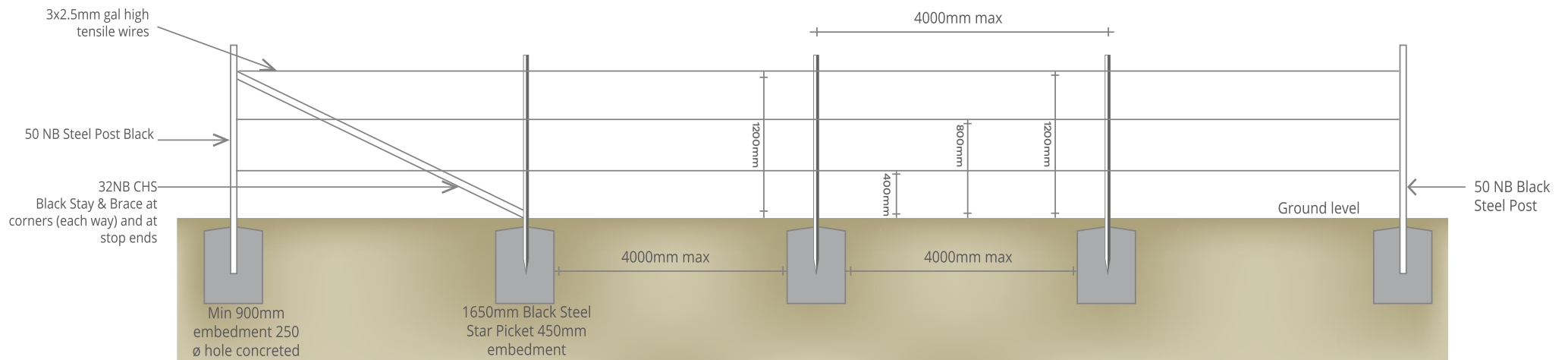


Figure 6.1: E2 zone fence to side and rear boundary - Black steel, post, stay and star picket with 3 strand plain wire. Mandatory if erected.

## SUPPLEMENTARY INFORMATION

### ONSITE WATER RECYCLING AND IRRIGATION

All dwellings must be provided with an onsite effluent treatment / disposal system designed for long term usage and effective nutrient retention capacity. Please refer to Wollondilly Shire Council [www.wollondilly.nsw.gov.au](http://www.wollondilly.nsw.gov.au) for system requirements and application forms.

### ENVIRONMENTALLY SUSTAINABLE DESIGN (ESD) PRINCIPLES

The Acres is committed to the promotion of ESD principles. While it is a statutory requirement for all homes to achieve BASIX compliance, future residents are encouraged to incorporate other sustainability measures to reduce the use of electricity and water and help the environment;

- The installation of photovoltaic or renewable energy systems to reduce energy consumption from the electricity grid
- Dwelling design and orientation to ensure best use of solar access into habitable rooms, including kitchens, internal living spaces, bedrooms and outdoor living spaces

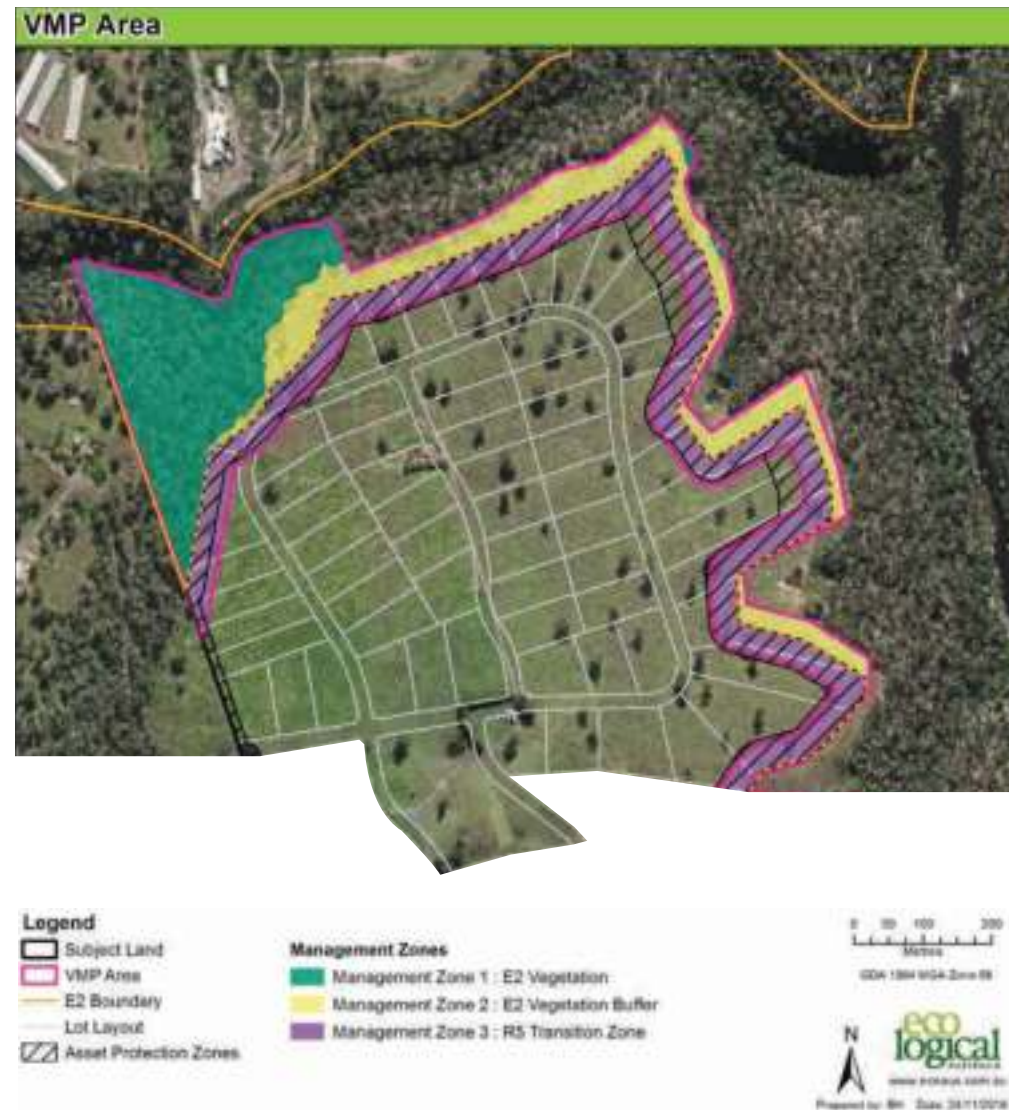
- Also ensuring cross ventilation to enhance cooling breezes from the north east with window & doors located opposite sides of each room to allow unobstructed flow of breezes
- Shading of east and west facing openings in external walls. Use of trees (landscaping) and shade structures to provide shade protection to openings
- Use of 5 star rated appliances and water saving fixtures
- Use of rainwater tank, preferred minimum of 10,000 litres

### BUSHFIRE & ASSET PROTECTION ZONES (APZ)

In general, where the Asset Protection Zone (APZ) falls within lot boundaries, the landscape is to be maintained in accordance with the requirements of Standards for Asset Protection Zones published by the NSW Rural Fire Service.

All proposed dwellings must meet the Bushfire Attack Level (BAL) rating required for positioning and orientation on the lot upon which they are intended to be built.

Each dwelling must have an individual Bushfire Hazard Assessment Report prepared to support the Development Application (DA) as required.



### THIRTY METRE ESCARPMENT SETBACK AND E2 ZONE

A portion of the area within The Acres Estate is subject to a Vegetation Management Plan (VMP).

A portion of land within the estate is zoned E2 Environmental Conservation, under Wollondilly LEP 2011, which is a natural conservation area not to be developed. The Environmental Conservation E2 zone encompasses the native vegetation on the site and incorporates a cleared buffer of variable width. Bush regeneration works will be undertaken within the vegetated area and buffer to remove weeds and promote the natural regeneration of the native vegetation.

In addition to the buffer contained within the E2 zoned land, a transitional zone is located within all R5 zoned land. This area will have canopy plants that are APZ compliant. The size of this transitional zone is 30m in width. This will provide for a transitional area between residential development on site, the E2 vegetation buffer, the E2 vegetation and is to be managed as an APZ.

Planting works including weed control and maintenance are being conducted by a qualified contractor on behalf of River Road Developments for the duration of planting and a subsequent two (2) year maintenance period.

### Responsibility of Lot Owner

The lot owner is not required to actively undertake any planting or maintenance works other than maintenance weeding in the E2 zoned land and secondary weeding in the R5 Transition Area. However, the lot owner must refrain from:

- For lots within 30m of the escarpment, removing the VMP plantings in the zone between the 30m setback and the E2 boundary
- For lots containing E2 zoning, removing the natural vegetation within the E2 zone

Should the landowner want to plant additional trees in the buffer or APZ, the trees would need to be selected from the shale sandstone transition forest species plant schedule.

All additional plantings should be coordinated with the requirements for Bushfire Environmental Conservation Asset Protection zones.

Plant Schedule - Shale-Sandstone Transition Forest Recommended Tree Species		
Botanic Name	Common Name	Comments
Angophora costata	Smooth-barked Apple	
Angophora floribunda	Rough-barked Apple	
Corymbia eximia	Yellow Bloodwood	
Corymbia gummifera	Red Bloodwood	
Corymbia maculata	Spotted Gum	
Eucalyptus crebra	Narrow-leaved Ironbark	
Eucalyptus fibrosa	Red Ironbark	
Eucalyptus punctata	Grey Gum	
Eucalyptus tereticornis	Forest Red Gum	
Syncarpia glomulifera	Turpentine	







# DESIGN GUIDELINES CHECKLIST

All design Guidelines requirements are to be complied with for refund of bond ie no part refunds

	Compliance			Comments
	Yes	No	N/A	
Siting your new home				
Home has a minimum area of 32.3 squares = 300m² (inclusive of car accommodation & alfresco covered outdoor living spaces, excluding verandahs & uncovered outdoor living spaces).				
Setbacks are as follows <ul style="list-style-type: none"><li>Front 10m to the primary facade</li><li>Side 2.5m to the dwelling and garage. If 2.5m to the garage, it must be of drive through design or 3.5m. Side setback on corner lot is 5m to secondary street</li><li>Rear 8m (where not otherwise dictated by other factors such as escarpment setbacks)</li></ul>				
Front of your home				
Your Front Facade				
House design focuses on simple clean lines				
Use of various materials and interpretative elements such as verandahs, pitched roofs and chimneys				
Home has no blank wall lengths greater than 5m for any facade with street frontage or side or rear no more than 12m				
Front facade consists of 3 layers <ul style="list-style-type: none"><li>1. Primary facade - the ‘entry’ feature of the dwelling</li><li>2. Secondary facade - the main body of the dwelling</li><li>3. With any connected garage to be a minimum 1m behind the primary facade</li></ul>				
Garage facing the street appears no larger than a 3 car garage				
Garage is a minimum of 1m behind the primary facade of the dwelling to comply with Wollondilly DCP2016				
The garages opening width/s is a maximum of 50% of the overall length of the dwelling to comply with Wollondilly DCP2016				
Building Heights				
A maximum 2 storey height control with no point of the building being greater than 9m in height from natural ground level below				
Roofs				
Roofs are either low pitched gable, or low pitched skillion, with no roof planes lower than a 20 degree roof pitch				
Minimum eaves overhangs to pitched roofs are 450mm				
Driveway				
Driveway is a maximum 6m wide at front boundary and minimum 2.5m from side boundary				
The driveway crossing (between boundary and kerb) is uncoloured concrete				
The driveway crossing clears street trees by at least 1.6m				
Rear of your home				
Building Fixtures				
All prescribed building fixtures have been screened from public view				
Sheds and Outbuildings				
Max. height of shed is 5m with max. floor area of 240m² (as per Wollondilly DCP 2016).				
Any proposed sheds or out buildings are located behind the main residence and designed and constructed in colours in keeping with the main residence				
Corner Lots				
Secondary Frontages				
Dwelling provides articulation on both street frontages with the use of wrap around verandahs, balconies or pergolas to no less than 20% of the length of side facade				
Materials & colours				
Building Materials				
External walls contains at least two complementary external finishes such as a combination of feature brick, masonry, bagged or rendered finishes, stack stone, paint or light weight cladding				
Selected colours, materials and textures reflect the natural character of the area				
Colour Palette				
Colour palette reflects the natural character of the area, with an emphasis on the use of warm earthy shades for the main building elements				



# DESIGN GUIDELINES CHECKLIST

	Compliance			Comments
	Yes	No	N/A	
Landscaping				
Private Landscaping				
A minimum of two large canopy trees (min 45L) in the front yard				
A minimum of two small canopy trees (min 30L) in the front yard				
Climate appropriate turf is provided to the front yard (front boundary to the house)				
Retaining Walls				
Retaining walls visible from the street are coordinated with the architectural design of the dwelling				
Letterbox				
No novelty letterbox				
Building Fixtures				
Clothes line, air conditioner and bins located behind building line and out of, or screened, from public view				
Fencing				
Front boundary fences (and any other fences fronting a road i.e. corner lots) are 1200mm sawn, dark, natural hardwood timber post and rail. Mandatory				
Side fences from front boundary to façade are 1200mm unless approved for dog proof fencing.				
Side & rear boundary fences are 1200mm star picket with 5 strand plain wire & 8/115/15 hinge joint mesh with steel strainers, if required. Recommended.				
Side and rear boundary fences in E2 zone are 3 strand plain wire, bottom strand at 400mm, top strand at 1200mm with third wire between. Post, stay and star pickets are of black steel material. Mandatory if erected.				
Supplementary Information				
Dwelling is provided with an onsite effluent treatment / disposal system				
Buildings, driveway and landscaping to be completed in 18 months.				
Home achieves BASIX compliance				
Where applicable, the dwelling meets the BAL rating and APZ requirements				

## REQUIRED PLANS

The following documentation, normally prepared by your builder or architect, needs to be submitted to The Acres Design Review Panel. All plans to be in A3 format.

### SITE PLANS AT 1:200 SCALE

- Lot number and street address
- North point and scale
- Site contours, boundary dimensions, easements
- House footprint
- Setbacks from each boundary
- Location of principal private open space and area of total private open space
- Driveway location and width
- Location of rainwater tanks, solar panels, hot water system, AC condensers, aerials and satellite dishes
- Show all outbuildings, sheds, pools and gazebos

- Location and height of fences
- Proposed cut and fill and location of retaining wall

### HOUSE PLANS AT 1:100 SCALE

- Plans with rooms labelled and dimensioned
- North point and scale
- Proposed finished floor levels
- Width of garage door
- Elevations of all side of the home with materials labelled
- Roof plan indicating pitch, eaves width, materials and ridge heights
- Two sections through the home

### COLOUR AND MATERIALS SCHEDULE (can be images)

- External walls
- Roof

- Front door and feature elements
- Windows
- Fencing
- Driveway
- Gutters and fascia

### LANDSCAPING PLAN

An accurate landscaping plan drawn to scale and prepared by a qualified person is to be submitted with your house plans for The Acres Design Review Panel approval and must show;

- North point
- Outline of the house on the whole site (incl. to the kerb)
- Existing trees, street trees, floaters and features, poles, driveway and any other services and the like

- All external house features, water tanks, services etc.
- Paved areas, turfed areas and mulched garden bed areas
- Type and location of any retaining walls
- Location and type of fencing and gates
- Location and type of edging to all garden bed areas
- Numbers and types of plants
- Types of paving, including driveway
- Location and type of letterbox
- Bin storage location
- Clothes line is screened from the streetscape by decorative elements.



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Disclaimer: Whilst every care has been taken in the preparation of these Design Guidelines Wollondilly Shire Council Planning Controls will have precedent. River Road Developments Pty Ltd