



sanctuary
LIVING

Design guidelines

06/2011



Landcom has developed design guidelines because we are conscious of the importance of building well designed and sustainable homes in our new communities.

Guidelines help you;

- Choose a home that best fits your land and lifestyle
- Protect your investment by ensuring all homes are of the same high quality
- Add value to your home and suburb

Your house should be designed to take advantage of the best orientation, views and outlooks including those to the street. The presentation of the house to the street and other public areas contributes to the visual character, social interaction and implied security of the neighbourhood.

All Landcom projects follow the same design principles as follows;

Landcom Guidelines
+
Individual Project Guidelines

Any departure from these Design Guidelines will be assessed on architectural merit.

Help is at hand

On page 9 you will find a design checklist that includes the Sanctuary guidelines.

If you or your builder require advice or would like to discuss your concept plans before submitting for approval please do not hesitate to contact:

Sanctuary Design Review Coordinator

Phone: (02) 4927 7400

Email: designreview@sanctuaryliving.com.au



Good articulation is achieved by a front porch which clearly defines entry to the home.



A front landscaping package provided by Landcom at no cost to the customer.

Home approval process

Select and purchase a lot that best suits you



Select your preferred builder and a house design that best suits your chosen lot



You must submit your house plans and Design Guidelines Checklist to the Sanctuary Design Review Coordinator for approval, prior to lodging a development application with Newcastle City Council



After Newcastle City Council issues your development approval and your builder has commenced construction of your home, you must contact the Sanctuary Landscape Contractor to develop your landscape plan



When your builder gives you an Occupation Certificate contact the Sanctuary Landscape Contractor again to arrange installation of your landscape package



When your landscaping is complete send the 'final inspection request' to the Sanctuary Design Review Coordinator. Your home will be inspected to confirm compliance with the Sanctuary Design Guidelines. In accordance with your Contract for Sale of Land Landcom will then forward your rebate cheque.



Relax and enjoy your life at Sanctuary

Landcom guidelines

Landcom uses the NSW Housing Code as the basis for design guidelines in all its new communities. In addition, Landcom has four guidelines that we believe enhance the Housing Code to deliver an improved neighbourhood. Every purchaser is required to meet these guidelines when building a home in a Landcom community.

1. Reduced garage dominance

The front of your home (facade) is far more attractive than a garage door. Similarly, a row of homes with different facades and entry features makes for a much nicer street than a row of garage doors. To ensure that every home facade is the dominant feature to the street, the impact of garages must be minimised.

2. Eaves

Eaves provide shade to windows from the hot summer sun and allow warm winter sun to penetrate into living areas, contributing to the character and liveability of the house. Eaves also provide weather protection to windows and doors.

3. Articulation

Articulation means to add architectural interest to a home by breaking down a large building mass into smaller sections. It ensures that every home looks interesting and helps to avoid a street that consists of large, plain 'boxes'. It can be achieved by changing wall or roof lines; adding elements such as verandahs, porches or pergolas and by varying the colour and type of materials used in the house facade. The sides and rear of your home are also important – they can be seen by your neighbours, just as you can see theirs. Articulation will ensure your view is not of a long single wall. For two storey homes, it also helps to avoid unreasonable overshadowing on your neighbour's outdoor living area or internal living space.

4. Corner lots – fencing and landscaping

Corner lot homes are particularly important as they are highly visible from both streets. As both sides act as the 'front' of the home, the design and landscaping must emphasise and 'wrap around' the corner as well as look out onto both streets. Fencing and the location of garages on corner lots is also extremely important. High fencing down the secondary frontage detracts from the overall streetscape.



A great street is created by well designed homes that have an articulated front verandah or pergola element combined with great landscaping

Sanctuary guidelines and your \$5,000 in Rebates!

At Sanctuary there are also a number of specific guidelines that you must follow when building your home. By following these guidelines you will be eligible for \$5,000 in design rebates*. Refer to separate flyer available from the Sanctuary Sales Centre. The following is an explanation of the guidelines and why they are important.

5. Setbacks

Setbacks are the distance between a house and the boundary to the street and to neighbouring homes. Houses need to be setback from the street and have adequate space between them to avoid the street feeling overcrowded. Providing adequate setbacks between houses;

- improves the street character
- enhances diversity along the street
- reduces overshadowing
- maintains privacy
- provides for solar orientation and access
- enables sufficient landscaping

6. Low energy design

Water heating accounts for approximately 30% of an average household's total energy use. Using solar energy to heat water can greatly reduce your energy bills as well as reducing your household's carbon footprint.

A solar water heater can provide between 50% and 90% of your total hot water requirements. When sunlight is insufficient a gas booster is used to heat your household water. The higher initial cost of installing a gas boosted solar system can be recovered over the life of the system through reduced energy bills.

7. Street character

A great street is created through a consistent character of house designs and materials which have variety, but still fit in with the neighbourhood. To maintain this consistency at Sanctuary we have provided guidelines on wall and roof materials and colours. This ultimately ensures that your neighbour cannot build a bright pink home next to yours!

In addition, a great street at Sanctuary is achieved by;

- Ensuring all homes in Sanctuary have a well articulated verandah or porch
- Ensuring that outbuildings, bins, water tanks, clothes lines and other such clutter are not seen from the street
- Having trailers, caravans, boats and unregistered vehicles located within garages or behind screened yards
- Well defined front yards and landscaping to all areas of your home
- Consistency in fencing and retaining walls

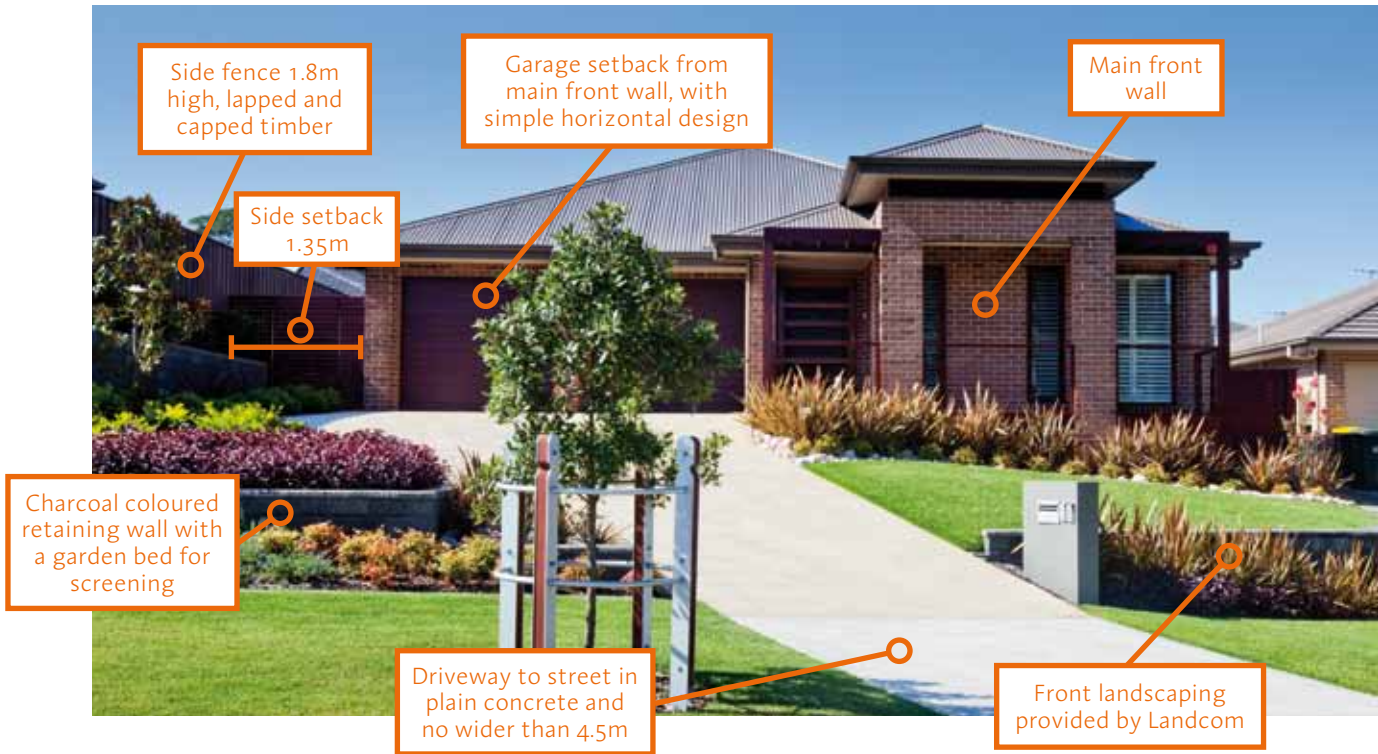
Front landscaping package

Landcom is so passionate about the role of landscaping in creating a great street that, at Sanctuary, a front landscaping package is provided for each home at no cost to the customer! Each package includes lawn, gardens, plants, trees, stepping stones and pebbles.

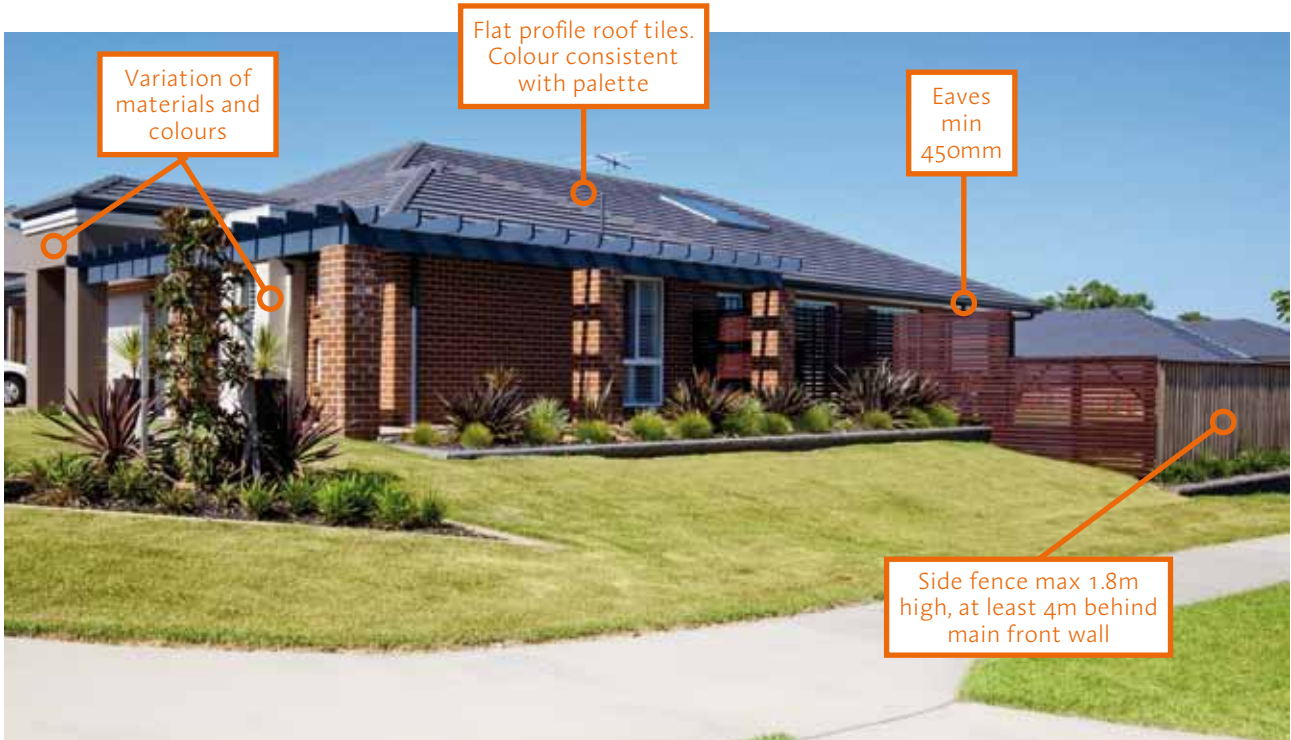
Please refer to the *landscape package leaflet* for more information.

**Subject to Contract for Sale of Land.*

Standard lot



Corner lot





Design guidelines checklist



06/2011

This checklist must be completed and signed by you and your builder and submitted to the Sanctuary Design Review Panel with the plans and information set out in Section 8.

Guidelines		Yes	No	N/A
1. Garage dominance	Garages setback 0.5 metres behind the Main Front Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Width of garage doors less than 6 metres or 50% of the house width (whichever is lesser)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Garage doors to have a simple design and finish. Must be a panel lift door of timber or steel finish with a simple horizontal profile look	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Garage to be positioned so the driveway does not interfere with street trees, drains and services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Eaves	Minimum 450mm eaves to main external walls of house. Where practical, 600mm eaves should be considered to achieve an increased degree of shading to windows and for enhanced aesthetic appeal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Articulation	Houses to address the street, with the house entry visible and clearly defined in built form	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Houses must have windows in habitable rooms facing the street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The house must have a well defined front entrance articulated with a verandah that is:			
	<ul style="list-style-type: none"> • minimum 1.5 metres deep <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> • minimum 25% of the width of the house <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> • fully paved <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 			
4. Corner lots	Houses must address both street frontages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The verandah or a pergola element must extend around the corner of the house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Garages are encouraged on the secondary frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The side fence must be a maximum 1.8 metre high, starting at least 4.0 metres behind the main front wall of the house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Minimum setbacks	Primary frontage Main front Wall: 5.0 metres from the boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side – single storey 1.35 metres on one side and 0.9 metres on the other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side – two storey 1.35 metres on both sides for lower storey. In the case of a second storey, 1.85 metres for both sides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corner lot 2.5 metres from the secondary street frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Low energy design	House Design to achieve BASIX certificate as required by current legislation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gas Boosted Solar Hot Water services must be installed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street character	Wall materials and colours No fancy ornamentation or fake historical references	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wall colours and materials should be warm earthy colours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roofs Simple roof design using corrugated steel or flat profile roof tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Minimum roof pitch of 22°	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roof colour consistent with approved palette	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Roof colours – tiled

Concrete roof tiles



Striata Ebony*



Striata Gunmetal*



Slimline Ebony*



Slimline Chocolate*



Slimline Storm Grey*

Alternative colours for Striata and Slimline tiles



Mineral*



Dark Chocolate*



Savanna*



Walnut*

Terracotta roof tiles



French Shape Eclipse*



French Shape Ghost Gum Grey*



French Shape Wild Choc*



French Shape Savanna*



Shingle Eclipse*



Shingle Ghost Gum Grey*



Shingle Wild Choc*

*The selected profiles and colours are from Boral roofing range. Equivalent alternative products from other manufacturers must be within the displayed profile and colour palette and be submitted to the panel for approval.

Roof colours – Custom Orb or equivalent



Shale Grey^



Windspray^



Dune^



Jasper^



Woodland Grey^



Bushland^



Plantation^

^The selected colours are from Colorbond's standard roofing range. Equivalent alternative products from other manufacturers must be within the displayed colour palette and be submitted to the panel for approval.

Driveways	Driveway materials between the street and property boundary must be constructed in broom finish plain concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Driveway surfaces of loose gravel, compacted soils and bitumen are not permitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Driveway not to exceed 4.5 metres in width at the front boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Large paved areas at the front of the house reduce the landscape character of the street. Paved areas should be minimised with grassed and vegetated areas covering approximately 70% of the front yard for corner lots and 60% for all other lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outbuildings	Outbuildings and other structures are not to be sited in front yards, or be largely visible from public spaces. If these items are visible from public spaces, they must be predominantly screened from view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Materials and colour selections of outbuildings to be consistent with the main house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utilities, services etc.	All utilities, services, bin storage and drying areas to be concealed from view within the street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing, gates and screens	No fencing is permitted in the front zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Boundary fencing shall be installed using 1.8 metre high lapped and capped timber located along the side and rear boundaries, terminating 1.5 metres behind the main front wall of the house (4.0 metres for corner lots)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Where fencing is to be erected in an Asset Protection Zone the use of Colorbond type metal sheet fencing is permitted – colour shall be “Grey Ridge” or equivalent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retaining walls	Must be a minimum of 0.5 metres behind the front boundary and must contain a garden bed for screening of the wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Must be 400x200 dry stack split face charcoal coloured block with a capping course	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Where fence is above retaining wall, the combined total height is limited to 2.4 metres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Application forms and checklists	Site plan (1:200) including: Dimensions and areas of proposed building structures, setbacks to all boundaries and private open space dimensions, original and proposed finished ground levels, including changes in level, allotment boundaries, areas and north point, driveways, parking areas, all hardstand surfaces (including paving and pools), and details of proposed retaining walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Floor plans, roof plan and elevations (1:100) including: Internal layout including rooms, balconies, verandahs, decks, windows, openings and dimensions, shadow diagrams for two storey homes, elevations from four sides, indicating proposed building height, roof form and pitch, and Section	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Materials and colour schedule Building materials proposed to be used for external walls, roofing, pathways, driveways, fencing, retaining walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Your name _____ Signature _____ Date _____

Builders contact name _____ Signature _____ Date _____

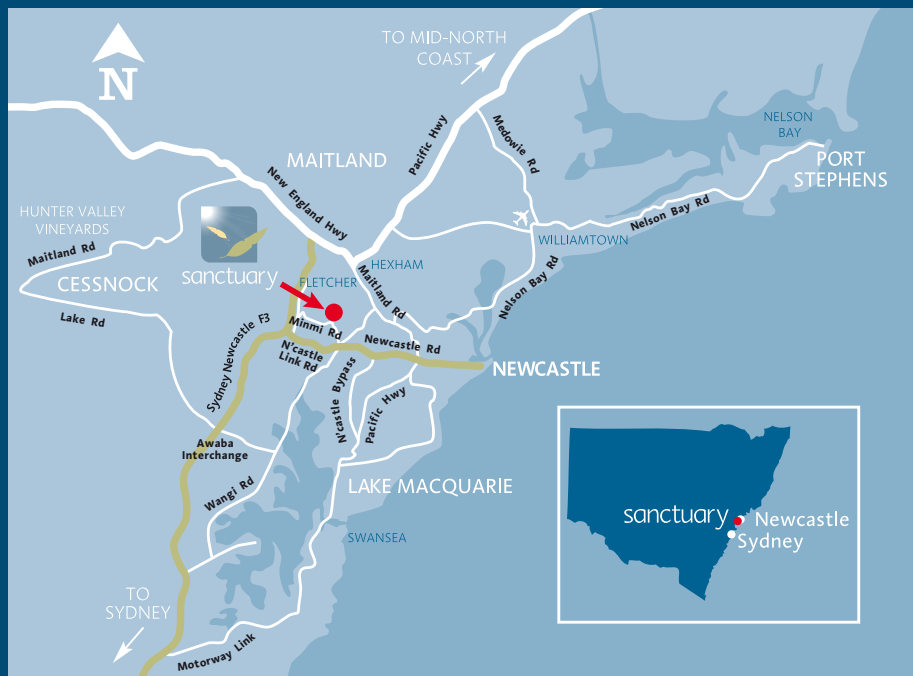
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Email: designreview@sanctuaryliving.com.au



Sanctuary is located at **32 Kurraka Drive (off Minmi Rd) in Fletcher, NSW**

freecall 1800 221 223 www.sanctuaryliving.com.au sales@sanctuaryliving.com.au

