

	YES	NO	N/A
All other roads;			
• Front fencing 900mm high, a landscaped hedge or level change must be used to define the front boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Fence to be in accordance with specification OR be timber, at least 50% open construction and be stained or painted to complement the house colours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Hedge to consist of double staggered row of hedge plants, 300mm pot size, with max. 400mm spacing between plants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Hedge species can vary but should be those with growth to a max. 1.0m height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Recommended species are: NATIVES – Acmena smithii ‘Allyn Magic’ (Dwarf Lilypilly); Melaleuca ‘Claret Tops’ (Claret Tops); Westringia fruitcosa ‘Zena; (Dwarf Coastal Rosemary) EXOTICS – Buxus japonica (Japanese Box); Escallonia ‘Pink Pixie’ (Dwarf Escallonia); Gardenia augusta ‘Florida’ (Gardenia)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plain bagged brick letterbox pier, 950mm x 350mm in plan, 900mm high and coloured to complement house to be located next to front path or gate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plain bagged brick corner piers, 350mm x 350mm in plan and 900mm high required at the intersection of the side and front boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal sheet fencing (such as Colorbond) not permitted. Corbels on masonry elements not permitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service turrets where required are to be located in the verge and centred on the side boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Corner lot – refer to 4. Corner Lots			
<b>Fencing – Side and rear</b>			
Where a front fence is provided it must also be provided along the sides of the lot for a min. 6.5m from the front boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side and rear fences to be max. 1.8m high	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side fence and side gates to be setback min 6.5m from the front boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal sheet fencing or panels (such as Colorbond) not permitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Retaining walls and fill</b>			
All retaining walls visible from the street to be max. 600mm high and constructed of masonry and finished to complement the house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Max. 500mm cut or fill on any boundary, unless provided by the developer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Privacy</b>			
Upper storey side windows to be screened or offset to neighbour’s windows and balconies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upper storey living area windows to be designed not to overlook neighbours outdoor living areas with screening or obscure glazing to 1.5m above floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Balconies to be screened from overlooking directly to neighbours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Communication devices</b>			
Communication devices and garbage storage and washing/drying areas to be concealed from view within the street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 7. ENVIRONMENTAL SUSTAINABILITY

	YES	NO	N/A
<b>Water</b>			
All homes are to meet BASIX 50 for water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
It is suggested homes provide:			
• Include a 4,500 litre surface water tank to supply laundry and toilets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 4 star water efficient fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 100% of the roof area to be connected to the rainwater tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Energy</b>			
All homes are to meet BASIX 65 for energy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thermal comfort is to meet BASIX 40 compliance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
It is suggested homes provide:			
• A min. 1.5 kilowatt solar photovoltaic system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A 5 star rated instant gas hot water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ceiling fans in all living rooms and bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landscaping</b>			
Excluding turf, landscaping to be at least 70% indigenous plants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In front yard – provide a min. two small/medium shade trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In rear yards provide:			
• Min. one large shade tree on lots >450m <sup>2</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Min. one small/medium shade tree on lots <450m <sup>2</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large shade trees must be at advanced pot growth, min. 25–45 litre pot size if newly planted, min. 1.5m high and capable of achieving 6.0m–10.0m mature height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small/medium trees should be planted min. 1.2m high and capable of achieving 4.0m–6.0m mature height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planter beds to be provided in the front yard including planting beside the driveway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Window shading</b>			
Provide window shading elements such as sun hoods, shutters, louvres and awnings for amenity and articulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows on non-habitable rooms do not require shading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On side façades, shading or performance glazing is required to north facing windows unless it can be demonstrated as unnecessary, which will be assessed on merit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All other north facing windows on front and rear façade including glazed doors must be shaded with external structures a min. 450mm deep. This is in addition to any performance glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preferably shading devices are to be a solid overhead structure directly above window of a width and depth which will shade the glass area from summer sun but allow winter sun to penetrate.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eaves will only suffice if immediately above window/glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overhead shading of west facing windows from summer sun is less effective because of the lower sun angle. Shading may be achieved with vertical screens, planting or other ambient screening (e.g. adjoining building element).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Some benefit may also be gained by using ‘low-e’ glass. Shading west facing glazing is encouraged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Northern elevations are to be provided with adequate north facing windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### EXPLANATION OF TERMS

##### Articulation

Adding architectural interest to a building by breaking down a large building mass into smaller sections.

This may involve:

- changing wall or roof lines
- defining elements with use of varying materials
- combining single storey and two storey elements
- providing architectural elements such as shading devices, balconies, pergolas and verandahs

##### Articulation Zone

A specified area in front of the main front building line, within the front setback, in which additional building elements such as entry features and porticoes, balconies, decks and verandahs may be built. Elements must include no internal floor space.

##### Building Height

The vertical height of a building measured between a point at ground level (existing) and the highest point of the building immediately above, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

##### Corner Expression

Architectural emphasis of the part of the dwelling closest to the corner, which may be achieved by any combination of:

- a variation in the building form and/or massing
- an architectural element (such as a verandah or pergola) which wraps the corner
- the continuation of elevation elements such as windows and wall finishes on each corner façade

Landscape features and planting configurations must continue around the corner.

##### Corner Lot

A lot which has more than one frontage to, and prominently visible from, a road, reserve or other public space.

##### Front Building Line

The line formed by the main external face of the building facing the primary street frontage, excluding any elements within the articulation zone or any minor projections such as shading devices, balconies, porches or verandahs.

##### Habitable Room

Any room or area used for normal domestic activities including living, dining, family, lounge, bedrooms, study, kitchen, sun room and play room etc. but excluding service and amenity areas such as bathrooms, ensuites, storerooms, laundries and garages.

##### Landscaped Area

Refers to a permeable area capable of growing plants, grasses and trees. It does not include any building structure, hard paving or hard permeable surface such as pebbles or gravel. When calculating the area of landscaping, the space must have a minimum dimension of 2.5m.

##### Living Area

An area within the dwelling designed for communal/family use. This may include rooms designated as living, lounge, dining, family, rumpus, kitchen, study (if an open design) and the like. It excludes rooms designed to be enclosed for private use or utility, such as bedroom, study (if a separately enclosed room), bathroom, laundry, garage and the like.

##### Minor Architectural Features

Unenclosed, architectural additions to the building such as verandahs, porches, pergolas, awnings,

blade walls, balconies and decks, built within the Articulation Zone and which must not form more than 45% of the front façade width in total.

##### Outdoor Living Area

An unobstructed outdoor area in the rear yard of at least 24m<sup>2</sup> with a minimum dimension of 4.0m which directly adjoins, and is accessible from, a living area. It must be flat and can have no more than three side walls.

##### Paved Area

All external hard paved consolidated (concrete, brick, stone) areas. Paved Area does not include coping around a pool, to a maximum 500mm width, but all other paving around a pool will be included in the calculation of Paved Area. Timber decking without a concrete base and not roofed will not be calculated as part of the Paved Area.

##### Principle Private Open Space (Principle POS)

See Outdoor Living Area above.

##### Rear Yard

External area of the site enclosed by privacy fences/gates (max 1.8m high), generally located at the rear and side of the dwelling. The rear yard can include unenclosed outdoor dining (alfresco) and patio areas, pools and landscape features.

##### Site Coverage

Refers to the percentage of land enclosed by external walls in relation to the site area of a lot, and does not include articulation elements, porches/balconies/terraces, outdoor and alfresco rooms, i.e. the ground floor area including the garage. It also does not include paved areas including driveways and paths.

	YES	NO	N/A
<b>DOCUMENTS TO BE SUBMITTED TO THE DESIGN REVIEW COORDINATOR</b>			
<b>Covering letter</b>	identifying land, owner and contact details of applicant including email and postal address	<input type="checkbox"/>	
<b>Two hard copies</b>	of all documents below to be mailed to <b>Bunya Design Review Coordinator PO Box 257 Drummoyne NSW 1470</b>	<input type="checkbox"/>	
<b>Soft copy</b>	to be emailed to <a href="mailto:designreview@bunyaliving.com.au">designreview@bunyaliving.com.au</a>	<input type="checkbox"/>	
<b>ARCHITECTURAL PLANS</b>			
<b>Site plan</b>	(usually 1:200) with lot no, area, boundary dimensions, original and finished levels, proposed batters, existing service pits, poles, street trees, etc; dwelling outline (including upper storey) with setbacks to all boundaries, driveway, paved areas, retaining walls (height and type), location of proposed meters, services, a/cond, hot water service, etc	<input type="checkbox"/>	
<b>Floor plans</b>	(usually 1:100) with room layout, decks, balconies, etc, fully dimensioned including all external changes of wall direction, all external doorways clearly shown, roof line clearly shown, including any variation to eaves width	<input type="checkbox"/>	
<b>Elevations</b>	(usually 1:100) with all wall finishes and external features, extent of any materials changes clearly indicated, all windows and doors, type of glazing, and sun shading structures, accurate line of existing and proposed ground levels, ceiling and maximum ridge heights above ground	<input type="checkbox"/>	
<b>Section</b>	(usually 1:100) showing typical construction, roof pitch, and eaves width from external wall to fascia, detail sections of any unusual construction	<input type="checkbox"/>	
<b>LANDSCAPE PLAN</b>	A landscape plan should be accurately drawn to scale with north point, have the outline of the house on the whole site, including to the kerb, and show existing street trees and features, poles, kerb layback if any; 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 location	<input type="checkbox"/>	
	Ensure that:		
	• At least the minimum Landscaped Area for your lot size is provided, a min. 2.5m wide and only planting or turfed areas can be calculated (shade areas of compliance on drawing)	<input type="checkbox"/>	
	• Min. 24.0m <sup>2</sup> (min. 4.0m wide) Outdoor Living Space provided directly accessible from a living area and with no more than three side walls (shade area of compliance on drawing different to shading above)	<input type="checkbox"/>	
	• Front yard has a min. two small/medium trees and rear yard has min. one large or one small/medium tree, depending on lot size	<input type="checkbox"/>	
	• Plants are min. 70% indigenous plants	<input type="checkbox"/>	
<b>FRONT FENCE DETAILS</b>	Front fence details to be shown in plan on Landscape Plan and provide elevation and details of materials to be use in accordance with front fence specification or other controls if applicable (i.e. hedges, etc)	<input type="checkbox"/>	
<b>COLOUR SCHEDULE</b>	Include swatches	<input type="checkbox"/>	
<b>BASIX CERTIFICATES</b>	As certified by assessor for lodgement of DA	<input type="checkbox"/>	



# BUNYA

## LIVING BEGINS

## Pull-out Design Guidelines Checklist

MAY 2013

GUIDELINES		YES	NO	N/A	
1. REDUCED GARAGE DOMINANCE	Garages setback min. 1.0m behind the main front wall and min. 5.5m from front boundary (except corner lots)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Corner lot garages – refer to 4. Corner Lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Max. width 6.0m and a max. of 50% of the total building width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Garage doors to have a simple design and not be heavily profiled. No roller doors permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Min. two car spaces to be provided with a min. one covered car space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Internal garage dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. EAVES	Single Storey – min. 450mm eaves to the fascia, but larger eaves are encouraged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Double Storey – min. 600mm eaves to the fascia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. ARTICULATION	Articulation zone is max. 2.0m forward of the main front wall, a max. 45% of building width and must not contain internal floor space. The same applies to secondary street frontage on corner lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		The house entry to be visible and clearly defined in built form;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<ul style="list-style-type: none"> <li>Provide a pedestrian entry path separate from the driveway with landscaping on either side. The path is to be max. 900mm wide and must directly connect the front gate or footpath with the front door</li> <li>Provide a legible main entrance, facing the street with a sheltered porch at least 1.5m deep</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Single and Double Storey – front elevation to have at least two different wall materials or treatments, excluding windows, which must continue onto each side façade for min. 2.0m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Double Storey – each elevation to have a mix of at least two different wall materials or treatments, excluding windows. Different coloured bricks will suffice. Variations in brick coursing and corbelling is encouraged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Parapet walls must return around the corner min. 350mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Ensure all elevations are articulated and well considered, not just the front façade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Lightweight material such as boarded cladding may be used to add interest to the façade. Materials such as fibre cement cladding are to be rendered with either a reveal joint or no joint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Windows and entrances must be well proportioned, sized and detailed with no obvious bathroom/laundry windows facing the street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Maximise cross ventilation in all dwellings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Max. allowable continuous upper storey wall length is 14.0m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
For façades longer than 14.0m, the upper wall must be broken up with a step of 600mm deep for a length of at least 1.8m. The roof line and eaves must follow the line of the step. The stepped area must remain within the building envelope as defined by min. setbacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
A dwelling is not to unreasonably overshadow an adjoining property's outdoor living area or internal living space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
At least one habitable room to be located facing street frontages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

4. CORNER LOTS	Home to address both street frontages through house design and landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Suitable corner expression to include a combination of;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> <li>Architectural elements such as verandah or pergola that wraps around the corner</li> <li>The continuation of elevational elements such as windows and wall finishes on both corner façades</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landscape features and planting must continue around the corner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Garages to be located on the secondary frontage unless lot specific controls state otherwise. Metal sheet fencing or panels (such as Colorbond) not permitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Single storey garage facing the secondary road with a max. height of 4.2m may be setback min. 1.0m from the secondary road boundary, otherwise setback garage min. 4.0m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Park side corner lots may have specific controls – check 88B for these lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Driveway on secondary frontage to be a max. 5.0m wide at the secondary road boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Front fencing is to continue around the corner to the secondary road frontage for a min. 50% of the lot length	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

5. SITE COVERAGE	The portion of the side fence, max. 1.8m high, along remainder of secondary frontage to be designed in a style complementary to the front fence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plain bagged brick corner piers, 350mm x 350mm in plan and 900mm high required at the intersection of the side and front boundary as well as at any point that the boundary changes direction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	50% max. for double storey homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	60% max. for single storey homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Max. 15% of site to be paved area on lots 450m <sup>2</sup> and above	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Max. 20% of site to be paved area on lots less than 450m <sup>2</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

BUILDING HEIGHTS	Standard Lot – max. 9.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corner Lot – max. 10.0m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maximum two storeys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Attic or loft spaces will be assessed on merit if they have no negative impact on the street, public spaces or neighbours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

















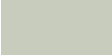






## SETBACKS

		YES	NO	N/A
<b>Front</b>	Min. 4.5m from front boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Side – single storey</b>	Min. 900mm where side wall is up to 3.8m high, otherwise 1.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Side – two storey</b>	Min. 1.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rear – lots &gt;30m deep</b>	Min. 3.0m for single storey or single storey component with a rear wall height of up to 3.8m, otherwise min. 8.0m. Min. 8.0m for double storey or double storey component	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rear – lots &lt;30m deep</b>	At any point measured parallel to the side boundary; min. 3.0m for single storey or single storey component with a rear wall height up to 3.8m, otherwise min. 6.0m. Min. 6.0m for double storey or double storey component	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Corner Lots</b>	House to be min. 3.0m from the secondary boundary for a max. of 9.0m behind the front building line, then min. 4.0m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






















## 6. STREET CHARACTER


















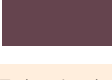

<b>Wall materials and colours</b>	Provide a simple contemporary house design with no historical style references	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Paint and render colours should suit your brick and roof materials and be in line with the Bunya Palette below. Each palette contains two trim, two background and two accent colours. Choose one of each for your house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Background and accent colours are to be used for large expanses of the house such as weatherboard and rendered elements. Do not choose a background and accent colour next to each in the same palette	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strong/bright colours are restricted to highlights and trim such as columns and beams, window and door frames, gutters and downpipes, handrails, pergolas and the front door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Face bricks which form the main wall material are to be generally flat-faced, square-edged and not deeply textured. No 'worm texture' bricks permitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brick colour to be generally uniform throughout the brick and provide a consistent wall colour	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pale or white coloured bricks not permitted. Mid to darker tone bricks are preferred	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Paving including driveways should be natural uncoloured concrete, or charcoal or natural earth tones, with a plain finish or simple grid pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Paint & Render Colour Scheme - Tree and Grasses

Tree and Grasses – Palette 1	Tree and Grasses – Palette 2	Roof Colour for Tree and Grasses – Palette 1	Roof Colour for Tree and Grasses – Palette 2
 Trim Colour C23 Woodland Grey EB	 Trim Colour A202 Congo Brown BY	 Colorbond Colour C23 Woodland Grey EB	 Colorbond Colour C3 Summershade W
 Accent Colour A251 Army Greens D	 Accent Colour A203 Irrigation UD	 Colorbond Colour C20 Plantation EB	 Colorbond Colour C17 Jasper UD
 Accent Colour A251 Battle Dress D	 Accent Colour A203 Knapsack D	 Colorbond Colour C3 Summershade W	 Colorbond Colour C22 Estate EB
 Background Colour A251 Moorland W	 Background Colour A203 Tuft W	 Colorbond Colour C13 Bushland D	 Colorbond Colour C23 Woodland Grey EB
 Background Colour A252 Lamb's Ears W	 Background Colour A204 Grand Piano W	 Colorbond Colour C18 Windspray D	 Colorbond Colour C19 Ironstone UD
 Trim Colour C20 Plantation EB	 Trim Colour C160 Warm Spice BY	 Colorbond Colour C10 Wilderness UD	<p><b>Please note:</b> while Dulux colours are specified, equivalent colours within other paint brands are allowed. Half and quarter mixer of each tint are also allowed.</p>

### Paint & Render Colour Scheme - Wood and Earth

Wood and Earth – Palette 1	Wood and Earth – Palette 2	Roof Colour for Wood and Earth – Palette 1	Roof Colour for Wood and Earth – Palette 2
 Trim Colour C22 Estate EB	 Trim/Background Colour C8 Dune W	 Colorbond Colour C13 Bushland D	 Colorbond Colour C8 Dune W
 Accent Colour A143 Sea Elephant UD	 Accent Colour A152 Baton UD	 Colorbond Colour C22 Estate EB	 Colorbond Colour C12 Stone D
 Accent Colour A143 Toffee Fingers D	 Accent Colour A152 Snuggle Pie D	 Colorbond Colour C8 Dune W	 Colorbond Colour C22 Estate EB
 Background Colour A143 Blind Date W	 Background Colour A152 Puddle W	 Colorbond Colour C4 Shale Grey W	 Colorbond Colour C23 Woodland Grey EB
 Background Colour A168 Lined White W	 Background Colour A165 Light Roce W	 Colorbond Colour C23 Woodland Grey EB	<p><b>Please note:</b> while Dulux colours are specified, equivalent colours within other paint brands are allowed. Half and quarter mixer of each tint are also allowed.</p>
 Trim Colour A142 Abbot O	 Trim Colour A151 Bunker EB		

Paint & Render Colour Scheme - Shadow and Sunsets	Shadow and Sunsets – Palette 1	Shadow and Sunsets – Palette 2	Roof Colour for Shadow and Sunsets – Palette 1	Roof Colour for Shadow and Sunsets – Palette 2
 Trim Colour A10 Veiled Violet EB	 Trim/Background A94 Crimson Red TR	 Colorbond Colour C4 Shale Grey W	 Colorbond Colour C12 Stone D	
 Accent Colour A431 Purple Empire UD	 Accent Colour A95 Plumburn UD	 Colorbond Colour C17 Jasper UD	 Colorbond Colour C22 Estate EB	
 Accent Colour A431 Purposeful D	 Accent Colour A95 Pigeon Pink D	 Colorbond Colour C18 Windspray D	 Colorbond Colour C17 Jasper UD	
 Background Colour A431 Regal Violet W	 Background Colour A95 Perdu Pink W	 Colorbond Colour C19 Ironstone UD		
 Background Colour A48 Pale Lady W	 Background Colour A120 Christobel W			
 Trim Colour A34 Misty Grape EB	 Trim Colour A67 Belly Fire TR			
<b>Roofs</b>	To be simple form with a 20°–40° roof pitch, or be designed as flat or skillion forms			<input type="checkbox"/>
	To be tiled or Colorbond metal (custom orb profile)			<input type="checkbox"/>
	Colours such as mid range greys are suitable. Bright red, terracotta, bright blue, pure black or pure white are not permitted			<input type="checkbox"/>
<b>Driveways</b>	Max. 4.0m wide at front boundary and a min. 1.0m from side boundary, except on corner lots accessed from the secondary frontage			<input type="checkbox"/>
	Driveway materials between the street and property boundary must be plain, uncoloured concrete, located to suit layback location and be min. 1.6m from any street trees			<input type="checkbox"/>
	Corner lot – refer to 4. Corner Lots			<input type="checkbox"/>
<b>Landscaping – Front</b>	Apart from the driveway, entry path and elements within the articulation zone, the rest of the front setback area must be landscaped with lawn and/or planting			<input type="checkbox"/>
	A strip min. 1.0m between driveway and side fence to be soft landscaped			<input type="checkbox"/>
<b>Landscaping – Side</b>	The area down the side of the house, on at least one side for its entire length, is to be permeable to water with soft landscaping or water permeable surfaces such as gravel or pebbles			<input type="checkbox"/>
<b>Landscaping – Landscaped area</b>	On all lots to be min. 2.5m wide and at least 50% behind main front wall plus;			<input type="checkbox"/>
	<ul style="list-style-type: none"> <li>Lots 300m<sup>2</sup> &lt; 450m<sup>2</sup> – min. 15% of total lot</li> <li>Lots 450m<sup>2</sup> &lt; 600m<sup>2</sup> – min. 20% of total lot</li> <li>Lots &gt; 600m<sup>2</sup> – min. 25% of total lot</li> </ul>			<input type="checkbox"/>
<b>Landscaping – Outdoor living area</b>	Min. area of 24m <sup>2</sup> at least 4.0m wide and directly accessible from a living area			<input type="checkbox"/>
	Must be flat and have no more than three side walls			<input type="checkbox"/>
<b>Landscaping – Environment</b>	Refer to 7. Environmental Sustainability for additional landscaping guidelines			<input type="checkbox"/>
<b>Fencing – Front</b>	Collector Road and facing Bungarribee Homestead Park;			<input type="checkbox"/>
	<ul style="list-style-type: none"> <li>Black metal front fence, 900mm high, as per spec below, to be provided on all lots on Steeltrap Drive or facing Bungarribee Homestead Park</li> </ul>			<input type="checkbox"/>

