

BUNYA

LIVING BEGINS

Design Guidelines

MAY 2013

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



The house entry is to be clearly visible with a pedestrian entry path, max 900mm wide, leading to a sheltered porch, min 1.5m deep.

BUNYA BUILDER TEAM

At Bunya, Landcom has selected four quality builders, Wisdom Homes, Eden Brae Homes, Allcastle Homes and Champion Homes to form the Bunya Builder Team. This team will deliver over 75% of the homes at Bunya. They have a thorough understanding of the guidelines helping to ensure a speedy approval process. Each builder has already designed a series of one and two storey homes that have received pre-approval from the Bunya Design Review Panel, helping to make the building process much easier. These homes are known as the 'Bunya Collection'.

If you decide to build your home with a builder not on the Bunya Builder Team, or a home outside the 'Bunya Collection' then you will find a pull-out booklet inside containing a checklist of all the Bunya design guidelines for your builder.



HELP IS AT HAND

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:

Bunya Design Review Coordinator

Phone: (02) 9745 6533

Email: designreview@bunyaliving.com.au



The front elevation must have at least two different wall materials or treatments, excluding windows, and wrap around the sides at least 2m. Lightweight materials such as cladding may be used to add interest.

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 (façade) is far more attractive than a garage door. Similarly, a row of homes with different façades and entry features makes for a much nicer street than a row of garage doors. To ensure that every home façade 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 livability 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 porches or pergolas and by varying the colour and type of materials used in the house façade. 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 black metal fence, 900mm high, is required on all lots on Steeltrap Drive or facing the Heritage Park. The fence incorporates the required plain, bagged brick letterbox pier.

Bunya Guidelines and your \$10,000 in Rebates*

At Bunya there are also a number of specific guidelines to follow when building your home. These guidelines apply to all detached dwellings on lots over 300m² that are a minimum 11m wide and 28m deep. By following these guidelines you will be eligible for up to \$10,000 in rebates*; a \$5,000 Design and Landscaping Rebate* and a \$5,000 Sustainability Rebate*. Refer to the separate flyer available from the Bunya Sales Centre.

The following is an explanation of the guidelines and why they are important.

5. SITE COVERAGE, BUILDING HEIGHTS AND SETBACKS

Houses need adequate space between them to avoid the street feeling overcrowded. This space is achieved through a combination of restriction on building heights, maximum site coverage and floor areas, and setbacks. Site coverage refers to the percentage of area you can build on relative to the land size. Setbacks are the distance between a house and the boundary to the street and to neighbouring homes.

Providing adequate space 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. 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 Bunya 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 Bunya is achieved by;

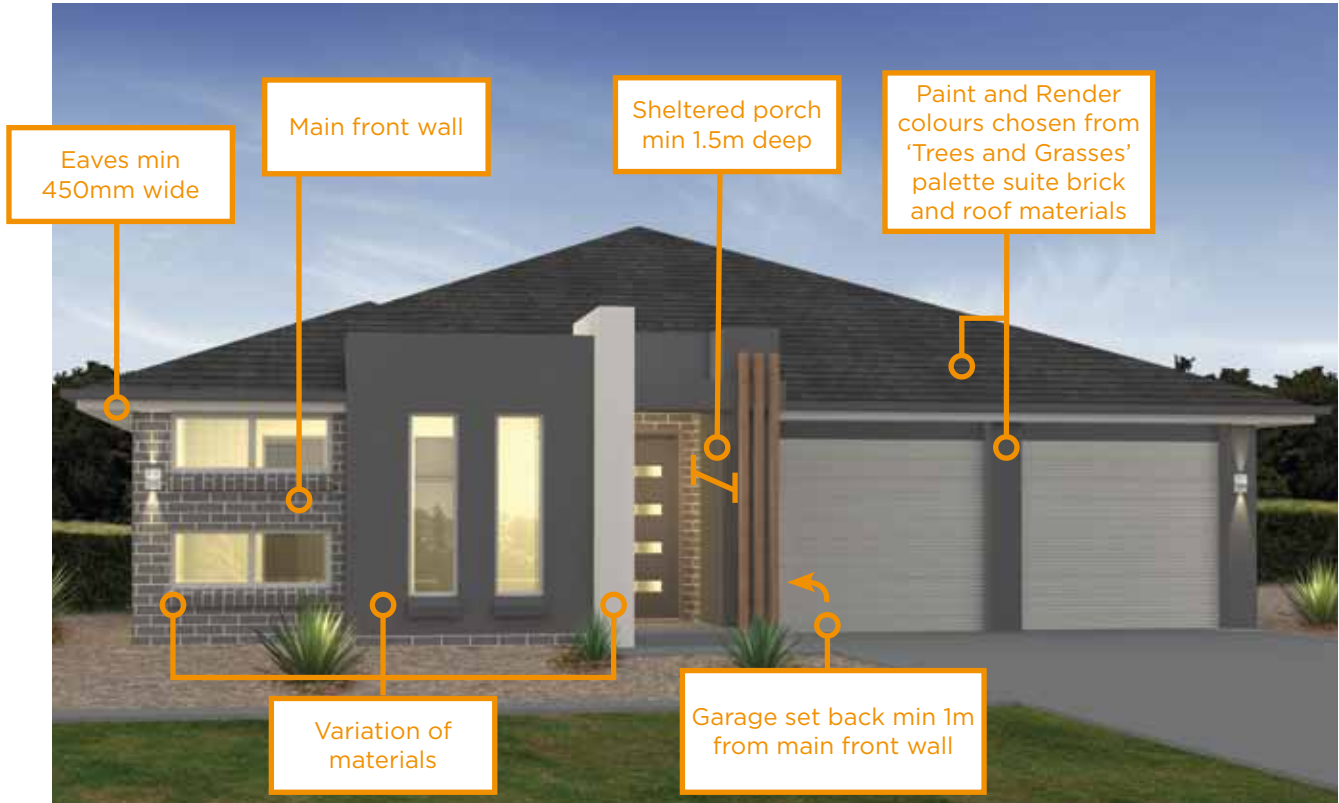
- Reducing the impact of garages as already discussed, and also driveways
- Well defined front yards and landscaping to all areas of the home
- Consistency in fencing and retaining walls
- Ensuring adequate privacy between neighbours
- Keeping communication devices including aerials and satellite dishes etc, as well as bins, water tanks, clothes lines and other such clutter from public view.

7. ENVIRONMENTAL SUSTAINABILITY

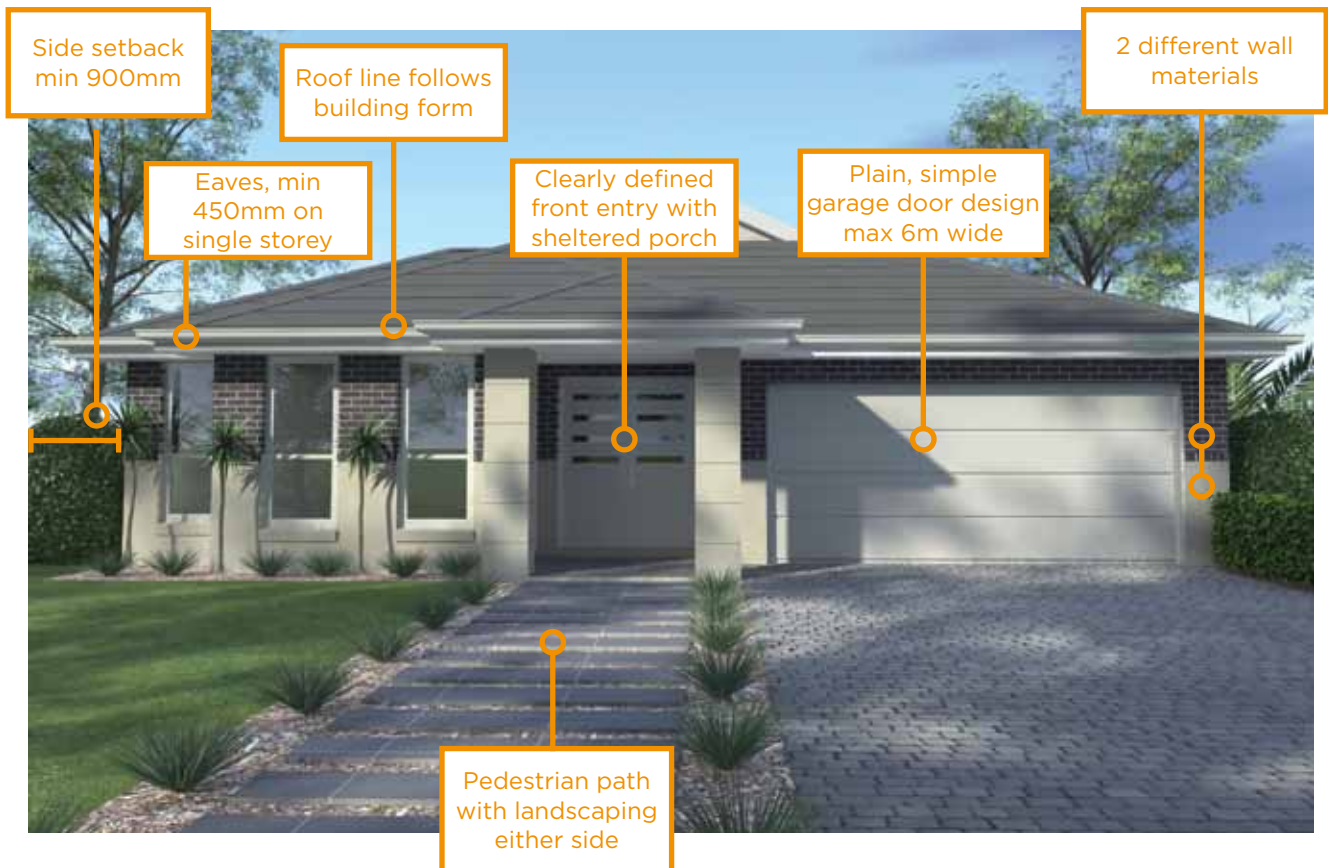
Landcom practices sustainable development because it's the right thing to do. Sustainability criteria and targets are now embedded in everything we do. At Bunya, we want to raise the bar yet again. We aim to go beyond normal sustainability benchmarks like BASIX and deliver a community we can all truly be proud of. You will be amazed at the outcomes you can achieve for the effort required. Not only will your home be more comfortable to live in, you will also use less potable (drinking) water and be responsible for fewer greenhouse gas emissions. Overall, a cost saving to you and the community!

*Subject to the Contract for Sale of Land from Landcom.

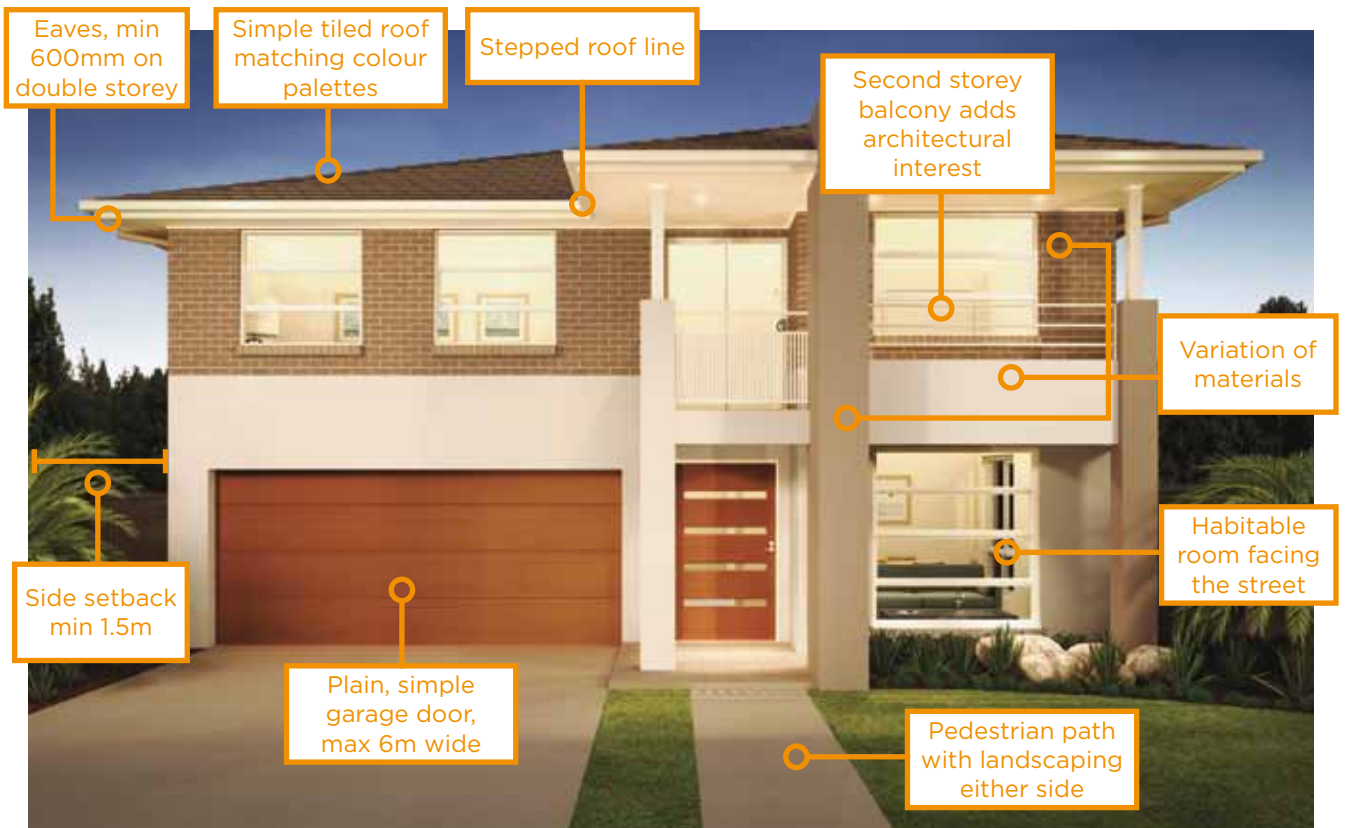
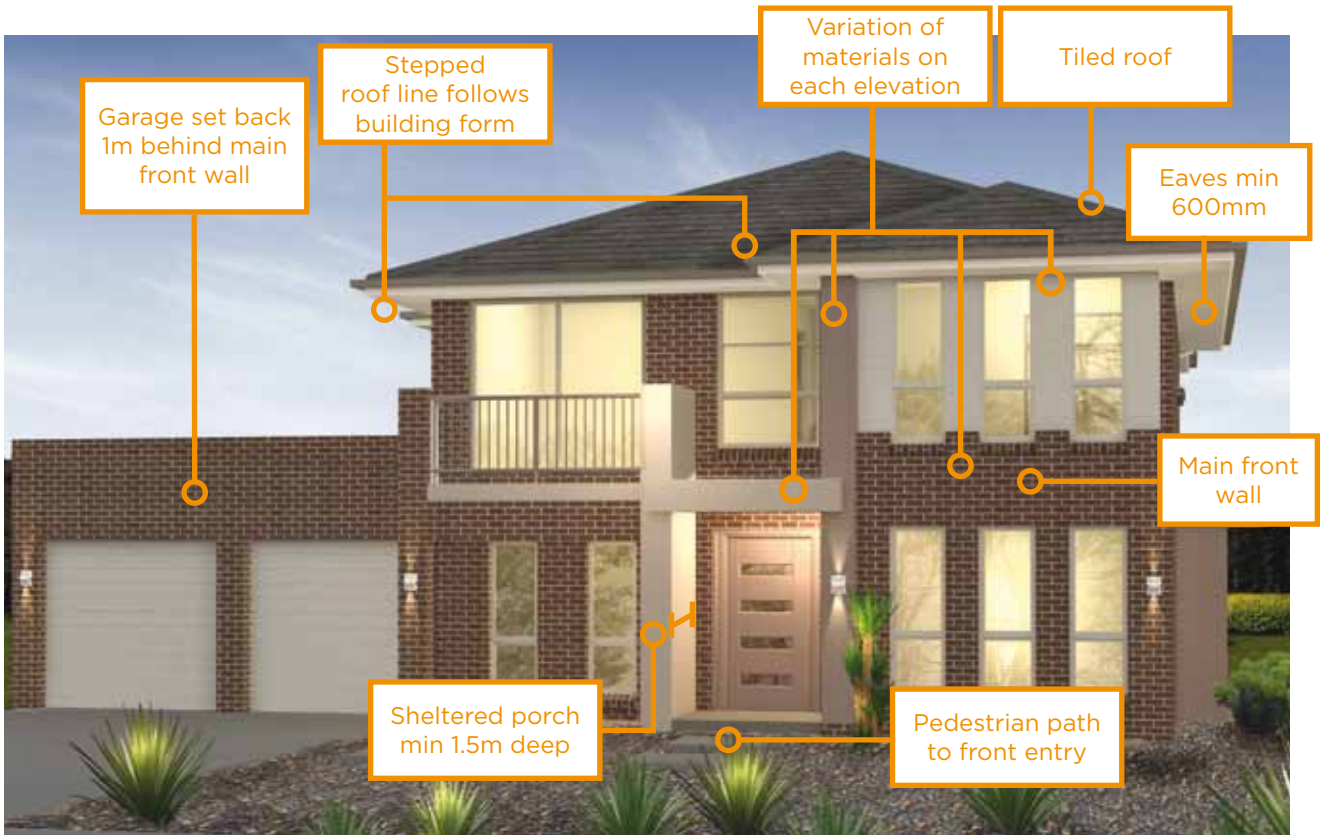
Single storey



NB: This home will require a separate path to front entry to comply with Bunya design guidelines.



Double storey



HELP IS AT HAND

A pull-out Design Checklist that includes the Bunya Guidelines can be found in the centre pages of this brochure. 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:

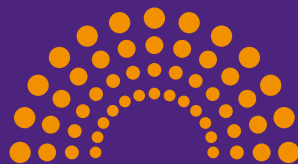
Bunya Design Review Coordinator

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