Menangle Park South

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INTRODUCTION

Welcome to Menangle Park

Menangle Park is a new ‘Parkland Town’ positioned at the junction of Hume Highway and Menangle Road, less than 10 minutes south-west of Campbelltown CBD. This new community will be focused around health (live, work and play), nature and connectivity.

These Guidelines

These Design Guidelines form part of our commitment to creating a community that is a great place to live, both now and well into the future. The Guidelines apply to all dwellings to be built within Menangle Park and will form part of the contract you enter into when you purchase land.

The aim of these Guidelines is to enable both quality and consistency to be realised in this development and ensure the creation of an attractive riverside community with a point of difference from adjoining residential communities.

It is intended that by controlling certain built form and landscape components, the quality of the community will be uplifted and residents’ experience improved. Menangle Park South will be delivered as quality housing that contributes to a pedestrian friendly environment, meets the needs of the future market and retains the value on investment made.

The design guidelines have been established to reinforce the Menangle Park Vision and Values and to achieve the following Principles:

• Riverfront Lifestyle
• An Attractive Pedestrian Environment
• A Consistent Quality
• Climate Response
• Quality Materials

The Methodology

The Menangle Park South Guidelines are the result of a rigorous place analysis and audit process and a collaborative multi-disciplinary approach to understand the Menangle Park vision, market demand and commercial reality for future residents of Menangle Park.

The place analysis and audit involved the evaluation and documentation of local, national and international communities. The imagery that resonated with the Menangle Park team was distilled into areas of interest to inform the key design components. These include:

• The pedestrian experience and the critical interface between the public and private domain
• The relationship of landscape and fencing in relation to built form and public/private delineation
• Architectural character
• Roofs from pedestrian perspective and as a collective roofscape
• Façade proportions and light and shade
• Quality and appropriate materials and colour tones

Your Home at Menangle Park

Dahua Australia, the developer of Menangle Park, is fully committed to creating community focused projects and housing products that reflect the unique culture and community of the region coupled with attractive and affordable options for residents.

We understand that your family home is one of the greatest personal investments that you will make in your life. These Design Guidelines have been designed to enhance and protect the value of your home at Menangle Park. It is important that you discuss these with your homebuilder or architect during the early stages of planning the design of your home.

These Design Guidelines detail the mandatory building controls that apply to homes within Menangle Park but are not in lieu of any requirements contained within the local Development Control Plan.

The aim of these Guidelines is to ensure attractive streetscapes are achieved throughout Menangle Park by encouraging homes that are complementary to their surroundings, whilst also allowing a wide range of personal choice.

Application of the Guidelines

Approval for siting and design of all homes will need to be first assessed by the Dahua Design Administrator for compliance with the Design Guidelines and then approved by Campbelltown City Council or an Independent Certifier for development and construction approval.

This process will ensure that home designs and siting on lots will provide surety to all purchasers on the overall outcome of this residential community and particularly siting and design of residences.

A Compliance Rebate may be claimed once your home and landscaping is completed in accordance with these guidelines. Refer to section 2.2 for rebate amount.

Purchasers are required to complete the dwelling and landscaping within 30 months of registration. This must include issuing the Certificate of Occupancy of your dwelling.

Application of the Guidelines
2.1 Approval Process

**STEP ONE**
Ensure your house design meets the Development Control Plan, Complying Development Code and Menangle Park Design Guidelines.

**STEP TWO**
1. Apply for Design Guidelines approval from the Dahua Design Administrator for compliance at designadministrator@menanglepark.com.au.
2. Council or an Independent Certifier issues your development approval and Construction Certificate.
3. Then you can commence building your new home.
   Refer to forms in section 4. Remember your new home and dwelling must be completed within 30 months of registration.

**STEP THREE**
Home is completed in accordance with approvals and Occupation Certificate is issued.

**STEP FOUR**
Complete your landscaping in accordance with approvals.
Remember dwelling and landscaping must be completed within 30 months of registration.

**STEP FIVE**
1. Claim your Compliance Rebate by completing the Compliance Rebate Application Form (section 4.4).
2. Submit the Compliance Rebate Application Form to the Dahua Design Administrator upon completion of your home and landscaping.

2.2 Compliance Rebate
Once you have completed your dwelling and landscaping you can apply for the Design Compliance Rebate. The rebate provided to purchasers will vary depending on your allotment type.

- **Traditional** $5,000
- **Corner** $7,500
- **Premium** $10,000
3.1 A Tailored Response

Typical Lot Types

In order to ensure that the design guidelines can be applied across the Menangle Park South site, indicative design solutions have been prepared for six typical and recurring lot conditions. The design solutions opposite demonstrate one way that a compliant design could be achieved and approved on the following recurring lot types:

- Riparian View Lots
- Riparian View Corner Lots
- Fringe Lots
- Traditional Lots
- Battleaxe Lots
- Rear Loaded Riparian View Lots

Riparian View Lots

These lots are characterised by a depth of 30-35m and frontage with the riparian corridor. The dwellings are encouraged to incorporate front verandahs and balconies as well as articulation zone framing elements to maximise views and create strong frontage to the street and the riparian corridor.

Riparian View Corner Lots

These lots are characterised by a depth of 30-35m, a frontage with the riparian corridor and double street frontage. The dwellings are encouraged to incorporate front verandahs and balconies as well as articulation zone framing elements to maximise views and create strong frontage to the street and the riparian corridor.

Fringe Lots

These lots are characterised by a depth of 40m and substantial slops towards south, requiring considerations regarding interface with Menangle Road.

Traditional Lots

These lots are characterised by a depth of 30m and require considerations regarding slope between its side boundaries. The dwellings are encouraged to incorporate native vegetation instead of front fencing and are encouraged to incorporate front verandahs and to create frontage to the street.

Battleaxe Lots

These lots are characterised by a depth of 30m and proximity to the proposed roundabout location, therefore requiring consideration regarding access, frontage treatment and private open space location.

Rear Loaded Riparian View Lots

These lots are characterised by a depth of 30m and a frontage with the riparian corridor while vehicular access is from the rear. The dwellings are encouraged to incorporate front verandahs and balconies as well as articulation zone framing elements.
3.2 General Controls

MATERIALITY & COLOUR PALETTE

Design Intent Principle
To use selective, authentic and climatically robust materials, providing focus and a shared response to the quality design of the community whilst encouraging individual design outcomes.

Guidelines
• Minimum 2, maximum 3 materials (1 dominant and 1-2 complementary materials) are encouraged on the external façade of the dwelling (plus glass). The number of colours are not limited but are to remain within the Menangle Park South colour palette.
• To ensure consistent character, one of the colours applied to a dwelling has to be chosen from the common colour palette. The common colour can be applied as the dominant colour of the dwelling or one of two the complementary colour.
• No imitation masonry permitted on the façade, and other imitation materials are discouraged where an authentic version is available. Rendered concrete block is permitted if consistent with the preferred colour palette.
• Where bricks are used on the façade, the following treatment is to be applied:
  » It is recommended brick is to remain exposed
  » Face brick is preferred over brick veneer
• Where the dominant material is painted, a colour or tonal variation of the Menangle Park South palette is recommended. However, alternative colour schemes will be considered by the design panel as a holistic façade material, and colour palette solution based on overall consistency with the local character.
• If front fence is present, the material of the fence should use either the dominant or one of the two complementary materials mandated for the dwellings.
• Front fencing or retaining wall material must be a natural material such as wood and sandstone or finished in accordance with the fencing detail.

Common Colour Palette

Accent Colour Palette

1. Common colour applied
2. Common colour applied as complementary colour
3. Common colour applied as primary colour
ROOFS

Design Intent Principle
To provide a collective roofscape that optimises views, enhances local character and improves thermal functionality of the dwellings.

Proposed Guidelines
• Lots with a frontage of less than 15m must provide eaves of a minimum 350mm, and lots with a frontage of 15m or greater must have eaves of a minimum 450mm, in both instances to all main external walls of house for all pitched roofs, including garages and carports.
• Roofs should be designed using a series of smaller roof forms and variations in roof pitch.
• Where roofs are pitched, there should be a minimum roof pitch of 22.5 degrees.
• Skillion roofs should range between 5 and 15 degrees.
• Alternative acceptable solutions will be considered.
• Roof colour should be of the colours referenced on this page.
• Roofs on all dwellings must be finished in one of the following materials in colours:
  • Corrugated steel roof sheet
  • Concrete roof tiles
  • Ceramic roof tiles
• To ensure consistent contemporary character, roofs must be finished in accordance with patterns presented in the schedule. Alternative acceptable solutions including recessed volumes, will be considered.
• All house roofs within Menangle Park will need to meet a solar absorptance rating of less than 0.5.

LANDSCAPING

Design Intent Principle
To ensure a visual consistency throughout the streetscapes using aesthetic landscape features as well as contribute to creating a cooler living environment through increased tree canopy cover.

Proposed Guidelines
• To provide boundary delineation, native landscaping and high grasses to be provided along the front boundary line.
• Side boundary fence must be located minimum 1.5m behind the primary building line and must return to the building.
• Fencing along the secondary frontage of a corner lot shall match either the dominant or the complementary dwelling material.
• The material chosen for the front and side fencing forward of the front building line shall contribute to the character and not detract from the streetscape rhythm.
• Front yards should incorporate one tree (6m tall when mature) on lots with frontages smaller than 15m and two trees on lots with frontages greater than 15m.
• Side fencing material shall match either the dominant or the complementary dwelling material.
• Fencing along the secondary frontage of a corner lot shall match either the dominant or the complementary dwelling material.
• All homes must incorporate a suitable bin storage area that must be submitted with your pre-lodgement approval.
• Bin storage area must be located behind the primary building line.
• Hedge/blade wall to be built between driveway and pathway to assist level difference and host letterbox.
• Letterbox is masonry, rendered or timber finish and complements the home by using similar materials.
• Side and rear fencing are to be of a timber lapped and capped type, except for Battiscapes lots which may use Colorbond.
• Where Bushfire Attack Level (BAL) prevents a timber lapped and capped fence, Colorbond evening haze fence will be permitted.

Trees in the front yard provide shade and sense of privacy.

Image Bottom Right
1. Bin location
2. Side fence built 1.5m behind primary building line
3. Garage
4. Primary building line
5. Articulation zone
6. Lot boundary
7. One tree in the front yard for lots with less than 15m frontage; or two trees in the front yard for lots with more than 15m frontage
8. Native vegetation and grasses as public and private soft edge
9. Entry path
10. Hedge/blade wall between driveway and pathway hosts letterbox and assists in level change
11. Driveway

MENANGLE PARK SOUTH
THREE DESIGN GUIDELINES
**FAÇADE REPETITION**

**Design Intent Principle**
To deliver streetscapes that incorporate a variety of built form outcomes, that creates visual interest, references the riparian setting and breaks down scale and massing through well balanced design and quality detailing.

**Proposed Guidelines**
- A dwelling must not have the same façade design as another dwelling within three lots in both directions on the same side or opposite side of the street as illustrated in the image to the right.
- If more than one application of the same façade design is submitted for lots within the three lot proximity, approval will be given to the first complete application to be received. Applications will be assessed strictly in the order they are received.
- Submissions can be made to Dahua to determine whether a similar style façade is proposed to be used within a street.

1. Subject lot
2. Street
3. Three lot separation between lots with similar façade

**FAÇADE DESIGN**

**Design Intent Principle**
To create contemporary built form that creates visual interest, contributes to visual amenity of the streetscapes and breaks down scale and massing through well proportioned openings and quality detailing.

**Proposed Guidelines**
- Protruding building features such as front entry porches, porticos, verandahs, upper level balconies and other elements are recommended to offer articulation and finer detailing to the main building mass.
- The façade must present at least one door and one habitable room window, fronting the street for lots with frontage smaller than 15m.
- On lots with a frontage of 15m and over, the façade should have at least two habitable room windows facing the street per floor.
- Windows for rooms such as the WC, bathroom or laundry should not be the dominant feature or window on the front façade. Where such windows are necessary, they must be similarly proportioned to other windows on the façade.
- A minimum of 20% of the home’s front façade is to include windows. This is found by calculating the total surface area of the front façades, and of the windows.
- The main home entry is to be visible from the street and provide a strong sense of entry.
- Overhead shading structures are encouraged for the protection of windows facing north and also for western elevations.
- Use of framing and recessed volumes in the built form is recommended.

1. Use of recessive volumes contributes to creating visual interest and articulation of the built form.
2. Although optional, use of framing elements addressing the street assists in achieving legible streetscape.

A variety of façade designs creates visual interest and provides opportunity for individual outcomes.

Use of framing, recessed volumes and up to 3 materials contributes to a clear architectural language and streetscape frontage.
CORNER LOTS

Design Intent Principle
To create visual interest and address primary and secondary streets, celebrate view termination using built form features and landscape, and to provide surveillance.

Proposed Guidelines
- Corner lots must address both frontages
- Habitable rooms are to present to both frontages through windows and architecturally designed features
- Garage always has access from the secondary street unless a western frontage exists
- Corner lots must provide a minimum of one advanced tree and substantial planting along the secondary boundary
- For corner allotments, on the secondary frontage, the maximum run of an unbroken wall length is 12m, a step of at least 480mm is to be incorporated in the wall for articulation
- Blank walls will not be permitted and windows must be provided forward of any side corner fencing

GARAGES & DRIVEWAYS

Design Intent Principle
To ensure that garage doors contribute to the design quality of the front elevation of the residence or rear lane and minimise visual impact to the streetscape.

To reduce the impact of driveways by having a consistency of material within the streetscape and ensuring that there is landscape separation to minimise visual impact of hard paved surfaces.

Proposed Guidelines
- Garages are to be set back minimum 1m behind the main front wall of the house
- It is preferred that garages be constructed under the main roof of the house. If garages are freestanding and/or visible from the street, they should match the roof form and be constructed of the same materials as the house
- Conventional Colorbond roll up doors are not permitted
- Only panel lift or panel glide style roller doors will be permitted and the use of glass panel or louvre inserts is encouraged
- The maximum width for the driveway crossover is 4m for a double garage and 2.7m for a single garage
- Driveways must abut and must not cut through any pedestrian footpaths within the street verge
- Driveways are to be constructed of single-colour concrete or pavers in a light grey or neutral tone
- Driveways must be offset at least 300mm from your side boundary with a landscape garden bed provided
- Rubbish storage and drying areas are to be concealed from view from the street

SUSTAINABILITY

Design Intent Principle
To encourage sustainable living and ensure sustainable design contributing to positive built form performance and cooler public domain.

Proposed Guidelines
- Front yards should incorporate 1 tree (6m tall when mature) on lots with frontages smaller than 15m and 2 trees on lots with frontages greater than 15m
- Trees are required to be a minimum of 1.5m tall when planted (roughly 75ltrs stock size)
- Shading designed to restrict solar access to the living spaces in summer, whilst allowing beneficial solar access in winter
- Maximising opportunities for cross ventilation and providing high level operable windows is recommended
- The use of low solar absorption rate materials for the roofs, walls, driveways and garage doors is recommended
- Use of low solar absorption rate materials improves the thermal performance the house

Deciduous trees encouraged for shade to restrict solar access in the living spaces in summer whilst allowing beneficial solar access in winter

Use of low solar absorption rate materials improves the thermal performance the house

1. Articulation to the secondary frontage
2. Street
3. Your home is to address the secondary street frontage with similar architectural features to the front façade
4. Articulation to the secondary frontage
3.3 Riparian View Lots
Articulation and Public Private Delineation

Design Intent Principle
To provide a complete pedestrian experience along the riparian corridor where a safe, attractive and legible street is delivered a visual consistency and address of the built form is created.

Proposed Guidelines
• Lots fronting the riparian corridor are encouraged to present a gable roof to the street.
• The ground floor has to incorporate front verandahs that address the street. These will be minimum 1.2m deep covered platforms/docks which provide a space for outdoor seating which faces the street.
• Upper levels are encouraged to incorporate a balcony or Juliet balcony that addresses the street.
• The facade design must incorporate a portal-frame element which emphasises the entry, breaks the horizontal scale of the dwelling and adds articulation and interest to the form facing the nature corridor. This frame must be a minimum of 800mm deep.
• A front fence is required along the front boundary line. This fence will be a 1.2m high fence built with a combination of masonry and vertical elements that allow at least 60% transparency, as shown on the opposite page. Colour and material shall match either the dominant or the complementary dwelling material.
• Side boundary fence is required to be located minimum 1.5m, maximum 1.8m behind the building line and return into the building. There is no limit to the height of hedges adjacent side and rear fences.

Image Top Right
1. Bin location
2. Garage
3. Primary building line
4. Articulation zone
5. One tree in the front yard for lots with less than 15m frontage; two trees in the front yard for lots with more than 15m frontage
6. Lot boundary
7. Front boundary
8. Entry path
9. Driveway
10. 1.5m side fence returns to the building 1.5m behind primary building line
11. Pathway

Correct usage 3.3 Riparian View Lots
Articulation and Public Private Delineation

Design Intent Principle
To provide a complete pedestrian experience along the riparian corridor where a safe, attractive and legible street is delivered a visual consistency and address of the built form is created.

Proposed Guidelines
• Lots fronting the riparian corridor are encouraged to present a gable roof to the street.
• The ground floor has to incorporate front verandahs that address the street. These will be minimum 1.2m deep covered platforms/docks which provide a space for outdoor seating which faces the street.
• Upper levels are encouraged to incorporate a balcony or Juliet balcony that addresses the street.
• The facade design must incorporate a portal-frame element which emphasises the entry, breaks the horizontal scale of the dwelling and adds articulation and interest to the form facing the nature corridor. This frame must be a minimum of 800mm deep.
• A front fence is required along the front boundary line. This fence will be a 1.2m high fence built with a combination of masonry and vertical elements that allow at least 60% transparency, as shown on the opposite page. Colour and material shall match either the dominant or the complementary dwelling material.
• Side boundary fence is required to be located minimum 1.5m, maximum 1.8m behind the building line and return into the building. There is no limit to the height of hedges adjacent side and rear fences.

Image Top Right
1. Bin location
2. Garage
3. Primary building line
4. Articulation zone
5. One tree in the front yard for lots with less than 15m frontage; two trees in the front yard for lots with more than 15m frontage
6. Lot boundary
7. Front boundary
8. Entry path
9. Driveway
10. 1.5m side fence returns to the building 1.5m behind primary building line
11. Pathway

Correct usage 3.3 Riparian View Lots
Articulation and Public Private Delineation

Design Intent Principle
To provide a complete pedestrian experience along the riparian corridor where a safe, attractive and legible street is delivered a visual consistency and address of the built form is created.

Proposed Guidelines
• Lots fronting the riparian corridor are encouraged to present a gable roof to the street.
• The ground floor has to incorporate front verandahs that address the street. These will be minimum 1.2m deep covered platforms/docks which provide a space for outdoor seating which faces the street.
• Upper levels are encouraged to incorporate a balcony or Juliet balcony that addresses the street.
• The facade design must incorporate a portal-frame element which emphasises the entry, breaks the horizontal scale of the dwelling and adds articulation and interest to the form facing the nature corridor. This frame must be a minimum of 800mm deep.
• A front fence is required along the front boundary line. This fence will be a 1.2m high fence built with a combination of masonry and vertical elements that allow at least 60% transparency, as shown on the opposite page. Colour and material shall match either the dominant or the complementary dwelling material.
• Side boundary fence is required to be located minimum 1.5m, maximum 1.8m behind the building line and return into the building. There is no limit to the height of hedges adjacent side and rear fences.
3.4 Riparian View Corner Lots

Articulation and Public Private Delineation

Design Intent Principle
To create a visual interest and address primary and secondary streets, celebrate view termination, built form features and landscape and provide surveillance.

Proposed Guidelines
• Riparian fronting corner lots must address both frontages
• Riparian fronting corner lots must be 2 storeys to emphasise the urban edges and create legible vistas
• Upper level balconies and windows are encouraged to wrap corners
• Habitable rooms are to present to both frontages through windows and architecturally designed features
• Secondary frontage fence can only extend for 1/3 of the depth of the lot along the secondary frontage
• Garage always has access from the secondary street only where western frontage exists
• Blank walls will not be permitted and windows must be provided forward of any side corner fencing

1. P.I.S.
2. Fence
3. Secondary frontage side fence extending for 1/3 of the depth of the lot
4. 2/3 of fence
5. Garage
6. 1.5m
7. Driveway
8. Side fence built 1.5m behind primary building line
3.5 Fringe Lots

Design Intent Principle
To provide a complete, pleasing and visually attractive arrival experience along Menangle Road and protect viewlines towards the riparian corridor.

Proposed Guidelines
- There is a minimum 10m rear setback required for the lots adjacent Menangle Road
- Fencing along Menangle Road will be consistently a 1.8m lapped and capped fence style as shown in the image to the right
- Development fencing is not to be removed
### 3.6 Battleaxe Lots

**Public Private Delineation**

#### Design Intent Principle

To provide a complete, pleasing and visually attractive frontage for lots in proximity to the proposed roundabout in Menangle Park South.

#### Proposed Guidelines

- Articulation elements such as verandahs and balconies are encouraged to create street frontage.
- Private open space must not be located fronting the street.
- Side fence to the lot's private driveway must not extend further than primary building line of the dwellings fronting the street.
- The property boundary delineation can only be defined by hedge/landscaping until the primary building line of the dwellings fronting the street.
- Increased side setback to the boundary with private driveway is recommended.
- Where fronting the street, side boundary fence must be located minimum 1.5m behind primary building line and adjoin the building line.
- Where fronting the street, the lot boundary is encouraged to be defined by native vegetation and high grasses.
3.7 Riparian View Rear Loaded Lots

Articulation and Public Private Delineation

Design Intent Principle
To provide a complete pedestrian experience along the riparian corridor where a safe, attractive and legible street is delivered a visual consistency and address of the built form is created.

Proposed Guidelines
- Lots fronting the riparian corridor are encouraged to present a gable roof to the street.
- The ground floor should have a front verandah that addresses the street. These will be minimum 1.2m deep covered platforms/decks which provide a space for outdoor seating which faces the street.
- Upper levels are encouraged to incorporate a balcony or Juliet balcony that addresses the street.
- The facade design must incorporate a portal-frame element which emphasises the entry, breaks the horizontal scale of the dwelling and adds articulation and interest to the form facing the nature corridor. This frame must be a minimum of 800mm deep.
- A front fence is required along the front boundary line. This fence will be a 1.2m high fence built with a combination of masonry and vertical elements that allows at least 60% transparency, as shown on the opposite page. Colour and material shall match either the dominant or the complimentary dwelling material.
- Side boundary fence is required to be located minimum 1.5m, maximum 1.8m behind the building line and return into the building. There is no limit to the height of hedges adjacent side and rear fences.
- Vehicular access is via the rear lane.
## 4.1 Design Guidelines Checklist | General Controls

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
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<tbody>
<tr>
<td><strong>MATERIALITY AND COLOUR</strong></td>
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<tr>
<td>Minimum 2, maximum 3 materials (1 dominant, 1-2 complementary) have been used</td>
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<tr>
<td>One colour has been chosen from common colour palette</td>
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<td>No imitation masonry has been used on facade</td>
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<td>Tonal variation has been achieved where dominant colour is painted or colours are consistent with local character</td>
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<td>Front fence colour matches dominant or complementary colours of dwelling</td>
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<td>Front fencing is natural material (e.g. wood, sandstone) or finished as per the fencing detail</td>
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<td><strong>ROOFS</strong></td>
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<td>- Lots with frontage &lt;15m: eaves are minimum 350mm</td>
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<td>- Lots with frontage &gt;15m: eaves are minimum 450mm</td>
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<tr>
<td>Applies to all external walls including garages and carports</td>
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<td>Where a dwelling benefits from a zero lot line, no eave is required along the zero lot line</td>
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<td>Roofs have been designed using a series of smaller roof forms</td>
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<td>Pitched roofs are minimum 22.5 degrees</td>
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<td>Skillion roofs range between 5 and 15 degrees</td>
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<td>Roof colours match roof material palette (other colours that demonstrate the appropriate solar absorbency rating permitted on case by case basis)</td>
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<td>Roof material is corrugated steel roof sheet, concrete roof tiles</td>
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<td>Roof pattern aligns with acceptable roof patterns (alternative options will be considered)</td>
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<td>House roofs meet solar absorbance rating of &lt;0.5</td>
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<td><strong>LANDSCAPING</strong></td>
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<tr>
<td>Native landscaping and high grasses have been provided along front boundary line</td>
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<td>Side boundary fence is located minimum 1.5m behind primary building line and returns to the building</td>
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<td>If corner lot, fencing along secondary frontage matches either the dominant or complementary dwelling material</td>
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<td>The material chosen for front and side fencing forward of the front building line contributes to the character and does not detract from the streetscape rhythm</td>
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<td>Front yard incorporates 1 tree (6m tall when mature) on lots with frontages &lt;15m and 2 trees on lots with frontages &gt;15m</td>
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<td>Side fencing material matches either the dominant or complementary dwelling material</td>
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<td>Suitable bin storage area has been incorporated (and located behind primary building line)</td>
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<tr>
<td>Hedge/blade wall will be built between driveway and pathway to assist level difference and host letterbox where required</td>
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<tr>
<td>Letterbox is masonry, rendered or timber finish and complements the home by using similar materials</td>
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<tr>
<td>Side and rear fencing is of a timber lapped and capped type</td>
<td></td>
<td></td>
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<tr>
<td>Where Bushfire Attack Level (BAL) prevents a timber lapped and capped fence, Colorbond evening haze fencing has been included</td>
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<tr>
<td><strong>FAÇADE REPETITION</strong></td>
<td></td>
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<tr>
<td>The façade design is not the same as another dwelling within 3 lots in both directions on the same side or opposite side of the street (if more than one application of the same façade design is submitted for lots within the 3 lot proximity, approval will be given to the first complete application to be received; applications will be assessed strictly in the order they are received)</td>
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</tbody>
</table>
4.1 Continued ...

**FAÇADE DESIGN**

- Protruding building features (e.g. front entry porch, portico, verandah, upper level balconies and other elements) have been included where appropriate
- Windows for roofs such as WC, bathroom or laundry are not a dominant feature or window on the façade (if such windows are necessary, they are similarly proportioned to other windows on the façade)
- Minimum 20% of the front façade includes windows (20% of total façade area is to be windows)
- The main home entry is visible from the street and provides a strong sense of entry
- Overhead shading structures have been provided where appropriate for the protection of windows facing north and also for western elevations
- Framing and recessed volumes in the built form has been included where appropriate

**CORNER LOTS**

- For corner lots, habitable rooms present to both frontages through windows and architecturally designed features
- Garage has access from secondary street (unless primary frontage has a western orientation)
- Corner lots provide minimum 1 advanced tree and substantial planting along secondary boundary
- On secondary frontage, the maximum run of an unbroken wall length is 12m (with a step of at least 480mm incorporated in the wall for articulation)
- Blank walls have not been included and windows have been provided forward of any side corner fencing

**GARAGES AND DRIVEWAYS**

- Garages are set back minimum 8m behind main front wall of house
- Garage will be constructed under main roof of house; or, if garage is freestanding and/or visible from street, it matches the roof form and will be constructed of same materials as house
- Either panel lift or panel glide style roller door has been included (conventional Colorbond roll-up doors have not been included)
- Driveway crossover is maximum 4m if double garage and 2.7m if single garage
- Driveway abuts and does not cut through any pedestrian footpaths on street verge
- Driveway is constructed of single-colour concrete or pavers in light grey or neutral tone
- Driveway is offset at least 300mm from side boundary with landscape garden bed provided
- Rubbish storage and drying areas are concealed from view from the street

**SUSTAINABILITY**

- Trees will be minimum 15m tall when planted (roughly 75ltrs stock size)
- Shading is designed to restrict solar access to living spaces in summer, whilst allowing beneficial solar access in winter
- Cross ventilation has been maximised and high level operable windows have been included
- Double glazed windows or treated windows have been incorporated
- Low solar absorption rate materials for roofs, walls, driveway and garage have been included (recommended)

**REQUIREMENTS YES NO N/A**

| RIPARIAN VIEW LOTS AND RIPARIAN REAR LOADED LOTS | YES | NO | N/A |
| Lots fronting the riparian corridor present a gable roof to the street | | | |
| Ground floor incorporates front verandah that addresses the street (minimum 1.2m deep covered platforms/decks with space for outdoor seating facing the street) | | | |
| Upper levels are encouraged to incorporate balcony or Juliet balcony that addresses the street where appropriate | | | |
| Façade design incorporates portal-frame element (to emphasise the entry; break the horizontal scale of the dwelling and add articulation and interest to the form facing the nature corridor; frame must be minimum 800mm deep) | | | |
| Front fence has been included along front boundary line (1.2m high; combination of masonry and vertical elements that allow at least 60% transparency; colour and material to match either the dominant or complimentary dwelling material) | | | |
| Side boundary fence has been located minimum 1.5m, maximum 1.8m behind the building line and returns into the building | | | |
| Vehicular access is via the rear lane (applicable to rear load lots only) | | | |

| RIPARIAN VIEW CORNER LOTS | YES | NO | N/A |
| Riparian facing corner lots address both frontages (habitable rooms present to both frontages through windows and architecturally designed features) | | | |
| Riparian facing corner lots are two stories to emphasise the urban edges and create legible vistas | | | |
| Where appropriate, upper level balconies and windows wrap corners | | | |
| Secondary frontage fence only extends for 1/3 of the depth of the lot along secondary frontage | | | |
| Garage has access from secondary street only where western frontage exists | | | |
| Blank walls have not been included and windows have been provided forward of any side corner fencing | | | |

| FRINGE LOTS | YES | NO | N/A |
| Minimum 10m rear setback has been incorporated (for lots adjacent Menangle Road) | | | |
| Fencing along Menangle Road is 1.8m lapped and capped fence style | | | |
| Development fencing is not removed | | | |

| BATTLEAXE LOTS | YES | NO | N/A |
| Articulation elements such as verandahs/balconies have been included to create street frontage | | | |
| Private open space is not fronting the street | | | |
| Side fence to the private driveway does not extend further than primary building line of dwelling fronting the street | | | |
| Property boundary delineation has been defined by hedge/landscaping (until the primary building line of the dwellings fronting the street) | | | |
| Increased side setback to the boundary with private driveway has been incorporated | | | |
| Where fronting the street, side boundary fence is located minimum 1.5m behind primary building line and adjoining the building line | | | |
| Where fronting the street, the lot boundary is encouraged to be defined by native vegetation and high grasses | | | |
### 4.3 Design Guidelines Application Form

This form and attachments are to be completed, signed and returned by email to **designadministrator@menanglepark.com.au**. Please ensure you include the allotment number and stage in the email subject.

<table>
<thead>
<tr>
<th>Owner / Applicant Name</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address</td>
<td></td>
</tr>
<tr>
<td>Lot and Deposited Plan Number</td>
<td></td>
</tr>
<tr>
<td>Settlement Date</td>
<td></td>
</tr>
<tr>
<td>Contact Details</td>
<td>Mobile:</td>
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<tr>
<td></td>
<td>Email:</td>
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<tr>
<td>Builder Details</td>
<td></td>
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<tr>
<td>Anticipated Building Dates</td>
<td>Start:</td>
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<td></td>
<td>Finish:</td>
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<tr>
<td>Signature</td>
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<tr>
<td>Date</td>
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</tbody>
</table>

**REQUIRED (PLEASE ATTACH)**

<table>
<thead>
<tr>
<th>Design Guideline Checklist</th>
<th>ATTACHED</th>
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</thead>
<tbody>
<tr>
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</table>

**ATTACHED**

|  |  |

### 4.4 Compliance Rebate Application Form

This form is to be completed, signed and returned by email to **designadministrator@menanglepark.com.au** along with any other supporting documents such as Assignment Deed (if any). Please ensure you include the allotment number and stage in the email subject.

<table>
<thead>
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</tr>
<tr>
<td>Settlement Date</td>
<td></td>
</tr>
<tr>
<td>Certificate of Occupancy Issued</td>
<td></td>
</tr>
<tr>
<td>Contact Details</td>
<td>Mobile:</td>
</tr>
<tr>
<td></td>
<td>Email:</td>
</tr>
<tr>
<td>I/we, the owner(s), confirm completion of our dwelling and associated landscaping is in accordance with Menangle Park South Design Guidelines and hereby request the Compliance Rebate as noted in the Contract of Sale.</td>
<td></td>
</tr>
<tr>
<td>Signature</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td></td>
</tr>
</tbody>
</table>

Upon receipt of this form and completion of an inspection and assuming compliance with these Guidelines, the Compliance Rebate will be deposited to the account provided below by Electronic Funds Transfer within 50 days.

**Acknowledgement by the Owner / Applicant**

You acknowledge that the Vendor, Dahua (Dahua Group Sydney Project 3 Pty Ltd), is authorised to remit the Compliance Rebate to the bank account you have nominated below. Please check the bank details carefully as Dahua has no duty to check the accuracy of the details. You release Dahua and its associate entities from any liability arising from you providing the incorrect details.

| Account Name |  |
| Bank |  |
| BSB Number |  |
| Account Number |  |

**REQUIRED (PLEASE ATTACH)**

| Completion of dwelling and landscaping (including fencing) within 30 months of plan registration, including issuing of the Certificate of Occupancy of dwelling. Please attach Certificate of Occupancy | ATTACHED |
| Design Guidelines Checklist (if any changes from original design) |  |
| Required plans (if any changes from original design) |  |
| • Site Plan at 1:200 scale |  |
| • House Plan at 1:100 scale |  |
| • Landscape Plan at 1:100 scale |  |
| • Colours and Materials Schedule |  |
| Any other documents required under the rebate clauses in the land contract |  |
Artist Impression