SUSSEX INLET
GOLF VILLAGE

DESIGN GUIDELINES

1. Design Review Process

To ensure Sussex Inlet Golf Village is a high quality, desirable and sustainable community these Design Guidelines have been carefully prepared to assist the design of your home and landscaping.

A Design Review Panel has been appointed to assess each new home design before seeking Council or Complying Development Approval.

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STEP 1

Building company or Architect prepares house design for each block using the Design Guidelines.

STEP 2

Send your completed Application Form, architectural plans, landscape plan and BASIX Certificate to the Design Review Panel.

STEP 3

The Design Review Panel will assess your design(s).

STEP 4

The Design Review Panel will either:

a) request further information from you if there is insufficient information for the Design Review Panel to assess the design.

b) suggest modifications in order to meet the Design Guidelines. We may suggest areas of your design that should be reviewed in order to meet the Design Guidelines. You will be asked to re-submit your design after you have revised it (go back to Step 2).

c) if the Design Review Panel find there are areas that need further review, or you are proposing something unusual that we need to discuss further we may invite you to a workshop with the Design Review Panel.

d) approve your design. You will be given a certificate of approval from the Design Review Panel, and stamped approved drawings.

STEP 5

Submit your house design to Shoalhaven City Council (SCC) for Development Approval and Construction Certificate Approval or Principal Certifying Authority for Complying Development Certificate.

Sussex Inlet Canals developed by Lucas Property Group.

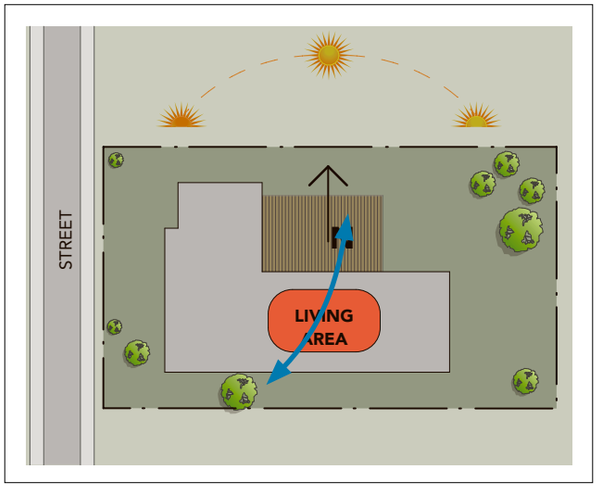
"To ensure you enjoy the best lifestyle possible in your new home internal living areas are encouraged to face north or north east and overlook the outdoor living area".

1. Orientation, Privacy and Services

Building Orientation

To ensure you enjoy the best lifestyle possible, your new home internal living areas are encouraged to face north or north east and overlook the outdoor living area. West-facing living areas should be avoided.

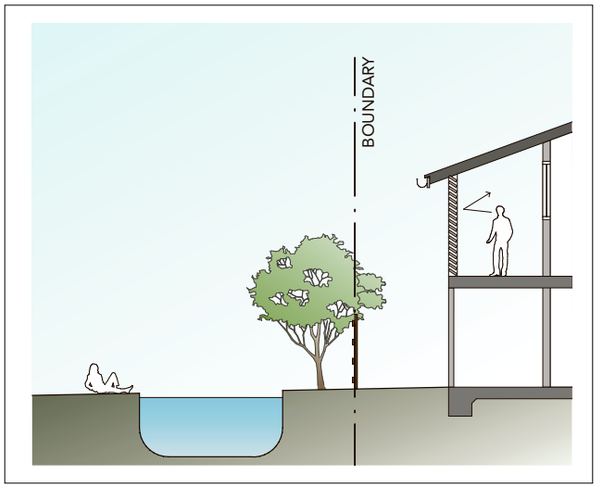
Natural cross ventilation should be considered when deciding on the placement of windows to encourage gentle breezes through the house. This is especially important in kitchens, if good cross ventilation can not be achieved ensure range hoods are externally flued. For windows in western walls consider sun shading via eaves or screening.



Privacy and Surveillance

Avoid overlooking and being overlooked by locating private open space behind the front building line and considering the position of windows or raising sill heights in habitable rooms that overlook neighbouring private open space.

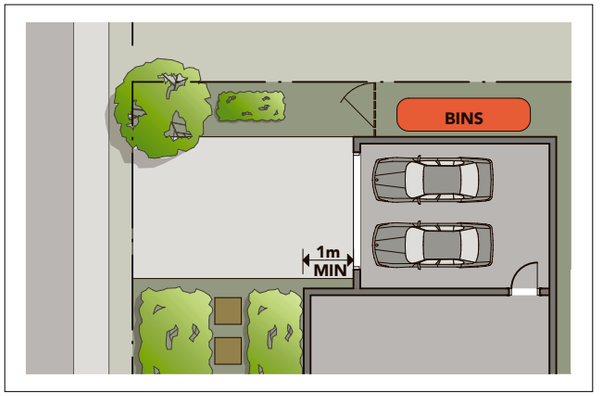
To facilitate passive street surveillance at least one habitable room should overlook the front street from your home.



Garages and Services

A garage or carport should be designed as part of, or complementary to, the overall home. There should be a particular focus on using similar depth eaves, and similar roof forms or extensions of the roof of the main house. A maximum garage door width, either as one double or two single doors, of 6m is permitted. The garage should be setback an additional 1m behind the main front building line.

Service functions such as bin storage, clothes lines, hot water tanks, rain water tanks, air conditioning equipment, and boat or caravan storage should not be visible from the street. These should be concealed behind the main building in a courtyard facing the side boundary or behind an opaque fence or screen.



2. Streetscape

External Façade

To create high quality and attractive homes at least 2 different forms of external cladding materials should be used on front facades.

It is generally suggested that the primary cladding material be rendered and painted brick, or textured and painted fibre cement sheet or cladding board. Secondary cladding materials may include timber, stone or face brick. Other materials may be considered on their merits.

To ensure a varied streetscape no two homes will be approved with the same front façade within 3 lots of any given house on either side of the road.

Roofs and Eaves

Hip or gable roofs should have a minimum pitch of 22.5°, skillion or flat roofs should have a minimum pitch of 5° and a maximum pitch of 15°. Eaves should have a minimum depth of 450mm. A change in the depth of eaves may be considered if it fits the character of the house design.

Building Articulation

Facades facing any street or public space (including secondary street frontages) shall be articulated to avoid simple box designs and create interest in the streetscape. A maximum straight line wall length of 5m is permissible for a primary street frontage or 10m for a secondary street frontage or side boundary.

Architectural features such as window seats, bay windows, a stepped façade, change in materials or verandas and porches should be used to avoid monotonous architectural treatment.

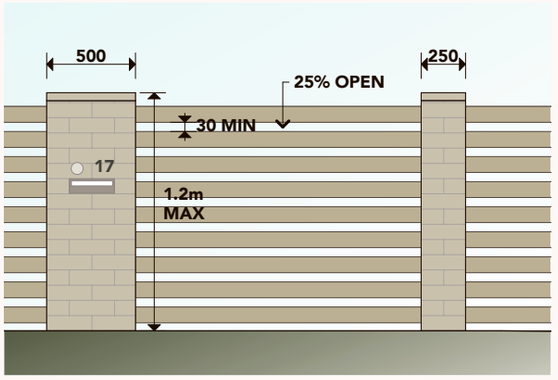
Front Doors should be clearly visible from the primary street frontage and delineated with a covered porch or portico of at least 1.5m in width and depth.

3. Fencing, Letterboxes and Setbacks

Front Fences

Any fence located along the boundary of, or within the setback area to, a primary or secondary road must:

- not be more than 1.2m above ground level (existing),
- be open for at least 25% of the area of the fence with a minimum aperture of 30mm. Any individual solid element of the fence being no more than 250mm in width (an example being a brick pier), and
- a single individual solid element containing a letterbox may be allowed per property with a width being no more than 500mm.



Side and Rear Fences

Fencing on rear and side boundaries should be in Colorbond® Dune not exceeding 1.6m in height.

Golf course frontage lots will have a rear fence constructed by SIGV. It will be a dark green cyclone wire fence that will provide views over the fairways as well as block most stray golf balls.

COLORBOND® DUNE®

Letterboxes

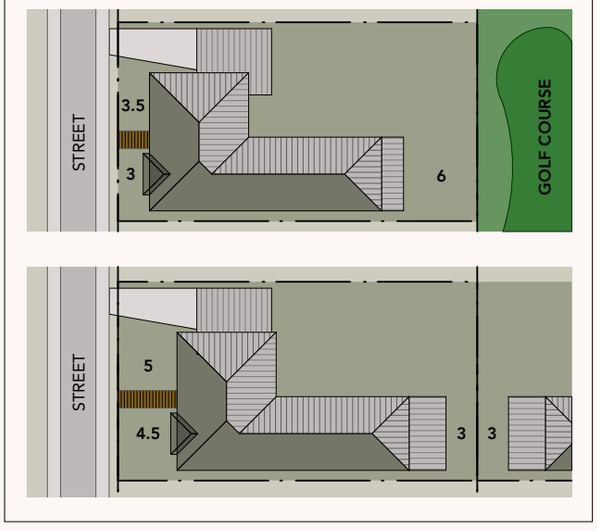
Letterboxes and street numbers should be designed into a larger masonry or timber structure, such as a post at least 450mm in width, pier, gateway or incorporated into the front fence if applicable. High quality materials should be used.

Letterboxes and street numbers should also be clearly visible from the street and incorporate a space for newspaper delivery.

Front and Rear Setbacks

Golf Course Frontage Homesites

The Front Boundary Setback has been reduced to 3.5m to walls and 3m to open structures such as posts to compensate for a larger Rear Boundary Setback of 6m to walls or posts of the dwelling.



Internal Homesites

Setbacks are defined by the SCC DCP as follows: The Front Boundary Setback is 5m to walls or 4.5m to open structures such as posts. The Rear Boundary Setback is 3m to walls or posts of the dwelling.

4. Sustainable Targets

Your Builder/Architect will need this information to ensure you can fulfil the requirements of the Design Review Panel application. The application form/checklist will have further detail to complete which will assist the builder/home designer in demonstrating how these targets have been achieved. We encourage all future residents at Sussex Inlet Golf Village to be considerate of the use of resources in their selection of materials using recycled where possible, to be responsible energy consumers, and to use water and electricity carefully. We have designed sustainable targets for new homes as follows:

01 - Materials

20% of the materials (by volume) used to construct your home should be selected from materials that are or have;

- A high recycled content. Examples of materials which are available that include recycled content are recycled bricks (>25%), steel (>15%), aluminium (>20%), pre cast panels (>15%), glazing (>20%), concrete with recycled aggregate (>30%), plasterboard with recycled gypsum (>20%), and carpet underlay (>95%). Numbers in brackets represent target recycled content per building material
- Renewable sources such as structural timber, window frames, joinery which are AFS (Australian Forestry Standard) or FSC (Forest Stewardship Council) accredited
- From non-polluting sources
- Low life cycle energy materials (i.e. encourage choice of materials that are not energy intensive to produce, are locally available and durable)
- Able to be recycled or reused at the end of the life of the home

02 - Low Emission Products

At least two of the following low emission products should be utilised within the construction of your home:

- Low emission paints on all internal painted surfaces
- Low emission floor coverings on all indoor covered floors
- Low emission sealants and adhesives where possible
- Non-allergenic materials for furnishings where feasible
- Composite wood product which is low emission formaldehyde or no composite wood product used
- Wood products stained with wood treatments that are natural, such as linseed oil or beeswax polish
- Reduced use of formaldehyde products
- Non-allergenic materials for furnishings where feasible

03 - Renewable Energy

Reduction in energy use can be achieved through a variety of measures that commence with the design of your home. Homes should achieve 20% beyond the minimum compliance BASIX targets in energy use (as at February 2019 this means a BASIX score of 55, swimming pools may be excluded from this calculation). This will reduce the cost of utilities in winter and summer and provide better comfort in your home.

Ways to achieve this energy usage reduction are:

- Use energy efficient appliances and lighting,
- Greenhouse efficient hot water systems
- Appliances with high energy star ratings such as dishwashers, fridges, washers, dryers and TVs
- Energy efficient air conditioning systems that have high energy star ratings such as those with inverter technology
- Energy efficient lighting

In addition, consideration should be given to the use of alternative energy. At least two of the following should be used in your home:

- 1.6Kw minimum Photovoltaic solar panels
- Solar hot water system
- Solar pool heating
- Source renewable energy with your electricity supplier
- Other alternative energy source on site may be considered
- Acoustic and thermal insulation to be installed by professionals

04 - Reduction in Water Use

Ask your designer or builder to ensure that a 20% improvement over the minimum BASIX requirement for water use is achieved (as at December 2017 this means a BASIX score of 48, Pools may be excluded from this calculation). As well as reducing your water bill these initiatives will help to improve the resilience of the local water supply. Ways you can achieve the water usage reduction are:

- Use rainwater tanks for toilet flushing and laundries in addition to irrigation
- Select water fixtures with a minimum 4-star water rating. Fixtures include taps, showers, toilets, washing machines and dishwashers.
- Choose drought tolerant plants and lawn when designing your gardens that do not require irrigation.
- Install a pool cover to minimise evaporation.
- Each Dwelling must have a dedicated 2500L OSD tank in addition to the BASIX required retention tank.

05 – Natural Ventilation

It is encouraged that your home design has adequate cross ventilation to take advantage of north- east breezes. Ways to achieve natural ventilation are:

- Type of window units eg louvres and sliding
- Location of window and door openings

"We encourage all future residents at Sussex Inlet Golf Village to be considerate of the use of resources in their selection of materials using recycled where possible."

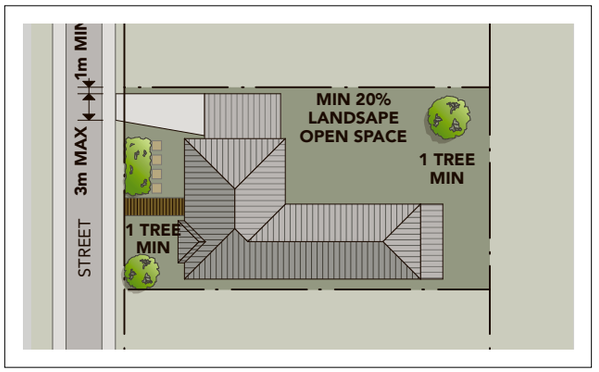
5. Landscaping

Landscape Design

The careful selection of drought resistant planting in your landscaping can help to reduce water consumption and also ensure that the natural beauty of your home at Sussex Inlet Golf Village is maintained in times of low rainfall. Gardens facing the street or other public areas should be planted with a minimum of 75% indigenous planting. Plant at least one tree in the rear and one in the front yard in indigenous species. Deciduous, non-indigenous exceptions are allowed if the planting is used for sun-control into the dwelling.

A garden bed or garden beds with a minimum combined area of 5m² must be located in the front yard.

Please refer to separate Drought-tolerant Indigenous Plant Selection leaflet for guidelines to your plant selection.

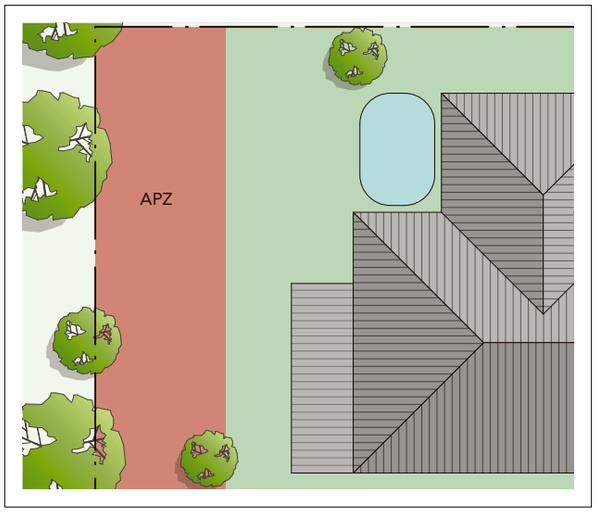


Bushfire protection

If your site is affected by an Asset Protection Zone (APZ) your site analysis will indicate its position.

Key requirements of the NSW Rural Fire Services guide include:

- ensure that vegetation does not provide a continuous path to the home
- remove all noxious and environmental weeds
- plant or clear vegetation into clumps rather than continuous rows
- prune low branches 2m from the ground to prevent a ground fire from spreading into trees
- locate vegetation far enough away from the home so that plants will not ignite the home by direct flame contact or radiant heat emission



Driveways and Front paths

The maximum driveway width is 3m at the boundary crossing. It can be wider within your lot. Driveways should be setback at least 1m from a side boundary to allow for planting between the boundary and driveway.

Driveways and paths should be finished with materials that blend or complement the colours and design of the dwelling. The use of natural materials is strongly encouraged. Acceptable finishes for driveways and paths include concrete flag pavers, clay pavers, exposed aggregate (in neutral, natural tones), or broom finished concrete, bitumen or gravel. Driveways and paths must not be constructed out of stencilled concrete.

No more than 40% of the front yard is to be hard paved surfaces. A pedestrian pathway to the front door separate to the driveway should be included.

6. Colours and Finishes

Roofing

Roofs are encouraged in lighter colours because they reduce heat absorption in summer.

Roofing material must be Colorbond steel.

Profiles in Colorbond steel shall be custom orb (corrugated) to pitch roofs and kliplock to flat roofs linking main roof forms.

Metal Roofing Palette (Colorbond range)

Dune

Shale Grey

Bushland

Surfmist

6. Colours and Finishes

Walls

Cement rendered or bagged and painted masonry, stone, timber, and fibre cement or face brickwork should be the predominant external materials.

The use of recycled timber is encouraged. Large fibre cement sheets are not permitted, however weatherboards made of fibre cement are permissible.

Exterior Paint Colours - sample palette

7. Drought-tolerant Indigenous Plant Selection

GRASSES/GROUNDCOVERS/CLIMBERS

- Anigozanthos flavidus hybrids (Kangaroo Paw)
- Banksia integrifolia 'Roller Coaster' (Prostrate Coast Banksia)
- Brachyscome multifida (Cut Leaf Daisy)
- Carpbrotus glaucescens (Pig Face)
- Casuarina 'Cousin It' (Groundcover SheOak)
- Chrysocephalum apiculatum (Yellow Buttons)
- Eremophila 'Kalbarri Carpet' (Groundcover Emu Bush)
- Ficinia nodosa (Knobby Clubrush)
- Grevillea 'Bronze Ramber' (Groundcover Grevillea)
- Grevillea 'Gin Gin Gem' (Groundcover Grevillea)
- Hibbertia scandens (Guinea Flower)
- Kennedia rubicundaDusky (Coral Pea)
- Lomandra 'Lime Tuff (Lomandra)
- Lomandra 'Seascape' (Grey Leaved Lomandra)
- Melaleuca 'Ulladulla Beacon' (Groundcover Hillock Bush)
- Myoporum parvifolium (Creeping boobialla)
- Phormium tenax (New Zealmad Flax)
- Poa 'Eskdale' (Tussock Grass)
- Scavelova calendulaces (Dune Fan Flower)
- Scaveola 'Mauve Carpet' (Fan Flower)
- Themeda australis (Kangaroo Grass)

SHRUBS

- Acacia 'Mini Cog' (Dwarf River Wattle)
- Adenanthos sericea forms and CVS (Woolly Bush)
- Banksia ericifolia (Heath Banksia)
- Banksia marginata (Silver Banksia)
- Callistemon 'Hot Pink' (Pink Bottlebrush)
- Callistemon pallidus 'Candle Glow' (Bottlebrush)
- Casuarina glauca 'Green Wave' (Dwarf She Oak)
- Convolvulus cneorum (Silver bush)
- Correa alba (White Correa)
- Echium candicans (Pride of Madeira)
- Grevillea rosmarinifolia 'Scarlet Sprite' (Rosemary Grevillea)
- Grevillea olivacea (Olive leaf Grevillea)
- Hakea laurina (Pin Cushion Hakea)
- Hebe hybrid 'Inspiriation' (Hebe)
- Leptospermum selections 'Outrageous' (Tea Tree)
- Leucadendron 'Red Devil' (Leucadendron)
- Leucopogon parviflorus (Coastal Beard Heath)
- Leucospermum 'Carnival Copper' (Pin Cushion Bush)
- Melaleuca hypericifolia (Hillock Bush)
- Protea 'Pink Ice' (Protea)
- Melaleuca thymifolia (Honey Myrtle)
- Persoonia linearis (Geebung)
- Santolina chamaecyparissus (Lavender Cotton)
- Westringia fruticosa forms and CVS. (Coast Rosemary)

SMALL TREES

- Acacia 'Lime Magik' (River Wattle)
- Agonis 'Burgundy' (WA Peppermint)
- Banksia serrata (Old Man Banksia)
- Eucalyptus 'Euky Dwarf'
- Eucalyptus ficifolia grafted hybrids (dwarf Flowering Gum)
- Grevillea johnsonii (Grevillea)
- Hibiscus tiliaceus 'Rubra' (Red Cottonwood)
- Leptospermum laevigatum (Coastal Tea Tree)
- Leucadendron argenteum (Silver Tree)
- Plumeria species (Frangipani)

TREES

- Acacia binervata (Two-veined Hickory)
- Allocasuarina littoralis (She Oak)
- Arbutus unedo (Irish Strawberry Tree)
- Banksia integrifolia (Coast Banksia)
- Brachychiton populneus (Kurrajong)
- Callistemon salignus (Bottlebrush)
- Geijera parviflora (Wilga)
- Macadamia intergifolia (Macadamia)
- Melaleuca linariifolia (Flax-leaved Paperbark)

LARGE TREES

- Agonis flexuosa (WA Peppermint)
- Eucalyptus robusta (Swamp Mahogany)
- Eucalyptus sclerophylla (Scribbly Gum)
- Melelauca quinquinervia (Paper Bark)

"To ensure that the future streetscape of Sussex Inlet Golf Village is maintained at the highest quality for the benefit of all residents, we have implemented a Streetscape Incentive Plan."

8. Streetscape Incentive Plan

To ensure that the future streetscape of Sussex Inlet Golf Village is maintained at the highest quality for the benefit of all residents, we have implemented a Streetscape Incentive Plan. The plan aims to encourage:

- Quality and sustainable house design
- Early establishment and maintenance of landscaping, and
- Care is taken of the newly finished streets as well as kerb and gutters.

Residents who are eligible will be able to claim Streetscape Incentive payments to a total of: **$5,000**

The streetscape incentive is payable in two instalments of:

1. An initial instalment of $3,000 claimable within five weeks of the issue of the Occupation Certificate for your new home, and
2. A final instalment of $2,000 payable after six months from initial claim approval.

In order to successfully claim the first instalment of the streetscape incentive you must:

1. Comply with the Covenants and observe the restrictions that are registered on the use of your lot
2. Submit Design Plans to SIGV and obtain SIGV's Design Endorsement of the design plans before having sought Council and/or private certifier development approval
3. Complete the construction of a residence within 30 months from completion of the Contract for Sale of Land
4. Complete the landscape works within 4 weeks of receiving Occupation Certificate, as submitted with the design plans
5. Ensure the maintenance of the street verge and kerb and gutter in front of your lot
6. Complete the application form and submit to the Sales and Information Centre within five weeks of the issue of your Occupation Certificate.

To successfully claim the final instalment of the streetscape incentive you must:

1. Maintain the landscape works in good order and condition for a period of six months, and
2. Complete the application form and submit to the Sales and Information Centre within five weeks of the six month period for payment of the second part of the landscape incentive.

Within one week of submission of the application form for a streetscape incentive instalment a member of our sales team will conduct an inspection of your lot to verify the application and if all requirements are met the instalment will be paid the following week.

GLOSSARY

ARCHITECT

One who designs and supervises the construction of building. The title is protected by law and is used by practices and practitioners whose names are entered in the Register of a State Board of Architects.

ASSET PROTECTION ZONE (APZ)

An area of land with restrictions on the title that separates buildings from the bush that has had the landscape designed and managed to reduce the spread of bushfire to built areas.

BASIX

A web-based planning tool for the assessment of the potential performance of new residential development in terms of its energy efficiency and water usage efficiency. A BASIX certificate must be submitted with a Development Application or a Complying Development Certificate for any new residential development.

CONSTRUCTION CERTIFICATE (CC)

An application detailing the design and building code compliance to Shoahaven City Council or PCA. Consent will be provided once the PCA is satisfied that compliance is achieved, and all necessary documents provided.

DEVELOPMENT APPLICATION (DA)

An application illustrating the building design to Shoalhaven City Council. Consent will be provided once SCC is satisfied that compliance is achieved, and all necessary documents provided.

DEVELOPMENT CONTROL PLAN (DCP)

Shoalhaven City Council Development Control Plan. The detailed Council guidelines governing the design of buildings in the Shoalhaven Local Government Area.

DESIGN GUIDELINES

This document.

DESIGN REVIEW PANEL

A panel of professionals will be established by the developer to assess the proposed designs of each house and ensure that the intent of the Design Guidelines is maintained in the built form.

EAVES

The lower edge of a roof, intended to throw rain water clear of walls below. Eaves may have a horizontal fascia to which the gutter is fixed.

FACEBRICK

Brick walling intended to be exposed rather than covered by cement render or paint and displaying careful craftsmanship.

FASCIA

A horizontal board fixed to the ends of roof rafters and to generally support an eaves gutter.

FRONT BUILDING LINE

Is a line extended parallel to the front boundary at which the closest wall of the house to the front boundary is constructed.

FRONT BOUNDARY SETBACK

The minimum distance from, measured perpendicular to, the front boundary a house can be built.

GABLE

The upper triangular portion of an external wall at the end of a roof pitch.

GROSS FLOOR AREA (GFA)

GFA is the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

a) The area of a mezzanine, and

b) Habitable rooms in a basement or an attic, and

c) Any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

d) Any area for common vertical circulation, such as lifts and stairs, and

e) Any basement:

i) Storage, and

ii) Vehicular access, loading areas, garbage and services, and

f) Plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

g) Car parking to meet any requirements of the consent authority (including access to that car parking), and

h) Any space used for the loading or unloading of goods (including access to it), and

i) Terraces and balconies with outer walls less than 1.4 metres high, and

j) Voids above a floor at the level of a storey or storey above.

LOCAL ENVIRONMENT PLAN (LEP)

Shoalhaven Local Environment Plan 2014. The primary state government legislation governing planning and development in the Shoalhaven Local Government Area.

OSD

On-Site Detention. A tank used on homesites that slows the release of on-site collected rainwater to Council's stormwater system.

PRINCIPAL CERTIFYING AUTHORITY (PCA)

PCA, or Private Certifier.

PORCH

A roofed space attached the external edge of a building located adjacent to the entrance or front door only.

RETENTION TANK

A tank used on homesites that collects rainwater for on-site use.

ROOF PITCH

The angle of the roof in degrees above horizontal.

SECONDARY FRONTAGE

The longer frontages where an allotment has two or more frontages on a road; OR The frontage that adjoins a lane where an allotment (not including a corner allotment) runs between a road and a lane. A lane is generally a roadway that is 6 metres wide or less.

SUSTAINABLE ENVIRONMENTAL DESIGN

Architectural design that minimises the use of natural resources to construct, comfortably use, maintain, and dispose or recycle at the end of a buildings use.

SHOALHAVEN CITY COUNCIL (SCC)

Consent authority for all development applications.

SUSSEX INLET
GOLF VILLAGE

sigv.com.au

Another quality boutique coastal development proudly brought to you by

LUCAS
PROPERTY GROUP

Sheargold
inspiring spaces

March 2020