



MOSAIC

BALCATTÀ

DESIGN GUIDELINES

ARCHITECTURAL ELEMENTS

Primary street elevations must contain at least one indentation or projection in the floor plan, also mirrored in the roof plan. The projection or indentation must be at least 450mm deep (excludes garages).

DESIGN REQUIREMENTS

- Primary street elevations to have either:
 - 2 contrasting renders and/or materials (minimum 30%) and 2 architectural features, excluding windows and doors; or
 - 1 render colour and/or materials (minimum 30%) and 3 architectural features, excluding windows and doors.
- Secondary street elevations must maintain a consistent level of design quality that is cohesive with the aesthetics of the front elevation and including architectural elements, extending at least 4m of the secondary street elevation, or to a logical indentation or projection. After 4m, consistent rendering must continue where visible from public view.
- Secondary elevations to parklands must maintain a consistent level of design quality, including architectural elements where visible from public view.
- Distinct architectural features may include, but are not limited to:
 - An entrance feature such as a gatehouse, portico or pergola;
 - A practically sized veranda and/or balcony;
 - Window elements such as awnings, enhanced vertical proportions or projecting sill courses;
 - Wall feature such as increased plate wall height, cantilevers and protrusions;
 - Roof features such as overhangs, gambrels, gable ends or dormer windows;
 - Complementary elements such as decorative screens, plinths or borders; and
 - Garden features such as planter boxes or piers.

Secondary street elevations must represent an extension of the primary elevation in terms of architectural expression. The prominence of corner lots and lots directly abutting parklands require architectural features from the primary elevation to be replicated. Continuation of design elements to all public interfaces enhances visual integration and aesthetic value.

EXTERNAL WALL FINISHES

A contemporary aesthetic shall be expressed through quality wall treatments and finishes.

Feature materials including stonework and cladding are to be used to compliment rendered masonry. Face brick (excluding feature brick) is not permitted where visible from the street.

Simplicity and balance should apply to the use of feature materials. Features should complement and provide interest, be in-context and not over-used. Referencing materials and colours used in local parklands and streets is encouraged to provide continuity.

Variations in colour and texture are promoted. Colour palette is not restricted however tones should be natural, complimentary, take cues from the local landscape and express individuality through carefully chosen accents. Avoid the use of primary and vivid colours and reflective surfaces.

The use of lighter tones is promoted. Bold and dark colours are best used in small sections against a neutral or subdued backdrop.

DESIGN REQUIREMENTS

Rendered masonry must be used as the primary or base finish on all elevations.

- All elevations visible to the public must contain at least two colour and materials variations (excludes garage door and windows).
- Feature materials shall not comprise more than 30% of the primary street elevation, unless prior approval is issued.
- Primary colours and reflective metallic surfaces are not permitted.

ROOFS

Roofs make a significant contribution to neighbourhood appearance. Roof scale, form, colour and materials should reflect contemporary trends.

Simple forms with articulation to provide interest and allow for natural light, winter sun and summer protection are encouraged. Pitched, skillion and flat roof forms are permitted and their profiles generally not restricted. Flat roofs must be screened from public view by a parapet wall.

Generous eave overhangs are promoted to shade windows. Gutters and downpipes should complement and integrate with the design of the home.

The local roofscape comprises an array of construction materials and colours. Pre-finished corrugated metal sheeting and low-profile roof tiles are encouraged.

DESIGN REQUIREMENTS

- A minimum 24 degree pitch is required for hipped and gabled roofs.
- A minimum of 8 degrees is required for skillion roofs (15 degree maximum).
- Sections of flat roof and associated gutters must be concealed behind parapet walls.
- Curved, wavy and domed roofs are not permitted.

GARAGES

Safe and attractive streetscapes are created when the prominence of garage structures is minimised. Garage doors set behind the main building line reduce dominance and allow clear views to the front door and windows.

Garages should be designed as an integral component of a home with colours, materials and roofline complimentary to the house. Providing an internal store can eliminate the need for a separate structure or shed.

Enclosed parking for two cars side-by-side, and sectional remote control doors will ensure a basic level of consistency. Doors should relate to the aesthetics of the elevation and must be installed prior to occupation of the home.

DESIGN REQUIREMENTS

- Carports are not permitted.
- Garages must be capable of accommodating two cars parked side-by-side.
- Sectional garage doors must be installed prior to occupation.
- Driveways must not be constructed from plain grey concrete

FENCES

Feature masonry walls and attractive open style fencing provided on selected corner lots as part of estate works shall not be modified.

Low, open style fences forward of the building line allow for passive surveillance and definition of public and private spaces. Solid sections up to 900mm are permitted. Other than piers, additional fencing up to 1.5m must be visually permeable (as defined by the R-Codes).

Any new fencing along corner truncations and secondary streets must also be low and open style for at least 6m from the front of the lot. Open corner treatments allow architectural elements to be fully appreciated.

Front or secondary street fencing introduced by homeowners shall complement the home or relate to feature fences and walls in terms of colour, materials and style.

Dividing fences between properties must be Lysaght Neetascreen in Riversand colour. Any proposed boundary fencing intended to supersede the Estates standard boundary fencing is to be shown on plans submitted for Developer Approval to ensure cohesion and quality.

DESIGN REQUIREMENTS

- Front fencing as viewed from the street or forward of the front building line (and in the case of a corner lot, its secondary street) must not be higher than 1.8m and must be at least 50% visually permeable above 1.2m high (unless otherwise approved by the Seller). Materials and colours must be complementary to the primary street elevation's finishes.
- Fencing to the remainder of the secondary street is to be a maximum of 1.8m high (unless otherwise approved by the Seller).

FINISHED LEVELS

Site levels completed as part of estate works shall generally be maintained. Finished lot levels must not be modified by more than 200mm.

DRIVEWAYS

To maintain a premium aesthetic, driveways and crossover materials must comprise of quality materials and compliment the home. Plain grey concrete, asphalt and loose stone surfaces will not be supported. Reduced hard-stand areas increase space for soft landscaping and create cooler microclimates. Distinct pedestrian access to front door is welcoming.

ANCILLARY STRUCTURES

Sheds and other enclosures should be considered when planning your site to minimize impact on outdoor living spaces and visual amenity. Sheds and storage areas must not be positioned be in clear view of public spaces.

PLANT AND EQUIPMENT

Photo-voltaic panels are encouraged to reduce demand on traditional electricity generation. Where possible place solar collectors so they're not clearly visible from streets or parklands. Panels should align to the roof profile, be frameless and avoid protrusions.

Associated storage tanks should be concealed within roof spaces or located at ground level and must not be positioned in clear view of public spaces.

TV antenna and satellite dishes should be located at the rear of dwellings to minimize visual impact and must not be positioned be in clear view of public spaces.

Placement of air conditioners & hot water systems should have regard to the amenity of neighbours and be screened or reduced in prominence. Air conditioning units & hot water systems must not be positioned in clear view of public spaces. Pipes and wired site services should be concealed or treated to not detract from the appearance of homes.

Downpipes in primary street, secondary street or parkland elevations should match wall colours or be designed as an architectural element. Similarly, meter boxes should match the wall colour or be located discreetly.

Clothes lines and drying areas should be placed to take advantage of winter sun and drying breezes, with screening used where necessary. Clothes drying must not be positioned in clear view of public spaces. Rubbish bins should be appropriately located or screened and must not be positioned in clear view of public spaces.