

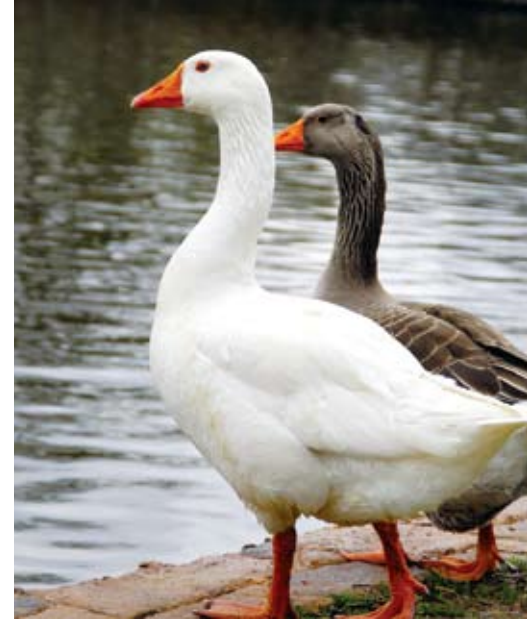
Discover your natural habitat



WOODBURY
HABITAT
your natural state

Design Guidelines

Another quality development by Woodbury Park Estates Pty Ltd



Our Vision

The focal point of “Woodbury Habitat” is the extensive wetlands and revegetation that links to surrounding bushland, resulting in a natural environment corridor extending from Tuggerah in the south and connecting through to Wyong River.

“Woodbury Habitat” will encourage a variety of innovative home designs incorporating high quality finishes whilst encouraging environmentally friendly building practises.

Relax with the vistas of the wetlands or enjoying the community park, Woodbury Habitat will create a lifestyle and setting to enjoy.

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A graphic element consisting of several concentric, slightly irregular circles, resembling a ripple in water or a stylized sun, positioned to the right of the text.



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Find
your natural habitat

Introduction

“Woodbury Habitat” will be a prestige residential community with a high level of integration between individual dwellings and the overall landscape setting.

These Building and Landscape Design Guidelines allow flexibility in the design and siting of individual homes whilst ensuring that the overall visual quality of the estate is maintained.

Woodbury Park Estates Pty Ltd reserves the right to review building plans prior to lodgement with Council and to ensure the plans are consistent with the intent of the design guidelines.

These guidelines should be read in conjunction with Wyong Shire Council’s Local Environmental Plan (LEP), any applicable Development Control Plans (DCP) and any other statutory requirements.

Covenants to Protect Your Investment

Buying a home is the biggest investment most people make in their life and protecting the value of that investment is important. Maintaining attractive street scapes and homes are important ways to protect your investment and are a benefit to the community.

The design guidelines are intended to encourage owners to achieve this vision. Some aspects of development in Woodbury Habitat are controlled through covenants and must be complied with.

The Design Review Panel

A Design Review Panel has been established by Woodbury Park Estates Pty Limited and its role is to ensure that the *concept, image and aesthetic quality* of the estate is preserved and protected.

After 50% of Lot sales, the administration of the Panel will revert to the Community Association.

No Building, dwelling, fence or other structure shall be erected, placed, demolished or altered on any lot until the proposed design and documentation has been approved in writing by the Design Review Panel prior to submission to Wyong Shire Council for Development Approval.

This is a legal requirement on your land title under Section 88B of the Conveyancing Act.





Application Process

All applications for the approval of building plans for each new dwelling or retaining wall greater than 1 metre in height must be lodged with and approved by the Design Review Panel before any development or construction application is made to Wyong Shire Council or any private certifier.

All building plans must be in accordance with the application form. (page 11 of this document)

Applications will be reviewed by the panel within 5 working days of receipt of the documentation. Contact details for the Design Review Panel can be obtained from Woodbury Park Estates Pty Limited or the Managing agent of the Community Association.

No fee is applicable for submission in obtaining approval.

The Design Review Panel may impose conditions on approval of plans and specifications.

The Design Review Panel may require an applicant to deposit a bond with the Community Association to be held by the Community Association on account of any damage that may be caused to Association, public, private or common property as a result of any construction or modification work.

On completion of the building or modification works the Community Association must account to the applicant within 30 days, for the bond, after deduction (if any) for any damage caused.

NOTE: Owners should be aware that approval by the Design Review Panel will place Wyong Shire Council or any other private certifier under no obligation to approve the plans.

Finalisation

The construction of your house must be completed within 12 months of commencement.

Landscaping must be commenced within 1 month of completion of your house and completed within 5 months.

Built Form

Design Objectives

- Encourage architectural style that will distinguish Woodbury Habitat from other development in the area.
- To encourage the elegant, casual, and relaxed lifestyle at Woodbury Habitat.
- To be responsive to ecologically sustainable design principles.

Rural Fire Service

Woodbury Habitat is bounded by a natural setting and some of the lots are subject to building codes in case of bush fires (Australian standard AS3959 – 1999 amended). Details of lots affected can be obtained from Woodbury Park Estates Pty Ltd.

Roof Form

Roofs should be pitched with gables, hips or a combination of both. Articulating the roof form can assist in creating a more interesting building. Verandahs can create useable outdoor space and reduce summer heat.

The roof of houses on corner lots may require special attention to achieve acceptable appearance to both streets.

Hip roofs to be minimum 24 degree pitch, however the use of skillion and curved roof forms are encouraged and will be considered on architectural merit at lower pitches.

A minimum 450mm eaves overhang is encouraged and will also assist in meeting BASIX* requirement

Entry and Front Façade

Treatment of the front entry is important in creating an attractive streetscape.

Articulating the street façade can assist in attractive design. This may be achieved by a variety of means including: gables, bay windows, verandahs, awnings and pergolas.

Setbacks

Modifying setbacks to enhance individual site features is encouraged, provided compliance with council requirements is achieved.

*BASIX is a State Government standard for building sustainability and energy efficiency.



Corner Lots

Houses on corner lots prove key focal points and may require special design consideration to ensure an acceptable presentation to both street frontages.

Emphasis of the corner can be achieved by providing a combination of architectural features to address both frontages such as:

- Corner entry feature
- Vertical element, for example chimneys
- Roof feature such as gables
- Return verandah
- Awnings, pergolas or balconies

Garages

The location and treatment of garages is important to creating an attractive home and streetscape by avoiding a garage that dominates the streetscape. This can be achieved by increasing the setback of the garage to the main dwelling façade.

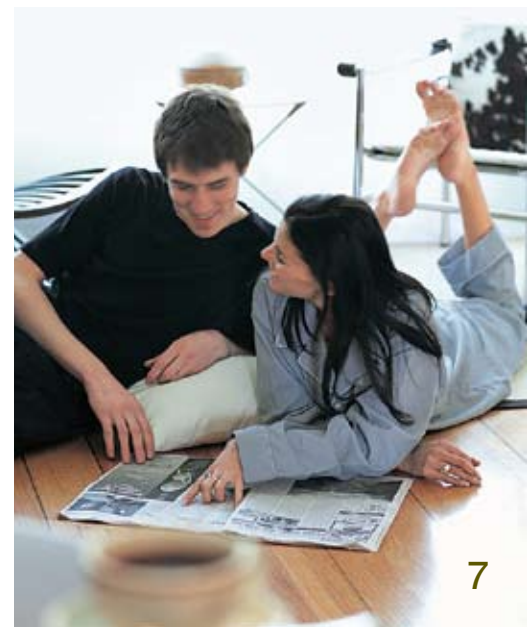
Other methods of reducing the visual dominance of the garage are:

- Garage doors should not comprise more than 45% of the front elevation
- Stepping the garage in plan
- Introducing a feature over the garage (verandah, pergola, balcony)

Solar Collectors and Hot Water Units

Installation of solar collectors whilst encouraged will only be considered against the following criteria:

- Solar collectors on pitched roofs must lie flat on the roof such that the top edge of the panel is parallel with the roof ridge line.
- No part of the installation should project above the line of the roof ridge.
- Support brackets, frames and any exposed pipe work should be painted to match the roof colour.
- All major pipe runs, storage tanks, wiring should be concealed and should not be visible from the street.
- Solar hot water systems should be of the remote tank type, with only the solar panels located on the roof.
- Any solar panels for pool heating must not be visible from the street frontage and must be of a colour similar to the roof.



Signage

No signs are to be permitted to be erected in Woodbury Habitat without the express written permission of the Woodbury Park Estates Pty Limited while ever Woodbury Park Estates Pty Limited is the proprietor of any lots in Woodbury Habitat.

Signs hoardings and advertising will not be permitted on any lot after the last lot is sold by the Original Developer, without the permission of the Design Review Panel with the exception of signage connected with any exhibition homes erected in the estate.

No more than one land sale or rental sign, measuring no more than 900mm x 600mm shall be erected on any lots hereby burdened.



Preferred Materials and Colour Palettes

The natural landscaping and wetlands of the Estate provide the basis for the preferred colour palette. Neutral tones ranging through the blues greys and natural earth colours reflect the beautiful location. Trim colours should be sympathetic to the overall colour scheme. Quality design which uses mixed materials including timber, stone, glass and alternative cladding in an integrated design is encouraged. Good design and appropriate materials create variety and interest.

Roof

Pre-coated coloured metal roofing sheets, concrete or ceramic tiles are permitted. Contrasting ridge colours are generally discouraged.

Walls

Materials should be selected to differentiate the various design elements for the building.

- Face brick
- Exposed stonework
- Bagged and rendered brickwork
- Weatherboard or timber cladding
- Compressed Fibrous cement (CFC)

Fences

Fences play an important role in the overall character of the streetscape and a degree of consistency is desirable to avoid unattractive and poorly maintained fences.

To maintain a consistent streetscape, front fences are generally not permitted, however there may be some exceptions and will be adjudicated by the Design Panel.

- **All fences provided by the developer are subject to a covenant under Section 88B of the Conveyancing Act and must be maintained in good order and not modified in any way.**

Side and Rear Fences

All side and rear fences are to be 1800mm high COLORBOND® Grey Ridge® colour and be LYSAGHT® Smartascreen® profile – **Legal requirement under Section 88B.**

Side fences are to be set back 500mm from the front building alignment. Side fences are to be no further forward than the front building alignment.

Corner Lot Fencing

Side fences on corner lots are to terminate at least 3 metres behind the front building line on the secondary street.

Fencing on the secondary street can be enhanced by incorporating landscaping with stepping the fence in and out.

Fencing is to be 1800mm high COLORBOND® Grey Ridge® colour and be LYSAGHT® Smartascreen® profile.

Masonry fencing or a combination on corner lots will be encouraged.

Retaining Walls

Careful orientation of dwellings and stepped floor levels can minimise the need for retaining walls. Where needed and are visible from the street they are to be constructed in decorative face block, face brick or treated timber sleeper style with appropriate planting to soften the appearance.

Round Kopper Log type walls are not permitted where seen from the street – **Legal requirement under Section 88B.**

Driveways

Driveways are to be finished with brick or concrete pavers, exposed aggregate or integrally coloured concrete either stamped or stencil finish.

Plain uncoloured concrete is not permitted – **Legal requirement under Section 88B.**

Covenants

Attractive streetscapes and homes benefit the whole community of Woodbury Habitat, by protecting your investment.

Some aspects of development in Woodbury Habitat are controlled through covenants under Section 88B of the Conveyancing Act and must be complied with. Full details of these of these covenants can be found in your contract for sale. A summary is provided below:

- Trucks weighing more than 3 tonnes may not be parked or garaged on any home site or in the adjoining street.
- Trailers, boats and caravans are to be parked behind the building line.
- Fences erected by Woodbury Park Estates Pty Ltd cannot be removed or altered and must be maintained in good condition.
- Fences must be in accordance with the design guidelines and maintained in good condition. The fence colour is also fixed by the covenant.
- Corner lot treatment must be in accordance with the design guidelines
- The minimum floor area of any dwelling is 180m² (excluding garaging).
- Driveways must be completed prior to occupation of the dwelling and must be in accordance with the design guidelines. (i.e. no plain concrete).
- All building plans are to be submitted to the Design Review Panel for approval prior to submission to Wyong Shire Council or any Private Certifier.
- Any signage erected or displayed on any lot is to comply with these design guidelines.
- Retaining walls – constructed of round treated pine material will not be permitted.

NOTE:

All care has been taken to ensure that the Woodbury Habitat building guidelines comply with all building codes, but should be read in conjunction with Section 88B of the Conveyancing Act contained in your sales contract and the Community Statement.

It is ultimately the responsibility of your designer/builder to comply with all statutory requirements.

Application Form for Design Approval

Owners Details

Name

Site Address

Contact Numbers

Home

Business

Mobile

Email

House Builder Details

Name

Address

Contact Numbers

Phone

Mobile

Email

Plan Check List

- Site Plan including contours and showing accurate location.
- Elevations. One for each major exposure.
- Floor plans showing dimensions and all overhangs of floors or roof.
- Driveway design and material.
- Proposed materials and colours.
- Corner lot fencing details.

Owner's Signature

Date

Mail to:

Design Review Panel

C/- Woodbury Park Estates Pty Ltd

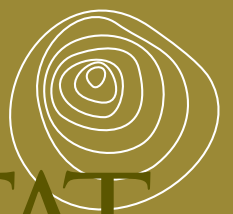
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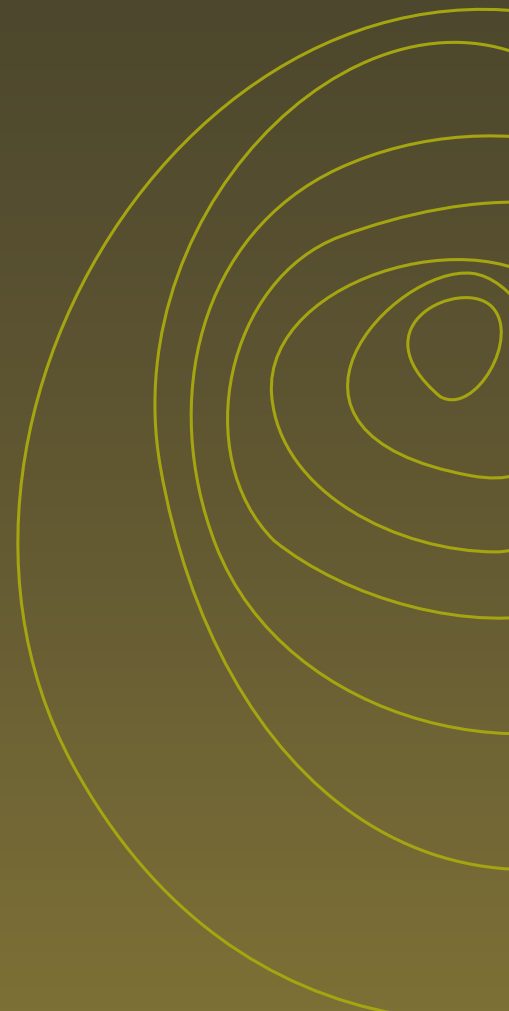


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