



design guidelines

 The Ponds


LANDCOM


australand



house design & landscape guidelines & how to claim your \$5,000 rebate!

To receive your Rebate* simply build your new home and garden in accordance with the designs that have been approved by both The Ponds Design Review Panel and Blacktown City Council within 2 years of settlement on your land.

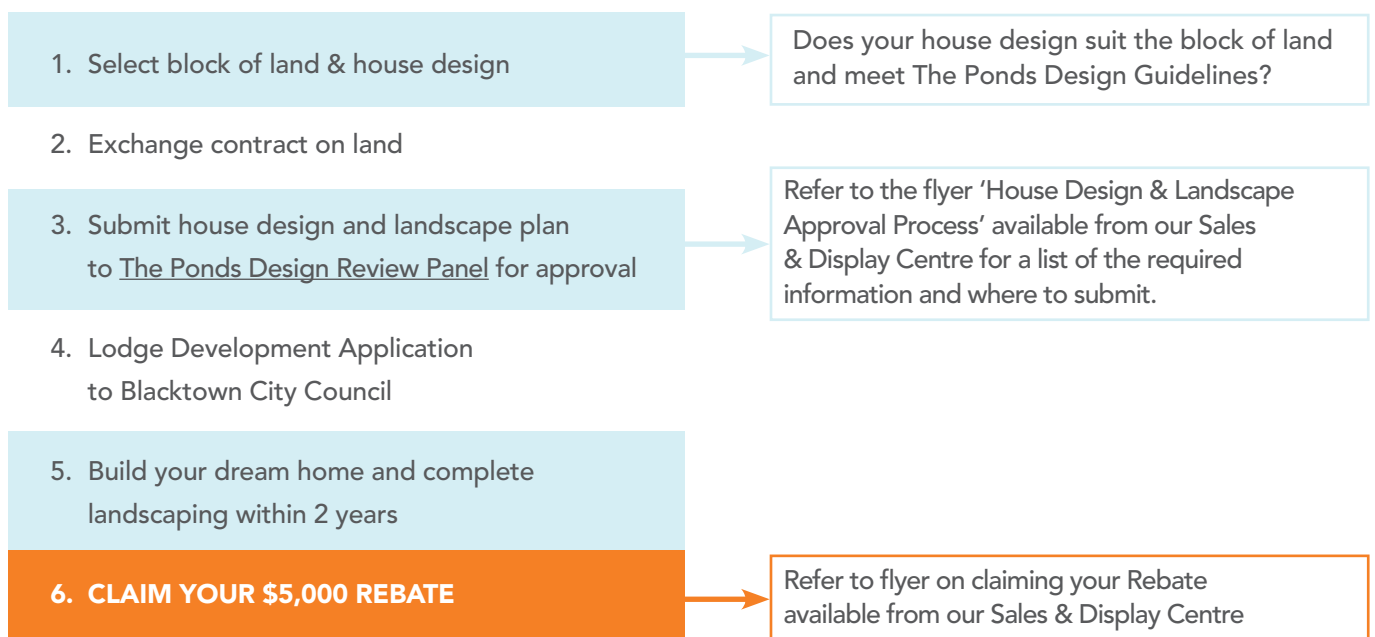
This brochure contains an overview of The Ponds Design Guidelines which have been developed to:

- Help you choose a house that fits your land and your lifestyle
- Protect your investment by ensuring all homes are of the same high quality
- To add value to your house and suburb
- Assist with the approval process at Blacktown City Council

On pages 9-10 you'll find a detailed **Design Checklist** that you can tear out and give to your builder for easy reference. You'll also find an explanation of the terms in *italics* used throughout the guidelines on pages 11-14.

For more information, please contact The Ponds Design Review Coordinator responsible for your lot. Details for your Design Review Coordinator can be found at www.theponds.com.au/designreview.

indicative house design approval process



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

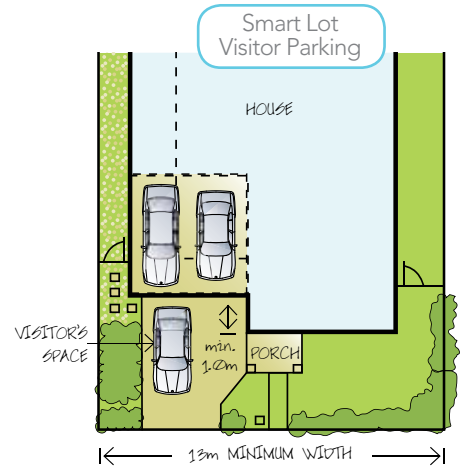
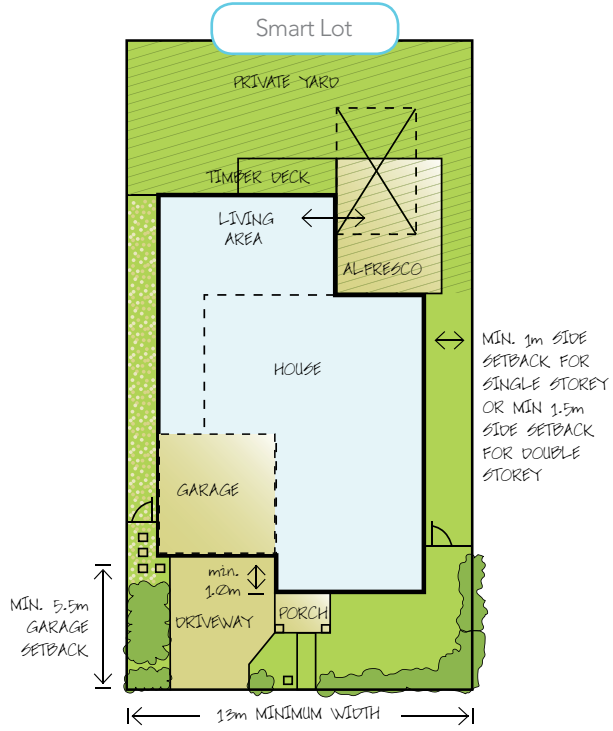
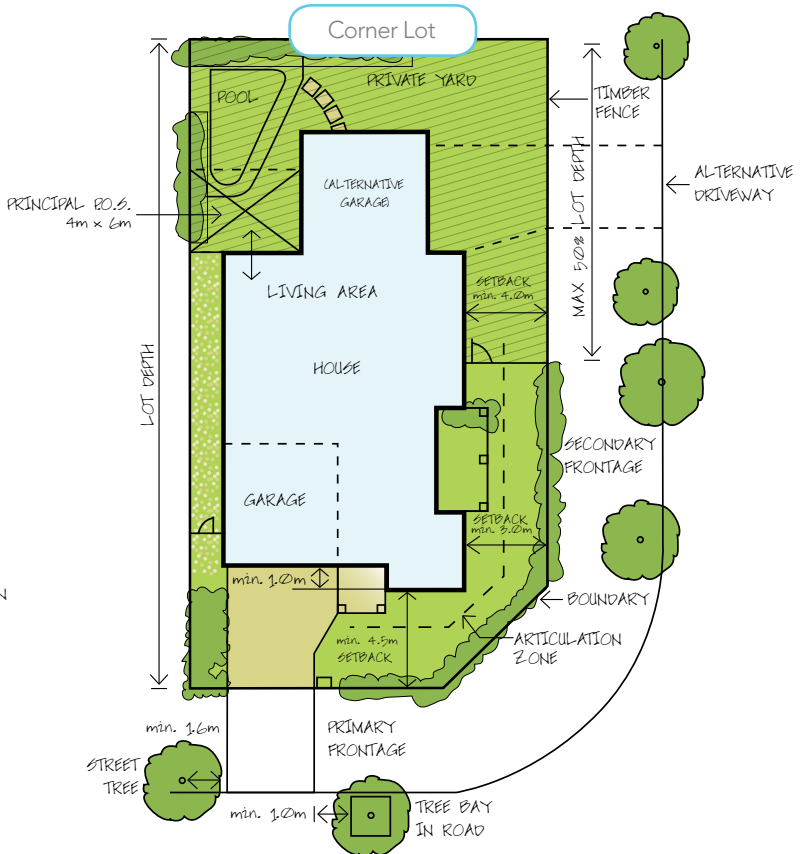
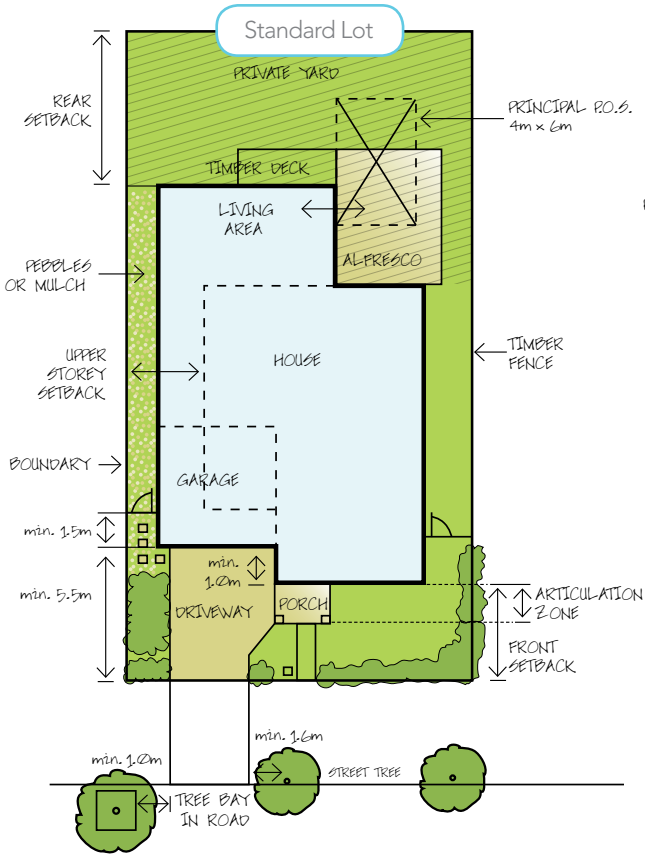
planning your house

Your house should be in proportion to the land area. There should be enough room for a generous rear yard, a landscaped front garden and enough space between neighbours.

- Guidelines for **Building Area (site coverage)**, **Landscaped Area and Paved Area** are in the **Design Checklist**
- **Building Area** can be 10% higher for single storey buildings
- Your **Private Yard** (or Private Open Space - POS) must be a minimum total area and have a main part (**Principal POS**) that is at least 4m x 6m Any area less than 2.5m wide is not considered part of Private Yard area
- Setbacks for your house from the boundaries of your lot can be found in the **Design Checklist**. They can vary if your house faces a reserve, is on a **Corner Lot** or is a **Smart Lot**. You can also have **Minor Architectural Features** like porches, balconies and pergolas forward from the front of your house (**Articulation Zone**)
- **Smart Lots** have special design requirements and homes must be specifically designed for these lots
- Make sure your garage is a good size with room for storage and well positioned so the driveway does not interfere with street trees, drains and services



Minor Architectural Features:
A balcony and porch in the
Articulation Zone



- BUILDING AREA
- LANDSCAPED AREA
- PAVED AREA
- PRIVATE YARD

solar orientation, shading & privacy

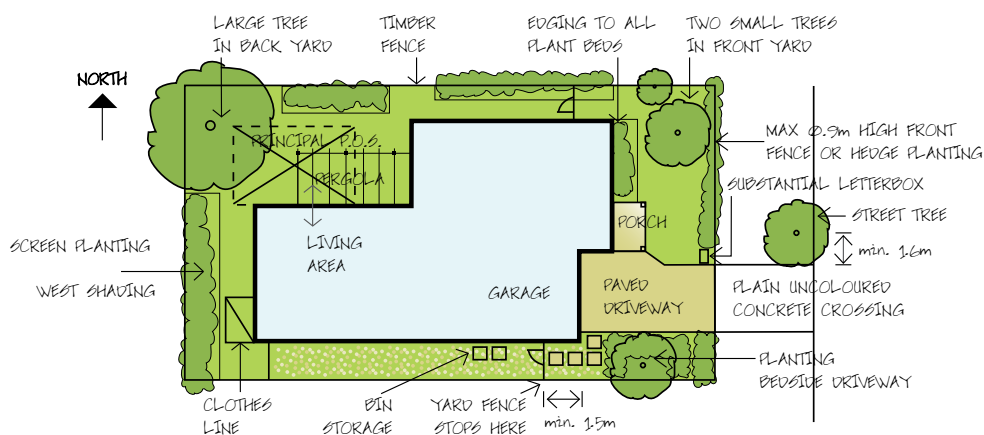
A home which is properly designed and oriented will be more comfortable to live in and energy efficient – a cost saving to you and the community!

- Your main **Living Areas** should have a sunny aspect to the north and open onto the main part (**Principal POS**) of your **Private Yard**. At least half your **Private Yard** should be sunny in winter
- Try not to overshadow your neighbours too much – a two storey house will need to submit a **Shadow Diagram**
- Windows facing north must have **Shading** to protect from summer sun while letting in winter sun
- You should also try and protect west facing windows from summer sun, remembering the sun angle is low
- Doors (including sliding doors) to your yard should be protected from weather by an overhang or structure like a pergola
- Be aware of active areas in your house and yard that might affect your neighbours' privacy. Avoid **Living Area** windows that look directly into your neighbour's yard, using high sills, screening or obscure glass if necessary on the upper level

Window Shading



Window screening on the upper levels



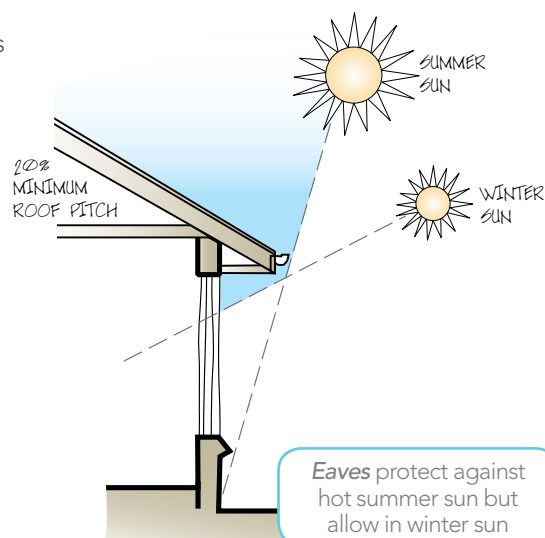
Make sure your main **Living Area** and **Private Yard** have a north aspect

Good **Landscaping** will help make a great street

your house as part of a great street

A great street in The Ponds is created by homes with good **Street Address**:

- Architecturally interesting houses which look out on the street and relate to it
- A consistent character of house designs and **Materials** which have variety but fit in with the neighbourhood
- Well defined front yards, **Landscaping** and **Trees**
- Make your house look interesting with building **Articulation**, such as **Stepping** wall lines, using different **Materials** and adding features like balconies and pergolas – you don't want to live in a 'plain' box!
- Don't forget to add interest to the rear and sides of your house. A break in long walls (over 14m) is especially important for two storey houses
- Use **Materials** which are within the character defined for The Ponds. Have a simple contemporary style without fancy ornamentation or fake historical details
- Your roof usually must have **Eaves** (minimum 450mm) where it overhangs the walls
- You must have windows from **Habitable Rooms** facing the street and the main entry must face the street
- **Corner Lots** are particularly important. The design must emphasise and 'wrap around' the corner as well as looking out on both streets – they are both the 'front' of the house
- Your garage should be set back at least 1m from the **Main Front Wall** of your house, and the garage doors be a simple plain design and colour, not more than half the width of your front facade
- You must have a well defined, sheltered front porch at least 1.5m deep – another example of **Articulation**
- Every home must have a **Landscape Plan** which includes all the site features, fences, lawn, paving, plant beds and **Trees**. Our Sales staff will be happy to provide examples



standard lot



corner lot



The Ponds design checklist

LOT No:

	REQUIREMENT		DCP	YES	NO	N/A
PLANNING YOUR HOUSE						
SITE AREA m ²					
BUILDING AREA	max 45% (site <550m ²) (55% single storey) max 40% (site >550m ²) (50% single storey)			<input type="checkbox"/>	<input type="checkbox"/>	
FLOORSPACE RATIO (Smart Lots only)	max 55% (site >300m ² and < 450m ²)	5.4		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LANDSCAPED AREA	min 40% (site <550m ²) min 45% (site >550m ²)			<input type="checkbox"/>	<input type="checkbox"/>	
PAVED AREA	max 15% site area			<input type="checkbox"/>	<input type="checkbox"/>	
PRIVATE OPEN SPACE (POS)	min 100m ² (4+ bedrooms) 80m ² (<4 bedrooms) 2.5m min width, accessible from Living Area	5.2		<input type="checkbox"/>	<input type="checkbox"/>	
PRINCIPAL POS	min 4m x 6m, directly accessible from Living Area, well oriented	5.2		<input type="checkbox"/>	<input type="checkbox"/>	
SETBACKS MIN:						
PRIMARY FRONTAGE	4.5m generally 3.5m fronting open space 2.0m articulation zone (minor features, max 30% building width) 5.5m to garage door	5.2 5.2 5.2		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
SECONDARY FRONTAGE (corner lots)	3.0m for max 9m length, 4.0m beyond first 9m length 3.0m fronting open space 2.0m articulation zone, 1.0m articulation zone to splay corners	5.2 5.2		<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
SIDE	0.9m lower storey over 450m ² (zero lot line with easement permitted garage only) Smart Lot - 1.0m lower storey (zero lot line not permitted) 1.5m upper storey	5.2 5.4 5.2		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
REAR	4.0m lower storey (reduced setback considered on merit) 5.0m upper storey	5.2		<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
HEIGHT	max 2 storeys, max 7.2m to ceiling, max 10.0m to ridge min floor level AHD max 3.5m open carport	5.2 5.2 5.2		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
CAR PARKING	min 2 spaces, 1 covered Smart Lots - 2 covered spaces, plus 1 visitor space in driveway	5.2 5.4		<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
internal dimensions	single garage min 5.5 x 3.0m, double garage min 5.5 x 5.5m additional area for storage	5.2		<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
total garage door width	max 50% dwelling width, max 5m, max 2.4m high	5.2		<input type="checkbox"/>	<input type="checkbox"/>	
SOLAR ORIENTATION, SHADING AND PRIVACY						
SOLAR ORIENTATION	main living area windows to receive 3hrs winter sun POS – 3hrs winter sun to 50% required area	5.7.4		<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
SHADING	shading required to all north facing windows protection of west facing windows recommended overhang/weather protection to main external doors recommended			<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
OVERSHADOWING	no unreasonable overshadowing of adjoining properties shadow diagram for 2 storey dwelling	5.7.4 5.7.4		<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
PRIVACY	side windows screened or offset to neighbours overlooking upper storey living area windows to have high sills, screening or obscure glazing to 1.5m above floor balconies screened from overlooking directly to neighbours	5.7.3 5.7.3 5.7.3		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
ENERGY	Basix certificate	5.7.7-8		<input type="checkbox"/>	<input type="checkbox"/>	
YOUR HOUSE AS PART OF A GREAT STREET						
BUILDING ARTICULATION	elevation interest, stepped walls, varied finishes use of balcony, pergola, projecting elements all elevations considered including sides and rear simple contemporary design, no historic style references brick, roof tile, colour selections within The Ponds criteria max 14m wall length (upper storey), min 600mm step roof pitch 20° – 40°, not complex, resolution of any parapets min 450 eaves generally	5.7.1 5.1 5.2 5.7.1 5.7.1		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
STREET ADDRESS	habitable rooms facing street no obvious bathrm/laundry windows facing street legible entry facing street sheltered porch min 1.5m deep corner lots - dwelling addresses both frontages corner lots - corner is expressed and wraps around garage set back min 1m from main front wall garage door simple design, plain colour aerials, services, meters etc inconspicuous max 4 dwellings of same type in street (max 6 to open space)	5.7.1 5.7.1 5.7.1 5.7.1 5.7.1 5.7.1 5.1		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>

	REQUIREMENT	DCP	YES	NO	N/A
LANDSCAPING	landscape plan provided for whole site, including to kerb		<input type="checkbox"/>	<input type="checkbox"/>	
	all noted items shown on plan with necessary dimensions (<i>see Landscape Plan</i>)		<input type="checkbox"/>	<input type="checkbox"/>	
	mostly indigenous planting using DCP schedule as guide	5.7.5	<input type="checkbox"/>	<input type="checkbox"/>	
	min 2 small trees front yard, 1 large tree rear, away from house		<input type="checkbox"/>	<input type="checkbox"/>	
	front fence max 0.9m high or hedge planting defining front yard boundary		<input type="checkbox"/>	<input type="checkbox"/>	
	letterbox of substantial design incorporated, max 1.1m high		<input type="checkbox"/>	<input type="checkbox"/>	
	plant beds in front yard, planting beside driveway		<input type="checkbox"/>	<input type="checkbox"/>	
DRIVEWAY	located to suit layback location		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	max 5m wide at front boundary, min 1.2m from side boundary		<input type="checkbox"/>	<input type="checkbox"/>	
	plain uncoloured concrete crossing		<input type="checkbox"/>	<input type="checkbox"/>	
	min 1.6m from street trees, min 1m from road tree bay kerb		<input type="checkbox"/>	<input type="checkbox"/>	
FENCING	street frontage (if provided) max 0.9m high	5.7.6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	max 0.6m high solid, balance min 50% open, no colorbond panel				
	corner lot secondary frontage	5.7.6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	max 1.8m high, starts at least 4.0m behind front of house				
	max 50% lot length, max 25% masonry, no colourbond panel				
	side and rear boundaries	5.7.6	<input type="checkbox"/>	<input type="checkbox"/>	
	max 1.8m high, starts min 1.5m behind front of house				
	generally timber, no colourbond panel				
	publicly visible retaining walls to be masonry to suit house	5.7.6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	front retaining walls to be max 0.6m high		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DOCUMENTS TO BE SUBMITTED FOR ASSESSMENT

Covering letter identifying land, owner, contact details of applicant. Two hard copies and 'soft' copy of each of the following:

ARCHITECTURAL PLANS	SITE PLAN (usually 1:200) with lot no, area, boundary dimensions		<input type="checkbox"/>	<input type="checkbox"/>	
	original and finished levels, proposed batters		<input type="checkbox"/>	<input type="checkbox"/>	
	existing service pits, poles, street trees etc		<input type="checkbox"/>	<input type="checkbox"/>	
	dwelling outline (including upper storey) with setbacks to all boundaries		<input type="checkbox"/>	<input type="checkbox"/>	
	driveway, paved areas, retaining walls (height and type)		<input type="checkbox"/>	<input type="checkbox"/>	
	location of proposed meters, services, a/cond, hws, etc		<input type="checkbox"/>	<input type="checkbox"/>	
	FLOOR PLANS (usually 1:100) with room layout, decks, balconies, etc		<input type="checkbox"/>	<input type="checkbox"/>	
	fully dimensioned including all external changes of wall direction		<input type="checkbox"/>	<input type="checkbox"/>	
	all external doorways clearly shown		<input type="checkbox"/>	<input type="checkbox"/>	
	roof line clearly shown, including any variation to eaves width		<input type="checkbox"/>	<input type="checkbox"/>	
	ELEVATIONS (usually 1:100) with all wall finishes and external features		<input type="checkbox"/>	<input type="checkbox"/>	
	extent of any materials changes clearly indicated		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	all windows and doors, type of glazing, and sun shading structures		<input type="checkbox"/>	<input type="checkbox"/>	
accurate line of existing and proposed ground levels		<input type="checkbox"/>	<input type="checkbox"/>		
ceiling and maximum ridge heights above ground		<input type="checkbox"/>	<input type="checkbox"/>		
SECTION (usually 1:100) showing typical construction		<input type="checkbox"/>	<input type="checkbox"/>		
roof pitch, and eaves width from external wall to fascia		<input type="checkbox"/>	<input type="checkbox"/>		
detail sections of any unusual construction		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
LANDSCAPE PLAN	see detailed requirements at the rear of this brochure		<input type="checkbox"/>	<input type="checkbox"/>	
BASIX CERTIFICATE	as certified by assessor for lodgement of DA		<input type="checkbox"/>	<input type="checkbox"/>	
COLOUR AND MATERIALS SELECTIONS	schedule with coloured images of materials for external walls, paint, roof, frames, paved areas, and any other prominent external features		<input type="checkbox"/>	<input type="checkbox"/>	
	show extent of materials on elevations if necessary		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DCP – reference in Blacktown Development Control Plan Part M (Second Ponds Creek)

These requirements relate specifically to design principles within The Ponds Design Guidelines.

The Design Review Panel is not the "consent authority" for any plans and apart from general advice and guidance is not able to assess whether submissions satisfy Blacktown Council's DCP Part M or any other requirements from authorities. Council's requirements for DA and other legislative controls must be carefully considered prior to lodging plans for approval.

Payment of any Design Rebate which may be applicable under the contract is subject to compliance with the process and conditions in The Ponds "House Design and Landscape Approval Process" brochure.

explanation of terms

The following is an explanation of terms in *italics* used throughout these guidelines.

Articulation

Adding architectural interest to the dwelling by breaking down a large building mass into smaller sections.

This may involve:

- changing wall or roof lines
- defining elements with use of varying *Materials*
- having single storey parts of the house
- skilful and cohesive use of architectural elements and *Minor Architectural Features*.

Any wall length exceeding 14m should be *Stepped* unless it is not prominently visible from the street or other public area. (may include a single storey wall close to a common boundary).

No straight section of any upper storey external wall may exceed 14m in length – any wall length beyond this must be *Stepped*. Other architectural solutions to breaking the wall length will be assessed on their merit.

Articulation Zone

An area, of a specified depth, within the front setback, which may incorporate *Minor Architectural Features* to enhance the presentation of the dwelling to the street.

Building Area (also called Site Coverage)

The area of building enclosed by (and including) walls at ground level. It includes garage and any outbuildings such as sheds. It excludes outdoor dining (alfresco), porch, verandah and balcony areas, even if roofed, provided they are fully open on at least one side and not designed to be enclosed in the future.

Corner Expression

Architectural emphasis of the part of the dwelling closest to the corner, which may be achieved by any combination of:

- the building form
- an architectural element (such as a verandah or pergola) which wraps the corner
- the continuation of elevation elements like windows and wall finishes on each corner facade
- *Landscaping* which highlights the corner location

Corner Lot

A lot which has more than one frontage to, and prominently visible from, a road, reserve or other public space.

Secondary frontage setbacks apply where frontage is to a public road, setbacks to other public spaces may be treated as normal side setbacks on merit.

Dwellings on all corner lots must provide:

- *Street Address* to both frontages and *Corner Expression*
- *Private yard* fencing (1.8m high) which faces a street frontage may only extend half the depth of the lot along that frontage. Any high fencing beyond that will be assessed on merit provided it steps in from the boundary and adequate *Street Address* is achieved
- Front boundary definition (low fence or hedge planting) must be provided to both frontages, and front yard *Landscaping* must extend around corner, up to private yard fence

Design checklist

A detailed list of The Ponds Guidelines on pages 9-10 that can be torn out and given to your builder for easy reference.

Eaves

Where the roof overhangs a main external wall of the house, eaves must extend at least 450mm beyond the external face of the wall to the fascia. Exceptions are judged on merit, but may include:

- walls which are on or close to the side boundary (zero lot line)
- parapet walls (where wall extends vertically past the roof)
- where a wall is articulated with an element projecting under the eaves, which is a minor proportion of the wall and away from the main corners of the dwelling
- where a better general architectural outcome is demonstrated

Floorspace Ratio

A measure of the house area compared with the land area

= Enclosed building area of lower storey (excluding garage) + upper storey, divided by the site area

(Note: wall thicknesses are included in the calculation)



explanation of terms (continued)

Habitable Room

Considered to include a *Living Area* room, bedroom or study.

Landscaped Area

All unenclosed permeable areas of the site, predominantly soft landscaping (turf and garden areas). It may include areas of gravel/pebbles, narrow paved pathways or stepping stones (less than about 750mm wide), timber decks, swimming pools, ornamental features and fixtures such as clothes lines. Water area within a pool is included as landscaped area, but extensive hard paved surrounds are excluded.

See also requirements for *Landscape Plan*.

Landscape Plan

A landscape plan should be accurately drawn to scale with north point, have the outline of the house on the whole site, including to the kerb, and show:

- existing street trees and features, poles, kerb layback if any
- all external house features, water tanks, services etc
- paved areas, turfed areas and mulched garden bed areas
- type and location of any retaining walls
- location and type of fencing and gates
- location and type of edging to all garden bed areas
- numbers and types of plants
- types of paving, including driveway
- location and type of letterbox
- bin storage location
- clothes line location

Ensure that:

- 4m x 6m *Principal POS* is directly accessible from a living area and has solar access
- no more than 15% of site is hard *Paved Area*
- the front yard has minimum 2 small *Trees*
- the rear yard has minimum 1 large *Tree*
- a low fence or hedge planting that is continuous, closely spaced and a reasonable size defines your front boundary
- any front fence is max 0.9m high, max solid to 0.6m high, balance is 50% open
- letterbox is a substantial construction which complements house design, integrating with any front fence, not a small metal box on a single post; its structure should be between 0.8m and 1.1m high
- side boundary fencing is generally 1.8m high, primarily timber, no Colorbond panel
- 'cutoff' fencing and gate between house and side boundary is set at least 1.5m behind closest front wall of house. No side boundary fencing is to extend beyond the cutoff fence or gate
- driveway is max 5m wide at front boundary, min 1.2m from side boundary
- planted garden bed area is provided beside driveway
- the driveway crossing (between boundary and kerb) is plain uncoloured concrete
- the driveway crossing clears street trees by at least 1.6m and the extended driveway line is min 1.0m from the kerb of any street tree bay in the road
- turf is provided as required to nature strip area between boundary and kerb
- any retaining walls visible from the street are masonry, compatible with your house design and max 0.6m high

Plant selections should be appropriate to location; turf should not be shown in narrow passages that get little sunlight.

Most planting should be native species; an indicative list is in Council's DCP, but other appropriate species may be used if they suit The Ponds neighbourhood.

Landscaping

(see Landscaped Area)

Living Area

An area within the dwelling designed for communal/family use. This may include rooms designated as living, lounge, dining, family, rumpus, kitchen, study (if an open design) and the like. It excludes rooms designed to be enclosed for private use or utility, such as bedroom, study (if a separately enclosed room), bathroom, laundry, garage and the like.

explanation of terms (continued)

Main Front Wall

A prominent enclosing wall of the dwelling which is most forward to the street frontage. This does not include partially open walls of porches, balconies or *Minor Architectural Features*.

Materials in The Ponds:

Walls should incorporate a variety of complementary materials and finishes to create architectural interest.

Base colours and highlights should use subdued colour schemes which blend with the neighbourhood character. Justification needs to be provided for use of a single wall material, which will only be considered where its visual impact is limited, such as a well articulated single storey dwelling.

Materials and finishes must resolve around corners of the building to a logical point which *articulates* the wall element.

Face Bricks which form the main wall material are to be generally flat faced, square edged and not deeply textured. Colour is to be generally uniform throughout the brick and provide a consistent wall colour. The extent of very pale or white shades should be limited.

Garage Doors are not to be heavily profiled and are to be a simple design to ensure they do not dominate the front facade appearance. A simple panel design may be acceptable if it comprises a single receding colour and garage door is not in a prominent position in the streetscape.

Roofs may be tiled or Colorbond metal (custom orb profile) with a preference for subdued darker colours.

Paving including driveways should be charcoal or natural earth tones with plain finish or simple grid pattern. Driveway crossings (from boundary to kerb) must be plain uncoloured concrete.

Minor Architectural Features

Unenclosed, architectural additions to the building such as porches, pergolas, awnings, blade walls, balconies and decks, which do not form more than 30% of the front facade width in total.

Paved Area

All external hard paved consolidated (concrete, brick, stone) areas not included as *Landscaped Area*.

Principal Private Open Space (POS)

Generally an unobstructed area within the *Private Yard* (POS) with minimum dimensions of 4m x 6m which directly adjoins and is accessible from a *Living Area*. It should have good solar access (e.g. at least 3hrs of direct sunlight to at least half its area in midwinter).

Private Open Space (POS)

(see Private Yard)

Private Yard (also called Private Open Space or POS)

External area of the site enclosed by privacy fences/gates (usually 1.8m high), generally located at the rear or side of the dwelling, with minimum dimension of 2.5m. Can include outdoor dining (alfresco) and patio areas, even if roofed, provided they are fully open on at least one side and not designed to be enclosed in future. It can include pools, landscape features and fixtures. Front courtyards, porches and balconies are excluded unless screened from public view.

Shading of windows

All north facing windows (including glazed doors) must be shaded, preferably by a solid overhead structure directly above the window, of a width and depth which will shade the glass area from summer sun but allow winter sun to penetrate.

Eaves will generally suffice if they are located immediately above the window.

Where overhead shading is impractical or architecturally undesirable, a 'low-e' type glass (such as 'ComfortPlus') may provide some benefit and may be accepted on merit. Toned or tinted glass is not a desirable option.

Overhead shading of west facing windows from summer sun is less effective because of the lower sun angle, but may be achieved with vertical screens, tree planting or other ambient screening (such as an adjoining building). Some benefit may also be gained by using 'low-e' glass. Whilst desirable, protection of west facing windows is optional.

Shadow Diagram

Required for all two-storey dwellings, it is an accurate diagram of the shadow cast by your dwelling at (as a minimum) 9am, noon and 3pm in midwinter (June 21st). It may be used to assess the impact of overshadowing of neighbours and solar access to the dwelling.

explanation of terms (continued)

Site Coverage

(see *Building Area*)

Smart Lots

Individual detached housing lots that have an area of at least 300m² but less than 450m², and have street frontage of at least 13m. Houses on these lots need to comply with the Integrated Housing requirements in section 5.4.4 of Council's DCP Part M (Second Ponds Creek). Houses can have a maximum **floorspace ratio** of 55%, a lower storey side setback of 1m, zero lot line setbacks are not permitted even for garages. Two covered car spaces must be provided as well as a 'visitors' space which can be accommodated in your driveway if garage is correctly set back.

Stepped wall lines

A way to achieve **Articulation** of the dwelling is by changing wall direction in plan. The step must be at least 600mm deep before the wall continues its original direction. Any protrusion or recess in an otherwise straight wall length must be a minimum 1.8m wide to be considered as a step. Walls with shallower steps used in combination with other **Articulation** measures will be assessed on their merit.

Street Address

The presentation of the house from the street and public areas which contributes to the visual character, social interaction and implied security of the neighbourhood.

This means the facade must be **Articulated** to provide an interesting building which fits in with The Ponds neighbourhood character. Building style should be simple and contemporary without indulgent reference to historic details.

The main entry must be clearly visible with a sheltered porch at least 1.5m deep.

At least one substantially sized window of a ground floor **Habitable Room** must look out onto the street. Any windows of utility rooms (such as bathroom, laundry) which face the street must appear as a habitable room window (e.g. substantial size, clear glazing).

All meters, aerials, satellite dishes, services and plant must be located inconspicuously and screened from prominent public view. Solar collector panels (not water tanks) are permitted on any appropriate roof plane.

An appropriate standard of **Landscaping** is required to the front yard.

Trees

Required trees must be at an advanced growth stage, minimum 25-45 litre pot size if newly planted, and generally minimum 1.5m high.

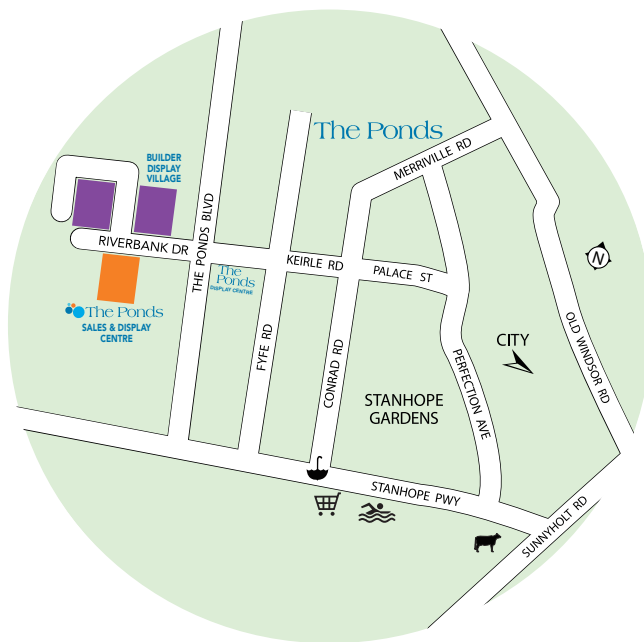
Small trees suitable for front yard should be capable of achieving 4-6m mature height, large trees suitable for rear yard 6-10m mature height.





notes





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