




MOUNT VIEW

GRANGE



DESIGN & LANDSCAPE GUIDELINES

MOUNTVIEWGRANGE.COM.AU

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DESIGN & LANDSCAPE GUIDELINES

The Mount View Grange Design and Landscape Guidelines (the ‘Guidelines’) are intended to ensure that a consistently high quality and character of homes and landscape is maintained throughout the Estate. The Guidelines will assist in creating a well-designed new community at Mount View Grange and to protect your investment in your new home.

The Guidelines apply to land zoned R2 Low Density Residential and are intended to complement Local Government and State Government statutory requirements and approvals. They neither override nor replace these statutory approvals processes. Construction approval from Cessnock City Council or an accredited private certifier will be required in addition and subsequent to the approval given by the Mount View Grange Design Review Panel.

DESIGN REVIEW PANEL

The Design Review Panel has been created to evaluate all proposed home and landscape designs within Mount View Grange. Purchasers or their selected builders must submit the proposed house design along with their landscape plans for review and approval by the Design Review Panel prior to lodgement with Cessnock City Council or accredited private certifier for approval.

In reviewing each home design, the Design Review Panel will take into consideration applications submitted and/or approved on neighbouring lots to ensure that there is no repetition in design and or colour schemes. If such repetition occurs, the Design Review Panel will work through alternative solutions with you and your builder. Colour palettes of adjacent homes should complement each other.

THE APPROVAL PROCESS

**ANY PERSON INTENDING TO BUILD ON OR LANDSCAPE AN
ALLOTMENT WITHIN MOUNT VIEW GRANGE MUST:**

1. INFORM YOUR ARCHITECT AND/OR BUILDER ABOUT THE GUIDELINES

Provide your architect and/or builder with a copy of the Guidelines or direct them to the Mount View Grange website to download a copy. Make sure they understand that it is a condition of your Sale of Land Contract that you must comply with the Guidelines.

2. SEEK APPROVAL FROM THE DESIGN REVIEW PANEL

Prior to the lodgment of your plans with Cessnock City Council or an accredited private certifier or commencement of any works, you or your architect/builder (on your behalf) must seek approval for your house and landscaping from the Mount View Grange Design Review Panel by lodging your building plans, colour scheme and landscape plan for approval.

3. DESIGN REVIEW PANEL APPROVAL

The Design Review Panel ('DRP') may approve or conditionally approve your building plans, landscape plan and colour scheme or ask you to resubmit depending if there is any non-compliance to the Guidelines. The DRP will stamp your plans and return them to you with a letter of approval. If you wish to lodge your plans for approval with Cessnock City Council prior to settlement the DRP will also arrange for landowners consent to be issued to allow you to lodge your plans. However, approval of plans will be at Council's discretion and any changes to the design requested by Council must then be re-submitted to the DRP for review and approval.

4. HUNTER WATER APPROVAL

Prior to lodgment with Cessnock City Council or private certifier, you must submit your building plans to Hunter Water for approval. Details of how to submit can be found at <https://www.hunterwater.com.au/Building-and-Development/Land-and-Property-Development/Our-Requirements/Building-Plan-Stamping.aspx>

BUILDING DESIGN REQUIREMENTS

AERIALS AND SATELLITE DISHES

Aerials and satellite dishes must be coloured dark grey and concealed from public view as much as practicable.

AIR CONDITIONERS

Air conditioners are to be located below the eaves line and screened from public view and from adjoining lots. Roof-mounted or unscreened wall and window mounted air conditioning units visible from the street or public areas are not permitted.

BUILDING HEIGHT

Building heights and massing are to be appropriate to the scale and quality of the streetscape. They must minimise the impact on neighbours, the streetscape, and to minimise overshadowing to adjoining lots.

Cessnock City Council's Development Control Plan 2010 provides detailed requirements for building heights and can be found at www.cessnock.nsw.gov.au/planning-and-development/DevelopmentControlPlan

RETAINING WALLS

Cessnock City Council's Development Control Plan 2010 provides requirements for cut and fill and retaining works and can be found at www.cessnock.nsw.gov.au/planning-and-development/DevelopmentControlPlan

Retaining walls are to be segmented dry stacked or laid block work structures when visible from the street and in a sandstone colour finish. Timber retaining walls are prohibited if visible from the street or public areas.

CORNER EXPRESSIONS

Dwellings on corner lots shall reinforce the location by addressing both street frontages with the appropriate use of articulation, materials, feature windows, roof elements, screens, verandahs, balconies or pergolas.

EXTERNAL WALLS

The external walls are to be constructed either wholly or predominantly of masonry (including autoclaved aerated concrete (AAC) such as Hebel). All masonry surfaces including AAC but excluding face brickwork, must be rendered or bagged and painted. Face bricks are to be a smooth consistent texture or tightly grained texture uniform in colour and with straight edges. Tumbled or heavily textured bricks are considered to be inappropriate.

Lightweight materials such as weatherboards and fibre cement sheeting are permissible provided they do not account for more than 30% of the non-glazed wall area. Asbestos containing materials are not permitted.

EXTERNAL SECURITY MEASURES

Security devices are permitted where they are neither visually prominent nor cause unreasonable noise disturbance to neighbours.

FAÇADE

The design of the dwelling should provide a building façade and entry clearly visible from and addressing to the street. Design features, verandahs and pergolas that are integrated with the overall building design are encouraged. Features such as 'dummy parapet' walls that interrupt and protrude above the roof line, other than as a part of the entry or garage detail are not acceptable.

Materials used on the façade are required to return a minimum 1.5m to the sides of the dwelling.

BUILDING DESIGN REQUIREMENTS

GARAGES AND OUTBUILDINGS

To ensure garages do not dominate the streetscape, the garage opening/s width shall be limited to a maximum of six metres or 50% of the overall width of the allotment measured at the building line, whichever is the lesser. They are to be setback a minimum of 1m behind the predominant front building line. Garages are to be designed to be integrated to the main building and be attached. Separate garages, provided they are located behind the dwelling and not visually prominent from any street frontage, will be permitted if Council deems they comply with Council's relevant Development Controls and guidelines.

GARBAGE ENCLOSURES

Each dwelling should have its own space for garbage, green waste and recycling bins. Separate enclosures should be located in areas that are accessible, screened from the street and behind the front building line.

OTHER STRUCTURES

Clotheslines, children's play equipment, shade structures, hot water systems, gas systems, garden sheds and the like shall be located behind the main building and to the extent reasonably possible, screened or away from view from any public area. Incinerators are not permitted to be used or constructed.

Outdoor barbecues must not be located where disturbance to adjoining lot owners will occur.

POOLS

Swimming pool pumps and filters must be screened from public open spaces and adjoining lots, and shall not create noise disturbance to adjoining residents.

Associated fencing, landscape areas and shade structures should be designed and detailed in a manner complementary to the main dwelling. The maximum exposed edge of any concrete slab associated with pool construction when viewed from any elevation may not exceed 150mm.

ROOFS

Roofs are to be predominantly simple gable or hip and pitched between 22.5 and 30 degrees. Mono pitched skillions with minimum 5 degree pitch are permissible if considered to have architectural merit. Eaves should be a minimum of 450mm and be around the majority of the dwelling. Larger buildings should provide a varied roof scape to break up the visual mass.

Roof cladding is to be Colorbond, or where a concrete/ terracotta tile is used a slimline profile is preferred.

BUILDING SETBACKS

Refer to Cessnock City Council's Development Control Plan 2010 for current setback requirements. This can be found at www.cessnock.nsw.gov.au/planning-and-development/DevelopmentControlPlan

SOLAR WATER HEATERS

Any solar water heaters on roofs must be located to minimise their visibility from public areas. Solar collector panels must be fitted flat on the roof, with no supporting frames. Storage tanks are to be detached and concealed from view by appropriate screening.

SOLAR ELECTRICITY PANELS

Solar electricity panels must be located to minimise their visibility from public areas. Solar collector panels must be fitted flat on the roof, with no supporting frames.

EXTERNAL COLOURS AND MATERIALS

Main external colours are to be natural and earthy tones. Highlight colours may be used for articulation and front façade feature elements. Contrasting colours are to be used to articulate features, window frames, doors, screening elements, guttering, downpipes and letter boxes and to complement the main wall and roof colours. Roof colours are to be neutral or dark tones. Red, cream and white roof colours are prohibited.

Alternatives may be approved by Mount View Grange if they are considered to be complementary to the overall dwelling design, streetscape and character of Mount View Grange.

BUILDING DESIGN REQUIREMENTS

DUAL OCCUPANCY

Dual occupancy development (both attached and detached), must comply with Section 88B: Mount View Grange owns or controls any lot or part of a lot within the Estate and for a period of three years thereafter:

- i. Subdivision of the lot burdened, that creates any additional allotment, is prohibited.
- ii. Dual occupancy Dwellings (attached and detached) are prohibited where two separate garages and/or two separate front entry doors are accessible from the same public street.
- iii. Dual occupancy Dwellings (attached and detached) on the lot burdened may be permitted where that burdened lot has two or more street frontages, provided that:
 - a. Permission is granted by Mount View Grange in writing, as determined by it in its absolute discretion, and
 - b. The Dwellings address both street frontages, and
 - c. Garage and front door access to each Dwelling is via different streets, and
 - d. Design of both dwellings demonstrate high architectural merit, as determined by the Mount View Grange design review panel in its absolute discretion.
 - e. The plans, elevations and a schedule of external materials, colours and finishes including roofing materials have been submitted to and approved in writing in accordance with the Mount View Grange Design Guidelines. Approval must be obtained before application is made to Council or any other relevant authority.
- iv. Secondary Dwellings, granny flats and studios will be prohibited on a lot burdened where that burdened lot has two or more street frontages.
- v. Secondary Dwellings, granny flats and studios on the lot burdened may be permitted, provided that:
 - a. Permission is granted by Mount View Grange in writing, as determined by it in its absolute discretion, and
 - b. No subdivision occurs either before or after the erection of the secondary dwelling, granny flat or studio, and
 - c. The secondary dwelling, granny flat or studio is positioned behind the main dwelling and is not visible from any public street, and
 - d. Secondary garages and secondary front entry doors are not visible from any public street, and
 - e. The external materials, colours and finishes of the secondary dwelling, granny flat or studio and landscaping is consistent with the materials, colours, finishes and landscaping of the main dwelling, and
 - f. The plans, elevations and a schedule of external materials, colours and finishes including roofing materials have been submitted to and approved in writing in accordance with the Mount View Grange Design Guidelines

LANDSCAPE DESIGN REQUIREMENTS

HIGH QUALITY LANDSCAPING OF INDIVIDUAL ALLOTMENTS IS AN IMPORTANT PART OF CREATING AN ATTRACTIVE RESIDENTIAL COMMUNITY THAT WILL MAKE MOUNT VIEW GRANGE A DESIRABLE PLACE IN WHICH TO LIVE.

The following landscape guidelines take their inspiration from the local bushland nearby to the estate and complements Cessnock City Council's preference for the use of native plants.

CROSSOVERS AND DRIVEWAYS

Crossovers (i.e. that part of the driveway that extends from the boundary line to the kerb) are to be installed by the owner in plain concrete.

Only one vehicle crossover per lot is permitted. The maximum width of a driveway at the property boundary is 4.5m. Driveways are also to provide opportunities for additional off-street car parking.

Driveways are to be dark grey to black in colour either as in-situ concrete or concrete pavers. Finishes are to be non-slip and may include: honed, grit-blasted and exposed aggregate.

Stamped concrete, stencilled concrete and applied concrete textures are not considered appropriate.

Off-street parking for caravans, campervans, boats, work trucks etc. must be provided for behind the front building line and to the extent reasonably possible, screened or away from view from any public area.

FENCING

The design intent is that fences will not dominate streetscapes, parkscapes and residential interfaces.

Fences are to be 1800mm high, measured from either ground level or top of retaining wall, and constructed using 'Grey Ridge®' Colorbond® for all elements.

Rear and Side Fences: may be installed to the rear boundary and along the side boundaries. Fences along the side boundary may extend only to a point which is set back 1m behind the nearest corner of the residence at which point the fence may return to join the building. Any gates are to be constructed to match the fence (i.e. 'Grey Ridge®' Colorbond®). Screen planting to side and rear boundary is generally encouraged to provide privacy and to soften the look of the fencing.

Front Fences: are not permitted.

Corner Allotments: are permitted to have privacy fencing on the secondary street lot boundary provided that it does not extend past the setback of the main building and provided that the final fence panel rakes down to a maximum 1200mm height.

LANDSCAPE DESIGN REQUIREMENTS

FRONTAGES – FRONT PLANTING ZONE

Other than as required for driveways and pathways, the first two metres immediately behind each allotment's front boundary must be planted with native plants contained within a mulched garden bed in accordance with the recommended species list.

The front planting zone is to extend the full width of the block except where a driveway or path occurs.

The front planting zone must also include a minimum 2m x 2m garden area into which must be planted a tree selected from the recommended species list. The trees on the list have been selected as they are suited to the growing conditions likely to be found on site.

The remainder of the front garden must be turfed, paved or covered with decorative gravel mulch.

Street trees installed by the developer and located within the nature strip must not be removed without the prior consent of Cessnock City Council. All costs to relocate or remove these trees shall be borne by the landowner.

LETTERBOXES

To produce a consistent streetscape, letterboxes are to be of suitable quality to complement the house design. Where practical, letterboxes should be located just inside the front boundary on the right hand side of the driveway as facing the dwelling from the street.

All letters boxes are to include a house number which is to be legible from the street.

LANDSCAPE PLAN

All building plans submitted for approval must include a landscape plan that includes the following information:

- Lot boundaries.
- House layout properly located on the plan.
- Design details and materials of all surfaces, retaining walls, edging, and fencing.
- All plants and their location.
- Underground services (e.g. sewer, water, telecommunications, electricity, gas etc.)
- North point.

Figure 1 is an example of an acceptable landscape plan. Hand drawn plans will also be accepted providing they are accurate, to scale and legible providing the information as noted above.

LANDSCAPE DESIGN REQUIREMENTS

FIGURE 1: EXAMPLE LANDSCAPE PLAN



LANDSCAPE DESIGN REQUIREMENTS

NATIVE GROUND COVERS AND GRASSES

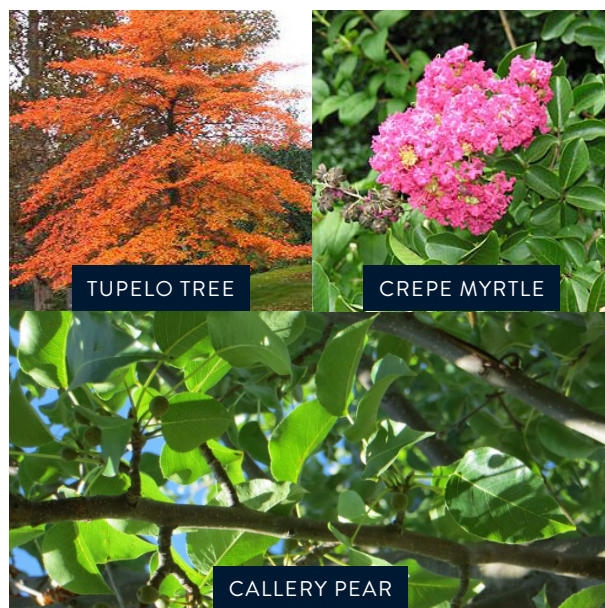
SCIENTIFIC NAME	COMMON NAME
Anigozanthus 'Bush Gem'	Kangaroo Paw Cultivar
Anigozanthus flavidus	Kangaroo Paw
Bracteantha bracteata	Paper Daisy
Cissus antarctica	Water Vine
Dianella revoluta 'Little Rev'	Little Rev Cultivar
Ficinia nodosa	Knobby Club-rush
Grevillea x gaudichaudii	Grevillea 'Gaudi Chaudii'
Hibbertia scandens	Snake Vine
Lomandra longifolia 'Katrinus'	Lomandra 'Katrinus' Cultivar
Lomandra longifolia 'Tanika'	Lomandra 'Tanika' Cultivar
Myoporum parvifolium	Creeping Boobialla
Poa labillardieri 'Kingsdale'	Tussock Grass
Scaevola aemula	'Mauve Clusters' Scaevola
Viola hederacea	Native Violet



JACARANDA

BLUEBERRY ASH

WEeping LILLY PILLY



TUPELO TREE

CREPE MYRTLE

CALLERY PEAR

NATIVE SHRUBS

SCIENTIFIC NAME	COMMON NAME
Acacia myrtifolia	Myrtle Wattle
Banksia ericifolia	Heath Leaved Banksia
Banksia integrifolia	Coastal Banksia
Banksia serrata	Old Man Banksia
Banksia spinulosa 'Birthday Candles'	Hairpin Banksia
Callistemon citrinus 'White Anzac'	Callistemon 'White Anzac'
Callistemon pinifolius	Pine-Leaved Bottlebrush
Correa reflexa	Correa
Doryanthes excelsa	Gynea Lily
Leptospermum polygalifolium	Lemon Scented Tea Tree
Leptospermum scoparium	Manuka
Macrozamia communis	Burrawang
Melaleuca hypericifolia	Hillock Bush
Pultanea villosa	Bush Pea
Syzygium australe 'Resilience'	Resilience Lilly Pilly
Syzygium 'Cascade'	Lilly Pilly
Westringia 'Zena'	Coastal Rosemary

LANDSCAPE DESIGN REQUIREMENTS

NATIVE TREE

SCIENTIFIC NAME

Acmena smithii 'Minor'
Callistemon salignus
Corymbia maculata
Corymbia ficifolia 'Summer Red'
Cupaniopsis anacardioides
Elaeocarpus reticulatus
Corymbia gummifera
Glochidion ferdinandii
Syzygium australe
Waterhousia floribunda

COMMON NAME

Dwarf Lilly Pilly
Willow Bottlebrush
Spotted Gum
Grafted Flowering Gum
Tuckeroo
Blueberry Ash
Bloodwood
Cheese Tree
Lilly Pilly
Weeping Lilly Pilly



WILLOW BOTTLEBRUSH

CLARET ASH



CHINESE
TALLOW TREE

GRAFTED
FLOWERING GUM

SPOTTED GUM

LILLY PILLY

DECIDUOUS TREES

SCIENTIFIC NAME

Fraxinus angustifolia 'Raywood'
Jacaranda mimosifolia
Lagerstroemia indica
Nyssa sylvatica
Pyrus calleryana cultivar
Sapium sebiferum
Ulmus parvifolia

COMMON NAME

Claret Ash
Jacaranda
Crepe Myrtle
Tupelo
Callery Pear
Chinese Tallow Tree
Chinese Elm

COLOUR AND MATERIALS PALETTE

The following colour palettes and materials have been selected to suit the Mount View Grange community and its surrounds.

FACE BRICKS

The following brick colours or similar have been chosen to complement the Mount View Grange environment:



RENDER AND BAGGED BASE COLOURS

The preferred render / bagged colour or similar for Mount View Grange include:



ROOF TILES

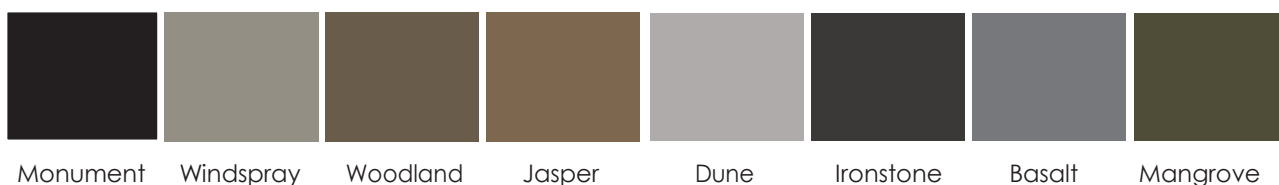
The preferred roof tiles or similar for Mount View Grange include:



COLOUR AND MATERIALS PALETTE

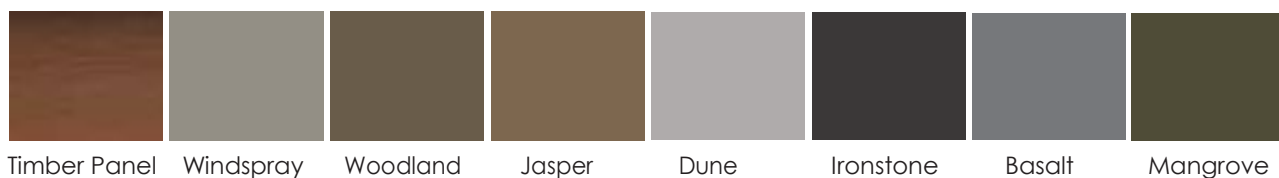
COLORBOND ROOFS

The preferred Colorbond roofs or similar for Mount View Grange include:



GARAGE DOORS

The preferred garage door colours or similar for Mount View Grange include:



DRIVEWAYS

The preferred concrete driveway colours or similar for Mount View Grange include:



DESIGN REVIEW APPLICATION PROCESS

Prior to lodging plans with council or undertaking site works, you or your builder/architect will need to obtain written approval from the Mount View Grange Design Review Panel. The applicant/ builder on behalf of the landowner can complete the application.

To submit an application, go to www.mountviewgrange.com.au/drp and create a new application.

SUBMISSION DOCUMENTS REQUIRED FOR LODGEMENT

1. All drawings (site plans, floor plans, elevations and sections etc) in A4/A3/A1 PDF format.
2. A description of external material finishes including roofing materials and colour palettes used.
3. Landscape plan, in accordance with the examples shown on page 8 and 9, showing existing and proposed trees including names, location of bin storage, location of fencing (including height, colour and material), location of driveway (including colour and material), and indication of materials, colours and finishes for any sheds, outbuildings and pools.
4. A copy of approved BASIX report outlining all commitments and referenced on submitted plans.

NOTE:

- The more detail you provide us up front, the more efficiently we will be able to assess/approve your application.
- These Guidelines (or approval by the Design Review Panel) should not be considered as a substitute for the Cessnock City Council Development Control Plan (DCP) 2010. Applicants should consult the DCP (in particular, Part D Chapter 2 Urban Housing) along with any other applicable planning instruments to make sure that plans meet all Council requirements.
- The Design Guidelines will be annexed to your Sale of Land Contract, and are also referred to in a s88B Instrument that applies to all of the land at Mount View Grange. Please consult your legal advisor if you wish to obtain advice on the legal implications of a s88B Instrument.
- The Design Guidelines may be amended from time to time by Mount View Grange during the different stages of the Mount View Grange community development.

DISCLAIMER OF LIABILITY

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