

### 3. THE HOUSING DESIGN GUIDELINES

Whenever Hidden Valley Australia's approval is required, that approval must be obtained prior to the particular works being carried out.

#### 3.1 Building Envelopes

3.1.1 Only one dwelling is permitted on each lot. Dual occupancy development and further subdivision is not permitted.

3.1.2 All buildings and structures on each lot shall be contained within the designated building envelope for that lot as set out in the Building Envelope Manual.

3.1.3 Each owner of a lot has been given a copy of a designated building envelope plan pertaining to that lot and further copies of the plan are available from the Hidden Valley Design Review Panel upon request. A copy of the Building Envelope Manual is held by the Hidden Valley Design Review Panel.

#### 3.2 External Finishes

3.2.1 All external walls and chimneys of all buildings (including exterior side of party walls exposed at time of construction) shall be finished in a finishing material and colour approved by Hidden Valley Australia.

3.2.2 All roofs shall have a minimum pitch of 15° and a maximum pitch of 30°. All roofs shall fall towards the outer side of the building.

3.2.3 All roofs shall be a terracotta or concrete Roman (or "cove") tile roof in a colour approved by Hidden Valley Australia.

3.2.4 All skylights shall be of a design approved by Hidden Valley Australia. This includes roof lights, dormer windows, and any penetration of the roof.

3.2.5 None of the following shall be visible from anywhere outside of the building:

- satellite dishes (unless approved by Hidden Valley Australia)
- TV or radio antennas (unless approved by Hidden Valley Australia)
- air conditioning or heating plant or apparatus (unless on balconies or as approved by Hidden Valley Australia)



- hot water service

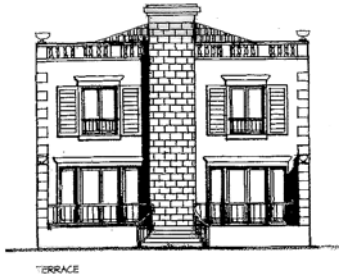
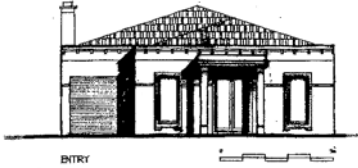
3.2.6 Electricity supply to be underground within the lot.

**3.3 Garages**

3.3.1 Garages may be separate but shall be in the same material or colour and are to be constructed at the same time as the rest of the buildings.

3.3.2 Garage doors must be of a design and colour approved by Hidden Valley Australia.

3.3.3 Hot water services, heating plant, airconditioning plant and the like may be permitted within the garage.



**3.4 Plumbing**

3.4.1 All plumbing (other than roof plumbing) shall be run internally and not be visible from anywhere outside the building.

3.4.2 Roof plumbing may be external. Gutters and downpipes must be to a design and colour approved by Hidden Valley Australia.

**3.5 Windows**

3.5.1 All windows must be to a design approved by Hidden Valley Australia. Glass shall not have a greater reflectivity factor than 15% or be coloured or tinted.

3.5.2 If large expanses of glass are proposed they shall be divided up into smaller panels such as French doors.

### 3.6 External Features

3.6.1 Pergolas, verandahs, and patios shall be to a design approved by Hidden Valley Australia. Pergolas will be of timber, constructed and finished in a method approved by Hidden Valley Australia and may include masonry or timber columns.

3.6.2 Solid roofs to verandahs will be terracotta or concrete Roman (or “cove”) tiles in a colour approved by Hidden Valley Australia. No corrugated and/or metal products will be allowed.

3.6.3 External lighting will be of a design approved by Hidden Valley Australia.

3.6.4 External features of any kind will be subject to prior approval by Hidden Valley Australia (such as lights, signage, figurines or statues, etc.). Advertising and/or sales signs of any type are strictly prohibited but there will be a central Notice Board on the estate listing properties for sale.

3.6.5 Any plant or equipment shall be subject to the relevant noise (dBa) rating or any other authorities’ requirements.

3.6.6 Washing lines, plant and equipment and storage will only be permitted in a screened service yard subject to approval by Hidden Valley Australia. The service area contained within the screen shall not be visible from outside the lot.

3.6.7. The type of fencing to be used on a Homestead Lot and Estate Lot must first be approved by Hidden Valley Australia and must only be constructed to boundaries approved by Hidden Valley Australia. Electric fences are not permitted. Fences on lot perimeters must not be ringlock or chain mesh fences.



### 3.7 Paving and Landscaping

3.7.1 Paving shall be of a type approved by Hidden Valley Australia and cover no more than 60% of the outdoor area of the building envelope.

3.7.2 Driveways must be constructed at the time of construction of the dwelling. All driveways should be paved in accordance with the design guidelines at the time of construction.

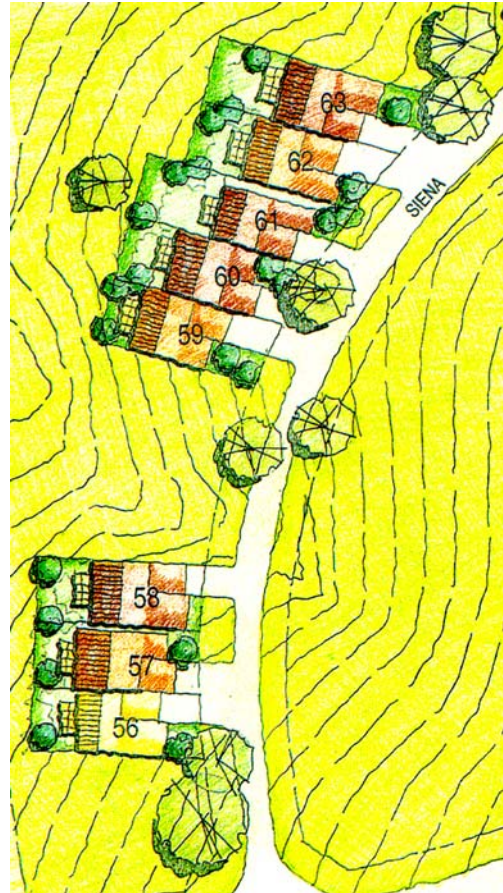
3.7.3 Landscaping must be approved by Hidden Valley Australia. It must generally be in accordance with the landscaping designs in Section 4.

### 3.8 Authorities

3.8.1 Where these guidelines conflict with the Building Code of Australia (BCA) or other relevant authority requirements, the BCA or relevant authority requirements will take precedence.

3.8.2 Hidden Valley Australia may make variations to these guidelines.

3.8.3 Hidden Valley Australia may exempt a lot from the operation of particular guidelines having regard to particular site constraints affecting the use or development of the lot, and where the overall intent of the guidelines is not unduly affected. Without limiting the circumstances in which an exemption may be granted, these exemptions may be applied to allow minor variations from the guidelines which do not cause a material impact on adjoining or nearby lots, or may be applied where necessary or desirable to reduce a potential fire hazard, to allow for the protection of flora or fauna, or to comply with the recommendations or requirements of regulatory authorities. An exemption may only be granted by Hidden Valley Australia, in its discretion, through a special condition in a contract of sale for the lot or by written notice to the owner of a lot. An exemption does not constitute a modification of the guidelines generally for the purposes of any planning agreement registered over the title to a lot.



## 4. LANDSCAPE GUIDELINES

### 4.1 Key Landscape Principles

- to protect and perpetuate the natural beauty and rural feel of the Valley;
- to ensure a harmonious integration of the introduced landscape with the existing natural character of the lot;
- to promote the sensitive placement of plant material within the building sites and protecting view-lines throughout Hidden Valley.

### 4.2 Landscape Treatment

4.2.1 The landscape guidelines primarily restrict the quantity and placement of large trees, and require adherence to selecting plants in accordance with the Schedule of Suitable Tree Species (refer Appendix 1).

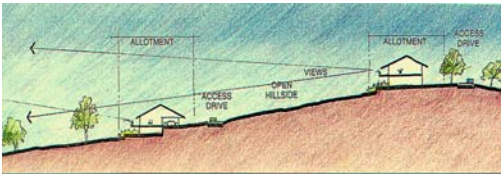
4.2.2 In order to perpetuate the natural theme of the project, the retention of existing trees within the building sites is encouraged. Any removal of existing vegetation will require the permission of Hidden Valley Australia.

4.2.3 Tree planting in road reserve spaces is limited to the establishment of plantings by Hidden Valley (in consultation with the Shire of Mitchell) and their replacement with the same species where necessary.

4.2.4 The use of 'hedgerow' or dense screen plantings is discouraged, but may be approved on an individual building site basis if no view-line conflicts would result.

### 4.3 Homestead Lot and Estate Lot Planting

4.3.1 The design philosophy for these properties is one that discourages development of the area of the lot beyond the designated building envelope to provide an open landscape that preserves panoramic views.



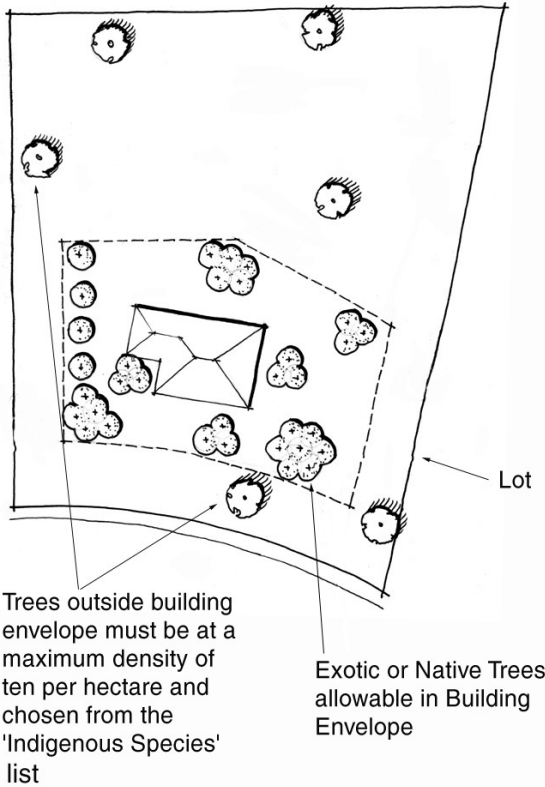
4.3.2 Tree planting is limited to one per 1000 square metres of planting area outside the designated building envelope. **Figure 2** illustrates this concept. This does not apply to an area of a lot recognised by Hidden Valley Australia as suitable for environmental rehabilitation.

4.3.3 Trees planted outside the building envelope are limited to 10 to 12 metre maximum mature height indigenous specimens selected in accordance with the Schedule of Tree Species (refer Appendix 1) or other indigenous species to the approval of the Design Review Panel.

4.3.4 Placement of any trees must be sensitive to the views of neighbouring properties and will be reviewed on a lot by lot basis by the Hidden Valley Design Review Panel.

4.3.5 All landscaping is subject to the review and approval of the Hidden Valley Design Review Panel prior to implementation.

**Figure 2**



**APPENDIX 1 - Schedule of Suitable Tree Species**

**Indigenous Species**

Acacia melanoxylon  
Eucalyptus dives  
Eucalyptus goniocalyx  
Eucalyptus radiata  
Allocasuarina littoralis  
Eucalyptus obliqua  
Eucalyptus macrorhyncha

Blackwood  
Broadleaf Peppermint  
Long-leaved Box  
Narrow-leaved Peppermint  
Black She-oak  
Messmate Stringybark  
Red Stringybark

