



Let's Grow Here Together

DESIGN GUIDELINES



The Hills of Carmel | Design guidelines

DEVELOPER APPROVAL

All plans must be approved by the Developer prior to the lodgment with The Hills Shire Council or any other appropriate consent authority.

HOUSESIZE

• No building erected on the lot burdened shall be permitted to be used or occupied as a private dwelling **unless** that building has a "building frontage" of at least 75% of the lot width measured at the building line. For the purposes of this restriction 'building frontage' is to be measured from the external faces of the external walls of the dwelling and shall include any garage contained within the main dwelling **BUT** shall not include any other covered area that is not enclosed by walls such as, without limitation, any patio, porch, verandah and/or terrace.

MIXTURE OF MATERIALS ON FACADE

No building shall be erected or be permitted to remain erected on the lot burdened other than one having external walls of brick, stone, concrete, glass, timber, fibre cement, Simulated Rendered Masonry or any combination thereof provided that the proportion of brick, stone, concrete and Simulated Rendered Masonry shall not be less than:

- 75% of the total area of the external walls in the case of a single storey building, or
- 60% of the total area of the external walls in the case of a two storey building.

For the purpose of this restriction "Simulated Rendered Masonry" means any painted panel where the joints are hidden when prepared and painted to give the appearance of rendered masonry.

ROOF TYPE

Roof cannot be fibre cement, asbestos cement, fiberglass or any other material of a similar nature. As to what constitutes a flat roof or a skillion roof shall be determined by the Developer. No corrugated metal unless:

- The roof is coloured with a factory pre-coated material using a process that is either the same or similar to process known as the Colorbonding and
- It is passive in tone and earthy in colour and
- It is non-reflective and
- The prior approval in writing as to the colour has been obtained in writing from the Developer. No building shall be erected or be permitted to remain erected on the lot burdened having a roof of fibre cement, asbestos cement, fiberglass or any other material of a similar nature.

EAVES

Eaves and gutters must not be less than 450 millimetres in width unless approved by Developer.

GARAGES

If the lot burdened has a frontage of 12.5 metres or greater to any public road, then no main dwelling will be erected or allowed to remain on the lot burdened unless:

- It has a garage with a floor area of at least 29 square metres, and
- A garage door opening of at least 4.4 metres in width.

If the lot burdened has a frontage to a public road that is less than 12.5 metres, then no main dwelling will be erected or allowed to remain on the lot burdened unless it has a garage or carport with a floor area of at least 15 square metres.

DRIVEWAYS

No building shall be permitted to remain erected on the lot burdened unless:

- A concrete or paved driveway from the front boundary of the lot burdened to the garage of the main building erected on the lot burdened, and
- A concrete or paved pedestrian access from the front boundary of the lot burdened to the front door of the main building erected on the lot burdened, which pedestrian access may, in part, be over the paved driveway.

TRUCKS, CARAVANS

- Vehicles exceeding 3 tonnes shall not be garaged, housed, parked, maintained, worked on, serviced or be permitted to remain on the lot burdened except where used for delivery of goods and/or for the construction, maintenance and/or the alteration of any building erected or being erected on the lot burdened.
- No outbuildings, tents, garages or caravans shall be erected, brought onto, be placed on or be permitted to remain on the lot burdened prior to the commencement of construction of a dwelling thereon.
- No factory manufactured homes, mobile homes, demountable homes or other dwellings manufactured or previously situated off the lot burdened shall be brought onto, be placed on or be permitted to remain on the lot burdened.
- No temporary or permanent driveway strips of any type constructed of any material whatsoever shall be constructed on the lot burdened unless the said strips are a minimum of 3 metres wide.
- No boats, trucks, caravans, motor homes or trailers shall be placed, parked or be permitted to remain on the lot burdened in any position where they can be seen from any public place or street.

FENCING

No dividing fence shall be erected or be permitted to remain on the lot burdened unless:

- It has a minimum height of 1.8 metres, and
- It is constructed of dark stained treated pine, and
- It is a lapped and capped fence.

No fence shall be erected on the lot burdened that is closer to the street than the external wall of the main building erected on the lot burdened that faces the street. If the lot burdened is a corner lot, this restriction shall apply to both street frontages.

LANDSCAPING

Front landscaping must:

- Be done across the whole of the unpaved area between the main building erected and any street to which it has frontage
- Completed within 12 months of the practical completion of the main building erected contain at least 5 square metres of decorative garden (as well as turf)
- Must have rainwater tank with minimum capacity of 3,000 litres