



THE GARDENS
MEDOWIE



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**DESIGN
GUIDELINES**

MAY 2020



A QUALITY
MCCLOY
GROUP
PROJECT

thegardensmedowie.com.au

THE PURPOSE

The Gardens is another quality McCloy Group residential community. We have developed these guidelines to help you create a home in a high quality residential neighbourhood, in turn adding value and contributing to the sense of community.

Many visual elements contribute to an increased sense of community, many of which will be provided by us such as entry features, public art, temporary childrens playground, and mature street trees, for example. However some will be provided by you and these design guidelines will assist you in designing your new home and landscaping to ensure all homes complement each other and contribute positively to the visually attractive streetscapes.

Compliance with these guidelines help you protect your investment by ensuring all homes are a similar high quality.

Your home should be designed to take advantage of the best orientation, views and outlooks including those to the street. The presentation of the house to the street and other public areas contributes to the visual character, social interaction and passive surveillance of both your home and the neighbourhood.

All care has been taken to ensure that these design guidelines comply with council requirements and current building legislation, however, you are responsible for ensuring compliance with all statutory requirements.

These design guidelines are to be read in conjunction with your Land Sales Contract and the associated 88b instrument which sets out the easements, restrictions on use and positive covenants on land title.

DESIGN PROCESS

Select and purchase a homesite that best suits you



Choose a builder or designer of your choice to prepare your dwelling and landscape plans



Provide your builder with a copy of this design guideline and instruct them to comply with it



When you are satisfied with your design, lodge it with the Consent Authority for approval



2.0

DWELLING DESIGN GUIDELINES - IMAGES

The housing character of The Gardens is inspired by contemporary living that celebrates the relaxed and unique character of living in a rural setting. Whilst encouraging a variety in housing design, the following guidelines promote desirable characteristics of form, scale and siting of your home.



ARTICULATION - the façade addressing the street is to provide visual relief by breaking down the façade into smaller sections. No single wall is to exceed 9 metres in length.



PORTICO - the façade addressing the street is to contain a covered portico which clearly defines the dwelling entry. The portico is to be a minimum of 25% of the width of the façade.



GARAGING - the garage door is not to be a dominant feature of the façade. The garage is to be a maximum of 50% of the width of the façade and is to be set-back a minimum of 1 meter from the main wall of the façade.



MATERIALS - a variety of building materials are encouraged with a minimum of 2 and a maximum of 3 different materials on the façade addressing the street. Feature stone elements are also encouraged.



COLOURS - the front façade should incorporate a neutral colour palette with 'tone on tone' colours to add variety.



ROOVES - gable or hipped rooves are to be a minimum of 22.5 degrees pitch and skillion rooves a minimum of 10 degrees pitch. Roof materials are to be concrete tiles (flat profile preferred) or metal Colorbond Custom Orb. Roof colour is to be of a natural earth tone with a preference for dark 'grey' tones.



FLAT ROOVES - single storey flat rooves are discouraged.



COLOURS - strong or bright colours are discouraged.



GARAGES - sectional or window feature doors and divides between garage doors are discouraged.

FRONT GARDEN

First 1.0m of the front garden to be substantially planted with native trees, shrubs and groundcovers. Select a diverse range of plants with different colours, heights, textures and forms to create a richly layered landscape. No more than 40% of the front garden is to be turf. 'Buffalo' turf is encouraged.

FRONT GARDEN BEDS

Dense mass planting and grouping of plants will heighten the effect that individual gardens have on the streetscape. Deciduous Tree to be planted to North/West of building.

ANCILLARY STRUCTURES

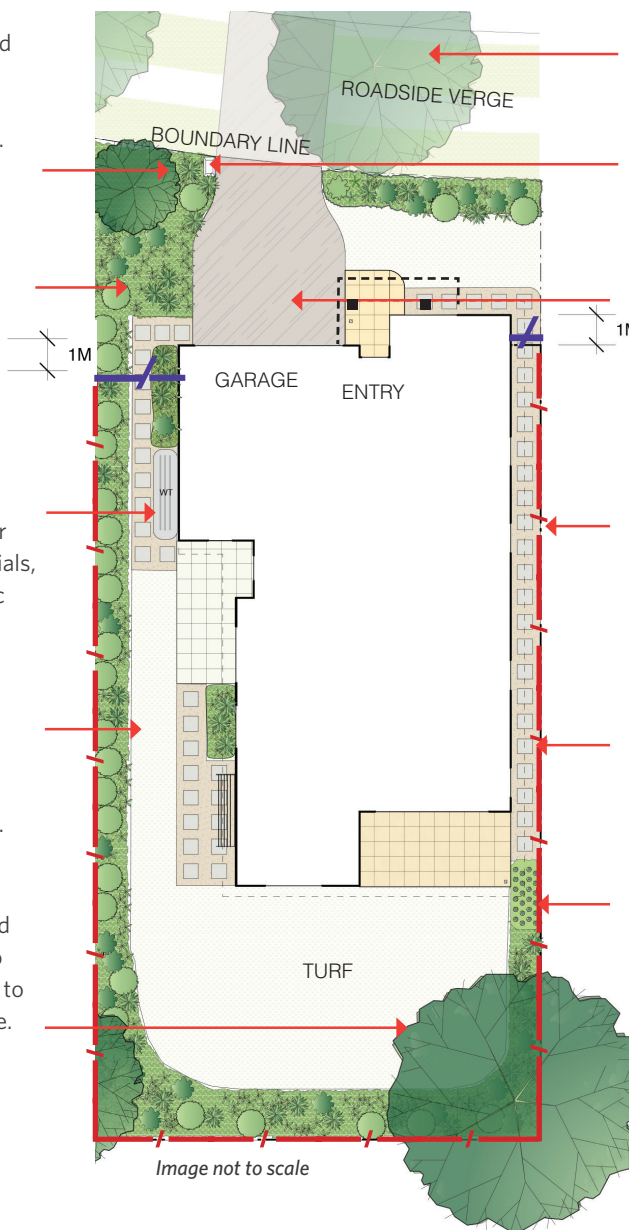
Ancillary structures and utilities such as water tanks, air conditioners, hot water units, garbage bins, meters, aerials, clotheslines and services must be located, out of public view. Ancillary structures must not block access to rear garden.

GARDEN EDGING

Garden edging to be sandstone, steel edging or timber edging. No timber logs, plastic or quick kerb. Garden edging should not be a prominent feature of the garden.

TREES

Provide one medium canopy tree in the front garden and one tree in the back garden. Trees are to be planted into mulched, edged garden beds, not into turf. Locate trees to best facilitate passive solar heating and cooling of home.



STREET TREES

Street trees planted as part of the initial subdivision works are to remain or if removed due to driveway locations must be replaced.

LETTERBOX

Letterbox to be a maximum of 1.1m high and constructed of materials that complement the house. Single box on a metal post is discouraged.

DRIVEWAY

Driveway to be a maximum 4.5m wide at the front boundary and minimum 1.0m from the side boundary. Exposed aggregate or oxide coloured concrete in dark neutral tones or grey. Red or brown tones, stamped or plain brushed concrete are discouraged.

FENCES

Side return fences are to be setback minimum of 1.0m from front of dwelling. Side and rear fences are to be constructed from Colorbond steel and Woodland Grey in colour. Solid panels facing the street are discouraged. Refer to fencing plan on page 5 for more details.

BACK GARDEN ACCESS

Pave ground surface ideally with permeable pavement or material such as steppers in gravel.

KITCHEN GARDEN

Consider planting vegetables, herbs or fruit trees to use in your home and share with others.

LANDSCAPE DESIGN GUIDELINES - TYPICAL LANDSCAPE PLAN CORNER LOT

Dense mass planting and grouping of native trees, shrubs and groundcovers will heighten the effect that individual gardens have on the streetscape. Provision of 1 or 2 deciduous trees to be planted at North or West corners.

Along secondary frontage and side return to dwelling, fence is to be setback 9m from the front boundary. Fence to be Colorbond steel aluminium slat or pool type fencing with timber posts. Refer to fencing plan on page 5 for further details.

Street trees planted as part of the initial subdivision works are to remain or if removed due to driveway locations must be replanted in the street reserve.

Consider planting vegetables, herbs or fruit trees to use in your home and share with others.

Provide one medium canopy tree in the front garden and one tree in the back garden. Trees are to be planted into mulched, edged garden beds, not into turf. Locate trees to best facilitate passive solar heating and cooling of home.



Letterbox to be a maximum of 1.1m high, constructed of materials that complement the house. Single box on a metal post is discouraged.

Driveway to be a maximum 4.5m wide at the front boundary and minimum 1.0m from the side boundary. Exposed aggregate or oxide coloured concrete in dark neutral tones or grey. Red or brown tones, stamped or plain brushed concrete are discouraged.

Ancillary structures and utilities such as water tanks, air conditioners, hot water units, garbage bins, meters, aerials, clotheslines and services must be located, out of public view. Ancillary structures must not block access to rear garden.

1m wide (min) access down one side of dwelling. Pave ground surface ideally with permeable pavement or material such as steppers in gravel.

Garden edging to be sandstone, steel edging or timber edging. No timber logs, plastic or quick kerb. Garden edging should not be a prominent feature of the garden.

3.2

LANDSCAPE DESIGN GUIDELINES - FENCING



F1 — / — / — / — / — / — / — / —

SIDE & REAR BOUNDARY FENCING

Maximum 1.8m high Colorbond steel.

F2 — / — / — / — / — / — / — / —

SECONDARY OR OPEN SPACE FENCING

Option 1: 1.2m or 1.5m high open-style aluminium pool fencing with timber posts in black only.

Option 2: 1.5m or 1.8m high horizontal Colorbond steel slat fence in 'Woodland Grey' or 'black' only. **Note:** Hedge planting is encouraged to complement Option 2 fencing to provide additional privacy.

F3 — / — / — / — / — / — / — / —

SOLID METAL FENCE

1.8m high in 'Woodland Grey' only, supplied by the McCloy Group.

F4 — / — / — / — / — / — / — / —

BACK YARD ACCESS FENCE

1.5m or 1.8m high horizontal Colorbond steel slat fence in 'Woodland Grey' or 'black' only.



MATERIALS – Fencing materials other than Colorbond steel in Woodland Grey are not allowed except for secondary fences or gates.

SIDE FENCING – Fences that protrude past the main wall of the front façade are not allowed.

3.3

LANDSCAPE DESIGN GUIDELINES - IMAGES



DRIVEWAYS - materials to be exposed aggregate or oxide coloured concrete in dark/neutral tones. Dark grey or charcoal colour preferred.



RETAINING WALLS - to be constructed from masonry or natural stone whenever visible from the street. Dark grey or charcoal colour preferred.



GARDEN BEDS - dense plantings will help to soften the built form.



PLANTINGS - layered plantings using a range of textures, colours and foliage are encouraged. Refer to the planting schedule for further details.



FENCES - Solid fences that front the street are not allowed.



TURF - Excessive areas of turf or Kikuyu turf are discouraged.



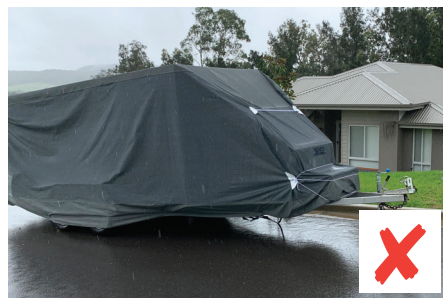
RETAINING WALLS - timber retaining walls that are visible from a public place are discouraged.



MULCH - brightly coloured mulch or pebbles are discouraged.



DRIVEWAYS - red or brown tones, plain concrete and stamped or stenciled concrete are discouraged.



CARAVANS - not to be stored or parked in front of house or on street.



TRAILERS - not to be stored or parked in front of house or on street.



BOATS - not to be visible from street.

TREES

SCIENTIFIC	COMMON	NOTE
<i>Callistemon 'Kings Park Special'</i>	Kings Park Special	Attractive, native, red flowering bottlebrush. Suitable as feature or screening tree.
<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem	Compact, flowering, evergreen feature tree.
<i>Tristaniopsis Laurina</i>	Water Gum	Hardy, fragrant tree with shiny foliage, Suitable as feature or screening tree
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	Thick low maintenance screening tree.
<i>Pyrus calleryana</i>	Ornamental Pear	Deciduous white flowering feature tree.
<i>Acer Rubrum</i>	Red Maple	Deciduous red leaved shade tree.

SHRUBS & GRASSES

SCIENTIFIC	COMMON	NOTE
<i>Callistemon citrinus 'Endeavour'</i>	Bottle Brush	Red feature brush flowers, ideal for screening.
<i>Acmena Smithii 'minor'</i>	Lilly Pilly	Fast growing, ideal for screening or hedging. Tolerates dry conditions
<i>Westringia fruticosa 'Jervis Gem'</i>	Coastal Rosemary	Hardy, compact flowering shrub.
<i>Dianella caerulea 'Breeze'</i>	Native Flax	Long narrow leafed grass with purple flower.
<i>Poa labillardieri</i>	Tussock Grass	Blue/grey strappy leaves with plume like flowers.
<i>Pennisetum alopecuroides</i>	Fountain Grass	Ornamental flowering native grass.

GROUND COVERS

SCIENTIFIC	COMMON	NOTE
<i>Casuarina Clausa 'Cousin It'</i>	Cousin It	Thick green foliage ground cover or hanging plant.
<i>Grevillea 'Poorinda Royal Mantle'</i>	Royal Mantle	Fast growing. Red flowers during the spring and summer, attracts wildlife
<i>Myoporum parvifolium</i>	Creeping boobialla	Hardy creeping ground cover that acts as a living mulch / weed suppressant.
<i>Trachelospermum jasminoides</i>	Star Jasmine	Fragrant flowering climber.

ACCENT PLANTING

SCIENTIFIC	COMMON	NOTE
<i>Anigozanthos</i>	Kangaroo Paw	Popular red flowering native feature.
<i>Asplenium australasicum</i>	Birds Nest Fern	Large dramatic feature fern, suited to shaded areas as a statement plant.
<i>Philodendron Xanadu</i>	Philodendron	Low lying, hardy feature plant with long detailed green leaves.
<i>Cordyline</i>	Cordyline Australis	Hardy, tall, bright coloured accent plant.
<i>Strelitzia reginae</i>	Bird of Paradise	Dramatically flowering feature plant within garden or pot.

Compliance with these design guidelines will assist you in designing a home that:

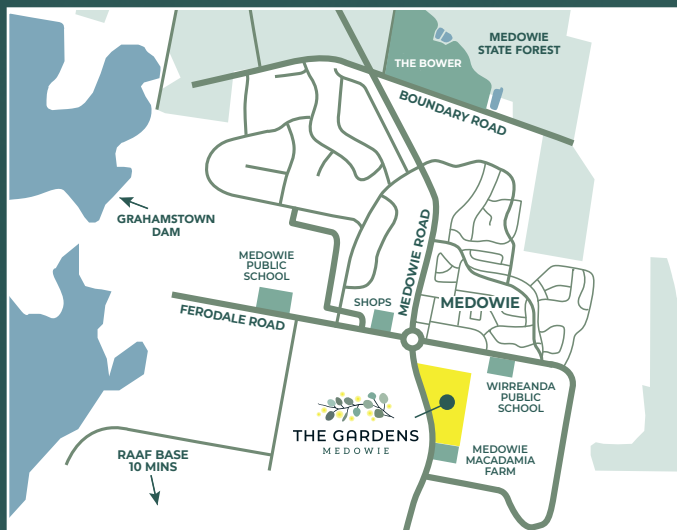
- Suits your land, budget and lifestyle;
- Protects your investment by ensuring all homes are built to a similar high standard; and
- Adds value to your home and neighbourhood

If you or your builder requires advice on how to ensure your concept plans conform to these design guidelines, please contact The Gardens Sales Consultant.



You can rest easy that your neighbours will also build a quality home in a quality community.





The Gardens
722 Medowie Road, Medowie

Land Sales Consultant
Erin Sharp

☎ 1300 000 330

✉ land@thegardensmedowie.com.au

f facebook.com/thegardensmedowie

thegardensmedowie.com.au



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