



AKUNAVISTA

NIRIMBA FIELDS

Medium Density Design Guidelines Urban Village Precinct



BUILDING LIFELONG MEMORIES



Design your family's future

The Akuna Vista Design Guidelines have been prepared to guide you through the process of designing your new home at Akuna Vista – ensuring it is easy to build while setting a high standard of design to protect your family's future investment.

These Design Guidelines were created to assist with your home design, however, they are not exhaustive. Please also consult the relevant planning documents and local council requirements to make sure your design is in accordance with all legislation.

In developing the Akuna Vista Design Guidelines, Defence Housing Australia (DHA) is aware that occasionally home designs will satisfy the requirements of good design whilst not strictly complying with these Design Guidelines. As a result, DHA reserves the right to modify the Akuna Vista Design Guidelines for specific homes at their absolute discretion.

Set in beautiful, spacious surrounds, Akuna Vista provides an environment where families will flourish and strong community bonds will be formed.



How to get your home design approved

Make sure you've thoroughly read the Akuna Vista Design Guidelines along with the NSW Housing Code, the relevant Blacktown City Council Development Control Plan and the Building Code of Australia.

The building plans for your new home from your builder or architect will need to be submitted to DHA, so we can assess whether they comply with these Design Guidelines. This assessment will take around 10 working days.

Following approval from DHA, your building plans should be submitted to Blacktown City Council or an accredited building certifier, who will assess the plans for compliance with:



NSW Housing Code



The Council's Local Environmental Plan



The Council's relevant Development Control Plan



Building Code of Australia

We strongly recommend you discuss the relevant compliance requirements directly with Blacktown City Council.

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01 | The Akuna Vista Difference



Our vision for Akuna Vista

Set to a scenic bushland backdrop yet within walking distance to trains, schools and shops, Akuna Vista integrates the untamed beauty of nature with the close-knit conveniences of daily living. It creates a strong vibrant community where families will benefit from a high quality of life in an exceptional masterplanned community.

The Medium Density Design Guidelines have been prepared to support this vision by ensuring that the new homes complement the area's character and form a distinctive, diverse, yet harmonious urban environment.

This will future proof the development and provide consumer confidence that the vision to create a quality community will be developed and maintained.

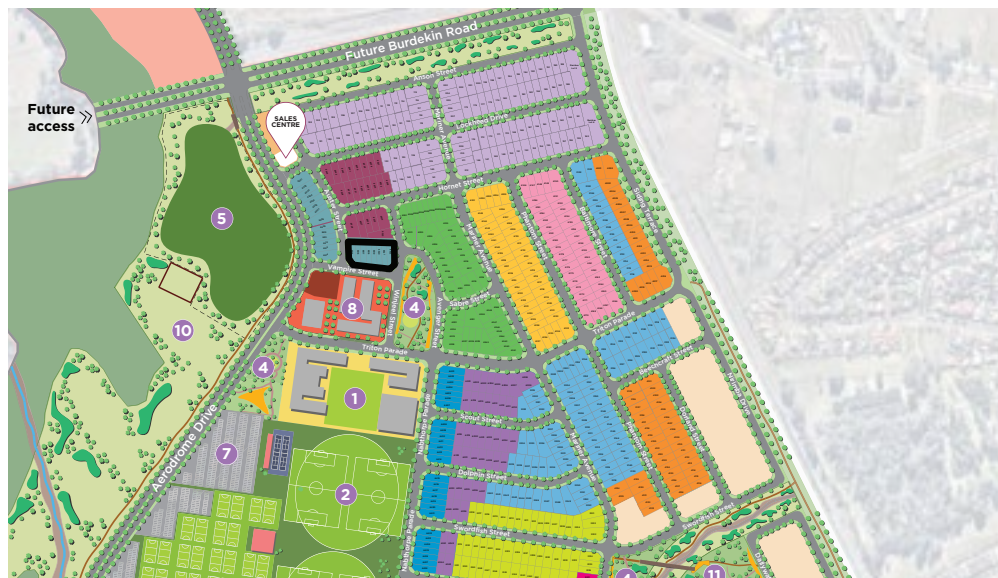
The inspiring, nurturing new neighbourhood is a place where you and your family can begin building lifelong memories.

CHARACTER AREA

These Guidelines apply to the Urban Village Precinct located along Vampire Street opposite the Local Centre, as outlined below.

The key character elements for this precinct are:

- Urban and contemporary building design
- Display high quality design and detailing
- Demonstrate a clear appreciation of the surrounding urban context/ local centre through creating an attractive pedestrian environment



Location of the Urban Village Character Area

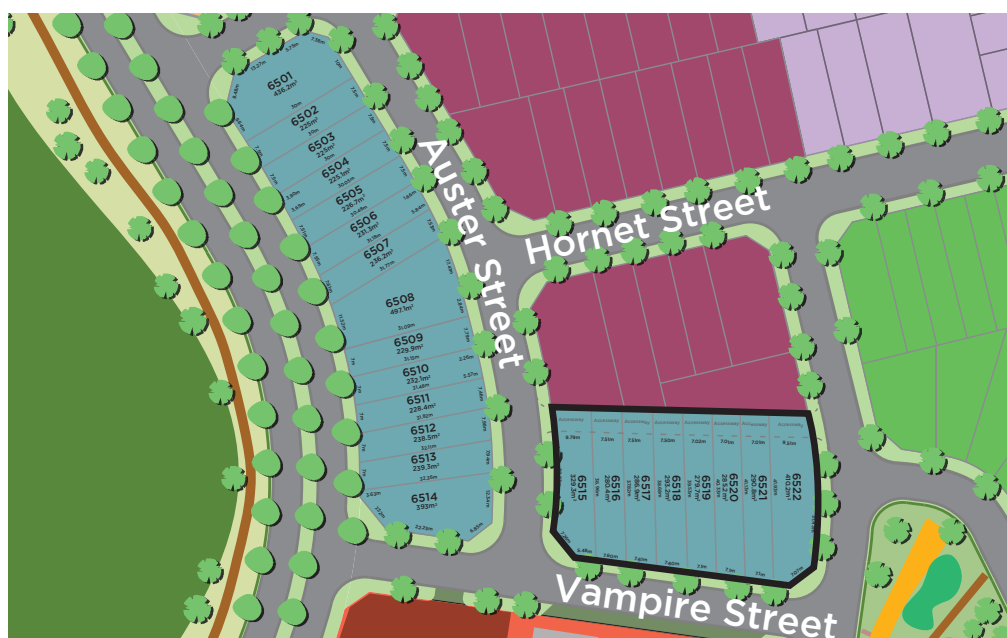


Figure 1: The Urban Village Character Area



DESIGN PRINCIPLES

The Design Principles reflect the lifestyle, architectural and landscape intent for the Urban Village Precinct. The Principles form the basis for the Guidelines, help to understand the intent and shall be referred to if a variation is sought.



An Attractive Pedestrian Environment

Well-designed communities focus on the zone at the front of the house that is experienced by walkers and cyclists to promote an active lifestyle. This includes housing designs with active frontages, verandahs and balconies facing the street, interesting roofform and materials establishing rhythm to the precinct and a feeling of safety for both residents and pedestrians.



A Consistent Quality

Akuna Vista will attract people who share common values, but also a diverse community with unique lifestyle, tastes and individual way of expressing themselves. The Design Guidelines promote a consistent architectural and landscape design quality which encompasses the shared values but also promotes individuality, personalisation and diversity.



Architectural Values

A combination of visual richness and coherence can be created by an appropriate architectural language and composition, materials, finishes, colour and detail that together provides a sense of quality. Architectural elements should be honest, direct, functional and an integrated part of the built form. Combinations of materials and their careful application are important to create rich textures and contrast.



Climate Response

Developments held up as best practice are a tailored climatic response that considers energy efficiency, amenity and materiality. The Design Guidelines identify key components that will contribute to an appropriate micro-climate, shade, landscaping and outdoor living. Preferred materials will be those that are robust and durable which retain an attractiveness over time.

02 DESIGN GUIDELINES



BUILDING ENVELOPE

Buildings should be in proportion to the land area, allowing room for a private open space, landscaped front garden and a space between lots to create visually interesting rhythm to the street.

Minimum front setback:

- 3.0m from front boundary

Minimum rear setback:

- 0.5m from easement

Minimum Side setbacks:

- Standard Lot ground floor
 - 0.9m (west side)
 - Zero lot (east side)
- Standard Lot first floor
 - 0.9m (west side)
 - 1.2m (east side)

- Corner Lot ground and first floor
 - 2m from side boundary along secondary street
 - Zero lot or 0.9m (other side)

Height:

- Height must be 2 storeys

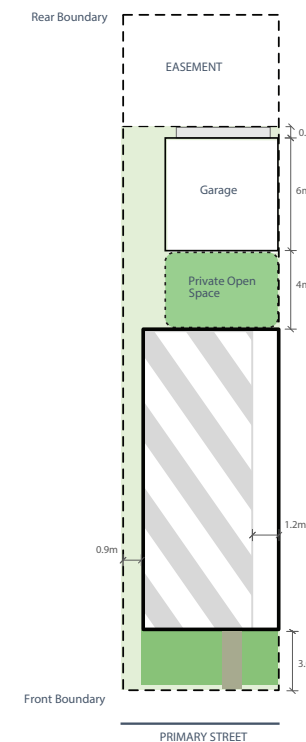


Figure 2: Minimum setbacks on a standard lot

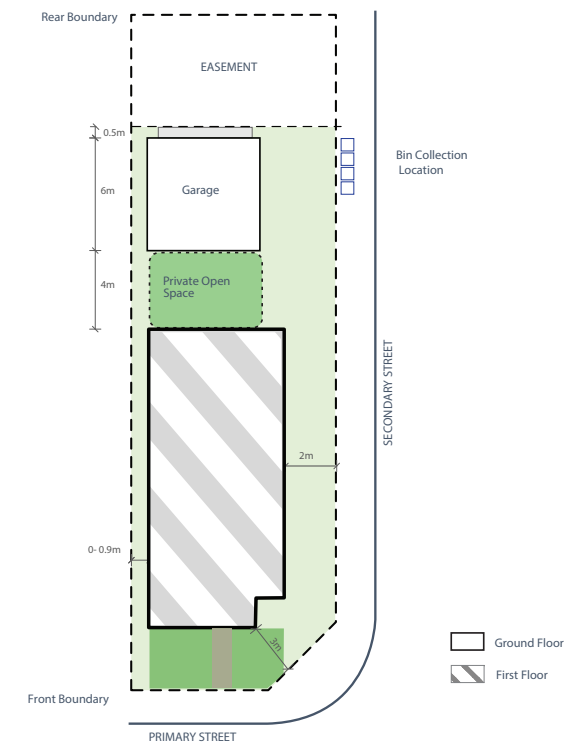


Figure 3: Minimum setbacks on a corner lot

ROOFSCAPE

The following guidelines intend to provide a collective roofscape that creates variety, visual interest and enhances the built form character along the Local Centre.

- Roof design must be simple flat as shown in the elevation. Pitched, skillion and complex roof forms are not permitted.
- Rooflines must feature a 0.3m change in height using one of the two options shown in the elevation below - stepped front parapet wall or protruding segment.



Figure 4: Urban Village Precinct Roofscape

FACADE DESIGN AND ARTICULATION

Buildings should exhibit a contemporary character that complements the surrounding local centre and reflects the climate and lifestyle.

- Building to demonstrate contemporary architectural expression with simple articulation and no decorative elements.
- Building volumes should incorporate framing, and extruded elements to create shade, depth and visual interest.
- All houses to have either a single or double height portico over the front door extending at least 0.5m in front of the front wall, or a recessed front door minimum 0.5m from front wall.
- Upper level balconies are not permitted.
- All windows facing the street must be clear glazed.
- Non-habitable rooms are not permissible facing the street.
- Upper level windows must wrap corners on corner lots.
- Upper level windows are encouraged to wrap corners on standard lots.
- Corner lots to have at least 1 window from a habitable room facing the secondary street on each level.



FRONT FENCING AND LANDSCAPING

Integrated built form and landscape elements that responds to the street provide an attractive and friendly environment for pedestrians whilst clearly delineates between the public and private realm. Adequate landscaping offers shade during summer, softens the appearance of the buildings and complements the overall landscape vision within Akuna Vista.

- A fence is required along the front boundary line with a height of 1.2m.
- All front fencing to be a mixture of vertical steel or aluminum slats and exposed brick walls as shown in the image. Timber slat and colourbond fencing is not permitted.
- Fencing should not have ornamental features.
- All front fences to locate the gate 1.7m from the eastern boundary, 1.2m wide and with brick pier along western side of the gate.
- All piers to be 300x300mm and use the same material as the fence. Letterboxes to be integrated inside the pier.
- Front fencing vertical slats to be 5x40x800mm vertical steel or aluminum posts, with 70mm separation and integrated into the solid fencing.
- All fencing to be self supporting and not attached to dwellings or adjoining fences/ pillars.
- Front yard landscaping must include shrubs, garden beds and a minimum of 1 feature tree (min 45L).
- A defined footpath to be provided as a walkway from the front boundary to the entrance.
- Fencing to side and rear boundaries maximum 1.2m high within 5.5m of front boundary, and maximum of 1.8m high for the remainder.
- Fencing to secondary street boundaries on corner lots maximum 1.2m high within 10m of front boundary, and maximum of 1.8m high for the remainder.



Figure 5: Front fencing & landscaping on a standard lot

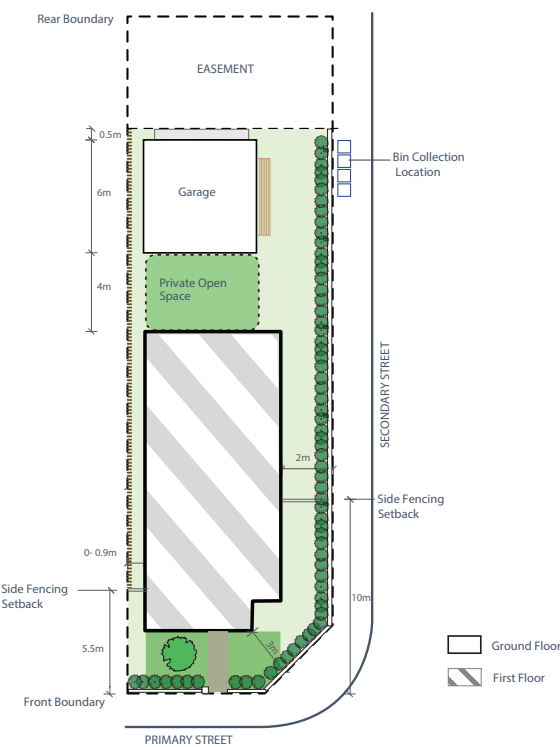


Figure 6: Front fencing & landscaping on a corner lot

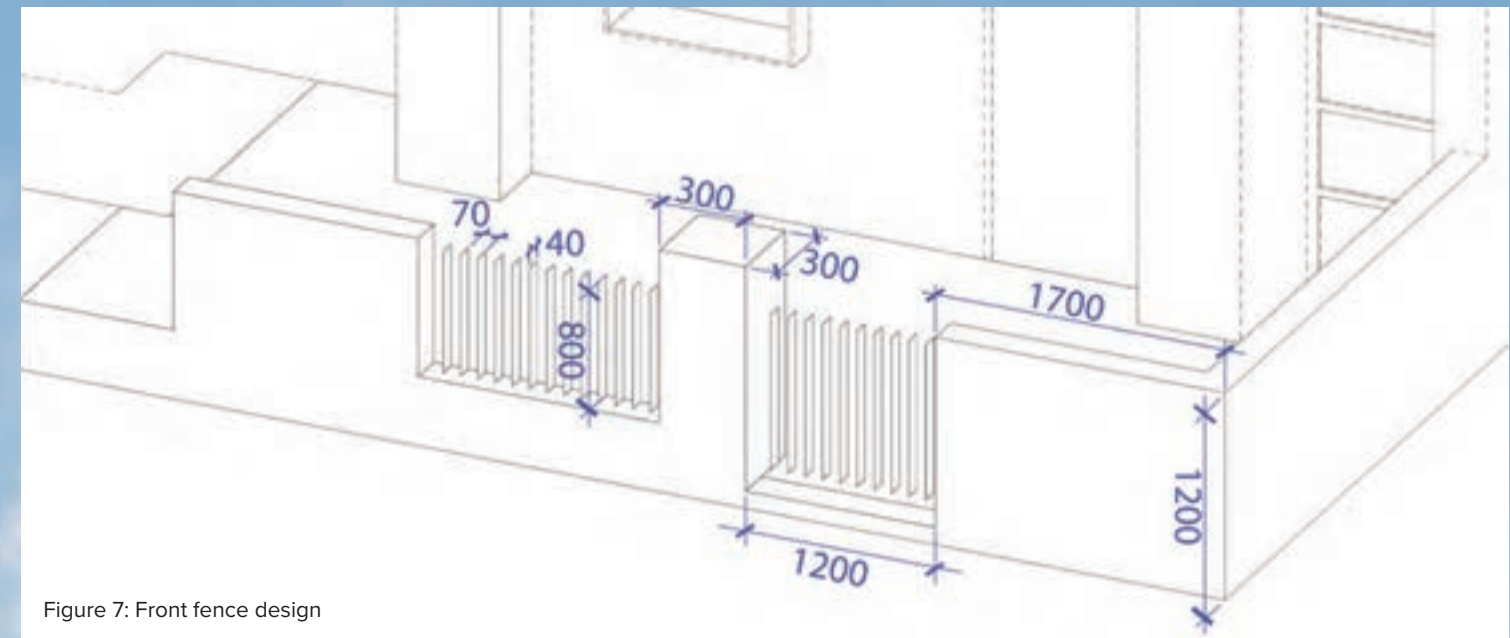


Figure 7: Front fence design



MATERIAL AND COLOUR PALETTE

A careful selection of authentic and climatically robust materials provides focus and a shared response to the quality design of the community whilst encouraging individual design outcomes.

- A maximum of 1 dominant and 2 complimentary materials are permitted to the external facade of the dwellings plus glass.
- Single use of one material is not permitted. All houses to incorporate at least two different materials on the main facade.
- Facades may use exposed brick, tiles or render. Weatherboard cladding is not permitted.
- Extruded elements/ framing to use a contrasting colour or material to the remainder of the facade and may include timber look cladding in addition to the main facade options.
- Bricks to match the Design Guideline's palette.
- Rendered walls and tiles to match the main building colour palette.
- All roofs to be white for heat reflection.
- All front doors to be painted a colour from the main building colour palette.
- All window frames to be black.



Figure 7: Urban Village Precinct Streetscape

Main Body of the Building:



Alabaster
Watty®
R214 G210 B203



Light Coffee
Watty®
R199 G182 B156



Worn Path
Watty®
R181 G176 B165



Glacier Grey
Watty®
R195 G183 B161



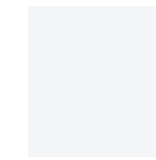
Castilian
Watty®
R182 G162 B132



Sand Drift
Watty®
R217 G209 B191

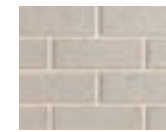


Chalk Beige
Watty®
R217 G205 B200



Winter Sky
Watty®
R242 G242 B242

Brick Palette:



GARAGE AND DRIVEWAYS

All lots are serviced by a rear laneway to access garages.

- Garage walls must be the same colours and materials as the ground floor of the house.
- Garage roof must be flat and the same colour and material as the roof of the house.
- Garage door must use a colour from the main body colour palette, and must be a different colour from the garage walls.
- Garage doors are to be a maximum width of 6m (double).
- Garage doors to be simple and contemporary in design.
- Open carports are not permitted.

Ancillary Accommodation

- Ancillary accommodation (granny flat) may be built on top of rear garages, subject to Council approval.
- Walls to be the same colour and material as the upper level of the main house.
- Roof must be flat and the same colour and material as the roof of the house.
- Frontage to laneway to be minimum 50% clear glazed and have minimum one habitable room.
- Frontage to the laneway may have full, partial or no balcony. Balustrades should be the same as the main house.

FIXTURES

- Air conditioners (evaporative and condenser units), hot water services, clothes lines, satellite dishes, rainwater tanks, spa pumps and solar pool heating must not be visible from the street.
- Solar hot water panels, solar panels, and TV antennas must not be placed on the front facing roof and have minimal visibility from the street.
- Plumbing waste and vent pipework must be concealed and vent pipes not located on the front facade.
- Any proposed sheds or out building must be located behind the main residence.



Figure 9: Rear garages with ancillary accommodation above (right) and without (left).

03 | Approval Process

The 7 simple steps to your dream home



Step 1: Purchase your land lot and begin designing your home

Ensure your builder or architect has a copy of the Akuna Vista Design Guidelines on hand during the design selection process.

Note - These design guidelines will be enforced in the Section 88b Instrument of the Certificate of Title (CT).



Step 3: Revise designs if required

If changes are required, you will be notified within five working days to explain the requested changes.

Note: Identical roof forms must be separated by a minimum of two lots. You may be notified that your roofscape needs to be altered because a neighbour has already submitted an identical roof design (determination will be made on a first-in-first-served basis).



Step 5: Submit a Development Application

You are required to submit a Development Application (DA) along with plans approved by DHA to Blacktown City Council or a private certifier in the case of 'Complying Development.'



Step 7: Move into your new home

Once construction is complete (including landscaping to the front of your property), you can apply for an Occupation Certificate (OC) from either Blacktown City Council or a private certifier. Once you receive the OC, you can move into your new home.



Step 2: Submit your building plans for design approval

This can be done before settlement on your land lot. Complete the application form and design checklist and submit them along with your building plans. All required documentation must be submitted for the review process to commence. You will be notified within 48 hours if your application is incomplete.



Step 4: Receive design approval

Once your design complies with our Design Guidelines, DHA will issue an approval within 10 working days.



Step 6: Receive your Construction Certificate and start building

Once Blacktown City Council or a private certifier has given you a Construction Certificate (CC), you can start construction on your new home.

Please note: Construction of your home must start within 18 months of the settlement date on your land.



Akuna Vista building design review - application form

Please complete this form and checklist, attach your required plans and any additional documents, and email to akunavista.review@crhodes.com.au

Please include 'Design Review Application' and your lot number in the subject line of your email.

Application details:

Akuna Vista lot number:

Owner first name and surname:

Current postal address:

Contact number: Email:

Builder name:

Builder address:

Contact number: Email:

The following plans are attached in A3 format, as a PDF file:

- Site plan at 1:200 scale
- House plans at 1:100 scale (including floor plans, elevations, site sections and roof plans)
- External colours and materials
- Landscape plan at 1:100 scale

DESIGN CHECKLIST

Guideline	Compliance			Comments
	YES	NO	N/A	
1. BUILDING ENVELOPE				
1.1 Minimum front setback is 3m from front boundary				
1.2 Minimum rear setback is 0.5m from rear/easement				
1.3 Minimum Side setbacks: 1.3.1 Standard Lot ground floor <ul style="list-style-type: none"> 0.9m (east side) Zero lot (west side) 1.3.2 Standard Lot first floor <ul style="list-style-type: none"> 0.9m (east side) 1.2m (west side) 1.3.3 Corner Lot ground and first floor <ul style="list-style-type: none"> 2m from side boundary along secondary street Zero lot or 0.9m (other side) 				
1.4 Height must be 2 storeys				
2. ROOFSCAPE				
<ul style="list-style-type: none"> Roof design must be simple flat as shown in the elevation. Pitched, skillion and complex roof forms are not permitted. Rooflines must feature a 0.3m change in height using one of the two options shown in the elevation below - stepped front parapet wall or protruding segment. 				
3. FACADE DESIGN AND ARTICULATION				
<ul style="list-style-type: none"> Building to demonstrate contemporary architectural expression with simple articulation and no decorative elements. Differentiate the ground and first level design through introducing balcony or facade treatment. Building volumes should incorporate framing, and extruded elements to create shade, depth and visual interest. All houses to have either a single or double height portico over the front door extending at least 0.5m in front of the front wall, or a recessed front door minimum 0.5m from front wall. Upper level balconies are not permitted. 				

Guideline	Compliance			Comments
	YES	NO	N/A	
<ul style="list-style-type: none"> All windows facing the street must be clear glazed. Non-habitable rooms are not permissible facing the street. Upper level windows must wrap corners on corner lots. Upper level windows are encouraged to wrap corners on standard lots. Corner lots to have at least 1 window from a habitable room facing the secondary street on each level. 				
4. FRONT FENCING AND LANDSCAPING				
<ul style="list-style-type: none"> A fence is required along the front boundary line with a height of 1.2m. All front fencing to be a mixture of vertical steel or aluminum slats and exposed brick walls as shown in the image. Timber slat and colourbond fencing is not permitted. Fencing should not have ornamental features. All front fences to locate the gate 1.7m from the eastern boundary, 1.2m wide and with brick pier along western side of the gate. All piers to be 300x300mm and use the same material as the fence. Letterboxes to be integrated inside the pier. Front fencing vertical slats to be 5x40x800mm vertical steel or aluminum posts, with 70mm separation and integrated into the solid fencing. All fencing to be self supporting and not attached to dwellings or adjoining fences/ pillars. Front yard landscaping must include shrubs, garden beds and a minimum of 1 feature tree (min 45L). A defined footpath to be provided as a walkway from the front boundary to the entrance. Fencing to side and rear boundaries maximum 1.2m high within 5.5m of front boundary, and maximum of 1.8m high for the remainder. Fencing to secondary street boundaries on corner lots maximum 1.2m high within 10m of front boundary, and maximum of 1.8m high for the remainder. 				

Guideline	Compliance			Comments
	YES	NO	N/A	
5. MATERIAL AND COLOUR PALETTE				
<ul style="list-style-type: none"> A maximum of 1 dominant and 2 complimentary materials are permitted to the external facade of the dwellings plus glass. Single use of one material is not permitted. All houses to incorporate at least two different materials on the main facade. Facades may use exposed brick, tiles or render. Weatherboard cladding is not permitted. Extruded elements/ framing to use a contrasting colour or material to the remainder of the facade and may include timber look cladding in addition to the main facade options. Bricks to match the Design Guideline's palette. Rendered walls and tiles to match the main building colour palette. All roofs to be white for heat reflection. All front doors to be painted a colour from the main building colour palette. All window frames to be black. 				
6. GARAGE AND DRIVEWAYS				
<ul style="list-style-type: none"> Garage walls must be the same colours and materials as the ground floor of the house. Garage roof must be flat and the same colour and material as the roof of the house. Garage door must use a colour from the main body colour palette, and must be a different colour from the garage walls. Garage doors are to be a maximum width of 6m (double). Garage doors to be simple and contemporary in design. Open carports are not permitted. <p>Ancillary Accommodation</p> <ul style="list-style-type: none"> Ancillary accommodation (granny flat) may be built on top of rear garages, subject to Council approval. Walls to be the same colour and material as the upper level of the main house. Roof must be flat and the same colour and material as the roof of the house. Frontage to laneway to be minimum 50% clear glazed and have minimum one habitable room. Frontage to the laneway may have full, partial or no balcony. Balustrades should be the same as the main house. 				

Guideline	Compliance			Comments
	YES	NO	N/A	
7. FIXTURES				
<ul style="list-style-type: none"> Air conditioners (evaporative and condenser units), hot water services, clothes lines, satellite dishes, rainwater tanks, spa pumps and solar pool heating must not be visible from the street. Solar hot water panels, solar panels, and TV antennas must not be placed on the front facing roof and have minimal visibility from the street. Plumbing waste and vent pipework must be concealed and vent pipes not located on the front facade. Any proposed sheds or out building must be located behind the main residence. 				
8. DRAWINGS TO BE SUBMITTED WITH THIS CHECKLIST				
<ul style="list-style-type: none"> Full house plans clearly showing all boundary setbacks and articulation of street frontage Roof plan showing materials, colours and any fixtures such as hot water systems, solar panels, air conditioning units, aerials, antennas, satellite dishes. Front, side and rear elevations with colours and materials for all surfaces and frames Front landscape plan Fencing details (plan and elevation with colours and materials) 				



Building Lifelong Memories

1300 258 628

akunavista.com.au

