BRUSH CREEK
LAKE MACQUARIE

A QUALITY MCCLOY GROUP PROJECT

BRUSH CREEK
PRECINCT 1

DESIGN
GUIDELINES

FEBRUARY 2019

brushcreek.com.au

1.0 DESIGN GUIDELINES

THE PURPOSE

Brush Creek 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, children's playgrounds, open space 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 compliment each other and contribute positively to the visually attractive streetscapes.

Compliance with these guidelines will help protect your investment by ensuring all homes are of 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 Brush Creek is inspired by a contemporary, lakeside interpretation that celebrates the relaxed and unique character of living by the lake. 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 are discouraged.

3.0 LANDSCAPE DESIGN GUIDELINES - TYPICAL LANDSCAPE PLAN STANDARD LOT

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 and any turf is to be 'couch' or 'buffalo'. Kikuyu turf is discouraged.

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.

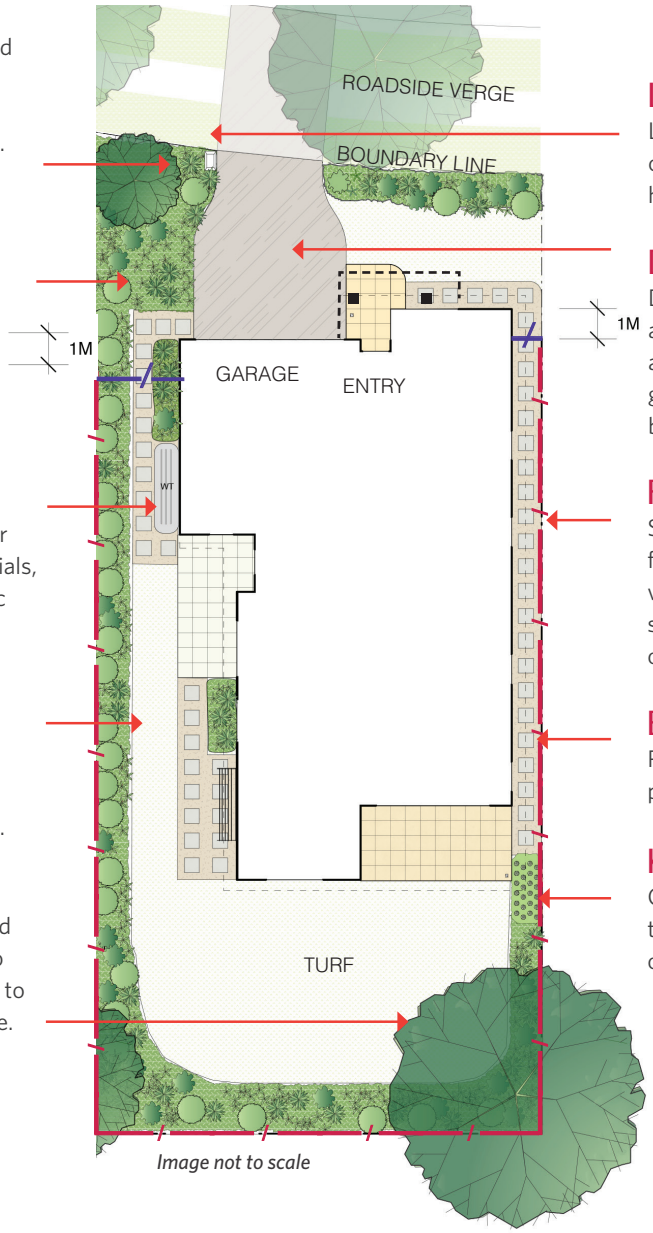


Image not to scale

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 are encouraged. 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 and constructed from timber or aluminium vertical or horizontal slats. Solid panels facing the street such as Colorbond 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.

3.1 LANDSCAPE DESIGN GUIDELINES - TYPICAL LANDSCAPE PLAN CORNER LOT

CORNER GARDEN BEDS

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.

FENCES

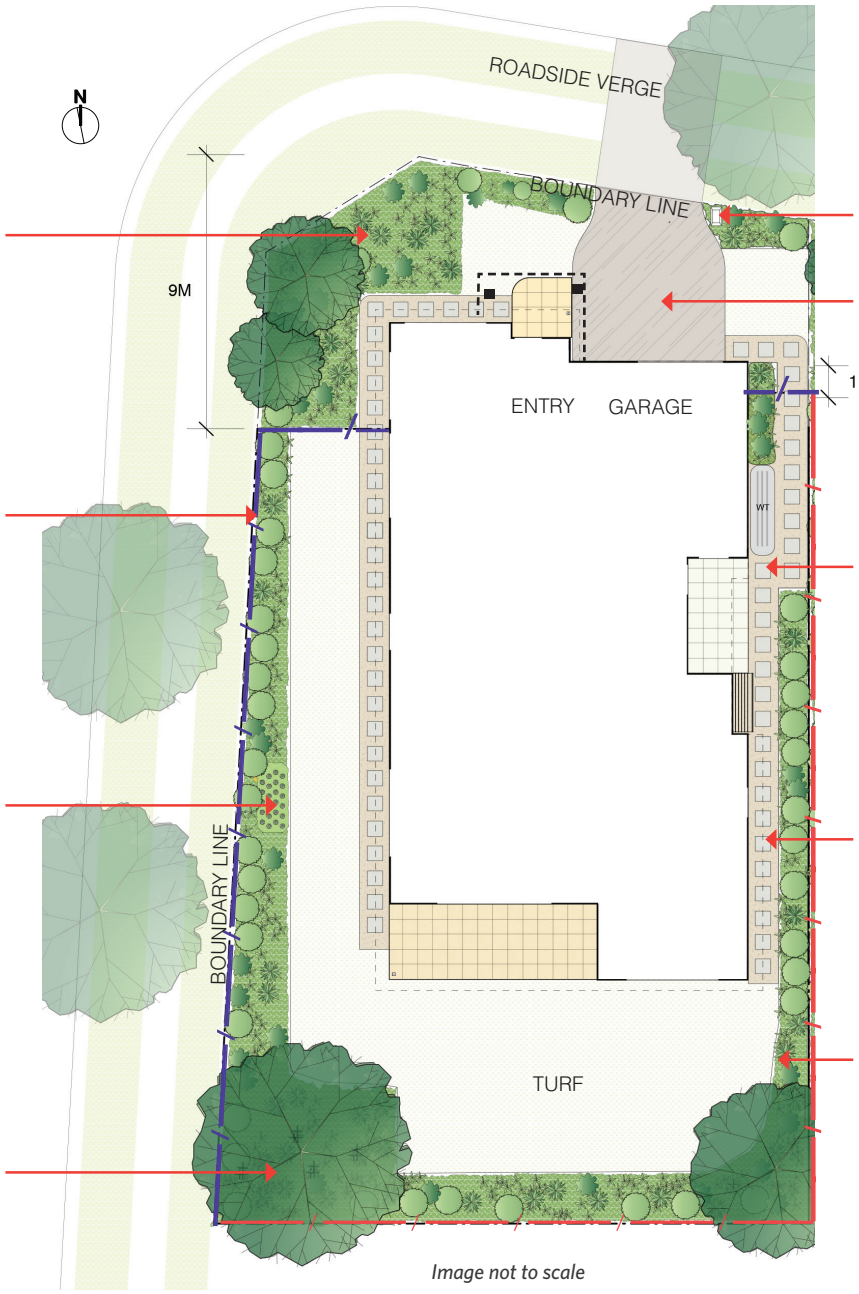
Along secondary frontage and side return to dwelling, fence is to be setback 9m from the front boundary. Fence to be timber or aluminium slat or pool type fencing. Refer to fencing plan on page 5 for further details.

KITCHEN GARDEN

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

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.



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LETTERBOX

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

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 are encouraged. Red or brown tones, stamped or plain brushed concrete are discouraged.

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.

BACK GARDEN ACCESS

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

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

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F1 SIDE & REAR BOUNDARY FENCING

Maximum 1.8m high Colorbond fence in 'Woodland Grey' only.

F2 SECONDARY OR OPEN SPACE FENCING

Option 1

1.2m or 1.5m high open-style aluminium pool fencing with timber posts in 'Woodland Grey' only.

Option 2

1.5m or 1.8m high vertical or horizontal timber or aluminium slat fence in 'Woodland Grey' only.

Note: Hedge planting is encouraged to complement F2 fencing to provide additional privacy.

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

COLOURS – Fencing colours other than 'Woodland Grey' 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.

3.4 LANDSCAPE DESIGN GUIDELINE - RECOMMENDED PLANTING SCHEDULE

TREES

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

SHRUBS & GRASSES

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

GROUND COVERS

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

ACCENT PLANTING

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

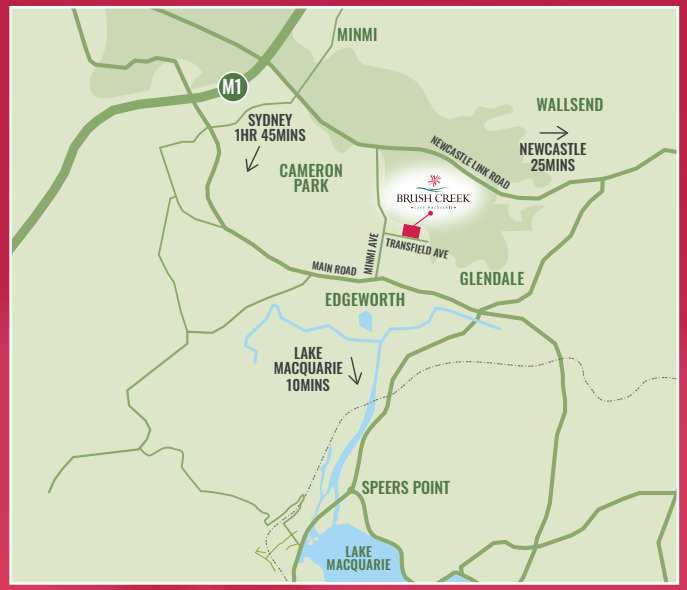
4.0 CONCLUSION

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 your friendly Brush Creek Sales Consultant.

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



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