



# Parkside

AT **NEW BREEZE**

NEW BREEZE DESIGN GUIDELINES

December 2019

# Welcome to New Breeze at Bardia



Live in the heart of a living, breathing community where everything you need is already in abundance.

Experience a master planned neighbourhood with a real sense of place. Stroll to established parks, schools, Edmondson Park railway station and future town centre. Your future awaits in the most accessible, vibrant community in South West Sydney. Land, homes, lifestyle. You'll feel at home the moment you move in.

## New Breeze Design Guidelines

These Design Guidelines have been created to ensure a high quality built form and environment helping to provide surety of investment for purchasers on the overall outcome of the New Breeze residential community, by ensuring all homes are of the same high quality. This not only relates to their personal living spaces but also to neighbouring properties and overall community. Your house should be designed to take advantage of the best orientation, views and outlooks including those to the street.



# Design Approval Process



1



Ensure your house design meets the Edmondson Park South Development Control Plan or Complying Development Code and New Breeze Design Guidelines.

2



After Council or an Independent Certifier issues your development approval and construction certificate, commence building your new home.

Remember your new home must be completed within 24 months from date of settlement.

3



Home completed in accordance with approvals and Occupation Certificate issued.

4



Complete your front landscaping

Remember front landscaping must be completed within 6 months from house completion.

5



To claim your \$1,000 Compliance Bond -

Complete the Compliance Bond Application Form and submit to the New Breeze Team upon completion of your home and landscaping, or email to [sales@newbreeze.com.au](mailto:sales@newbreeze.com.au)

# Requirements



## Reduced Garage Dominance

The proposed design, form and detailing of a property should aim to reduce the visual dominance of the garage. In order to improve the presentation of the dwelling and to provide an attractive streetscape, the residential façade should be dominant, with the garage being a recessive element on the street elevation. This is achieved through ensuring that the garage is adequately set back from the front façade.

The design of the garage door should contribute to the quality of the front elevation of the residence and minimise visual impact to the streetscape. A simple design for the garage door will help to reduce its visual impact. A single garage door will also result in a reduced impact to the front façade of the development.

## Eaves

The amenity and design of a property can be enhanced through the use of eaves and sunshades. Eaves provide sun shading and weather protection to windows and doors and also provide aesthetic interest, through the provision of a consistent visual character to homes on the street.

## Articulation

Architectural interest in a residence is created through breaking down a large building mass into smaller sections. This can be achieved through the alteration of wall or roof lines, the addition of elements such as verandahs, porches or pergolas and through variation of the colour and type of materials used on the house façade. For two storey homes, articulation helps to avoid unreasonable overshadowing on neighbours' outdoor living areas or internal living space.

## Corner Lots

Corner lot homes are significant as they are prominent and highly visible to two streets. All corner lots should ensure that the home adequately addresses both street frontages. On corner lots the house entry should be located on the long side of the lot in order to avoid an extended blank side of the property with little surveillance. Any garages on corner lots should be accessed from the secondary street.

The house design and/or landscaping should emphasise and wrap around the corner as well as look out onto both streets in order to provide a continuous built form, security and visual amenity to all sides. Both streets can be addressed through the use of verandahs, balconies, windows or similar modulating elements, which should be in keeping with the architectural detail of the front façade.

## Landscaping

Landscaping should provide a high level of residential amenity with opportunities for outdoor recreation and relaxation. Landscaping and covered outdoor spaces can provide additional living space and help define the semi-private realm and landscaping near lot boundaries can achieve additional privacy and shading. There should be seamless landscaping between any private gardens, green streets and parks.

## Fencing

The inclusion of a front fence should be provided in order to clearly define the lot boundary, the street edge and the private space but should be designed to look like part of the street rather than an extension of the dwelling. This will help encourage use of the front garden, providing a sense of enclosure, as well as increasing surveillance and activation of the street. Side and rear fences are also important in achieving privacy and security.

The quality of the streetscape should be enhanced and complemented through consistent and coordinated fencing. Material finishes should be consistent with the character of the street. Front fencing should be constructed from predominantly lightweight materials, with the design allowing at least 50% openings.

## Building Fixtures

All outdoor structures such as sheds, clotheslines, swimming pools, and elements such as aerials, satellite dishes, water tanks, air conditioning units and solar hot water units should be incorporated into the design of the residence, within no or minimal visual impact on the streetscape. These structures must not be visible in the front garden, from the street or from any public open space. Any elements such as letterboxes should be incorporated into the design of the front fence.

# Requirements Checklist



Requirements	Yes	No	N/A
<b>1. Reduced Garage Dominance</b>			
Garage setback minimum 1.0m behind the main front wall of the house.			
Garage doors to be less than 50% of the width of the house.			
Garage doors to have a simple design and finish.			
<b>2. Eaves</b>			
Minimum 450mm eaves to main external walls of house required for all pitched roofs, unless a better architectural outcome is achieved.			
<b>3. Articulation</b>			
Articulation to be achieved by changing wall or roof lines, the use of different materials and adding architectural elements			
For two storey homes: upper level walls longer than 14m must be stepped a minimum of 0.6m.			
North facing windows of habitable rooms require shading devices if not protected by eaves.			
Incorporate a minimum of two materials into the front elevation.			
Contrasting lightweight and solid materials is encouraged.			
Houses should include at least one primary element (i.e. verandah or balcony (including upper level balcony over garage door) or pergola) to a minimum depth of 1.5 m and two secondary elements (i.e. entry feature or porticos, awnings or other features over windows, eaves and sun shading, window box treatment, recessed or projecting architectural elements, bay windows) to a minimum depth of 500mm.			
<b>4. Corner Lots</b>			
Houses must address both street frontages with windows, architectural features, the continuation of facade elements and landscaping.			
Secondary frontage fence must be no higher than 1.8m and a maximum of 50% of the lot length.			
Garage is to be located the maximum distance possible from the street corner.			

# Requirements Checklist



Requirements	Yes	No	N/A
<b>5. Landscaping in your neighbourhood</b>			
Front landscaping to each lot is to be completed within 6 months of completion.			
Existing street trees must be retained.			
Side fences and gates are to be set back a minimum 1.0m from nearest front wall of house.			
Metal sheet fencing is not permitted except where required to address bushfire regulations.			
The driveway crossing (between the lot boundary and footpath or kerb) is to match or be consistent with the footpath finish within the streetscape.			
Front yards should generally include a minimum of two advanced trees and substantial planting along the front boundary and the side of the driveway. In addition, for corner lots, generally a minimum of one advanced tree and substantial planting along the side boundary is required.			
Rubbish bin storage and drying areas to be concealed from view from the street			
<b>6. Fencing</b>			
Front fencing is required for all residential allotments.			
Existing street trees must be retained.			
Side fences and gates are to be set back a minimum 1.0m from nearest front wall of house.			
Metal sheet fencing is not permitted except where required to address bushfire regulations.			
<b>7. Building Fixtures</b>			
Garbage, mail box structures, service meters, air conditioners and the like are to be integrated with the overall design of the buildings and / or landscaping.			
Aerials and satellite dishes must be coloured dark grey and concealed from public view as much as practicable.			

If you or your builder require any advice on how to ensure your house designs comply with the design guidelines or design approval process, please contact the New Breeze Team on 1300 832 482 or [sales@newbreeze.com.au](mailto:sales@newbreeze.com.au)

# Compliance Bond Release Application Form



## Instruction Page

If you are the owner of the property and have purchased the property directly from Dahua, please use Form 1.

If you are the owner of the property and you did not purchase the property directly from Dahua, please use Form 2.

# Compliance Bond Release Application Form



## Form 1 – Direct Purchase

**If you have purchased the property directly from Dahua**, please fill in your details below and submit to the New Breeze Team on completion of your home and landscaping. If you have any queries, please contact the New Breeze Team who will be happy to assist you. Visit [www.NewBreeze.com.au](http://www.NewBreeze.com.au), call 1300 832 482 or email [sales@newbreeze.com.au](mailto:sales@newbreeze.com.au)

Lot Number	
Settlement Date	
Name of Owner(s)	
Address of Owner(s)	
Contact Number	
Contact Details (Dedicated email address)	
Bank Details	
BSB Number	
Account Name	
Account Number	

You acknowledge that the Vendor (**Dahua Group Sydney Project 1 Pty Ltd**) is authorized to remit the Compliance Bond fees to the bank account you nominated above. Please check the bank details and owners details carefully as the Vendor has no duty to check the correctness of the details. You release the Vendor and its associated entities from any liability arising from You providing the incorrect details.

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_



# Compliance Bond Release Application Form



## Form 2 – Subsequent Owners

**If you did not purchase the property directly from Dahua, you must contact your vendor/original purchasers** (who purchased the property from Dahua) and they must fill in part 1 of this form authorizing Dahua to remit the funds to you. Please fill in your details below in part 2 of this form and submit to the New Breeze Team on completion of your home and landscaping. If you have any queries, please contact the New Breeze Team who will be happy to assist you. Visit [www.NewBreeze.com.au](http://www.NewBreeze.com.au), call 1300 832 482 or email [sales@newbreeze.com.au](mailto:sales@newbreeze.com.au)

Part 1 – Original Purchasers	
Lot Number	
Settlement Date	
Name of Purchasers	
Address of Owner(s)	
Contact Number	
Email Address	
<p>As the Original Purchasers of the above Lot _____, we hereby direct Dahua to remit the Compliance Bond to the Current Owners listed below and release all claims against Dahua.</p> <p>Signature: _____ Signature: _____</p> <p>Date: _____ Date: _____</p>	
Part 2 – Current Owners	
Name of Owner(s)	
Address of Owner(s)	
Contact Number	
Email Address	
Bank Details	
BSB Number	
Account Name	
Account Number	

# Compliance Bond Release Application Form



You acknowledge that the Vendor, Dahua (**Dahua Group Sydney Project 1 Pty Ltd**) is authorized to remit the Compliance Bond fees to the bank account you nominated above. Please check the bank details and owners details carefully as Dahua has no duty to check the correctness of the details. You release Dahua and its associated entities from any liability arising from You providing the incorrect details.

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_