

Rosella Rise

WARNERVALE

Residential Design Guidelines.


AVJennings®





Contents.

Vision	4
Purpose	5
Process	6
Construction	8
Design	10
Checklist	24

1. **Vision.**

Our vision is to create a contemporary residential community with a diverse range of well designed, quality-built homes, gardens and streetscapes.

By incorporating a high standard of design principles, our residents will enjoy an aesthetically pleasing environment that is both sustainable and inspires a healthy lifestyle, now and into the future.

The design principles detailed in this booklet are intended to promote a high standard of housing that will underpin the quality of your AVJennings community.

Step outside your new home at Rosella Rise and you're surrounded by open parklands, peaceful streets and fresh coastal air.

The masterplan has been designed to make sure a new neighbourhood can grow alongside its residents.

The vision for the masterplan is one of colourful streetscapes, all surrounded by a network of walking and cycling paths and the natural landscape which takes full advantage of the elevated views.



2.

Purpose.

These guidelines have been thoughtfully curated with the aim of facilitating the delivery of high-quality homes in well-designed landscaped streets that will create a welcoming place for you to call home.

The residential design guidelines set the minimum standard of presentation. The aim is to achieve the best design outcome for the community by:

- Encouraging variety in housing styles that are in harmony with each other.
- Create a high standard of presentation.
- Protecting the investment of all residents.

By following these guidelines, you will have played your part in creating a community you will be proud to call home.

These guidelines will:

- Set design controls for the creation of your home including external materials, colours, fencing, window furnishings and landscaping.
- Assist in understanding the design approval process
- Provide timeframes in which you need to start and complete building your home.



3.

Process.

Prior to the lodgement of your plans for a building permit, you will need to receive approval from the AVJennings Design Review Committee (DRC). A Design Guidelines Checklist and Application Form is contained in this document to assist in making the process simple.

The DRC encourages individuality and innovation in design and as such, may approve designs that do not meet all the requirements within these guidelines, though are considered to be in the spirit of the Vision and of benefit to the community.

The submitted application must contain the following:

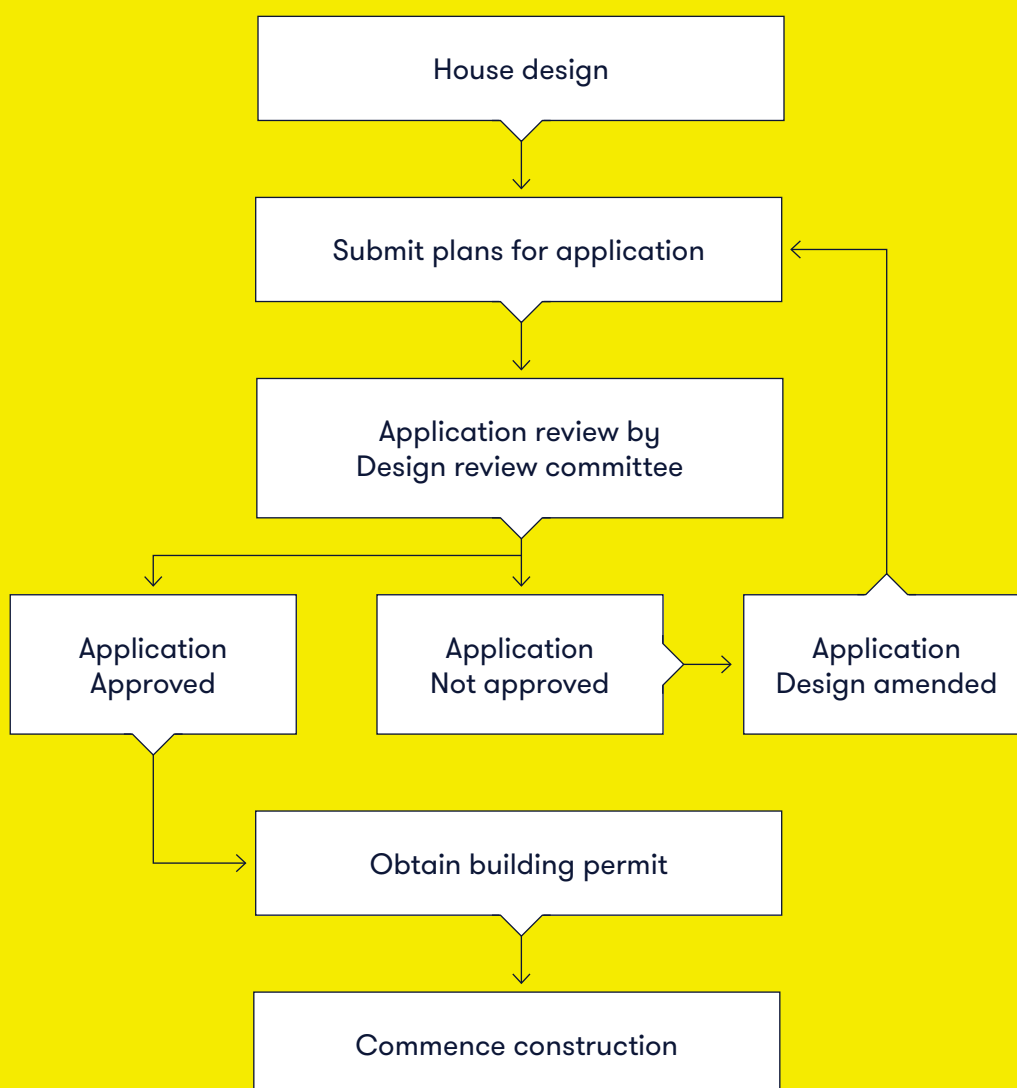
- Application Form
- Builder's Checklist (see Appendix)
- Energy or Basix Certificate
- Site Plan at 1:200 scale minimum
- Site Plan showing:
 - Setback distances from all boundaries to locate your home, outbuildings and trees on or abutting the lot.
 - Fencing location, material and height.
 - Service locations, such as meter box and hot water service.
 - Retaining wall location, height and material.
 - Driveway location (incl. setback from side boundary), material, colour, and pattern.

- Floor plan(s) showing:
 - Dimensioned floor plans (min scale 1:100).
 - All elevations (min scale 1:100), indicating building heights, roof pitches, eaves size and external fixtures (a/cond., solar panels, TV antenna/dish, water tanks etc.).
 - Schedule of external materials, finishes and colours including roof, walls, windows, entry doors, garage door and letterbox.

You are responsible for ensuring your completed home receives AVJennings design approval; building approval, contract requirements and complies with both local and state government planning and building legislation.

Rosella Rise

WARNERVALE



4.

Construction.

To ensure the community develops in a timely and coordinated manner, construction of your home needs to commence within 12 months from the date of settlement of your [land] allotment.

Construction completion (Certificate of Occupancy) to be issued within 12 months of commencement of construction.

Completion of your home includes all fencing, driveway and window furnishings (to windows visible from the street) along with the Certificate of Occupancy being issued by your Building Certifier.

AVJennings takes safety seriously. You must not occupy your home until you receive the Certificate of Occupancy.





5.

Design.

There are several requirements under local and state government and the relevant development approval that your design and siting must comply with.

Rosella Rise is located within the Central Coast Council catchment. Your Builder Certifier will help you check your compliance with these documents.

Identical façade assessment.

The DRC carries out an identical façade assessment when it receives applications to ensure that the streetscape does not appear repetitious through a lack of variety. Façade variety creates interest and articulation that will deliver a quality streetscape. These quality assurances protect your investment. In order to achieve this, not more than one home of the same façade is permitted to be built within four homes of each other, whether that's on the same side of the street or opposite.



Ancillary.

- Ensure air conditioners (evaporative and condenser units), hot water services, clothesline, satellite dishes, rainwater tanks and spa pumps are not visible from the street.
- Ensure TV antennas and satellite dishes are not placed on the front facing roof and have minimal visibility from the street.
- Rubbish bins and recycling bins must be stored out of public view.
- Clothing lines and drying areas must be located out of public view.
- All sheds and outbuilding must be constructed of a material and finished in a colour that compliments the overall house design.

Fences.

- Side and rear fences must be 1.8m high Colorbond Woodland Grey fence or equivalent.
- Return fence / gate must be 1.8m high fencing and be setback a minimum 1m and a maximum of 3m from the main building line on all non-corner allotments.
- Side street fencing on corner allotments must be one panel fencing and be no further forward than 50% of the allotment length.
- Return fence / gate on corner allotments must return to the dwelling at 900 where the side street fencing finishes
- Front boundary fencing is not permitted.



Letterboxes.

- Letterboxes should be designed to match the house using similar materials and colours and must be erected within three months of the Certificate of Occupancy being issued.
- The size and position of the letterbox must comply with Australia Post's requirements. The street number must be clearly identifiable, suitably sized and located and must not interfere with the overall streetscape.

Window furnishing.

- Window furnishings must be installed on all windows visible from the street or public spaces prior to the home being occupied.
- The colours of those window furnishings should be complementary to the colour scheme of the home when viewed from the outside.
- Security / screen doors facing the street or public realm should be complementary to the home's colour scheme.

Corner lots.

Corner allotments (including those visible from adjoining open spaced areas) are an important factor for the streetscape. Homes on corner allotments require additional attention:

- Consideration must be given to the side street / reserve elevations visible to public spaces. Both single and double storey dwellings on corners are to be designed incorporating feature elements that address both street frontages.

- The area visible to the street forward of the return fence must include either a wrap-around veranda, porch/portico feature matching the façade, pergola structure or a similar architectural element that defines the side street/reserve elevation and provides articulation.
- Windows must be included in the secondary façade (at both levels if a double storey house) and be of similar size and style to windows used on the front façade of your home.
- Colours and materials must be continued around the corner of your home to at least the point where the side return fence is attached to the house.
- No blank walls to the secondary façade are permitted.
- Landscape solutions will not be accepted as a corner treatment design solution.

Landscaping.

Quality landscaping that is well maintained not only improves your streetscape, it enhances the value of your investment. When good and regular maintenance is undertaken, it creates a desirable community that people will feel proud to be part of. We've put together some guidelines to help you play your part in creating a beautiful neighbourhood:

- The landscaping of all gardens visible from the street or public spaces (including corner/reserve lots) needs to be completed within a lesser of six months of the occupancy permit being issued or two years from settlement.



- The front garden design of lots should limit the amount of sealed impervious surfaces to a maximum of 50% with the balance being landscape using trees, shrubs, ground covers or grass. It should encourage rainwater to infiltrate into the garden rather than draining out to the stormwater system.
- Establishment of grass to the nature strip/s adjacent to your allotment and ongoing maintenance of the nature strip is your responsibility. At establishment the nature strip should be levelled, top dressed and seeded as a minimum standard.
- Careful consideration should be given to the species and size of trees and shrubs relative to the proximity of the dwelling when making your plant selections so as not to cause any long-term damage to your home.
- No vehicles are permitted to drive or be parked on nature strips at any time. After construction is completed, no commercial vehicles, caravans, trailers or watercraft, except for registered 'Light Vehicles' are permitted to be parked on nature strips.

All infrastructure within the nature strip is to be protected during construction. Any damage to trees, turf or services located on the nature strip is the responsibility of the owner of the lot to reinstate at their sole cost.

Most people do the right thing, but if AVJennings or Council request clean up of overgrown landscaping or builder's materials, then you will be required to clean up accordingly within 14 days of a written notice. Failure to comply within 14 days of receiving a written notice you will be liable to reimburse of all costs after we remove it..

Retaining walls.

Retaining walls must not exceed heights allowed by the certifying authority. The use of terraced retaining walls accompanied by landscaping is encouraged on steeper sites to mitigate the visual impact of excavation.

Retaining walls on or near the boundary may require engineering approval (refer to Council or Certifier).

NBN.

AVJennings' communities are NBN enabled neighbourhoods and it is mandatory to connect. That's not us laying down the law, it's required by Government. Phone and internet services are provided by retailers utilising the National Broadband Network. Connection details are available by visiting nbco.com.au

Signs.

- Builders or trades persons identification signage (maximum 1200mm x 900mm) are required during dwelling construction. These signs must be removed within 10 days of the issue of the occupancy permit.
- Any signage required by Local Council, Building Code of Australia or any other regulatory bodies.



6.

Architectural details.

In keeping with the Rosella Rise vision, the use of 'country meets coastal' architectural elements such as weatherboards, verandahs and gable roofs are encouraged. This is to ensure that all homes present beautifully to the street and are developed in harmony with the surrounds, creating an aesthetically pleasing streetscape and neighbourhood.



Simple gable feature



Weatherboards and stone veneer



Rafter tails



Gable detail



White ballustrade verandah



Gable roof



7.

Colour and materials.

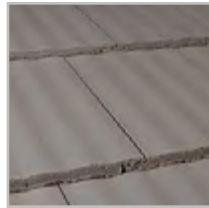
To achieve the desired effect of reflecting the natural earthy tones of the surrounds of Rosella Rise, the following colour and materials palette has been selected to provide the framework to achieve this goal.

Roof tiles

The following samples are from Boral. Roof tiles of similar colour and profile will be considered.



Contour
Quartz



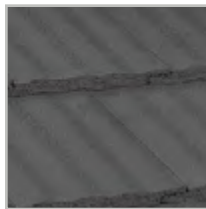
Contour
Shale



Vogue
Taupe



Vogue
Stonewall



Contour
Charcoal Grey



Vogue
Gunmetal



Vogue
Twilight



Contour
Peat

Timber look garage

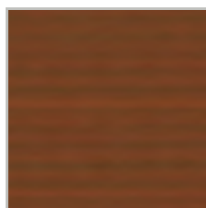
The following samples are from B&D. Timber garage doors with a stained natural finish are highly encouraged.



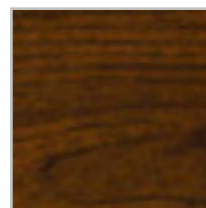
Knotswood
Aspen



Knotswood
Tassie Oak



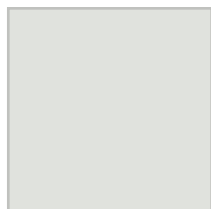
Timbagrain
Classic Cedar



Knotswood
Black Walnut

Metal roof & garage doors

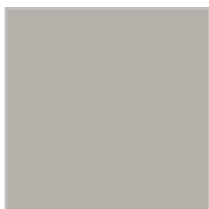
The following samples are from Colorbond. Metal items of similar colour will be considered.



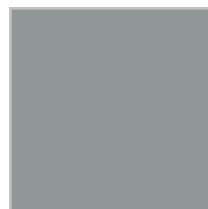
Surfmist



Evening Haze



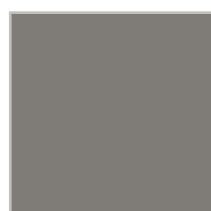
Dune



Windspray



Paperbark



Wallaby



Ironstone



Jasper



Woodland Grey



Basalt



Monument

Face brick

The following samples are from Austral and PGH. Bricks of similar colour and profile will be considered.



Everyday
Life Engage



Metropolis
Alabaster



Foundations
Silica



Velour
Cream



Coastal Hamptons
Crevole



Smooth
Pearl Grey



Foundations
Stone



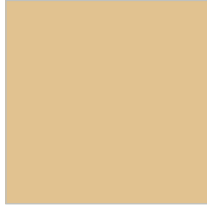
Velour
Terracotta

Accent Colour

The following samples are from Dulux Paints. Similar colour will be considered.



Marshall Blue



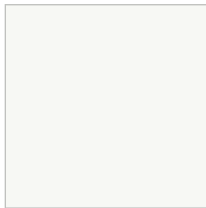
Sideshow



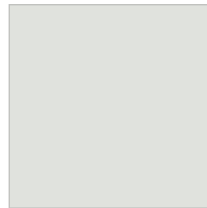
Waltzing



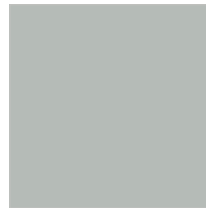
Pancake Mix



Vivid White



Surfmist



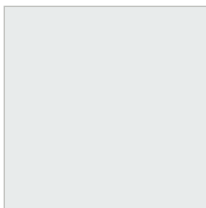
Shale Grey



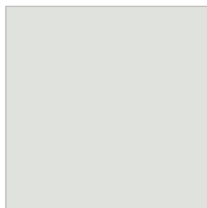
Windspray

Main Colour

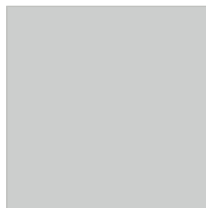
The following samples are from Dulux Paints. Similar colour will be considered.



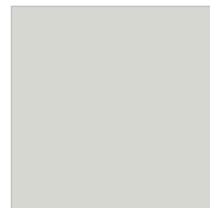
Lexicon



Surfmist



Snow Season



Silver Tea Set



Silkwort



Windspray



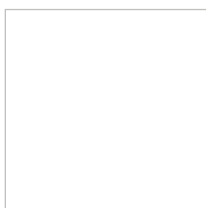
Klute



Evening Haze

Windows

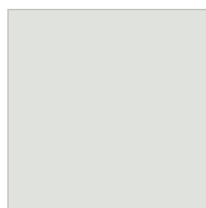
The following samples are from Dowell. Windows of similar colour will be considered. Timber windows with a stained natural finish or painted in a similar colour to the samples below are highly encouraged.



Pearl White
Gloss



White Birch
Gloss



Surfmist
Matt



Monument
Matt

Driveways

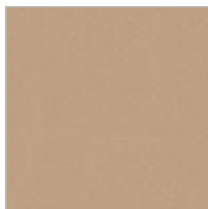
The following samples are from Boral & Hanson. Driveways of similar colour will be considered.



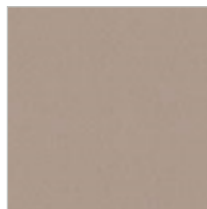
Avista
French Grey



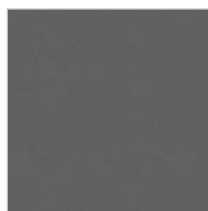
Avista
Silver Sands



Hanson
Dampier



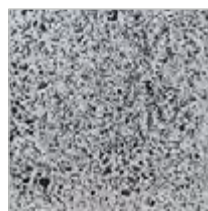
Hanson
Earth



Hanson
Ironstone



Hanson
Raven



Hanson
Nowra

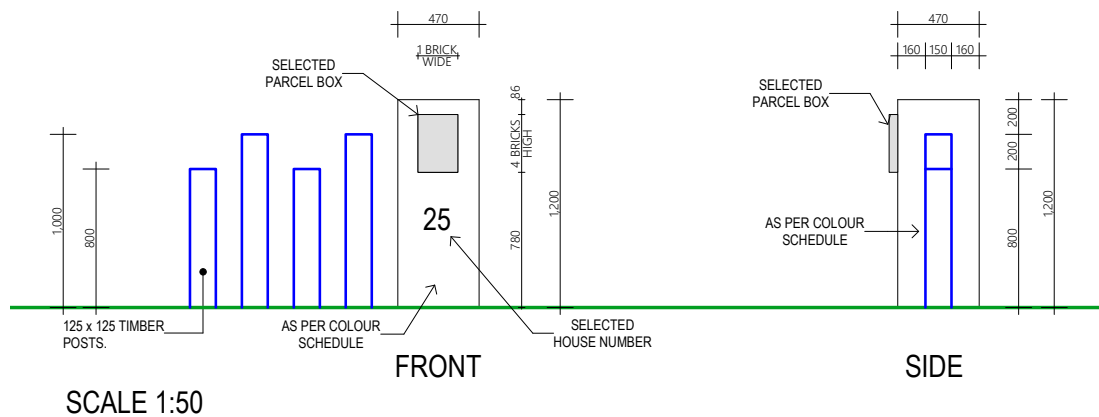


Boral
Snowdrift

Coastal Letterbox

Below is an example of the AVJennings coastal letterbox.

Note: AVJennings coastal letterbox is a mandatory inclusion for all corner lots.



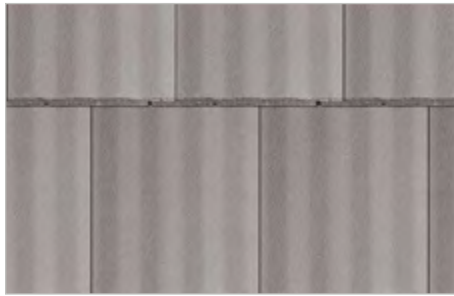
8.

Colour scheme options.

The following colour schemes have been created by our colour professionals which reflect the spirit of Rosella Rise. By choosing one of these 5 schemes automatic approval will be granted, providing the architecture keeps within the intended aesthetics.

External Colour Scheme: Eucalypt

Subtle pops of earthy colours.



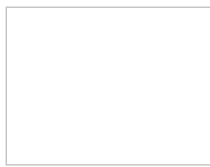
Roof tile: Shale



Main wall material: Snow Season



Gutter & Fascia:
Windspray



Windows & Doors:
Pearl White



Secondary wall
material: Waltzing



Garage door:
Windspray



Driveway:
Nowra



External Colour Scheme: Earth

Rustic, rural and homely.



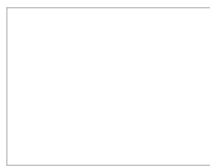
Metal Roof: Evening Haze



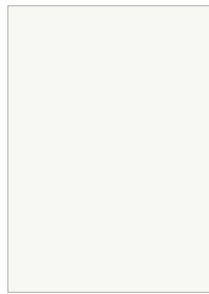
Main wall material: Silkwort



Gutter & Fascia:
Evening Haze



Windows & Doors:
Pearl White



Secondary wall
material: Vivid
White



Garage door:
Evening Haze



Driveway:
Silver Sands

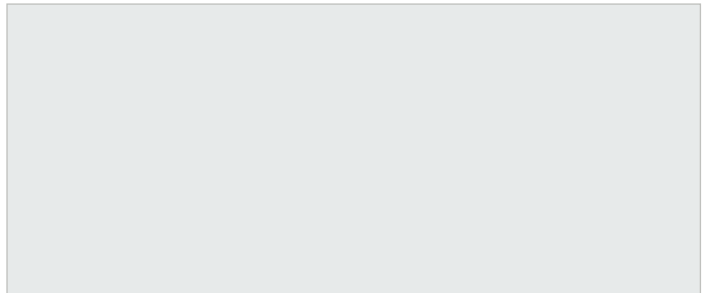


External Colour Scheme: Seaside

Deep and moody greys and blacks.



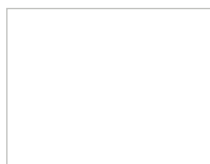
Metal Roof: Basalt



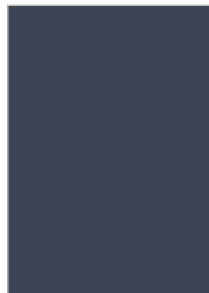
Main wall material: Lexicon



Gutter & Fascia:
Basalt



Windows & Doors:
Pearl White



Secondary wall
material:
Marshal Blue



Garage door:
Basalt

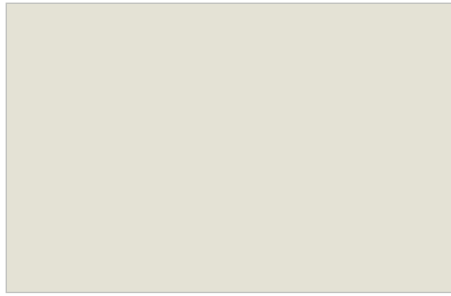


Driveway:
Raven



External Colour Scheme: Surf

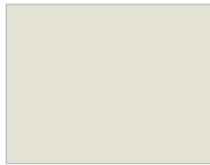
Crisp sea air and sandy waters.



Metal Roof: Surfmist



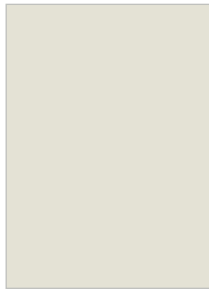
Main wall material: Windspray



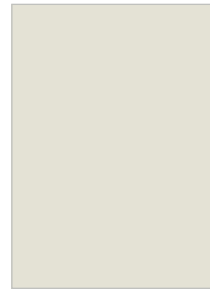
Gutter & Fascia:
Surfmist



Windows & Doors:
Pearl White



Secondary wall
material: Surfmist



Garage door:
Surfmist

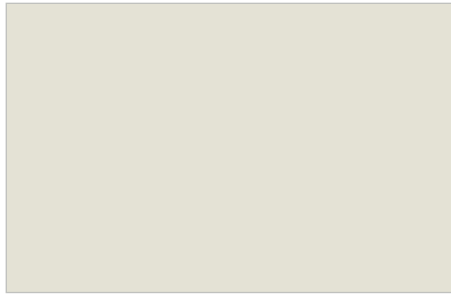


Driveway:
French Grey

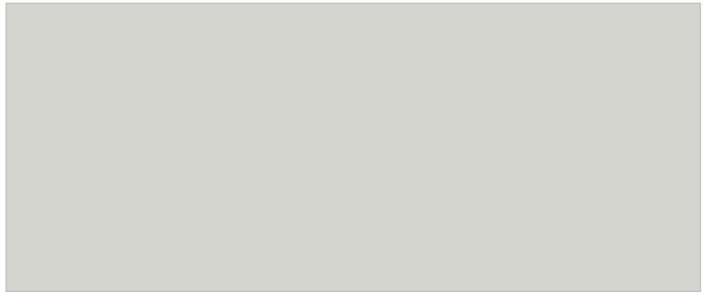


External Colour Scheme: Summer

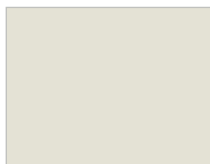
Fun and relaxing days by the beach.



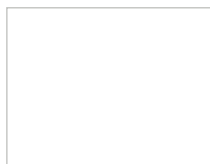
Metal Roof: Surfmist



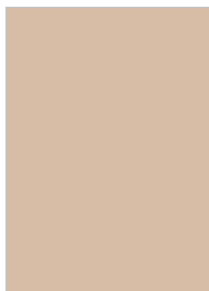
Main wall material: Silver Tea Set



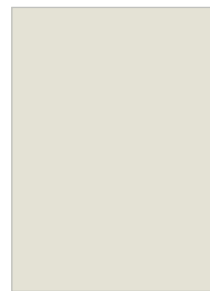
Gutter & Fascia:
Surfmist



Windows & Doors:
Pearl White



Secondary wall
material:
Pancake Mix

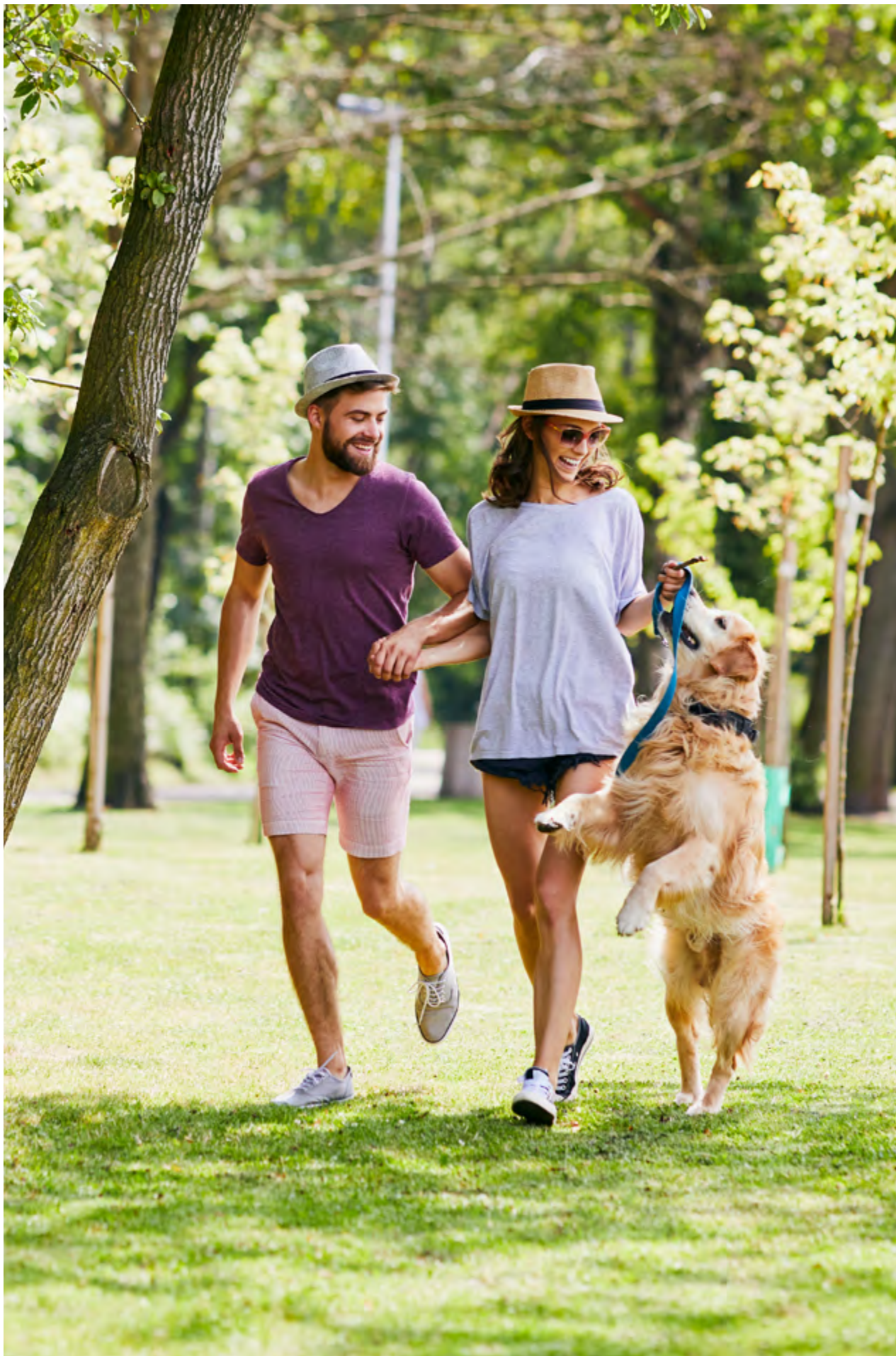


Garage door:
Surfmist



Driveway:
Earth





Section	Design Guidelines Checklist	Complies		
		Yes	No	N/A
4	Construction to commence within 12 months from the date of settlement of your allotment – refer to paragraph one			
	Certificate of Occupancy to be issued within 12 months from commencement of construction - refer to paragraph two			
	Completion of your home includes all fencing, driveway and window furnishing to windows visible from the street along with the Certificate of Occupancy – refer to paragraph three			
5	The dwelling design and siting complies with local and state government requirements – refer to paragraph one			
	Dwelling contained within the building envelope as shown on the Plan of Subdivision – refer to building envelope plan heading			
	Houses with identical facades must be separated by four homes from each other, on either side of each other and homesites opposite - refer to identical façade assessment heading			
	Ancillary items are not visible from the street – refer to ancillary heading			
	Antennas and satellite dishes are not to be placed on front facing roof and must have minimal visibility from the street - refer to ancillary heading			
	Bins must be stored out of public view – refer to ancillary heading			
	Clothing lines and drying areas located out of public view – refer to ancillary heading			
	Sheds and outbuildings must be constructed of material and colours that compliments the overall house design – refer to ancillary heading			
	1.8m high side and rear fencing – refer to fences heading			
	1.8m high return fence / gate and setback within the 1 – 3m requirement – refer to fences heading			
	Corner lots side street fencing must be 1 . Panel fencing and no further forward than 50% of the allotment length – refer to fences heading			
	Corner lots return fence / gate must return 900 to the dwelling – refer to fences heading			
	Front boundary fencing not permitted – refer to fences heading			
	Letterbox to compliment the dwelling and erected within three months of Certificate of Occupancy – refer to letterboxes heading			
	Letterbox must comply with Australia Post’s requirements. Street number must be visible and not interfere with the overall streetscape – refer to letterboxes heading			

Section	Design Guidelines Checklist	Complies		
		Yes	No	N/A
5	Window furnishings should complement the dwelling when viewed from the outside – refer to window furnishing heading			
	Security / screen doors should complement the dwelling and colour scheme – refer to window furnishing heading			
	Side street / reserve elevations visible to the public realm incorporate feature elements that address both street frontages – refer to corner lots heading			
	Area forward of return fence uses architectural elements to provide articulation – refer to corner lots heading			
	Windows included in the secondary façade in similar size and style to front façade – refer to corner lots heading			
	Colours and materials must continue around corner to least the side return fence – refer to corner lots heading			
	Blank walls to secondary façade are not permitted – refer to corner lots heading			
	Landscaping solutions not permitted as corner treatment design – refer to corner lots heading			
	Landscaping visible from the street or public realm must be completed within the lesser of six months of occupancy permit being issued or two years from settlement – refer to landscaping heading			
	Sealed impervious surfaces to a maximum 50% to front garden design – refer to landscaping heading			
	Nature strip to be levelled, top dressed and seeded as a minimum – refer to landscaping heading			
	Careful consideration has been taken when selecting plants – refer to landscaping heading			
	Retaining walls must not exceed 1.2m in height – refer to retaining walls heading			
	Retaining walls on or near boundaries must obtain a building permit – refer to retaining walls heading			
	Recycled water to be grey water – refer to recycled water heading			
Dwelling connected to NBN – refer to NBN heading				

Section	Rosella Rise Design Compliance Aggregate	Yes	Points	Score	
Colours	Colour compliance option		100	-	
	Our colour professionals have created 5 colour palettes which reflect the spirit of Rosella Rise. By choosing one of these 5 schemes, automatic approval will be granted provided the architecture keeps within the intended aesthetics. Additional feature materials will also be considered.				
Roofs	Corrogated metal roof		45	-	
	Dormer roof window		45	-	
	Exposed rafter tails to the front façade		30	-	
	Main roof Pitch of 27.5° or greater		25	-	
	Variation in eave height/width		20	-	
	Exposed verandah beam		10	-	
	Roof detail	Gable Roof		15	-
		Simple gable feature		15	-
		Open or predominantly open gable		15	-
Note: If roof tiles are used, they must be a flat, shingle type profile (no high or barrel profiles).					
Verandahs	Width > 90% of living component*		45	-	
	Width 50 - 90% of living component*		30	-	
	Separate verandah roof pitched below main roof		25	-	
	Simple balustrading		20	-	
	White balustrade		15	-	
	Timber deck flooring		20	-	
	Pergola structure		25	-	
	Balcony (2 storey dwellings)		25	-	
Note: To qualify as a verandah, a minimum depth of 1000mm is required. *Living component means dwelling excluding garage component.					
Windows	White windows & surrounds		15	-	
	Timber windows in stained or painted finish		25	-	
	Window hood		25	-	
	Plantation shutters (inside window coverings) to street facing windows		25	-	
	Street facing windows to be double-hung, awning or louvered (no sliding)	Mandatory		-	

Section	Rosella Rise Design Compliance Aggregate		Yes	Points	Score
Walls	Weatherboards	< 30% of façade area		15	-
		30% or > of façade area		25	-
		Fully clad		45	-
	Painted masonry	< 30% of façade area		15	-
		30% or > of façade area		25	-
	Rendered masonry	< 30% of façade area		30	-
		30% or > of façade area		40	-
	Feature cladding 2.2m ² or >	Natural timber cladding		20	-
		Corrugated metal cladding		20	-
		Lysaght Zenith Cladding or similar		20	-
Stone Veneer			20	-	
Doors	Timber garage door/s in stained or painted finish			35	-
	Steel garage door/s in 'timber look' finish			15	-
	Timber entry door in stained finish			15	-
	Highlight over entry door			10	-
Other front façade components	Vertical chimney-type structure			25	-
	Timber work in stained finish (beams, posts, pannelling etc)			15	-
	Timber work in white finish (beams, posts, pannelling etc)			20	-
	Slattered/louvred shade/privacy device or feature			20	-
	AVJennings 'coastal' letterbox (mandatory inclusion for all corner lots)			25	-
	Additional points [at the discretion of the assessor]:				
Aggregate total:					

AVJennings design approval	Architectural:	Date:
	Colours:	Date:

Disclaimer: All images and descriptions contained in this brochure are indicative only and have been prepared in good faith with due care. Alterations may occur without notice after the date of printing, June 2022. No liability for negligence or otherwise is assumed by AVJennings Properties Limited or its related entities. © Registered Trademark. © AVJennings Properties Limited. ABN 50 004 601 503. NSW Builders Licence 39168C.

Your community developer.

Call **131 878** or
visit [avjennings.com.au](https://www.avjennings.com.au)


AVJennings[®]