



HAZELBROOK RURAL ESTATE

Design Guidelines for New Homes

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Introduction

If you are reading this then I'm sure you have already seen and understand the unique beauty of Hazelbrook Rural Estate.

The Estate is located in the middle of the Blue Mountains National Park.

Your home will enjoy space, peace and privacy and will be situated amongst world-class bushwalking, mountain-biking, camping and bird watching. When you combine this with the quality local shopping centre, the local cafes, the art galleries of Leura and the short drive to Penrith & Sydney - you have a great lifestyle.

Hazelbrook Rural Estate has been designed to allow purchasers all the benefits of this great lifestyle while living in a completely unique environment. It is unheard of to be able to build a new home, on a fully serviced block, with so much space...

The owners and developer of the estate explain:

“When we decided to subdivide the Estate, we started by selecting the best home sites on the property. We had no specific number of blocks in mind. We spent months just walking over the property to find the best places that would suit homes, and that would allow them to co-exist without spoiling the feel of the place or impacting on each other. Once we had found the best home sites, we drew the lot boundaries around them and ended up with the 13 new blocks that you have seen.”

The reason for putting these design guidelines together is to put some simple and sympathetic controls in place regarding the design of new homes on the estate. These guidelines will assist homes to be built in a manner which allows the Estate to retain the magnificent appeal that has drawn you to it in the first place.

Retaining this unique rural character will ensure you reap the financial benefits of building a new home in Hazelbrook Rural Estate.

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Hazelbrook Rural Estate Design Guidelines for the New Homes

General Design Principles - A Rural Estate

During the design of the subdivision works, a great deal of care has been taken to ensure that the blocks, road and services fit within the Rural character of the Estate.

Examples of this are:

- Large acreage blocks. The location and number of blocks was established *after* the location of each home site was chosen.
- Long distances between the houses, and houses set well back from the road and neighbour boundaries
- The house sites on each block have been located to provide maximum privacy between dwellings and to allow the bulk of dwellings to blend in with the contours of the land.
- The new road has been designed to have a rural feel and as such won't have concrete kerb or guttering
- Electricity will be supplied around the estate via underground conduits, eliminating the need for power poles.

Location of your house on the block - the Home Site

The *Home Site* on each block is indicated by the dashed square on the subdivision plan. This area establishes the location of each house on each block. These areas have been chosen to take advantage of the best aspect on each block and also to minimise the effect of the new houses on the landscape. The aim is locate the new house so that it will "blend in" with the surrounding nature and terrain as much as possible.

There is no restriction on how large a house can be, other than its height.

House Styles

A wide variety of quality house designs is encouraged. These can be modern or traditional, but in either case should be sympathetic with the surrounding land, environment and the rural character of the estate.

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The main factors of house design that determine its appearance are:

- Height above the ground
- Bulk (the ratio of height to length)
- Colour (of roof and walls)
- Materials of roof and walls

The specific design criteria on the next page relate to these main factors.

The design criteria have been established to avoid house designs that are out-of-character with the rural setting or that will stand out like a "pimple on a pumpkin". Some house designs that are suited to small-block suburban subdivisions may not be suited to the estate. Houses in the Estate are to be architect designed or from the designs of quality project home builders.

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Site Planning of your block

1. Only one home per lot is permitted.
2. The home is to be located on the block where "Home Site" is shown on the subdivision plan. The "Home Sites" indicated on the subdivision plan are drawn at 20 metres long and 20 metres wide. Homes don't have to fit within these dimensions, but should be centred in this area.
3. Homes are to be of single level design. Tiered or split level design to follow the slope of land is also permissible.
4. Houses are to be architect or project home-builder designed.

External Wall colours and materials

- Weatherboard
- Glass
- Stone
- Dark Face brick with matching colour mortar
- Rendered brick painted in dark greys, greens, and bush tonal colours.
- Metal Cladding

The design of the facades of dwellings on lots 1 and 12 is to address both street frontages

Height

The Maximum height of any part of the dwelling is to be 5 metres measured vertically from the ground at any point.

Roofs

Corrugated metal equal to Lysaght "Custom Orb" and in one of the following Colorbond colours:

- Jasper
- Woodland Grey
- Bushland
- Pale Eucalypt
- Wilderness
- Plantation

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Other shades of grey, green or brown are also permitted. Shades of blue and red are prohibited.

Copper roofs and zinc roofs are also permitted.
Tiled roofs are not permitted

Fencing

Perimeter fencing is to be rural style, open fencing.
The following are prohibited:

- Colorbond fencing.
- Brick-pier fencing.
- paling fencing
- Masonry fencing/walls other than driveway entry features, which may measure a maximum of 10 metres including the opening for the driveway.

Miscellaneous Guidelines

1. Detached sheds are to be located behind and further from the street than the dwelling. The height of any sheds is to be at least 1 metre lower than the lowest roof line of the dwelling.
2. No building shall be of prefabricated or temporary structure
3. Air-conditioners and satellite dishes must be located so as not to be visible from the street
4. No property can have any signs, billboards or advertisement.
5. No trucks to be parked on residences over 4.5 tonnes GVM.
6. Vehicles are to be parked within the properties. No parking will be permitted on the nature strips of Churchill crescent and of cars, trailers, or any storage of material of any kind.
7. Letterboxes & entry features are to be built in materials which are consistent with the materials of the home.
8. The following are prohibited:
 - Colorbond fencing
 - Brick-pier fencing
 - Masonry fencing/walls other than driveway entry features, which may measure a maximum of 10 metres including the opening for the driveway
 - Tiled roofs
 - Wrought iron
9. Letterboxes & entry features are to be built in materials which are consistent with the materials of the homes

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Getting Approval to build your new Home

The approval authority for your new home is Blue Mountains City Council.

The approval form is at the back of these design guidelines. Your builder or architect can undertake this approval process for you or you can do it yourself.

Prior to submitting the plans of your new house to council, you are required to have the Developer undertake a brief review of the design just to make sure it complies with these guidelines.

Utilities

To the boundary of each lot, the developer is providing:

- A water supply main
- An electricity supply
- A sewer connection point
- A phone/internet connection point.

All these services will be underground. Your builder/plumber/electrician will be responsible for connecting to them.

Sewer System

The sewer system is a rising main system that runs up Churchill Crescent and Valley Road to connect to where Sydney Water's existing main currently ends. The developer provides a connection valve to this system just inside the boundary of each lot. Your builder/plumber will provide a small underground collection tank/pump (about the size of a large wheelie-bin) which your house drains to. The plumber connects this tank to the connection valve provided by the developer.

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Rainwater System

The rainwater collected by your roof guttering will to be piped to a rainwater tank of minimum size 20,000 litres. You can choose to have more than one tank, and this water can be used for irrigation, topping up your swimming pool etc. If you look at the tanks which the existing house has, those are 3 x 22,000 litre tanks.

The overflow pipe from you full tanks will run to an "absorption trench" which is basically a trench in your backyard which is filled with gravel and then covered over with grass or garden beds etc.

You and your builder are responsible for the supply of this stormwater system.

Disclaimer

The material in this document has been prepared for the information of potential purchasers to assist them in deciding if they are sufficiently interested in the property. The information does not in any part constitute any form of offer or contract. Anyone with potential interest in this estate should satisfy themselves in relation to all aspects of the estate and of all matters that a prudent person would consider relevant. The vendors, their agents or employees will not be liable for any loss or damage resulting from any statement or other information relied upon or contained within any marketing material.

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