

About Living Design Principles



Pask has consistently encouraged high standards of development in their residential communities by means of protective covenants and design guidelines.

We are very much aware of the need and responsibility to create communities which are sensitive to our fragile and ever changing environment. With this in mind, we have created sustainable housing, living and landscaping guidelines – helping you to make a difference and invest in your family's future.

To maintain these standards in The Maples, each house must be constructed in accordance with the Living Design Principles (LDPs).

SOME KEY FEATURES OF THE MAPLES LIVING DESIGN PRINCIPLES

Building Timeframes

- Construction of your dwelling must start within twenty four (24) months of title registration. Construction must be completed within twelve (12) months and not left without ongoing construction for more than three (3) months.



Image courtesy of Carlisle Homes

Home Design and Construction

- The LDPs encourage a varied front setback articulating the facade and breaking up the building line in the perception of the streetscape.

Building setbacks are to be in accordance with any building envelopes nominated in the Memorandum of Common Provisions (MCP), which form part of your contract. They typically specify a 4 metre setback to the facade and 5.5 metres to the garage.
- Translucent elements such as porches and verandahs soften the perception of the facade and are encouraged.
- Face brickwork of approved colours is permitted up to a maximum of 50% of any frontage total facade area (excluding windows, front door and garage door) provided it is combined with other materials such as painted cement render.
- Roof pitches under 22 degrees, excluding verandahs, are permitted only if approved by the Design Review Panel (DRP).
- Eaves or similar architectural shading devices are desirable to provide shading of walls and windows. Whilst eaves are not mandatory, if they are incorporated into the design, they must be a minimum of 450mm (excluding gutter and fascia).
- For optimum solar access the principal living area and private open space should be oriented north and/or east and have windows to allow sunlight to penetrate the room.

House Sizes

- Floor area (excluding garage and verandah) of dwellings shall be the following minimum size:
 - (a) Lots less than 500 square metres – 100 square metres (10.7sq)
 - (b) Lots between 500 and 999 square metres – 160 square metres (17.2sq)
 - (c) Lots 1000 square metres or greater – 190 square metres (20.4sq)



Image courtesy of Porter Davis



Example of front fencing

Garages

- The garage door must be set back in accordance with any building envelope to ensure that a car parked on the driveway can be fully contained within the boundaries of the site and that the garage does not dominate the appearance from the street.
- The garage door width must not exceed 40% of the length of frontage. Where the design incorporates a triple (or greater) garage the third garage door must be set back a further 1 metre.

Corner Lots

- Dwellings constructed on corner lots must present attractive facades to both street frontages especially at the corner itself.
- Wrap-around elements, verandahs and feature windows are encouraged and highlight windows are undesirable especially on an upper floor.
- Blank side walls to the side street are not permitted.

Landscaping

- Landscaping of the front yard, including the nature strip, must be completed within three months of certification for occupation.
- Timber garden edging is not permitted.

Driveways

- Driveways must not be constructed of colour concrete. Acceptable materials include exposed aggregate, concrete pavers, stamped, stippled or stencilled concrete.



Indicative landscaping

Front Fences

- Front fencing forward of any return fencing, must be maximum of 1.5 metres high and may be permitted along the frontage provided it complements the colours and materials of the building facade, and is more than 30% transparent.
- Front fencing must be face brick, stone, bagged or rendered masonry with a paint finish of approved colours and accompanied with landscaping.
- Should front fencing exist, it must extend to the return fencing.

Retaining Walls

- Retaining walls in view from the street should not exceed 1.2 metres in height above or below natural ground level. Any such walls must not be constructed of timber, unrendered blockwork or concrete and must be colour coordinated with the building.
- Retaining walls concealed from the street should not exceed 1.2 metres in height above or below natural ground levels.

Side, Return and Rear Fencing

- Return fencing or gates are to be setback a minimum of 1 metre behind the nearest front building alignment on the ground floor of the corresponding side and must be a minimum 1 metre behind the setback of the wall, constructed from horizontal hardwood timber slats with 10mm gaps.
- 100mm x 19mm Side and rear boundary fencing shall be lapped timber slats with a height of 1.95 metres.
- Fencing is not to be stained and must remain in its natural state.
- Side boundary fencing must be set back at least 1 metre from the front building (house) alignment of the ground floor of the corresponding side.

Corner Fencing

- On corner lots, screen fencing is required to extend to a maximum of 70% of the total length of street frontage.

Reserve Fencing

- Rear or side fencing on any lots abutting public open space will be as nominated by the Vendor.

National Broadband Network (NBN)

- The Maples will be connected to the NBN. NBNC's Building Ready Specifications must be complied with to enable broadband connection.

Contact a Sales Consultant today to view or ask any questions in respect of our Living Design Principles.

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