

Design Guidelines

A NATURAL EDGE TO
VILLAGE LIFE

Contents

Welcome to Zuccoli

- Introduction 2
- Design Principles for Zuccoli 2
- How to use these Guidelines 3
- The Approval Process 3

Your House

- Roof 4
- Walls 4
- Materials 5
- Wall Colour Options 6
- Roof Colour Options 9
- Windows 10
- Garages & Carports 10
- Corner Homes & Homes
with Park Frontages 10
- Air Conditioning 11
- Outdoor Structures 11
- Antennas & Data Services 11

Site Planning

- Setbacks 12
- Outdoor Living 15

Landscape Design

- Landscaping – General 16
- Planting 16
- Retaining Walls 16
- Drainage 17
- Driveways & Parking 17
- Fencing – General 18
- Fencing – Corner Lots 19

Site Maintenance

- Site Maintenance 20

Appendix

- Application Checklist 21

Welcome to Zuccoli



Introduction

In creating the Zuccoli master-planned community we have been determined to produce a highly attractive place for people to live, work, learn and play. Good design is a critical element to developing amenity that will add positively to the quality of life for the people who choose to live in Zuccoli. These guidelines will help the Zuccoli community to achieve that aim and to underpin the value of your investment.

We want you to have a positive experience with these guidelines and should you need some advice or guidance simply ask our sales representative.

Design Principles of Zuccoli

The vision for Zuccoli is to achieve a contemporary community set in a natural environment, with large open space areas and a village lifestyle feel that embraces the Darwin lifestyle.

To ensure these principles are achieved throughout the development, we have established a number of requirements within the **Zuccoli Design Guidelines**.

The following principles will underlie the Zuccoli community, and should be incorporated into your house design:

- **A neighbourhood that is laid back, open and leafy; embracing the Darwin lifestyle**
- **Welcoming shady front of home façade that creates a positive relationship to the street**
- **Façades with detail that promote a mixture of materials**
- **An appropriate roof form that shades the walls and windows**
- **Outdoor rooms for entertaining that also act as an extension of your home.**

Welcome to Zuccoli



How to use these Guidelines

The **Zuccoli Design Guidelines** have been developed to:

- Help you choose a house that fits your land and your lifestyle;
- Help you choose a house that is comfortable and appropriate for the Top End climate;
- Enhance the value of your house and community in the short and long term;
- Assist with the approval process with your designer or builder.

All requirements set out in this document need to be satisfied in order for a successful application. At the back of this document you will find a detailed design and application checklist to provide to your builder or designer for easy reference. These guidelines are in place to create consistent, high quality homes at Zuccoli.

This document should be read in conjunction with the **NT Planning Scheme**.

For more information, please contact the **Zuccoli Development Manager** (ZDM): Phone: (08) 8930 4444

The Approval Process

Once you have settled the contract on your land, construction must commence within 15 months.

1

Prepare plans. Choose your home with a builder or engage an architect to design your home. If in preparing your plans you have any questions regarding the Design Guidelines, the ZDM can be contacted for advice.

2

Obtain an energy rating certificate for your design.

3

Submit your plans, energy rating certificate, landscape plan and completed checklists to the ZDM for approval. Allow 10 business days for a response.

4

After obtaining approval from the ZDM, lodge your planning application with a private certifier for approval.

5

Start construction and finish your home and landscaping within 18 months (12 months for construction and 6 months following for landscaping) of the construction start date.

6

Contact the ZDM for your final inspection and written approval of your completed home.

Your House



Skillion



Roof

Design your roof to give your home appropriate protection from the sun and rain. Ventilate roof space to allow for the hot air to escape.

At Zuccoli the following roof forms are permitted to face the primary street frontage:

- Skillion;
- Gable;
- Dutch Gable; or
- Hipped.

Skillion roofs must have:

- A minimum roof pitch of 10°;
- A minimum of 2 roof planes;
- 900mm minimum deep eave overhang on roof sides;
- 450mm minimum deep eave overhang on roof ends.

Gable, Dutch Gable and Hipped roofs must have:

- A minimum roof pitch of 25° if the roof span is 14m or less;
- If the roof span is wider than 14m a minimum roof pitch of 22.5° may be used;
- 900mm minimum deep eave overhang.

Required roof pitches outlined above do not relate to verandahs, pergolas and awnings.

Walls

- No walls facing streets or parks may be more than 8m long without a step;
- Parapet walls are not permitted to dominate street or park frontages.

Gable



Dutch Gable



Hipped





Your House

Materials

Home owners are encouraged to use varied materials and colours to create individual character and also create an overall identity to your neighbourhood.

The front of your home should have a variation of materials both lightweight and masonry, textures and at least 2 colours. Consider using lightweight construction materials so your home can cool down quickly in the evenings.



Example showing front façade mixture of materials and colours

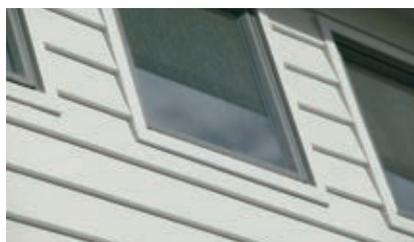


Example showing inclusion of lightweight construction to front façade

Recommended Materials



Metal cladding



Scyon Axent (lightweight cladding)



Scyon Axon (lightweight cladding)



Scyon Stria (lightweight cladding)

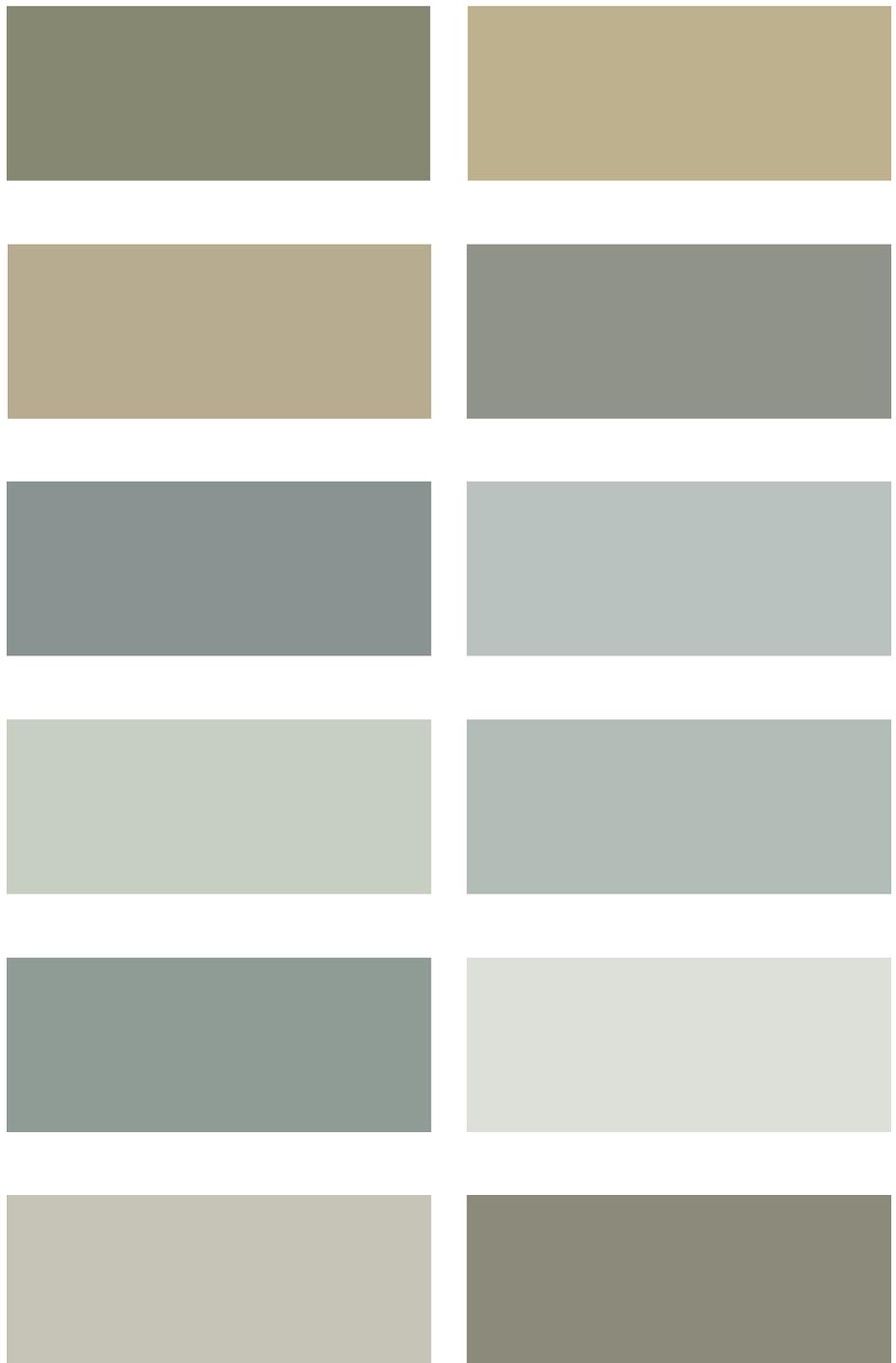
Your House



Wall Colour Options

Home Owners are required to coordinate colours for the exterior of their new home with the pre-approved colour palette provided below.

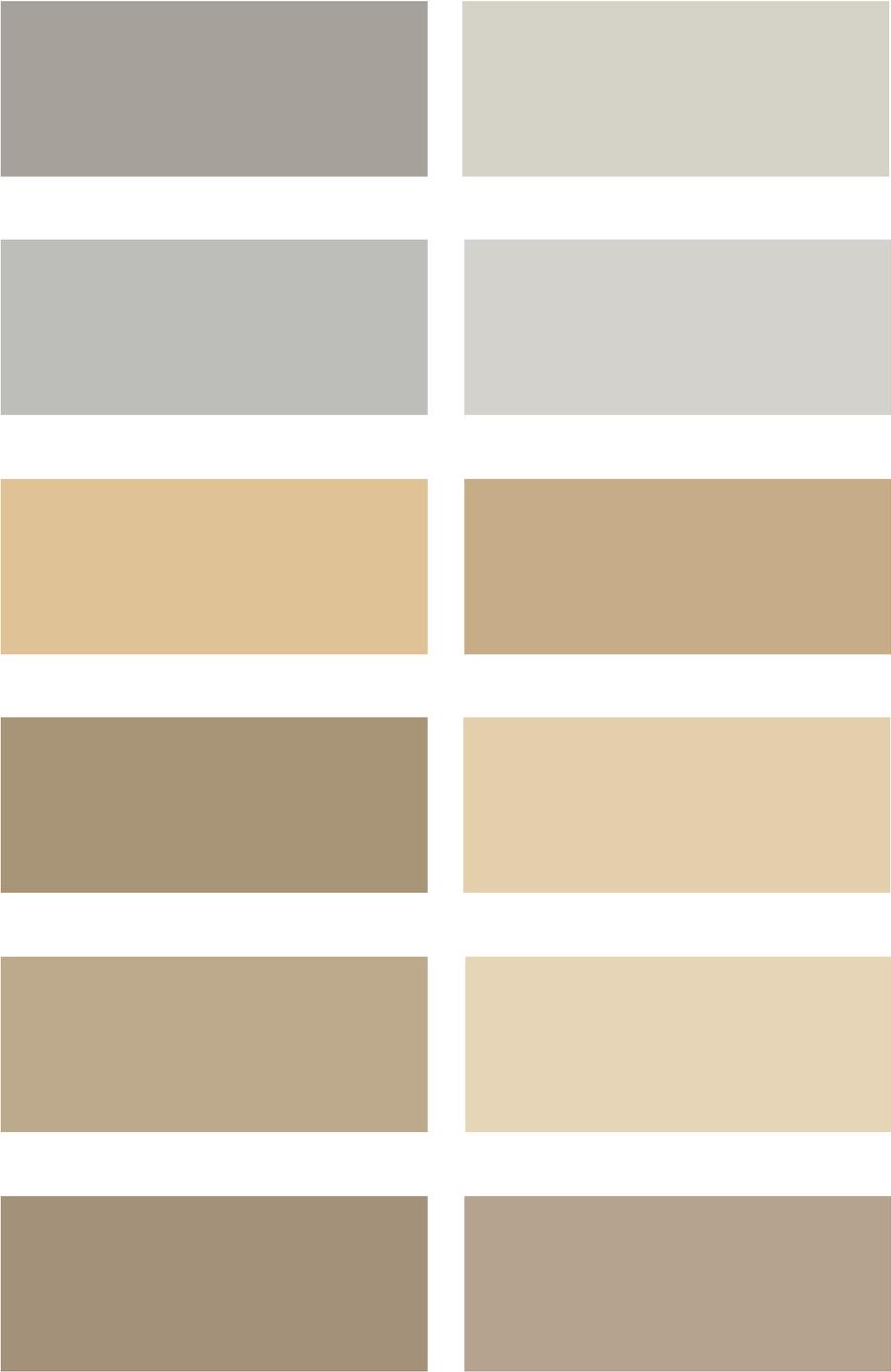
Additional or new colours will be assessed by the ZDM for approval or exclusion.





Your House

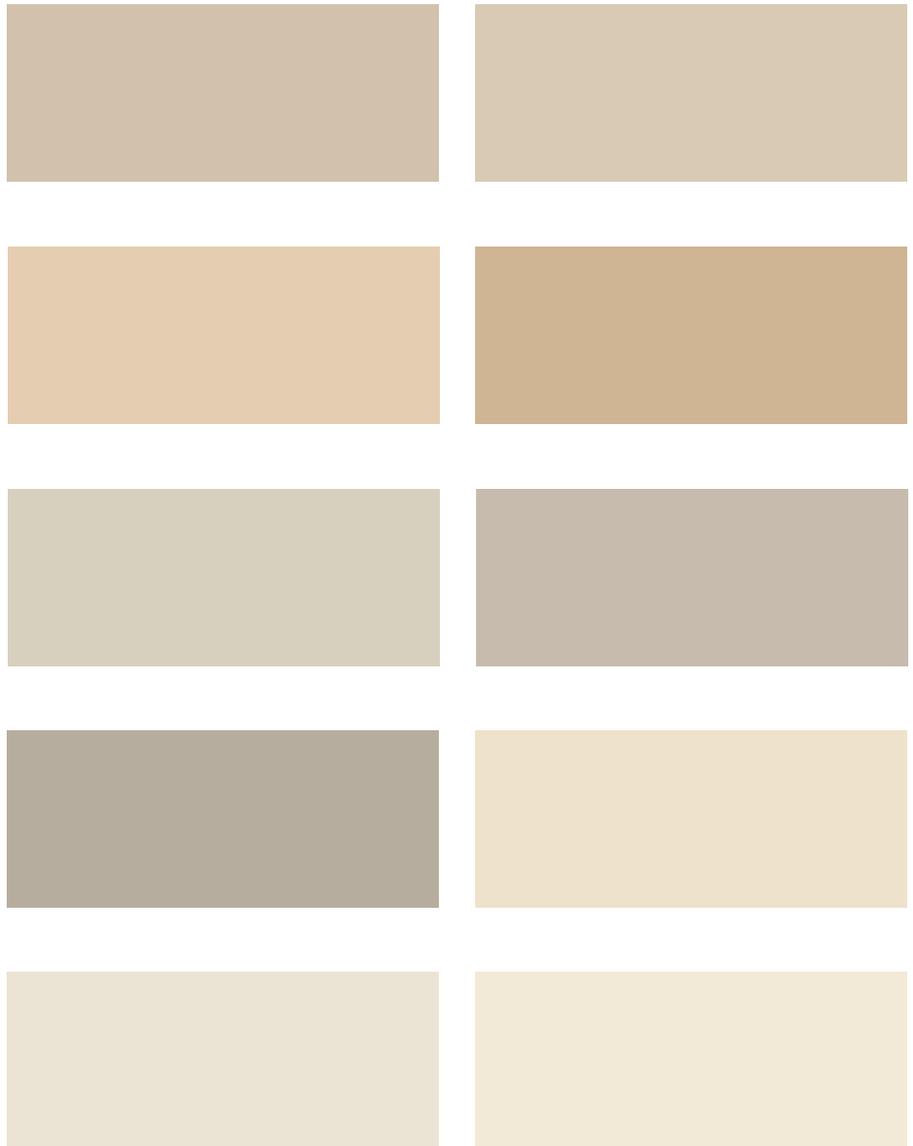
Wall Colour Options



Your House



Wall Colour Options





Your House

Roof Colour Options

Home Owners are required to coordinate colours for the roof of their new home with the pre-approved colour palette provided below.

Additional or new colours will be assessed by the ZDM for approval or exclusion.



Your House



Windows

The windows to the front of your home are important in order to address the street and can provide excellent access to cooling breezes.

- Honeycomb security screens are not permitted on street front windows;
- If security bars are to be included on street front windows, they are to be approved by the ZDM.

Garages & Carports

GARAGE

- For lots 18m wide and above, the garage door width must not exceed 50% of the frontage width of your home measured at the building line;
- For lots less than 18m wide the garage door must not exceed a width of 5.5m;
- Garages must be set back a minimum of 1m behind the building line.

CARPORT

If you are providing a carport it must:

- Be set back a minimum of 1m behind the building line;
- Have the carport roof under the main roof of the house, or located at the rear of house;
- Tandem Garages and Carports are only permitted on Courtyard and Villa allotments.

If you do not build a garage you must provide a storage shed of at least 9m² or internal store of at least 6m².

Corner Homes & Homes with Park Frontages

Homes should present an attractive elevation on all frontages by providing articulation elements in wall planes to all street and park frontages with suitable materials and windows.

Secondary street or park frontage façades must incorporate similar materials and colours to compliment the front façade.



Continuation of lightweight materials to secondary street façade



Your House

Air Conditioning

- Position your compressor so it is shaded and cools your house better;
- AC units are required to be mounted so that they are not visible from the street, however, units set back 6m or greater from the front building line will be considered not visible from the street;
- Roof and window mounted air conditioning compressor units are not permitted;
- Units are not permitted to be mounted on the front façade;
- On corner lots, units are not permitted on secondary street frontages unless appropriately screened;
- Consider your neighbours when locating AC units, and if placing units 1200mm or higher from ground level; provide appropriate screening to minimise impact.

Outdoor Structures

- Outdoor structures such as clotheslines and sheds are to be appropriately screened from the street;
- Where you are proposing a shed on a block less than 800m² it must not exceed 10m² and 3m in height. On a block of 800m² or larger, a shed may be provided not exceeding 36m² and 3.5m in height;
- All sheds must be matched to the colour of your home.
- On corner lots, sheds must be setback a minimum of 6m from the secondary street boundary line, with the shorter length of the shed facing the secondary street.

Antennas & Data Services

This is a National Broadband Network co-serviced estate, please ensure that your builder and electrician are aware of this and design a suitable connection.

- Satellite dishes are not allowed to be visible from the street.

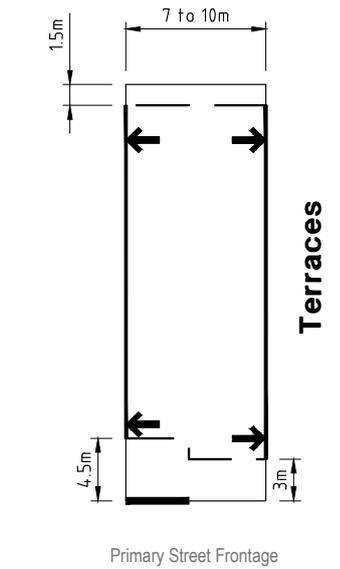
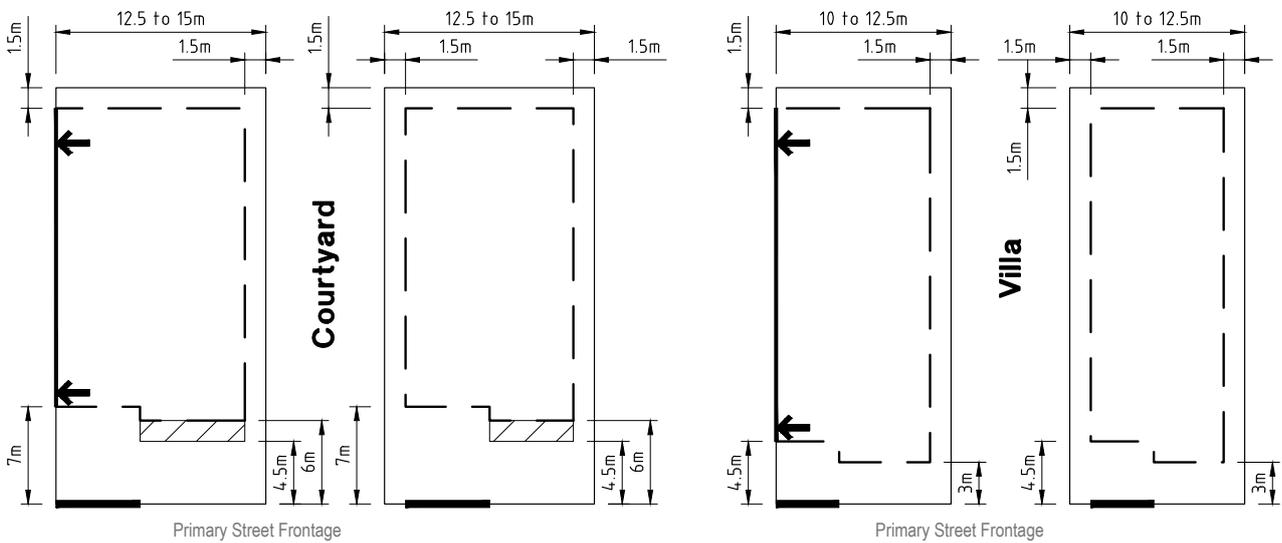
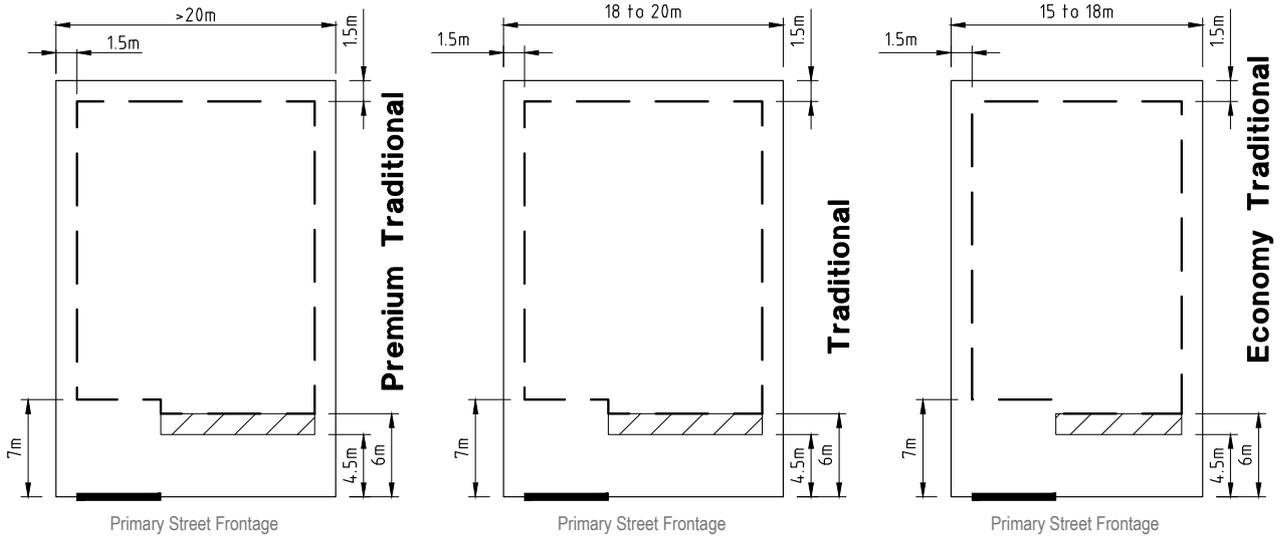
Site Planning



Setbacks

Site Setbacks help your home establish a positive relationship to the street and your neighbours.

* Setbacks at Zuccoli must comply with those outlined in the SP 9 of the NT Planning Scheme. Please refer following two pages.



Note

All allotments to have active and passive zones allocated to avoid livability conflicts

Key Objective

- A mix of housing types and designs that will create attractive and varied street-scapes
- Various housing forms allowing for greater affordability, market choice and social mix
- Built form that varies in style, is well detailed and has a strong sense of cohesiveness
- Standardised lot depth modules to housing products allowing for ease of market adaptability and potential reduction in built cost
- Maximise environmental design response

Legend

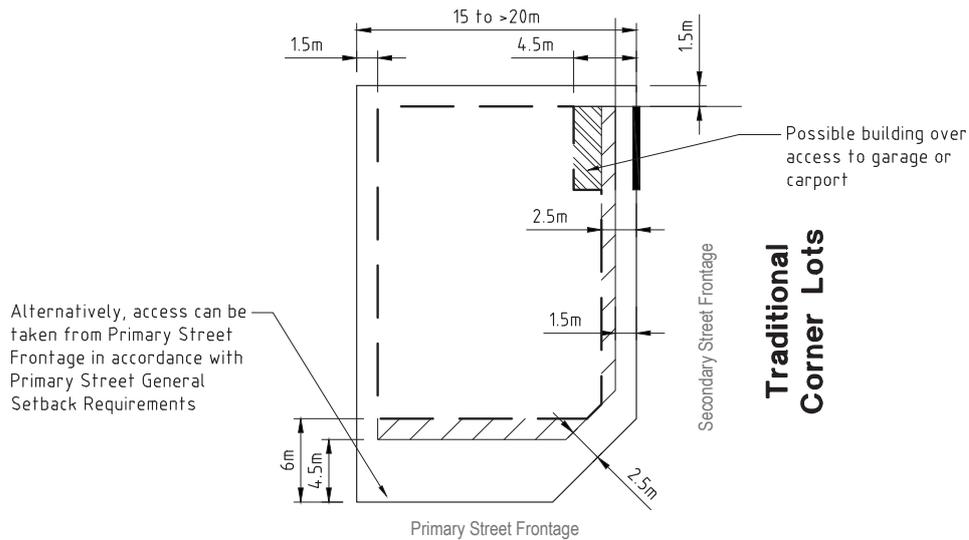
- Building envelope
- Built to boundary line
- Allowable driveway access
- ▨ Building areas for porches, verandahs, decks and balconies

General Front Setback Requirements

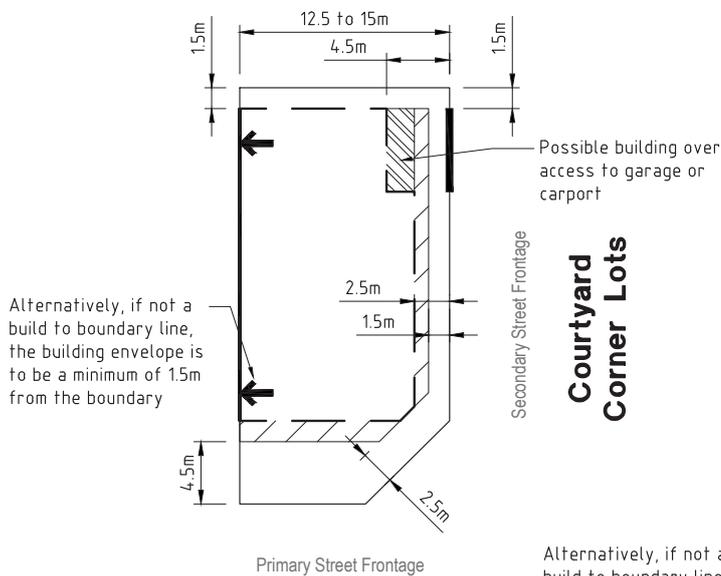
- Terraces and Villas - 3m to main building line and 4.5m to garage or carport respectively.
- Courtyards & Traditionals - 6m to main building line, 7m to garage or carport respectively.
- Porches, verandahs, decks and balconies may encroach to a setback of 4.5m from the front boundary on Courtyard or Traditional lots.

Proposed Housing Typology for Phases 2 & 3

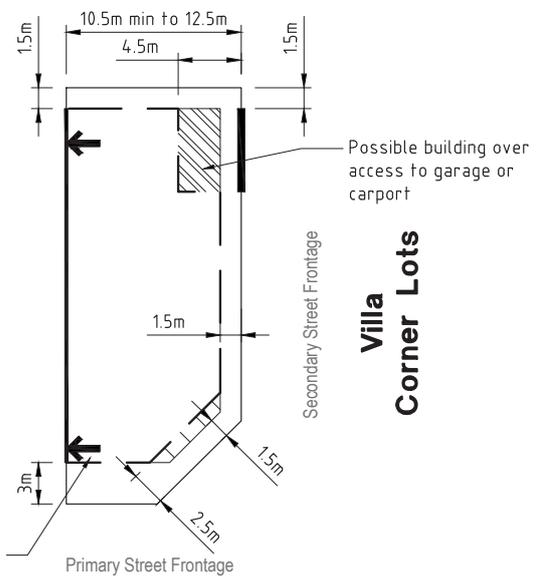




**Traditional
Corner Lots**



**Courtyard
Corner Lots**



**Villa
Corner Lots**

Note

All allotments to have active and passive zones allocated to avoid livability conflicts

**Primary Street
General Setback Requirements**

Terraces and Villas - 3m to main building line and 4.5m to garage or carport respectively.

Courtyards & Traditionals - 6m to main building line, 7m to garage or carport respectively.

Porches, verandahs, decks and balconies may encroach to a setback of 4.5m from the front boundary on Courtyard or Traditional lots.

Alternatively, if not a build to boundary line, the building envelope is to be a minimum of 1.5m from the boundary

Legend

-  Building envelope
-  Build to boundary line
-  Allowable driveway access
-  Building areas for porches, verandahs, decks and balconies
-  Possible building over access to garage or carport

**Secondary Street
General Setback Requirements**

Villas - 1.5m to main building line and 4.5m to garage or carport respectively.

Courtyards & Traditionals - 2.5m to main building line, 4.5m to garage or carport respectively.

Porches, verandahs, decks and balconies may encroach to a setback of 1.5m from Secondary Street Frontage

**Proposed Housing Typology
for Phases 2 & 3
Corner Lots**





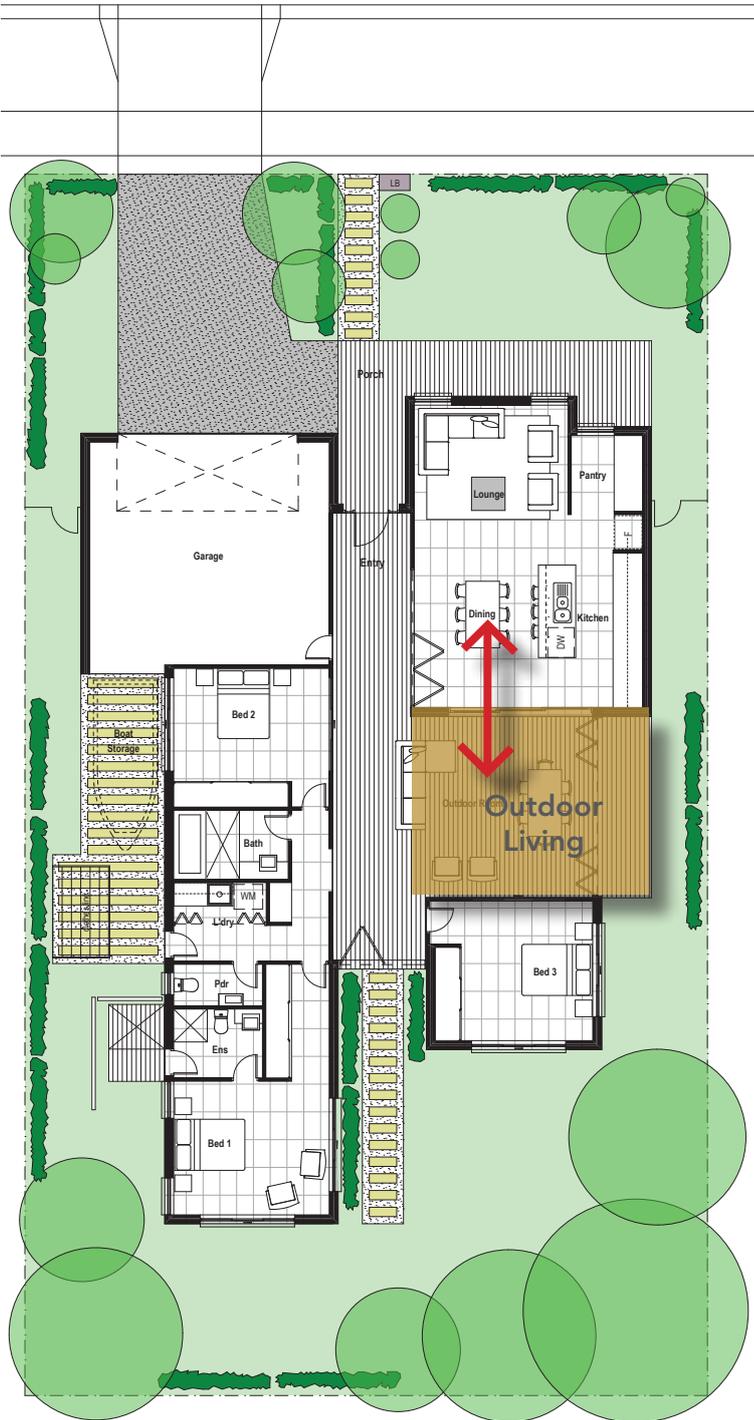
Site Planning

Outdoor Living

A sheltered outdoor open space is essential in order to take advantage of the Darwin climate and to create a comfortable shaded and dry area for outdoor living that can be used all year round.

A great outdoor room can offset the need for 2 internal living areas in the main home.

- Make your living space more flexible so your covered outdoor space is directly accessible from your living areas;
- Your outdoor living area must be one continuous space with a minimum area of 20m², and a minimum dimension of 4m.



Illustrative plan indicating Outdoor Living.

Landscape Design



Landscaping – General

At Zuccoli, landscaping of your home is an important part of creating an attractive, green and leafy neighbourhood and streetscape. To complement the streetscape landscaping, the front gardens of homes should be landscaped using a variety of plants, in particular, using indigenous species.

- Landscape your front yard (between the building line and the front boundary) comprising a minimum area of 20m² using a variety of plants of different sizes and types, including trees, shrubs and ground covers;
- The remainder of your front yard and verge (excluding hardstand) must be grassed or turfed;
- Irrigation must be installed to your front yard including verge;
- A minimum of 1 large shade tree must be provided to the front yard;
- Landscaping of your front garden must be completed within 6 months of completing your home.

Planting

The existing seasonal character and climate of Darwin provides residents with a unique selection and palette mix of endemic and tropical planting species which can be grown in a range of locations, from individual home gardens, to local streetscapes and parklands.

During plant selection consider appropriate species that provide both colourful and textural flowering types and have unique visual attributes.

Retaining Walls

Retaining walls visible from the street or from parks and public spaces are to comply with the following:

- Limited to 1m in height before the inclusion of a 0.5m wide landscaped terrace; and
- Must be constructed from high quality boulder, stone or masonry to match the dwelling.



Landscape Design

Drainage

Stormwater management for your home should consider the following:

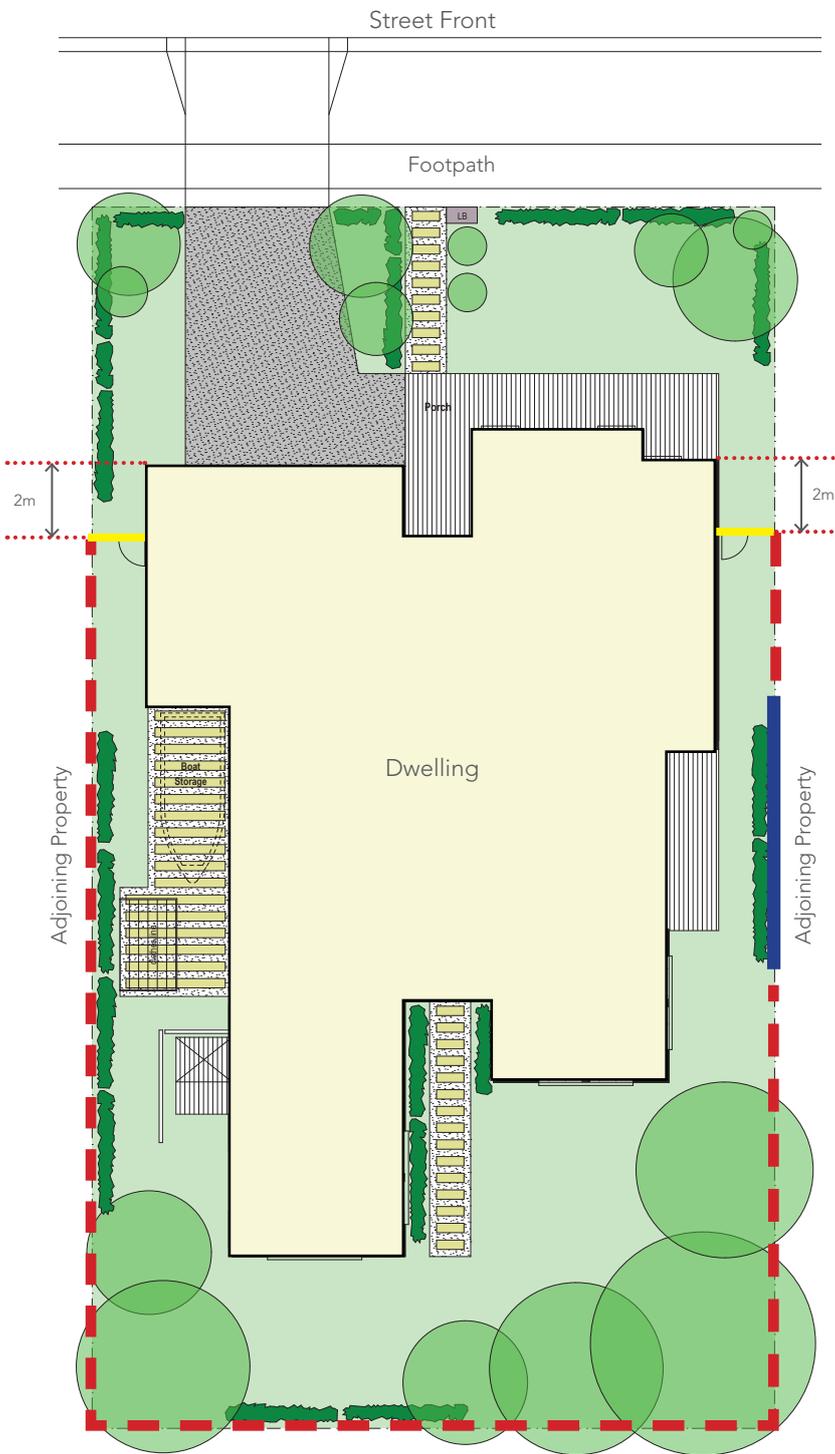
- Falls away from buildings;
- Does not concentrate run-off onto neighbouring properties;
- Permeable and robust landscape treatments such as pebble, mulch or turf installed below the eave line to minimise scour and erosion;
- Certification that your overland flow path falls to the street and complies with relevant standards for overland flow and stormwater disposal;
- For those properties that drain to their rear boundary, where a storm water connection is provided, you must connect your roof water to this.

Driveways & Parking

Dwellings must be provided with sufficient and convenient on-site car parking for residents, to create a safe street environment by reducing vehicles parked in the street. Garaging and parking areas should be designed to reduce their visual dominance and not detract from the attractiveness of the streetscape.

- Dwellings must provide a minimum of two (2) on-site car parking spaces. Car parking spaces are to be garaged or located under a carport;
- Only one driveway is permitted per allotment (except corner lots);
- Locate driveway at least 750mm away from the side boundary to facilitate a landscaping strip.

Landscape Design



Fencing – General

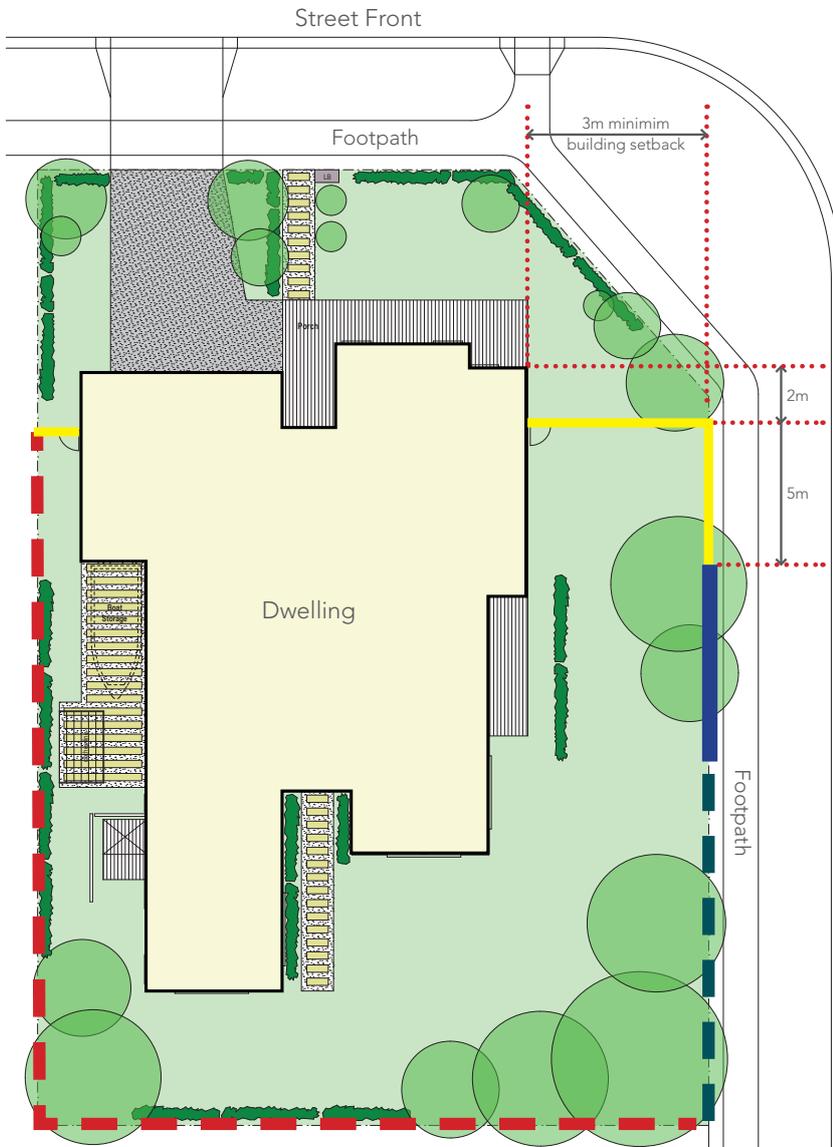
- Front fencing must be either vertical pool-type fencing, slat fencing or colorbond;
- Fencing proud of the front building line is not permitted at Zuccoli;
- Front fencing is required to be 2m behind the front façade;
- All fencing must not exceed a maximum of 1.8m high;
- Pier and plinth fencing with open style infill panels should have a maximum masonry plinth height of 0.6m;
- Masonry walls are to be a maximum of 0.8m high;
- Black plastic-coated chain wire fencing with matching posts are permitted on side and rear boundaries only. This finish must not be used for any area of the fence facing the street or public areas, unless approved by the ZDM;
- Black plastic-coated chain wire fencing must not be covered with shade cloth or other materials of any form.



Illustrative plan indicating Fencing Requirements.



Landscape Design



Fencing – Corner Lots

- On a corner allotment, front fencing should extend along the secondary frontage to a point at least 5m behind the primary frontage building line;
- Fencing of the balance of the secondary frontage on corner allotments may otherwise have a maximum height of 1.8m but must incorporate feature details/panels and shall present to the street frontage;
- Fencing styles should be co-ordinated with any front fencing provided;
- Black plastic-coated chain wire fencing is not permitted on secondary frontages.

Illustrative plan indicating Fencing Requirements for a Corner Lot.

Site Maintenance



In assisting to maintain a clean and safe environment, purchasers are required to keep allotments clear of weeds and rubbish, plus maintained to a reasonable standard prior to construction commencing.

During construction of your dwelling your builder must install a containment structure for the disposal of all waste materials. This must be regularly emptied and suitably maintained.

Until your landscaping is completed, appropriate erosion and sediment control measures must be implemented upon your allotment.

In instances where allotments are not maintained to a reasonable standard, works will be undertaken to ameliorate the site at the expense of the land owner.

Building or site rubbish/materials are not allowed to be stored or dumped outside of your allotment. If this occurs it will be removed with the costs incurred charged back to the land owner.

Land owner's will be held responsible and required to pay for damage caused to footpaths, verge works, street trees or roadway during construction of their dwelling.

Application Checklist **Appendix**

To be read in conjunction with the **Zuccoli Design Guidelines**.

Applicant:..... Lot No:

Site Address: Contact No:

Item	Description	Comments	Indicated		Comments	Indicated	
			Yes	No		Yes	No
Site Plan	1:200 scale.						
	Dimensions and areas of proposed built structures.						
	Dimensioned setbacks to all boundaries measured to the walls and roof.						
	Original and proposed finished ground levels.						
	Allotment boundaries and north point.						
	Location of clotheslines, air conditioners and outdoor structures.						
	Hardstand areas including driveways, paths, outdoor entertainment etc.						
	Landscaped areas, ground coverings and vegetation.						
	Changes of levels, retaining walls, screen walls, etc.						
	Fencing layout.						
Floor Plans & Elevation	1:100 scale.						
	Floor plans showing rooms, doors, windows and overall dimensions and roof line.						
	Elevations from four sides, indicating the proposed building height above existing ground level and proposed materials, windows and doors.						
External Finishes Schedule	Materials and colours proposed for external walls, roofing, pathways, driveways and fencing.						
Stormwater Management Plan	Existing and finished site levels, overland flow paths, piped drainage system where provided, and showing stormwater disposal off-site into street services.						
Application Checklist	Completed						
Application Form*	Completed and signed						

Zuccoli Design Guidelines – July 2016. These guidelines may be altered and evolved by the Zuccoli estate developer.

If a lot purchaser wishes to offer a design solution that maintains the spirit and intent of these Design Guidelines the ZDM will review by exception but it is not guaranteed that any alternative will be approved.

*Application Forms available by contacting the ZDM on (08) 8930 4444.

ZUCCOLI

The Village Life

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