

wallis creek

Design Guidelines

Developed by Walker



Wallis Creek Design Guidelines

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Artist Impression

Design, Vision & Purpose

Wallis Creek is set against the picturesque landscape of the Hunter Valley and is a renowned house proud community.

When you purchase an allotment of land at Wallis Creek, a commitment to the Design Guidelines is a required under the contract for sale.

Design Guidelines have been developed to:

- create a diverse and well-presented streetscape
- protect your investment by ensuring all homes are built to a similar high standard, adding value and contributing to the sense of community

These guidelines should be read in conjunction with but not limited to:

- The NSW Housing Code
- Maitland City Council Local Environmental Plan
- Maitland City Council Development Control Plan
- Maitland City Council Engineering Standards



Artist Impression

Approvals Process

\$5,000
Cash
Rebate

All house designs and building works including excavation, fencing, retaining walls, driveways and landscaping require the approval of the Wallis Creek Design Review Manager prior to lodging a development application with Maitland City Council or proceeding with the Complying Development pathway.

The Wallis Creek Design Review Manager will help you and your Designer / Builder through the design review process.



Step 1

Analyse the site and develop preliminary plans in accordance with the local planning controls and Design Guidelines.



Step 2

Consult with the Design Review Manager if you have any questions regarding compliance with the Design Guidelines.



Step 3

Complete application form and submit the information listed in the Design Review Checklist to the Design Review Manager for assessment and approval.



Step 4

Lodge a development application to Maitland City Council or an accredited private certifier for the Complying Development Approval.



Step 5

Upon completion of the build and landscaping, final inspection will be completed by the Design Review Manager for compliance to receive \$5,000 cash rebate.

Considerations:

The cash rebate eligibility has an expiry of 1 year from settlement (form has to have been submitted and approved by the design manager within 1 year of settlement and construction completed 2 years from the design manager approval). Only purchasers who have contracted directly with Walker are eligible for the cash rebate. Resales are not eligible however Design Guidelines compliance is still required.

NOTE: Approval from the Wallis Creek Design Review Manager does not constitute approval from State or Local Government authorities or a private certifying authority. Applicants should consult with the Maitland City Council and other relevant authorities for information and policy concerning residential development approvals.

Design Guidelines

Front of Your Home

Façade Treatment

- Dwellings must provide a satisfactory level of articulation to the primary street frontage. A covered entry portico forward of the main building line is required.
- A minimum of two materials are the front façade of the house.
- If brickwork is proposed, only one brick selection is allowed and it should generally be smooth faced.
- The front façade of the dwelling must have a minimum of two (2) ground floor and first floor windows from habitable rooms facing the primary street frontage.
- Feature material a minimum of 2m².
- Note: Lots located within the BAL rating areas must satisfy the requirements of Planning for Bushfire Protection 2019 or the equivalent latest PBP version at time of assessment.

Corner Lots

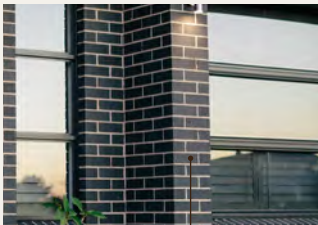
- On corner lots, the dwelling must address both the primary and secondary frontage by incorporating a wrap around porch or equivalent articulation elements to the secondary frontage.
- Secondary facade treatment on two storey homes must be provided to the full two storey height.
- Corner lots must have a minimum of two windows from a habitable room, forward of the 1.8m high secondary corner fencing on ground floor. A two storey home must have an additional window in this location, on the first floor.

Materials & Finishes

- Dwelling facades must incorporate at least two wall materials where visible from a street, reserve or public space. Materials such as face brick, rendered brick, masonry or rendered aerated concrete and cladding are acceptable.
- Where cladding is provided as a secondary material it must make up a minimum 25% of the facade material excluding windows. Fully rendered homes will not require a second wall material. The use of alternative materials may be considered on merit.
- Bricks are to be monochromatic. Multicoloured bricks will not be permitted.
- Warm earthy tones that suit the natural semi-rural character of Wallis Creek, such as off-whites, creams, browns, greens and greys should be used. Bright or fluorescent colours are not permitted.
- External finishes should contain a combination of non-reflective materials and light colours to minimise reflection and heat retention.
- The colour of garage doors must complement the colours used on the dwelling.



Render



Brickwork



Weatherboard



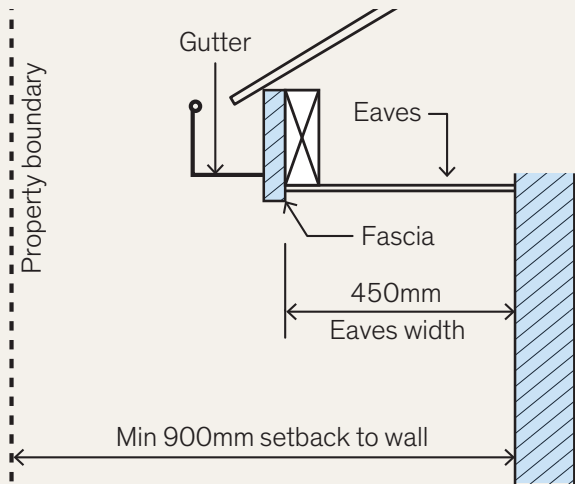
McDonald Jones Homes Image

Roof Design

- The roof form of dwellings is to be modulated or articulated to provide visual interest. Innovative roof designs incorporating curved or flat elements will be assessed on their individual merits.
- The minimum roof pitch is 25° for hip or gabled roofs on single storey homes, 22.5° on two storey homes, and 10° for skillion roofs. Flat roofs must be concealed by a parapet on all sides visible from the street, reserve, or public space.
- Roof materials should complement the dwelling style.
- Roof colours must minimise solar absorption and heat retention. Light colours are required.

Eaves

- Dwellings must incorporate eaves with a minimum width of 450mm.
- Eaves must not extend more than 450mm into the side setback.



Windows & Doors

- Windows must have a strong horizontal or vertical emphasis.
- All windows facing street frontages must be clear glazed and have an eaves overhang or hood.
- Sliding windows to street frontages are not permitted. This includes all windows to secondary street frontages (this excludes sliding glass doors).
- Natural clear finished timber front doors are encouraged.
- Vertical blinds are not permitted to be visible from public view.
- Curtains should be a white or off white colour that complements the facade.



Garages

- Garage doors must not occupy more than 50% of the front facade.
- All garages and their roof forms must be set back a minimum 1m from the main building line.
- Garage doors are to be simple and contemporary in design.
- Garage doors must complement colours and materials of the front façade.
- Roller doors are not permissible.
- Garages must not be converted into living areas

Driveways

- Driveways across the footway shall be sited to avoid street trees, kerb inlet pits and other services such as light/power poles.
- Plain concrete driveways are not permitted. Driveways must complement the home design and be constructed from either:
 - Stamped, patterned or coloured concrete
 - Clay, concrete, slate or natural stone pavers
 - Exposed aggregate concrete
- Where driveway crosses the footpath, the footpath is to be retained.
- Driveways must be offset from the side boundary by at least 500mm to provide a planted landscape strip between allotments.
- If a footpath or crossover is damaged during the construction of your home they must be reinstated to the Maitland City Council specifications and to the same finish. This will be at the expense of the owner.



Rear of Your Home

Sheds and Outbuildings

- Any proposed sheds or outbuildings must be located behind the main residence.
- Sheds must be designed and constructed in materials and colours in keeping with the main residence.

Granny Flats

- Attached granny flats should be in keeping with the primary resident colours and materials to ensure a cohesive design.
- The entrance for the granny flat must be hidden from the street view.



Landscaping

Private Landscaping

Private landscaping softens the appearance of dwellings, provides screening for privacy and complements the greater landscape vision of South Gillieston Heights.

- A minimum of 3 trees, consisting of 2 trees in the rear yard and 1 tree in the front yard at a minimum pot size of 45L. Tree species to be selected from Maitland City Council's Approved Tree Species List.
- Mass planting beds – minimum of 15m2 across 2 beds within the front yard.
- For corner lots one planting bed must be located on the secondary frontage.
- Artificial turf is not permitted within public view.
- Lots located within BAL rated areas need to ensure the planting is compliant with Planning for Bushfire Protection 2019 (as amended).

Retaining Walls

- Retaining walls (external landscaped walls) should be generally less than 1m above or below ground level
- Retaining walls are to be constructed from rendered masonry, natural feature stone or stone patterned concrete sleepers in keeping with the developer installed retaining wall aesthetic.
- Retaining wall materials should complement the design of the home.
- Timber log walls are not permitted.
- Developer installed retaining walls are not permitted to be removed or altered.



Example of retaining wall and private landscaping



Artist Impression

Front Facing

- If front fencing is proposed, it should complement the design of the home.
- Front fencing can be in the form of palisades, timber pickets, or masonry piers with infill panels, and/or hedge or mass planting.
- Front fencing height is to be 1.2m in height.



Example of palisade front fencing

Side and Rear Boundary Fencing

- Side and rear internal boundary fences must be 1.8m colourbond in the colour woodland grey.
- Side fencing between adjoining lots must be set back at least 2m from the front building line of the house with the greatest setback and must return to the side of the house at 90 degrees.
- The side gates must be sympathetic to the side and rear fencing in style, material, finish and colour.
- Fencing provided by the developer is not permitted to be removed.



Example of boundary fence



Example of side return fence with gate

Letterboxes

- Letterboxes must be a contemporary pillar style letterbox, incorporated into the fence design and must complement the style of the dwelling.
- Single box on a metal post is not permitted.



Letterbox examples

External Services

- Air conditioners, hot water units, rainwater tanks, gas and water meters, plumbing fixtures and clothes lines must be concealed from public view.
- An area for waste bin storage must be provided that is screened from public view.
- Meter boxes must be located to minimise its visual impact from the street.
- Antennas and satellite dishes are to be concealed from the primary street frontage

Estate Presentation

During Construction

- During construction, the allotment owner is responsible for any damage to footpaths, driveway crossovers, stormwater infrastructure, verge plantings and street trees adjoining their allotment caused by their builder.
- The allotment owner is responsible for any dirt, mud or debris on footpaths and roads that is caused by their builder. This must be cleaned at the end of each day. Appropriate measures must be put in place to prevent dirt and mud from spreading over the street.
- Access to the allotment must only be via the designated vehicle crossing. Use of adjoining lots for access or storage of materials is not permitted.
- All lots must have a closed containment facility for the disposal of waste materials.
- All existing trees are to be protected during construction.
- Damage to street trees and replacement if required will be at the cost of the owner.

Post Construction

- Driveways must be completed before you move into your new home.
- All landscaping must be completed within 6 months of moving in.
- Maintenance of the nature strip at the front of your allotment is the owner's responsibility.
- No vehicles (including cars, boats, caravans and trailers) are permitted be parked or stored forward of the building line or on the nature strip at any time. Storage of these items should be considered as part of the design process.



Estate Presentation

It is important that the presentation of Wallis Creek is kept to a high standard at all times for the benefit of the community.

- Your allotment and nature strip must be kept clear of weeds, rubbish and debris at all times, with rubbish stored in an appropriate waste container.
- Should the developer be required to remove any weeds, rubbish or debris from outside or within your allotment, any costs incurred will be forwarded to the owner.

Signage

Signs are not permitted on residential lots with the following exceptions:

- Builders or tradespersons identification signage required during dwelling construction (maximum 1200mm x 900mm). These signs must be removed within 10 days of moving in.
- A sign advertising the sale of a vacant lot or completed dwelling with the written approval of the Wallis Creek Design Review Manager (provided the sign is no larger than 1800mm x 900mm). These signs must be removed within 10 days of the property being sold.



Design Review Applications

To ensure timely review of your design review application you will need to supply the following information, along with a completed application form and checklist. Applications take approximately 10 days to review.

Please submit your application to:
Design Review Manager – Wallis Creek
Email: design@walliscreek.com.au

To enable the Design Review Manager to complete the design review you will need to submit the following information:

Site Plan (min. scale 1:200) showing:

- ☐ Setback distances from all boundaries and outbuildings.
- ☐ Site levels (contours), extent of earthworks, finished floor levels of house and garage, with al levels being to the Australian Height Datum (AHD) referenced from surveyed TBMs (Temporary Bench Marks).
- ☐ Fencing location, material, colour and height.
- ☐ All trees on or abutting the lot.
- ☐ All easements and service locations, such as meter box and hot water service.
- ☐ Retaining wall locations, heights and materials.
- ☐ Driveway location (incl. setback from side boundary), material, colour and pattern.

Floor Plans (min. scale 1:100) showing:

- ☐ All room, verandah, portico and porch dimensions.

All Elevations (min. scale 1:100) indicating:

- ☐ Building heights, roof pitches, eave sizes.
- ☐ External fixtures (including hot water systems, water tanks, air conditioning, clothes lines, satellite dishes, aerials, sheds, solar panels, pipes, waste storage etc.)

Landscape Plan (min. scale 1:100) showing:

- ☐ Trees to be retained and removed, boundary fencing or planting, retaining walls and plantings, planting areas / calculations, species lists, and materials, colours and finishes of hard surfaces.
- ☐ Softscape areas and calculations.

Finishes Schedule of:

- ☐ External materials and colours including roof, walls, windows, doors, garage, driveway, letterbox and fencing.

Application Form

Lot Number

Address

Owner Details

Name

Address

Email Address

Contact Number

Builder Details

Company

Contact

Address

Email Address

Contact Number

Approval Pathway

☐ Council Development Application

☐ Complying Development Certificate

Owner's Signature

Date

Design Review Checklist

	Compliance	
	Yes	No
Façade Treatment		
At least 2 articulation elements provided to the front façade	☐	☐
Ground floor and first floor windows from habitable rooms provided	☐	☐
Corner Lots		
Dwelling addresses both the primary and secondary frontages and reserves	☐	☐
Two windows to habitable rooms provided to secondary frontage at ground floor and one on first floor - forward of the corner fencing	☐	☐
Driveways		
Driveway offset to provide 500mm landscape strip	☐	☐
Driveway design of appropriate material and colour as outlined in the Design Guidelines	☐	☐
Garages		
Garage setback 1m behind building line	☐	☐
Garage does not occupy more than 50% of the front façade	☐	☐
Roof Design		
Roof form provides visual interest	☐	☐
Minimum pitch of 25 degrees provided for hipped/gable roofs on single storey homes and 22.5 degrees for two storey homes. Skillion roofs are to have minimum of 10 degree roof pitch	☐	☐
Roof material selection complements dwelling	☐	☐
Eaves		
Eaves with minimum width of 450mm provided	☐	☐
Materials and Finishes		
Façade incorporates at least 2 different materials. Not required for fully rendered homes	☐	☐
Colour selection is in line with the Design Guidelines intent	☐	☐
Garage colour compliments dwelling	☐	☐

	Compliance	
	Yes	No
Retaining Walls		
Retaining walls visible from the street constructed from appropriate materials as outlined in the Design Guidelines	☐	☐
Retaining walls over 1m in height terraced to provide landscaping	☐	☐
External Services		
External services not visible from public view	☐	☐
Satellite dishes and aerials concealed	☐	☐
Meter box appearance minimised	☐	☐
Waste bin storage area provided screened from public view	☐	☐
Fencing		
Side and rear internal boundary fences must be 1.8m colourbond in the colour woodland grey	☐	☐
Fencing between adjoining lots setback 2m behind the building line	☐	☐
Letterboxes		
Letterbox is solid construction and compliments style of dwelling	☐	☐
Landscape Design		
Impervious surfaces forward of the building line do not exceed 50%	☐	☐
3 trees provided (1 in front yard, 2 in rear yard)	☐	☐



Wallis Creek Sales Centre

Open Thursday-Monday, 10am to 4pm

21 Redwood Drive

Gillieston Heights, NSW

walliscreek.com.au



walker

DISCLAIMER: This booklet is intended as a guide to highlight common compliance breaches observed within the community. It is not a complete representation of the Wallis Creek Urban Design Guidelines (UDG). The information and recommendations provided here are based on Version 1.4 of the UDG, which is the latest version at the time of publication. Please note that the guidelines are subject to change, and future versions may differ. For full and up-to-date design requirements, please request a copy of the current version of the UDG from the Wallis Creek Sales Manager. Owners and potential owners must rely on their own legal and planning advice.