



Aria Hunter Valley Design Guidelines

New Home Design Guidelines

March 2022 Issue 1





Disclaimer

All information and plans contained within this brochure were correct at time of going to print; however they may be subject to change. The inclusion of an image to demonstrate a particular feature does not guarantee that the home is 100% compliant with the Design Guidelines.



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Welcome

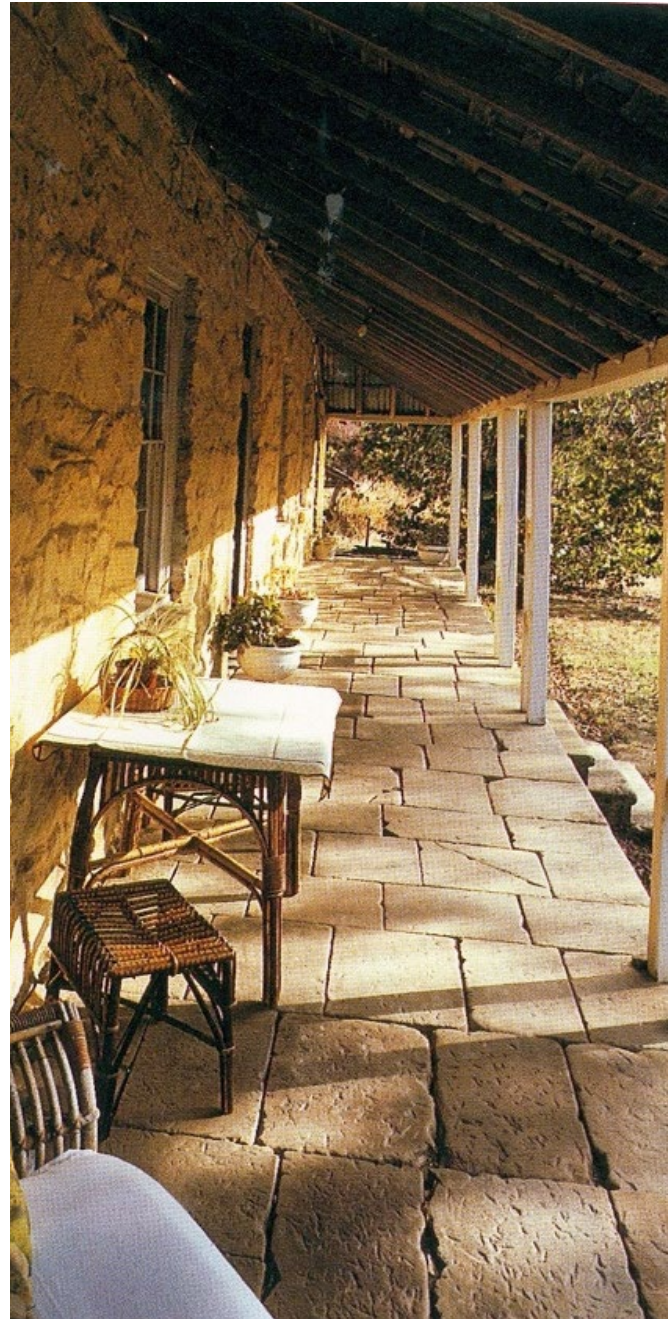
Aria Hunter Valley is a new rural residential community from award-winning developers LWP. Located at Rothbury in the Hunter Valley, one of Australia's best wine regions, Aria will showcase the best in luxury rural living.





Built Form Vision

Aria Hunter Valley will celebrate a timeless regional vernacular architecture through “homestead” housing types and character; comfortable luxury with a strong connection to the land and nature. Homes will be sturdy and warm and characterised by honest simplicity and unassuming nature; emphasizing solid, straightforward construction and allowing raw materials to show off their natural features. Aria Hunter Valley will incorporate a higher level of modest detailing and reflect a rustic style associated with forms and materials specific to the Hunter Valley’s commercial farming and viticultural heritage. Modern interpretations of this rustic character are also encouraged.





Introduction

LWP Property Group (LWP) is responsible for the assessment of building plans and to issue design approval (with or without conditions) as required by the Contract of Sale.

When purchasing land at Aria Hunter Valley, the contract of sale will include:

- Restrictive Covenants – the various restrictions placed on the title for the benefit of all landowners in Aria;
- Special Conditions – certain matters that apply to the land, including time limits within which new buildings are to be constructed; and
- Design Guidelines – the criteria LWP will use to assess building plans for design approval.

This document is a user-friendly format of the Design Guidelines. While every attempt is made to ensure its accuracy, the matters contained in the sales contract take precedence over this document in the event of any ambiguity or inconsistency.

These Design Guidelines are additional requirements to any existing statutory or other local authority requirements (such as a Development Control Plan). LWP offers no warranties that the relevant approval authority (e.g. Council) will approve (or otherwise) any house plan, even if it satisfies the Design Guidelines.

LWP encourages owners and designers to contact the local authority to confirm their responsibilities and obligations regarding construction of a dwelling.

The Design Guidelines are intended to encourage innovation in built form and a variety of architectural expression within an overarching character statement. As such, not every design solution can be covered by the Design Guidelines and LWP reserves the right to amend the conditions of sale and/or approve designs which do not strictly comply with the Design Guidelines but are considered to be of merit.

Purchaser Must Comply

Every new home in Aria Hunter Valley must comply with the requirements of the Sales Contract, Restrictive Covenants, Design Guidelines, Altogether Group (for water and sewer) and any other statutory or local requirements. Homes cannot begin construction until plans and specifications are approved in writing by LWP.

In approving home designs, LWP may include notations or conditions with the design approval, and those notations or conditions shall be deemed to be conditions of approval that must be complied with as if they were included in the sales contract.

Revisions

Issue 1

Approval Process

Before you lodge your new home plans with the relevant approval authority, i.e., Cessnock City Council, you are required to obtain Design Approval from LWP.

Ensure when designing your home you refer to the requirements outlined in this document, contract of sale, individual lot plan and Cessnock Local Environmental Plan (LEP) and Development Control Plan (DCP).

There are two main elements in the approval process: design approval and Altogether approval.

Design Approval

1. Plans are submitted to our dedicated web portal, [BuildPro](#). If your company doesn't appear in the drop-down menu email your company name, contact number and contact email to build@ariahuntervalley.com.au and we will set you up in the system.
2. Submit a surveyed site plan, floor plan(s), elevations, sections and external colours and materials schedule to BuildPro.
3. LWP will provide stamped approved plans if the design complies, or feedback and marked-up plans if amendments are required, within ten working days.
4. When you receive Altogether approval, forward this to the Design Review Coordinator and your full approval will be issued.

Altogether Group (water and sewer) Approval

5. Read the requirements in the Building & Developing section of the [Altogether website](#).
6. Set up an [Altogether account](#) via their website.
7. Submit your water services plan, site/landscape plan and BASIX certificate to [Altogether](#) via their website. Allow ten working days for approval.

Design Guidelines

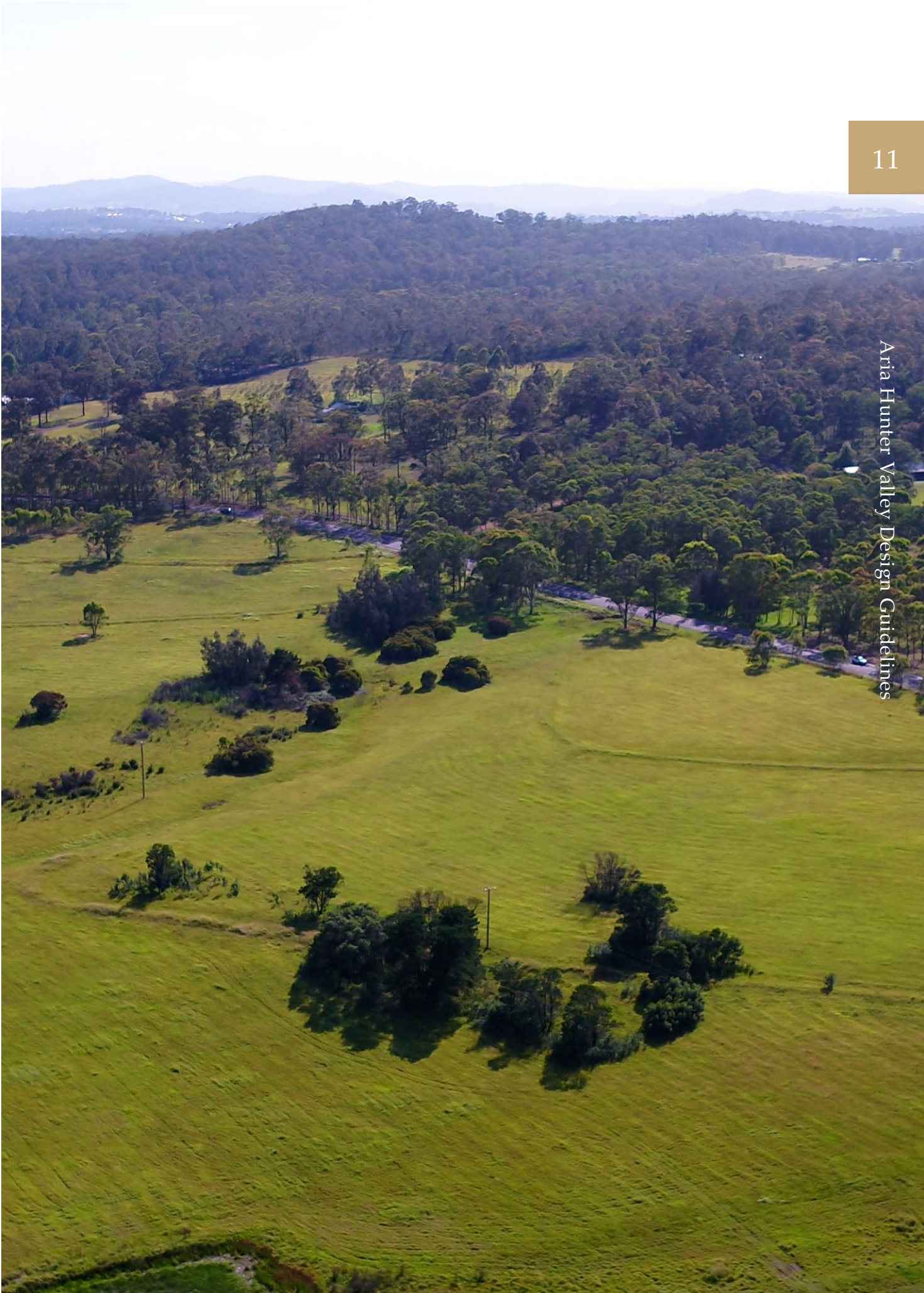
1. Site Considerations

1.1 Lot Classification

Designers should refer to the land sales contract, detailed disclosure plan and any requirements of Cessnock City Council to identify any special requirements for the lot.

Key Guidelines Table

Element	Control
Site Coverage (maximum)	Lot size 2,000m ² to 3,999m ² – 30% Lot size 4,000m ² + - on merit, based on site constraints
Landscape Area (min)	50% site area
Private Open Space (minimum)	10% of site area Includes balconies and terraces
Principal Private Open Space (minimum)	24m ² per dwelling Minimum dimension 4m
Front Setback (minimum)	8m to building line 2.8m articulation zone permitted
Garage Setbacks (minimum) - see section 9 for further detail	Forward-facing garages - 1m behind building line Side-facing garages - 4m from front boundary
Corner Lot Secondary Street Setback (minimum)	4m
Side Setback (minimum)	4m
Rear Setback (minimum)	12m for the principal dwelling 6m for garages and other ancillary structures such as pools and outbuildings
Car Parking Spaces (minimum)	2 spaces
Pools and Garden Structures	Garden structures and/or a swimming pool and all associated pipework are to be wholly contained within the lot boundaries



Design Guidelines

1. Site Considerations

1.2 Geotech

Designers should refer to the land sales contract, detailed disclosure plan and any requirements of Cessnock City Council to identify any special requirements for the lot.

1.3 Bushfire

Aria Hunter Valley's idyllic rural location means it has been designated a bushfire prone area.

A bushfire report/certificate may be required when seeking regulatory approval and the type of report is dependent on the regulatory approval process chosen by your builder.

- Complying Development requires a Certified (BPAD Accredited) BAL Certificate (Method 1 only) up to and including BAL 29.
- Development Application/Construction certificate may use a consultant OR complete a self-assessment (NSW Rural Fire Service Bush fire assessment Method 2).

Please ensure you provide your builder or bushfire consultant with a copy of the detailed disclosure plans relevant to your lot. It is also recommended that they contact the office on 02 4938 3910 to discuss site specifics such as temporary Asset Protection Zones (APZs) managed by LWP, which may assist in reducing the BAL rating on your property.

It is also noted that Certified Reports prepared by BPAD (Bushfire Planning & Design) Accredited Consultants may avoid referrals to the NSW Rural Fire Service (RFS) in some instances and/or a different BAL rating being adopted by Cessnock City Council. LWP can assist with recommending a BPAD Accredited Consultant that has detailed knowledge of the Huntlee project; please contact the office on 02 4938 3910.



Design Guidelines

2. Architectural Character Statement

A common rural architectural language will run through Aria Hunter Valley. This language will define the scale, proportion of the built form, building materials and construction methodology. Variation to individual design guidelines may be permitted subject to the overall dwelling design being consistent with this Character Statement.

All dwellings in Aria Hunter Valley will be inspired by the Hunter Valley's commercial farming and viticultural heritage. Known for wineries, collieries and abundant natural landscapes, visitors and residents are visually reminded of this with a landscape of rolling hills dotted with vineyards. Dwellings in Aria Hunter Valley will draw inspiration from homesteads which is the dominant design for homes of working farmers. Homesteads were originally used to support a lifestyle of self-sufficiency and seen as a reflection of the economic prosperity of landowners. Aria homesteads will be characterised by simple, symmetrical floorplans and physical forms with a detailing of simple natural materials and colours. Some of the defining elements of homesteads include:

- Wide porches and verandahs that extend the length of the home.
- Chimneys that punctuate simple roof profiles.
- Numerous windows to maximise natural light.

- Garages with increased setbacks behind the principal building elevation or detached garages located to the rear of dwellings.
- Softer, muted and “warmer” earth tones such as light browns, dusty grey-greens, and light creamy whites consistent with organic materials of the Hunter Valley region.

Contemporary interpretations of the homestead character are welcomed.



Design Guidelines

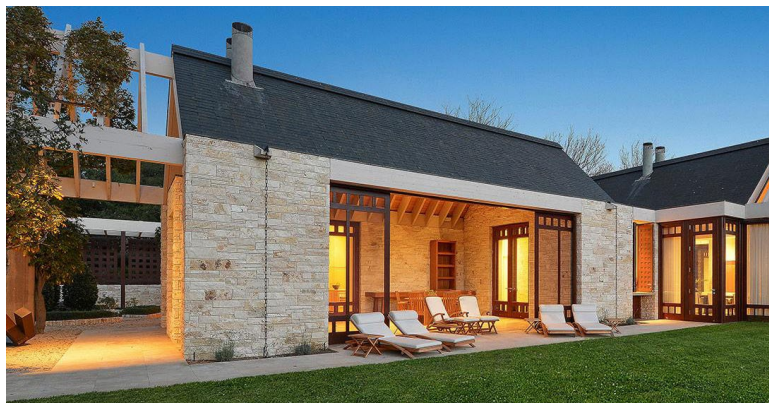
3. Siting and Climate Responsive Design

A careful and detailed site analysis should be considered to inform the position of the dwelling in the landscape and the design of the house itself and how it relates to the site and wider landscape. Considerations such as visual prominence, passive solar gain, cross-flow ventilation and privacy can contribute to improved design decisions. Natural topography and site features unique to each lot should be preserved and celebrated to connect dwellings with the immediate context and ensure overall integrated design solutions.

Designing for the local climate can enhance comfort through design rather than relying on mechanical heating and cooling. This in turn will reduce utility costs and have a long-term benefit to our environment.

Requirements

- The main living area of the dwelling is to have windows facing north, north-east or east.
- At least one area of private open space is to have a northerly aspect.
- West facing outdoor living areas shall be provided with shading devices to provide sun control.
- West facing rooms are to be protected from the summer sun, through the use of fixed shading devices, deep balconies, awnings and/or performance rated glazing.
- Garages should be located on southern or western elevations.



Design Guidelines

4. Primary Elevations - Mandatory Elements

The design of dwellings should respond in an appropriate and neighbourly manner to the street and adjoining dwellings with the objective of creating well considered dwelling elevations. Design integrity and quality are important in creating an aesthetic with a strong regional rural identity. The form of dwellings should be simple and refined with little modelling and ornamentation. Proportion and scale are important elements of homestead building designs – each element is linked to the form of the overall composition. The dictum of ‘less is more’ is very appropriate in relation to “homestead” building forms and elevations; and suburban dwelling characteristics shall be avoided including:

- Over-complicated and un-necessary shapes and forms;
- Large and bulky proportions relative to the site;
- Unnecessary projections to make the elevation appear busy; and
- Excessive ornamentation, mouldings/contrast banding, classical style columns/scrolls and stick-on elements, as well as the copying and direct application of imported or historical styles.

Requirements

- At least one habitable room window is required for the primary elevation (and secondary elevation for corner lots).
- Building elevations should be composed with horizontally proportioned walls, horizontal roofscapes and vertically proportioned windows to counterbalance the strong horizontal solid to void relationship.
- Building elevations shall provide visual interest through a mixture of natural materials, colours and textures.
- The primary elevation shall incorporate a portico, pergola or verandah.
- Verandahs and pergolas facing the street shall have a minimum depth of 2.8m to allow for tables and chairs and be a minimum of 50% of the dwelling width.
- An entry door must be visible from the street. Alternatives may be considered, subject to design merit, where the built form and landscape design create an entry sequence leading to the front door.
- Bathroom, ensuite or laundry windows/doors are not permitted to primary or secondary elevations unless well disguised, i.e. generously proportioned with no obscure glazing.
- The installation of security shutters to the primary elevation is not permitted. To reduce impact on the streetscape, alternatives such as security mesh or protective film to glazing should be considered.



Design Guidelines

4.1 Architectural Character Features

All homes must incorporate at least two of the following Architectural Character Features:

- A traditional roof feature for example (but not limited to): gable, gable windows, dormer windows, lantern windows, tower, or gable feature to a porch, verandah or balcony.
- Rendered brick or natural stone plinth to a minimum height of 340mm and up to 600mm above ground floor level with attached verandah or porch.
- Decorative window hoods, awnings or other features over windows.
- A chimney feature located within the street elevation.





Design Guidelines

5. Secondary Elevations

Requirements

- Dwellings located on a corner (with the side boundary adjacent to a street, park or public green corridor) shall provide a secondary elevation.
- Secondary elevations shall be an extension of the primary elevation and match the quality of design and finish of the dwelling's primary elevation.
- Secondary elevations should have vertically proportioned windows to match the primary elevation.
- It is desirable for primary elevation elements such as pergolas, verandahs or porches to wrap around the corner to assist in corner expression.



6. Roofs

The roof design will create the dwelling outline as it is viewed from the street and provide shade to the dwelling. The roofs of traditional homesteads are often a simple profile with materials and colours adding to the distinctive profile of the landscape.

Requirements

- Simple traditional hipped and gable roof forms are required.
- Skillion and flat roofs are not permitted
- Roof shall be pitched at a minimum of 26 degrees.
- Roofs are to have a minimum overhang of 600mm. Exceptions may be permitted for garages, south-facing walls and/or walls with no openings.
- Roofs are to be Colorbond Custom Orb profile or selected approved tiles.
- Roof colours classified by the Building Code of Australia as dark (with a solar absorptance of more than 0.60) will not be permitted.



Design Guidelines

7. Colours and Materials

A palette of materials has been selected for use at Aria Hunter Valley. A limited palette provides a focus and shared design response so individual dwellings contribute to an overall rustic character of consistent quality and design.

Colour selection shall be limited and well-considered to reflect the local environment and heritage. Softer, muted and warmer earth tones such as light browns, dusty grey-greens, and light creamy whites consistent with organic materials of the Hunter Valley region are permitted. As a general principle, lighter colours should be used for large building elements (roof and walls) and darker colours for trim elements or feature materials.

Requirements

- Permitted materials: natural stone, limestone, bagged brick, reclaimed brick, limewashed brick, weatherboard, natural timber.
- Prohibited materials: shiny or highly reflective materials that could cause glare, primary colours, very dark roof colours, Zinalume, thin stone cladding, stick-on cladding.
- A feature material is permitted and is to be no more than 20% of the primary and secondary elevation.
- Where stone cladding is permitted it is to appear structural. Where applied to a corner, a corner stone should be used. Specifications are to be included with the submitted plans.

On the following page is an indicative colour and materials palette for Aria Hunter Valley. This palette should be used as a guide when selecting colours and materials. Other colour combinations or themes may be acceptable upon application.

Facebrick and other cladding



Austral San Selmo - Limewash



Austral San Selmo - reclaimed original



Natural Stone



Limestone



Bagged Brick

Feature Wall Material



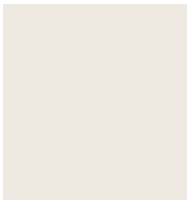
Timber Weatherboard

Structural Elements

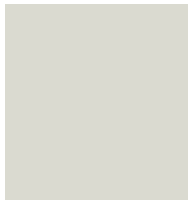


Natural Timber

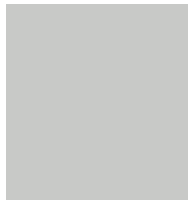
Base Colours (Lighter)



Antique White



White Duck Half



Tranquil Retreat

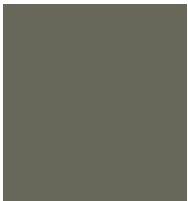


Hog Bristle



Moorland

Feature Colours (Darker)



Jungle Cloak



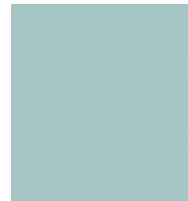
Teahouse



Cinnamon Sand



Classic Calm

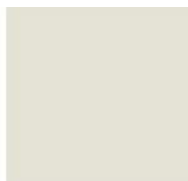


Zenith Heights Quarter

Colourbond Roof Colours



Classic Cream



Surfmist



Paperbark

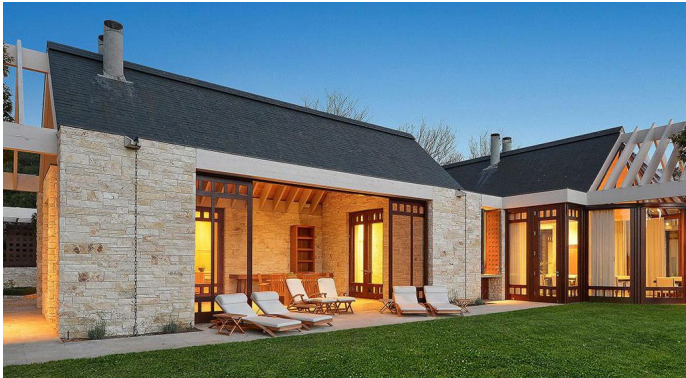


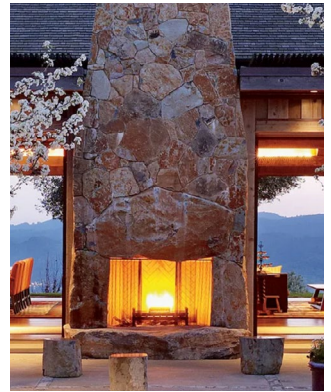
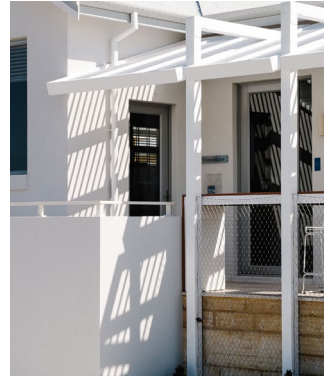
Evening Haze



Shale Grey

Materials and Profiles





Design Guidelines

8. Garages and Carports

Garages and carports are important elements of dwellings that can detract from overall streetscape character if they are not considered together with overall dwelling form and design.

Requirements

- Garages shall not dominate the front primary or secondary elevation.
- Garages that face the primary or secondary street should be set back at least 1m behind the building line.
- Garages are permitted forward of the building line but must face the side boundary. The front wall shall have a gable end and include vertically proportioned windows equivalent to at least 20% of the wall area.
- Roofs, materials and colours of garages and carports must be consistent with the main dwelling.
- Detached garages are encouraged and should be located to the side or rear of the principal dwelling.
- Carports are not permitted on the street frontage.
- All garage doors shall be panel or segmented type.
- Garages should be located on southern or western elevations.
- Side facing garages shall have a gable end roof feature and a window comprising in aggregate 20% or more of the wall area.



9. Crossovers, Driveways and Access

Driveways and crossovers ensure building entries are visible and easily identifiable from the street. The design and location of driveways and crossovers should be considered to ensure they do not detract from the safety and visual amenity of the street.

Requirements

- The driveway is to be located at the designated entrance opening provided by the developer. Only one entrance opening per lot will be provided by the developer.
- Dual entrances for a circular/horseshoe drive may be considered for properties with a large frontage (e.g. greater than 30m). Any second entrance opening must match the developer constructed entrance opening in design, materials and plant selections at the cost of the owner. Permission to construct a second driveway opening must be sought from LWP when submitting the architectural drawings.
- The maximum driveway width at the front boundary is 5m.
- The use of permeable materials for driveway construction is encouraged including permeable paving, aggregates (no black or white aggregates), granite sets, clay and natural stone paving.
- Alternative permissible driveway material includes exposed aggregate, broom finished coloured concrete (no black), stamped concrete (no black).
- Plain concrete is not permitted for driveways.
- House entrances shall be clearly defined and separate from vehicle access.
- Crossovers shall be located a minimum of 1.5m from street trees. It is the owner's responsibility to comply with authority requirements with regards to distance from street signs, light poles and other services.



Design Guidelines

10. Site Works

These are building works generally undertaken in addition to the primary building contract by the developer and/or purchaser. All ancillary works shall comply with the requirements set out below and purchasers must submit plans to LWP for approval prior to the commencement of any ancillary building works. Earthworks and retaining within 1m of the lot boundary require regulatory approval.

10.1 Cut and Fill

Cut and fill shall be in accordance with Cessnock City Council requirements. Any proposed level changes shall be included on the building plans for information only.

10.2 Retaining

All retaining shall be constructed in accordance with Cessnock City Council requirements.

Requirements

- All retaining within 1m of the boundary requires regulatory approval (Cessnock City Council or private certifier).
- Consultation with any neighbours impacted by your works should be sought (including notification of a timeline where retaining is holding up the erection of common boundary fencing). Temporary construction fencing may be required to be installed at your cost if permanent fencing will be held up.
- Quality systems, materials, colours and finishes should be used to ensure your retaining wall is in keeping with the Design Guidelines character statement.
- Drainage shall be wholly located within your lot and connected to a designated drainage point.
- Retaining within 500mm of the boundary line shall be constructed with provision for and/or engineered to support the erection of boundary fencing.
- Retaining visible from the street or neighbours shall be constructed in masonry or stone in approved finishes and colours.
- Raw unfinished concrete waste blocks will not be permitted unless finished to a high standard – for example all gaps shall be patched and the wall rendered and painted an approved colour. Raw unfinished concrete waste blocks are irregular in size, shape and texture making the erection of a straight retaining wall finished to an approved standard, time consuming and costly to achieve.
- Retaining walls shall be natural colours such as charcoal and sandstone. Black retaining walls are not permitted.

- Retaining behind the building line and not visible by the public and/ or neighbours and wholly within your backyard and clear of the boundary line may be constructed in any material including Kopper log and treated pine sleepers. Any such walls located on the boundary must be engineered to have the fence installed above using connector brackets or other suitable method installed at the owner's cost.
- Where a fence, entry statement or retaining wall has been constructed by LWP, it must not be removed, altered or the structural integrity be compromised in any way and must be maintained to the standard by which it was constructed.



Design Guidelines

11. Plant, Equipment and Services

Requirements

- If required, TV antennas must be located within the roof space or concealed from public view. Satellite dishes must be approved on your building plans or in writing by LWP if the satellite dish will be visible from the street.
- All service elements such as hot water units, air conditioning units, and clothes drying areas should be hidden from public view. Any roof mounted items should be located as far as possible away from the street front.
- Solar panel collectors should be located to maximise their effectiveness and may be visible from the street. Solar panels are not permitted on framing or support structures.
- Downpipes in the front elevation shall be concealed, painted to match the wall colour or treated as an architectural element, e.g. with rain heads.
- Meter boxes in the front elevation must match the wall colour.
- Clothes lines and bin storage areas must not be visible from the street.
- A stormwater connection point for drainage has been supplied by LWP. Please refer to your contract and/or Cessnock City Council for drainage pit locations.

12. Outbuildings and Ancillary Structures

Outbuildings and ancillary structures can be unsightly and need to be considered during the design and site planning to ensure they are located appropriately. This is particularly important to corner lots where the lot has multiple frontages.

Requirements

- All outbuildings shall be constructed behind the front or secondary elevation building line and constructed so as to complement the principal dwelling.
- In keeping with the Aria colour palette the following Colorbond colours are permitted for sheds: Classic Cream, Paperbark, Pale Eucalypt, Surfmist, Evening Haze, Shale Grey, Dune, Cove And Windspray. Similar colours may be permitted on a case-by-case basis.
- Selected colour should match or compliment main dwelling colour palette.
- Maximum height of external sheds/garages and outbuildings is 6m.
- Maximum floor area of any shed shall be in accordance with table below.
- Consideration should be given to creating visual relief on long walls through the use of glazing, changes in materials or features to cladding. Outbuilding walls greater than 12m in length shall be articulated for a minimum distance of 4 meters and be reflected in the roof line.
- Swimming pools, pumps and filters should be located to the rear of dwelling and adequately screened from public view with appropriate landscaping. Pump and filter boxes must be acoustically insulated.
- Sheds must be screened from view from the public realm.
- Pergolas, external covered areas, and bin enclosures visible from the public domain are to be designed to integrate with the dwelling utilising materials specified for the main dwelling walls.

Lot Size	Maximum Outbuilding Size
Less than 2,500m ²	120m ²
2500m ² to 2,999m ²	130m ²
3,000m ² to 3,999m ²	140m ²
4000m ² +	150m ²

Design Guidelines

13. Construction and Site Management

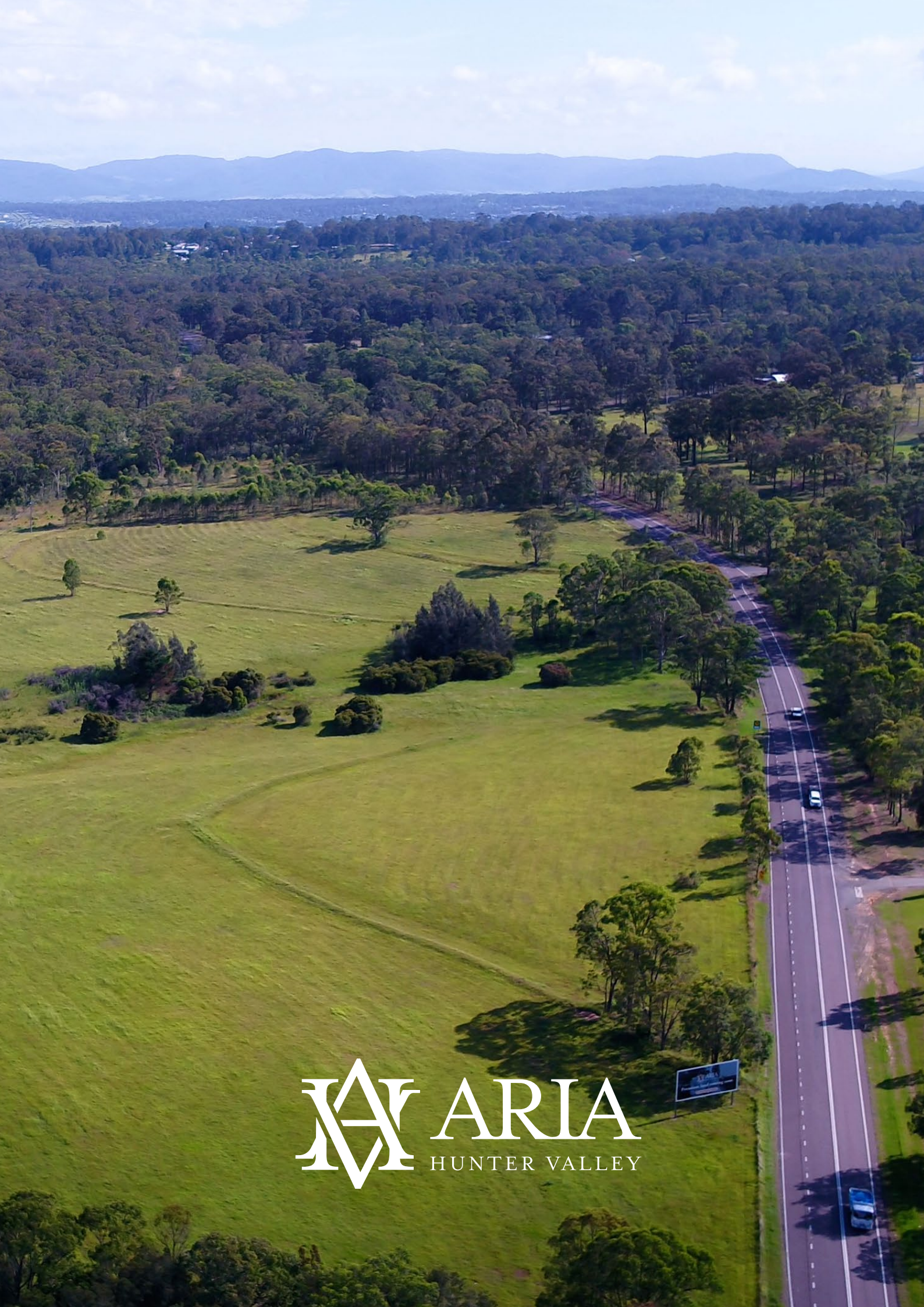
It is important to preserve the amenity of the development prior to, during and after the construction of the dwelling.

Requirements

- The lot is to be kept clear of excessive weeds and rubbish and maintained to an acceptable standard.
- All commercial vehicles, caravans and boats must be stored wholly within the carport/garage or concealed from public view.

Glossary

Approved Applied Finishes	A finish similar or consistent with a multi-coat and rolled (not hand bagged) finish. The finish should be uniform in appearance with no face brick/substrate visible.
Architectural Element	A structure designed as a separate identifiable part of a building.
Articulation	Variation in the elevation through projections and indentations in the floor plan and mirrored in the roof design to create shadows and add visual interest to the façade.
Awning/Canopy	A roof structure supported by a frame and located over a window to provide sun shading
Corner Lots	A lot with a front boundary and side boundary facing a street and/or public reserve.
Dual Key Dwelling	A dual key dwelling is a residential building on a single lot that incorporates a primary and secondary dwelling under one roof with a shared/common wall. The primary dwelling fronts the primary street, and the secondary dwelling is located behind the primary facade with a separate entry door.
Façade	The face of the building which is orientated to the primary street. The façade includes the building's most prominent architectural or design features.
Front Fencing	All fencing forward of the main building line.
Gable	The triangular top section of an end wall that fills the space beneath where the slopes of a two-sided pitch roof meet. Gables can be in the wall material or another feature material, e.g., weatherboard cladding or timber.
Gambrel	A triangular feature within a hipped roof structure most commonly finished in a lightweight cladding such as painted weatherboard or timber.
Granny Flat	Detached secondary dwelling located within a lot where a primary dwelling exists.
Habitable Room	Habitable rooms include living rooms, kitchens, bedrooms, studies and the like. Non-habitable rooms include bathrooms, laundry, stairs or circulation spaces.
Hip Roof	A roof with sloping ends as well as sides.
Laneway	A narrow road located at the rear or side boundary of the property for the chief purpose of vehicle access.
Living Areas	Rooms designed for living in especially for relaxation, social and recreational activities.
Main Building Line	The main building line is measured from the front most habitable room on the primary façade (this excludes minor projections or features).
Outbuilding	A smaller separate building such as a shed that belongs to the main dwelling.
PWA	Public Access Way.
Portico	A covered walkway leading to the main entrance that consists of a separate roof structure to the main dwelling and is supported by piers or pillars.
Porch	A covered area at the front of the home that provides weather protection to the front door and space for seating. A porch is usually an extension of the main roof.
Primary Elevation	The elevation of the home which faces the street and is usually inclusive of the main entry and the majority of architectural. The primary elevation is indicated on the sales plan with a P. Generally the primary elevation is the shorter frontage on a corner lot but this may be changed with approval from LWP.
Public View	An area in view from common spaces such as public reserves or streets.
Public Reserve	A public reserve is any parkland, bushland, wetland, public access way or any other space designated for public purposes within the residential community.
Secondary Elevation	The elevation of the home which is exposed to public view but does not usually consist of the main entry or majority of architectural features.
Site Coverage	The proportion of a site area covered by buildings. Eaves, unenclosed balconies, decks, pergolas and the like are not included for the purpose of calculating site coverage.
Skillion Roof	A mono pitch roof of gentle slope generally with a pitch between 8° and 15°.
Verandah	A covered shelter at the front of the home which has its own separate roof or roof pitch to the main roof and is supported by pillars, posts or piers.



ARIA
HUNTER VALLEY