



# Design Guidelines

October 2021



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# Welcome



## Sovereign Hills – the region’s most exciting new lifestyle address.

Welcome to Sovereign Hills, where you can live the lifestyle you’ve always dreamed of. With well designed homes, this is a community that you will be proud to call home.

You will be able to individually design your own home by using the requirements set out in this document.

These design guidelines provide design direction for your home at Sovereign Hills. Approval must be obtained for your home from the Sovereign Hills Project Team prior to obtaining other approvals, including Port Macquarie – Hastings Council’s development consent.

The Sovereign Hills Project Team will take every effort to ensure that homes consider sound environmental and sustainable principals to reduce the carbon footprint and water consumption.

**We look forward to welcoming you to the Sovereign Hills community.**

# Important points to remember

## Home Review Approval Process

The Sovereign Hills Project Team will assist you through the steps required in purchasing your property, home design review and Sovereign Hills approval.

All home designs, including any changes to your house before, during or after construction, require review from the Sovereign Hills Project Team.

Timing is important, as construction of your new home, including driveway, front landscaping with tree planting and fencing, must commence within 18 months and be completed within 30 months of settlement of your property. All building works must be completed before occupation.

**Please refer to the Document Checklist in this document to determine the drawings you are required to provide for these meetings.**

## Key considerations and building character

- Homes are to be designed with strong connections between indoor living areas and outside private landscaped spaces such as courtyards and verandas.
- Homes should respond to the orientation of your site. Living areas should face north for sun in winter and have adequate eaves for shade.
- Sovereign Hills encourages the use of sound environmentally sustainable principles to reduce the carbon footprint and meet the needs of the present without compromising the ability of future generations to meet their own needs. Considering:
  - Passive design principles
  - Material choice
  - Energy and water consumption.
- Existing trees within your property and on the street cannot be removed unless approval has been received from Port Macquarie – Hastings Council and the Sovereign Hills Project Team.

## Variations to these guidelines

The developer reserves the right to vary the design guidelines from time to time and may approve developments based on architectural merit.

### Roof design

- Hipped and gable roofs must have a minimum pitch of 22.5 degree. Lower pitched roofs with wider eaves will be considered on their design merit.
- Minimum pitched roofs are acceptable as long as they are behind parapet walls. Parapet walls to face the street.
- The minimum eave width is 450mm on all sides of the home except where built to the boundary. This does not include fascia and gutter, except where parapet walls are used. All north facing windows need sun shading (min 450mm horizontal protection).

### Preferred roofing materials

- Prefinished metal roofing.
- Slim profile flat style roof tiles.
- The tiles are to be non-reflective concrete or terracotta tiles with a non-glazed finish.

### Chimneys

- Chimneys must be constructed of stone, cladding or masonry. They should be consistent with the house and should not exceed the maximum height of the roofline by more than 1 metre.

### Antennae and satellite dishes

- Internal or under the roof TV antennae are recommended.
- Only a single antenna is permitted. This must not be visible from the street.
- Satellite dishes must not be visible from the street.

### Window furnishings

- The owner is to install proprietary window furnishings, ie. blinds, curtains or shutters on all windows facing public spaces within 3 months of occupation of the property.





### **Swimming pools**

- Swimming pools and associated pumps and filters must be screened from view, from neighbouring homes and public open space.

### **Outbuildings and sheds**

- Maximum height of 2.4m.
- Maximum floor area of 9m<sup>2</sup> located a minimum of 900mm off the boundary.
- Clad finished or Colorbond material matched to residence in non-reflective material.
- Located in the back garden away from public view.
- Garden and storage sheds 9m<sup>2</sup> and located a minimum of 900mm off the boundary and not in the front garden, will not require approval from the Sovereign Hills Project Team.

### **Boats, caravans and trailers**

- Boats, caravans and trailers to be parked within existing garaging or beside the house and screened from public view to a minimum height of 1.5 m.
- Parking caravans within the PMHC road reserve is not permitted within the estate. Alternative parking can be considered in consultation with the Sovereign Hills Project Team.

### **Clotheslines**

- Clotheslines are not permitted to be visible from the street.

### **Air conditioning**

- Roof, wall and window mounted air conditioning units will not be permitted where they are visible from the street or public areas.

# Street presentation



Street appeal and presentation is extremely important in Sovereign Hills as it reflects our residents' pride in their community. The below must be considered when designing your home.

## Design

- Façades should incorporate two (or more) finishes that complement the overall style of the dwelling. Single finish facades will be considered on their merit by the Sovereign Hills Project Team.
- Front porches must be no less than 5m<sup>2</sup> in size and covered (incl eaves).
- Bathrooms, toilets and laundry windows should not face the street.

## Garages

- All dwellings with 3 or more bedrooms must have a double (2 car) garage. Single car garages will only be permitted in the case of multi-dwelling developments with 2-bedroom dwellings, subject to approval by the Sovereign Hills Project Team.

- Minimum setback to the garage is 5.5m and 1m behind the main building line.
- Attached garages must not exceed 50% of the total house frontage.
- Garage doors must be panel lift, panel glide style or plain single panel doors.

## Driveways and letterboxes

- Residents are encouraged to use exposed aggregate for their driveways, with the use of colours that complement the overall style of the home.
- Plain and painted concrete driveways are not permitted. Coloured concrete must either be stencilled or oxide.
- Letterboxes must use materials and colours consistent with the style of the house.

## Fencing

- All fencing should be high quality and match the style of the house.

### Rear and side boundary

- Fencing material must be either:
  - > Lapped and capped hardwood timber
  - > Colorbond in the approved profile and colour
    - Profile: Mirrascreen
    - Colour: Basalt

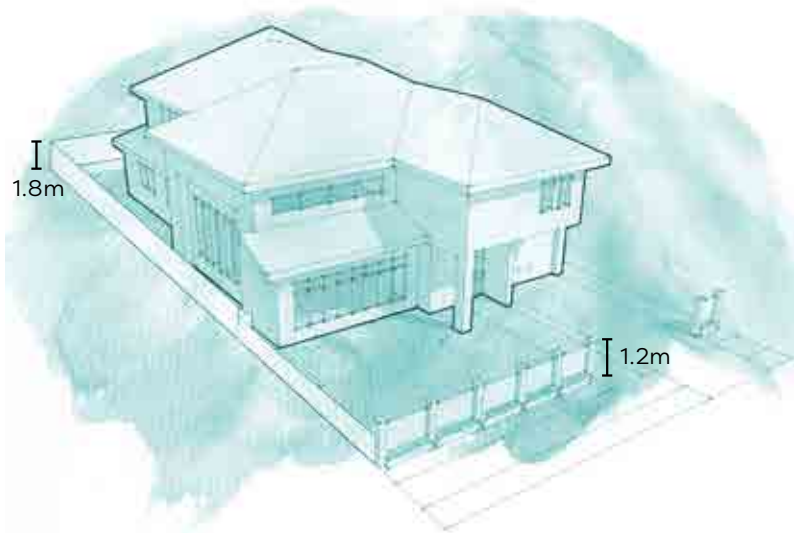
- All other fences will be considered on their merit by the Sovereign Hills project team.



### Side gates/access and private open space

- Side gates and private open space that front| the road must be screened/fenced using lightweight aluminium slat style panels in a colour that complements the overall style of the dwelling. Materials such as timber support posts and masonry type materials, etc, will be reviewed on their merit.

- Front boundary definition in the form of fences, hedges, defined gardens or low walls is mandatory.
- Corner lots will attract a higher standard of fencing design with regards to materials used, transparency and articulation.
- All fencing provided to the main street frontage should not exceed 1.2m in height.
- Side and rear fencing is required at the height of 1.8m, finishing no more than 1m behind the adjacent front corner of the house. Side fencing aligned with the front fencing must provide a raked transition to the front fencing.
- Side and rear fencing must be completed within three months of occupation.





## Retaining

- Retaining walls on the front boundary must be incorporated into the fencing base and be a maximum height of 500mm unless otherwise approved by the Sovereign Hills Project Team.
- Loose boulder-style retaining walls are not permitted.

## Corner lots

- The entry to a house can be positioned on either street frontage.
- The elevation of the secondary street frontage must provide an interesting residential façade that supports a high quality streetscape for the entire length of the facade.

## Colours

- Natural earthy toned colours that will suit the natural environment of Sovereign Hills, such as off-whites, browns, blues, creams and greys, are permitted as the main colour for walls, garage doors and other major surfaces.
- Others will be considered on architectural merit.
- Accent materials such as fascia, gutter, window trim, front door, balustrade and handrail should be a complementary colour to the house. The colour of the gutter should match the roof and downpipes should match the adjacent wall colour.



# Multi-dwelling developments



**Unless otherwise stated in these following guidelines for multi-dwelling developments (MDD), all previous design guidelines still apply.**

While multi-dwelling developments (MDDs) are an integral part of Sovereign Hills, we have set high standards of design, sustainability and liveability to ensure they integrate well into the estate.

Multi-dwelling developments include, but are not limited to: duplexes, units, villas, townhouses and any other type of development that provides two or more self-contained dwellings.

## Locations

- Sovereign Hills selects multi-dwelling development lots and these are clearly identified on our sales plans.
- MDDs are not permitted on any other lots under any circumstances.

## Key considerations

- Design principles that consider energy and water consumption are strongly encouraged.
- Façades should incorporate two (or more) finishes that complement the overall style of the dwelling. Single finish facades will be considered on their architectural merit by the Sovereign Hills Project Team.
- Front porches must be no less than 5m<sup>2</sup> in size and covered (incl eaves).
- Entry doors to be no less than 1.2m wide and include a glass feature or detailed design that complements the overall style of the home
- Eaves to have a minimum width of 450mm
- Roofs must have a minimum pitch of 22.5 degrees with materials restricted to either prefinished metal or slim profile flat tiles.
- Bathrooms, toilets and laundry windows should not face the street.
- Front landscaping is to be designed with a low maintenance approach and include front boundary definition by hedging/planting/fencing.

## Fencing and retaining

- Side gates and private open space that front the road must be screened/fenced using lightweight aluminium slat style panels in a colour that complements the overall style of the dwelling. Materials such as timber support posts and masonry type materials, etc, will be reviewed on their merit.
- Internal retaining walls are to be constructed on the boundary where possible to maximise the usable space and value, whilst minimising ongoing maintenance.

## Driveways and vehicle parking

- Plain concrete finish driveways are not permitted.
- Residents are encouraged to use exposed aggregate for their driveways, with the use of colours that complement the overall style of the home.
- Double car garages are required for all dwellings with 3 or more bedrooms. Dwellings with 2 bedrooms (or less) can have a single car garage but also require additional off street parking.
- Garage doors must be an automatic panel lift door (no roller doors).

## Review requirements

To ensure these requirements are met, we require the following documentation to be lodged for approval by the Sovereign Hills Project Team.

- Detailed site and construction plans, including floor plans.
- 3D renders, imagery and elevations detailing façade finishes, colours, fencing and screening, and landscaping.

# Your garden



Soft landscape elements include trees, shrubs, groundcovers, mulches and turf. To achieve a successful landscape setting for your home the following are required:

- Three trees, which will attain a mature height of greater than 6m, are to be planted by the resident. A minimum of one of these trees is to be planted within the front garden area. Two of these trees are to be a minimum container size of 100 litres when planted and one of these must be in the front garden.
- Front garden turf and planting to be completed within 3 months of occupation of the house.
- Loose boulder-style retaining walls are prohibited.

In addition to this, the majority of the remaining open space of your property, outside of the house footprint, driveway, garage and pool should consist of soft landscaping with a balance of turf and planting beds.

## Landscape plan

A landscape plan is required to be prepared and submitted to the Sovereign Hills Project Team in order to obtain final design approval.

The landscape plan is to detail:

- Location of proposed trees to front and rear gardens, including quantity, size and species.
- Turf and garden areas.
- Retaining walls including location, heights and materials.
- Paths and hard paving areas.
- Letterbox.
- Existing services.
- All plant species, locations and pot sizes.

# The approval process

Stage 1 Design Review	Stage 2 Council Approval	Stage 3 Construction
Exchange of Contracts/ Purchase of Lot	Lodge stamped plan for Development Application with Council	Construct and Complete House and Driveway
Preliminary design review	Receive Council Approval. Appoint Principal Certifying Authority	Obtain Occupation Certificate from Council or accredited certifier
Respond to feedback from preliminary design and submit final plans	Lodge application for Construction Certificate	Complete front landscaping, including trees, window treatments and all fencing within 3 months of occupation
Formal plan lodgement with Sovereign Hills Project Team and approval	Receive Construction Certificate	



# Documentation checklist

Owner

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Builder

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- Single storey       Dual occupancy

House Type    Double storey       House & granny      Lot Number

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Please provide the Sovereign Hills Project Team with the following documentation in order to review and endorse the design.

- |  |   |
|--|---|
| <input type="checkbox"/> Site plan showing existing contours, position of your home with setbacks dimensions and proposed levels of your home.                         | <input type="checkbox"/> Elevations of front, rear and sides of the proposed home with proposed/existing levels, and notating materials.  |
| <input type="checkbox"/> Floor plans showing the home layout, including dimensions and uses of each room.  | <input type="checkbox"/> Schedule of finishes for proposed external materials and colours on all elevations (all external wall, roof, garage door, pedestrian path and driveway) including the manufacturer's name. |
| <input type="checkbox"/> Roof plan.  | <input type="checkbox"/> Landscape plan showing proposed house, fencing, existing and proposed trees, planting, driveway, pathways, retaining walls, decks, paved areas, spot lines etc.                            |
| <input type="checkbox"/> House section showing existing and proposed ground levels, proposed floor levels, overall building height, pitch of roof and eaves dimension. |   |
- 

As the **owner / builder / agent** (please circle).

I confirm the above information is correct and drawings are submitted in accordance.

Signature: ..... Date: .....

Your house design and landscape plans will be reviewed by the Sovereign Hills Project Team within 1 week of submission. If your plans do not comply with the Sovereign Hills and Siting Requirements the Project Team will contact you to provide advice for design improvement. The Project Team is not the 'consent authority' for any plans, apart from general advice and guidance, and is not able to assess whether submissions satisfy Port Macquarie – Hastings Council's requirements or any other requirements from authorities. Council's requirements for DA and other legislative controls must be carefully considered prior to lodging plans for approval.

# Sovereign Hills masterplan

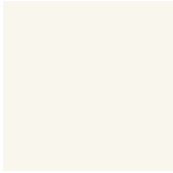


- Sovereign Place Town Centre
- Sovereign Hills Land Sales Centre
- Sovereign Hills Display Village
- Land Release
- P Parking
- Petrol Station & Service Centre
- St Joseph's Regional College
- Child Care Centre
- Future Playing Fields
- Playgrounds
- Picnic Areas and Parks
- Future Walking Trails and Reserves
- Future Bicycle Paths

DISCLAIMER: This master plan is not drawn to scale. Lewis Land Group reserves the right to amend or change any part of the Sovereign Hills development at its sole discretion. The published master plan should not be relied upon in any way whatsoever by any person or prospective purchaser within the Sovereign Hills development. This master plan is indicative only of the Lewis Land Group's intentions in relation to the Sovereign Hills development plan as at the date it was drafted. Version 1 – October 2021.

# Inspiration

## Scheme 1



Dulux Fair Bianca Half



Dulux Baton



Dulux Klavier



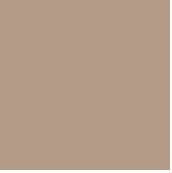
Dulux Leadman



Engineered Stone



Sandstone



Dulux Indian Clay



Dulux Italian Clay



Upholstery



Upholstery



Flooring Smoked Timber



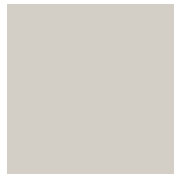
Cement Render





# Inspiration

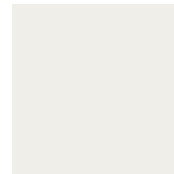
## Scheme 2



Dulux  
Limed White



Dulux  
Dollar



Dulux  
Natural White



Dulux  
Klavier



Grey  
Stone



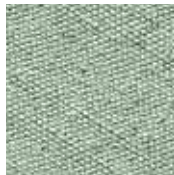
Limestone



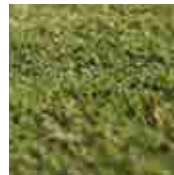
Carpet



Stone  
Cladding



Fabric



Grass



# Inspiration

## Scheme 3

