



GOOGONG NORTH DESIGN GUIDELINES – A SUMMARY

LOTS 330M² OR GREATER



WHAT WILL THE GUIDELINES DO?

Together the Guidelines define the character or 'essence' of Googong. They will:

- help you build in a way that suits the climate and topography of Googong
- help you get the best out of your site
- ensure that your home is in keeping with the character and masterplan of Googong
- guide the way your front boundary, front garden and house frontage is designed
- help you design and build with sustainability in mind
- give you flexibility in the way your home is designed
- outline the process to get your home approved.

Most importantly, **the Googong Design Guidelines will help to protect the investment in your home for years to come, by maintaining the quality of homes in your street and throughout the township.** It is worth remembering that the value of your home is just as dependent on the character of the locality as on its design and internal specifications.

The diagram on the next pages summarises the key building and landscape **elements** (what), the design **intent** behind the guidelines (why), and the way this is achieved through design **requirements** (how).

Googong Builders Guild

A number of builders have been selected to form the 'Googong Builders Guild'. The Guild members have developed a variety of home designs which are consistent with these Design Guidelines and the overall Googong vision. Their designs have been pre-approved by the Googong Design Co-ordinator. You are not obliged to use a builder from the Googong Builders Guild. However, if you choose another builder they will have to work within the Googong Design Guidelines and with relevant planning controls, then submit your house design for approval by the Googong Design Co-ordinator.



1. FRONT BOUNDARY

Intent

Defined boundary to distinguish the lot from the street

Requirements

- Low stone wall or edge strip
- Fence to 1.2m or hedge
- Entry pier

2. SIDE BOUNDARY (CORNER LOTS)

Intent

Attractive side boundary to corner lots which reduces fence impacts and creates appropriate privacy to rear courtyard

Requirements

- Front boundary to 50% side depth
- Side boundary fence to 1.5m high
- Garage to rear of side street

3. FRONT GARDEN

Intent

Consistent quality landscape and a layered transition between house and street

Requirements

- Based on palette of designs
- Front garden landscape subject to refundable bond on completion
- 30% min garden beds
- 2 x 45 litre min trees

4. FRONT VERANDAH, PORCH OR COURTYARD

Intent

Useable open space in front of house that encourages interaction with the street

Requirements

- Useable depth 1.8m – 2.4m, and min 3.5m width
- Linked to house with door(s)
- Shaded, at least in part
- Preferably raised from street level

5. HOUSE PLANNING

Intent

Houses that respond to the lot, indoor outdoor living, and present a friendly face to the street

Requirements

- Generally two rooms to street
- Indoor/outdoor living to sunny areas
- Cross ventilated

6. GARAGE AND DRIVEWAY

Intent

Garages and driveways designed to integrate with house, and not visually dominate the street

Requirements

- Visually recessed from street
- Garage on side street for corners
- Driveways toned to reduce impact

7. BUILDING AND ROOF FORM

Intent

Well proportioned, traditional building and roof forms

Requirements

- Ground floor height 2.55m–2.7m
- Building height overall max 8.5m
- Generally pitched roof form, with min 450 mm eaves
- Corners to address both streets

8. OPENINGS AND ARTICULATION

Intent

House frontages that have well proportioned openings and break down massing with appropriate external detail

Requirements

- Vertically proportioned openings/frames
- Defined light and shade elements
- Clear street entry

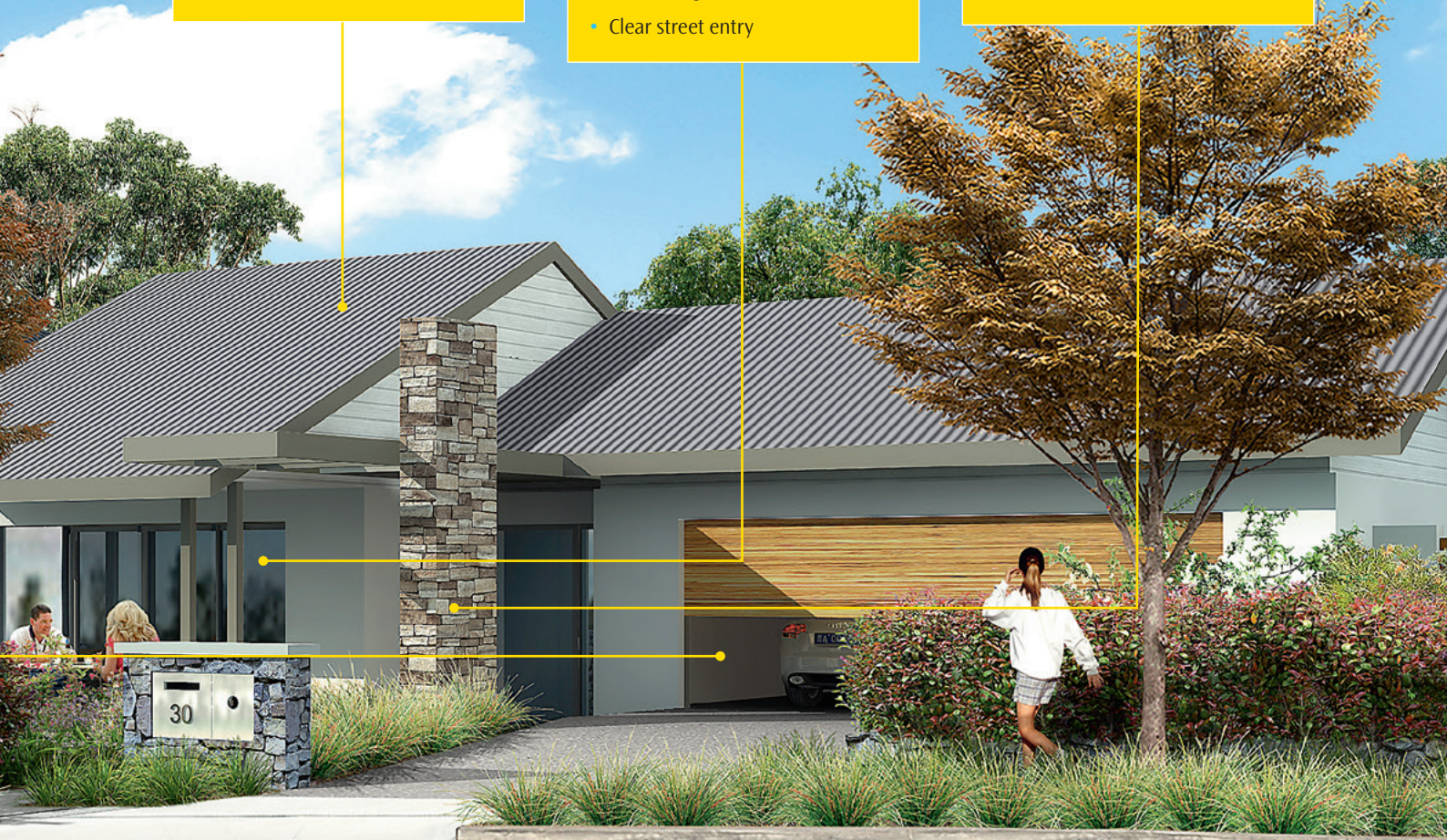
9. MATERIALS AND COLOURS

Intent

A palette that breaks down the mass of the house, anchors the building to the context, and expresses features and details

Requirements

- Mix of materials to each house
- Palette of wall, roof and feature materials/colours



10. SLOPING LOTS

Intent

Respond to the site levels with designs that reduce need for earthworks and retaining walls, and change levels as appropriate

Requirements

- Maximum retaining wall height 1.0m

11. EXTERNAL ELEMENTS

Intent

Minimise visual impacts from external elements through defining locations and key design parameters

Requirements

- Parameters for air conditioning solar panels, antennae, plumbing, pools, sheds, water tanks, meters

12. SUSTAINABLE LIVING

Intent

Create a holistic township which promotes healthy living and where energy and water efficiency are part of a sustainable system

Requirements

- BASIX energy (40% min saving) and water (50% min saving) certificates required

A NEW BEGINNING

When you buy land at Googong, you'll be part of something unique. Googong is like no other community in the Canberra region, because it will be a self-contained township.

Googong is being developed in a joint venture between Peet and Mirvac (Googong Township Pty Ltd), and will be what is called a 'masterplanned' community. This means there are general principles applied to its design, rather than letting it grow in an unplanned way.

Googong aims to create high quality buildings, streets and landscapes, and to provide a wide choice of housing at different prices, so people can live in Googong at all stages of their lives. Because the forms of the buildings define the streets and public spaces within the town, a careful approach to design will help to create streets that people will want to walk and cycle in, not just drive through.

The Googong Design Guidelines consider how houses will relate to one another within a street, a neighbourhood and the developing township. This document summarises the main points. Complete guidelines can be downloaded from our website at googong.net. They apply to detached houses to be built on lots greater than 330m² in area, and will form part of the contract you enter into when you purchase land at Googong. Separate guidelines will be prepared for lots under 330m² including attached and apartment homes, and for estate homes on large lots.



GOOGONG NORTH **THIS GUIDELINE APPLIES TO GOOGONG NORTH ONLY.**



APPROVING YOUR HOME

These Guidelines have been prepared to help you match the quality and character of your home and garden with the wider vision for the streets, parks and public areas.

They have a relationship with the following documents:

- Queanbeyan-Palerang Regional Council – Googong Development Control Plan 2010
- NSW Housing Code – Complying Development 2011
- Section 88b/88e Instruments

In broad terms the above documents deal with residential **amenity**, while these Guidelines deal with building and landscape **character**.

Steps to approval and construction

The process you will go through to get the necessary statutory approvals to build a house at Googong is the same process that applies when building a house in most new development areas in New South Wales. Most new development areas require house plans to be reviewed for compliance with design guidelines. This is the case at Googong. The steps in this process are as follows:

STEP 1	Review Queanbeyan Council 'Googong Development Control Plan' (DCP) and the Googong Design Guidelines requirements.
STEP 2	Analyse the site and prepare plans in accordance with the DCP (or complying Development), Googong Design Guidelines, and the Building Envelope Plan/Lot Disclosure Plan in your Sales Contract.
STEP 3	Complete Googong Compliance Checklist.
STEP 4	Submit home and front garden plans (including driveway/paths), material and colour selections, checklists and application forms to the Googong Design Co-ordinator for approval or amendment within six months of settlement.
STEP 5	Submit Development/Complying Development Application and Construction Certificate to the relevant approval authority/certifier.
STEP 6	Complete construction according to approved plans within 24 months of settlement and provide a copy of your Occupation Certificate to the Googong Design Co-ordinator for return of your Compliance Bond as relevant.

Ensuring the Guidelines will be implemented

The Guidelines mean that your house will be part of a consistent and high quality street. To ensure compliance with the Design Guidelines you will need to pay a refundable 'Compliance Bond' of \$5,000 at the time of settlement of your lot as noted in the Contract for Sale. If you have already signed a contract with a Guild builder which includes landscaping for your front garden, then you will **not** be required to pay the compliance bond.

If you choose to build with a builder who is not a member of the Builders Guild the Compliance Bond will be returned once you have received an Occupation Certificate from the Council and the Googong Design Co-ordinator has confirmed your house and garden have been completed consistent with the approved plans. It is in your interest, if using a non-guild builder, to include the front garden landscaping in your contract/ plans for approval to ensure the timely return of your bond.

Your builder or architect should refer to our complete Design Guidelines document at googong.net

For further details contact the Googong Design Co-ordinator:

Phone: 02 6230 0800 | Email: enquiries@googong.net | googong.net