



**COOKES  
HILL**  
ARMIDALE

# COOKES HILL DESIGN GUIDELINES

**FEBRUARY 2019**



[cookeshill.com.au](http://cookeshill.com.au)



A QUALITY  
MCCLOY  
GROUP  
PROJECT

## THE PURPOSE

Cookes Hill is another quality McCloy Group residential community. We have developed these guidelines to help you create a home in a high quality residential neighbourhood, in turn adding value and contributing to the sense of community.

Many visual elements contribute to an increased sense of community, many of which will be provided by us such as entry features, public art, children's playgrounds, open space, and mature street trees, for example. However some will be provided by you and these design guidelines will assist you in designing your new home and landscaping to ensure all homes complement each other and contribute positively to the visually attractive streetscapes.

Compliance with these guidelines will help protect your investment by ensuring all homes are of a similar high quality.

Your home should be designed to take advantage of the best orientation, views and outlooks including those to the street. The presentation of the house to the street and other public areas contributes to the visual character, social interaction and passive surveillance of both your home and the neighbourhood.

All care has been taken to ensure that these design guidelines comply with council requirements and current building legislation, however, you are responsible for ensuring compliance with all statutory requirements.

These design guidelines are to be read in conjunction with your Land Sales Contract and the associated 88b instrument which sets out the easements, restrictions on use and positive covenants on land title.

## DESIGN PROCESS

Select and purchase a homesite that best suits you



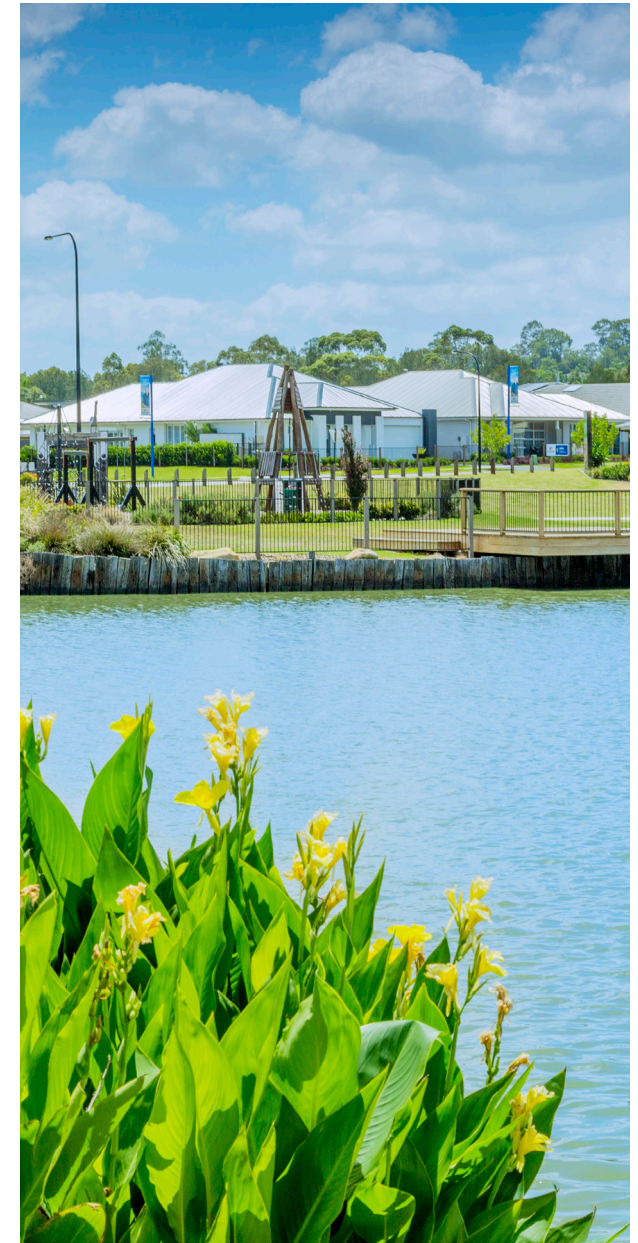
Choose a builder or designer of your choice to prepare your dwelling and landscape plans



Provide your builder with a copy of this design guideline and instruct them to comply with it



When you are satisfied with your design, lodge it with the Consent Authority for approval



The housing character of Cookes Hill is inspired by a contemporary, lifestyle in a convenient city fringe location. Whilst encouraging a variety in housing design, the following guidelines promote desirable characteristics of form, scale and siting of your home.



**ARTICULATION** - the façade addressing the street is to provide visual relief by breaking down the façade into smaller sections. No single wall is to exceed 9 metres in length.



**PORTICO** - the façade addressing the street is to contain a covered portico which clearly defines the dwelling entry. The portico is to be a minimum of 25% of the width of the façade.



**GARAGING** - the garage door is not to be a dominant feature of the façade. The garage is to be a maximum of 50% of the width of the façade and is to be set-back a minimum of 1 meter from the main wall of the façade.



**MATERIALS** - a variety of building materials are encouraged with a minimum of 2 and a maximum of 3 different materials on the façade addressing the street. Feature stone elements are also encouraged.



**COLOURS** - the front façade should incorporate a neutral colour palette with 'tone on tone' colours to add variety.



**ROOVES** - gable or hipped rooves are to be a minimum of 22.5 degrees pitch and skillion rooves a minimum of 10 degrees pitch. Roof materials are to be concrete tiles (flat profile preferred) or metal Colorbond Custom Orb. Roof colour is to be of a natural earth tone with a preference for dark 'grey' tones.



**FLAT ROOVES** - single storey flat rooves are discouraged.



**COLOURS** - strong or bright colours are discouraged.



**GARAGES** - sectional or window feature doors are discouraged.

### FRONT GARDEN

First 1.0m of the front garden to be substantially planted with native trees, shrubs and groundcovers. Select a diverse range of plants with different colours, heights, textures and forms to create a richly layered landscape. No more than 40% of the front garden is to be turf and any turf is to be 'couch' or 'buffalo'.

### FRONT GARDEN BEDS

Dense mass planting and grouping of plants will heighten the effect that individual gardens have on the streetscape. Deciduous Tree to be planted to North/West of building.

### ANCILLARY STRUCTURES

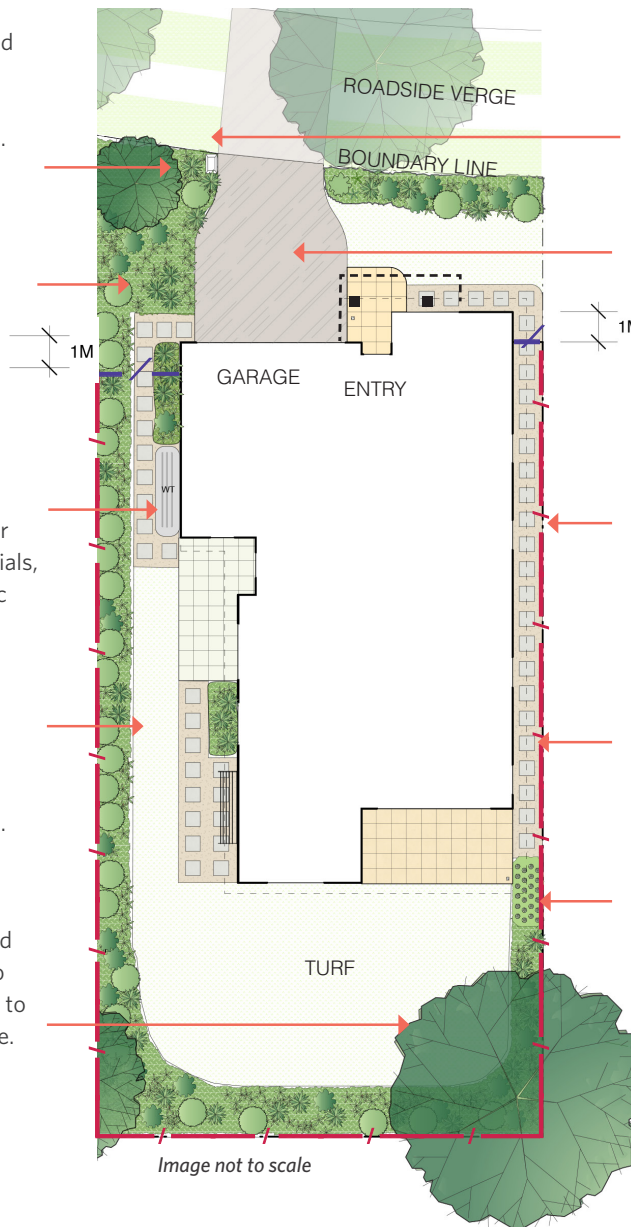
Ancillary structures and utilities such as water tanks, air conditioners, hot water units, garbage bins, meters, aerials, clotheslines and services must be located, out of public view. Ancillary structures must not block access to rear garden.

### GARDEN EDGING

Garden edging to be sandstone, steel edging or timber edging. No timber logs, plastic or quick kerb. Garden edging should not be a prominent feature of the garden.

### TREES

Provide one medium canopy tree in the front garden and one tree in the back garden. Trees are to be planted into mulched, edged garden beds, not into turf. Locate trees to best facilitate passive solar heating and cooling of home.



### LETTERBOX

Letterbox to be a maximum of 1.1m high and constructed of materials that complement the house. Single box on a metal post is discouraged.

### DRIVEWAY

Driveway to be a maximum 4.5m wide at the front boundary and minimum 1.0m from the side boundary. Exposed aggregate or oxide coloured concrete in dark neutral tones or grey are encouraged. Red or brown tones, stamped or plain brushed concrete are discouraged.

### FENCES

Side return fences are to be setback minimum of 1.0m from front of dwelling and constructed from timber or aluminium vertical or horizontal slats. Solid panels facing the street such as Colorbond are discouraged. Refer to fencing plan on page 5 for more details.

### BACK GARDEN ACCESS

Pave ground surface ideally with permeable pavement or material such as steppers in gravel.

### KITCHEN GARDEN

Consider planting vegetables, herbs or fruit trees to use in your home and share with others.

Image not to scale

**CORNER GARDEN BEDS**

Dense mass planting and grouping of native trees, shrubs and groundcovers will heighten the effect that individual gardens have on the streetscape. Provision of 1 or 2 deciduous trees to be planted at North or West corners.

**FENCES**

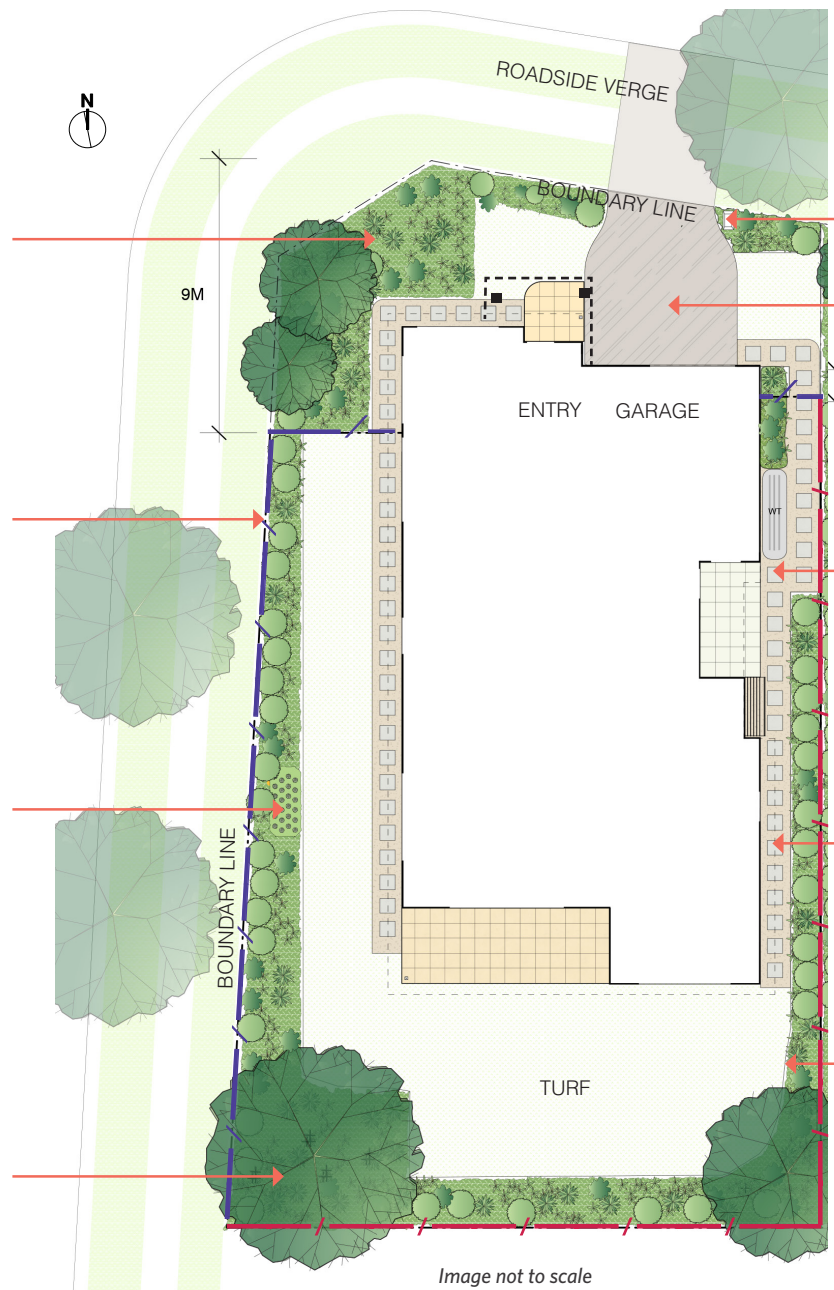
Along secondary frontage and side return to dwelling, fence is to be setback 9m from the front boundary. Fence to be timber or aluminium slat or pool type fencing. Refer to fencing plan on page 5 for further details.

**KITCHEN GARDEN**

Consider planting vegetables, herbs or fruit trees to use in your home and share with others.

**TREES**

Provide one medium canopy tree in the front garden and one tree in the back garden. Trees are to be planted into mulched, edged garden beds, not into turf. Locate trees to best facilitate passive solar heating and cooling of home.

**LETTERBOX**

Letterbox to be a maximum of 1.1m high, constructed of materials that complement the house. Single box on a metal post is discouraged.

**DRIVEWAY**

Driveway to be a maximum 4.5m wide at the front boundary and minimum 1.0m from the side boundary. Exposed aggregate or oxide coloured concrete in dark neutral tones or grey are encouraged. Red or brown tones, stamped or plain brushed concrete are discouraged.

**ANCILLARY STRUCTURES**

Ancillary structures and utilities such as water tanks, air conditioners, hot water units, garbage bins, meters, aerials, clotheslines and services must be located, out of public view. Ancillary structures must not block access to rear garden.

**BACK GARDEN ACCESS**

1m wide (min) access down one side of dwelling. Pave ground surface ideally with permeable pavement or material such as steppers in gravel.

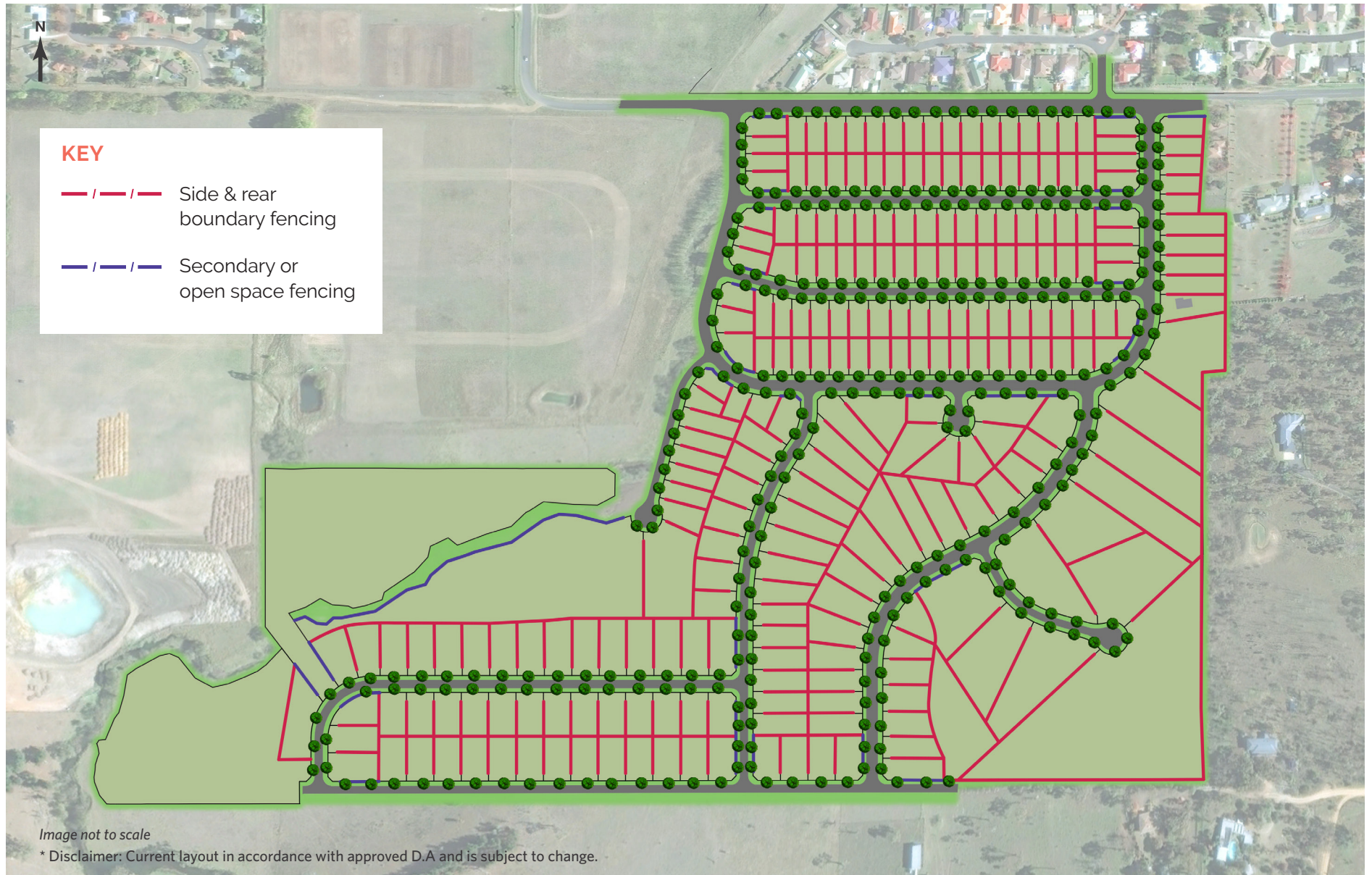
**GARDEN EDGING**

Garden edging to be sandstone, steel edging or timber edging. No timber logs, plastic or quick kerb. Garden edging should not be a prominent feature of the garden.

Image not to scale

# 3.2

## LANDSCAPE DESIGN GUIDELINES - FENCING



**F1** — / — / — / — / — / — / —  
**SIDE & REAR BOUNDARY FENCING**

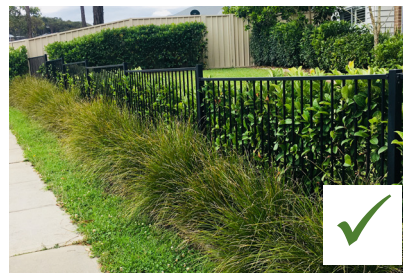
Maximum 1.8m high Colorbond fence in 'Woodland Grey' only.



**F2** — / — / — / — / — / — / —  
**SECONDARY OR OPEN SPACE FENCING**

**Option 1**

1.2m or 1.5m high open-style aluminium pool fencing with timber posts in black or 'Woodland Grey' only.



**Option 2**

1.5m or 1.8m high vertical or horizontal timber or aluminium slat fence in 'Woodland Grey' only.

**Note:** Hedge planting is encouraged to complement F2 fencing to provide additional privacy.



**SIDE FENCING** - Fences that protrude past the main wall of the front façade are not allowed.



**COLOURS** - Fencing colours other than 'Woodland Grey' are not allowed.



# 3.3

## LANDSCAPE DESIGN GUIDELINES - IMAGES



**DRIVEWAYS** - materials to be exposed aggregate or oxide coloured concrete in dark/neutral tones. Dark grey or charcoal colour preferred.



**RETAINING WALLS** - to be constructed from masonry or natural stone whenever visible from the street. Dark grey or charcoal colour preferred.



**GARDEN BEDS** - dense plantings will help to soften the built form.



**PLANTINGS** - layered plantings using a range of textures, colours and foliage are encouraged. Refer to the planting schedule for further details.



**FENCES** - Solid fences that front the street are not allowed.



**TURF** - Excessive areas of turf or Kikuyu turf are discouraged.



**RETAINING WALLS** - timber retaining walls that are visible from a public place are discouraged.



**MULCH** - brightly coloured mulch or pebbles are discouraged.



**DRIVEWAYS** - red or brown tones, plain concrete and stamped or stenciled concrete are discouraged.



## TREES

SCIENTIFIC	COMMON	NOTE
<i>Callistemon 'Kings Park Special'</i>	Kings Park Special	Attractive, native, red flowering bottlebrush. Suitable as feature or screening tree
<i>Magnolia grandiflora cultivars</i>	Magnolia	Compact, flowering, evergreen feature tree
<i>Tristaniopsis laurina</i>	Water Gum	Hardy, fragrant tree with shiny foliage, suitable as feature or screening tree
<i>Pyrus calleryana cultivars</i>	Ornamental Pear	Deciduous white flowering feature tree
<i>Acer rubrum</i>	Red Maple	Deciduous red leafed shade tree

## SHRUBS & GRASSES

SCIENTIFIC	COMMON	NOTE
<i>Grevillea alpina</i>	Spider Flower	Various growth habits, with dense dark foliage. Flowers range from orange, pink, cream and green
<i>Grevillea rhyolitica 'Deva Gold'</i>	Spider Flower	Compact shrub with glossy green leaves. Yellow-orange flowers. Extremely hardy
<i>Acacia coventyi</i>	Blue Bush	Large shrub. Super hardy wattle with blue grey leaves. Fragrant yellow ball flowers
<i>Callistemon citrinus 'Endeavour'</i>	Bottlebrush	Upright, compact shrub. Large red flowers. Prune to encourage a dense form
<i>Callistemon 'Better John'</i>	Bottlebrush	Small shrub with blue green leaves
<i>Callistemon viminalis cultivars</i>	Bottlebrush	Varying size shrubs with dense deep green leaves and red flowers
<i>Westringia fruticosa cultivars</i>	Coastal Rosemary	Popular bushy shrub of various sizes. Grey leaves
<i>Rhododendron cultivars</i>	Rhododendron	Attractive blooming bush. Various flower colours dependant on cultivar
<i>Raphiolepis indica cultivars</i>	Indian Hawthorn	Tough evergreen shrub with masses of white or pink flowers

## GROUND COVERS

SCIENTIFIC	COMMON	NOTE
<i>Dianella caerulea cultivars</i>	Blue Flax Lilly	Attractive grass with blue green leaves and deep purple berries
<i>Casuarina glauca 'Cousin It'</i>	Cousin It	Prostrate ground hugging plant. Great for rockeries or spilling down slopes
<i>Grevillea poorinda 'Royal Mantle'</i>	Royal Mantle	Prostrate dense groundcover with toothed leaves
<i>Myoporum parvifolium 'Yareena'</i>	Creeping Boobiolla	Spreading groundcover with dense green foliage and masses of white flowers
<i>Liriope muscari cultivars</i>	Lillyturf	Compact grass species with tall blue-purple flowers
<i>Hardenbergia revoluta</i>	False Sarsaparilla	Hardy climber / spreading ground cover. Masses of small purple flower

## ACCENT PLANTING

SCIENTIFIC	COMMON	NOTE
<i>Anigozanthos 'Dwarf Delish'</i>	Kangaroo Paw	Coming in a variety of flower colours, kangaroo paws have a unique form and varying heights
<i>Agapanthus africanus cultivars</i>	Agapanthus	Dark fleshy leaves, with deep blue or white flowers
<i>Telopea spp</i>	Waratah	Varying sized shrub. Comes in a variety of colours and levels of hardiness. A great feature plant
<i>Xanthorrhoea spp</i>	Grass Tree	An iconic australian plant with an architectural form. Slow growing with a tuft of long thin leaves and a thick trunk

Compliance with these design guidelines will assist you in designing a home that:

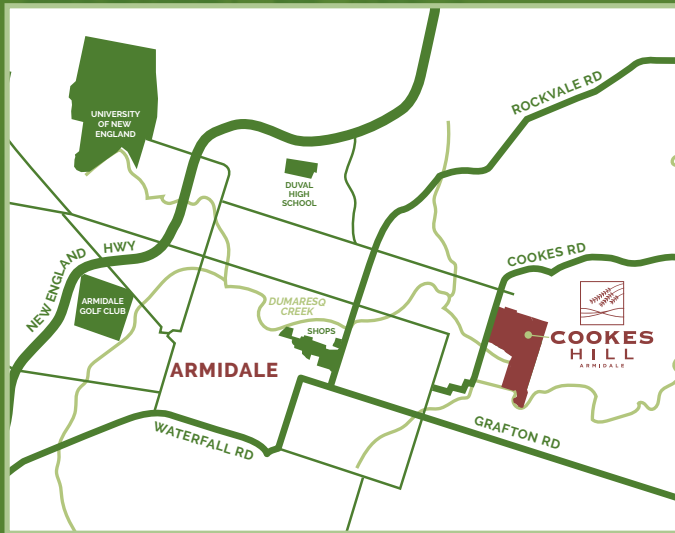
- Suits your land, budget and lifestyle;
- Protects your investment by ensuring all homes are built to a similar high standard; and
- Adds value to your home and neighbourhood

If you or your builder requires advice on how to ensure your concept plans conform to these design guidelines, please contact your friendly Cookes Hill Sales Consultant.



You can rest easy that your neighbours will also build a quality home in a quality community.





## Cookes Hill

64 Cookes Road • Armidale

☎ Ben Saxby: 0413 279 884

☎ Brad Dunham: 0448 721 277

✉ [land@cookeshill.com.au](mailto:land@cookeshill.com.au)

f [facebook.com/cookeshill](https://www.facebook.com/cookeshill)

[cookeshill.com.au](http://cookeshill.com.au)



A QUALITY  
MCCLOY  
GROUP  
PROJECT

\*Disclaimer: These Guidelines are provided for information purposes only to assist potential purchasers and owners within the Estate in designing a home. They should not be relied upon for any other purpose. Illustrations and pictures in these Guidelines are intended to be a visual aid only and do not necessarily depict the actual development. Whilst the McCloy Group has taken all reasonable endeavours in preparing these Guidelines to ensure they reflect the registered section 88B instrument and relevant Council and other planning controls nothing in these guidelines should be taken as the provision of advice. The Purchaser should rely upon its own enquiries and seek professional advice in this regard. The McCloy Group gives no warranty and makes no representation as to the accuracy of the information contained in these Guidelines and accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented. The Guidelines are subject to change without notice.