











# Building and Siting Guidelines



## How to use the Guidelines

-  Approval process
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-  Siting and design
-  Services and ancillary items
-  Roof and solar requirement
-  External colours and finishes
-  Landscaping
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# Welcome to Denman Prospect

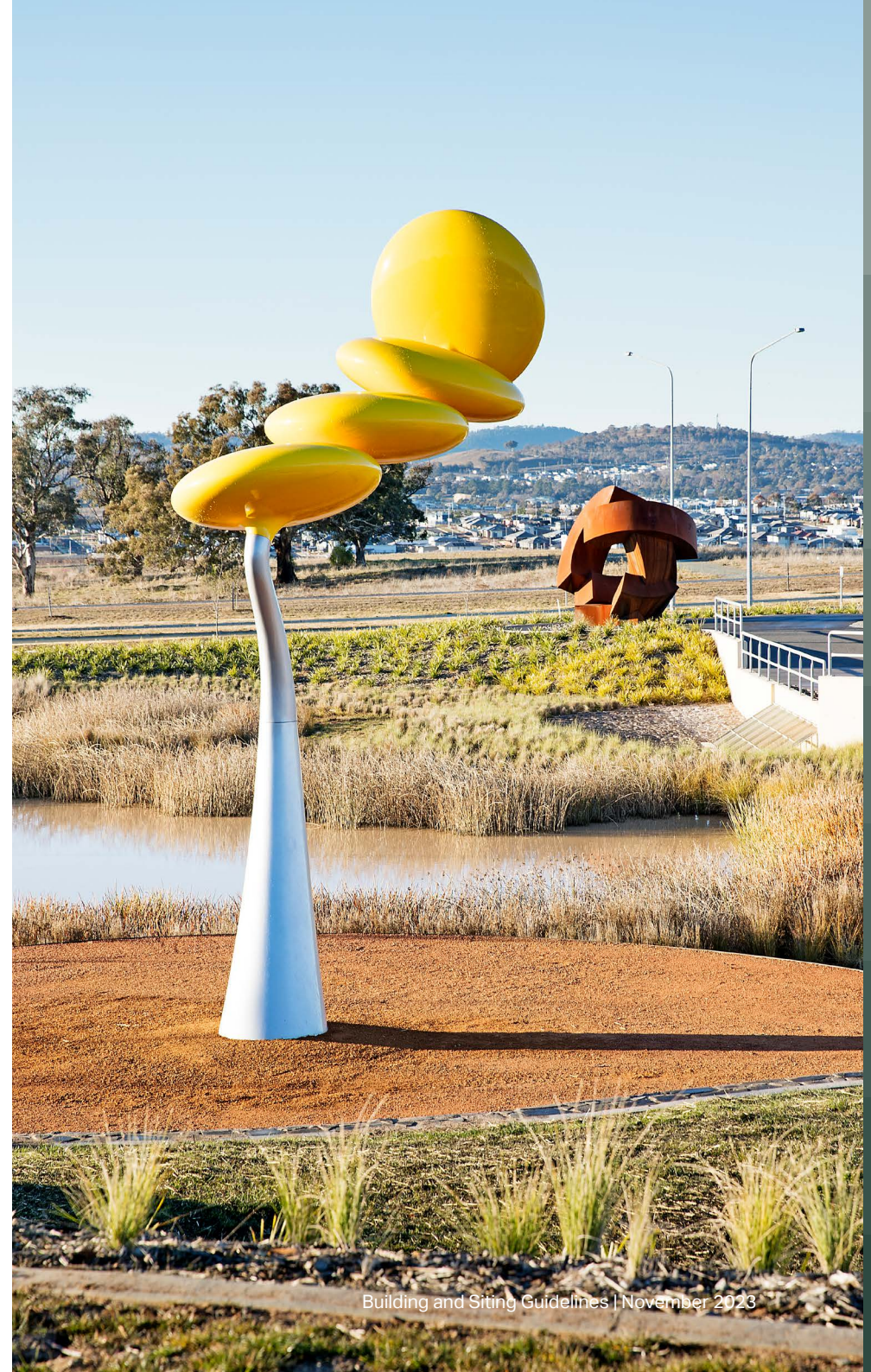
A place where we work with home owners and builders to create Canberra's most remarkable suburb.

The Denman Prospect Building and Siting Guidelines have been designed to ensure all homes in Denman Prospect are built to a high standard and encourage a variety of built forms and examples of architecture.

Owners are encouraged to construct innovative and appropriate designs that present a cohesive residential image for the entire estate and boast the values and principles embraced in Canberra's older suburbs.

A major objective of the Guidelines is to ensure that the creation of the desired built form and landscape will stimulate a sense of resident interaction and of neighbourhood pride.

The requirements set out in these Guidelines will assist in providing you with peace of mind. We are committed to helping your investment grow into the future and protecting you from inappropriate development within the estate.





## How to use the Guidelines

All building designs must be approved and endorsed by the Design Coordinator. This includes external colour and material selections and landscaping plans.

The Design Coordinator may waive or vary a requirement where they deem it to be allowable or beneficial to the development.

Plans will be assessed against the Guidelines that are applicable at the time of plan submission. All decisions regarding the Guidelines are at the discretion of the Design Coordinator.

Under each section is a range of design elements that should be considered when designing your home, as well as objectives and most importantly, developer requirements.

Objectives indicate 'what is to be achieved', while Requirements provide specific directions that must be complied with to meet the objectives.

# Approval process

## Step 1 **Review the Guidelines**



Homes must be designed in accordance with the Guidelines. If you have any queries, preliminary advice may be sought from the Design Coordinator to ensure that concept designs will meet the requirements of the Guidelines.

## Step 2 **Submission**



Designs are to be submitted for approval through the customer portal which can be accessed from the Denman Prospect website ([www.denmanprospect.com.au](http://www.denmanprospect.com.au)). The online application includes a Design Approval Application Checklist.

## Step 3 **Approval**



The Design Coordinator will review and approve plans that comply with the Guidelines. Complete and compliant applications will be processed within 5-10 working days. Incomplete or non-compliant applications will need to be re-submitted as required.

## Step 4 **Re-submission**



Plans that do not include all required information or that do not comply with the Guidelines will be returned via email with feedback and the areas of non-compliance highlighted.

Once your plans have been stamped and approved any amendments to your plans and specifications prior to or during the construction of your dwelling must be re-submitted to the Design Coordinator for endorsement.

## Step 5 **Building Certification and/or ACTPLA Approval**



All plans must satisfy the Territory Plan and applicable code requirements for building and development in the ACT. Once your plans have been granted Developer Approval they will need to be submitted to the relevant authorities to be certified.

## Step 6 **Certificate of Occupancy**



You cannot live on your Block until your dwelling is complete, a Certificate of Occupancy has been issued and all relevant approvals have been obtained.

## Step 7 **Practical Completion Return of Compliance Bond & Landscaping Contribution**



Once the Developer determines Practical Completion has been achieved, the online application for return of the Compliance Bond and payment of the Landscaping Contribution can be completed.

## Practical completion means:

- 1 The construction of the dwelling is complete and all aspects comply with the plans and specifications endorsed by the Developer.
- 2 Any damage to nature strips or public domain prior to or during construction has been rectified.
- 3 All landscaping, including reinstatement of the verge, has been completed.
- 4 All boundary fencing, return fencing, side gates and retaining walls have been constructed to the satisfaction of the Developer and as per the endorsed plans.

More information regarding the application process for the return of the Compliance Bond and payment of the Landscaping Contribution can be found on our website.

[Find out more](#)





## Façade design

Well-articulated façade elements combined with appropriate use of a neutral colour scheme and natural materials palette will ensure that each home establishes a high-quality, individual statement within a holistically designed series of streetscapes and neighbourhoods.

However, this needs to be balanced to ensure that the development is not made up of homes with design characteristics that are too similar. Providing variety in the facades along a street provides diversity and visual interest and ensures individual homes are differentiated.



## Objectives

Ensure all dwellings are well-articulated and proportioned in order to reduce the overall mass of the building.

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Ensure all corner blocks which have any façade facing a street, park or other open space are designed such that all primary facades present well and are articulated when viewed from public areas.

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Ensure that dwellings on corner blocks address and 'wrap' the street corner through building articulation and design.

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Avoid repetition of façade types within the streetscape (excludes terrace and row housing typologies).

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Ensure a balance within the streetscape through a variation of façade types and a level of consistency of dwelling articulation, materials and form.

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# Requirements

- All dwelling entries are to have an articulated and covered area of a minimum 1.5m deep.
- Sliding windows and/or doors are not permitted on any front elevation.
- Glazed balustrades are not permitted to front the street.
- Repetitive housing types will not be permitted; 1 repeat in 5 dwellings at a maximum with a minimum of 50% change.
- All external columns are to be at least 200mm x 200mm; blade walls are acceptable and preferred.
- The maximum total width of garage door openings is the lesser of:
  - 6 metres; or
  - 50% of the frontage of the dwelling
- Garage doors are to be plain panel lift doors; roller doors are not permitted or acrylic panel doors.
- Single tandem garages or carports are not permitted.
- Extensive blank walls visible from the street are not permitted.
- Large areas of brick render are not permitted without relief by either articulation or alternate materials.
- The dwelling design on corner blocks must address the street corner and both street frontages. This may require additional treatments.





## → Siting & design

Dwellings must be responsive to the natural topography of the Block. This respects the natural fall of the land and encourages the opportunity for views, natural ventilation and reduces retaining wall heights. It also ensures that natural waterflow and runoff across Blocks is maintained and does not undermine neighbouring Blocks.

Any setback requirements outlined by the developer are identified in the Block Details Plans which form part of the Contract for Sale of the land.

Energy efficiency should also be considered when siting your home. The location and orientation of your dwelling, as well as location and arrangement of internal living spaces can influence solar access opportunities and cross ventilation in your home.

## Objectives

Create a home environment that promotes liveability, comfort and safety.

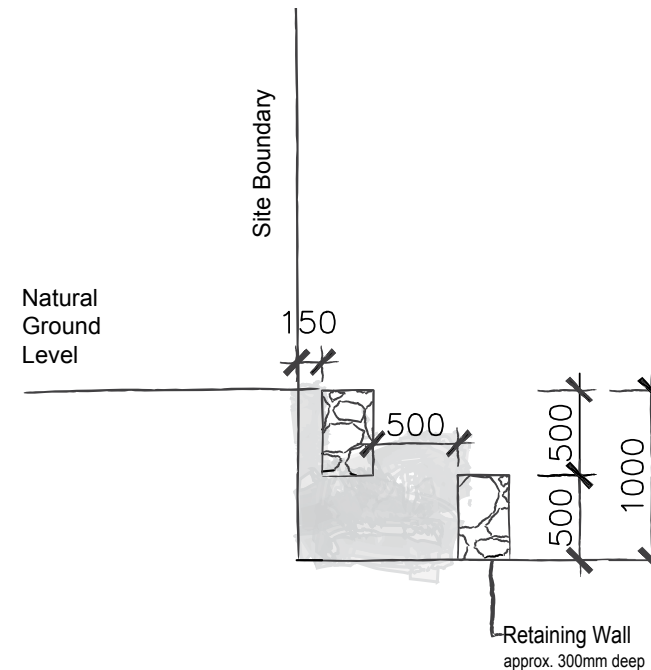
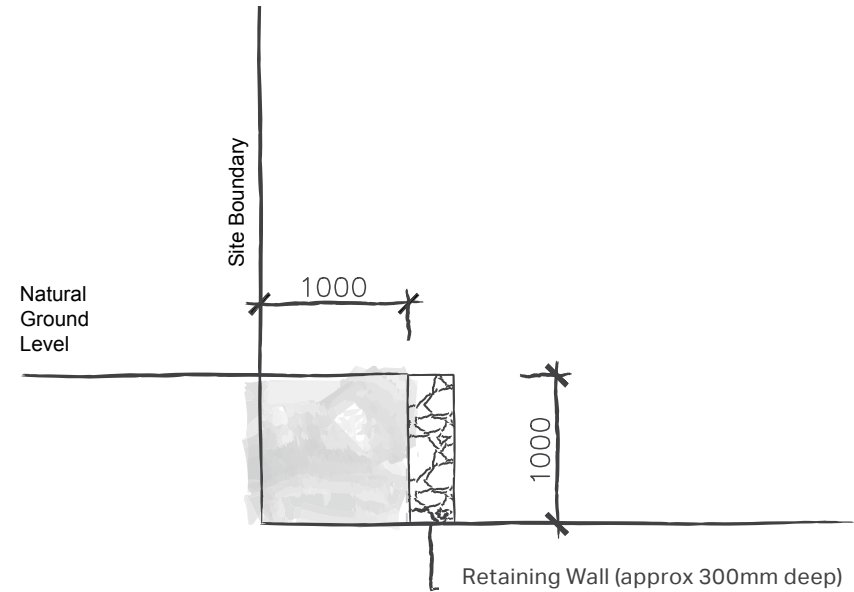
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Primary living areas should have functional connection with the outdoor private open space areas such as courtyards and alfresco areas.

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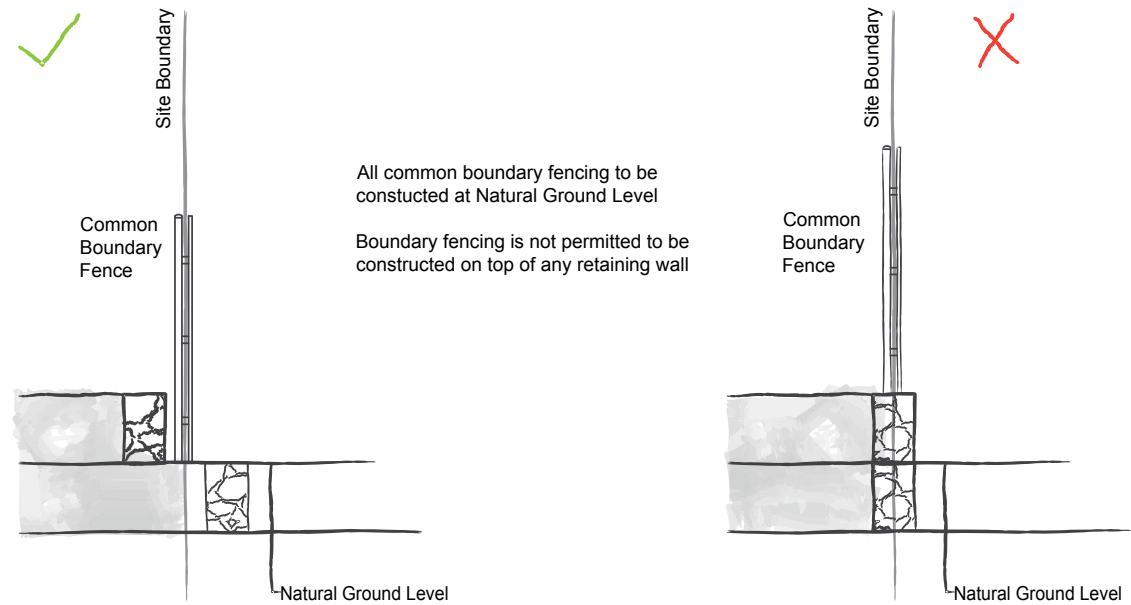
# Requirements

- All retaining wall heights are measured according to the relative levels (design contours at 1000mm intervals according to Australian Height Datum) shown on the Block Details Plans.
- The principle private open space (PPOS) cannot be cut or filled more than 600mm from the floor level of the associated living space.
- The maximum overall retaining wall height is 1000mm. Retaining walls will be measured cumulatively at finished levels.
- The maximum height for a retaining wall on a boundary\* is 500mm. Any retaining wall over 500mm high must be offset from the boundary equal to its height. For example, a retaining wall 800mm high will need to be offset 800mm from the boundary.
- The finished level of the garage must not site more than 1000mm above or below the RL (reduced level) of the driveway crossover.

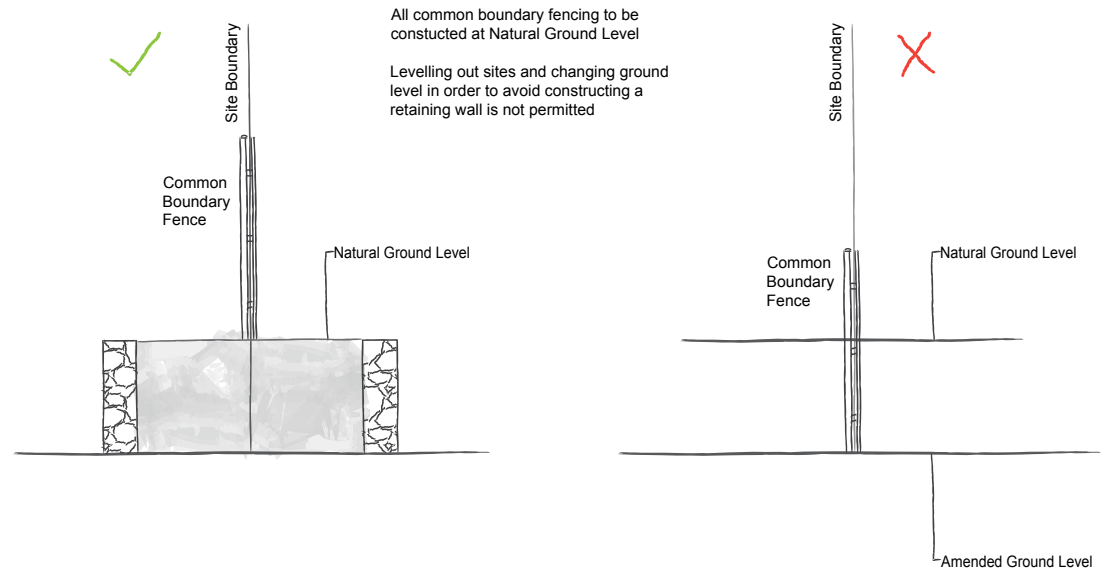


# Requirements

- Common retaining walls between neighbours are not permitted; if retaining walls are required to address cut or fill they must be built within the boundaries of individual Blocks.



- Flattening or amending natural ground level between two sites in order to avoid construction of previously approved retaining walls is not permitted. If a design requires the site to be cut or filled, approved plans need to be adhered to with each owner being responsible for retaining the cut or fill on their site rather than liaising with adjacent sites to alter the ground level.



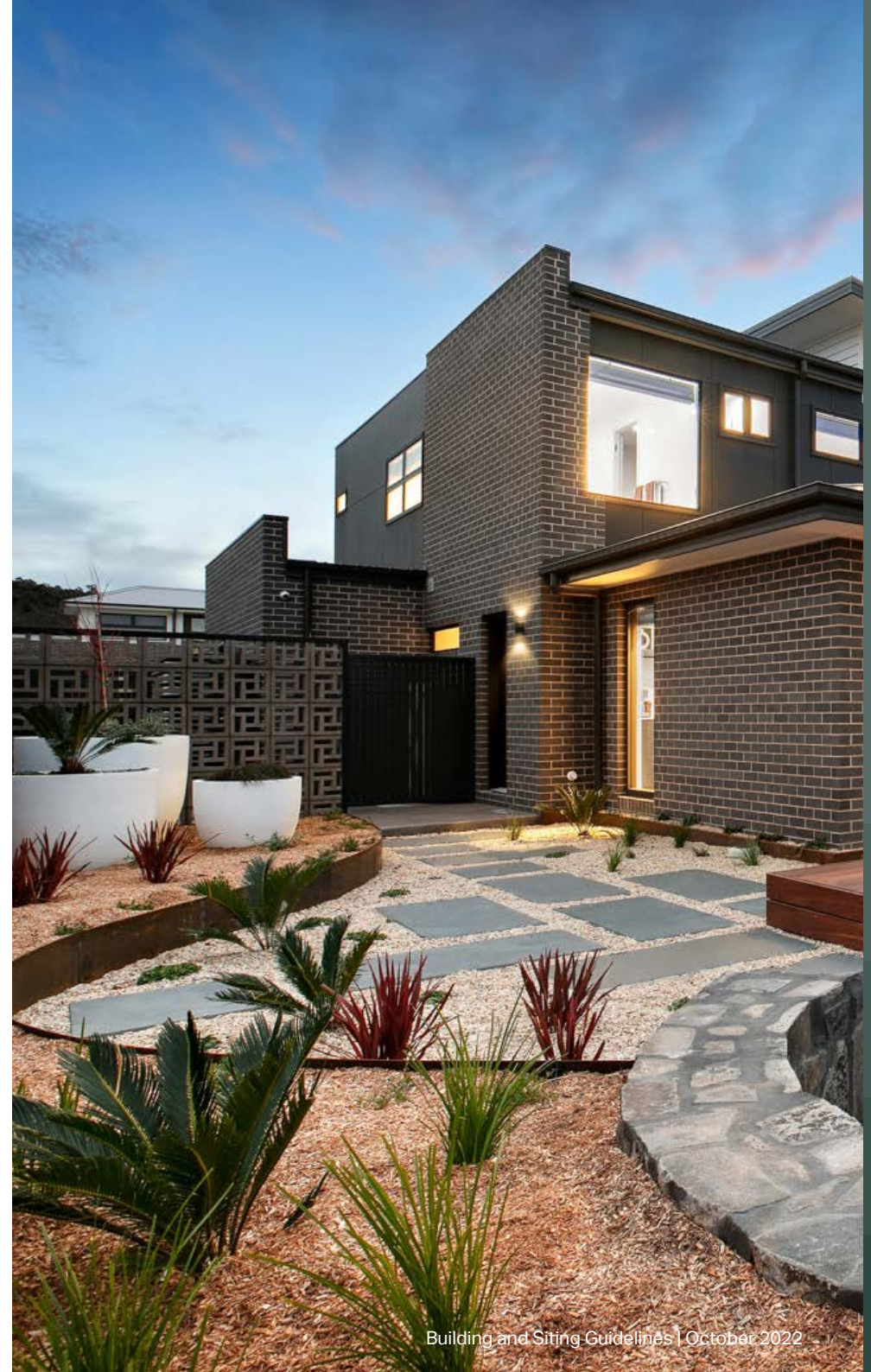


## Services and ancillary items

### Objectives

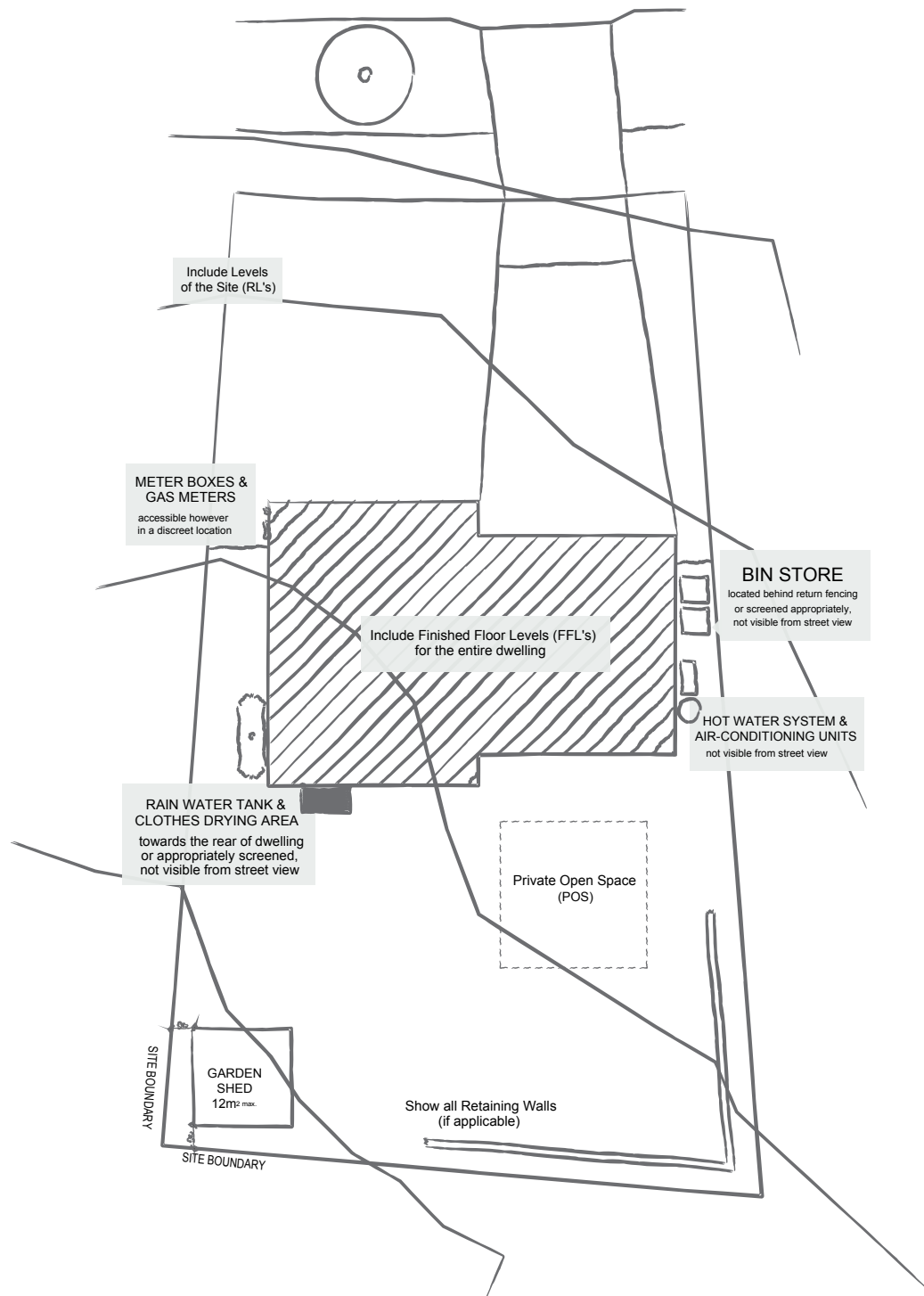
The streetscape and neighbourhood character of Denman Prospect should be protected by ensuring building and dwelling services and ancillary items are hidden from the public realm and view (where achievable). They should be located to the rear or side of dwellings.

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# Requirements

- No service rooms such as bathrooms, laundries, kitchens or walk-in-pantries are to be located on the front façade or visible from the street. Windows to these areas are also not permitted on the front elevation.
- Evaporative coolers are to be colour matched to the roof and not visible from the street.
- Rainwater tanks are to be colour matched to the home and not visible from the street; either located towards the rear of the dwelling or appropriately screened.
- None of the following services/ items are to be visible from the street. They must be screened from public views and located to the rear of the home.
  - Air-conditioning units
  - Clothes drying areas
  - Sheds
  - Satellite dishes
  - Hot water systems
- No exposed ductwork or plumbing is permitted; downpipes are permitted however to be kept to a minimum on the front elevation and colour matched to the dwelling.
- Garden sheds cannot be greater than 12m<sup>2</sup> and must be at least 900mm from any boundary. Prior to any construction, detailed designs must be submitted to the Design Coordinator for endorsement.
- Storage areas for both waste and recycling bins must be suitably screened and shown on the plans.
- Meter boxes and gas meters are to be located in the least visually obtrusive location from public view.
- Security doors must be of a contemporary design, coloured to match window frames. Diagonal grid types of privacy mesh will not be permitted.





## → Roof & solar requirement

Roofs have a significant impact on the overall aesthetics of a building.

Contemporary roof lines and articulated roof shapes with hips/gables are preferable, as well as skillion roofs. Roofs with eaves of at least 600mm (from the frame) are required as this has practical implications; providing shade in the summer and protection in the winter.

The roof is to have clean lines and no decorative interpretations of traditional country homes or references.

## Objectives

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Ensure dwellings incorporate clean, simple and well-proportioned roof lines.

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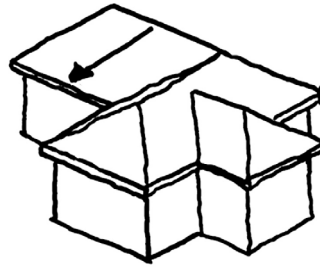
Ensure roofs have eaves and overhangs for shading of external walls for good passive solar performance.

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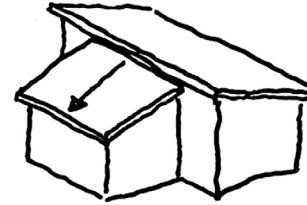
Homes are to use a range of building forms including high roof pitches, large eaves, and simple, natural colour palettes.

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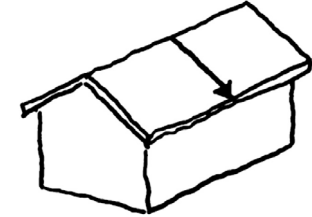
- Roof materials must be of one colour choice only.
- Consider the impact of mounting solar panels when designing roof form.
- Roof pitches are as follows:
  - Curved roofs are not permitted.
  - Where parapets are incorporated they must fully conceal the roof from the public and return the entire length of the primary build zone, for upper and lower levels, on both sides of the dwelling.



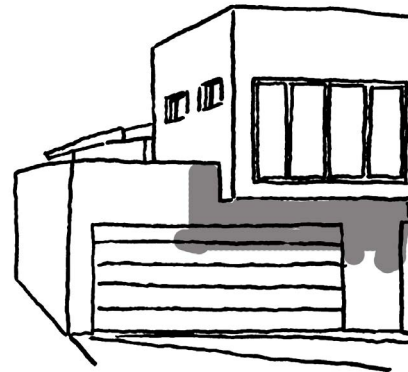
Hip roofs between 20-25 degrees



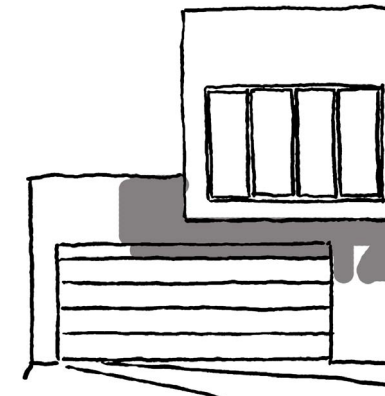
Gable roofs between 20-25 degrees



Skillion roof angles between 10-15 degrees



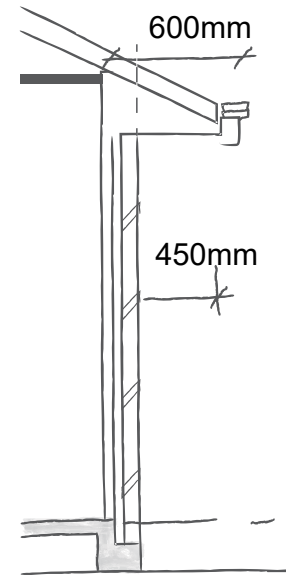
Side elevation



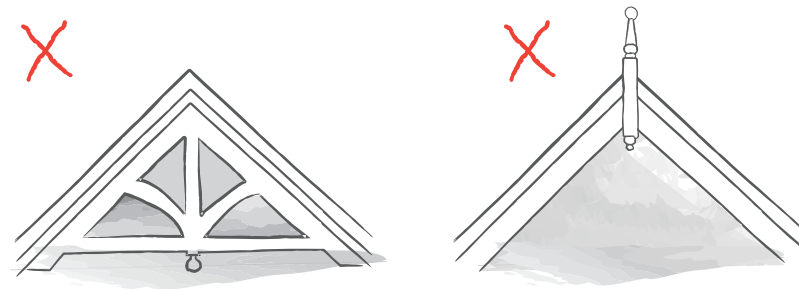
Front elevation



- Reflective roof materials are not permitted.
- White or light coloured roof materials are not permitted.
- Gutters, down pipe treatments and rain head overflows are to be sympathetic to the style of the home, complementary to the colour and style of the dwelling and not decorative in profile.
- A minimum roof eave of 600mm in depth is required, however 900mm or wider eaves are strongly encouraged. Eaves are measured from the timber frame.



- Top elements of the roof are to be a simple form. Finials, domes or decorative details are not permitted.
- All solar arrays are to be fitted to the rear of the dwelling and not visible from the street. Where Block orientation does not allow adequate solar aspect, solar arrays may be fitted in view from the street however they must be fitted flat to the roof.





## External colours & finishes

To provide a sense of harmony and consistency, a palette of complementary neutral colours and natural materials is suggested, that reflect the local landscape character of Denman Prospect.

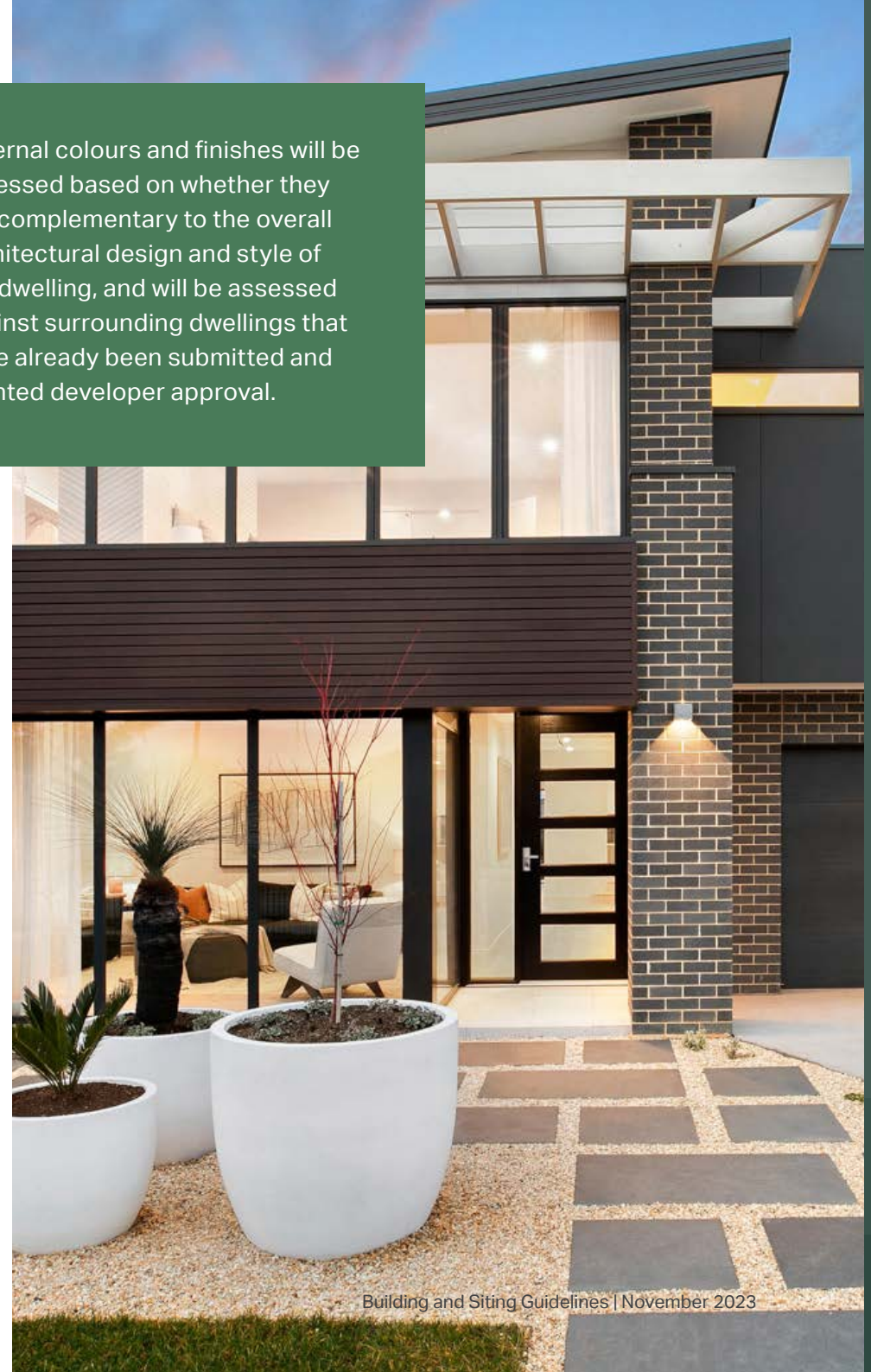
### Objectives

Incorporate palette of colours and finishes which complement the local streetscape and the neighbourhood character of Denman Prospect.

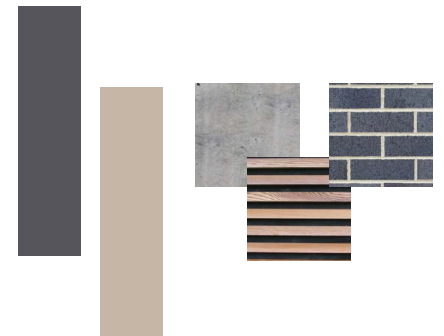
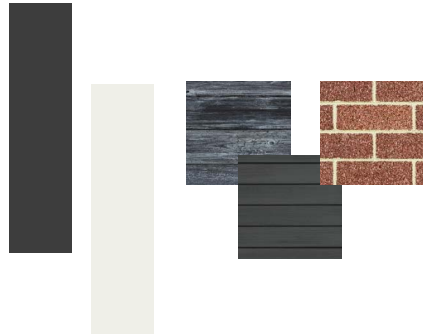
Maintain a consistently high standard of dwelling design through controlling the variety of colours and finishes that can be used on dwelling facades.

Establish a predominantly neutral colour scheme for streetscapes with light and dark contrast colours within facades to provide highlights to each home.

External colours and finishes will be assessed based on whether they are complementary to the overall architectural design and style of the dwelling, and will be assessed against surrounding dwellings that have already been submitted and granted developer approval.



# Examples of colour palettes



# Requirements

- The base of the dwelling is to be solid, with no lightweight materials to be used at the base of the dwelling.
- The primary choice of colours for the dwelling should be neutral, of natural colour tones, reflecting the environment.
- Stronger, complementary accent colours are encouraged for key architectural elements.
- White on white colour choices will not be permitted.
- All sides of the dwelling are to be treated with equal importance and be comprised of equal quality materials.
- Change of colour or material is not permitted at any external junction, or along a continuous plane without adequate articulation
- Where masonry treatments of brick are used, a single colour with a smooth face is permitted.
- The use of one material for the entire home will not be permitted.
- Driveway materials are to be one of the following:
  - Exposed aggregate concrete
  - Oxide tinted
  - Asphalt with a paved edge
- Stencilled concrete driveways are permitted however the design will need to be submitted and approved by the Design Coordinator prior to commencing works.
- Plain concrete driveways are not be permitted.
- Bright, fluorescent or metallic colours and materials are not permitted.
- Shiny or reflective materials that promote glare are not permitted.



## → Landscaping

Your front garden should provide you with a sense of ownership and a welcome arrival. Residential landscape treatments should be designed to achieve a contemporary character that complements the architecture of the built form, so that an integrated design outcome is achieved contributing to a visually consistent streetscape.

Landscape materials should be robust, easily maintained and present well to the street so that the overall streetscape character is enhanced.

Landscape plans need to be submitted to the Design Coordinator for endorsement.

## Objectives

Achieve a contemporary, natural form landscape outcome to the front of all homes.

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Deliver functional and easily maintained front gardens that complement modern lifestyles.

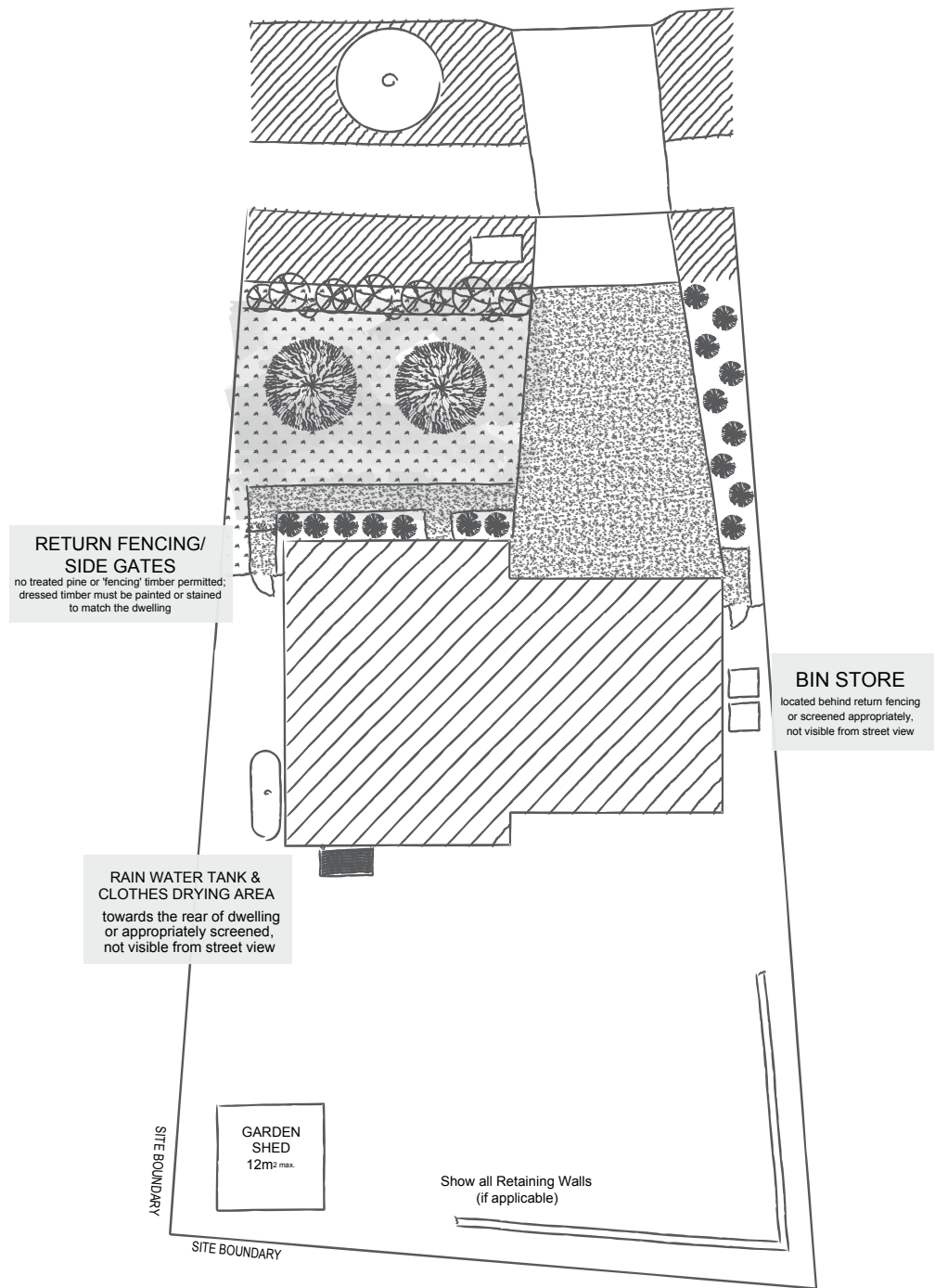
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Minimise the area of hardstand (e.g. concrete and paving) and maximise the amount of soft landscape (e.g. garden beds, turf and permeable surfaces).

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Provide opportunities for the planting of shade trees and screening plants.

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# Requirements

- All landscaped areas must be visible from the street must be completed before the Compliance Bond is released and the Landscaping Contribution is paid.
- Verge reinstatement
  - The verge must be re-grassed as part of the overall landscaping works. Installation of alternate treatments to the verge must be approved by TCCS and this approval provided to the Design Coordinator prior to commencement of works.
- Hard landscaping
  - Landscape design should clearly define the home's entry.
  - The maximum width for pathways is 1000mm.
  - The use of gravel or crushed granite is restricted to pathways and no plain concrete is permitted.
  - All retaining walls are to be of stone pitch (mortared stone).
  - Exposed cuts over a maximum overall height of 1000mm are not permitted.
  - Exposed levels of fill over a maximum overall height of 1000mm are not permitted.
  - Any exposed cut greater than 500mm must be retained.
  - Any fill greater than 500mm must be retained.
- Letterboxes must be solid masonry, constructed on site.
- Size & location of letterboxes must comply with Australia Post Conditions of Delivery.
- Planter box details incorporated into the front of the dwelling are encouraged to help incorporate landscaping level changes, however they are not to be a dominating element. They must complement the style and choice of materials used within the dwelling's form and be constructed of either stone pitch or rendered masonry. Planter boxes are not to be incorporated in place of retaining walls.
- Garden bed edging must not protrude more than 150mm from the surrounding ground level.

# Requirements

## □ Soft landscaping

- Two (2) trees are required to be planted within the front garden if the frontage of the Block is 15m or greater.
- One (1) tree is required to be planted within the front garden if the frontage of the Block is less than 15m.
- All required trees planted in the front garden are to be of a minimum height of 2.5m at the time of planting.
- The use of any type of artificial grass or synthetic turf is not permitted.
- Brightly coloured/dyed wood mulches, or pebbles are not permitted.
- Extensive areas of pebbles or gravel used as mulch is not permitted.

## □ Common boundary fencing & courtyard walls

- Common boundary fencing must be constructed at Natural Ground Level. That is, the level prior to any site cut being made and not on top of any retaining wall. Material must be hardwood paling and max height is 1.8m.
- Colourbond fencing is not permitted.
- Solid masonry walls are not permitted.
- Return fencing and side gates must be located at least 500mm behind the front building line.
- Treated pine is not permitted for return fencing or side gates. Any timber return fencing or side gates must be either stained or painted to match the dwelling.

- Courtyard walls are permitted on corner Blocks and must have a level of transparency with landscaping incorporated. Planter boxes will be considered at the discretion of the Design Coordinator.
- Courtyard walls are to be a mix of materials, masonry and either vertical or horizontal timber or powder coated slats.
- Treated pine is not permitted for courtyard wall slats; timber slats must be either stained or painted to match the dwelling.
- Chain mesh materials are not permitted.
- All details of courtyard wall design must be approved by the Design Coordinator.
- Modular wall systems are not permitted for use as courtyard walls.

For details about front fencing and courtyard wall controls, please refer to the Denman Prospect Precinct Code and the Block Details Plan for the relevant block.

[Find out more](#)





## Sustainability

Central to the vision for Denman Prospect is the creation of a sustainable, resilient and enjoyable place for people to live, work and play.

Home owners should aim to apply sustainable design principles to the design and construction of their own homes with a focus on reducing energy, waste and water needs.



## Objectives

Optimise the use of building materials throughout the design of your home.

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Ensure all corner blocks which have any façade facing a street, park or other open space are designed such that all primary façades present well and are articulated when viewed from public areas.

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Ensure that dwellings on corner blocks address and 'wrap' the street corner through building articulation and design.

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Avoid repetition of façade types within the streetscape (excludes terrace and row housing typologies).

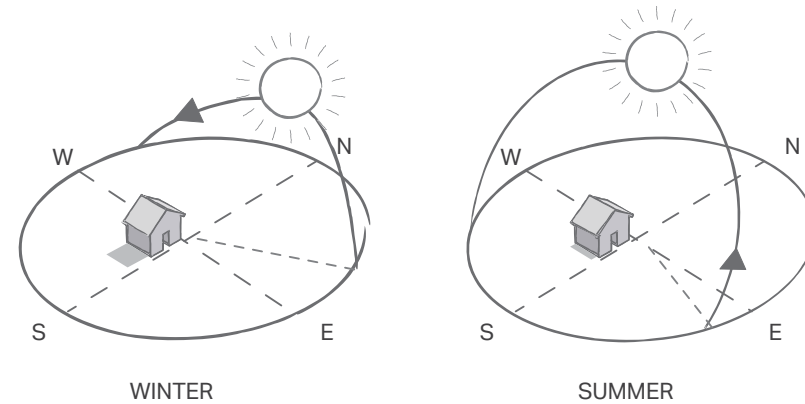
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Ensure a balance within the streetscape of variation of façade types and a level of consistency of dwelling articulation, materials and form.

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# Requirements

- All dwellings must have a 3kW solar array installed in accordance with these Guidelines and the Contract for Sale.
- Consider the use of retractable shade devices, deciduous trees, angled louvres or tinted glass.
- Solar arrays are to be fitted flat to the roof however if the block has poor solar orientation, arrays on frames may be permitted.
- Solar passive design principles must be considered with regards to solar access.
- Dwellings should be designed to maximise the winter morning sun and minimise the excessive summer afternoon sun in living areas and private open spaces.
- The use of materials with low embodied energy is encouraged, for example recycled timber for flooring.
- The use of horizontal shading devices is strongly encouraged.
- Where possible, ground floors are to be constructed with slab on ground.
- Cross ventilation must be considered in the internal dwelling layout, to promote breeze paths.
- Maximise insulation to walls, ceilings and subfloor spaces.



For further information about passive building design, visit the below link.

[Find out more](#)



Other elements  
to consider

## Regrading and fill

You should make your own enquiries in relation to any regrading, filling or similar work performed at Denman Prospect. This work has been undertaken prior to or during Block servicing and may include, for example, filling former gullies and agricultural dams.

## Block maintenance

Before, during and after construction of your home, your Block is required to be kept clear of excessive weeds and rubbish and maintained to an acceptable standard.

Excavation material, rubbish or builders waste is to be stored in a covered bin and may not be deposited on adjoining properties, nature strips or in public areas during construction.

You are responsible for rubbish removal and for keeping your Block and adjoining street clean at all times during the construction of your home and landscaping.

Surplus excavated soil needs must be removed and disposed of at a location approved by the Territory.

Adequate drainage of the Block must be provided for, to ensure there will not be any concentrated overland flow through the Block, particularly during construction.

Construction on the Block that alters access of stormwater to the existing stormwater system must not result in concentration of runoff onto adjacent Blocks.

## Deliveries and storage

All building materials, temporary toilets and building equipment must be stored within the property boundaries of your Block.

The nature strip, footpaths, roadways, neighbouring Blocks and public areas must be kept clear.

You will be responsible for rectifying any damage caused by deliveries or by vehicles associated with the construction of your home to areas outside your Block.

Your builder and their subcontractors are not to park on the adjoining Blocks, surrounding public areas or on the nature strips.

## Site security

During periods in which your Block is unoccupied or building works are not in progress, it is advisable to ensure adequate fencing is erected to restrict public access, and deter illegal dumping.

In this regard, the minimum acceptable standard of fencing to the site is 1.8m high temporary construction fencing properly constructed, erected and clad internally with hessian or geotextile fabric.

All openings to the site are to be provided by gates, which are not at any time to swing out from the site or obstruct the footpath or roadway.

## Street tree and verge protection

Any damage to street trees or tree fencing during construction is the responsibility of the property owner to repair.

Any damage to the surrounding public areas including streets, street trees, footpaths, nature strips, driveway crossovers, services and adjoining land caused by the construction of your home is the Block owner's responsibility.



## Definitions

**Block** means a residential block of land within Denman Prospect.

**Block Details Plans** means the plan of that name attached to the Contract and available for download from [www.denmanprospect.com.au](http://www.denmanprospect.com.au).

**Buyer** means the buyer specified in a Contract and includes any successor in title, the executors and administrators if an individual, and the successors of them if a corporation.

**Capital Estate Developments** means Capital Estate Developments Pty Ltd ACN 137 573 623, the developer of Denman Prospect and the seller under the Contract to the first transferee of the Crown lease for the Block.

**Compliance Bond** means the amount of \$5,000.

**Compliant** means that the Buyer's plans and specifications satisfy the requirements in this Guideline.

**Note:** The Design Coordinator's endorsement of Buyers' plans and specifications as Compliant means only that they comply, to the satisfaction of the Design Coordinator, with the requirements in these Guidelines. The Design Coordinator's endorsement does not constitute approval for building or development or that the plans and specifications comply with the Territory Plan or with any requirement of the Environment and Planning Directorate or any other relevant authority, or that any necessary building or development approval will be given (whether with or without amendments to the plans and specifications)

**Contract** means the Contract for Sale of the transfer of the Crown lease for a Block.

**General Solar Installation** means a mandatory 3kW solar array consisting of:

- One (1) inverter with a 10-year warranty;

- Twelve (12) panels with a 25-year linear performance warranty and a 10 year warranty on the panels
- Extra cost metering in lieu of a standard meter
- ACTPLA inspection fee (up to \$240 GST exempt)

With panels mounted flat to the roof of a single level dwelling in a single array.

More information can be accessed from [www.denmanprospect.com.au](http://www.denmanprospect.com.au)

**Landscaping Contribution** means the amount of \$2,500.

**Practical Completion** means when:

- The dwelling on the Land is completed to a stage where the dwelling is suitable for use, and lawfully able to be occupied as a residential dwelling.
- A Certificate of Occupancy and a Certificate of Compliance have been issued with respect to the dwelling on the Block.

- The landscaping and any fencing have been completed to the satisfaction of the Design Coordinator.
- Any damage to the Public Domain has been rectified.

**Public Domain** means all verges, landscaping (including street trees), gutters, kerbs, footpaths, cross-overs and any services to, from or over these areas.

**Solar Amount** means the amount for the General Solar Installation by Capital Estate Developments as specified in the Contract.

**Territory Land** means land that has not been leased under the Planning and Development Act 2007 (ACT) and is under control of the Territory, including public open spaces.

**Territory** means the body politic established by section 7 of the Australian Capital Territory (Self Government Act 1998 (Cth)).

**Territory Plan** means the Territory Plan 2008.



## Interpretation

### In these Guidelines:

- A reference to “you” and “your” means the Buyer.
- The singular includes the plural.
- A reference to a person includes a body corporate.
- A reference to an Act include a reference to any subordinate legislation made under it or any Act which replaces it.
- The word “including” is used without limitation.

### This Guideline:

- May be updated from time to time. If changes are made the updated version will be available on the Denman Prospect website at [www.denmanprospect.com.au](http://www.denmanprospect.com.au).

- Must be adhered to and should be read in conjunction with your Contract and all applicable laws; and does not replace or fully represent the codes, conditions, legislative and regulatory requirements or the terms and conditions of the Contract.

### Buyers should:

- Make their own independent enquiries and satisfy themselves as to the accuracy of the information provided;
- Seek their own legal, financial, development and other advice including interpretation of legislation, regulations, the Crown lease for the Block, Territory policies, planning constraints, etc., which apply to or in any way affect any Block being offered for sale by Capital Estate Developments;
- Be aware of the location, nature and extent of any fill on Blocks;



## Warnings and Disclaimer

- Be aware of any additional construction requirements due to bushfire mitigation measures being required for Blocks located in a home asset protection zone; and
- Be aware of the Block specific requirements and sustainability and design requirements described in this Guideline.

### Capital Estate Developments disclaims all liability (including liability for negligence) in respect of:

- The information included in this Guideline, including attachments;
- Any matter contained in the Block Fill Plans or the existence of regrading, fill or other disability on any land within Denman Prospect, whether caused by the Commonwealth of Australia, the Territory, Capital Estate Developments its agents or servants, previous owners or occupants or otherwise; and
- Any plans and specifications that are endorsed by the Design Coordinator as Compliant where those plans and specification do not comply with these Guidelines, the Territory Plan or the requirements of any code or relevant authority including ACTPLA.

