



AKUNAVISTA

SCHOFIELDS

Design Guidelines



BUILDING LIFELONG MEMORIES



Our vision for Akuna Vista Schofields

Set to a scenic bushland backdrop yet within walking distance to trains, schools and shops, Akuna Vista integrates the untamed beauty of nature with the close-knit conveniences of daily living. This inspiring, nurturing new neighbourhood is a place where you and your family can begin building lifelong memories.



Design your family's future

The Akuna Vista Design Guidelines have been prepared to guide you through the process of designing your new home at Akuna Vista – ensuring it is easy to build while setting a high standard of design to protect your family's future investment.

These Design Guidelines were created to assist with your home design, however they are not exhaustive. Please also consult the relevant planning documents and local council requirements to make sure your design is in accordance with all legislation.

In developing the Akuna Vista Design Guidelines, Defence Housing Australia (DHA) is aware that occasionally home designs will satisfy the requirements of good design whilst not strictly complying with these Design Guidelines. As a result, DHA reserves the right to modify the Akuna Vista Design Guidelines for specific homes at their absolute discretion.

Set in beautiful, spacious surrounds, Akuna Vista provides an environment where families will flourish and strong community bonds will be formed.





How to get your home design approved

Make sure you've thoroughly read the Akuna Vista Design Guidelines along with the NSW Housing Code, the relevant Blacktown City Council Development Control Plan and the Building Code of Australia.

The building plans for your new home from your builder or architect will need to be submitted to DHA, so we can assess whether they comply with these Design Guidelines. This assessment will take around 10 working days.

Following approval from DHA, your building plans should be submitted to Blacktown City Council or an accredited building certifier, who will assess the plans for compliance with:



NSW Housing Code



The Council's relevant Development Control Plan



The Council's Local Environmental Plan



Building Code of Australia

We strongly recommend you discuss the relevant compliance requirements directly with Blacktown City Council.



The 7 simple steps to your dream home



Step 1: Purchase your land lot and begin designing your home

Ensure your builder or architect has a copy of the Akuna Vista Design Guidelines on hand during the design selection process.



Step 2: Submit your building plans for design approval

This can be done before settlement on your land lot. Complete the application form and design criteria checklist and submit them along with your building plans. All required documentation must be submitted for the review process to commence. However, you will be notified within 48 hours if your application is incomplete.



Step 3: Revise designs if required

If changes are required, you will be notified within five working days to explain the requested changes.



Step 4: Receive design approval

Once your design complies with our Design Guidelines, DHA will issue an approval within 10 working days.



Step 5: Submit a Development Application

You are required to submit a Development Application (DA) along with plans approved by DHA to Blacktown City Council or a private certifier in the case of 'Complying Development'.



Step 7: Move into your new home

Once construction is complete (including landscaping to the front of your property), you can apply for an Occupation Certificate (OC) from either Blacktown City Council or a private certifier. Once you receive the OC, you can move into your new home.



Step 6: Receive your Construction Certificate and start building

Once Blacktown City Council or a private certifier has given you a Construction Certificate (CC), you can start construction on your new home.

Please note: Construction of your home must start within 18 months of the settlement date on your land.



Akuna Vista Design Guidelines

We want to ensure that every streetscape within Akuna Vista is attractive and interesting. With this in mind, we have outlined the following Design Guidelines for individual elements of your new home.



Woodland Grey

Fencing

Fencing at Akuna Vista shall be designed to reinforce property boundaries and provide security and privacy, complementing your home without dominating the street or natural features. Details of all fences are to be submitted for approval on the landscaping plans.

Front fencing

Fencing along the front boundary is limited to a maximum height of 1 metre from finished ground level. Piers with a maximum dimension of 500mm x 500mm are permitted to a maximum height of 1200mm with a maximum distance between piers of 4 metres.

Fencing is to be constructed of face brick, rendered brick, or rendered blockwork to match the home. It must include 50% visually permeable infill panels of landscaping, decorative steel, wrought iron or timber pickets.

Boundary fencing

Fencing on the side and rear boundaries between lots must be limited to 1.8 metres in height, from 1 metre behind the front building façade on that boundary. It must be limited to 1 metre high from the front boundary to 1 metre behind the front building façade on that boundary.

The boundary fencing is to be constructed of pre-painted steel panel in a similar colour to COLORBOND® **Woodland Grey**, as approved in the landscaping plans.

Side gates may be provided for security. Materials should match the boundary fencing or the house materials, and colours must match the boundary fencing or the house materials.

Secondary fencing for corner lots must be 1.8 metres high and not exceed 50% of the length of the boundary fronting that road boundary.

Driveways

Driveways must be constructed from the garage to the road kerb prior to occupation of the home. They must be constructed of any of the following materials:

- Stencilled coloured concrete
- Stamped coloured concrete
- Broom finished coloured concrete
- Clay pavers
- Interlocking concrete pavers

Colours of driveways are to be nominated and approved on the landscape plan. Plain uncoloured concrete or pavers are not permitted.



Akuna Vista Design Guidelines

The colour palette of your home should reflect the natural character of the area. See our suggested colour palettes for reference.

Colours and materials

External walls must contain at least two complementary external finishes such as a combination of feature brick, masonry, bagged or rendered finishes, stack stone, paint, or lightweight cladding. Single use of the same material (such as 100% face brick) will not be approved.

Colours which are earthy or in harmony with Australian natural flora are encouraged, with an emphasis on natural muted tones for the main building elements. Some brighter accents of colour may be used only for architectural features or front doors, preferably using hues from Australia flora.

Roofs and eaves

Roofs are to be constructed of pre-painted metal, tiles or slate, and consist of a single colour and material. Highly reflective materials such as uncoated ZINCALUME® are not permitted.

Eaves no smaller than 450mm are required on all street fronting and side facades and must be incorporated into the building design. A parapet over a garage and entry is exempt from this requirement.

Where zero lot boundaries apply, the building is exempt from this requirement on that portion of the elevation.

Corner lots

Homes on corner lots must address both streets through some form of articulation, including building materials and windows to habitable rooms.

The maximum length of a wall is 12 metres, with a step of 480mm to articulate and reduce the impact of the wall on the street.

Landscaping and street trees

All parts of the lot in front of your home that are facing the street (other than paths or driveways) are required to be landscaped with materials such as turf, groundcover, garden beds, shrubs and trees.

Each lot must include a feature tree located in the front setback area, with a minimum pot size of 45 litres. This feature tree is designed to complement the street tree that will be provided for the verge once construction on your home is complete.

Landscaping to the front of your property must be completed in order to gain an Occupancy Certificate.

Palette 1 | **Earth**



Paint and render colours



Roof colours

Palette 2 | **Wood**



Paint and render colours



Roof colours

Palette 3 | **Sky**



Paint and render colours



Roof colours

Palette 4 | **Grass**



Paint and render colours



Roof colours

Palette 5 | **Stone**



Paint and render colours



Roof colours

Palette 6 | **Shadows**



Paint and render colours



Roof colours



Akuna Vista Design Guidelines additional fixtures

Air conditioners

Roof-mounted air conditioners are not permitted. Air conditioning condenser units must be located on the ground floor and should not be visible from the street.

Roof fixtures and storage tanks

Solar and photovoltaic panels and storage tanks are permitted on roofs, however should not be visible from the street where possible. Storage tanks and associated fittings should also be located so they are not visible from the street.

TV antennas and satellite dishes

Antenna and dishes must not be larger than 900mm in diameter, should be coloured dark grey, and located at the rear of homes.

Clotheslines and hot water systems

All clotheslines and hot water systems shall be located and/or screened to ensure they are not visible from the street.

Letterboxes

All letterboxes are to be constructed of materials that are consistent with the colours of the home, and must be approved with the landscaping plans. The letterbox must be contained within the lot boundary. Novelty letterboxes will not be allowed.

Sheds and outbuildings

Any proposed sheds or out building must be located behind the main residence.

Retaining walls

Any retaining walls visible from the street are to be coordinated with the architecture design of the residence. These walls should be masonry walls and a similar colour tone as the boundary fencing.



Submitting your building plans for assessment

The following documents must be submitted to DHA for assessment:

- Akuna Vista Building Design Review Application Form (see over)
- Site plan at 1:200 scale, outlining any site conditions that may impact the construction of the home
- Floor plans at 1:100 scale
- Elevations at 1:100 scale
- Sections on all sides at 1:100 scale
- Roof plans at 1:100 scale
- External colours and materials
- Landscape plan at 1:100 scale

Once you have all these documents as PDF files, submit everything to:

akunavista.review@dha.gov.au

Please include 'Design Review Application' and your Lot number in the subject heading.



Akuna Vista Building Design Review – Application Form

Please complete this form and checklist, attach your required plans and any additional documents, and email to akunavista.review@dha.gov.au

Please include ‘Design Review Application’ and your Lot number in the subject line of your email.

Application details:

Akuna Vista lot number: _____

Owner first name and surname: _____

Current postal address: _____

Contact number: _____ Email: _____

Builder name: _____

Builder address: _____

Contact number: _____ Email: _____

The following plans are attached in A3 format, as a PDF file:

- ☐ Site plan at 1:200 scale
- ☐ House plans at 1:100 scale (including floor plans, elevations, site sections and roof plans)
- ☐ External colours and materials
- ☐ Landscape plan at 1:100 scale



Akuna Vista Building Design Review – Criteria Checklist

Compliance				
Design criteria	Yes	No	N/A	Comments
Fencing				
Front fencing				
Boundary fencing				
Driveways				
Driveway material				
Driveway colours nominated				
Colours and materials				
External walls				
Colour palette				
Roofs and eaves				
Roof material and colour				
Size of eaves				
Corner lots				
Addressing both streets				
Maximum wall length				
Landscaping and street trees				
Landscaping in front yard				
Planting a 45-litre tree in front yard				



Akuna Vista Building Design Review – Criteria Checklist

Design criteria	Compliance			
	Yes	No	N/A	Comments
Additional fixtures				
Air conditioning to be installed				
Air conditioner is not installed on roof, and is hidden from street				
Roof fixtures hidden from the street				
Storage tanks and associated fittings hidden from the street				
TV antennas and satellite dishes are no larger than 900mm in diameter				
Antenna and dish colour and location				
Clotheslines and hot water systems are not visible from the street				
Letterbox is contained within the lot boundary				
Letterbox is constructed of similar material as the home				
Garbage bins are screened and not visible from the street				
Sheds and outbuildings located behind the main residence				
Retaining walls are masonry				
Retaining walls are similar colour as boundary fencing				

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