



Roma Park

Development Framework Design Guidelines

Version 3: March 2014

Roma Park development will comprise of a number of phases in a mixed use development. As a planned development offering a high level of services and a well-managed public environment, a Home Owners' Association (HOA) is to be established by the developer to provide sound governance and service delivery within the development.

The HOA is governed by a constitution and will oversee the implementation of **design guidelines**, development rules and regulations (including a contractor's agreement to manage and minimize the possible negative impact of construction on property owners) and environmental management. This process will result in a well-managed, safe, secure and attractive environment for residents, and businesses and visitors, creating sought after properties and sustaining property values in this high quality development.

The Roma Park residential development is governed by the **Development Framework Design Guidelines** (detailed in this document) which provide architectural, development and construction guidelines and regulations which will be issued by the Property Owners Association from time to time.

The Development Framework Design Guidelines detailed below are broad based guidelines that control the architectural language of all buildings developed on any residential property within the Roma Park Development.

The Residential Development Design Guidelines will apply to the Residential Development.

Purpose

The purpose for the **Development Framework Design Guidelines** is to create a harmonious built environment that will be sympathetic to the existing natural beauty and overall ambience of the Roma Park Development.

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1. Design Guidelines: Single Dwellings

1.1. General Architectural Guidelines

In order to ensure that the character and functionality of the Roma Park development is achieved and sustained, all developments have to comply with certain minimum architectural guidelines which are intended to ensure that developments contribute to the creation of a sense of place, add finesse and bring the place to life. Compliance with these guidelines will ensure that Roma Park does not become characterized by haphazard, *ad hoc and* unattractive development. (More detailed architectural guidelines for residential properties are contained in the **Residential Development Design Guidelines**)

a. Architectural styles

A diversity of architectural styles and expressions is encouraged that contribute to the realization of a contemporary feel. Consequently, indifferent, imitative, pastiche, kitsch, and retrogressive (i.e. imitative of historic, particularly European, styles such as gothic, baroque, Tuscan, etc.) architecture is discouraged.

Within the medium density Residential Neighbourhoods the same architectural idiom on a building facade may not carry on for longer than 40 m, even if the particular building facade is longer. After a maximum of 40 m there should be a substantial change on the building facade in terms of at least one of the following elements: (a) structuring (composition) of the facade, (b) size, type, proportion or rhythm of the openings, (c) finishes and textures. This is in order to avoid monotony and repetition and to add to the variety, vibrancy, interestingness and fun of urban environments.

b. Materials

All materials specified (used) must be of a high standard to the satisfaction of the HOA. Property owners and architects are required to acknowledge the regional and local context and to respond to it in a contemporary and creative manner.

c. Exterior wall surfaces and colours

All houses will be painted on completion and the colour of the exterior shall be limited to white and beige colours. Any exceptions to this must be approved the HOA

1.2. Plot Coverage

A 40% plot coverage ratio will apply to all residential plots sold within the Roma Park Development.

Definition: *Total area of a building divided by the total area of the plot the building is located on.*

1.3. Floor Area Ratio

A Floor Area Ratio (FAR) (also referred to as the Plot Ratio) of 0.5 will apply to all residential plots sold within the Roma Park Development

Definition: *Ratio of the total floor area of buildings on a certain plot to the size of the land*

1.4. Height restrictions

No residential building shall exceed 8 m in height measured vertically from the Mean Site Level as a horizontal line (i.e. it does not follow the contours of the property) to the top of the highest point of the building's roof, parapet, or similar. In terms of these guidelines, a Mean Site Level is calculated for each plot in the Roma Park Development

1.5. Number of Dwellings

A maximum of Two Dwellings per property will be permitted per residential plot. The second dwelling must not exceed 50% of the area of the Main dwelling. The minimum size of a second dwelling must be 40 m². This will be measured by floor area. The combination of both dwellings must remain within the guidelines above under point 2 (Plot Coverage) and point 3 (Floor Area Ratio). All guidelines and regulations which pertain to the main dwelling will also apply to the second dwelling

1.6. Roofing

All houses built within Roma Park must contain a roof constructed principally from terracotta/red roof tiles or Harvey tiles. No corrugated iron, asbestos, tin or any other material besides roof tiles will be permitted.

Double story houses may have invisible/flat roofs. Parapet walls must be used to hide where metal sheets are used, thus promoting the parks modern contemporary feel.

1.7. Energy Efficient Design

Building design must:

- ensure optimum orientation of the building with respect to the specific local climate and site characteristics
- ensure optimum dimensions and proportions of buildings for specific climate conditions
- allow for passive heating and cooling
- ensure good day lighting that allows for good quality and optimal quantity natural light.

1.8. Interfaces

Site development plans to be approved by the HOA must address the interfaces with the public realm. These address:

- the distance of the building from the from the street boundary
This will be determined on a case-by-case basis and should be approached in line with the objectives of the overall development guidelines stated above
- treatment of the space between the street boundary and the building front
These areas as far as possible, should not be paved and should consist of gardens
- interface between and with neighbouring properties
Buildings should be designed so that they do not overlook neighbouring properties and as far as possible respect the privacy of neighbouring properties
- types of boundary barriers
In this regard, no wire/mesh fencing will be permitted within Roma Park. Any boundary walls, or internal garden walling, built within Roma Park must be constructed from brick and mortar and approved by the HOA.

1.9. Servant Quarters

Servant Quarters are permitted but must adhere to the following guidelines:

- Any and all servant quarters must be attached to the main dwelling and may not be separate from the main dwelling
- They must adhere to all guidelines pertaining to the main dwelling.

- They will form part of the coverage and FAR (Plot Ratios)
- They must contain a kitchen, bath and/or shower and separate toilets

2. Design Guidelines: Precincts

2.1. Requirement for layout/precinct plan

Where the developer makes a bulk land sale to a purchaser, with the intention that the purchaser shall act as the developer of such land (hereinafter called “the Precinct” and “the Precinct Developer”), the Precinct Developer shall be required to prepare a Precinct Plan (or layout plan) for the Precinct for the approval of the HOA. The Precinct Plan will comply with the following design guidelines:

2.1.1. Streetscape

Streetscaping has to create a cohesive aesthetic that supports a level of value, security and public stewardship of the community. Streetscape elements are all those functional and decorative elements that are placed, laid, erected, planted or suspended within the public realm. They include public utilities and amenities, visible elements of service infrastructure, street lights, traffic signs and signals, street trees and other horticultural elements, general public furniture, advertising signs and decorations.

All streetscape elements (including exposed service infrastructure elements) must comply with the following general streetscape design guidelines:

a. Unity and Uniformity

All streetscape elements (i.e. bollards, lighting, tree guards and public furniture) must be the same as that used in Roma Park generally, unless the Precinct is a separately defined (eg., gated) estate within Roma Park, in which case streetscape elements should be designed to support the design theme of the Precinct.

b. Spatial Order and Alignment

All public furniture and planting along streets must be located within a “planting and fixture zone” which is a strip of a minimum width of 75cm, and preferably of 150cm, located immediately next to the kerb (on the outer side of the sidewalk). All streetscape elements (public furniture, planting, etc.) must be placed in a coordinated manner. Spatial relationships among all these elements, including paving patterns, must be logical and aesthetically pleasing – based on the concepts of alignment, symmetry, regular spacing (rhythm), parallelism, perpendicularity, etc. Arbitrary placing and cluttering of elements must be avoided.

c. Robustness and Low Maintenance

All streetscape elements must, as far as reasonably possible, be robust and made of durable materials so that they can withstand frequent use, weathering and vandalism with a minimum loss of design quality. They must also be maintenance-free or, at least, require low maintenance.

d. Safety and Security

All public furniture must be placed in a way that ensures clear sightlines and otherwise minimises opportunities for criminals to hide, act unseen and escape, and all streets must be properly lit with street lighting adequate for both the streets and the sidewalks/pedestrian routes.

e. Streets

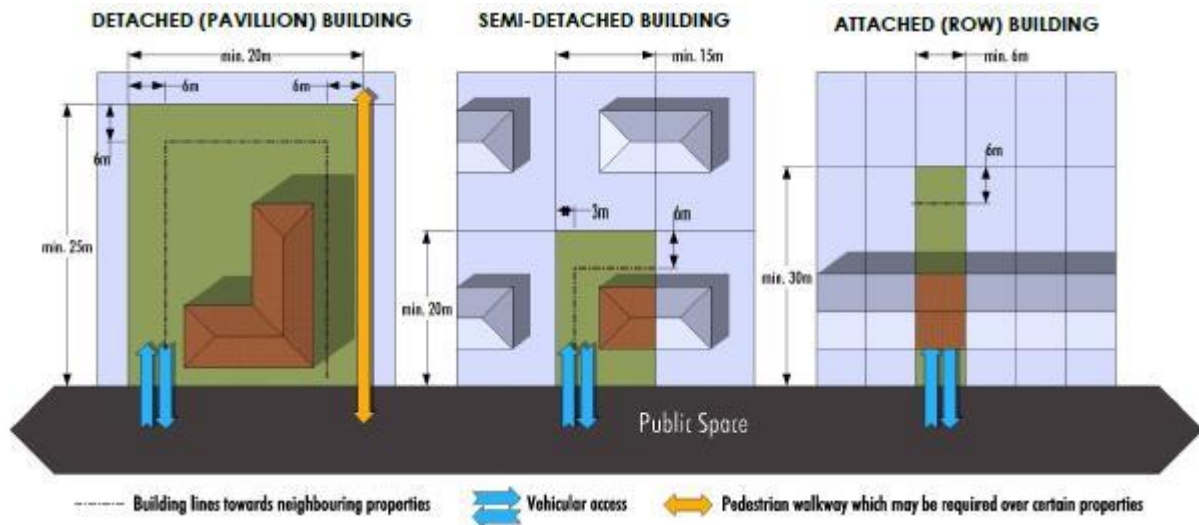
All streets must have a walkway at least 1,5m wide on each side, as well as provisions for safe cycling. The walkways and cycling paths must be separated from the streets in a manner that is attractive and allows for safe movement of pedestrians and cyclists within the Precinct.

2.1.2. Building Typologies

The basic plot configuration and interfaces between neighbouring properties are dependent on the building typology. There are three different building types that influence this configuration:

- detached (pavilion) building: a building that stands alone, away from any others, and has facades on each of its sides
- semi-detached building: a building that is attached to its neighbour on one side and has facades only on three sides; and
- attached (row) building: a building that is attached to its neighbours on two opposite sides and has therefore only two facades.

The following diagram illustrates the above three configurations and indicates the positions of (a) building lines towards the neighbouring properties, (b) vehicular accesses and (c) servitudes for pedestrian walkways that may be required in certain situations.



Where apartment blocks or walk-ups are planned, then the “perimeter block” configuration of street blocks is encouraged. This means that the buildings must be built on the perimeters of the block, close to the street boundaries, leaving a private open space (courtyard) in the centre of the block.

2.1.3. Private open space

Private open space, in the form of a park/playground should be provided in each Precinct. 5% of the net land in the Precinct (after allowance for streets, etc) should be allocated to private open space.

2.1.4. The natural open space

Where the Precinct borders the natural open space system of Roma Park, allowance must be made for access to this space from the Precinct for residents of the Precinct. The access may be secured with gates or other appropriate measures.

2.1.5. Walling/Fencing/Gatehouses

If the Precinct is to be a gated estate, no wire/mesh fencing will be and boundary walls must be constructed from brick and mortar and approved by the HOA. Wall design that encourages visibility into the estate (through, for example, the use of a mixture of wall and palisade fencing) is preferable. Boundary walls may not be constructed from pre-fabricated materials, except where the express permission of the HOA is granted.

Gatehouses for gated estates must support the theme of the estate and contribute to the general quality of the Roma Park Environment. No gatehouses of made of prefabricated or temporary structures are allowed.

2.2. Architectural Guidelines for buildings in Precincts

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c. Exterior wall surfaces and colours

All buildings will be painted on completion and the colour of the exterior shall be limited to white and beige colours, provided that the HOA may agree to exceptions where this supports the overall architecture and them of the estate/precinct.

2.3. Density

Low rise precinct developments shall provide (net) densities of 20 du/ha. Examples of low rise suburban neighborhoods are shown in the figure on the right.



(Source: Jaksa Barbir)

Medium density precinct developments shall not exceed a (net) density of 6du/ha in multi-storey suburban configurations, examples of which are shown in the figure on the right



(Source: Jaksa Barbir)

2.4. Height restrictions

No building shall exceed 3 storeys, and where a dwelling or room of a dwelling is located in a roof (eg., attic or loft style apartment) then the roof shall be deemed to be a story.

2.5. Roofing

All buildings where the roof is visible must be constructed from roof tiles and no corrugated iron, asbestos, tin or any other material besides roof tiles will be permitted. Roof tiles must compliment the colour of the exterior walls of the building, and be approved by the HOA. No building less than two stories shall have a flat roof.

2.6. Energy Efficient Design

Building design must:

- ensure optimum orientation of the building with respect to the specific local climate and site characteristics
- ensure optimum dimensions and proportions of buildings for specific climate conditions

- allow for passive heating and cooling
- ensure good day lighting that allows for good quality and optimal quantity natural light.

2.7. Interfaces

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2.8. Servant Quarters

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- They will form part of the coverage and FAR (Plot Ratios)
- They must contain a kitchen, bath and/or shower and separate toilets

3. Security

The access control system installed at Roma Park has been designed in such a way as to enable maximum safety but also maximum flexibility. Each internal gatehouse will be able to control its own access system independently from the overall access control system of Roma Park.

Roma Park Gatehouse, however, is able to control and monitor the access of all internal gatehouses. The Roma Park Gatehouse will have both day and night guards (i.e. 24 hours). Future internal gatehouses will be determined by the HOA according to the needs of the Roma Park Development. Visitors will only be allowed access into the Roma Park Development if permitted by a resident. All domestic workers and gardeners will have to be registered with security before they can enter the Roma Park Development.

4. Contractors Agreement

The purpose of this agreement is to ensure integration between residential living and control over building activities within the Roma Park Development with minimal impact to the environment and residents.

The agreement will be enforced by the HOA (or its designated employee) and will allow for fines to be imposed on any contractor where repeated transgressions occur. The contractor's agreement must be signed and submitted to the Roma Park Development Manager prior to the commencement of any building operations.

Contractors will be required, among other things, to:

- erect hoarding approved by the Development Manager to screen the site during the entire building process
- use access and egress routes designated by the Development Manager
- dispose of all rubble and building materials in an approved manner
- repair any damage to roads, verges, and the like caused by their building operations
- carry out building operations at agreed times
- register all workers and sub-contractors and issue identification tags to all employees and sub-contractors and their employees
- not allow any worker to sleep on the property at night unless employed and registered as a security guard.

5. Compliance

In order to ensure compliance with these guidelines, all site development plans and building plans are to be approved by the HOA prior to approval by the local authority. The HOA (and pending its establishment, the developer), which will establish a Design Review Panel (DRP) for these purposes. Any subsequent alterations or additions will require approval from the ACC. In this regard, property owners and their architects are encouraged to work with the DRP during the design process to facilitate the approval process.

These design guidelines will be enforced strictly by the HOA and no deviations will be permitted. Occupation certificates and consents from the HOA to transfer properties in the event of a sale are withheld in the event of non-compliance.

The design guidelines include certain environmental regulations and good housekeeping practices that must be adhered to by all contractors.

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