

MONDO

Edmondson Park South

Design Guidelines

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Glossary of Terms

Building Approval	The process for securing development consent for your home through a Development Application (DA) or a Complying Development Certificate (CDC).
Building Envelope Plan	The plan outlined in your Contract of Sale detailing the boundaries of your property, the designated area where your home can be built, garage location and preferred location for Principal Private Open Space.
Consent Authority	The statutory approval authority responsible for the determination of your Development Application (Liverpool City Council) or Complying Development Certificate (private certifier, also known as a Principal Certifying Authority or PCA).
Contract of Sale	The sales contract for the purchase of your land in Mondo that includes specific requirements and conditions and must be followed, including adherence to these Design Guidelines.
Design Approval	An approval from Landcom verifying that your home has been designed in accordance with the Mondo Design Guidelines.
Design Guidelines	A reference to this document, the Mondo Design Guidelines, or the ‘Design Guidelines’ as stated in your Contract of Sale.
Development Control Plan (DCP)	The Edmondson Park South Development Control Plan 2012.
Design Review Panel (DRP)	The Mondo Design Review Panel is appointed by Landcom to assess your proposed development against these Guidelines and approve your plans.
Private Open Space (POS)	An outdoor area adjacent to a building, which may include land, a terrace, balcony, or deck, that is designated for private outdoor and recreational activities related to the use of your home.
Principal Private Open Space (PPOS)	The private open space area which is useable and accessed directly from a living area. For PPOS located at the front of a dwelling this can be in the form of front garden court, verandah or balcony.
Articulation	The different architectural elements of a building such as walls, windows and roofs that are expressed and arranged to define scale and proportion and create visual interest.

Mondo Vision

Mondo by Landcom is a shining example of innovation and harmony, blending vibrant urban development with the natural beauty of regional parklands. Nestled between lush green spaces and a vibrant town centre, Mondo creates a unique and dynamic identity, embracing a resilient and complete community where everyone feels a true sense of belonging for generations to come.

Disclaimer: Images are for illustrative purposes and are indicative only.

Purpose of these Guidelines

Mondo by Landcom embodies the modern Australian Dream by ensuring your home can be low-maintenance, sustainable and flexible. Its close proximity to transport, amenities and nature ensures an attractive and safe community for you to live in.

The Mondo Design Guidelines provide best practice guidance on how the design of your home can help contribute to the vision for an attractive and cohesive neighbourhood and add value to your property so you can get the most out of your home.

How it Benefits You

The long term value of a home is reflected in the perceived value of the neighbourhood, street and lot. These Design Guidelines help safeguard your investment by providing high quality, affordable and thoughtful design solutions that will enhance your life rather than compromise it. These are delivered through open space, greenery, privacy, parking options and great home design.

The Guidelines form part of the Conditions of Sale in your property purchase, which will ensure the best possible outcome for you and your neighbours. Completion of your house and landscaping must be in accordance with the terms and conditions of your contract. The Mondo Design Review Panel (DRP) will review all home designs for compliance with these Guidelines.

Compliance with these Guidelines does not constitute a Development Application or Construction Certificate approval. All approvals must comply with the requirements of relevant Consent Authorities.

Guidelines are to be applied in conjunction with the Edmondson Park South DCP 2012 and any applicable Complying Development Code and do not override these statutory controls.



Disclaimer: Images are for illustrative purposes and are indicative only.

The Approval Process

The Guidelines should be provided to your builder/architect/designer as a key document they use in designing your home. Prior to lodgement of any Development Application to Liverpool City Council or an application for a Complying Development Certificate to Council or a private certifier, approval must be sought from the Mondo Design Review Panel.

The Mondo Design Review Panel will assess your proposed development against these Guidelines and approve your plans. Departure from these Design Guidelines is not encouraged, however the Mondo Design Review Panel will assess any non-compliances based on the merit of the overall outcome. These Design Guidelines will be registered on the Section 88B Instrument of the land to ensure delivery and implementation.

If you would like to ask about the Guidelines or discuss your concept plans before submitting for approval, please contact the Edmondson Park Design Review Coordinator on 02 9841 8600 or email: enquiries@landcom.nsw.gov.au

The 4 simple steps to your dream home

The following steps set out the process required from selecting your lot to building your home.



Purchase your land lot, select your preferred builder and begin designing your home.

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



Submit your building plans for design approval

Submit your house plans, garden layout, schedule of main external materials and colours, and BASIX assessment to the Design Review Panel for approval. Ensure your plans meet these Guidelines and you achieve a minimum BASIX 'Energy' score of 90 and 'Water' score of 60.



Submit an Application for approval

Once you have obtained approval from the Design Review Panel, lodge your Development Application to Council or Complying Development Application to Council or a private certifier.



Receive your Construction Certificate and start building

Once Liverpool 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.

Siting your home

Careful consideration of the siting of your home and location of Principal Private Open Space (PPOS) can provide significant benefits to the amount and quality of light into your home. Additionally you may be able to maximise the outdoor space of your lot by building close to or on the boundary line.

The diagrams opposite illustrate the typical setback controls for standard and corner lots to achieve statutory compliance, however you should refer to the Building Envelope Plans (BEP), Plan of Subdivision and Section 88B Instrument to see the specific controls for your lot.

You should ensure:

1. You plan your house to suit your land and it fits well on your site.
2. Your house and garden present well to the street and enhances the neighbourhood.
3. Your house is comfortable to live in and friendly to the environment by maximising daylight and natural ventilation into your home.
4. Your PPOS is useable and forms an integral part of your home.
5. Alfresco areas are encouraged to maximise solar access to private open space and help transition your living space to PPOS.
6. On corner lots, garages are to be located on the secondary street where it maximises the street address and solar access to your home.

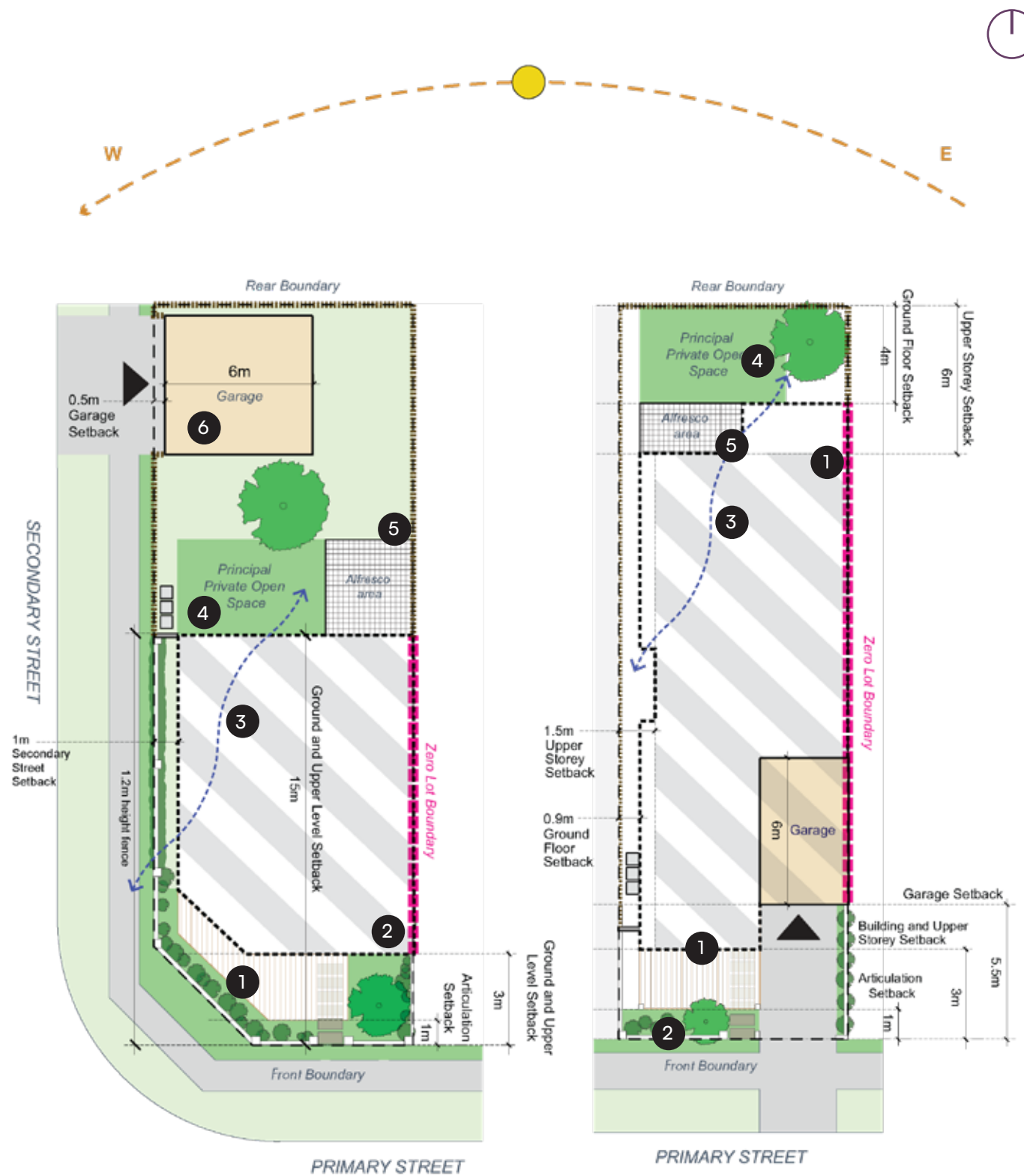


Fig 1. Typical Corner Lot Siting Requirements

Fig 2. Typical Standard Lot Siting Requirements

Legend

Lot	Garage	Zero Lot boundary	Indicative bin location
Building - Ground Level	Principal Private Open Space	Feature tree	Entryway
Building - Upper Level	Alfresco area	1.8m high fence	
		1.2m high fence	

Facade Design

The facade of your home showcases its unique identity and how it can seamlessly blend with the surrounding residences. Thoughtfully designed elements like entryways, windows, balconies and roof forms are essential in achieving this harmony. Neighbouring homes should complement each other, whilst having their own distinct aesthetic and contributing to a visually inspiring streetscape that you can take pride in.

5.1 Front Facade

- Facades are to be high quality and contemporary in character.
- All windows facing the streets must be clear glazed.
- For materials and colour palette refer to pages 16-19.
- Window frame colour should complement the primary colour palette.
- A habitable room is required at ground level fronting the primary street.
- No extended blank wall should be visible from primary or secondary streets.
- Major openings, particularly those west-facing, are to incorporate operable shade screens, louvres, blinds and/or landscaping for sun protection and visual interest.

5.2 Entryways

- Entryways are to be visible, well sheltered, generous and safe.
- Entry door should be set back a minimum of 1m from the main building line and be contemporary in design.

5.3 Balconies

- Upper level facades are encouraged to have generously sized windows where there is no balcony provided.
- Balustrades to be frameless glass, solid panels or vertical balusters integrated into the main facade/ framing elements.

5.4 Addressing Corners

- Dwellings on corner lots are to have secondary frontages consistent with the primary frontage, well articulated and of high design quality.

- Window expression, porches and balconies are required to wrap around the corner facing the streets.
- Habitable rooms should present to both frontages through windows and architecturally designed features.
- Avoid large and bulky corner columns, rather highlight the windows, porches and balconies wrapping the facade.

5.5 House Design Separation

- The facade and roof of your home may not be the same as the homes two lots either side, or across the street to your lot, contributing to the unique identity of your home and providing visual interest to the streetscape. This will be considered on a first-in-first-serve basis by the Design Review Panel.



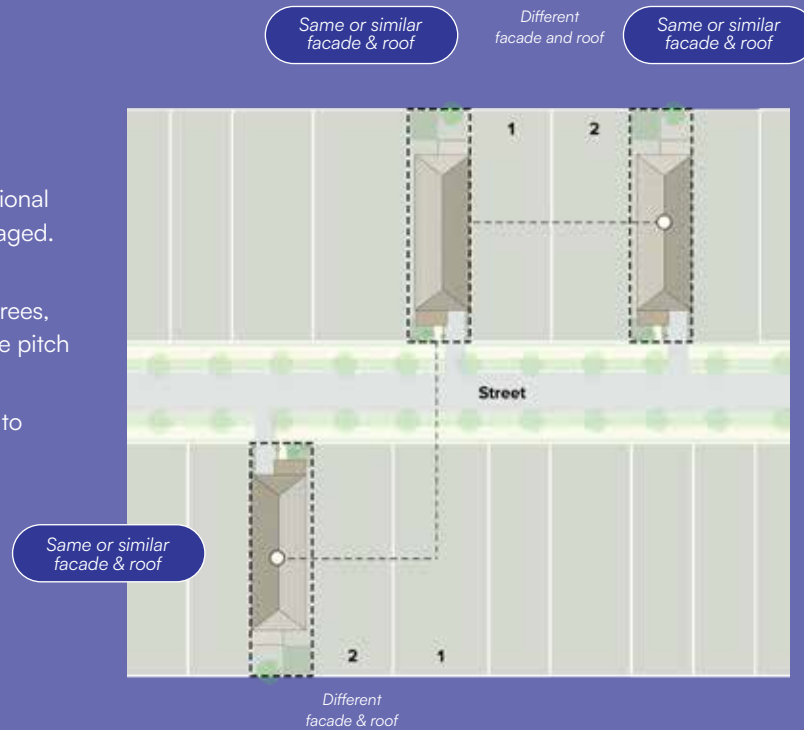
Fig 3. Front Facade (Primary Street)



Fig 4. Secondary Street Facade - Corner Lot

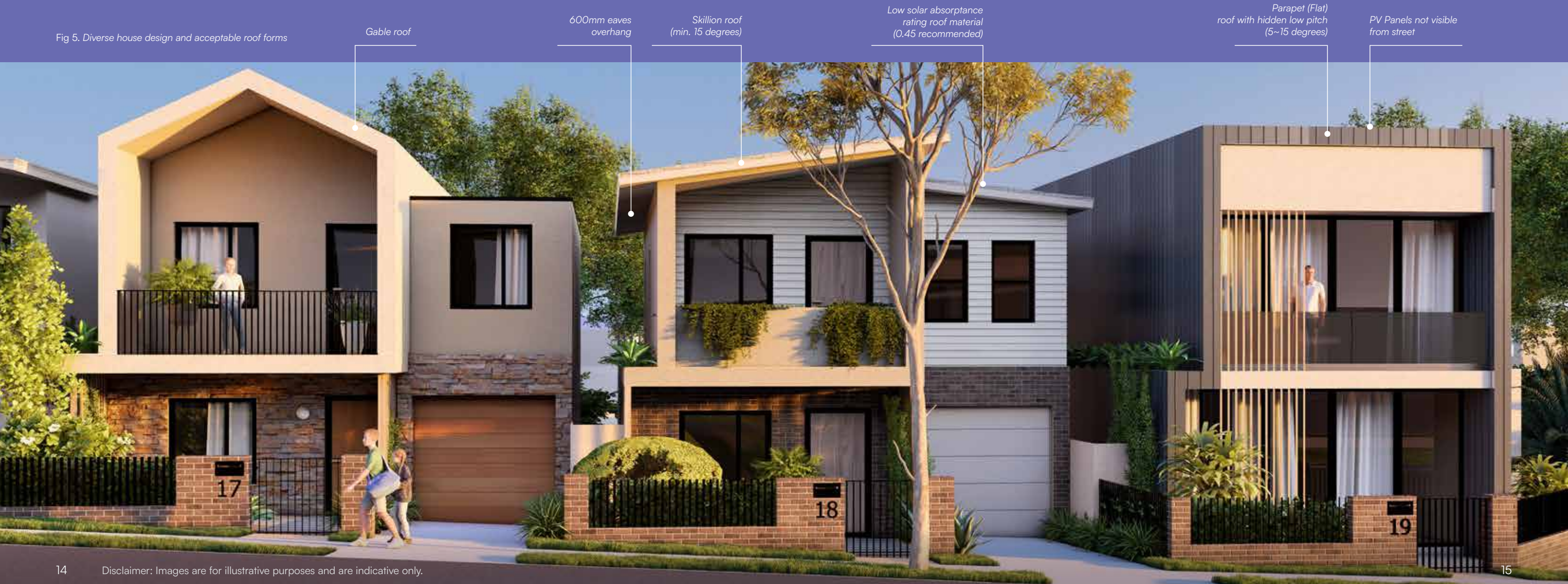
5.6 Roof Form

- Roof design should be simple and articulated. Traditional hip roofs and overly complex roof forms are discouraged. Figure 5 illustrates acceptable roof forms.
- Gabled roofs must have a maximum pitch of 25 degrees, while skillion style roofs require a minimum 15 degree pitch to provide optimal water drainage and run off.
- Black or dark colour roofs are not acceptable. Refer to the approved roof colour palette on page 19.



- Roof material chosen must have a solar absorptance rating of less than or equal to 0.7 (0.45 recommended).
- PV panels are encouraged to provide clean energy for your home. Where possible, PV panels should be located where they are not prominently visible from the street.
- Eaves are encouraged where appropriate to have an overhang of 600mm to provide additional solar shading to your home.

Fig 5. Diverse house design and acceptable roof forms



Material and Colour Palette

Having a distinct material and colour palette for Mondo creates a unified style and aesthetic for the neighbourhood, ensuring a beautiful and welcoming character where residents feel a sense of belonging.

6.1 Materials

- All materials should conform with the guideline Colour Palette on pages 18 and 19.
- The external facade of your home should have a core wall material and at least one other feature wall material. (Glass windows and minor architectural features are not considered to be one of those materials).
- High quality, authentic and natural materials should be used on the facade to retain a high-quality character and be long-lasting.
- Imitation materials on the main facade where an authentic version is available is not permitted, e.g. ModWood instead of timber. Cladding/panel systems may be considered for material efficiency e.g. brick slips, prefabricated stone cladding panels.

- Where columns are used, the material should be consistent with the wall material.
- Where heavier masonry wall materials like brick or stone are used, this is preferred at ground floor level of the facade to express solidity, with lightweight materials used for the upper level.
- External fixtures and services are to be painted in the same colour as the base wall.
- Window frames should complement main body colour and add depth to the facade. External louvres and fittings should complement the base wall material.
- Roof materials should be Colorbond steel or tiles.
- Roof colour should have a high Solar Reflectance Index (SRI) value and low Solar Absorptance (SA) value to create a more pleasant indoor environment and potentially reduce your energy bills.
- Where possible, materials should come from renewable, recycled, local and/or sustainable sources including low carbon concrete and aluminium produced with renewable energy.

Core Materials



Weatherboard (horizontal)
(Finish: Dulux Paint: Hog Bristle)



Aluminium cladding (vertical)
(Finish: Colorbond Steel - Shale Grey Matt)



Brick
(Finish: PGH Brick - Urban Blue)



Stone
(Finish: PGH Stone - Natural Fieldstone/Silver Peak)



Fig 6. Weatherboard cladding house example



Fig 7. Aluminium cladding house example



Fig 8. Brick cladding house example



Fig 9. Stone cladding house example

Colour Palette

Main Body Paint Colours

codes reference Dulux colour range. Similar colours from alternative suppliers are **also permitted**.



Natural White
(SW1F4)



White Polar Quarter



White Cloak Quarter



Wild Dove
(SG6A4)



Old Eagle
(SG5A4)



Pelaco
(SG6B4)



Hog Bristle



Owl Wing



Blind Date



Terrace White



Dieskau



Tranquil Retreat



Chanson



Aerobus



Guild Grey



Tavern




Oyster Linen

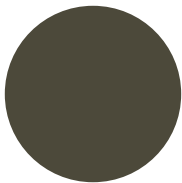


Warm Neutral

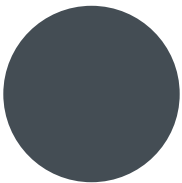
Trim and Accent Paint Colours



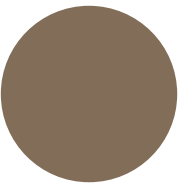
Jungle Cloak
(S18B7)



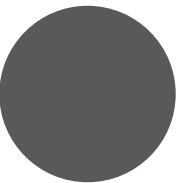
Nomad
(S10D7)



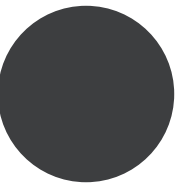
Grid
(SG6D7)



Deep Bamboo
(S13D7)



Raku
(SN4H7)



Domino
(SG8G8)

Brick Colour



PGH Bricks
Juniper



PGH Bricks
Juniper



PGH Bricks
Truffle



PGH Bricks
Tourmaline



PGH Bricks
Vino



PGH Bricks
Urban Blue

Stone

(Rectangular or irregular appearance are also permitted.)



PGH Stone
Silver Peak



PGH Stone
Gilded Sand



PGH Stone
Alpine Grey

Roof Colour (Tiles)

codes reference Monier Roofing range. Similar colours from alternative suppliers are **also permitted**.



Seashell
Concrete Tile
SA = 0.42



Wild Rice
Concrete Tile
SA = 0.68



Mist Grey
Concrete Tile
SA = 0.47

Roof Colour (Colorbond)



Dover White
Classic Finish
SA = 0.28



Surfmist
Classic Finish
SA = 0.33



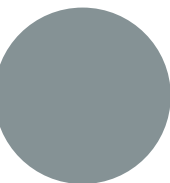
Southerly
Classic Finish
SA = 0.40



Dune
Classic Finish
SA = 0.48



Shale Grey
Classic Finish
SA = 0.44



Bluegum
Classic Finish
SA = 0.57

Garage Door Palette

(Similar Colorbond colours are also permitted)



Champagne
Aluminium Composite
Panel



Medium Bronze
Aluminium Composite
Panel



Dark Grey
Aluminium Composite
Panel



Timber: Silky Oak
Decowood



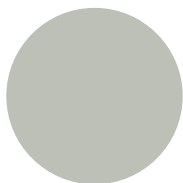
Timber: Light teak
Decowood



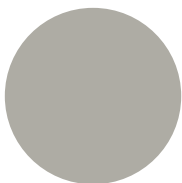
Timber: Merbau
Decowood

Driveway Colour Palette

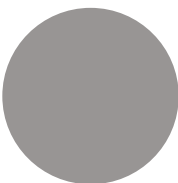
(Colours reference Dulux Avista Sealer Tints)



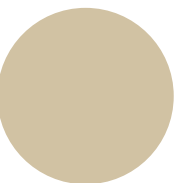
Shale Grey



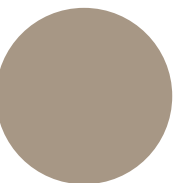
Bluegum



French Grey



Paperbark



Silver Sands

Front and Secondary Fencing Colour (Palisade Infill)

Note: Colour refers to 1.2m and 1.8m palisade infill style fencing. Front fence masonry base courses and piers to conform with main colour of house.



Colorbond
Monument (Matte)



Front and Secondary Fencing

Side and Rear Colorbond Fencing Colour

Note: Refers to 1.8m rear and side boundary fencing with adjacent property boundaries.



Colorbond
Basalt (Matte)

Landscape

Integrated built form and landscape elements that respond to the streetscape provide an attractive and friendly environment for the Mondo community, whilst providing privacy and shade for your home.

Landscaping in your front garden offers shade during summer, softens the appearance of your home and complements the overall landscape vision within Mondo.



Disclaimer: Images are for illustrative purposes and are indicative only.

7.1 Front Landscaping

You should ensure:

- Your home incorporates detailed landscape design for the front garden.
- All areas visible from the streets should be landscaped after completion of construction works and prior to occupation of a dwelling.
- Retaining walls where visible from the street should be stone or rendered to complement house materials and maximum 0.6m high.
- Turf areas for front landscaping should be limited as it requires additional irrigation. Where used this should be warm season turf/grass - see approved planting palette on page 22. Artificial turf is not permitted.
- Front gardens are encouraged to incorporate at least 50% soft landscaped area.
- A rich variety of planting to be provided along frontage boundaries, including corner lots, for at least the first 0.5m depth behind the front fence.
- Driveways must be offset by a minimum of 500mm from the side boundary to allow for landscaping and have landscaped areas either side to allow for drainage and visual interest.
- A minimum 1m wide footpath should be provided from the property boundary to the entry door.
- At least one suitable advanced tree (separate from front boundary planting) should be provided to the front yard.



Planting Palette

Careful consideration of plant selection can help you create a visually appealing front garden, soften the interface between your home and the streetscape and enhance local biodiversity. Planting selection should be easy to maintain and help to conserve water.

7.2 Planting

Plant selection should follow the controls set out below.

- Planting in front gardens should use the approved palette opposite offering predominantly native species to create a natural looking garden of textures.
- Vegetation should incorporate a variety of types and sizes to provide diversity and visual interest within your front garden.
- A minimum of 2 mature trees (min 25-35L) are to be provided, one in the front garden and one in the back garden.
- Deciduous trees are recommended to provide good shade to your home in summer (reducing heat gain) while allowing sunny yards in winter (improving heat gain). Providing sufficient tree canopy helps reduce urban heat island effect within your neighbourhood whilst also shading windows and roofs, providing improvement to your local microclimate.
- Low mow or no-mow grasses and ground covers are encouraged as strips between driveways and side fencing as it does not block vehicle and pedestrian sight-lines and is low maintenance.
- Wetting Agents and mulch are encouraged over soil to minimise evaporation, prevent soil crusting and reduce weed growth.
- Homes must use recycled water for irrigation.

Flowering Plants/Shrub

Common Name	Scientific Name	Height	Width
01 Mat Rush	Lomandra 'Shara'	0.55m	0.5m
02 Cassa Blue Dianella	Dianella caerulea	0.5m	0.4m
03 Pig Face	Carpobrotus 'Aussie Rambler'	0.2m	2m
04 Creeping boobialla	Myoporum parvifolium 'Yareena	0.1m	1m
05 Kangaroo Paw	Anigozanthos 'Bush Ranger	0.6m	0.5m
06 Sweet Bursaria	Bursaria spinosat	5-10m	2m
07 Bush Pea	Pultenaea microphylla*	1-3m	0.5-2m
08 Native Geranium	Geranium solander	0.5m	1.5m
09 Purple Coral Pea	Hardenbergia violacea	2m	2m

Warm Season Grasses

Common Name	Scientific Name
10 Nullarbor Couch	Cynodon dactylon
11 Eureka Kikuyu	Pennisetum clandestinum
12 Soft Leaf Buffalo	Stenotaphrum secundatum
13 Zoysia	Zoysia
14 Shorthair Plumegrass	Dichelachne micrantha*
15 Wattle Mat-rush	Lomandra filiformis*
16 Many-flowered Mat-rush	Lomandra multiflora*

* Indigenous plant species

Vegetation

Common Name	Scientific Name	Height	Width
01 Breeze Dianella	Dianella Caerulea 'Breeze'	0.7m	0.7m
02 Tall Sedge	Carex Appressa	1.2m	1m
03 Lomandra 'Shara	Lomandra 'Shara	0.4m	0.5m
04 Lomandra 'Nyalla	Lomandra 'Nyalla'	0.9m	0.9m
05 Katie Belles	Katie Belles™ Lomandra hystrix 'LHBYF' PBR	1.8m	1.5m
06 Lucia Dianella	Dianella caerulea 'Lucia'	0.4m	0.5m
07 Swamp Foxtail Grass	Pennisetum alopecureoides 'Nafray'	0.7m	0.8m



Flowering Plants/Shrub



Warm Season Grasses



Fencing and Letterbox

Consistent and attractive fencing creates a cohesive streetscape, promoting friendly and inviting character for the Mondo community. Thoughtful letterbox and street numbering details also enhance the overall aesthetic and foster a welcoming atmosphere.

Certain corner lots facing main streets and open space may have additional fence controls to present a more attractive and inviting interface. We believe this thoughtful detail will contribute to a more connected and neighbourly environment, making Mondo an even greater place to live.

8.1 Front Fencing

- Front fencing is required along the front boundary line with a maximum height of 1.2m.
- No vehicle gate is permitted fronting the main garage or driveway.
- All front fencing should have a combination of masonry and vertical palisade infill and should be at least 50% open. Timber picket and Colorbond panel fencing is not permitted.
- Vertical bars may be oriented up to 45 degrees to provide extra privacy and visual interest whilst creating an open character.
- Where vertical bars or infill panels are integrated into a masonry wall, the masonry base to be no more than 0.5m high.
- Masonry piers should be used to articulate lot corner boundaries and entry points.
- A street number and letterbox pier matching front fence materials is to be provided beside pedestrian entry gate, about 1m wide x 0.3m deep x 1.2m tall (see diagram opposite).

8.2 Material

- Vertical steel/aluminium slats to be powder coated in Colorbond 'Monument'.
- Piers are to match rest of masonry front fencing. Painted or rendered masonry piers and base are acceptable, with paint matching building colour.
- Colorbond panel fencing is not permitted.

8.3 Secondary Fencing Along Corner Lots

- For corner lots, secondary fencing of max. 1.2m high must continue for the extent of the building facade or up to the garage located along the secondary street. This should be consistent with the front fencing style.
- Secondary street fencing after the extent of the building facade or garage up to the rear boundary to be maximum 1.8m high and match palisade infill open style front fencing as shown in Figure 12.
- Where there is a retaining wall, the maximum height of the fence is inclusive of the height of the retaining wall.
- Colorbond panel fencing is not permitted along corner lot frontages.

8.4 Side and Rear Boundary Fencing

- Front fencing height and materiality must extend and return along the side boundary to the side gate/cut-off fence, minimum 1m behind the nearest front wall, and be a maximum of 1.8m high for the remainder.
- Side and rear boundary fencing should not be visible to the street and is to be Colorbond panel of maximum 1.8m high in 'Basalt' colour. Recommended profile is 'Miniscreen'.

8.5 Letter Box and Street Numbering

- All letterboxes to be integrated inside the entry masonry pier as part of the front fencing.
- Letterboxes are encouraged to be charcoal grey with a matte finish.
- Street number should be high quality (e.g. not printed stick-on sheet) and clearly displayed below the letterbox on the masonry wall.



Fig 11. Example vertical slat and masonry front fencing



Fig 12. Example 1.8m fencing along corner lot

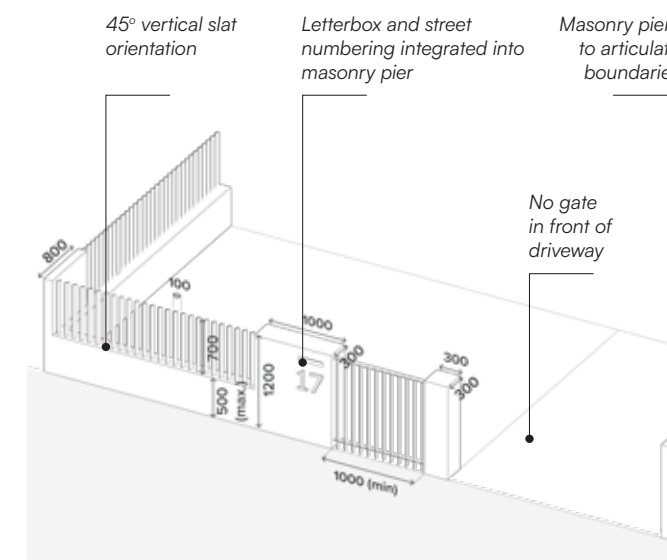


Fig 13. Standard lot fencing detail

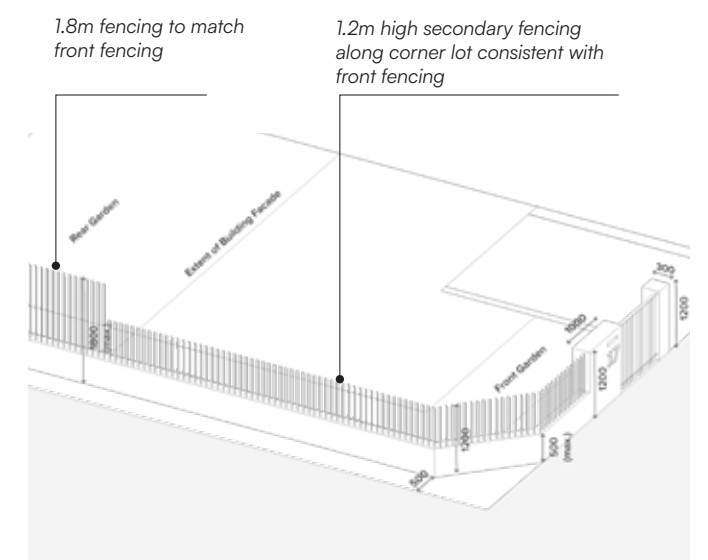


Fig 14. Corner lot fencing detail

Caesar Boulevard Character

Caesar Boulevard serves as the grand entrance and main thoroughfare through the Mondo neighbourhood. Homes along this distinguished street exemplify the exceptional design quality and statement piece of the Precinct, featuring cohesive fence detailing and edible plants that foster social interaction among residents. Recognising the significant role Caesar Boulevard plays in enhancing the brand, experience and value of Mondo, it is essential that consistent fencing and planting be delivered by purchasers and controlled by these Design Guidelines.

This condition applies to the following lots:

Inclusive	Exclusive
1-7	8-16
17-24	25-47
48-51	52-65
66-67	68-79
80-88	89-125
126-138	139-147

Fencing

- Fencing is set back to allow for a planting box of edible herbs and perennial plants that encourage community food production all-year round and social interaction within the Precinct. Page 28 identifies recommended edible plant species.
- Front boundary low carbon concrete wall fence to be constructed as shown in Figure 15. Noting that the fencing has been stepped in at 700mm to allow for a planter box.
- A planter box of minimum 2.0m wide should be located next to concrete wall. The remainder of the fence should follow the standard front fencing as shown on page 25.
- A gate should be located along the front boundary, aligned with the front door and be 1.2m wide with 300x1000mm masonry wall along western side of the gate.
- The gate should be terminated by a 300x300mm pier to side of the driveway.
- Vertical fence slats to be steel or aluminium.
- Masonry wall to be exposed concrete.
- Letterboxes to be integrated inside the 300x1000mm masonry wall. Street number to be displayed below letterbox.

Planting

- Planting is required to be incorporated into the fence planter box along your front boundary.
- Plants in the planter box should not be smaller than 5 litres in pot size.

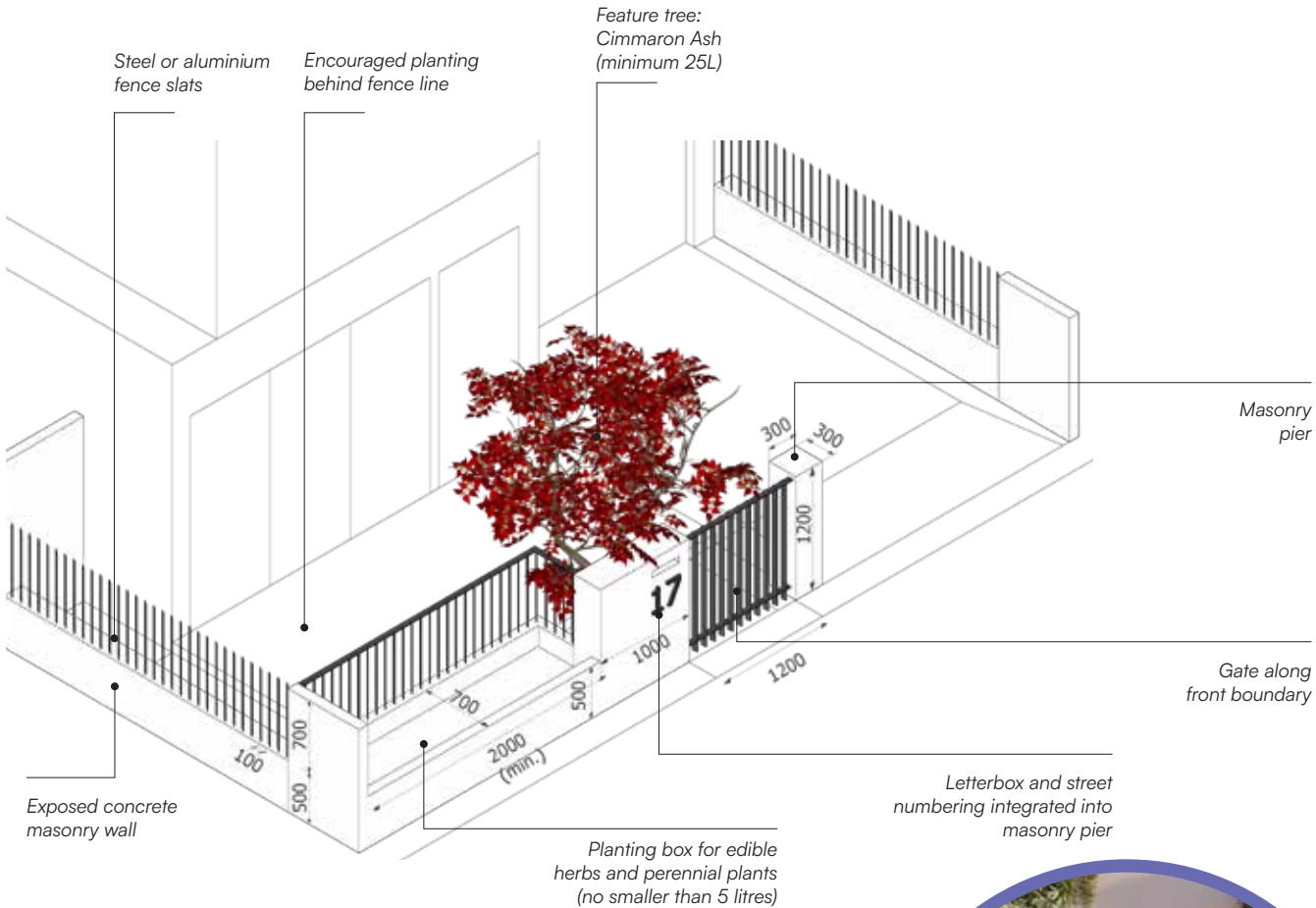


Fig 15. Caesar Boulevard fencing detail



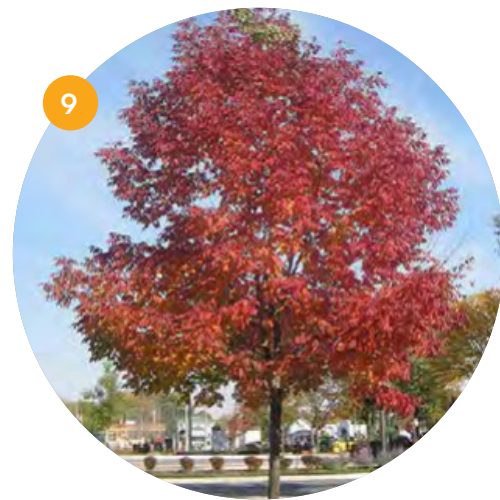
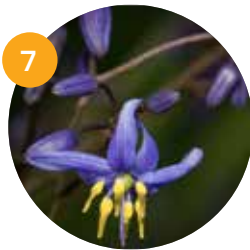
Fig 16. Caesar Boulevard landscaping principles

Caesar Boulevard Character

- Plants to be edible and perennial (to thrive all year round). A list of recommended edible plant species is listed below.
- Additional planting is encouraged behind the front-fence line.
- Tree to be located behind masonry wall. Tree species to be Cimmaron Ash of minimum 25L. This fulfils the earlier requirement for one mature tree in the front garden.

Common Name	Scientific Name
01 Rosemary	Rosmarinus officinalis
02 Oregano	Origanum vulgare
03 Thyme	Thymus vulgaris
04 Sorrel	Rumex acetosa
05 Lavender	Lavandula
06 Sage	Salvia officinalis
07 Smooth Flax Lily	Dianella longifolia*
08 Winter Apple	Eremophila debilis*

Common Name	Scientific Name
09 Cimmaron Ash	Fraxinus Pennsylvanica



Disclaimer: Images are for illustrative purposes and are indicative only.

Driveways, Garages and Fixtures

These Guidelines give great consideration to the privacy, security, comfort, functionality and aesthetic of your home and the neighbourhood. By thoughtfully hiding services and fixtures from the street view, we maintain a clean and harmonious appearance throughout the community. This attention to detail boosts our neighbourhood's appeal and value, making it a more pleasant place to live.

9.1 Driveways and Paving

- Driveway crossings (from boundary to kerb) must be plain uncoloured concrete to match footpaths and should be a maximum 3m wide (except for garages on secondary street frontages).
- Driveways within your property should splay to meet the crossing width.
- Only one driveway is permitted per lot.
- Driveways must be completed prior to the occupation of the dwelling.
- Driveway materials must be concrete or pavers as below. Stencilled or heavily textured patterns are not permitted.
- Driveway colours must be plain concrete or use the approved palette on page 19.



Concrete

Brick/Concrete Pavers

9.2 Garage and Garage Door

- Garages must be integrated with the overall design of the house with materials and finishes that are consistent with the design and main body colour palette.
- A detached garage design and roof must be consistent with the main building.
- Garage doors to be simple and contemporary in design with no windows/openings.
- Open carports are not permitted.

9.3 Fixtures

- Air conditioners (evaporative and condenser units), hot water services, clothes lines, bins, meters, satellite dishes, rainwater tanks, spa pumps and solar pool heating must not be visible from the street.
- Plumbing waste and vent pipework must be concealed and vent pipes not located on the front facade.
- Outdoor lighting is encouraged to be Dark Sky compliant to create wildlife friendly gardens.



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Sustainable Design

Mondo is a gas-free development. Small differences to appliances and fittings in your home can help achieve increased thermal comfort, lower energy consumption and reduce power bills for households. These eco-friendly choices not only contribute to a healthier environment but also enhance the overall value and appeal of your home, making it a smart investment for the future.

Install at least two of the following in your home:

- Solar panels on the roof (6.6kW system minimum).
- Heat-pump hot water systems.
- Induction cook tops (glass, not ceramic).
- Battery storage.

Recommended standards for appliances include:

- Fridge, washer, dryer, dishwasher and air conditioner of a minimum 4-star rating.
- Electric/induction cook tops.
- WELS dishwasher and taps with a 5-star rating.
- WELS toilet with a 4-star rating dual flush.
- WELS Shower with a 3-star rating with a flow rate of 7.5L p/minute.

You should ensure:

- You work with your builder to achieve a minimum BASIX 'Energy' score of 90 and 'Water' score of 60 to obtain Design Review Panel approval.
- Your chosen building materials should achieve a 'Low' BASIX Material rating and come from renewable, recycled, local and/or sustainable sources.
- Your chosen building materials should meet best practice Solar Reflective Index (SRI) minimums.
- Your main living areas should have a sunny aspect generally facing north.
- All north facing windows should be shaded from summer sun while allowing winter sun to penetrate into your house. Where overhead shading is impractical or architecturally undesirable, alternative controls should be implemented, e.g. vertical angled screens, trees, or high performance ('low-e') glass, bearing in mind the lower sun angle (for west facing windows). Toned or tinted glass is not a desirable option.
- Doors (including sliding doors) to your back garden must be protected from weather by an overhang or structure like a roofed pergola.
- Good cross-flow ventilation is achieved by having open windows on two walls each with different orientations. Ceiling fans must be installed in all bedrooms and in at least one living room.
- Consider installing a dedicated AC circuit or a 3-phase conduit to the garage to allow for future installation of type 2 electric vehicle chargers.
- Use energy and water-efficient fittings, fixtures, appliances and LED lighting to reduce consumption and energy costs.



Bushfire

Your home may be located on bushfire prone land and must comply with the NSW Rural Fire Service publication 'Planning for Bush Fire Protection' (PBP) and Australian Standard 3959 'Construction of Buildings in Bushfire -Prone Areas' (AS3959).

Refer to the NSW rural fire service website for further information at www.rfs.nsw.gov.au.

You should ensure:

- You check your Building Envelope Plan and Liverpool City Council's requirements for land identified as bushfire prone land. The Building Envelope Plan will nominate the extent of the Asset Protection Zone (APZ) and Bushfire Attack Levels (BAL) rating required to be met for any new homes in these locations. These construction standards must be applied when designing your home.

*Note: Greater setbacks may apply subject to bushfire regulations as noted on your Building Envelope Plan in your Contract of Sale.

Guidelines Checklist

General Compliance



Site Plans prepared in accordance with Liverpool City Council and other relevant authority requirements



House Plans prepared in accordance with Liverpool City Council requirements



House Plans prepared in accordance with Building Envelope Plan in Contract of Sale



DRP Submission



Architectural plans including site, floor plans, elevations and section



Landscape plan



Schedule of external materials and colours, including sample images



BASIX Certificate achieving minimum 60 'Water' score and minimum 90 'Energy' score



House Siting



Building setbacks, footprint and layout (areas, dimensions)



Location of garage, driveway and crossover



Location of fencing and entry gate



Location of any retaining walls



Location of services (e.g. rainwater tanks, hot water systems etc.)



Site coverage and permeable area



Location of Principal Private Open Space



Home Design



House design separation



Entryway and habitable rooms visible from street



Articulation elements (verandah, balcony etc.)



Corner lots: secondary facade consistent with primary frontage



Roof profile, pitch, eave dimensions, materials and colour



Facade Materials and Finishes consistent with approved palette



Window and door frame colour



Garage door and roof profile colour



Fixtures e.g. gutters, fascias, downpipe's colour



Services (e.g. rainwater tanks, hot water systems etc.) in concealed location



Landscaping and Fencing



Landscape design and extent



Retaining wall type, finish and colour (where applicable)



Entry footpath to front door



Plant list including species, size, quantity and location



Plant bed to full extent of frontage boundaries



Feature tree in front and back garden



Driveway offset, material and colour



Front and secondary fencing detail, material and colour



Side and rear fencing detail, material and colour



Integrated letterbox and street numbering to fence detail



Sustainability



BASIX 'Energy' and 'Water' Score



Connection to recycled water supply



Minimum two sustainable fittings, fixtures and appliances



Good cross-ventilation



Effective shading of north-facing windows



'Low' BASIX building material



Living areas have sunny aspect



Bushfire



Building meets BAL rating



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