



Precinct 5 : Key Standards

This booklet provides a summarised overview
of the key requirements for building a home at Kings Forest.



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The Kings Forest Precinct 5 Design Code sets a high benchmark for the new homes in the first neighbourhood to be established at Kings Forest.

If you've purchased a lot in Precinct 5, the design standards in the code will help you design your house to meet the desired character of Kings Forest. The code also gives you confidence that the other houses in your street and in your neighbourhood will meet this high benchmark. The code protects your investment and the amenity of your new neighborhood.

The Precinct 5 code includes design standards about:

- the house;
- colours of the roof and external walls;
- minor structures such as sheds, pools, verandahs, decks, gazebos and pergolas;
- ancillary items such as hot water services, photovoltaic panels and water tanks;
- overlooking neighbours;
- fences;
- driveways;
- the location of garden beds and trees; and
- plant species

This document gives you an easy overview of the key requirements of the Kings Forest Precinct 5 Design Code. The design of any works on an allotment in Precinct 5 must comply with all relevant design standards. You can find the full range of standards and their full wording in the Kings Forest Precinct 5 Design Code.





Front facade

- A** - Two storey buildings must be less than 9m high.
(Design Standard B3)
- B** - Eaves at least 600mm deep.
(Design Standard D3)
- C** - The front façade must include a porch, verandah or balcony.
(Design Standard C1)
- D** - The roof must have a pitch of 20-35 degrees or 10 degrees or less with eaves at least 900mm deep.
(Design standard D1)
- E** - The primary material must cover no more than 70% of the façade; the second material no less than 15%.
(Design standard C2)





Front facade

- A** - Single storey buildings must be less than 5m high.
(Design Standard B3)
- B** - A number of building materials and colours must be used.
(Design Standard C1)
- C** - The facade must be articulated, such as with recessed or projecting elements.
(Design Standard C1)
- D** - A feature material must be used, such as stained timber, stone or steel.
(Design standard C1)
- E** - The entry structure must be open on at least two sides; at least 1.5m deep; with a covered area of at least 4m².
(Design standard C4)





Garage and driveway

- A** - The driveway must have a matte finish, and be made from: stone; brick; in-situ concrete with an exposed aggregate finish; or in-situ concrete coloured throughout with pigment.
(Design Standard F4)
- B** - The width of the garage door must be less than half the width of the lot.
(Design Standard E2)
- C** - The garage door must be tilting or sectional.
(Design Standard E7)
- D** - The colour of the garage door must complement the front façade.
(Design standard E8)
- E** - The garage door must be set back from the front facade by at least 1.0m.
(Design standard E1)





The front yard

- A** - Provide a planted and mulched garden bed beside the driveway.
(Design Standard J2)
- B** - The letterbox must have a contemporary style.
(Design Standard J3)
- C** - A front fence must be: between 600 - 900mm high, made from solid masonry or a combination of solid masonry, voids and translucent materials; cover less than half the width of the lot; and be set behind a planted garden bed.
(Design Standard G1 and G2)
- D** - At least 20% of the front yard must be mulched garden beds.
(Design standard J1)
- E** - At least one tree and one large shrub must be planted in the front yard.
(Design standard J1)





Private open space

- A** - Screen views to neighbours from first floor windows, balconies and decks.
(Design Standard C9)
- B** - Private open space must be next to and easily accessible from the main living area.
(Design Standard M1)
- C** - If the private open space is at first floor level, it must have an area of at least 12m² and be at least 3.0m wide.*
(Design Standard P3)
- D** - If the private open space is at ground level, it must have an area of at least 20m² and be at least 3.0m wide.*
(Design standard P3)

* These design standards apply to Traditional 10- 15m wide lots. Other standards apply to different lot types and widths.





Corner lot (Side facing secondary street)

- A** - The privacy fence must be set back at least 4m behind the front facade.
(Design Standard H4)
- B** - The return fence must be: aluminum slats with gaps; or sheet metal.
(Design Standard H5)
- C** - The facade must be treated in a similar manner to the front facade.
(Design Standard C8)
- D** - The facade must have at least a moderate degree of visual interest.
(Design standard C8)
- E** - Windows and doors must be shaded by eaves or hoods.
(Design Standard C5)





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