

Principle for Design and Living at Ella Bay

In keeping with the environmental philosophies of Satori, measures will be put in place to ensure sustainable housing design is adopted throughout the Ella Bay site, with the intention to minimise the disturbance of the natural environment throughout the life of the development. To achieve this, Satori in coordination with DBI Design is in the process of establishing a comprehensive set of Principle for Design and Living at Ella Bay.

The benefit of having strong Design and Living Principles is that they offer the potential to deliver consistency in quality and to raise standards in built form design. It is a legal document that ensures a buyer of land takes on very specific, binding responsibilities. This will include a commitment to reducing their ecological footprint and impacts on the environment at Ella Bay.

Developing the contents and mechanisms for the Design and Living Principles will involve ongoing review with Environmental Agencies and Council. The Codes are not required at the EIS phase but are currently in the process of being developed. The key areas being addressed are shown below in the draft Table of Contents:

1.0	INTRODUCTION
1.1	UNIQUE NATURAL ENVIRONMENT OF ELLA BAY
1.2	VISION FOR ELLA BAY
1.3	CORE VALUES
1.4	THE PURPOSE AND OBJECTIVES OF THIS DOCUMENT
1.5	OUTLINE OF THIS REPORT
2.0	DESIGNING YOUR SUSTAINABLE HOME FOR THE TROPICS
2.1	OVERVIEW AND PRINCIPLES
2.2	THE LAND AND SITE ANALYSIS
	2.2.1 Purpose and Objectives
	2.2.2 Environmental Management Plan
	2.2.3 Climate
	2.2.4 Biodiversity
	2.2.5 Flora and Fauna
	2.2.6 Cultural Heritage
	2.2.7 Slope
	2.2.8 Orientation
	2.2.9 Soil
	2.2.10 Drainage and Hydrology
	2.2.11 Adjoining Properties
2.3	CLIMATE RESPONSIVE DESIGN
	2.3.1 Purpose and Objectives
	2.3.2 Promoting Cooling Breezes and Cross Ventilation
	2.3.3 Reducing Radiation of Heat
	2.3.4 Shading Walls and Openings
	2.3.5 Insulation and glazing
	2.3.6 Designing to Improve Air Conditioning Efficiency

- 2.3.7 Indoor/Outdoor Living Spaces
- 2.3.8 Natural Lighting
- 2.3.9 Landscaping
- 2.4 BUILDING DESIGN
 - 2.4.1 Purpose and Objectives
 - 2.4.2 Positioning Your Home
 - 2.4.3 Setbacks and Orientation
 - 2.4.4 Slope Analysis
 - 2.4.5 Building Height
 - 2.4.6 Building Appearance, Aesthetics and Visual Impact
 - 2.4.7 Building Materials
 - 2.4.8 Roof Forms
 - 2.4.9 Colour Palette
 - 2.4.10 Overlooking, Views and Overshadowing,
 - 2.4.11 Privacy, Security and Noise
 - 2.4.12 Garages, Carports, Buggy and Bicycle Spaces
- 2.5 LANDSCAPING AND EXTERNAL WORKS
 - 2.5.1 Purpose and Objective
 - 2.5.2 Hard Landscaping
 - 2.5.3 Soft Landscaping
 - 2.5.4 Landscaping for Cooling and Shading
 - 2.5.6 Vegetation Clearing
 - 2.5.7 Weed and Pest Control
 - 2.5.8 Site Hydrology
 - 2.5.9 Erosion and Sediment Control
 - 2.5.10 Pools and Spas
 - 2.5.11 Water Storage
 - 2.5.12 Garden Irrigation
 - 2.5.13 Storage
 - 2.5.14 Fencing, Gates and Screening
 - 2.5.15 Signage
 - 2.5.16 External Lighting
- 2.6 SERVICES, ENERGY, WATER AND WASTE
 - 2.6.1 Purpose and objectives
 - 2.6.2 Services, Energy, Water and Waste Management Systems
 - 2.6.3 Energy Supply
 - 2.6.4 Water Supply
 - 2.6.5 Water Recycling
 - 2.6.6 Gas Supply
 - 2.6.7 Cooling and mechanical ventilation
 - 2.6.8 Lighting
 - 2.6.9 Cooking
 - 2.6.10 Refrigeration
 - 2.6.11 Clothes Washing
 - 2.6.12 Drying
 - 2.6.13 Dishwashing

- 2.6.14 Hot Water
- 2.6.15 Showers and Baths
- 2.6.16 Water Closet
- 2.6.17 Kitchen Sink
- 2.6.18 Wash Basins
- 2.6.19 Laundry Tub
- 2.6.20 Heating
- 2.6.21 Pool pumps and pool/spa heating
- 2.6.22 Irrigation and hose wash down
- 2.6.23 Communications
- 2.6.24 Postal
- 2.6.25 Future Proofing
- 2.6.26 Appliance Selection and Grandfather Clause

3.0 LIVING AT ELLA BAY

- 3.1 CREATING THE ELLA BAY COMMUNITY
- 3.2 BODY CORPORATE
- 3.3 ELLA BAY SERVICES COMPANY
- 3.4 EDUCATION
- 3.5 ELLA BAY COMMUNITY GROUPS
 - 3.5.1 Purpose and Objective
 - 3.5.2 Environmental
 - 3.5.3 Planning and Development Control
 - 3.5.4 Not-for-profit Buying Groups, Trade and Barter
 - 3.5.5 Sporting
 - 3.5.6 Tourism and Commerce
 - 3.5.7 Music and Arts; etc.
- 3.6 COMMUNITY FACILITIES
- 3.7 MAINTENANCE
- 3.8 SOLID WASTE MANAGEMENT
 - 3.8.1 Purpose and Objective
 - 3.8.2 Weekly Collection
 - 3.8.3 Larger Household Waste
 - 3.8.4 Garden/Organic Waste
 - 3.8.5 Recycling
- 3.9 TRANSPORT
- 3.10 DOMESTIC ANIMALS AND PETS
- 3.11 REFURBISHMENT AND ALTERATIONS
- 3.12 WEED MANAGEMENT
- 3.13 SAFETY AND SECURITY
- 3.14 LIVING WITH CASSOWARIES
- 3.15 PESTICIDES, DETERGENTS, CLEANING PRODUCTS ETC.
- 3.16 DISASTER MANAGEMENT
- 3.17 MANAGEMENT INFORMATION SYSTEMS
- 4.0 DESIGN AND APPROVAL PROCESS**
- 4.1 PURPOSE AND OBJECTIVES
- 4.2 DESIGN AND APPROVAL PROCESS

- 4.3 ELLA BAY DESIGN AND CONSTRUCTION REVIEW COMMITTEES
- 4.4 GUIDELINE MONITORING, REVIEW AND UPDATE
- 5.0 CONSTRUCTION PROCESS**
- 5.1 PURPOSE AND OBJECTIVE
- 5.2 CONSTRUCTION MANAGEMENT
- 5.3 CONSTRUCTION PHASING