



RIDGEBURN

ARROW JUNCTION

DESIGN APPROACH AND CONTROLS

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RIDGEBURN LTD

| CO



NOVAK+MIDDLETON

ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING

DESIGN APPROACH AND CONTROLS

The Ridgeburn design controls establish a clear framework to provide for architectural consistency, contextual sensitivity, and enduring quality across the development.

These controls translate the masterplan vision into practical guidelines for the built form, covering residential and commercial typologies, material palettes, and the integration of landscaping.

Landscaping forms an essential component of the design language, reinforcing the rural character and softening the interface between built form and open space.

The standards have been developed specifically to guide the designed housing typologies, including density and scale of form and the resulting relationship between and impact on neighbouring lots. They respond to variations in landscape topography and provide for landscaping both to frontages and between lots, ensuring permeability balanced with privacy.

Materials and colour controls are designed to achieve variation within a muted palette that complements the mountain and valley surroundings, reinforcing a cohesive yet diverse architectural character.

These controls address key elements such as building height, setbacks, roof forms, and façade articulation, while embedding sustainability measures, accessibility standards, and safety principles into every aspect of design. By defining these parameters, the controls provide certainty for designers and developers while safeguarding the integrity of Ridgeburn's architectural identity and its relationship to the surrounding landscape.



ENVIRONMENTAL DESIGN

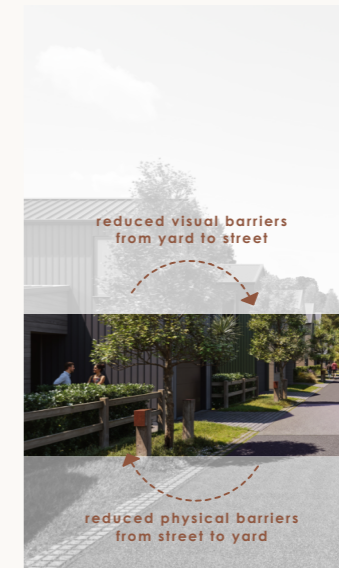
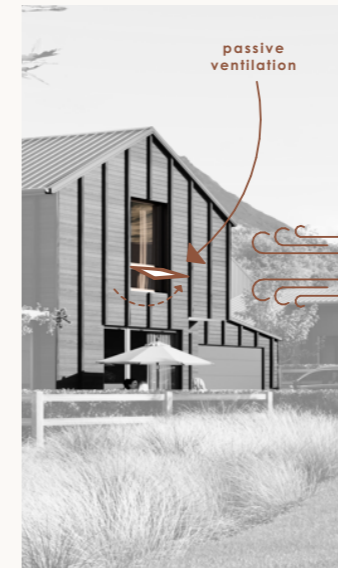
Homes are designed to maximize comfort, adaptability, and connection to the outdoors. The material palette emphasizes natural finishes, such as timber flooring and stone accents, to create warm and inviting living spaces.

Passive design strategies-including optimal solar orientation, natural ventilation, and high-performance insulation-are employed to enhance energy efficiency and occupant well-being.

Living spaces at Ridgeburn are oriented to open onto sheltered terraces or courtyards, fostering a strong indoor-outdoor connection and enabling adaptable living across seasons and household types. Generous glazing and seamless transitions reinforce the development's commitment to healthy, flexible lifestyles.

Facade treatments at Ridgeburn prioritize generous openings to maximize natural light and views, while providing privacy and shelter. Articulation is achieved through the use of recesses, overhangs, and material changes, adding depth and interest to the streetscape.

The design ensures that each home has a strong connection to its outdoor spaces and the wider landscape.



SOLAR ORIENTATION

Homes are designed to maximize comfort, adaptability, and connection to the outdoors.

Passive design strategies including optimal solar orientation is employed to enhance energy efficiency and occupant well-being.



OUTDOOR LIVING

Living spaces at Ridgeburn are oriented to open onto sheltered terraces or courtyards, fostering a strong indoor-outdoor connection and enabling adaptable living across seasons and household types. Generous glazing and seamless transitions reinforce the development's commitment to healthy, flexible lifestyles.



BUILDING FORM AND MASSING

Building forms are characterized by low, gabled roofs and articulated facades that reflect the local vernacular while accommodating contemporary living requirements.

Facade treatments incorporate generous openings to maximize natural light and views, while providing privacy and shelter.

Garages and ancillary structures are carefully integrated to minimize visual impact and maintain the integrity of the streetscape.

The overall massing strategy ensures that buildings sit comfortably within the landscape, respecting both the site's topography and its rural context. Typically larger lots are placed along escarpments to minimize visual and landscape impacts.







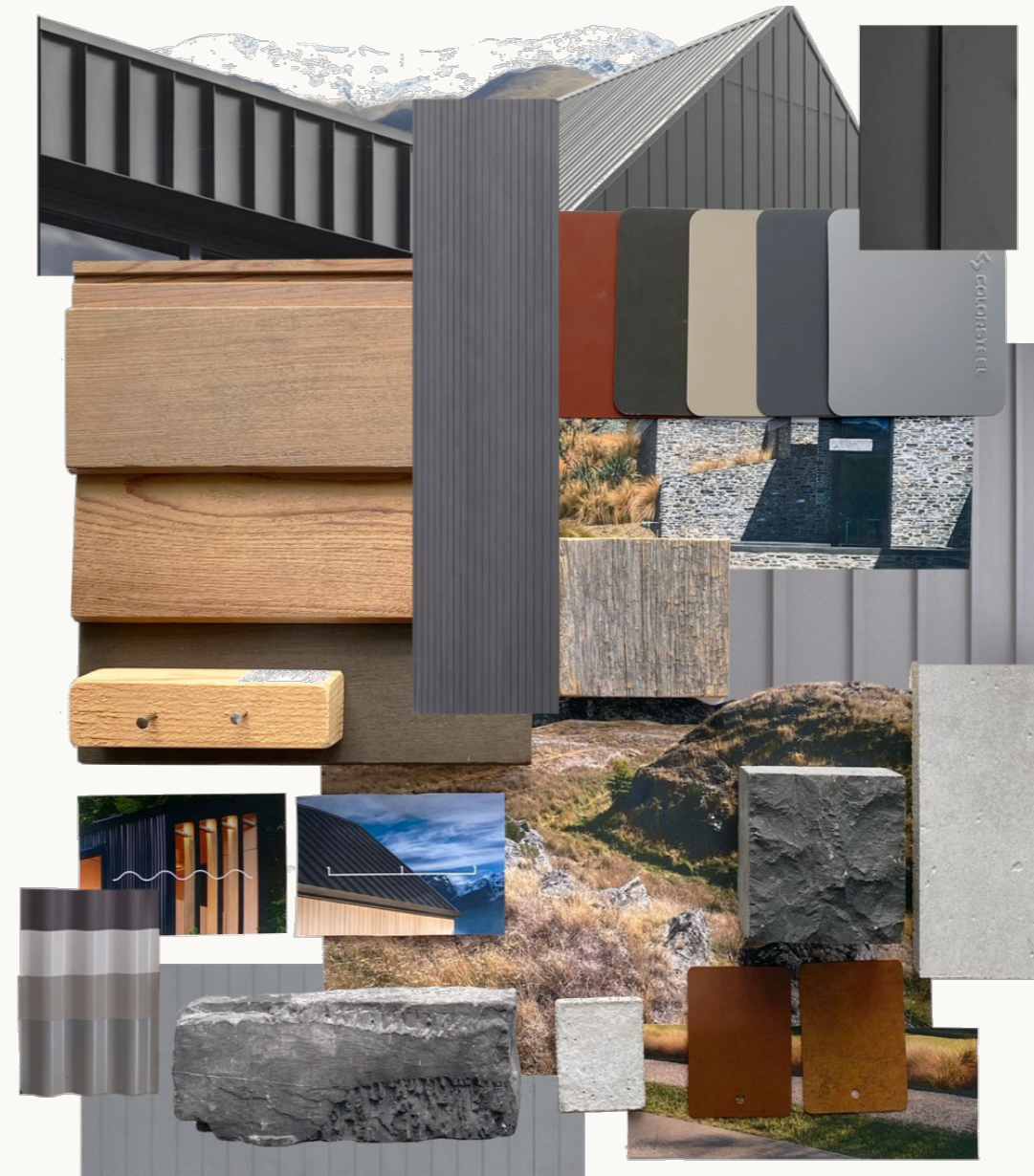
MATERIAL CONTROLS

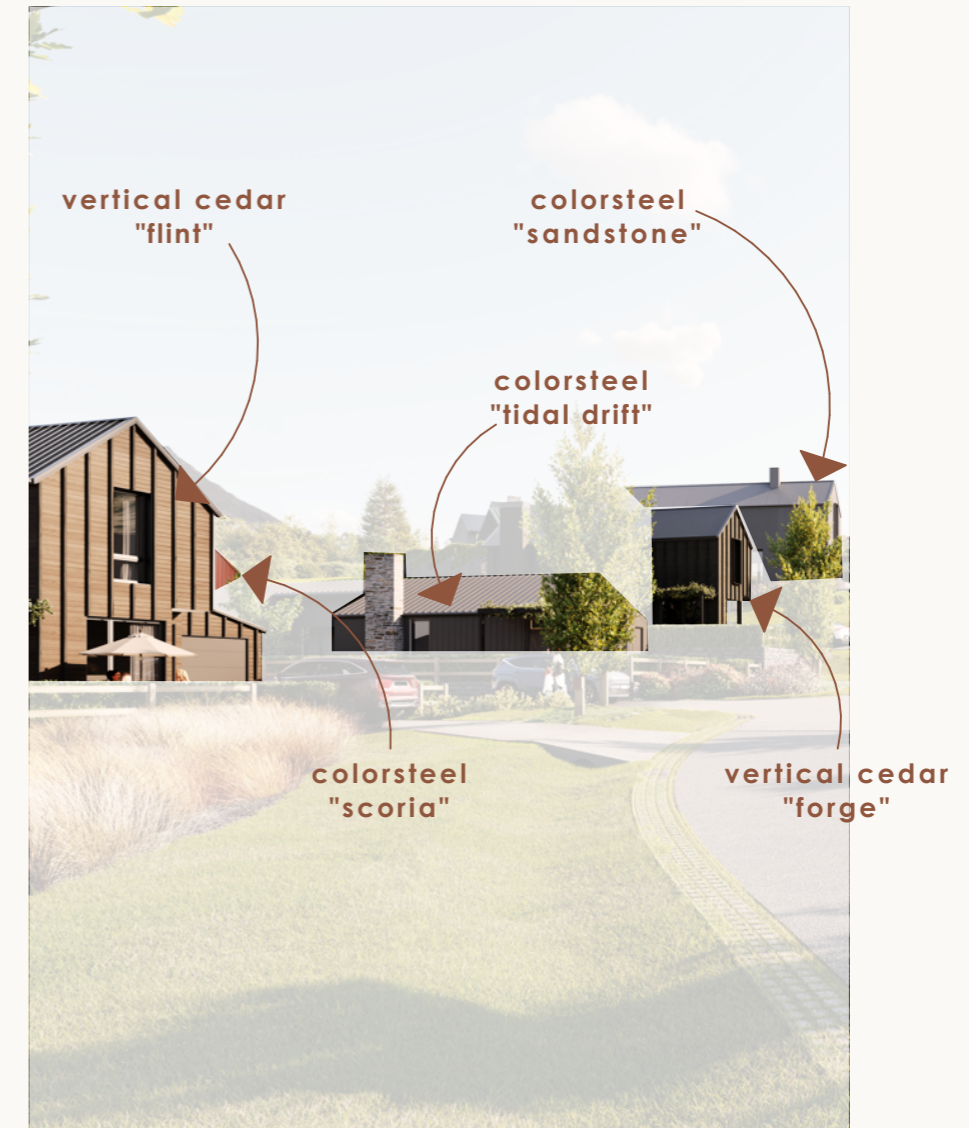
The material selection for Ridgeburn is informed by the surrounding landscape, utilising durable, low maintenance timber, profiled metal, and stone where practical. Colours and finishes are selected for low Light Reflectance Values (LRV), with roof colours to be no greater than 20% LRV and other materials and finishes to be no greater than 30% LRV.

The restrained palette enables built forms to be visually recessive and integrate with the natural environment. The use of natural colours and textures reinforces the development's rural character.

Textural variation is achieved through the use of timber grain, stone surfaces, and metal cladding, adding depth and interest without overwhelming the landscape. This approach allows new buildings to complement the site's heritage structures and contribute to a cohesive architectural identity.

All buildings at Ridgeburn are designed to visually recede into the landscape, using low-reflectance materials and muted colours. The careful selection of finishes ensures that new development is unobtrusive, allowing the site's natural and heritage features to remain the primary focus. This approach supports the creation of a cohesive, landscape-led community.







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SIGNAGE and WAYFINDING

Wayfinding is structured by using a simple palette of materials, with Corten steel elements marking key access points through their rich rust colour which contrasts with the natural materials and subdued colour palette used throughout the development.

In the Commercial Precinct, larger columns and awnings are visible from afar, while smaller signage offers clear directions for commercial and amenity areas as visitors approach.

By integrating visually prominent features such as Corten steel, the design enables visitors to quickly identify entrances and pathways, enhancing navigation throughout the site. The contrast between the large architectural components, which act as visual anchors, and the more detailed signage closer to destinations, supports a smooth transition for people moving from outdoor spaces into interior zones.

This thoughtful approach not only improves accessibility but also creates an inviting and cohesive environment that facilitates positive first impressions and fosters a sense of orientation for all users.





SAFETY AND ACCESSIBILITY

The development adopts a holistic design philosophy that prioritises safety and inclusivity while embedding Crime Prevention Through Environmental Design (CPTED) principles. Safety is addressed through clear sightlines, well-lit public spaces, and logical pedestrian and vehicular circulation patterns that minimise conflict points. The layout encourages natural surveillance by orienting homes and communal areas to overlook streets and shared spaces, fostering a sense of community vigilance. Materials and landscaping are selected to avoid creating hidden areas, ensuring visibility and reducing opportunities for concealment.

Accessibility is integrated through universal design principles, providing equitable access for all users regardless of age or ability. Pathways are designed with gentle gradients, tactile paving, and adequate width to accommodate mobility devices. Key amenities and outdoor living spaces are positioned for easy reach, while car pads and entries are planned to allow accessible options where required. These measures ensure that the development is not only compliant but also welcoming and functional for diverse needs.

CPTED principles underpin the spatial organisation, with active frontages, defined boundaries, and strategic lighting reinforcing territoriality and reducing crime risk. Public and private spaces are clearly delineated, and landscaping supports visibility without compromising ecological goals. Together, these strategies create a safe, inclusive, and resilient environment that enhances liveability and community wellbeing.





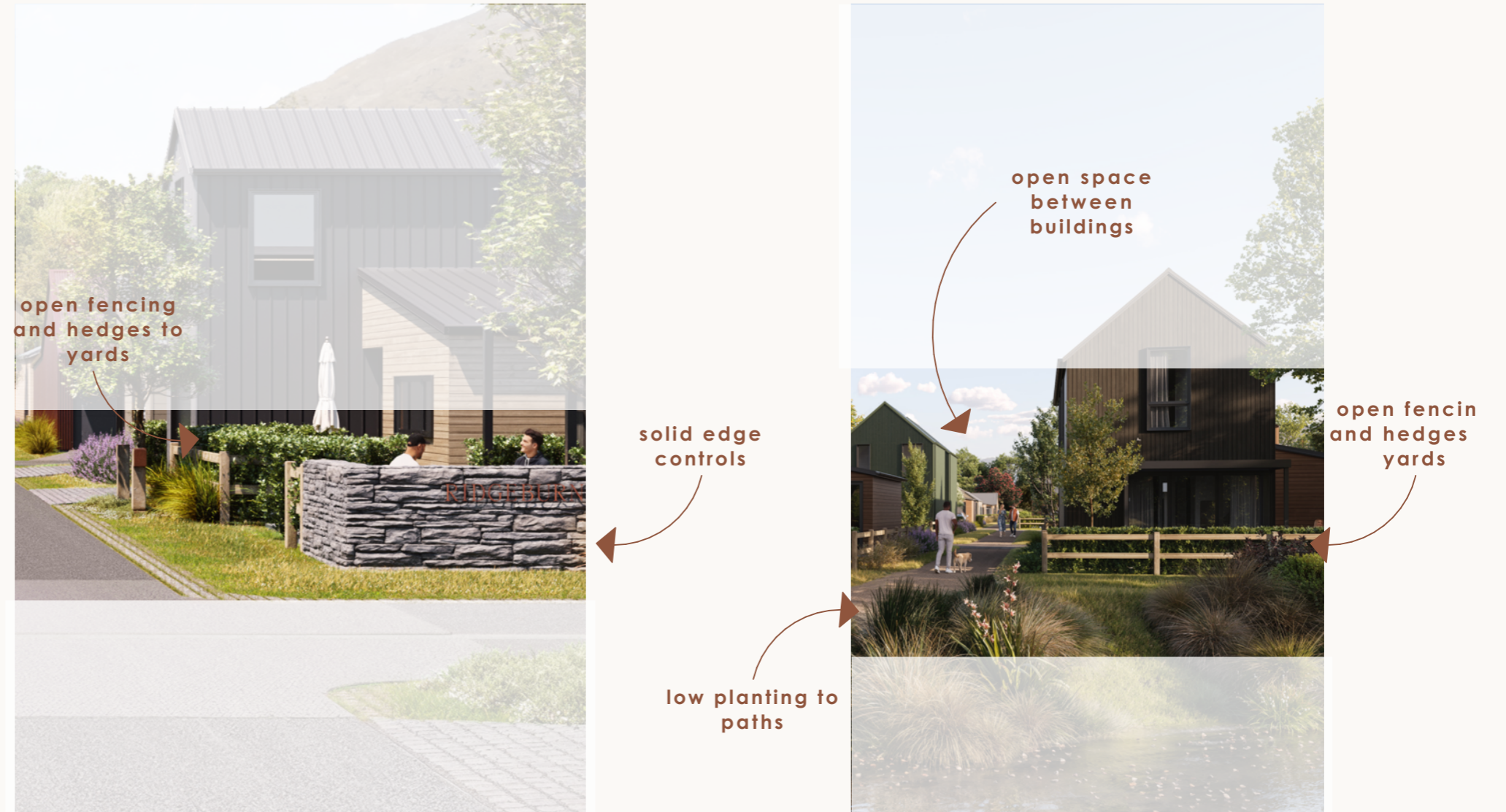


EDGE CONTROLS

Edge controls also define the interface between neighbourhoods and adjacent rural land, using low-profile housing, permeable boundaries, and generous green corridors to maintain openness and connectivity.

Streets at the perimeter are designed with rural character cues-such as informal planting and minimal kerbing-while fencing is avoided to preserve visual continuity. This approach ensures Ridgeburn integrates seamlessly with its setting, delivering a development that respects the landscape and enhances its ecological and cultural values.

To reinforce this rural character and sense of place, low stone walls are introduced at key street corners and junctions. Constructed from locally sourced schist, these walls provide subtle wayfinding cues and visual anchors without creating barriers, complementing the natural palette and heritage references throughout the site. Their placement adds texture and identity to the streetscape, strengthening the connection between built form and landscape.



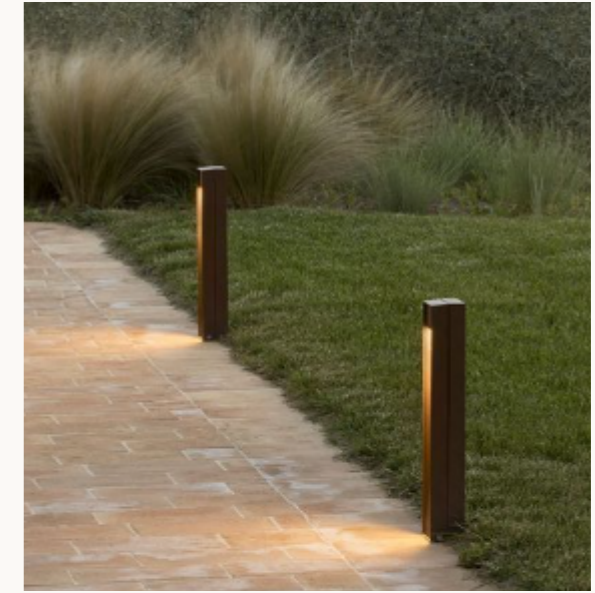
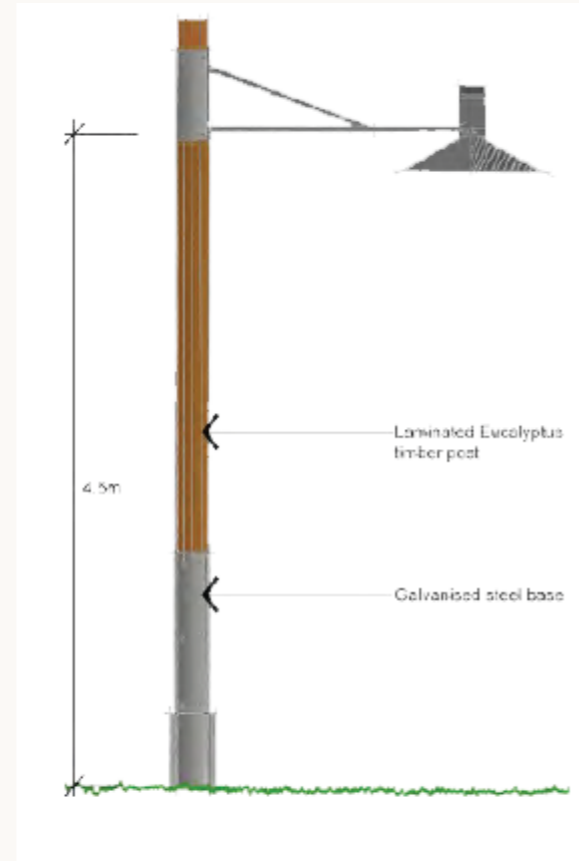
LIGHTING DESIGN

Lighting generally is intended to be low level, utilising bollards and ground-washing lights where practical to minimise glare and limit the impact on the rural night sky.

This subtle approach ensures that artificial illumination does not overwhelm the natural darkness, supporting both environmental stewardship and the preservation of local wildlife habitats. Simple solid timber elements, combined with carefully crafted metal detailing, reinforce the rural aesthetic and integrate seamlessly with the overall material palette of the development.

Where appropriate, the lighting design emphasises key pathways and entrance points, guiding visitors safely while maintaining a warm and welcoming atmosphere. The use of downward-facing fixtures and shielded luminaires further reduces light spill and supports dark-sky principles.

Overall, the lighting strategy is deliberately understated, serving both functional and aesthetic goals while respecting the site's unique rural character and minimising impact on surrounding properties.





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