



**LYNDARUM
NORTH**

Design Guidelines

A great success story

CONTENTS

1.0	<i>The Vision</i>	4
2.0	<i>The Purpose</i>	5
3.0	<i>Guideline Process</i>	6
4.0	<i>Approval Process</i>	7
5.0	<i>Construction Timelines</i>	8
6.0	<i>Design Guidelines</i>	9
7.0	<i>Lyndarum North Design Criteria</i>	10
8.0	<i>Maintenance of Allotments and the Nature Strip</i>	14
9.0	<i>Landscaping</i>	14
10.0	<i>Chromatic Harmony Chart</i>	15
11.0	<i>Annexure 01</i>	16

1.0 The Vision

Lyndarum North is set to become a thriving and diverse community and the desired address in the ever popular northern growth corridor.

Upon entering Lyndarum North you will be greeted with a feature statement that sets the scene as a well-considered and carefully designed community. The extensive network of community parks and open spaces will become destinations for residents to gather and relax whilst being in proximity to existing and proposed schools and shopping precincts. With a proposed Town Centre, school and future railway connection, Lyndarum North is set to become a new community hub for the region.

The urban design planning, extensive colour mapping, carefully considered Design Guidelines and landscaping will achieve cohesive streetscapes that blend harmoniously with their environment. The urban built form will integrate seamlessly with the site's river red gums, natural reserves and the iconic rocky knolls that make this a truly special place to call home.

Lyndarum North will be a safe place for families at all life stages – young families, couples, singles and downsizers. It's the diversity, genuine warmth and friendliness that will bind this community with a sense

of shared family values and pride in their homes. Neighbours will spend time tending to their gardens, children will flock to the landmark playgrounds, whilst walkers will be able to enjoy the connection to their natural surrounds. There will be a real sense of place within the Lyndarum North Community.

It will be a place where residents are encouraged to live sustainably by using energy and water efficient initiatives to minimise their impact on the environment.

For more than 80 years, AVJennings has created diverse, connected and active communities for thousands of Australians. Lyndarum North, AVJennings' newest community, will offer its residents the foundations to build special memories and share the stories of a good life they have created.



'Elmhurst 293 Savannah'
Image supplied by Dennis Family Homes



2.0 The Purpose

These guidelines have been thoughtfully pieced together to ensure the delivery of high quality built form in well designed landscaped streets, which create a welcoming place for you to call home.

The Design Guidelines set the minimum standard of presentation for you as the buyer. The aim is to achieve the best design outcomes for the Lyndarum North Community by:

- Encouraging variety in housing styles that are in harmony with each other and the streetscape;
- Creating a high standard of presentation to the establishing community;
- Protecting the investment of all its residents;
- Achieving a sustainable development

By following these guidelines, you will have played your part in creating a community you will be proud to call home.

THESE GUIDELINES WILL:

- Set design controls for the creation of your home including external materials and colours, fencing, window furnishings and landscaping;
- A guide to understanding the design approval process;
- Timeframes in which you need to start and complete building and landscaping your home.

These Design Guidelines are subject to change without prior notice by AVJennings. All decisions regarding these controls are at the sole discretion of the DRC. For Integrated Medium Density Housing please refer to the Lyndarum North Integrated Development Design & Construction Principals.

3.0 Guideline Process

Design Guideline approval MUST be received from the Lyndarum North Design Review Committee (DRC) prior to the construction of all new homes, garages, fences and any other structure on allotments within the Lyndarum North community. Prior to commencing works on site, you MUST also obtain a building permit.

The Lyndarum North Design Review Committee encourages individuality and innovation in design and reserves the right to approve designs which may not meet these requirements but will be of benefit to the community.

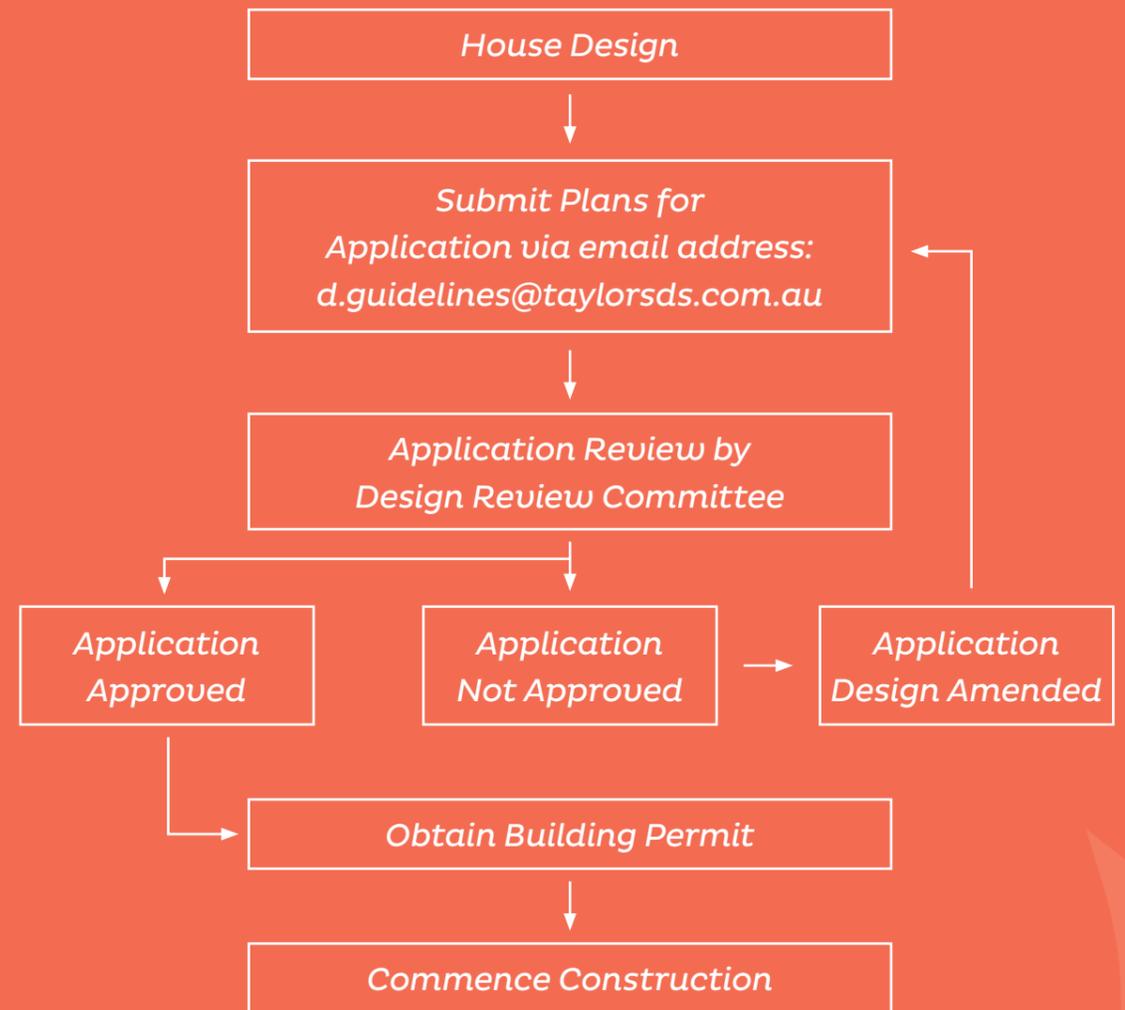
You are responsible to ensure that your completed home complies with your Lyndarum North design approval, Chromatic Harmony Chart specific to your allotment, building approval, contract requirements and both local and state government planning and building legislation.

THE SUBMITTED APPLICATION MUST CONTAIN THE FOLLOWING:

- 3.1 Applicant Name & Builder Details
- 3.2 Builder's Checklist (see Annexure)
- 3.3 6.0 Star Energy Certificate
- 3.4 Site Plan at 1:200 scale minimum
- 3.5 Site Plan showing:
 - 3.5.1 Setback distances from all boundaries to locate your home, outbuildings and trees on or abutting the lot;
 - 3.5.2 Site levels (contours), extent of earthworks, finished floor levels of house and garage;
 - 3.5.3 Fencing location, material and height;
 - 3.5.4 Service locations, such as meter box and hot water service;
 - 3.5.5 Retaining wall locations, heights and materials;
 - 3.5.6 Driveway location (incl. setback from side boundary), material, colour, and pattern; Location of the tap(s) in the front yard;
- 3.6 Floor plan(s) showing:
 - 3.6.1 Dimensioned floor plans (min scale 1:100);
 - 3.6.2 All elevations (min scale 1:100), indicating building heights, roof pitches, eaves size and external fixtures (a/cond., solar panels, TV antenna/dish, water tanks etc.);
 - 3.6.3 Schedule of external materials, finishes and colours including roof, walls, garage door and letterbox; and;
 - 3.6.4 Cross sections indicating details of walls constructed on boundaries and ceiling height.



4.0 Approval Process



SHOULD YOU HAVE ANY QUERIES REGARDING THE APPROVAL PROCESS, PLEASE CONTACT YOUR SALES CONSULTANT ON (03) 8888 4852.

5.0 Construction Timelines

To ensure Lyndarum North develops in a timely and coordinated manner, construction of your home MUST commence within 12 months from the date of settlement of your allotment.

Completion of your home includes all fencing, driveway and window furnishings (to windows visible from the street) along with the Certificate of Occupancy being issued by your building surveyor.

Construction completion (Certificate of Occupancy) to be issued within 18 months of settlement of your allotment.

You must not occupy your home until it is completed.

Some allotments will be eligible for a landscape rebate. Your contract of sale will detail whether this rebate is available on your allotment.

To be eligible for the "Landscape Rebate" (where applicable) the following must be adhered to:

- 5.1** All construction works are to be completed in compliance with the approved plans, in accordance with these Design Guidelines and completed within 18 months of settlement of your allotment;
- 5.2** Front landscaping, driveway, fencing and letterbox must be completed within 6 months of Certificate of Occupancy being issued; and
- 5.3** All contractual conditions have been met and the landscape rebate is applicable to your allotment.

The Landscape Rebate expires 24 months after the settlement of your allotment.



'Beaumont'
Image supplied by Arden

6.0 Design Guidelines

- 6.1.1** Any allotment less than 300m² will need to comply with the Small Lot Housing Code;
- 6.1.2** Eaves, gutters, fascias, verandahs, porches, porticos and balconies may encroach up to 1.8m into the front setback;
- 6.1.3** Garages must be built on or within 200mm of the boundary or they must setback a minimum of 1.0m;
- 6.1.4** Side setbacks must be a minimum of 1.0m from at least one side boundary;
- 6.1.5** The following encroachments into the approved side and rear setbacks are permitted by up to 600mm:

A porch, verandah, masonry chimney, pergola, eave, fascia, gutter, screen (to extend needed to protect a neighbouring property from direct view), flues, pipes, water tanks, heating and cooling equipment and other services;

- 6.1.6** Where a lot is on a corner, the side street elevation of the dwelling must be set back a minimum of 2m. The following may encroach into the side street set back by a maximum of 1.0m: eaves, gutters, fascias, verandahs, porches, porticos, balconies, flues, pipes, water tanks, heating and cooling equipment and other services.
- 6.2** Part 5 of the Building Regulations 2018 - Siting There are a number of requirements under Part 5 of the Building Regulations 2018 that the design and siting of your home must comply with.

Your building surveyor will check your compliance with these regulations.

Your building surveyor will check your compliance with these regulations.

For the items listed below, please refer to Part 5 of the Building Regulations 2018, which covers:

- Building height;
- Site coverage (maximum building footprint for all lots 300sqm and over is 60%);
- Permeability (water permeability surfaces – garden etc.);
- Car parking;
- Side and rear setbacks;
- Walls on boundaries;

- Daylight to existing habitable room windows;
- Solar access to existing north-facing windows;
- Overshadowing of recreational private open space;
- Overlooking (of adjoining houses);
- Daylight to habitable room windows; and
- Private open space.

YOU CAN FIND THIS INFORMATION AT:
www.uba.vic.gov.au



'Monthaven'
Image supplied by Porter Davis

7.0 Lyndarum North Design Criteria

In addition to Part 5 of the Building Regulations 2018, Lyndarum North requires that homes are built in accordance with the following Design Guidelines.

These design guidelines are in addition to relevant state and local government planning and building legislation and the Building Code of Australia requirements. The relevant state and local government planning and building legislation and the Building Code of Australia requirements take precedence over these Design Guidelines.

The re-subdivision of our allotment is not permitted.

The re-sale of vacant land is not permitted without prior approval from the developer.

YOUR HOMES MUST COMPLY WITH THE FOLLOWING:

7.1 Dwelling Size

Only a single private dwelling may be erected on each lot unless you obtain the developers prior approval. Multiple dwellings will require further approvals from the council.

Minimum dwelling area requirements are as follows:

- 7.1.1** 90sqm excluding garage, porches, porticos, verandahs and alfrescos for lots within an area of 250sqm or greater;
- 7.1.2** 100sqm excluding garage, porches, porticos, verandahs and alfrescos for lots within an area of 300sqm or greater;
- 7.1.3** 120sqm excluding garage, porches, porticos, verandahs and alfrescos for lots within an area of 400sqm or greater; and
- 7.1.4** 150sqm excluding garages, porches, porticos, verandahs and alfrescos for lots within an area of 500sqm or greater.

7.2 Façade Style

Dwellings should exhibit a contemporary urban character that is complementary to the surrounding streetscapes and utilise an energy efficient and sustainable design wherever possible.

- 7.2.1** Houses with identical façades must be separated by a minimum of three houses in any direction (either side and across the road), excluding multiple lot dwellings and medium density housing.
- 7.2.2** A verandah, porch, portico, balcony or an entry feature visible to the street that is minimum of 4 square metres in size and has a minimum depth of 1.5m;
- 7.2.3** A minimum of two different materials to the front façade e.g.: brick, lightweight cladding, stone, render, timber or external tiles of which the dominant material must not cover greater than 75% of the front façade excluding the sectional garage door and front entry door;
- 7.2.4** External colours and materials MUST be selected from the Lyndarum North Chromatic Harmony Chart available upon request at our Lyndarum North Sales Office;
- 7.2.5** Have a living room or bedroom window fronting the street;
- 7.2.6** Cement fibre sheet infill, above windows and doors visible to the street including any secondary street or public realm is prohibited;
- 7.2.7** Brick infill above garage door is mandatory when the façade of the garage is of face brick finish. Lightweight infill over garage door is allowed in a rendered garage façade, provided it is packed out in line with the rendered brickwork of the garage façade, and rendered. Other infills such as stained timber will be assessed on Architectural Merit.
- 7.2.8** Allotments less than 15m wide must provide an entry door with at least 20% glazing. Allotments greater than 15m must have a sidelight or double doors with at least 20% glazing; and
- 7.2.9** No heritage ornamentation e.g. finials, glazing bars, mouldings and/or lace work. Roll down security shutters to windows and doors visible to the street or public realm are not permitted.

7.3 Ceiling Heights

Ceiling heights play a vital part in providing natural light and better air circulation within your home.

- 7.3.1** A minimum of 2550mm ceiling height to single storeys and ground floor level on double storeys is mandatory.

7.4 Roofs

- 7.4.1** A minimum roof pitch of 22 degrees is required for traditional pitched roofs. Alternative roof forms may be considered on Architectural Merit.

- 7.4.2** Eaves are to be provided with a minimum depth of 450mm to all façades facing the street when a traditional pitched roof is utilized. Other architecturally acceptable roof forms and the use of parapets (including to façades facing the street) will be assessed on Architectural Merit.

Eaves must return a minimum 3m on all non-corner allotments (other than zero lot boundaries) and the full length to all corner/reserve allotments; and

- 7.4.3** Roof material must complement the style of the dwelling. Terracotta, concrete or slate roof tiles and corrugated Colorbond® are preferred. Galvanised or zinc finishes are not permitted.

Alternative roof forms will be considered by the DRC subject to design merit.

7.5 Vehicle Accommodation

Garages are an important factor when designing your home, but they can become quite dominant to the streetscape.

Consideration of the following is required;

- 7.5.1** Double width garages (minimum) are required to all allotments with a 12.5m or greater frontage.
- 7.5.2** Garage doors must be section or panel lift where visible to the street. The colour of the garage door must be selected from the Chromatic Harmony Chart;
- 7.5.3** Roller doors are not permitted where visible to the street; and
- 7.5.4** Garage/s must be setback by a minimum of 840mm behind the main front wall of the dwelling.

7.6 Corner Allotments

Corner allotments (including those visible from adjoining open spaced areas) are an important factor for the streetscape. These dwellings require additional attention:

- 7.6.1** Consideration must be given to the side street/reserve elevations visible to the public realm. Both single and double storey dwellings on corners are to be designed incorporating feature elements that address both street frontages;
 - 7.6.2** The area visible to the street forward of the return fence MUST include either a wrap-around verandah, porch/portico feature matching the façade, pergola structure or a similar architectural element that defines the side street/reserve elevation and provides articulation;
 - 7.6.3** Windows MUST be included in the secondary façade (at both levels if a double storey house) and be of similar size and style to windows used on the front façade of your home;
 - 7.6.4** Colours and materials MUST be continued around the corner of your home to at least the point where the side return fence is attached to the house;
 - 7.6.5** No blank walls to the secondary façade are permitted; and
 - 7.6.6** Landscape solutions will not be accepted as a corner treatment design solution.
- ### 7.7 Carports, Driveways/Paths
- 7.7.1** Only one driveway per allotment is permitted, relocation of crossovers is not permitted;
 - 7.7.2** Driveway must be constructed prior to occupation of the dwelling;
 - 7.7.3** Driveway and path must be constructed from: brick, slate or natural stone pavers, exposed aggregate or colour through concrete;
 - 7.7.4** Driveway and path colours are to be selected from the Chromatic Harmony Chart;
 - 7.7.5** Plain concrete driveways and paths are not permitted;
 - 7.7.6** Driveway must taper to a crossover width of a maximum 4.0m at the front boundary;
 - 7.7.7** Driveways must be offset from the side boundary a minimum of 500mm to provide a landscape strip; and
 - 7.7.8** Carports are NOT permitted.

7.8 Curtains and Blinds

Curtain/blinds can:

- 7.8.1 Curtains and/or blinds MUST be installed on all windows visible from the street or public realm prior to occupation of the dwelling;
- 7.8.2 The colours of all curtains and blinds must be selected from your allotments Specific Chromatic Harmony Chart; and
- 7.8.3 Security/screen doors facing the street or public realm MUST be a plain black mesh screen similar to the Crimsafe® range.

7.9 Fences

- 7.9.1 Side and rear fences MUST be 1.8m high good neighbour panel fencing in Superdek® profile and be 'slate grey' in colour. Any side boundary fencing forward of the building line must be raked to a height no greater than 1.0m;
- 7.9.2 Return fence/gate MUST be 1.8m high good neighbour panel fencing in Superdek® profile and be 'slate grey' in colour and set back a minimum 1.0m and maximum of 3.0m from the main building line on all non-corner allotments;
- 7.9.3 Side street fencing MUST be 1.8m high good neighbour panel fencing in Superdek® profile and be 'slate grey' in colour. Return (wing) fences from the side street fence back to the building are to be set back a minimum 9.0m from the main street frontage. Where a Corner treatment has been applied to a dwelling on a corner allotment, the return (wing) fence must be located behind the corner treatment, leaving the corner treatment exposed to the street;
- 7.9.4 Front boundary fencing is NOT permitted within Lyndarum North.

7.10 Letterboxes

- 7.10.1 Letter boxes should be designed to match the house using similar materials and colours and must be erected within three months of the Certificate of Occupancy being issued; and
- 7.10.2 The size and position of the letterbox must comply with Australia Post's requirements. The street number must be clearly identifiable, suitably sized and located and must not interfere with the overall streetscape.

7.11 Ancillary Items

Ancillary items which impact the streetscape such as garden sheds, retaining walls, gazebos and swimming pools require additional approval by the Lyndarum North Design Review Committee.

- 7.11.1 All ancillary structures require the approval of the DRC prior to construction;
- 7.11.2 Ancillary structures larger than 10sqm should be constructed from materials and colours which complement the dwelling and will require approval from Council;
- 7.11.3 Small sheds with a floor area less than 10sqm that are not visible from the street or public realm must be constructed from Colorbond® and complement the dwelling and fence colour;
- 7.11.4 Air conditioners (evaporative and condenser units), hot water services, clothes lines, satellite dishes, rainwater tanks, spa pumps and solar pool heating must not be visible from the street or public realm;
- 7.11.5 Solar hot water panels, solar panels, and TV antennas must not be placed on the front facing roof and have minimal visibility from the street or public realm; and

- 7.11.6 Plumbing waste and vent pipework must be concealed and vent pipes not located on the front plane or within the front 5m of any part of the roof and ideally not visible from the street or public realm.

7.12 Retaining Walls

- 7.12.1 Retaining walls must not exceed 1.2m in height unless they are terraced or sloped back to allow for landscaping to break the overall height of the wall;
- 7.12.2 Timber sleeper retaining walls are not permitted where the height exceeds 400mm and are visible from the street or public realm. Materials permitted include brick, rendered masonry and feature stone; and
- 7.12.3 Retaining walls on or near the boundary and/or over 1m in height are required to obtain a building permit.

7.13 Recycled Water

Yarra Valley Water has mandated that Class A recycled water infrastructure be installed to all dwellings within Lyndarum North. All enquiries regarding connection to and plumbing for Class A recycled water should be directed to Yarra Valley Water and your respective Building Surveyor.

7.14 NBN

Lyndarum North is an NBN enabled estate and it is mandatory to connect. Phone and internet services will be provided by retailers over the National Broadband Network. Connection details are available at www.nbnco.com.au

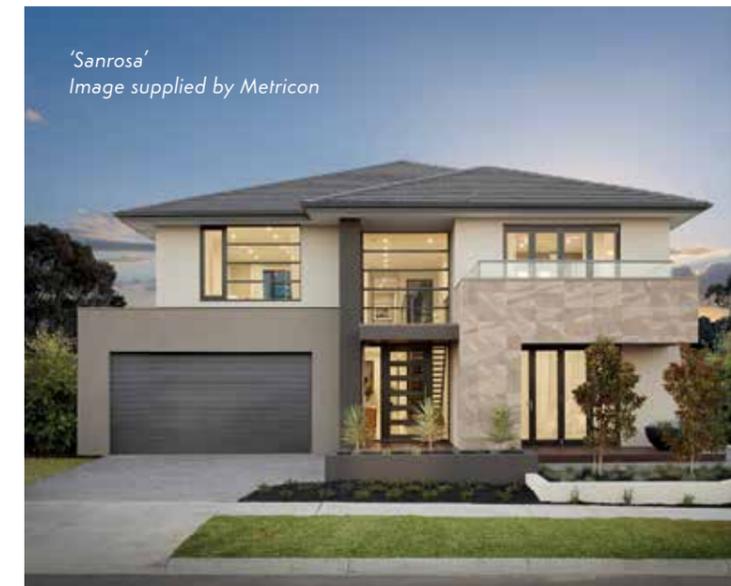
7.15 Vehicles

You are NOT permitted to park unregistered vehicles in your driveway, front yard or on the street.
Commercial vehicles, boats and caravans may be parked on a lot but MUST be screened from public view.

7.16 Signs and Resale

A sign advertising the sale of a vacant lot is not permitted.
Signs will not be permitted on residential lots with the following exceptions:

- 7.16.1 Display home signage on authorised display homes sites only;



'Sanrosa'
Image supplied by Metricon



'Emery'
Image supplied by Burbank

- 7.16.2 Builders or trades persons identification signage (maximum 1200mm x 900mm) required during dwelling construction. These signs must be removed within 10 days of the issue of the occupancy permit;

- 7.16.3 Any signage required by Local Council, Building Code of Australia or any other regulatory bodies.

If you choose to sell your vacant allotment you are required to obtain approval from the developer and include a Re-Sale Deed as per your contractual requirements. This is to ensure that these Design Guidelines are passed onto future purchases and will bind them to the same controls as your neighbours.



'Oakley'
Image supplied by Arden



'Sovereign'
Image supplied by Metricon

8.0 Maintenance of Allotments and the Nature Strip

You must NOT allow rubbish to accumulate or allow excessive growth of grass or weeds upon your allotment, both before and after construction of the dwelling.

You must NOT allow rubbish to accumulate or allow excessive growth of grass or weeds upon your allotment, both before and after construction of the dwelling.

All infrastructure and landscape within the nature strip is to be protected during construction. Any damage to trees, turf or services located on the nature strip is the responsibility of the owner of the lot to reinstate at their sole cost.

The owner and their builder must meet all environmental and WHS requirements of all authorities and must keep the site in a neat and tidy condition throughout the construction period. No building materials or rubbish

are to be left on the nature strip at any time during construction. No building materials or spoils are to be placed on any adjoining lot during construction.

You MUST comply with any request by AVJennings or council to clean up an overgrown site or builder's materials, and if you fail to comply within 14 days of receiving a written notice from AVJennings, then you will be liable to reimburse us all costs, including administration costs, incurred in the removal of such materials and repairs as referenced by the relevant clause in the contract.

9.0 Landscaping

All home owners at Lyndarum North are required to establish landscaped and turfed areas in their front yard. In addition, you MUST maintain the nature strip in front of the home.

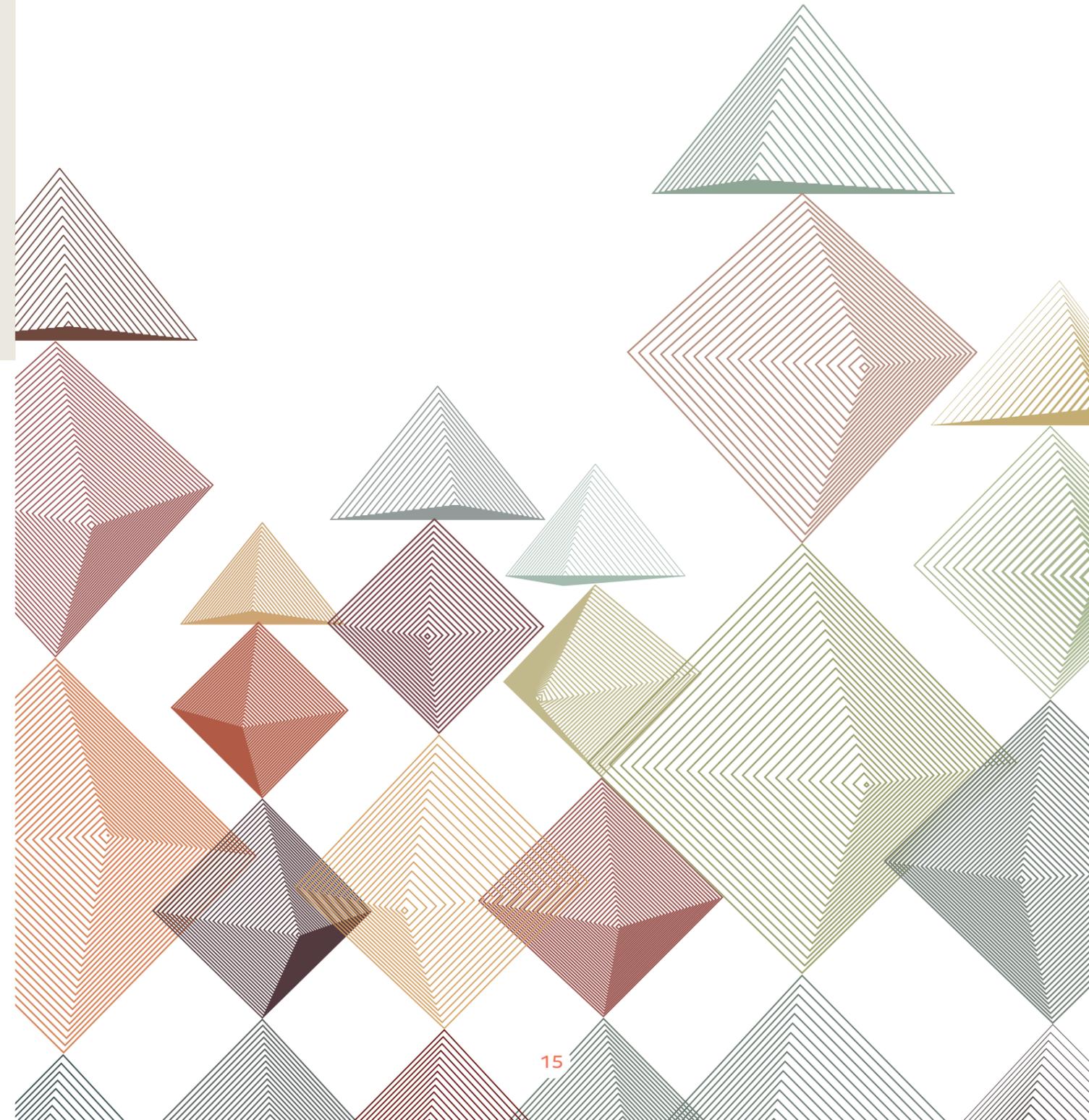
Quality landscaping that is maintained, improves the look and feel of your streetscape and enhances the value of your investment and the community. The landscape is a large contributor to the appearance of the community and when good and regular maintenance is undertaken, it creates a desirable community.

- 9.1 The landscaping of all gardens visible from the street or public realm (incl. corner/reserve lots) needs to be completed within a lesser of 6 months of the occupancy permit being issued or 24 months from settlement;
- 9.2 The front garden design of lots should limit the amount of sealed impervious surfaces to a maximum of 50% with the balance being landscape using trees, shrubs, ground covers or grass. It should encourage rain water to infiltrate into the garden rather than draining out to the stormwater system;

- 9.3 Establishment of grass to the nature strip/s adjacent to your allotment and ongoing maintenance of the nature strip is your responsibility. At establishment the nature strip should be levelled, top dressed and seeded as a minimum standard;
- 9.4 Careful consideration should be given to the species and size of trees and shrubs relative to the proximity of the dwelling when making your plant selections as not to cause any long-term damage to your home;
- 9.5 No vehicles are permitted to drive or be parked on nature strips at any time. After construction is completed, no commercial vehicles, caravans, trailers or watercraft, with the exception of registered 'Light Vehicles' are permitted to be parked or stored forward of the building line.

10.0 Chromatic Harmony Chart

Refer to the Chromatic Harmony Chart.
Copies are available from the land sales office.



11.0 Annexure 01

Builder Design Checklist

ITEM	DESIGN GUIDELINES CHECKLIST	YES	NO	N/A
3.0	Have you submitted plans to the DRC for review and approval.			
5.1	Dwelling will be completed within 18 months from land settlement.			
5.2	Landscaping, driveway, fencing & letterbox completed within 6 months of construction completion (certificate of occupancy being issued).			
6.1.1	Lots less than 300m ² comply with the Small Lot Housing Code.			
6.1.2	Allowable encroachments into front setback by no more than 1.8 metres.			
6.1.4	Minimum 1.0 metre setback from at least one side boundary is achieved.			
6.1.5	Allowable encroachments into side & rear setbacks by no more than 600mm.			
6.1.6	Minimum 2 metre setback to side street achieved (corner lot).			
6.2	Dwelling complies with Part 5 of the Building Regulations, 2018.			
7.1	Only one dwelling proposed per lot.			
7.1.1	Dwelling achieves a minimum size of 90sqm on allotments less than 250sqm.			
7.1.2	Dwelling achieves a minimum size of 100sqm on allotments less than 300sqm.			
7.1.3	Dwelling achieves a minimum size of 120sqm on allotments less than 400sqm.			
7.1.4	Dwelling achieves a minimum size of 150sqm on allotments less than 500sqm.			
7.2	Dwellings should exhibit a contemporary urban character and utilise an energy efficient and sustainable design wherever possible.			
7.2.1	Houses with identical facades must be separated by a minimum of three houses in any direction (either side and across the road), excluding multiple lot dwellings and medium density housing.			
7.2.2	Entry feature visible to street, a minimum 4sqm and 1.5m in depth.			
7.2.3	Minimum 2 different materials, 1 material must not exceed 75% of the total front façade.			
7.2.4	External colours and materials selected from the Chromatic Harmony Chart.			
7.2.5	Living room or bedroom window fronting the street.			
7.2.6	No cement fibre sheeting above windows and doors where visible to the public.			
7.2.7	Brick infill above garage door is mandatory when the façade of the garage is of face brick finish. Lightweight infill over garage door is allowed in a rendered garage façade. Other infills such as stained timber will be assessed on Architectural Merit.			
7.2.8	At least 20% glazing to entry door/s on allotment width less than 15 metres. Have sidelight/s or double entry doors with at least 20% glazing on allotments greater than 15m.			
7.2.9	No heritage ornamentation & roller shutters to windows & doors visible to the street or public realm are permitted.			
7.3.1	Minimum 2550mm ceiling height to single storey & on ground floor of double storeys.			
7.4.1	A minimum roof pitch of 22 degrees is required for traditional pitched roofs. Alternative roof forms may be considered on Architectural Merit.			
7.4.2	Eaves are to be provided with a minimum depth of 450mm to all facades facing the street when a traditional pitched roof is utilized. Eaves must return a minimum 3m on all non-corner allotments.			
7.4.3	Roof material complements the style of the dwelling.			
7.5.1	Double width garages are required to all allotments with a 12.5m or larger frontage.			
7.5.2	Garage doors must be section or panel lift where visible to the street. The colour of the garage door must be selected from the Chromatic Harmony Chart.			
7.5.3	Roller doors not permitted where visible.			
7.5.4	Garage/s must be setback by a minimum of 840mm behind the main front wall of the dwelling.			
7.6.2	Wrap-around verandah, porch or portico, pergola structure or similar matching the front façade returns to side street forward of the return fence on corner lots.			
7.6.3	Windows MUST be included in the secondary façade (at both levels if a double storey house) and be of similar size and style to windows used on the front façade.			

Builder Design Checklist

ITEM	DESIGN GUIDELINES CHECKLIST	YES	NO	N/A
7.6.4	Colours and materials have returned to the side street.			
7.6.5	Blank walls not permitted.			
7.7.1	One driveway per allotment.			
7.7.2	Driveway to be constructed prior to occupation of the dwelling.			
7.7.3	Appropriate driveway materials have been used.			
7.7.4	Driveway and path colours must be selected from your allotment specific Chromatic Harmony Chart.			
7.7.5	Plain concrete driveways and paths are not permitted.			
7.7.6	Driveway must taper to a crossover width of a maximum 4.0m at the front boundary.			
7.7.7	A minimum 500mm landscape strip has been installed.			
7.7.8	Carports not permitted.			
7.8.1	Curtains and/or blinds must be installed prior to occupation of the dwelling.			
7.8.2	Curtains and/or blinds must be selected from your allotment specific Chromatic Harmony Chart.			
7.8.3	Security/screen doors visible to public must be plain black mesh.			
7.9.1	Side and rear boundary fencing is a maximum of 1800mm high, in Superdek® profile and be slate grey in colour. Any side boundary fencing forward of the building line must be raked to a height no greater than 1.0m.			
7.9.2	Return fence/gate MUST be 1.8m high good neighbour panel fencing in Superdek® and be 'slate grey' in colour and set back a minimum 1.0m – maximum of 3.0m.			
7.9.3	Side street fencing MUST be 1.8M high good neighbour panel fencing in Superdek® profile and be 'slate grey' in colour. Return (wing) fences from the side street are to be set back a minimum of 9.0m from main street frontage.			
7.9.4	Front fencing not permitted.			
7.10.1	Letterbox designed to complement the dwelling.			
7.10.2	Letterboxes will be in accordance with Australia Post requirements.			
7.11.1	Ancillary items have obtain approval from the DRC.			
7.11.2	Ancillary structures greater than 10sqm complement the dwelling.			
7.11.3	Small sheds less than 10sqm not visible to the street or public realm must constructed from Colorbond®.			
7.11.4	Ancillary items not visible to the street or public realm.			
7.11.5	Solar panels or solar hot water panels are not located on the primary street frontage/s.			
7.11.6	External plumbing is not visible to the street or public realm.			
7.12.1	Retaining walls do not exceed 1.2m in height.			
7.12.2	Timber sleeper retaining walls not permitted where they are visible to the street or public realm if they are above 400mm in height.			
7.12.3	Retaining walls on or near boundaries have obtained a permit.			
7.13	Dwelling connected to recycled water.			
7.14	Dwelling connected to NBN.			
7.16	A sign advertising the sale of a vacant lot is not permitted. No business or product signage will be installed.			
9.1	Front garden will be landscaped within the lessor of 6 months of occupancy or 24 months from settlement.			
9.2	Impervious surfaces to a maximum 50%.			
9.4	Careful consideration has been taken when selecting plants.			



