

GLENMORE

Beveridge

Design Guidelines

July 2018



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Situated in the heart of Beveridge close to schools and sports facilities, Glenmore is located just 50 minutes from Melbourne's CBD and minutes from restaurants, shopping and transport.

GLENMORE *Beveridge*

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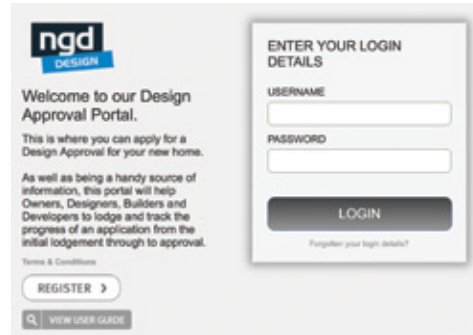
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1. Design Assessment Panel (DAP)

To protect all lot owners, all designs are required to be approved by the Design Assessment Panel (DAP). The submission to the Design Assessment Panel must include:

- A siting plan of the home on the lot with dimensions and setbacks from all boundaries, proposed fencing and driveway location.
- Floor plans must show the layout of the home indicating all rooms, windows, external doors, external fixtures and nominated floor levels.
- Full elevations indicating wall heights and all external finishes including garage door type.
- Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries.
- Fence design as per the standard requirements.
- Where retaining walls are required, provide location and height of proposed walls. Please include proposal for connection of sub-soil drainage to storm-water system.
- A schedule with colour chips of all external finishes and materials or a colour photocopy in PDF format of these.

All applications for Approval must be in PDF format and lodged via the Design Approval Portal at www.ngdd.com.au.



The DAP will assess all designs and either provide a notice of approval or specify how the submission conflicts with the guidelines.

Designs that substantially comply with the guidelines may be given a notice of approval with conditions requiring the rectification of minor deviations. Furthermore, the Design Assessment Panel may make suggestions intended to improve the design.

Interpretation of the requirements of these Design Guidelines is at the sole discretion of the DAP. The DAP may approve any proposal, or element of a proposal, that is not strictly in accordance with the wording of the Design Guidelines if the DAP feels that the proposal has merit. No claims shall be made to the Agent, the DAP or their representatives with respect to the decisions made.

The Design Assessment Panel will use its best endeavours to assess proposals in the shortest possible time and generally within 10 business days of receipt of a fully completed and compliant application. You must then obtain the approval of the building plans from the local Council or relevant Building Surveyor and/or any other relevant authorities required by the authority approval process.

Allowance has been made for two submissions for each Design Approval application. Each additional submission may incur an administration fee, at the sole discretion of the DAP. New submissions for a lot that has already had an application approved may also incur an administration fee.

2. Lot Layout

- 2.1 All buildings must comply with the setbacks required by the Victorian Building Code, which means buildings must be set back from boundaries as follows:
 - The dwelling (front building line) must be setback a minimum of 4m and a maximum of 6m from the front boundary.
 - Side setbacks must be a minimum of 1m from at least one side boundary and 2m from a side street boundary.
 - Rear setbacks must be at least 3m.
- 2.2 Garages must be setback a minimum of 5.5m from the front boundary.
- 2.3 Entry features such as verandas, porches, porticos and balconies may encroach 2.5m into the front setback as long as the encroachment is less than 3.6m above natural ground level.
- 2.4 Porches, porticos, pergolas and balconies may encroach 1m into the side street setback as long as the encroachment is less than 3.6m above natural ground level.
- 2.5 Eaves, gutters, fascia with a combined width of 600mm may encroach into the front and side setbacks.

3. Minimum Floor Area

The minimum living area of each dwelling (i.e. excluding the garage and any unenclosed areas such as porticos, verandas, alfresco areas etc.) must be 120 sqm.

4. Architectural Character

- 4.1 One dwelling is allowed per lot.
- 4.2 All homes are to be of contemporary design. Period styles, such as Edwardian and Georgian etc. are not permitted. Period detailing, such as quoins, corbelling, fretwork, lacework etc. are generally not permitted.
- 4.3 The front façade of the dwelling must incorporate an entry feature at the front door to create a strong sense of entry.
- 4.4 Long, uninterrupted expanses of wall (greater than 6m or so) should be avoided where the wall faces a street. Articulation of the wall through the use of windows, materials, and/or stepping in the wall will be required.
- 4.5 The dwelling must have at least one habitable room window that addresses the primary street frontage. A habitable room is a living room or a bedroom.



5. Building Materials

- 5.1 In order to facilitate visual interest, the façade must be constructed using a mixture of external building materials and must include a minimum of 20% of material other than brick on the façade. Materials other than brick may include:
- Timber cladding
 - Render
 - Stacked stone
 - Sandstone or masonry blocks
 - Weatherboard (painted)
- 5.2 Façade materials that are not permitted include:
- Corrugated fibre cement sheeting
 - Unrendered cement sheeting
 - Bare, painted or pre coloured concrete blocks

6. Energy Efficiency

All dwellings must achieve a minimum 6-Star Energy Rating.

7. Colour Scheme

- 7.1 External colour schemes for the dwelling, driveway and hard landscaping surfaces that are visible from the street are to adopt a colour palette of visually interesting muted neutral tones and materials which will enhance the streetscape and reflect the natural environment. Bright colours and highly reflective surfaces will not be supported.
- 7.2 Façades must not be identical, nor must they be indistinguishable within three house lots, along both sides of the street (see Fig. A).

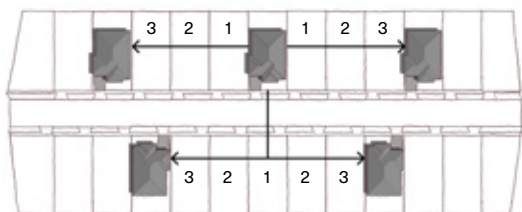


Fig. A

8. Roof Design

- 8.1 Articulated roof shapes are encouraged, with the roof form and finish complementing the style of the home. Acceptable materials include:
- Matt finished, powder coated metal roofing in a corrugated profile or similar.
 - Matt finished shingle style or low profile concrete or terracotta tiles.
- 8.2 Roof materials that are not permitted include:
- Traditional curved profile tiles
 - Raw zincalume
 - Fibre cement sheeting
 - Non-domestic deck profiles
- 8.3 Roof eaves are strongly encouraged. Unarticulated roofs without eaves will not be approved.

9. Corner Lots

A corner lot is one that has more than one boundary that abuts a street, road or reserve. The shorter boundary is the front street boundary (primary frontage) and the longer boundary is the secondary frontage boundary.

Dwellings on corner lots must address both street frontages via the use of appropriate features and materials.

9.1 Dwellings on corner lots must have materials and/or features from the front façade repeated on the secondary façade for at least 3m.

9.2 Appropriate corner lot façade features will be assessed on a case-by-case basis by the Design Assessment Panel.

Generally, any three of the following features repeated on the secondary façade will be sufficient:

- A window with the same head height.
- A material or finish from the front façade that wraps around for at least 3m along the secondary façade wall (see Fig. B).
- Eaves from the front façade that wraps around for at least 3m along the secondary façade wall.
- A feature that matches the front entry feature.

9.3 Blank walls forward of the corner return fence will not be approved.

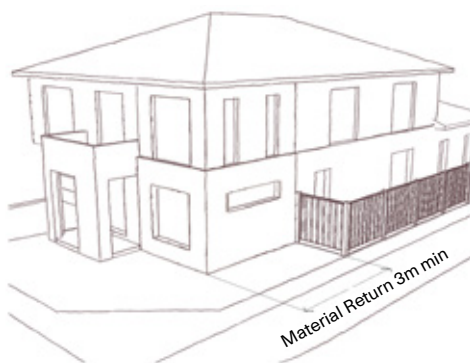


Fig. B

10. Garages

10.1 All dwellings must have a garage.

10.2 Garages must be constructed with the same building materials as the dwelling.

10.3 Double garage width must not exceed 6m internally without some form of articulation to the front wall of the garage.

10.4 Garages must be stepped back a minimum of 0.5m from the front building line (see Fig. C).

10.5 A triple garage will be considered where the third garage is stepped back a further 500mm from the double garage building line.

10.6 Roller doors must not be used where visible from the street. Sectional overhead doors and panel lift doors are preferred.

10.7 Carports (open sided garages) and stand-alone garages are not permitted if they are visible from the public realm.

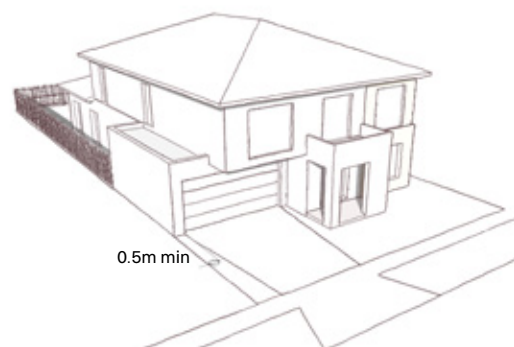


Fig. C

11. Driveways

- 11.1 Only one driveway is permitted per allotment.
- 11.2 Plain concrete is not permitted if visible from the public realm.
- 11.3 Driveway must be set minimum 0.5m off the side boundary to allow for a planting strip along the side boundary of the property.
- 11.4 The driveway shall not be wider than the garage opening at the dwelling and the width of the crossover at the front property boundary (see Fig. D).

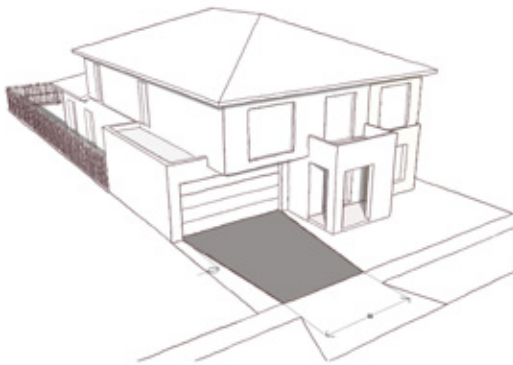


Fig. D

12. Fencing

- 12.1 No fence is permitted between the front boundary and the dwelling (i.e. along the front boundary or the side boundary forward of the building).
- 12.2 Fencing between lots (side and rear fencing) must be a maximum of 1.8m in height above the natural ground level and constructed from lapped and capped timber palings (see Fig. E).
- 12.3 Side fencing must begin no closer than 1m from the front building line of the dwelling, except where the side boundary forms the rear boundary of an adjoining lot, where the fencing is to continue to the front boundary of the property. Side fencing must not extend beyond the front building line of the house (see Fig. G).
- 12.4 Fences that abut a side street (corner fencing) must be a maximum of 1.8m in height above the natural ground level and constructed from lapped and capped timber palings with exposed posts. (see Fig. F).
- 12.5 Corner fences must begin no closer than 3m from the front building line and behind the side façade treatment of the dwelling (so that the side façade treatment is visible from the street) and must return to meet the dwelling wall.
- 12.6 Side fences and corner fences must return to meet the dwelling (return fencing). Return fencing to be constructed of the same material and specifications as the side and rear fencing.

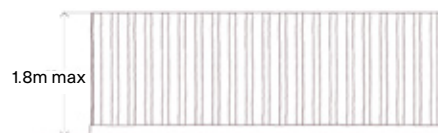


Fig. E



Fig. F

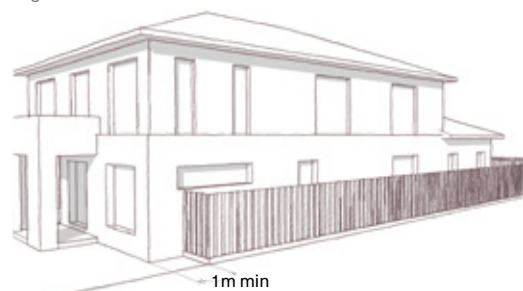


Fig. G

13. External Fixtures and Service Equipment

- 13.1 The following types of items are to be positioned so they are not readily visible from the street:
- Meter boxes
 - Cooling and/or heating plant and equipment
 - Heating units
 - Satellite dishes
 - External plumbing
 - Clothes lines
 - Water tanks
 - Antennae
 - Rubbish bins
 - Hot water storage units
 - Spa pumps
 - Garden sheds
- 13.2 Roof mounted service equipment must be:
- The same colour as the roof; and
 - Placed a minimum of half way to the rear of the home; and
 - Placed below the ridge line.
- 13.3 Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles and caravans must be screened from public view when parked or stored on the allotment.
- 13.4 Except with the prior written consent of the Design Assessment Panel, vacant or partially developed lots must not be used for the storage of the following before an occupancy permit is issued for your home:
- Caravans
 - Boats
 - Containers
 - Trucks
 - Sheds
 - Livestock

14. Retaining Walls

- 14.1 The maximum height of any retaining wall is generally 1.0m. If a higher wall is required, more than one wall should be used in conjunction with graded slopes, battering and other landscape treatment to soften the appearance of the change in levels.
- 14.2 Thought should also be given to providing a landscaping strip of approximately 200mm in front of the retaining wall to soften the height.
- 14.3 Retaining walls visible from the primary and secondary frontages must be constructed from:
- Timber sleepers with a minimum size of 200mm x 100mm; and
 - Timber support columns with a minimum size of 100mm or galvanised support columns.
 - Other materials/finishes at the discretion of the DAP.

15. Signage

Signs and hoarding, advertising of products and businesses including, other than 'For Sale' or 'For Lease' signage, will not be permitted on residential allotments. 'For Sale' or 'For Lease' signage must be approved by the Developer or its agent and must be no larger than 1.8m x 1.2m.

16. Maintenance

- 16.1 Prior to the occupation of a dwelling, it is the owner's responsibility to maintain the lot by keeping the lot free from rubbish and with grass cut, and keeping fences in a good state of repair, including the removal of graffiti.
- 16.2 Builder's waste materials and rubbish during construction must be removed on a regular basis and must not be allowed to accumulate. Should lots not be maintained to an acceptable level, the Developer reserves the right to carry out clean up works as necessary. Any such costs incurred by the Developer will be passed on to the lot owner.
- 16.3 After occupation of the dwelling, front yards must be maintained to an acceptable level. Rubbish and recycle bins must be stored out of public view. It will be at the discretion of the Developer to determine if allotments are being maintained to an acceptable level.

17. Timing

- 17.1 Construction of the dwelling on a lot must commence within 24 months of settlement of the land.
- 17.2 All dwellings must be completed within 12 months of the commencement of dwelling construction works.
- 17.3 Driveways, fences and front landscaping is to be completed on all dwellings within 120 days of the issue of the Occupancy Permit.



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