



**DESIGN
GUIDELINES**

1.0 OVERVIEW

1.1 Objectives

These carefully considered Design Guidelines have been put in place to ensure that all homes built at Verdant Hill are quality homes and respect the amenity of other residents. They help protect the integrity of your investment and provide you with peace of mind about the high standards of house design within your neighbourhood, whilst still allowing flexibility and individuality to create your own home.

1.2 Application of these Design Guidelines

These Guidelines do not apply to lots identified in the endorsed Plan of Subdivision, pursuant to Permit No. WYP8792/15 issued by the Wyndham City Council on 24 June 2016, as a Medium Density Site.

1.3 Small Lot Housing Code

The relevant Plan of Subdivision indicates Type A and Type B lots that are subject to the Small Lot Housing Code (SLHC). These lots are subject to these Design Guidelines in addition to the requirements of the Small Lot Housing Code. Where there is a conflict between the requirements of these Design Guidelines and the SLHC, the SLHC will take precedence.

1.4 Design Approval Process

All homes built at Verdant Hill must be approved by the Verdant Hill Design Assessment Panel (VHDAP) prior to lodging for any Building Permit or commencing any construction of works. The VHDAP is appointed by the developer to oversee and implement the objectives of the Design Guidelines.

Please note that any proposal, or element of a proposal, that meets the objectives of the Design Guidelines but is not strictly in accordance with the wording of the Design Guidelines may be approved by the VHDAP.

Approval by the VHDAP however does not exempt the plans from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation. Separate approval must be obtained from the relevant authorities.

Allowance has been made for two submissions for each Design Approval application. Each additional submission will incur an administration fee. New submissions for a lot that has already had an application approved will also incur an administration fee for each submission.

No claims shall be made to the developer or their representatives with respect to the decisions made.

1.5 Submission Requirements

All submissions for Design Approval must be in PDF format and include the following information:

- Site plan at 1:200, with dimensions and showing the building outline and setbacks.
- All floor plans, roof plans and elevations at 1:100, with dimensions and showing the internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings.
- Provide printed samples or images (swatches, colour photos, paint chips etc.) of all proposed external materials and colour selections.
- Landscape plan at 1:100, with dimensions and showing the indicative extent of all hardscape and softscape, and a planting schedule that lists all proposed species referenced on landscape plan.
- For lots with greater than 1.5m land fall, please include at least one sectional drawing, at 1:100, that explains the extent of proposed cut and fill location and heights of proposed retaining walls.

1.6 Submissions

When you are ready to make your submission for Design Approval, you can lodge it on the Design Approval Portal at www.ngdd.com.au.

Users must first register to use the portal. Once this has been done, log in and simply enter the relevant details when prompted.

As well as being a handy source of information, this portal will help Owners, Designers, Builders and Developers to lodge and track the progress of a submission from the initial lodgement through to approval.

Generally, we will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission.

Handy Hint

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Design Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

1.7 Re-Submissions

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

1.8 Timing

1. Construction of your home should start within 12 months of the settlement date. Completion of your home, including garage, driveway, fencing and retaining walls should occur within 24 months of settlement.
2. All front gardens must be landscaped in accordance with these Guidelines (including all turf, soft landscape, driveways and pathways) within 6 months of issue of the Certificate of Occupancy.
3. Fencing must be constructed within 30 days of the issue of the Certificate of Occupancy.

1.9 Other Approvals

The requirements detailed in this document are in addition to, and not in lieu of, any other legal requirements. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

1.10 Definitions

For the purposes of these guidelines:

- Public Realm is any land that is within the ownership of a public body, including Council and servicing authorities.
- Primary Street Frontage is the boundary that abuts the Public Realm.
- A corner lot is any lot that has more than one boundary that abuts the Public Realm.
- On corner lots, the primary street frontage is the shorter one adjacent to the street, unless otherwise noted on the Plan of Subdivision.

2.0 LAND PLANNING

2.1 Lot Layout

1. Only one dwelling is permitted per lot, unless otherwise provided on the relevant Plan of Subdivision.
2. Dwellings must comply with the following minimum dwelling size, excluding garage and all unenclosed areas, unless otherwise approved by the VHDAP:

Lot Size

Less than 300m ²	Small Lot Housing Code
300m ² or more and 350m ² or less	100m ²
More than 350m ² and 450m ² or less	120m ²
More than 450m ²	150m ²

3. The width of the dwelling, including the garage, must not be less than 70% of the lot width. For irregular lots, lot width is measured at the front building line (setback).

2.2 Building Setbacks

1. All setbacks must comply with the relevant Victorian Building Regulations.
2. Garages accessed from the front of a lot must be set back 5.5m from the front boundary of the lot.

In addition to the prescribed setbacks, consideration should be given to the mature size of any proposed planting, particularly in the front setback, to allow plenty of space for roots and branches to spread

2.3 Built Form Variety

1. Similar façades are not permitted within 3 lots of each other along both sides of the street.
2. The determination of this issue will be at the sole discretion of the VHDAP.
3. If any two façades are deemed not to comply with this requirement, the earlier application will take precedence.

3.0 BUILDING DESIGN

3.1 Character and Visual Style

1. A variety of architectural character and visual styles is encouraged and allowed.

3.2 Massing and Articulation

1. Each dwelling must incorporate a prominent front entry point that is readily visible from the primary street frontage and complementary to the overall dwelling design.
2. The front entry point may take the form of a portico, porch, verandah or other feature, to the satisfaction of the VHDAP that has:
 - A minimum covered area of 3m²
 - A minimum width of 1.5m
3. Two storey dwellings must incorporate elements such as balconies and / or protrusions to articulate the front façade.
4. As well as the minimum setback from the front boundary, garages must also be set back at least 500mm from the front wall the dwelling, not from verandas or porches etc.

3.3 Roof Design

A variety of roofing forms and styles is encouraged

Articulated roof shapes with elements such as hips, gables, Dutch gables and/or dormer windows are preferred.

Skillion, curved, or other innovative roof designs that incorporate some flat elements will be assessed on their design merit.

1. Pitched roofs must have:
 - a roof pitch of at least 22.5°
 - a minimum eaves width of 450mm to the front façade, including the garage
 - the front eaves returning along the side wall for at least 500mm on single storey dwellings
 - a minimum eaves width of 450mm to the entire upper level on two storey dwellings
2. Parapets are also permitted on the front façade. Parapets at the edge of a front façade must be returned around the corner for at least 500mm.
3. Corner lot dwellings have additional roof requirements. Refer to section 3.4 Corner Lots.

3.4 Corner Lots

1. Dwellings on corner lots must include eaves to all sides facing the Public Realm, unless otherwise approved by the VHDAP.
2. In addition to the above requirements, dwellings on corner lots must address the secondary frontage by incorporating the same or similar design features to those used on the primary frontage. Acceptable features may include:
 - Windows with matching head heights
 - Highlight materials and finishes that wrap around from the primary facade
 - Other treatments, to the satisfaction of the VHDAP
3. Materials/features used on the front façade must extend to the secondary frontage for a minimum of 3m.
4. Corner features must be forward of the return fence and/or readily visible from the public realm.

Please note that blank walls forward of the return fence are not permitted.

3.5 Materials and Finishes

1. The front façade must be finished with a mixture of at least 2 different materials/finishes.
2. Face brickwork must not account for more than 80% of the front facade (not including the garage door or windows).
3. Roof cladding must compliment the style of your home. Acceptable materials include pre-finished metal roof sheeting and roof tiles.
4. Galvanized, zincalume or unfinished roof materials and rainwater fixtures are not permitted.
5. Roof materials must be matte finish and non-reflective.
6. Colour schemes should adopt a palette of muted, neutral tones.
7. External glazing that is visible from the public realm must not contain leadlight, stained glass, reflective glass or patterned film.
8. The front facade (and secondary frontages) must not include recessed lightweight infill panels above openings, including doors, windows or garage doors. Another way to looking at this requirement is that the area above the opening must not be recessed, and must match the sides of the opening in materials, colour and finish.
9. Roll down security shutters must not be visible from the public realm.

3.6 Car Accommodation

1. All lots must incorporate a fully enclosed garage. Carports and open sided garages are not allowed.
2. Garages accessed from the primary frontage of a lot must be integrated into the overall form of the dwelling.
3. Garages that are not accessed from the primary frontage may be detached, at the discretion of the VHDAP.
4. Lots with a frontage of more than 12.5m must provide a double garage.
5. Triple garages may be allowed. In order for triple garages to be considered, the third car space must have a dedicated door and the door wall must be stepped back at least 500mm from the other front wall of the garage.
6. Garage door openings on single storey homes must not exceed 40% of the width of the lot frontage.
7. The garage doors visible from the public realm must be either a panel lift, sectional overhead or other similar type.
Roller doors are not permitted if they are visible from the public realm.

4.0 OTHER EXTERNAL ELEMENTS

4.1 Driveways

1. Each lot must have a maximum of one cross-over per frontage.
2. Driveways must not be wider than the garage door where they meet the garage and must taper to the width of the crossover at the boundary.
3. The driveway must be set back a minimum of 0.5m from the side boundary to provide a strip for landscaping.
4. Driveways must be constructed from:
 - Exposed aggregate concrete; or
 - Coloured-through concrete; or
 - Natural Stone; or
 - any other VHDAP approved finish.
5. Driveway colours should be muted.
6. Plain (uncoloured) concrete and painted concrete (colour-on) driveways are not permitted.
7. The driveway must be constructed prior to the occupancy of the dwelling.

4.2 Land Form (Retaining Walls)

1. The maximum height of any retaining wall is generally 1.0m. If a higher wall is required, more than one wall must be used in conjunction with graded slopes, battering and other landscape treatment to soften the appearance of the change in levels.
2. Thought should also be given to providing a landscaping strip of approximately 200mm in front of the retaining wall to soften the height.
3. Retaining walls visible from the public realm must be constructed from a material and finish to complement the house, to the satisfaction of the VHDAP.

Acceptable finishes may include:

- Stone;
- Face or rendered masonry;
- Concrete sleepers with an appropriate applied finish and galvanised support columns; or
- Timber sleepers with a minimum height and depth of 220mm x 120mm and galvanised support columns

4.3 Fencing

Fencing between Lots (Side and Rear)

1. Fencing between lots must be:
 - Constructed with timber posts and lapped palings
 - A maximum height of 1.8m above natural ground level
 - Terminated a minimum of 1m behind the closest front wall of the dwelling, unless it is on the rear boundary of an adjoining lot
 - Terminated by returning to meet the closest wall of the dwelling (return fence).
2. Colorbond Fencing is not permitted.

Corner Fencing

(Fencing to Public Realm Boundary other than the Frontage)

3. Corner Fencing must be constructed with:
 - Minimum 2m high, exposed timber posts; and
 - Maximum 1.8m high, lapped and capped palings; and
 - 150mm bottom plinth.

All corner fencing must be:

- Terminated a minimum of 3m behind the closest front wall of the dwelling or 1m behind any corner treatment, whichever is greater; and
- Terminated by returning to meet the closest wall of the dwelling (return fence).

Gates

4. Any gate in a fence must match or complement the fence in terms of materials and finishes.

Front Fencing

5. Fencing forward of the dwelling is not permitted.

4.4 Recycled Water

1. Each dwelling must incorporate plumbing that allows for connection to any future recycled water supply.

4.5 Fibre to the Home

1. All homes will have access to a fibre to the home network provided by NBN Co. Each home must be wired in accordance with NBN requirements.

4.6 Outbuildings & Ancillary Items

Sheds and Outbuildings

1. If less than 10m² in area, sheds and outbuildings must not be readily visible from the public realm.
2. If more than 10m² in area, sheds and outbuildings must:
 - match or complement the appearance of the dwelling in form, colour and materials; and
 - have a maximum height of 3.6m at the ridgeline, measured from natural ground level; and
 - have a maximum height of any perimeter wall, excluding the gable infill, of 2.4m, measured from the natural ground level.

Letterbox

3. Letterboxes should complement the dwelling in terms of materials, colour and style.
4. Single post supported letterboxes are not permitted.

External Light Fittings

5. Batten holder light fittings that do not incorporate a diffuser or light shade must not be installed in any location that is visible from the public realm.

Service Equipment

6. Satellite dishes, antennae or external receivers must be:
 - located to the rear of the dwelling; and
 - not readily visible from the public realm
7. Heating and cooling units must be:
 - located towards the rear of the dwelling;
 - not readily visible from the street; andif located on the roof, Heating and Cooling Units must be
 - positioned below the ridge line
 - positioned to the rear of the roof and
 - coloured to match the roof as far as practical.
8. Photovoltaic cells, solar panels and the like may be located to maximise their efficiency as long as they do not face the public realm and they integrate with the roof form.

Screening

9. Ancillary structures and elements must be located so that they are not readily visible from the public realm. This includes items such as:
 - rubbish bin storage areas
 - washing lines

- hot water systems
- any water storage tanks
- swimming pools
- spa pumps
- external plumbing other than that for rain water

10. Trucks, commercial vehicles exceeding 1.5 tonnes, recreational vehicles, trailers, caravans, boats, horse floats or other like vehicles must be located so that they are not readily visible from the public realm when parked or stored on the lot.

Signage

11. Signs to advertise the sale of a vacant lot are not permitted unless approved by the Developer
12. One sign only may be erected to advertise the sale of a completed dwelling.
13. Signs for dwelling names and home businesses must not exceed 200mm

Maintenance of Lots

14. The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lots.
15. The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land, reserve or in any waterway.

Crossover and Footpath Protection

16. It is the responsibility of the landowner to ensure that any required asset protection permits are obtained prior to the commencement of building works.

Street Tree Protection

17. It is the responsibility of the landowner to ensure that any street trees and/or nature strips are protected during all building works.

4.7 Landscaping

Landscape works are part of the design approval process. A landscape plan must be approved prior to the commencement of construction.

1. No more than 50% of the front garden is to comprise hard paved surfaces.
2. The front garden must contain free draining surfaces such as:
 - grass
 - garden beds containing trees, shrubs, tufting plants
 - groundcovers
 - river pebbles or Lilydale toppings or similar

This reduces rain runoff and can keep the garden cooler in summer.

3. Consideration should be given to the cultivation of existing soil in the garden beds to a 200mm depth, the addition of imported topsoil and fertiliser to the garden bed, and the covering of the garden beds with pine bark or similar mulch.
4. All garden bed areas within the front yard must be edged using brick, timber, or steel edges.
5. At least one tree with a minimum installation height of 2.0m must be planted between the front building line and street boundary.

This will provide shade and help reduce the local temperature on hot days or protect from frost.

Careful consideration should be given to the tree type and location, so that the tree will not affect the foundations of the home, driveway or relevant authority assets.

6. In addition to this, minimum further plantings required in your front yard are:
 - A minimum of 5 medium to large shrubs (from 200mm pot size at installation); and
 - A minimum of 8 smaller shrubs or ground cover plants (from 150mm pot size at installation).
7. The nature strip(s) outside the lot is/are included as part of the works required for successful completion of the landscaping. Nature strips must achieve neat and even grass coverage and any damage caused during construction of the dwelling must be rectified.