



Everley

SUNBURY

DESIGN GUIDELINES



SUNBURY'S BEST
NEW LOCATION

Everley enjoys 2.5km of direct frontage to Jacksons Creek

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1.0 INTRODUCTION

1.1 Everley Vision

Everley is Sunbury's best new location. Just minutes from Sunbury's historic town centre, Everley enjoys a spectacular natural setting with views of neighbouring vineyards, Jacksons Creek, Jacksons Hill and the Macedon Ranges.

Everley has been meticulously designed to respond to existing landforms, but also to ensure it appropriately integrates with and complements the existing township of Sunbury. With a wide array of lot configurations, Everley will be a unique community for households to grow and thrive.

In addition to the careful planning and design of public areas such as parklands and pathways, the houses in Everley should be positioned to take full advantage of the natural landscape and to optimise interfaces with the public realm.

These Design Guidelines have been prepared to protect the long term investment of the estate's residents. They have been developed to allow flexibility in dwelling designs, while setting minimum standards to maintain the overall quality and character of the local neighbourhood. The Guidelines provide safeguards to ensure that built form in the estate is high quality, consistent and harmonious.

1.2 Developer Approval

All homes built at Everley must be approved by the Everley Design Assessment Panel (DAP) prior to lodging a Building Permit application or commencing any construction works associated with your dwelling. The DAP is appointed by the developer to oversee and implement the objectives of the Design Guidelines.

The Design Guidelines may be changed from time to time at the DAP's discretion. There may also be specific requirements that are applicable to particular lots in visually sensitive locations such as those adjoining parkland or escarpments. Applications for Developer's Approval will be assessed against the current version of the Design Guidelines. Other versions of the Guidelines and dwellings in other stages of Everley are not relevant to your application and do not represent a design precedent you can refer to in your application.

Interpretation and application of these Design Guidelines is at the sole discretion of the DAP. The DAP's decisions are final. No claims shall be made to the Developer, the DAP or their representatives with respect to the decisions made.

The DAP reserves the right to vary or waive the requirements of the Design Guidelines if it believes a proposal (or an element of a proposal) that is not strictly in accordance with the wording of the Design Guidelines nonetheless makes a positive contribution to the overall objectives of the built form and/or streetscape at Everley.

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.



LIFE IN THE HEART OF
A GROWING COMMUNITY

Everley includes more than 10km of cycle/shared paths

1.3 Developer Approval Process

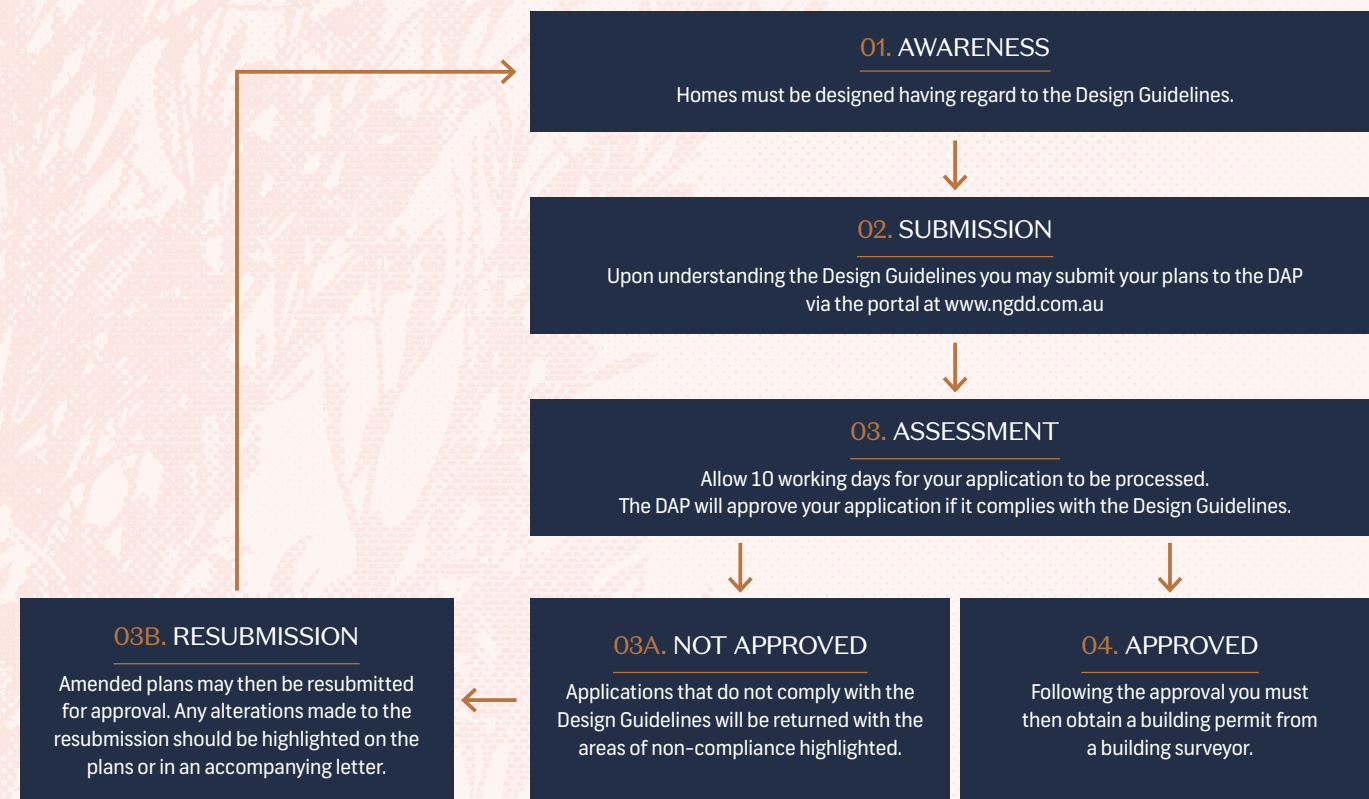


Diagram 1: Process flow chart

1.4 Submission Requirements

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

1. Site plan at 1:200, with dimensions and showing:
 - » Lot boundaries and any easement(s) on title
 - » Proposed building footprint and all setbacks
 - » Site coverage, contours and north point
 - » On-site car parking and driveways
 - » Other external structures (including sheds, pools and spas)
 - » All ancillary items, including fencing and retaining walls
2. Floor plans and roof plans at 1:100, with dimensions and showing:
 - » Internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings
 - » Proposed floor levels
3. Elevations at 1:100, with dimensions and showing:
 - » Building heights, finished floor-to-ceiling levels
 - » Roof pitch, width of eaves
 - » Existing and finished ground levels including proposed earthworks and retaining walls
4. External finishes and colour samples:
 - » Provide samples or images (swatches, colour photos, paint chips etc.) of all proposed external materials and colour selections
5. Landscape plan at 1:100, with dimension and showing:
 - » Indicative extent of all hardscape and softscape
 - » Planting schedule that lists all proposed species referenced on landscape plan

Do not send information such as electrical plans, slab layouts, joinery details, internal colour schemes etc. This extra information slows down the assessment process and may result in a submission being rejected.

1.5 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:

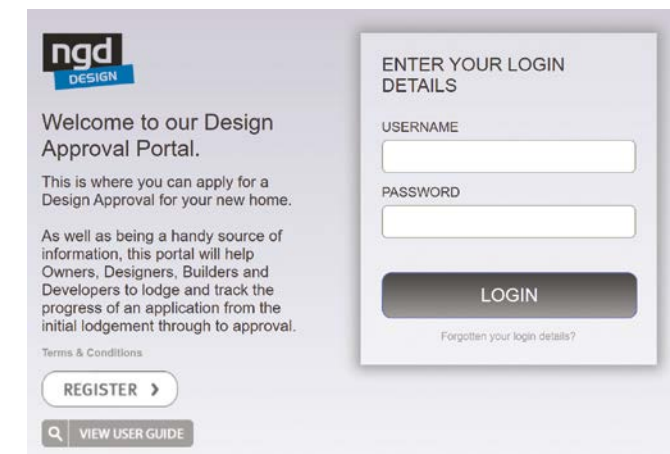


Diagram 1.5: Design Approval Portal

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, the DAP 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.

1.6 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.

1.7 Construction Timeframes

1. Construction of your dwelling must start within 12 months of the original lot settlement date; unless otherwise agreed in writing by the Developer.
2. Completion of your home, including garage, driveway and fencing must occur within 12 months of construction commencing and must occur before the home is occupied.
3. The front garden landscape, including any retaining walls, must be completed within 120 days of the date on the Occupancy Permit.
4. Window furnishings such as curtains or blinds must be installed within 1 month of the Occupancy Permit being issued. Sheets, blankets or similar materials are not permitted as window furnishings.

1.8 Other Approvals

The requirements detailed in this document are in addition to, and not in lieu of, any other legal requirements. Approval by the DAP 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 or licensed building surveyor. It is the responsibility of the applicant to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

1.9 Small Lot Housing Code (SLHC)

These guidelines apply to all single dwelling lots at Everley. The DAP will assess all relevant proposals, including small lots, against the requirements of these guidelines. Single dwelling lots that have an area less than 300 m² are also subject to the requirements of the Small Lot Housing Code (SLHC).

In the event of any clash between the SLHC requirements and these Design Guidelines, the SLHC shall take preference. The DAP will not assess proposals against the requirements of the SLHC.

1.10 Definitions

For the purposes of these guidelines:

1. *Public Realm* is any land that is within the ownership of a public body, including Council and servicing authorities.
2. *Primary Frontage* is the boundary with the greatest setback on the Building Envelope Plan, where one exists. Where there is no Building Envelope Plan, the Primary Frontage is the shortest boundary that does not abut another residential lot.
3. *Building Envelope Plan* means the plan that specifies the area on a site where a building can be sited in conjunction with the relevant Building Regulations. Building envelopes are only included on certain lots within Everley and are included in the contract of sale where applicable.
4. A *Corner Lot* is any lot that has more than one boundary that does not abut another residential lot.
5. On corner lots, the *Primary Frontage* is the shortest boundary that does not abut another residential lot.



Diagram 1.10.5: Primary frontage and public realm

6. A *Side Boundary* is the boundary on either side of the primary boundary.
7. For irregular lots, the *Lot Width* is the width of the lot at the front building line. (The front building line does not include the entry feature of a dwelling).

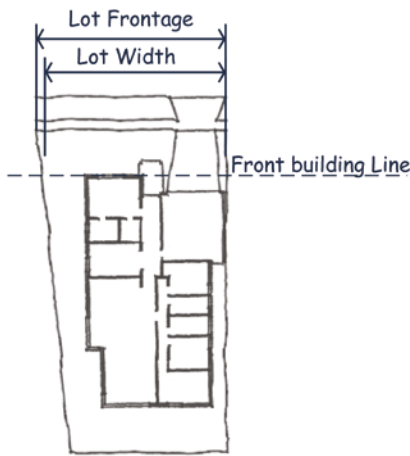


Diagram 1.10.7: Lot width for irregular lots

Natural Ground Level means the finished surface level of the ground at the time of registration of the Plan of Subdivision.

8. A *Habitable Room* is a living room or a bedroom.
9. The *Front Building Line* is the external face of the front most habitable room wall. Entry features, porches, porticos etc. do not form part of the front building line.
10. *Front Loaded* refers to a lot where the garage is accessed from the primary frontage.
11. *Side Loaded* refers to a lot where the garage is accessed from a secondary frontage.
12. *Rear Loaded* refers to a lot where the garage is accessed from the rear of the lot, usually from a lane or secondary street.
13. *Front Garden* refers to the whole area between the front boundary of a lot and the dwelling, garage & return fence.



Diagram 1.10.13: Front garden

2.0 DWELLING DESIGN

2.1 Lot Layout

All buildings must comply with the setbacks required by the Victorian Building Code, which means buildings must be set back from boundaries as follows:

1. The dwelling (front building line) must be setback a minimum of 4m from the front boundary. Certain lots, with particular attributes, may require specific setbacks. For these lots, building envelopes will be included in the contract of sale.
2. Side setbacks must be a minimum of 1m from at least one side boundary and 2m from a side street boundary.
3. Garage walls may be constructed on the boundary. If a garage wall is not on the side boundary, it must be setback at least 1m from the side boundary.
4. Rear setbacks must be at least 3m.
5. Garages must be setback a minimum of 5m from the front boundary or as stipulated by the building envelope (if applicable).

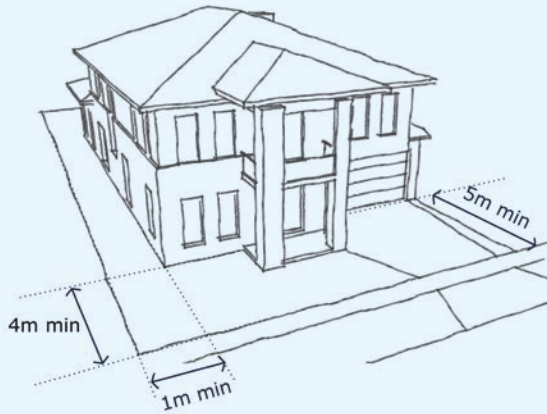


Diagram 2.1.1: Setbacks

6. Entry features such as verandas, porches, porticos and balconies may encroach 1.5m into the front setback if the encroachment is less than 3.6m above natural ground level.

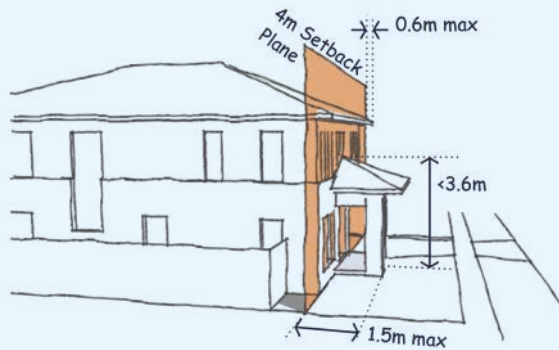


Diagram 2.1.7: Encroachments

7. Porches, porticos, pergolas and balconies may encroach 1m into the side street setback if the encroachment is less than 3.6m above natural ground level.
8. Eaves, gutters, fascia with a combined width of 600mm may encroach into the front and side setbacks.

2.2 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.) is dependent on the size of the lot:

Lot Size	Minimum Floor Area
300m ² or more and less or equal to 450m ²	120m ²
More than 450m ² and less than or equal to 600m ²	150 m ²
More than 600m ²	180 m ²

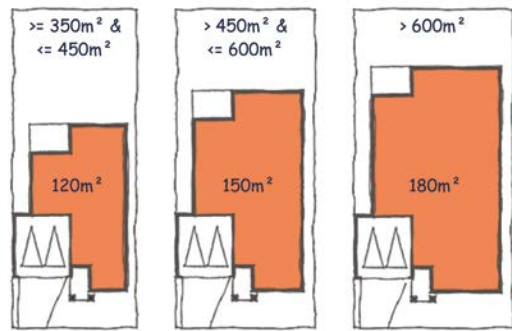


Diagram 2.2: Minimum floor areas

2.3 Streetscape Variety

Overly similar façades are not permitted within 4 lots of each other. This includes lots on same side and the opposite side of a street.

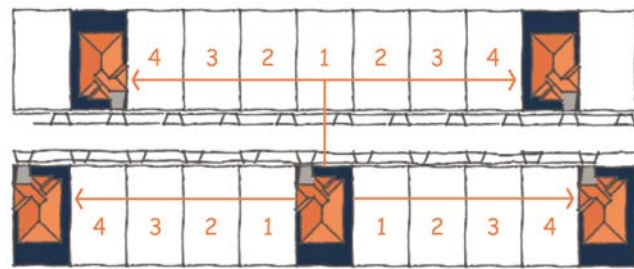


Diagram 2.3: Streetscape variety

If any two façades are deemed to be too similar to each other, the first complete application will take precedence.

The determination of any facade variations required for approval will be at the sole discretion of the DAP. A combination of different elements such as finishes, window placement, entry features, colour schemes and/or other features may be required to differentiate similar façades.

2.4 Architectural Character

1. One dwelling is allowed per lot.
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.



Image 2.4.2: Mock period homes are not permitted

3. The front façade of the dwelling must incorporate an entry feature at the front door to create a strong sense of entry. The entry feature must face the primary street frontage.
4. Long, uninterrupted expanses of wall (greater than 6m or so) should be avoided where the wall faces a street. Articulation of the wall using windows, materials, and/or stepping in the wall will be required.
5. The dwelling must have at least one habitable room window that addresses the primary street frontage.
6. Ceiling heights must be at least 2.59m for single storey dwellings.
7. Double storey dwellings must incorporate articulation and/or differing materials between the ground and first floor.
8. Aluminium sliding windows must not be used on any elevation that is readily visible from the public realm.
9. Dwellings constructed on stumps must include appropriate visual screening of the gap between the floor level and natural ground (i.e. stumps should not be exposed or visible from the public realm).
10. Any façade that faces the public realm must not include infill or recessed panels above doors, windows or garage doors. The finish above the opening must match the finish on either side of the opening, unless the DAP considers the panels to be part of an allowable design element.

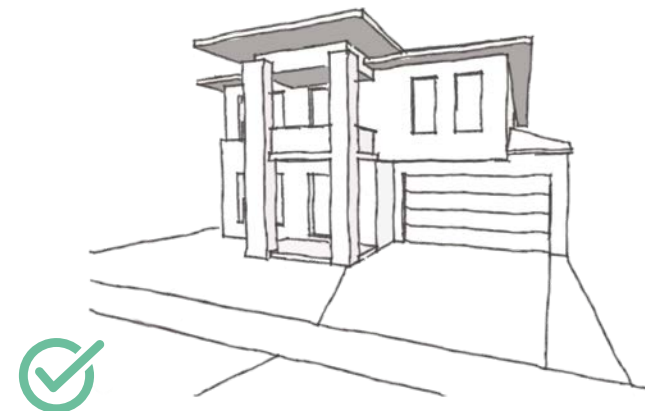


Diagram 2.4.10: Infill panels not permitted

2.5 Solar Access and Energy Efficiency

The Design Guidelines encourage a range of design practices that will assist in achieving sustainable design solutions. Factors to be considered include:

- » Appropriate solar orientation
- » Rain water harvesting
- » Water efficient plumbing
- » Plant species with low/no watering requirements
- » Permeable surfaces
- » Deep eaves
- » Solar generated power and hot water
- » Energy efficient lighting
- » Passive heating and cooling
- » Double glazing
- » Insulation
- » Finished surfaces with limited future maintenance
- » Dwellings must achieve a minimum 6 star Energy Rating

Orientation

Proper orientation of your home will help manage climatic conditions and contribute to the creation of favourable micro climates within the home. Proper orientation is environmentally responsible, can save you energy running costs and increase your enjoyment of your home.

Correct orientation should:

- » Maximise the northern aspect of day time living areas and private open spaces (courtyards, patios etc.)
- » Position sleeping and services spaces to the south
- » Avoid prolonged exposure and unwanted heat loading to living areas during hot summers
- » Maximise natural light and solar access to living areas during cold winters

Private Open Space

Private open space areas should be well integrated with internal living areas and take advantage of the northerly aspect. They should be designed for privacy from adjacent buildings and provide low maintenance open space areas that facilitate opportunities for recreational and social activities, passive amenity and landscaping.

Compost Facility

It is encouraged that each dwelling provide an onsite compost facility for individual household use.

Energy

Implement the use of energy sustainable design features through:

LIGHTING

- » Zoning
- » Incorporate maximum natural light
- » Introduce skylights
- » Dimmers
- » Motion sensors
- » Timers
- » Energy efficient globes

HOT WATER SYSTEM

- » Locate hot water system as close to bathroom, kitchen or laundry
- » In design cluster wet areas to reduce pipe run
- » Insulate hot water pipes
- » Mandatory use of either gas hot water, heat pump or solar hot water in the design of the dwelling



**HEATING & COOLING**

- » Passive solar design encapsulating Thermal Mass construction. Keeping an area cool during the day and releasing the heat during the night. Use of materials with high thermal mass such as concrete floors, masonry walls, stone and ceramic surfaces will assist with the overall thermal efficiency of the building.
- » Mandatory use of minimum National Construction Code compliant levels of insulation
- » Double glazing
- » Cross natural ventilation with windows and doors
- » Create Zones and compartments for heating and cooling to avoid unnecessary energy consumption for areas not in use
- » Mandatory use of thorough draught seals

Shading

Where practical, eaves to the perimeter of the building to extend long enough to block out the summer sun but allow the winter sun to penetrate through the windows. External louvres are encouraged for windows.

Water Conservation

Sustainability through water conservation will provide long term environmental and financial returns when implemented within the dwelling design. It is mandatory that the specification outlines:

AAA-RATED WATER EFFICIENT TAPS & SHOWER FITTINGS

- » Showerheads that use ≤ 6 litres per minute
- » Taps to bathroom, kitchen and laundry that use ≤ 6 litres per minute

AAA-RATING FOR DISHWASHERS & APPLIANCES

- » Dishwasher with a water consumption of ≤ 14 litres per use
- » Dishwasher with an energy consumption of ≤ 245 kWh per annum
- » Air-conditioning system with a COP of ≥ 3.20 and EER of ≥ 3.00

In addition to the mandatory use of AAA-rated water efficient fittings and appliances, Everley strongly encourages the installation of rainwater tanks. Rainwater can be used for a range of uses (for further information refer to: www.yourhome.gov.au/water/rainwater).

A rainwater storage tank that is at least 2,000 litres in capacity and connected to all toilets and garden irrigation is recommended. The tank must be located such that it is not readily visible from the public realm and the size and location of this tank must be nominated on the site plan submitted for Developer Approval.

2.6 External Materials and Finishes

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.
2. The façade must be constructed using a mixture of external building materials/colours (at least 2) and must not comprise of more than 80% of one material/colour.
 - » This calculation does not include any openings (i.e. doors, including the garage door, windows etc.)
 - » Two contrasting render colours are permitted.
 - » 100% face brick façades are not permitted



Diagram 2.6.2: Complies with the requirement for materials/ colour variation

Allowable finishes include:

- » Face brick
 - » Render
 - » Painted weatherboard
 - » Timber cladding
 - » Stone
 - » Any other DAP approved material
3. Façade materials that are not permitted include:
 - » Corrugated fibre cement sheeting
 - » Raw fibre cement
 - » Bare, painted or pre coloured concrete blocks
 - » Galvanized or zincalume metal sheeting
 - » Reflective materials such as glass
 - » Used/second-hand materials

4. The roof finish must complement the style of your home. Acceptable materials include:
 - » Matt finished, powder coated metal roofing, including colorbond, in a corrugated profile or similar;
 - » Matt finished shingle style or low-profile concrete or terracotta tiles
5. Roof materials that are not permitted include:
 - » Raw zincalume
 - » Fibre cement sheeting
 - » Non-domestic deck profiles

2.7 Roof Design

A variety of roof shapes are encouraged. Articulated roof shapes with elements such as hips, and gables are preferred.

Flat pitched, skillion and curved roofs may be accepted, subject to the DAP's assessment that the proposal will contribute positively to the streetscape rather than detract from it.

Elements such as Dutch Gables and Dormer Windows are allowed if they form part of a contemporary façade and do not incorporate period details.

1. Hip and Gable roofs home must have:
 - » A roof pitch of at least 22.5 degrees
 - » Eaves with a minimum width of 450mm to the front facade
 - » The front eaves returning along the side wall for at least 3m on single storey dwellings (unless the wall is on the boundary)

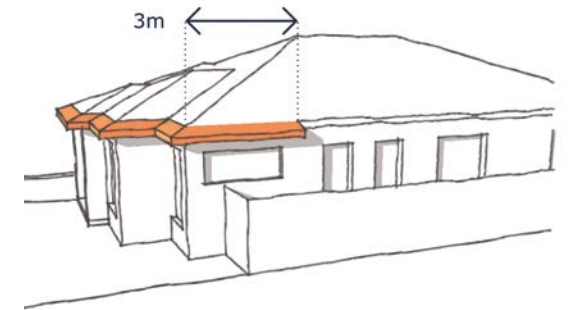


Diagram 2.7.1.3: Eaves must return at least 3m



Diagram 2.6.5: Prohibited roof materials





- » A minimum eaves width of 450mm to the entire upper level on two storey dwellings



Diagram 2.7.1.4: Minimum 450mm eaves on second storey

- Flat roofs (i.e. roofs with a pitch of less than 5 degrees) visible from the public realm must be hidden behind a parapet.
- Parapets on the edge of a front façade must be returned along a side wall for at least 500mm.

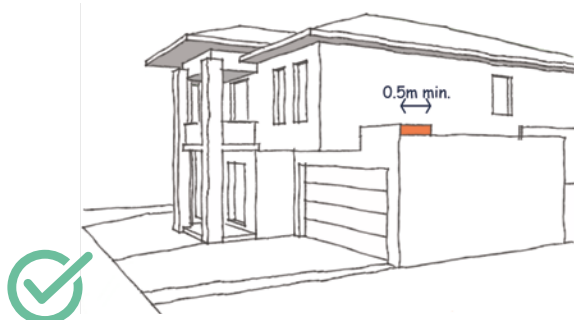


Diagram 2.7.3: Parapet must return at least 500mm

- » Walls on a boundary will not be exempt from this requirement
- » Parapets without a return along the side will not be approved

Corner lots have slightly different requirements for roof design. Please refer to *Section 2.8* below.

2.8 Corner Lots

Dwellings on corner lots must address both street frontages via the use of appropriate features and materials. Appropriate corner lot façade features will be assessed on a case-by-case basis by the DAP.



Diagram 2.8: Complying corner treatments

- Dwellings on corner lots must include eaves/parapets to all sides facing the public realm, unless otherwise approved by the DAP.



Diagram 2.8.1: Corner lots must include eaves to façades visible from public realm

- In addition to the roof treatment above, any 2 of the following features repeated on the secondary façade will be required:
 - » A window with the same head height as the front façade windows



Diagram 2.8.2.1: Matching window head height on front and side façades

- » A material or finish from the front façade that wraps around for at least 3m along the secondary façade wall



Diagram 2.8.2.2 Preferred and minimum corner treatments

- » A feature that matches the front entry feature

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





2.9 Garages

Garages can dominate a dwelling façade and detract from the streetscape. The positioning and treatment of garages and garage doors should contribute positively to both the dwelling design and streetscape.

1. All lots must incorporate a fully enclosed garage.
2. Carports and open sided garages that are visible from the public realm are not allowed.
3. Garage doors must be sectional or panel lift. Roller doors are not permitted if they are visible from the public realm.

Front Loaded Garages

4. Garages accessed from the primary frontage of a lot must be integrated into the overall form of the dwelling, unless they are shown to be a part of an overall solution to the slope of a lot.
5. Integrated garages must be stepped back a minimum of 840mm from the front building line, unless they are part of an overall solution to the slope of a lot.

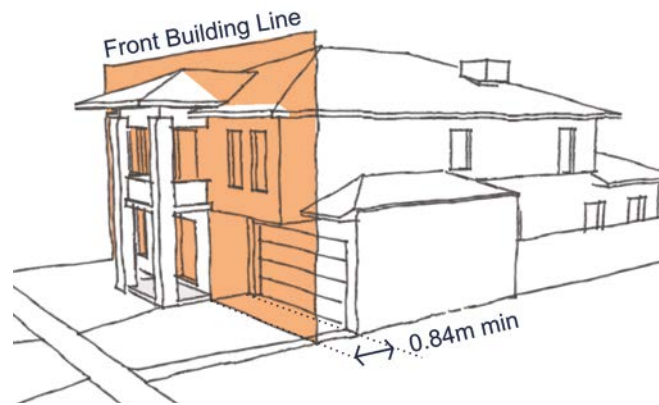


Diagram 2.9.5: Integrated garages must be stepped back 840mm

6. The combined width of garage door openings must not exceed 40% of the lot width.
7. Use of two single garage doors in lieu of one double garage door may be acceptable if the DAP considers this appropriate.
8. Double garage width must not exceed 7m internally. Provision for additional space for storage space or a workshop will be considered by the DAP, where the wall facing the public realm has appropriate articulation. Examples of appropriate articulation is the use of windows and/or steps in the wall, to the satisfaction of the DAP.
9. Lots with a frontage of 12.5m or greater must provide a double garage.

Garages forward of the Building Line

10. Garages forward of the building line and garages with doors that are perpendicular to the street may be considered by the DAP if they are a part of an overall solution to the slope of a lot.
11. Blank garage walls facing the street will not be permitted. Garage walls that face a street must address that frontage with appropriate design features, such as:
 - » Garage Doors
 - » Windows
 - » Eaves

Detached Garages

12. Garages that are not accessed from the primary frontage (e.g. on corner or rear loaded lots) may be detached, at the discretion of the DAP.
13. Detached garages must match or compliment the dwelling in materials, colours and finishes.

Triple Garages

14. Proposals that incorporate triple garages will be considered on their merits.

In addition to above garage requirements:

- » The third car space must have a dedicated door; and
- » The wall that contains the third car space door must be stepped back at least 500mm from the other front wall of the garage

2.10 Visually Prominent Lots

Dwellings on lots in visually sensitive locations have additional requirements that reflect their significant position in the streetscape. These additional requirements are supplementary to, and take precedence over, all other requirements in these Design Guidelines.

These lots are identified in the Contract of Sale/Building Envelopes Plan.

Built Form Variety

1. The proposed façade must be noticeably different from the neighbouring dwellings within 5 lots on either side of the lot, as well as on the opposite side of the street. Noticeably different means that there must be a variation of at least 2 design elements in addition to materials and colour finishes. Design elements include entry feature, windows, roof, massing etc.

Built Form

2. The ground floor ceiling height must be a minimum of 2.7m to all living areas.
3. It is also strongly encouraged that dwellings on these lots are double storey.

Roof

4. The main roof form must be a pitched roof. The approval of parapets to the lower level will be considered if they do not detract from the pitched main roof form.

5. Roof pitch must be at least 25 degrees for hip and gable roofs.
6. Upper storey roofs must have a minimum of 450mm deep eave all round.
7. Lower storey roofs must have a minimum of 450mm deep eave with a side return of at least 3m (except where it is constructed on a boundary or where a relevant building regulation applies).
8. Parapets that are visible from the public realm and are at the edge of a façade must also be returned along the side elevation for at least 3m, unless otherwise approved by the DAP. This includes walls on a boundary. Dispensation is unlikely to be provided if the building regulations hinder the height of the parapet.

External Materials And Finishes

9. Face brick must not account for more than 20% of the front façade wall or secondary façade wall.
10. Materials on the front façade must return for at least 3m along a side wall that does not face the public realm and for at least 6m along a side wall that faces the public realm.

Garage

11. Garage door must be of a timber or “timber look” finish with a clear or timber stain finish.



Artist impression. Illustrative only.



3.0 LOT DESIGN

3.1 Driveways

Driveways, like garages, can dominate the streetscape and detract from its visual appeal if not considered carefully.

Limiting the number of crossovers per allotment and ensuring that the extent of the driveway is minimised allows for more area to be used as front garden. This in turn provides more opportunity to enhance the overall appearance of the street and soften the integration between the public street and private front garden.

1. Only one driveway is permitted per allotment.
2. The driveway should not be wider than the garage opening at the dwelling and the width of the crossover at the front property boundary.



Diagram 3.1.2: Driveways should match the width of garage opening and the crossover

3. The driveway must be set minimum 0.5m off the side boundary to allow for a planting strip along the side boundary of the property.



Diagram 3.1.3: Driveways should be set back a minimum 0.5m from side boundary

It is recommended that homeowners install a 100mm diameter PVC conduit under the driveway to accommodate any future irrigation requirements for the planting strip.

4. Driveway grades should be no more than 1 in 5, with a grade of less than 1 in 8 preferred.
5. The preferred driveway finish is exposed aggregate. Driveways must be constructed from:
 - » Exposed aggregate concrete; or
 - » Stamped / stencilled concrete; or
 - » Coloured concrete; or
 - » Pavers; or
 - » Any other finish the DAP considers appropriate (including permeable materials, except loose material such as gravel)
6. Plain concrete driveways are not permitted if visible from the public realm.
7. Driveways must be constructed with a matt finish (shiny or reflective surfaces are not permitted).

3.2 Fencing

1. All fencing details must be submitted to the DAP for approval before installation.
2. Side, rear and corner fence details must be submitted to the DAP with the initial submission for a Developer Approval.
3. The owner is solely responsible for the maintenance or replacement of fencing between an allotment and any adjoining reserve or element of the public realm.
4. If an allotment already has a fence or retaining wall being part of a fence or wall erected by the Developer, the owner must not remove/ damage or disfigure it and must maintain it in good condition.

Front Fence

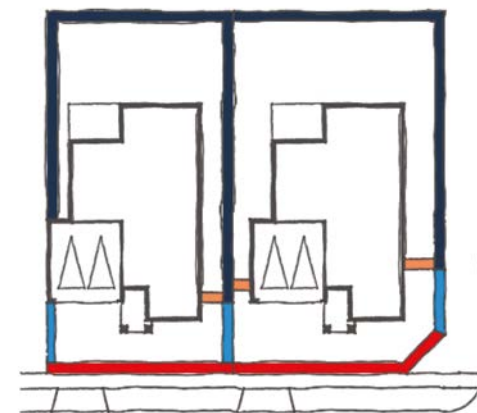
(fencing along the front boundary)

5. Fencing forward of the dwelling is not permitted.

Wing Fence

(fencing along the side boundary, between the front boundary and the return fence or garage)

6. Wing fences are not permitted.



- Interlot Fence
- Return Fence
- Wing Fence (not permitted)
- Front Fence (not permitted)

Diagram 3.2: Fencing key

Side and Rear Fence

(fencing on the boundary, where allowed)

7. Side and rear fencing must be:
 - » Constructed with exposed, 125x125 hardwood or cypress pine posts no more than 2.4m apart; and
 - » Constructed with a lapped timber palings and a 150mm bottom plinth; and
 - » Be 1.80-1.95m in height above natural ground level; and

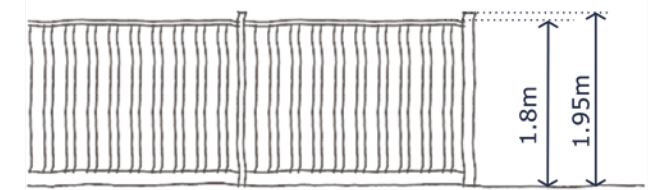


Diagram 3.2.7.3: Side and rear fences should be 1.80-1.95m in height

- » Terminated a minimum of 1m behind the closest front wall of the dwelling; and
- » Returned to meet the closest side wall of the dwelling (i.e. return fence)

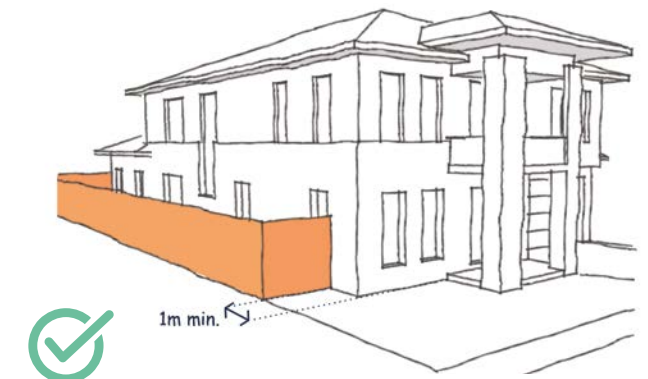


Diagram 3.2.7.4: Side fences should not extend beyond the return fence



Corner Fence

(fencing on a side boundary that abuts the public realm)

8. Corner fencing must be:
 - » Terminated a minimum of 3m behind the closest front wall of the dwelling; and
 - » Returned to meet the closest side wall of the dwelling (i.e. return fence)

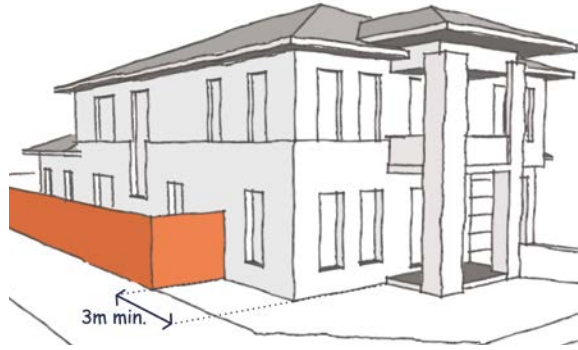


Diagram 3.2.8: Corner fencing must return 3m behind front wall

Return Fence

(Fencing between the boundary fence and the dwelling or garage)

9. The return fence must match the adjacent boundary fence.

Gates

10. Gates that form part of a fence must match the height, material and specifications of the fence.

Colorbond Fencing

11. Colorbond fencing is not permitted.

3.3 Front Garden

The landscape works to the front garden and nature strip are part of the design approval process. A landscape plan must be approved as part of the Developer Approval process and must incorporate the following:

1. At least 40% of the front garden area must comprise of permeable surfaces such as:
 - » Drought resistant lawn
 - » Lawn alternative such as artificial grass, groundcovers, river pebbles, Lilydale toppings etc.
 - » Garden beds with trees, shrubs etc.
2. At least one tree with a minimum installation height of 2.5m must be planted between the front building line and street boundary.

Consideration should be given to the mature size of any trees, to allow appropriate room for roots and branches to spread.

3. In addition to the tree requirement above, further plants required in your front yard are as follows:
 - » A minimum of 5 medium to large shrubs (at least 200mm pot size at installation); and
 - » A minimum of 20 smaller shrubs or ground cover plants (from 150mm pot size at installation)
4. As fences are not permitted between the front boundary and the house, consideration may be given to the use of low hedges or medium sized shrubs along the front and side boundaries of the front garden to define property boundaries.
5. 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.
6. Brightly coloured or coarsely textured wood mulches (such as dyed shredded wood or shredded pallet wood) and brightly coloured pebbles (such as reds or whites) are not permitted.
7. All garden beds must be edged using timber, masonry or metal edging and should be densely planted to ensure good coverage of growth. Empty spaces between species should be avoided.
8. 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. Artificial turf is not permitted in the nature strip.

3.4 Letterboxes

1. The letter box must complement the dwelling and front landscape in terms of materials, colour and style. The letterbox must comply with Australia Post guidelines, be clearly identifiable, suitably sized and located so as not interfere with the streetscape. It must also clearly identify the street number of the dwelling.
2. The letterbox must be installed within 30 days of issue of an Occupancy Permit for your dwelling.
3. Single post letter boxes are not permitted.

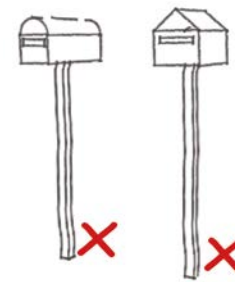


Diagram 3.4: Single post letterboxes are not permitted

3.5 Land Form (Retaining Walls)

The way your home sits on your lot will have a significant impact on how your home relates to the street. Considering and using the natural topography of your lot will contribute positively to the visual quality of the street.

Incorporating split level designs avoids unsightly, high retaining walls and expensive earthworks that isolate the home from the street rather integrating it into the public realm. Split level designs that follow the natural slope of the lot also provide opportunities for more defined zoning within the home.

1. Retaining walls must be a maximum height of 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. Retaining walls must be spaced at least 500mm apart.
3. A landscaping strip in front of each retaining wall should be provided to soften the height.
4. Retaining walls visible from the public realm (street or public reserve etc.) must be constructed from a material and finish to the satisfaction of the DAP.

Acceptable finishes may include:

- » Stone
 - » Face or rendered masonry
 - » Concrete sleepers with an appropriate texture and colour finish and galvanised support columns (plain concrete will not be accepted)
 - » Timber sleepers with a minimum size of 200mm x 100mm and timber support columns with a minimum size of 100mm or galvanised support columns
5. The extent, height and finish of all proposed retaining walls must be included in any application for Design Approval.
 6. Retaining walls and fences constructed by the developer are exempt from the above height limits and must not be removed or altered without written permission from the DAP.



4.0 ANCILLARY ITEMS

4.1 Telecommunications

Homes at Everley should be wired in accordance with FTTH wiring standards to ensure they can be connected to any future FTTH service.

4.2 Outbuildings

- Any proposed shed or outbuilding must be approved by the DAP before obtaining any statutory building or planning permits. Any submission must include a site plan, elevation plans and schedule detailing external finishes, colours and external fixtures.
- Sheds and outbuildings must:
 - » Not be readily visible from the public realm
 - » Not be higher than 3.6m at the ridgeline or 2.4m at the perimeter (excluding the gable infill) measured from the natural ground level
 - » Have a powder-coated or painted appearance

4.3 Service Equipment

- Satellite dishes, antennae or external receivers must be:
 - » Located to the rear of the dwelling;
 - » Below the main ridge line of the roofline; and
 - » Not readily visible from the public realm.

- Heating and cooling units must be:
 - » Located towards the rear of the dwelling;
 - » Below the main ridge line of the roofline; and
 - » Not readily visible from the street; and
 - » Be positioned to minimise noise and/or fitted with baffles.
- Any roof mounted service equipment must be:
 - » The same colour as the roof; and
 - » Placed a minimum of ½ way to the rear of your home; and
 - » Placed below the ridge line.
- Photovoltaic cells, solar panels and the like may be located to maximise their efficiency if they integrate with the roof form, including matching the roof pitch of north facing roofs on front elevations.
- Storage Tanks associated with solar systems are not permitted to be located on the roof and must be screened from public view.

4.4 Screening

- Generally, ancillary structures and elements must be located so that they are not readily visible from the public realm. This include items such as
 - » Meter boxes
 - » Clothes drying areas
 - » External plumbing (except gutters and down pipes)
 - » Antennae
 - » Water Storage Tanks
 - » Hot Water Systems
 - » Spa Pumps
 - » Rubbish Bins
- 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.

4.5 Security Shutters/Doors

- Roll down security shutters must not be visible from the public realm.
- The installation and use of any proposed shutters, battened or louvered screens must be approved by the DAP.

4.6 Signage

Signage is not permitted on residential lots with the following exceptions:

- Display home signage with the written approval of DAP;
- Builders or tradespersons identification (maximum 600 mm x 600 mm) required during dwelling construction. These signs must be removed within 10 days of the issue of the Certificate of Occupancy for any dwelling;
- Any sign that relates to the sale of such lot by the Developer. Resale of vacant lots is not permitted except with the written consent of the Developer;
- Only 1 sign advertising the sale of a complete dwelling is permitted. These signs must be removed within 10 days of the property being sold and only one sign is to be erected per lot and is to be no larger than 1.8m x 1.2m;

All other signs must be submitted to the DAP for consideration and approval must be granted prior to the sign being erected.

4.7 Maintenance

- The landowner must not allow rubbish to accumulate on an allotment (unless the rubbish is neatly stored in a suitably sized cage, industrial bin or skip).
- Prior to the occupation of a dwelling, it is the landowner's responsibility to maintain the lot by keeping the lot free from rubbish and with grass/weeds cut, and keeping fences in a good state of repair, including the removal of graffiti.
- The landowner shall comply with any request by the Developer to clean up rubbish or maintain their lot within 14 days. If the landowner does not comply within 14 days of receiving a written notice, then the landowner shall be liable to reimburse the Developer all costs, including administration costs, incurred in the removal of rubbish or maintenance of the lot.
- After occupation of the dwelling, front yards and nature strips 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.

- Vacant or partially developed lots must not be used for the storage of:
 - » Caravans
 - » Containers
 - » Sheds
 - » Boats
 - » Trucks
 - » Livestock

Except with the prior written consent of the Design Assessment Panel.

4.8 Crossover and Footpath Protection

- It is the responsibility of the landowner to ensure that any required asset protection permits are obtained from Hume City Council prior to the commencement of building works.
- The lot owner must ensure that photographic evidence of any prior damaged public infrastructure within the vicinity of the lot is documented before construction commences.
- Any damage arising from dwelling construction activity must be rectified at the cost of the lot owner.
- It is advisable for landowners to ensure that their builder is aware and made liable for any damage to the above items within the terms of their individual contracts.

4.9 Street Tree Protection

- It is the responsibility of the landowner to ensure that any street trees and/or nature strips are protected during all building works and once the dwelling is occupied.
- Street trees will be regularly monitored by both the Developer and Hume City Council to ensure that trees are not damaged as a result of the building process. Tree replacement will be at the landowner's expense and the costs of replacement and two years maintenance will be deducted from the landscaping rebate if required.

4.10 Commercial and Non-Residential Use

Any proposed commercial or non-residential use (i.e. Convenience Shop, Office, Medical Centre and Childcare Centre) is required to be approved by the DAP and may also require approval by Hume City Council and other authorities. It is the landowner's responsibility to ensure they obtain all necessary approvals for non-residential uses.

