

# ellery

at wollert



Macan 23 by Carlisle Homes.  
Artist impression for illustrative purposes only.

## Design guidelines.

[ellerywollert.com.au](http://ellerywollert.com.au)

PEET

## Investment protection.

Design Guidelines are a means of ensuring the vision of Ellery is delivered through the built form. The various requirements contained within this document have been formulated to achieve a high standard of design and construction for all dwellings and associated landscaping.

It is intended that the homebuyers have flexibility in housing design, whilst complementing the character of the estate. The Design Guidelines also ensure that appropriate amenity and streetscapes are established; thereby protecting the homebuyers' investment.

## 1. The process.

### Step 1. Design your home.

Work with your builder to ensure your home design complies with the Ellery Design Guidelines.

### Step 2. Design submission package.

Prepare your Design Submission Package, making sure you include all required documents.

### Step 3. Submit design package.

To the Peet Design Review Panel for approval at [melbourne@peet.com.au](mailto:melbourne@peet.com.au)

### Step 4. Design review.

The Peet Design Review Panel will assess your submission. If the approval letter is not issued, repeat step 3. If the approval letter is issued, proceed to step 5.

### Step 5. Building permit.

Make an application to Whittlesea City Council or a registered building surveyor for your building permit.

### Step 6. Construction.

Once a building permit is issued, construct your new home.

## 2. Siting and servicing the dwelling.

All building setbacks must be in accordance with the Victorian Building regulations 2018.

Subdivision of non-corner allotments is not permitted, unless identified on the Plan of Subdivision, or as approved by Peet. Approval would also be subject to external Council and authority approvals.

In certain circumstances at the discretion of the Peet Design Review Panel, subdivision of corner allotments is permitted in accordance with the appropriate statutory approvals from council and relevant authorities.

Relocatable homes are not permitted unless otherwise agreed with the Responsible Authority.

The Small Lot Housing code applies to all lots less than 300m<sup>2</sup>, refer to the Plan of Subdivision for affected lots.

At least one side setback (preferably to the dwelling), must be a minimum 1.0m from that boundary.

For lots less than 300m<sup>2</sup> there is no minimum dwelling size.

All dwellings must comply with the Legislative Energy Efficiency Standards in the National Construction Code.

The dwelling must be connected to all available infrastructure such as the National Broadband Network and the purple pipe recycled water system.

### 3. The dwelling / façade material.

The Dwelling must address the street frontage with a covered entry feature such as a portico, porch, or balcony. The entry feature must be clearly visible with direct access from the street frontage, must be forward of the main building line, and located on the main street frontage façade.

The entry feature must be a minimum depth of 1.5m and a minimum width of 1.6m. The area of the entry feature must be a minimum of 4.0m<sup>2</sup>. The entry recess can be included in the calculation. Eaves are not to be included in the area calculation.

The dwelling façade design must not be repeated within three (3) allotments of each other, both either side and across the street.

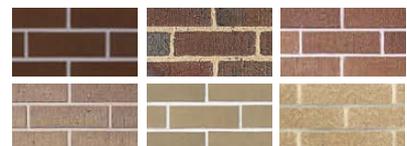
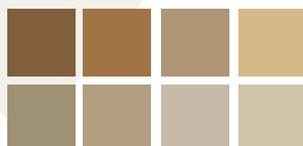
Dwellings should have a modern contemporary style. Decorative elements such as turned posts, finials and fret work should be minimised. All mouldings should be square or rectangular. Dwellings are encouraged to incorporate a high level of articulation to provide interest to the streetscape.

The façade must incorporate a minimum of two (2) different materials. A minimum of 20% of the façade must be a feature material other than brick. Suggested feature materials include render, timber cladding and stack stone. Feature materials are to be designed as a contrast to the brickwork.

Materials used on the façade must return a minimum of 1.0m on a non-corner allotment. Materials used on the façade must return to the fence line on all corner / reserve allotments.

The external colour scheme should be neutral tones that blend in with the surrounding environment. Muted tones are preferable. Black and white colourings are not permitted.

Lightweight infill materials are not permitted above windows and doors. This includes, but is not limited to: fibre cement sheeting, HardieFlex cladding or similar. The material used above windows and doors is required to match the adjoining surface. Unpainted metalwork is not permitted. Downpipes, gutters and fascia must be colour coordinated with the remainder of the façade. Sliding windows are not permitted on the front façade.



## 4. Dwellings on corner lots.

The dwelling design must address both the primary and secondary street frontages and be of a consistent architectural design.

Design elements (such as a wrap-around veranda, porch / portico feature matching the façade, pergola structure, materials, windows or similar architectural element that defines the side street / reserve elevation) used on the primary frontage must continue on that part of the secondary frontage visible to the public realm forward of the return fence, including eaves.

Highlight windows are discouraged.

Where a double story is constructed on a corner, the side wall of the first floor facing the street must be stepped in a minimum of 900mm from the ground floor wall.

Where a double story is constructed on a corner, the side wall of the first floor facing the street must have a minimum 30% glazing, with the remainder being constructed in contrasting material finishes.

Blank walls are strictly prohibited. Sliding windows are not permitted on the side elevation visible to the street.

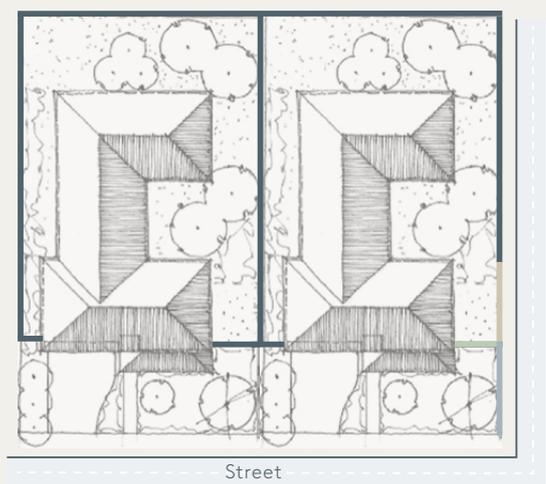
## 5. Dwellings next to reserves and open spaces.

A double story dwelling is required on a lot directly adjoining a reserve or open space.

The side elevation facing the reserve or open space must include passive surveillance features such as large windows and balconies on the first floor overlooking the reserve or open space.

The fencing on the boundary adjoining the reserve or open space must be constructed of 1.2m high cypress pine pickets with 150mm gap between pickets to a maximum length of 5.0m from the front boundary. Then, 1.8m high treated pine paling with 20mm gaps between palings to a maximum length of 5.0m. Then, 1.8m high solid treated pine paling fence for the remainder of the boundary.

The fencing specification for allotments adjacent to a reserve, open space or wetlands may change for specific lots as noted on the plan of subdivision.



- 1.8m high treated pine paling fence
- 1.8m high treated pine paling fence with 20mm gaps
- 1.8m high return fence
- 1.2m high treated pine paling fence with 150mm gaps

## 6. The garage and driveway.

The garage must be setback a minimum of 840mm from the main building line. The garage must be setback a minimum of 5.0m from the front boundary.

On a lot which is 10m wide or less a single car garage only is permitted.

Triple garages and carports are not permitted.

The garage door must be constructed of sectional or tilt up panels. Roller doors are not permitted.

The driveway must be constructed of coloured concrete, brick, concrete pavers, or exposed aggregate. The driveway must be setback a minimum of 500mm off the side boundary to allow for a landscape strip along the side of the lot.

Only one vehicle crossover per lot is permitted. Vehicle crossings to the garage must not exceed 3.5m in width or 40% of the overall frontage.

In the case of a double story dwelling on an allotment with a frontage less than 12m, the garage opening must not exceed 25% of the area of the front façade of the dwelling.

## 7. The roof and eaves.

The roof pitch must be a minimum of 22.5 degrees. Flat roofs will be reviewed under architectural merit. The roof must be constructed of corrugated metal sheeting (Colorbond®) or roof tiles (terracotta, slate, or concrete tiles).

Roof colours are to be of neutral tones. Black and white colourings are not permitted. Dwellings must have eaves with a minimum depth of 450mm to all façades visible to the street. Eaves must return a minimum of 1.0m on all non-corner lots.

Where parapet walls are an integral component to the architectural style of the dwelling, eaves are not required in the location of the parapet wall.

## 8. The fencing.

Front fencing is not permitted.

Side and rear boundary fencing must be constructed of 1.8m treated pine timber with 25mm overlap, top capping, and treated pine posts at a maximum 2.7m spacing with 15mm chamfers to the top of the post.

Side boundary fencing must be setback a minimum of 1.0m behind the main building line. The return fence / gate must be constructed of materials that complement the dwelling.

Fences to side streets on corner lots must be no greater than 60% of the allotment depth (measured from the longer boundary), to expose the side street feature windows / treatment.

## 9. The landscaping.

The front landscaping must be completed within 12 months of a Certificate of Occupancy being issued.

60% of the front landscape should be a combination of vegetated garden beds, canopy trees, ground covers and turf. Where mulch is used it should be natural in colour. Hard surfaces should not dominate the front yard and should be limited to essential areas such as driveway and pathways.

Water saving techniques, including but not limited to plant selection, drip irrigation, recycled water and mulch to garden beds should be utilised where possible.

Letterboxes are required to be constructed in accordance with Australia Post standards. No single post letterboxes permitted.

It is the responsibility of the lot owner to establish and maintain turf on the nature strip. Crushed rock or Lilydale topping is not permitted.

## 10. Ancillary items.

Solar panels should be located on the elevation that provides the best solar access, except the front façade elevation facing the primary street.

Ancillary items such as clothes lines, rainwater tanks, external hot water services, ducted heating units, fuel storage tanks, or sheds must not be visible from the public realm.

Roof mounted satellite dishes and TV aerials are to be located to the rear of the house and be as low as possible on the roof. Alternatively, they must be located within the roof space.

Air conditioning units are to be located away from public view. Any roof-mounted air conditioners or evaporative cooling units must be located to the rear of the house, be low profile and located below the ridge line. The colour should match the roof.

External plumbing fittings and units (including spa equipment) must not be visible from the public realm.

## 11. Sheds and outbuildings.

The maximum height of a shed is 3.6m, with the maximum floor area of 15m<sup>2</sup>. The material used should be Colorbond® or similar.

Outbuildings should be constructed of timber or Colorbond® and be of similar colour to the dwelling. Outbuildings must not be visible to the public realm.

## 12. Security features.

Roller shutters are not permitted.

## 13. Retaining the lot.

Retaining walls should not exceed 1.2m in height. Retaining walls should complement the dwelling, and be constructed from timber sleepers, stone, brick, or other complementary features.

## 14. Dual occupancy.

Where Dual Occupancy is permitted on selected lots, the Ellery Design Guidelines and Plan of Subdivision restrictions apply. The following items will replace specific requirements within this document:

The façade of each dwelling must incorporate similar aspects (replaces clause 3.3)

An entry feature is required to have a minimum depth and width of 1.0m (replaces clause 3.2)

Materials including eaves used on the façade must return a minimum of 600mm (replaces clause 3.6)

Where one dwelling faces the side street, corner treatment is required to return along the side street elevation to meet the fence line, including eaves.

## 15. Required documents.

Submission package to include:

- A copy of the site plan;
- Roof plan and elevations showing location of all ancillary items;
- Floorplans;
- A copy of the materials to be used;
- Annotated colour and materials schedule with samples;
- Landscape plan.

Please submit required documents to [melbourne@peet.com.au](mailto:melbourne@peet.com.au) or contact Peet on 03 9868 5900 for more information.



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Enter via Equestria Boulevard  
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