



newhaven

AT TARNEIT

Design Guidelines

PEET



Your Newhaven

We want to make sure that your new home, your new street and your new community are just as you had planned. That's why we have created Design Guidelines specifically for Newhaven. The guidelines ensure homes are of a consistent, high standard and that Newhaven feels like home from the day you move in.

Design Guidelines are a means of ensuring that the vision of Newhaven 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 homebuyers have flexibility in housing design, whilst complementing the character of the estate.

Architectural merit

These Design Guidelines have been written to promote innovation and allow flexibility, however from time to time good design outcomes may contravene the standards of this document.

In certain circumstances, at the absolute discretion of the Peet Design Review Panel, certain clauses may be relaxed in order to achieve an acceptable outcome.

1. Process and required documents for submission

1. Design your home with your builder and ensure it complies with the Newhaven Design Guidelines.
2. Prepare your design approval submission package and submit to melbourne@peet.com.au
Submission package to include:
 - i. Roof plan and elevations showing location of all ancillary items (A3)
 - ii. Floorplans (A3)
 - iii. A copy of the site plan
 - iv. A copy of the materials to be used
 - v. Landscape design plan
 - vi. Annotated colour and material schedule with samples
3. The design review panel will assess the package and advise of its acceptance.
Please note: If amendments are required, your design package will need to be revised and resubmitted for approval.
4. Make an application to the Wyndham City Council or a building surveyor for your building permit.
5. Upon issuance of your building permit, construct your new home.

2. Siting and servicing the dwelling

All building setbacks must be in accordance with the Victorian Building Regulation 2006, unless otherwise noted on the plan of subdivision.

The Small Lot Housing Code will apply to all lots less than 300m² unless otherwise stated on the plan of subdivision.

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

Ancillary items such as clothes lines, rainwater tanks, satellite dishes, boats, trailers, caravans and bin areas must not be visible from the street.

Solar panels may be placed on any elevation that provides the best solar access.

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

Outbuildings are not permitted where their size exceeds 20m², or they are greater than 3.6m in height. Outbuildings must not be visible from the street or public open space, and must be built of materials consistent with the main dwelling.

3. The dwelling

The dwelling must address the street frontage with the entrance covered by a portico, porch, or entry feature.

The dwelling façade design must not be repeated within three housing lots both either side and across the street.

The dwelling façade design must have no less than two separate material finishes, both of which must cover a minimum of 30% of the façade. The only exception is when the dwelling façade is solely finished with a rendered material, in which case a single material finish is permitted but must have at least two separate render colours.

Full face brick is not permitted. Red bricks are not permitted.

Materials used on the front façade must return a minimum of 3m to the sides of the dwelling on non-corner allotments (except parapet construction).

The base colour palette of the dwelling must be contemporary natural and earthy tones that are harmonious with the natural landscape.



Accent colours can be used as highlight elements to help articulation but must complement, not contrast, with the base colour palette.





Window frames and glazing must complement the façade colour and overall colour palette of the dwelling.

Windows must not contain any leadlight, tint or stained glass features.

Roller shutters or metal bars are not permitted on any window that is visible from the public realm.

Period reproduction styles such as Victorian, Colonial, Georgian, Federation and Art Deco are not permitted.

4. Dwellings on corner lots

The dwelling must address both the primary and secondary street frontages and be of a consistent architectural design. This also includes dwellings where the secondary frontage faces the public realm (including but not limited to reserves).

Design elements (such as verandahs, detailing, feature windows and materials) used on the primary frontage must continue around the secondary frontage where visible to the public realm.

5. Subdivision

Subdivision of non corner allotments is not permitted, unless identified in 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.

6. The garage and driveway

All dwellings must include a fully enclosed garage.

Carports are not permitted.

Garages must be set back 840mm behind the main building line and the opening must not occupy more than 40% of the width of the lot frontage, except in the case of a 10.5m wide lot where a standard double car garage is permitted.

The garage door must be sectional panel lift or tilt panels and must be in the same colour palette of the dwelling or woodgrain or timber panelling.

Roller doors are not permitted.

Only one vehicle crossover per Lot. Vehicle crossings must not be more than 3.5m in width.

Driveways must not be constructed of stamp-crete or plain concrete. Driveways must be consistent with the materials and colours of the dwelling.

The driveway must be set a minimum 300mm off the side boundary to allow for a landscape strip along the side of the lot.

7. The roof and eaves

Pitched roofs must be no less than 22 degrees.

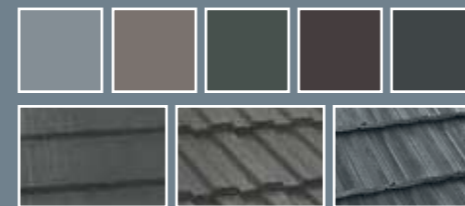
All roofs must incorporate a minimum eave depth of 450mm to the street and reserve frontage/s, unless parapet walls are an integral component to the architectural style of the house, eaves are not required in the location of the parapet wall.

Eaves must return a minimum of 3m along the sides of the dwelling of non-corner allotments.

Double storey dwellings must include eaves around the entire perimeter of the first floor, to a minimum depth of 450mm.

Dwellings must have metal sheet roofing or roof tiles. Roof colours must match or be very similar to the colour scheme below.

Roof mounted air conditioners should not protrude above the roof ridgeline or be visible from the street. They must also be coloured to blend with the roof and be of an appropriate size (i.e. low profile units).

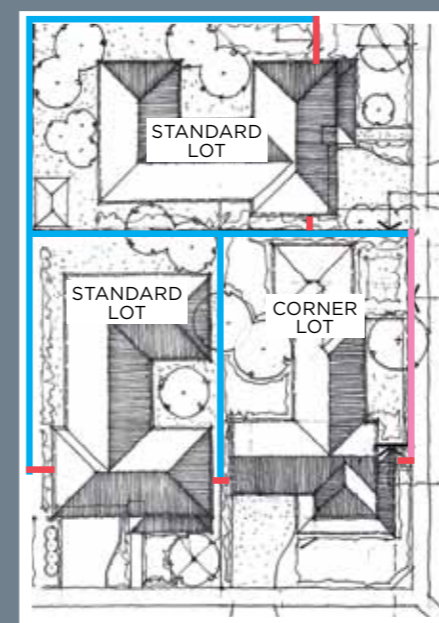


8. The fencing

Fencing forward of the building line is not permitted.

Side and rear fencing must be constructed of COLORBOND® steel with LYSAGHT NEETASCREEN infill panels. The infill panels, posts and rails must all be Monument in colour at a height of 1.8m and return to the sides of the dwelling a minimum of 1m behind the main building line.

On corner Lots, fencing on the secondary street boundary must return to the sides of the dwelling a minimum of 2m behind the main building line. Fencing must be COLORBOND® LYSAGHT MINISCREEN® infill panels. The infill panels, posts and rails must all be Monument in colour and a height of 1.8m.



● side and rear fencing
● return fencing
● corner lot fencing

9. The landscaping

The front garden must be completed within 3 months of issuance of the certificate of occupancy and must be kept neat and tidy at all times with no excessive weed growth.

Letterboxes with street numbering must be installed before occupation and must comply with Australia Post Standards and be consistent with the colour palette and character of the dwelling.

A residential lot with an area greater than 300m² must make provision for the planting of a canopy tree of an appropriate species within the front garden. Hard paved and impervious surfaces should be limited to driveways and front paths only.

The use of synthetic turf is prohibited in the front garden.

10. Retaining your lot

In the event that there is a level difference between adjacent lots due to approved site works, it will be the responsibility of purchasers to meet the cost of any additional retaining walls or other measures required.

You are advised to seek a qualified engineer's advice, and to contact Wyndham City Council before you make any arrangements, to confirm any additional approvals required.

Any changes to existing retaining walls should only be undertaken after approval of a practicing structural engineer, including any alteration of the level at the base of the retaining wall.

Maximum height of retaining walls on a lower boundary (regardless of whether it faces the public realm) must not exceed 1m in height unless otherwise approved by Wyndham City Council.

Retaining walls facing the public realm must be stepped where retaining exceeds 1m. This must include a 600mm planting bed between retaining wall sections.

Retaining walls that are visible from the public realm must be built from materials that complement your home.

Discover more:
Visit the Sales and Information Centre
6-8 Journey Drive, Tarneit.
Or call 0439 393 829

newhaventarneit.com.au

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