

SUMMER HILL

BOTANIC RIDGE

Mantauk by Boutique

DESIGN GUIDELINES

PEET



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1 INTRODUCTION

Summerhill's masterplan has been designed to bring touches of the Royal Botanic Gardens right to your front door; from formal estate entranceways and natural stone accents, to lush mature trees and premium, native streetscapes.

Closer to home, the House Design Guidelines have been tailored specifically to Summerhill. Generously-sized lots cater precisely for expansive homes and the privacy and space residents are seeking to enjoy.

The guidelines ensure that our vision for Summerhill is our residents' reality.



Plaza by Porter Davis

2 PROCESS

The following guidelines are designed to help you understand the process before finalising your home design.

- Read the Summerhill Design Guidelines and provide your builder with a copy to review.
- Design your home with your builder ensuring it complies with the Design Guidelines.
- Prepare your Design Approval Submission Package and email the Design Package to our Design Review Panel at melbourne@peet.com.au.
- The package must include:
 - a. Roof plan and elevations showing location of all ancillary items (A3)
 - b. Floorplans (A3)
 - c. A copy of the site plan
 - d. A copy of the materials to be used
 - e. Landscape design plan
 - f. Annotated colour and material schedule with samples
- 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.
- Make an application to the City of Casey or a Building Surveyor for your building permit.
- Upon issuance of your building permit, construct and landscape your new home.

3 SITING THE DWELLING

- Only one dwelling per lot. No further subdivision of your lot is permitted.
- Dwellings must have a minimum floor area of 25 squares including external walls but excluding verandahs and other partly enclosed areas.
- The maximum allowable building height is 8.5 metres.
- Single Story dwelling only permitted on Lots 511 – 520 (inclusive), Lot 630 and Lot 631.
- The dwelling and garage are to be constructed within the building envelope plan contained in the Plan of Subdivision.
- In the instance that the building envelope plan permits building to a side boundary, the dwelling is required to be setback either 0-200mm or at least 1 metre from that side boundary.
- Eaves, balconies, bay windows, open verandahs, porticos and pergolas may encroach no more than 2.5 metres into the front setback.
- Eaves, balconies, bay windows and porticos may encroach no more than 0.6 metres into the side setback.
- An open veranda or pergola affixed to the dwelling may encroach into the side or rear setback.
- It is recommended that the side setback is on the side of the lot not containing the garage.
- All dwellings must comply with the Legislative Energy Efficiency Standards in the National Construction Code.

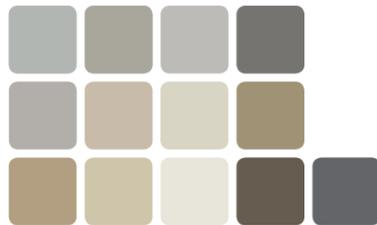
4 FAÇADE MATERIAL

- The dwelling must address the street frontage with the entrance covered by a portico, porch, verandah or other integral entry feature.
- The entrance feature must have a minimum dimension of 1.5 metres and an area of at least 4 square metres.
- The dwelling façade must have a variation of at least two separate material finishes, both of which must cover a minimum of 30% of the façade, unless:
 - a. The dwelling is solely constructed of natural timber weatherboard (imitation weatherboard not permitted);
 - b. The dwelling façade is solely finished with a rendered material, in which case a single material finish is permitted.

- Full face brick is not permitted.
- Red bricks are not permitted.
- Mock reproduction style dwellings are not permitted. Elements of these styles with a modern interpretation will be considered on merit at the discretion of the Design Review Panel.
- Unpainted metalwork is not permitted.
- Mouldings used on the dwelling façade must be rectangular in shape.
- Exposed plantation timber, masonry and stone are encouraged. Render and brickwork may be used in conjunction with these materials.
- The dwelling façade design must not be repeated within three housing lots both either side and across the street.
- Materials used on the front façade of non-corner allotments must return a minimum of 1 metre to the sides of the dwelling (excluding 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 tinted glass.

BASE COLOURS

Light natural and earthy tones harmonious with the natural landscape.



ACCENT COLOURS

Use as highlight elements and complement the base colour.



FACE BRICK

Should be used as a feature. No red brick permitted.



5 DWELLINGS ON CORNER LOTS

- The dwelling must address both the primary and secondary street frontages and be of a consistent architectural design.
- Design elements (such as verandahs, detailing, feature windows and materials) used on the primary frontage must continue on that part of the secondary frontage visible to the public realm.
- High-light windows to the secondary frontage are discouraged.

6 THE GARAGE

- Prior to occupation, the dwelling must have a fully enclosed and roofed garage of a colour and style which complements the overall design and external colour scheme of the house.
- Carports are not permitted.
- Garages must be set back at least 1 metre behind the front wall of the dwelling, and a minimum of 5.5 metres from the front of the lot.
- Triple garages are permitted. The front wall of the third car space must be set back a further 1 metre behind the front wall of the primary garage.
- The garage must be under the same roof line as the dwelling.
- Garages larger than triple garages are not permitted.
- The garage opening/s must not occupy more than 40% of the width of the lot frontage.
- The garage must be constructed of sectional or tilt panels; roller doors are not permitted.
- Garage doors must be in the same colour scheme as that of the house, or finished with a wood grain or timber panel.



Affinity Fenton by Carlisle Homes

7 THE ROOF AND EAVES

- Pitched roofs must be no less than 20 degrees. Articulated roofs are preferred.
- Alternative roof styles are permitted with the approval of the Design Review Panel.
- Roofing materials including guttering and fascias must be non-reflective and muted tones of grey, blue/grey, charcoal or green and constructed of corrugated metal sheeting (COLORBOND®) or roof tiles (terracotta, concrete, clay or slate).
- Roofing, guttering and fascias that are black, white or similar will not be permitted. The roofing colour must match or be very similar to the approved colour scheme below.
- Eaves are required to the entire perimeter of the dwelling and must have an overhang of at least 450mm.



8 THE FENCING

SIDE AND REAR FENCING

- Side and rear fencing must be COLORBOND® Neetascreen infill panels, Grey Ridge in colour with exposed cypress posts with flat top, treated pine capping, plinth and rails.
- The fencing must be 1.89 metres in height.

See Side and Rear Standard Fencing Specifications Diagram on page 9 for further information.

RETURN FENCING

- The return fencing must return to the sides of the dwelling a minimum 1 metre behind the main building line and be the same height and specification as the side fencing.

CORNER LOT FENCING

- On corner lots, fencing on the secondary street boundary must return a minimum of 4 metres behind the main building line.
- Fencing must be COLORBOND® LYSAGHT MINISCREEN® infill panels, Grey Ridge in colour with exposed cypress posts with flat top, treated pine capping, plinth and rails.
- The fence must be 1.89 metres in height.
- Any fencing further forward than 4 metres from the main building line must be identical to the front fencing.

See Corner Lot Fencing Specification Diagram on page 9 for further information.

FRONT FENCING

- Where there is a front fence, it must be a maximum height of 1.2 metres and have a minimum 50% transparency.
- Fences under 0.7 metres in height may be solid.
- The front fence design must suit the dwelling in relation to style, materials and colours.
- Timber slats or masonry pillars with timber or metal infills or timber posts with metal infills are acceptable materials.
- Wooden Palings, mock Victorian, Edwardian or other heritage details are not permitted.

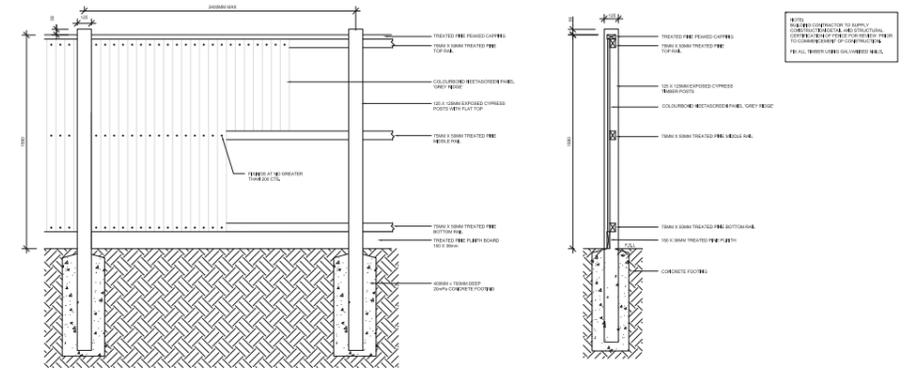
GATES

- Any gate constructed must match or complement its fence in materials and colours.

WING FENCING

- Wing fencing is only permitted where there is a front fence.
- The wing fence must be a maximum height of 1.2 metres and be the same materials and specification as either the front fence or side boundary fence.
- Where there is no front fence, wing fencing is not permitted.

SIDE AND REAR STANDARD FENCING



STANDARD FENCE DETAIL
SECTION 1/1
SCALE 1:10

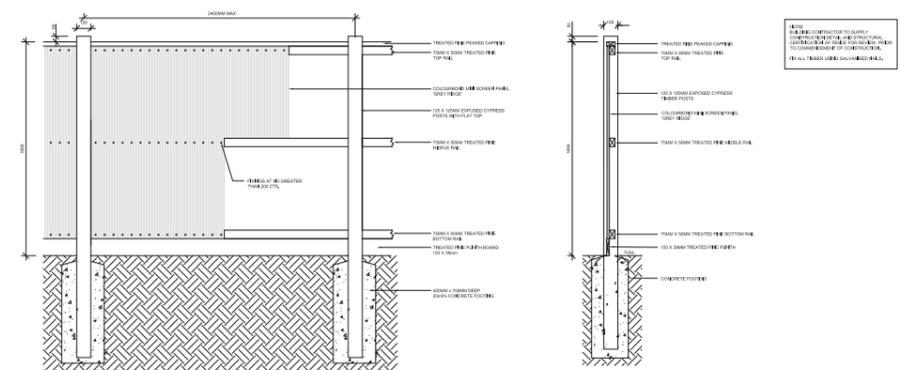


STANDARD TIMBER DETAIL
SECTION 1/1
SCALE 1:10

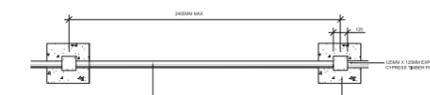


RETAINING WALL CONNECTION DETAIL
SECTION 1/1
SCALE 1:10

CORNER LOT FENCING AND FENCING OF BOUNDARIES (ADJACENT TO ROADS AND PARKLANDS)



PREMIUM FENCE DETAIL
SECTION 1/1
SCALE 1:10



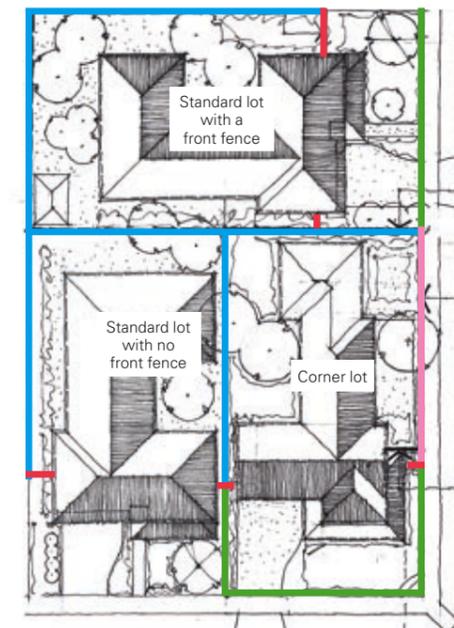
PREMIUM TIMBER DETAIL
SECTION 1/1
SCALE 1:10



RETAINING WALL CONNECTION DETAIL
SECTION 1/1
SCALE 1:10

WING FENCING

- Blue – side and rear fencing
- Red – return fencing
- Pink – corner lot fencing
- Green – front/wing fencing





9 DRIVEWAY

- A lot must have only 1 vehicle crossover. Corner lots may have 2 crossovers with one vehicle access point on each boundary, subject to Casey City Council approval.
- The driveway must not exceed 4 metres in width except where it forms part of a turning or reversing area required for access/egress from a garage.
- Stampcrete and plain concrete driveways are not permitted.
- Coloured concrete, pavers and exposed aggregate are permitted driveway materials. The driveway colour must complement the overall palette of the dwelling.
- The driveway must be set at least 500mm off the side boundary to allow for a landscape strip along the side of the lot.
- All requests to change vehicle crossover locations are to be made to Casey City Council. Changes to crossover locations during civil construction will not be permitted.

10 RETAINING YOUR LOT

- Any retaining structures must be no more than 1 metre in height between a dwelling and a street or public space.
- Any cutting and filling deeper than 1 metre must use either planted and landscaped embankments (maximum 1:3 gradient), or a combination of a series of retaining structures (maximum 1-metre-high steps) with planted embankments or terracing.
- The existing slope is not to be modified in any way that will affect the structural integrity or any structure erected on an adjoining lot.
- The installation of any new retaining walls that will structurally affect the existing walls, building platforms or batters, and any modification of the lot's existing batters and retaining walls, is only permitted once you have obtained professional advice from a structural engineer and received all relevant approvals. A copy of such advice and approvals must be provided to the Design Review Panel.

11 LANDSCAPING

- The front yard must be landscaped within 3 months of moving in to the home, and kept neat and tidy with no excessive weed growth at all times.
- The landscaping in the front yard must contain at least 50% of native plant species.
- The front yard must contain at least one tree with a minimum installation height of 1 metre, of a species with an expected canopy diameter at maturity of at least 5 metres.
- Swimming pools or spas are not permitted in the front yard or visible from any public space.
- Letterboxes with street numbering must be installed before occupation and comply with Australia Post standards. The letterbox must be housed in a purpose built low structure located forward of the building that complements the house design and external colour scheme.
- Cats, exotic bees and environmental weed species must not be kept on the property. Lists of identified environmental weeds are kept by Casey City Council and the Department of Environment, Land, Water and Planning.

12 OUTBUILDINGS

- Outbuildings (structures not attached to the dwelling) are not permitted where their size exceeds 50 square metres, or if they are greater than 3.6 metres in height.
- Outbuildings must not be visible from the street or public open space, and they must be built of materials consistent with the main dwelling. Examples of outbuildings include garages, workshops, garden and storage sheds, heating and cooling systems, satellite dishes, and solar units, or any other outbuildings.

13 SERVICES

- Ancillary items such as clothes lines, rainwater tank, hot water services, satellite dishes, boats, trailers, caravans and bin areas must not be visible from the street.
- Solar water heaters and solar panels are not permitted to the front façade, but may be located on any other elevation that provides the best solar access.
- The dwelling must be connected to all available infrastructure such as the National Broadband Network and the purple pipe recycled water system.

14 DURING CONSTRUCTION AND OTHER

- During home construction, no rubbish is allowed to accumulate on the lot unless stored in a skip or bin and trade vehicles or delivery vehicles must not park on verges, footpaths, nature strips or park reserves.
- Building materials are not permitted to be delivered or stored on the nature strip or anywhere outside the title boundary.
- Trucks, trailers, boats and caravans must be parked off street and out of public view.
- No advertising signage is permitted on either vacant land or an occupied allotment.

TANGLEWOOD LANE

15 LOT 617 – 629 TANGLEWOOD LANE

THE FAÇADE

- The façade facing Tanglewood Lane must include an entrance covered by a portico, porch, verandah or other integral entry feature.
- Windows on the façade facing Tanglewood Lane must have matching head and sill heights on each story.
- The façade facing Tanglewood Lane must have no less than two separate material finishes, both of which must cover a minimum of 30% of the façade, unless:
 - o The facade is solely constructed of natural timber weatherboard (imitation weatherboard not permitted);
 - Or
 - o The façade is solely finished with a rendered material, in which case a single material finish is permitted.
- Mouldings must be rectangular in shaped.
- Materials used on the façade facing Tanglewood Lane must return a minimum of 1 metre to the sides of the dwelling (excluding parapet construction).
- Roller shutters or Metal bars are not permitted on the façade facing Tanglewood Lane.

OUTBUILDINGS

- Outbuildings not attached to the dwelling including garages, workshops, garden sheds & storage sheds are not permitted within 6 metres of the rear boundary facing Tanglewood Lane.

LANDSCAPING

- The back yard must be landscaped within 3 months of moving into the home and kept neat and tidy with no excessive weed growth at all times.

SERVICES

- Ancillary items such as clothes lines, hot water services, satellite dishes, boats, trailers, caravans and bin areas must not be visible from Tanglewood Lane.
- Solar water heaters and solar panels are not permitted to the front or rear façade, but maybe located on any other elevation that provides the best solar access.

FENCING

- The rear fencing along Tanglewood Lane must not be built or modified unless the fence is installed by PEET.
- All rear fencing replacements along Tanglewood Lane must match the following specifications;
 - o Solid Areas of Fence are to be constructed using COLORBOND Neetascreen infill panels in Grey Ridge.
 - o Permeable Areas of Fence are to be constructed using COLORBOND 70 x 16mm Slatscreen in Grey Ridge.
 - o Posts must be 125 x 125mm cypress stained in Grey Ridge.
 - o The Fencing must be 1.89 metres in height.
- All other boundary fencing must be as per Summerhill Design Guidelines.

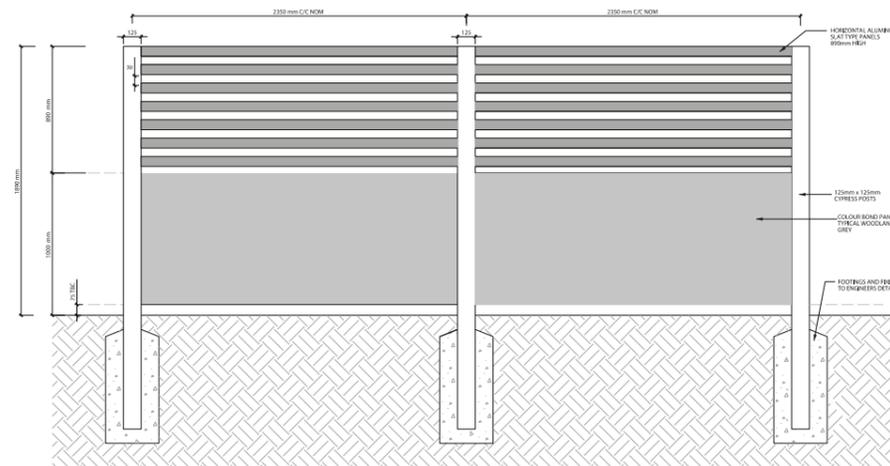
16 LOT 611, 616 & 631

SECONDARY SIDE BOUNDARY FENCING (FACING TANGLEWOOD LANE)

- The side fencing along Tanglewood Lane must not be built or modified unless the fence is installed by PEET.
- All side fencing replacements along Tanglewood Lane must match the following specifications;
 - o Solid Areas of Fence are to be constructed using COLORBOND Neetascreen infill panels in Grey Ridge.
 - o Permeable Areas of Fence are to be constructed using COLORBOND 70 x 16mm Slatscreen in Grey Ridge.
 - o Posts must be 125 x 125mm cypress stained in Grey Ridge.
 - o The Fencing must be 1.89 metres in height.
- All other boundary fencing must be as per Summerhill Design Guidelines.

Please Note: In the event a restriction in Clause 15 or 16 contradicts a restriction within the Summerhill Design Guidelines the restrictions outlined in clause 15 and 16 Tanglewood Lane takes precedent. All other restrictions within The Summerhill Design Guidelines are still applicable to the remainder of the dwelling.

FEATURE FENCE FACING TANGLEWOOD LANE



17 SUMMERHILL DESIGN APPROVAL CHECKLIST

The Summerhill Design Guidelines Checklist is part of the required submission package to gain house plan approval from the Peet Design Review Panel (PDRP). To successfully gain your Design Approval from the PDRP, your home plans must comply with the restrictive covenants detailed in the Summerhill Design Guidelines. All non-conforming designs will be assessed on their own merit with the overall interests of the entire community as the highest priority. Contemporary home designs are encouraged. The PDRP reserves the right to approve or decline any non-conforming design.

Name: Lot number:.....

DOCUMENT CHECKLIST

- Is the Design Approval Application Form completed and attached?
- Is the Design Checklist completed and attached?
- Is the Site Plan scaled to 1:200?
- Is the Site Plan fully dimensioned with all setbacks, driveway and the proposed building footprint?
- Are the floor plans and elevations scaled to 1:100?
- Are all ancillary items shown on the roof plan and elevations?
- Are all the drawings dimensioned including internal layout, balconies, verandahs and ceiling height?
- Are all the materials and finishes clearly labelled and contained with a finishes list? Please submit separate materials and colour drawings in line with the guidelines.

DESIGN CHECKLIST

SITING THE DWELLING

- Is there only one dwelling sited on the lot?
- Are setbacks in accordance with the building envelope plan?
- Is the floor area, including external walls, a minimum of 25 squares? (excluding verandahs and other partly enclosed areas).
- Is the building height no higher than 8.5 metres?

FAÇADE MATERIAL

- Does the dwelling address the street frontage with an entrance covered by a portico, porch, verandah or other integral entry feature?
- Does the entry feature have a minimum dimension of 1.5 metres and an area of at least 4 square metres?
- Does the dwelling façade have a variation of at least two separate material finishes? Do both cover a minimum of 30% of the façade, or;
 - Is the dwelling solely constructed of natural timber weatherboard with no imitation weatherboard?
 - Is the dwelling façade solely finished with a rendered finish?
- Is the dwelling façade different from others within three houses either side or across the street?
- Do the materials return around the side elevation by a minimum of 1 metre of a non-corner allotment?
- Are the base colours contemporary, natural and earthy tones?
- Do the accent colours highlight elements of the façade but complement the base colour palette?
- Do the window frames and glazing complement the overall façade colour palette?

SUMMERHILL DESIGN APPROVAL CHECKLIST

DWELLINGS ON CORNER LOTS

- Are the primary and secondary frontages of a similar architectural design?
- Are design elements such as wraparound verandahs, detailing, feature windows and materials continued on the secondary frontage visible to the public realm?

THE GARAGE

- Is the garage setback at least 1 metre behind the front wall of the dwelling and a minimum of 5.5 metres from the front of the lot?
- Where there is a triple garage, is the front wall of the third car space setback a further 1 metre behind the front wall of the primary garage?
- Is the garage under the same roofline as the dwelling?
- Are the garage openings no wider than 40% of the width of the lot frontage?
- Is the garage constructed of sectional or tilt panels?
- Does the garage door colour match the colour scheme of the house or finished with a wood grain or timber panel?

THE ROOF AND EAVES

- If the roof is pitched, is it a minimum of 20 degrees?
- Does the dwelling have 450mm eaves to the entire dwelling?
- Is the roof colour including guttering and fascias, non-reflective and muted tones of grey, blue/grey, charcoal or green?
- Is the roof material corrugated metal sheeting (Colorbond®) or roof tiles (terracotta, concrete, clay or slate)?

FENCING

SIDE AND REAR FENCING

- Is the side and rear fence constructed of Colorbond® Neetascreen infill panels, grey ridge in colour with exposed cypress posts with flat top, treated pine capping plinth and rails?
- Is the side and rear fence 1.89 metres in height?
- Is the return fence a minimum of 1 metre behind the main building line and the same specification as the side fence?

CORNER LOT FENCING

- Is the fencing located on the secondary street frontage setback a minimum of 4 metres behind the main building line?
- Is the side fence located on the secondary street frontage constructed of Colorbond® Lysaght Miniscreen infill panels, grey ridge in colour with exposed cypress posts with flat top, treated pine capping, plinth and rails?
- Is the fence located on the secondary street frontage 1.89 metres in height?
- If there is any fencing further forward than 4 metres from the main building line, is it identical to the front fencing?

FRONT FENCING

- If there is a front fence, is it a maximum height of 1.2 metres and a minimum 50% transparent, or less than 0.7 metres in height?
- Does the front fence design suit the dwelling?

WING FENCING

- If proposing to install a wing fence, is there a front fence?
- Is the wing fence a maximum of 1.2 metres in height and the same materials and specification as either the front fence or side boundary fence?

SUMMERHILL DESIGN APPROVAL CHECKLIST

18 SUMMERHILL DESIGN APPROVAL APPLICATION FORM

Please submit your Design Approval Submission Package to melbourne@peet.com.au

DRIVEWAY

- Does the lot have only 1 crossover?
- For corner lots, if there is a second crossover proposed on the secondary street boundary, has approval from Casey City Council been granted?
- Is the driveway less than 4 metres in width?
- Have stampcrete and plain concrete been avoided?
- Does the driveway colour complement the overall colour palette of the dwelling?
- Is the driveway set at least 500mm off the side boundary to allow for a landscape strip along the side?

RETAINING YOUR LOT

- Are all retaining structures no higher than 1 metre between the dwelling and a street or public space?
- Has the existing slope not been modified in any way that will affect the structural integrity or any structure erected on an adjoining lot?
- Has a planting bed or landscaped embankment (maximum 1:3 gradient), or a combination of a series of retaining structures (maximum 1-metre-high steps) with planted embankments or terracing been used for any cutting and filling deeper than 1 metre?
- Has advice from a structural engineer and all relevant approvals been sought and submitted to the Peet Design Review Panel (PDRP) for the installation of any new retaining walls that will structurally affect the existing retaining walls, building platforms or batters and any modifications of the lot's existing batters and retaining walls?

LANDSCAPING

- Does the letterbox comply with Australia Post standards and is it housed in a purpose built low structure forward of the building that complements the house design and external colour scheme?
- Does the front garden contain at least 50% of native plant species?
- Does the front garden include at least 1 tree with a minimum height of 1 metre when first planted and with an expected canopy diameter at maturity of at least 5 metres?
- Are there any cats, exotic bees or environmental weeds kept on the property?
- Are any swimming pools or spas located in the front garden or any location visible to the public realm?

OUTBUILDINGS

- Do any outbuildings exceed 50 square metres in size or greater than 3.6 metres in height?
- Are all outbuildings located so not visible from the street?

SERVICES

- Are all ancillary items located so they are not visible from the street?
- Are all solar water heaters/panels located on the elevation that provides the best solar access except the front façade?
- Is the dwelling connected to all available infrastructure such as the National Broadband Network and the purple pipe recycled water system?

You are encouraged to submit your Design Approval Submission Package in PDF format to melbourne@peet.com.au
 Alternatively you can send them to:
 Peet Design Review Panel Peet Limited, Level 4, 380 St Kilda Road, Melbourne Victoria 3004

ALLOTMENT DETAILS

Lot Number: Street:

OWNER DETAILS

Name:

Mailing Address:

.....

Contact Number:..... Email:

BUILDER DETAILS

Name:

Mailing Address:

.....

Contact Number:..... Email:

ATTACHMENTS

- Completed Checklist
- 1 copy of proposed Floorplan, Roof Plan and Elevations
- 1 copy of Site Plan
- 1 copy of Materials and Colours Schedule

Non-conforming designs (to be completed for designs that do not comply with Design Guidelines)
 List measures taken to ensure that standards are being upheld or improved:

.....

.....

List reasons why this home design will add character to the overall estate:

.....

.....

- Where colour selections or materials differ from the pre-approved palette, please provide samples or images of your selection for assessment.

Submitted by:

Print name: Date:



