

DESIGN GUIDELINES

HAVEN DESIGN GUIDELINES

YOUR HAVEN

There's nothing quite like the feeling you get when you find your own special haven. You feel safe. You feel secure. Most importantly, you feel at home. Haven at Tarneit will be that place. It's big enough to be a community but small enough for you to know all of your neighbours.

INVESTMENT PROTECTION

Design Guidelines are a means of ensuring the vision of Haven 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 homebuyers' investment.

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

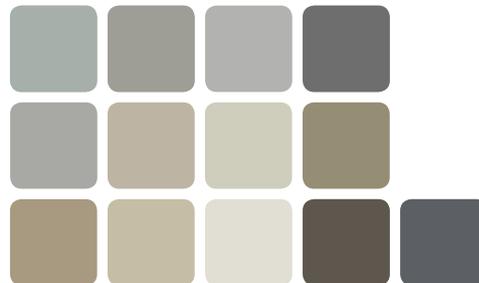
1. Design your home with your builder and ensure it complies with the Haven Design Guidelines.
2. Prepare your Design Approval submission package and submit the design package to melbourne@peet.com.au. See part 9 for the required documents for submission.
3. The Peet Design Review Panel will assess the package and advise you of its acceptance. If amendments are required your application package will need to be revised and submitted again.
4. Make an application to Wyndham City Council 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 Regulations 2006.
- 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

- 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.
- Materials used on the façade are required to return a minimum of 1m to the sides of the dwelling.
- 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.



- Windows must not contain any leadlight, tint or stained glass features.
- The maximum overall building height for a dwelling from Natural Ground Level is 8.5 metres.
- Period reproduction styles such as Victorian, Colonial, Georgian, Federation and Art Deco are not permitted.

4. DWELLINGS ON CORNER LOTS

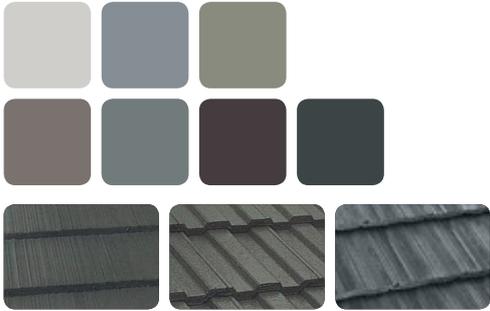
- The dwelling design must address both the primary and secondary street frontages and be of a consistent architectural design. Design elements (such as verandahs, detailing, feature windows and materials) used on the primary frontage must continue on that part of the secondary frontage visible from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

5. THE GARAGE

- All dwellings must include a fully enclosed garage.
- 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.
- 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.
- Only one vehicle crossover per lot. Vehicle crossings to the garage 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 to the dwelling.

6. THE ROOF

- Pitched roofs must be no less than 22 degrees. Eaves are highly recommended, but not mandatory. Where eaves are provided they must be a minimum of 450mm.
- Dwellings must have metal sheet roofing or roof tiles. Roof colours must be from the Colorbond® Contemporary range or a similar colour.

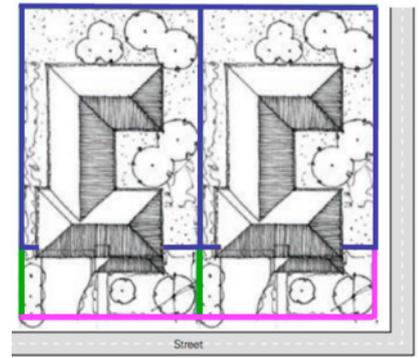


7. THE FENCING

- Side, corner and rear fencing must be Colorbond® standard sheeting infill panels. The infill panels, posts and rails must all be Greyridge in colour and a height of 1.8 metres and return to the sides of the dwelling a minimum of 1m behind the main building line (annotated as the blue line on the following diagram).
- On corner lots, fencing on the secondary street boundary must return a minimum of 2m behind the main building line.
- Side boundary fencing forward of the main building line on standard allotments, must be stepped down to a height of 1.2 metres (annotated as the green line on the following diagram).
- Side boundary fencing forward of the main building line on corner lots is not permitted unless there is a front fence.
- 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 (front fencing annotated as the pink line on the below diagram).

- Front fencing must be constructed of masonry pillars with metal or timber infill slats and be consistent with the colour palette of the dwelling.



8. 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.

9. THE LANDSCAPING

- The front 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.
- A letterbox, compliant with Australia Post standards, must be installed and it must be consistent with the colour palette and character of the home.
- Ancillary items such as clothes lines, rainwater tanks, hot water services, satellite dishes and bin areas must not be visible from the street.
- 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. They must be built of materials consistent with the main dwelling.
- During home construction no rubbish is allowed to accumulate on the lot unless stored in a skip or bin and trade vehicles must not park on verges or footpaths.

10. REQUIRED DOCUMENTS FOR SUBMISSION

- Roof plans and elevations showing location of all ancillary items (A3)
- Floorplans (A3)
- A copy of the site plan
- A copy of the materials to be used
- Landscape design plan
- Annotated colour schedule with samples

Please refer to the Haven website (haventarneit.com.au) for timelines and the Application Form.

Please submit to melbourne@peet.com.au or contact Peet 03 9868 5900 for more information.



Find yourself here.
haventarneit.com.au