

— TARNEIT —

# LITTLE GREEN

SMARTER LIVING. RICHER LIFE.

## DESIGN GUIDELINES FOR HOMEBUYERS

**PEET**



## THE LITTLE GREEN COMMUNITY

Our community is unique. A neighbourhood outside of the city that finally understands and caters for the growing urbane tastes of its residents. Our community has character. A refreshing alternative to traditional outer-suburban living. A distinct neighbourhood distinguished from its surrounds by a true sense of place.

## INVESTMENT PROTECTION

Design Guidelines are a means of ensuring the vision of Little Green 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

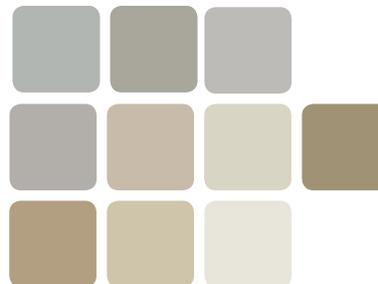
1. Design your home with your builder and ensure it complies with the Little Green Design Guidelines.
2. Prepare your Design Approval submission package and submit the design package to [melbourne@peet.com.au](mailto:melbourne@peet.com.au). See part 10 for the required documents for submission.
3. The 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

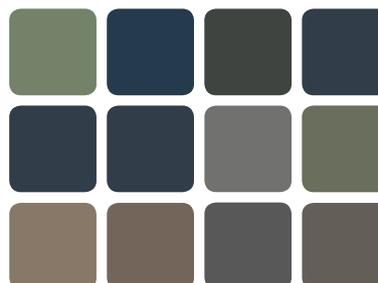
- All building setbacks must be in accordance with the Victorian Building Regulations 2006, unless otherwise noted on the plan of subdivision.
- All dwellings must comply with the Legislative Energy Efficiency Standards in the National Construction Code.
- The dwelling must be connected to all available 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 should 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 3m to the sides of the dwelling.
- The base colour palette of the dwelling should 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 should complement, not contrast, with the base colour palette.
- Windows should not contain any leadlight, tint or stained glass features.
- Dwellings must not exceed two storeys in height unless otherwise approved by the Peet Design Review Panel.



## 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 500mm behind the main building line and for single storey dwellings the opening must not occupy more than 40% of the width of the lot.
- Garages on Lots with a frontage of greater than 12.5m must be capable of accommodating a minimum of two cars.
- The garage door must be sectional panel lift; tilt panels or a slim line sectional door and must be in the same colour palette of the dwelling or woodgrain or timber panelling.
- Only one vehicle crossover per lot.
- Driveways must not be constructed of stamp-crete or plain concrete. Acceptable materials are exposed aggregate; unit pavers in natural stone or brick; and coloured concrete.
- Driveways must match the width of the crossover at the property boundary and must be offset from the side boundary by at least 0.4m to allow for a garden bed.
- Driveways and paving must be delivered in muted tones and must be consistent with the materials and colours of the dwelling.

## 6. THE ROOF

- If the dwelling has a pitched roof, the pitch of the roof must be no less than 22.5 degrees.
- All roofs must incorporate a minimum eave width of 450mm to the street and/or reserve frontage/s.
- Eaves must return for a minimum distance of 3 metres along the connecting elevation of a non corner allotment for a single storey dwelling.
- Double storey dwellings must include eaves around the entire perimeter of the second level.



- Dwellings must have metal sheet roofing or roof tiles. Roof colours should be from the Colorbond® Contemporary range or a similar colour.
- 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 (ie low profile units).

## 7. THE FENCING

- No front fencing is permitted, with the exception of designated integrated housing sites.
- Side, corner and rear boundary fencing must be constructed using capped timber palings with exposed posts (125mm x 125mm post size) and must be between 1.8 and 2m high.
- On corner lots, fencing on the secondary street boundary must return a minimum of 2m behind the main building line.
- Side boundary fencing on lots that are not corner lots must stop a minimum of 1 metre behind the front façade and return to the sides of the dwelling.

## 8. SUBDIVISION

No further subdivision of any allotment is permitted unless identified in the Plan of Subdivision, or as approved by Peet. Approval would also be subject to external Council and authority approvals.

## 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.
- The use of aluminium roller shutters is not permitted on any window visible to the public realm.
- Outbuildings are not permitted where their size exceeds 20m<sup>2</sup>, 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.
- Trucks, trailers, boats and caravans must be parked off street and out of public view.
- Until an occupancy permit is issued for a residential dwelling, advertising signs for sale of any allotment must not be erected without Peet's prior written consent.
- No other advertising signage is permitted on either vacant land or an occupied allotment.

## 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 Little Green website ([littlegreen.com.au](http://littlegreen.com.au)) for timelines and the Application Form.

Please submit to [melbourne@peet.com.au](mailto:melbourne@peet.com.au)

or contact Peet 03 9868 5900 for more information.



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Discover more:  
Visit the Sales and Information Centre  
Cnr Tarneit Rd and Leakes Rd, Tarneit  
or call 0459 955 509

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

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