

REGION	NORTH		WEST				SOUTH EAST			
Project Design Guidelines Requirement	Aspect	Aston	Cornerstone	Haven	Little Green	Newhaven	Acacia	Summerhill	Livingston	Quarters
Setbacks	All building setbacks must be in accordance with the BEP, see BEP in the POS for individual lot setbacks.	All building setbacks must be in accordance with the BEP, see BEP in the POS for individual lot setbacks.	All building setbacks must be in accordance with the Victorian Building Regulations 2006. The Small Lot Housing Code will apply for all lots less than 300m ² .	All building setbacks must be in accordance with the Victorian Building Regulations 2006.	All building setbacks must be in accordance with the Victorian Building Regulations 2006, unless otherwise noted on the plan of subdivision	All building setbacks must be in accordance with the Victorian Building Regulations 2006. The Small Lot Housing Code will apply for all lots less than 300m ² .	All building setbacks must be in accordance with the BEP, see BEP in the POS for individual lot setbacks.	All building setbacks must be in accordance with the BEP, see BEP in the POS for individual lot setbacks.	All building setbacks must be in accordance with the BEP, see BEP in the POS for individual lot setbacks.	All building setbacks must be in accordance with the BEP, see BEP in the POS for individual lot setbacks.
Eaves	All dwellings must incorporate eaves with a minimum depth of 450mm to all facades facing the public realm, double story dwellings must incorporate eaves to the entire dwelling. Where 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 3 metres around the side elevation of a non-corner allotment but return for the entire length of the secondary boundary facing the street for corner allotments.	All dwellings must incorporate eaves with a minimum depth of 450mm to all facades facing the public realm, double story dwellings must incorporate eaves to the entire dwelling. Where 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 3 metres around the side elevation of a non-corner allotment but return for the entire length of the secondary boundary facing the street for corner allotments.	All dwellings must incorporate eaves with a minimum depth of 450mm to all facades facing the public realm. Eaves must return a min of 840mm around the side elevation of a non-corner allotment and the entire length of the secondary boundary facing the street for corner allotments.	Eaves are not mandatory but highly encouraged. Where eaves are incorporated they must be a minimum of 450mm and return around the side elevation of a non-corner allotment by 1 metre and the entire length of the secondary boundary facing the street for corner allotments.	All dwellings must incorporate eaves with a minimum depth of 450mm to all facades facing the street (including reserve frontages). Eaves must return a minimum of 3 metres around the side elevation of a non-corner allotment for a single storey dwelling. Double Storey dwellings must include eaves around the entire upper level. Eaves must return the entire length of the secondary street frontage on corner allotments.	All dwellings must incorporate eaves with a minimum depth of 450mm to the street and reserve frontages, unless parapet walls are an integral component to the architectural style of the dwelling, then eaves are not required in the location of the parapet wall. Eaves must return a minimum of 3 metres around the side elevation of a non-corner allotment for a single storey dwelling. Double Storey dwellings must include eaves around the entire upper level. Eaves must return the entire length of the secondary street frontage on corner allotments.	All Dwellings must incorporate eaves with a minimum depth of 450mm to all facades visible to the public realm. Eaves must return a min of 1 metre around the side elevation of a non-corner allotment but return for the entire length of the secondary boundary facing the street for corner allotments.	All dwellings must incorporate eaves to a minimum depth of 450mm to the entire dwelling.	Specific lots (as identified on the POS) must include eaves with a minimum depth of 450mm to the entire dwelling. Where eaves are adopted they must be a minimum depth of 450mm.	Specific lots (as identified on the POS) must include eaves with a minimum depth of 450mm to the entire dwelling. Where eaves are adopted they must be a minimum depth of 450mm.
Street facade diversity	The dwelling facade design must not be repeated within three housing lots both either side and across the street.	The dwelling facade design must not be repeated within three housing lots both either side and across the street.	The dwelling facade design must not be repeated within three housing lots both either side and across the street.	The dwelling facade design must not be repeated within three housing lots both either side and across the street.	The dwelling facade design must not be repeated within three housing lots both either side and across the street.	The dwelling facade design must not be repeated within three housing lots both either side and across the street.	The dwelling facade design must not be repeated within three housing lots both either side and across the street.	The dwelling facade design must not be repeated within three housing lots both either side and across the street.	The dwelling facade design must not be repeated within three housing lots both either side and across the street.	The dwelling facade design must not be repeated within three housing lots both either side and across the street.
Facade	The dwelling facade must have at least two separate material finishes (including 2 separate colours), both of which must cover a minimum of 30% of the facade. Materials used on the front facade must return a minimum of three metres to the sides of the dwelling. For corner Lots, the entire secondary street frontage is to be addressed in line with Corner Lot treatment.	The dwelling facade must have at least two separate material finishes, both of which must cover a minimum of 30% of the facade. Materials used on the front facade must return a minimum of three metres to the sides of the dwelling. For corner Lots, the entire secondary street frontage is to be addressed in line with Corner Lot treatment.	The dwelling facade must have at least two separate material finishes, both of which must cover a minimum of 30% of the facade. Materials used on the front facade must return a minimum of one metre to the sides of the dwelling. For corner Lots, the entire secondary street frontage is to be addressed in line with Corner Lot treatment.	The dwelling facade must have at least two separate material finishes, both of which must cover a minimum of 30% of the facade. Materials used on the front facade must return a minimum of one metre to the sides of the dwelling. For corner Lots, the entire secondary street frontage is to be addressed in line with Corner Lot treatment.	The dwelling facade must have at least two separate material finishes, both of which must cover a minimum of 30% of the facade. Materials used on the front facade must return a minimum of three metres to the sides of the dwelling. For corner Lots, the entire secondary street frontage is to be addressed in line with Corner Lot treatment.	The dwelling facade must have at least two separate material finishes, both of which must cover a minimum of 30% of the facade. Materials used on the front facade must return a minimum of three metres to the sides of the dwelling. For corner Lots, the entire secondary street frontage is to be addressed in line with Corner Lot treatment.	The dwelling facade design must have a minimum of two separate material finishes, both of which must cover a minimum of 30% of the facade, unless; The dwelling 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. Materials used on the front facade must return a minimum of three metres to the sides of the dwelling. For corner Lots, the entire secondary street frontage is to be addressed in line with Corner Lot treatment.	The dwelling facade must have a minimum of two separate material finishes, both of which must cover a minimum of 30% of the facade, unless; The dwelling is solely constructed of natural timber weatherboard. Or the dwelling facade is solely finished with a rendered material, in which case a single material finish is permitted. Materials used on the front facade must return a minimum of one metre to the sides of the dwelling. For corner Lots, the entire secondary street frontage is to be addressed in line with Corner Lot treatment.	The dwelling facade must have a minimum of two separate material finishes, one of which must cover a minimum of 30% of the facade, no more than 70% of any one material is permitted. Material used on the front facade must return a minimum of 840mm to the sides of the dwelling. For corner Lots, the entire secondary street frontage is to be addressed in line with Corner Lot treatment.	The dwelling facade must have a minimum of two separate material finishes, one of which must cover a minimum of 20% of the facade, no more than 80% of any one material is permitted. Material used on the front facade must return a minimum of 840mm to the sides of the dwelling. For corner Lots, the entire secondary street frontage is to be addressed in line with Corner Lot treatment.
Facade Colours	The base colour palette should be contemporary, natural and earthy tones that are harmonious with the natural landscape. Accent colours can be used to highlight elements to help articulation but should complement not contrast with the base colour palette. See Design Guidelines for example of colour palette.	The base colour palette should be contemporary, natural and earthy tones that are harmonious with the natural landscape. Accent colours can be used to highlight elements to help articulation but should complement not contrast with the base colour palette. See Design Guidelines for example of colour palette.	The base colour palette should be contemporary, natural and earthy tones that are harmonious with the natural landscape. Accent colours can be used to highlight elements to help articulation but should complement not contrast with the base colour palette. See Design Guidelines for example of colour palette.	The base colour palette should be contemporary, natural and earthy tones that are harmonious with the natural landscape. Accent colours can be used to highlight elements to help articulation but should complement not contrast with the base colour palette. See Design Guidelines for example of colour palette.	The base colour palette should be contemporary, natural and earthy tones that are harmonious with the natural landscape. Accent colours can be used to highlight elements to help articulation but should complement not contrast with the base colour palette. See Design Guidelines for example of colour palette.	The base colour palette should be contemporary, natural and earthy tones that are harmonious with the natural landscape. Accent colours can be used to highlight elements to help articulation but should complement not contrast with the base colour palette. See Design Guidelines for example of colour palette.	The base colour palette should be contemporary, natural and earthy tones that are harmonious with the natural landscape. Accent colours can be used to highlight elements to help articulation but should complement not contrast with the base colour palette. See Design Guidelines for example of colour palette.	The base colour palette should be contemporary, natural and earthy tones that are harmonious with the natural landscape. Accent colours can be used to highlight elements to help articulation but should complement not contrast with the base colour palette. See Design Guidelines for example of colour palette.	The base colour palette should be contemporary, natural and earthy tones that are harmonious with the natural landscape. Accent colours can be used to highlight elements to help articulation but should complement not contrast with the base colour palette. See Design Guidelines for example of colour palette.	The base colour palette should be contemporary, natural and earthy tones that are harmonious with the natural landscape. Accent colours can be used to highlight elements to help articulation but should complement not contrast with the base colour palette. See Design Guidelines for example of colour palette.
Corner lot treatment	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, windows and materials) used on the primary frontage must return around the secondary street frontage a minimum of 25%.	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, windows and materials) used on the primary frontage must return around the secondary street frontage visible from the public realm.	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, windows and materials) used on the primary frontage must continue on that part of the secondary frontage visible from the public realm.	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, windows and materials) used on the primary frontage must continue on that part of the secondary frontage visible from the public realm.	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, windows and materials) used on the primary frontage must continue on that part of the secondary frontage visible from the public realm.	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, windows and materials) used on the primary frontage must continue on that part of the secondary frontage visible from the public realm.	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, windows and materials) used on the primary frontage must continue on that part of the secondary frontage visible from the public realm.	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, windows and materials) used on the primary frontage must continue on that part of the secondary frontage visible from the public realm.	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, windows and materials) used on the primary frontage must continue on that part of the secondary frontage visible from the public realm.	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, windows and materials) used on the primary frontage must continue on that part of the secondary frontage visible from the public realm.
Roof pitch, type / material & colour	Pitched roofs for single story dwellings must be a minimum of 22 degrees and 20 degrees for double story dwellings. Roof material must be metal sheet roofing or low-profile roof tiles. See Design Guidelines for example of roof colour palette.	Pitched roofs for single story dwellings must be a minimum of 22 degrees and 20 degrees for double story dwellings. Roof material must be metal sheet roofing or low-profile roof tiles. See Design Guidelines for example of roof colour palette.	Pitched roofs must be a minimum of 22 degrees. Dwellings must have metal sheet roofing or roof tiles. Roof colours must be from the Colorbond Contemporary range or a similar colour. See Design Guidelines for example of roof colour palette.	Pitched roofs must be a minimum of 22 degrees. Dwellings must have metal sheet roofing or roof tiles. Roof colours must be from the Colorbond Contemporary range or a similar colour. See Design Guidelines for example of roof colour palette.	Pitched roofs must be a minimum of 22.5 degrees. Dwellings must have metal sheet roofing or roof tiles. Roof colours must be from the Colorbond Contemporary range or a similar colour. See Design Guidelines for example of roof colour palette.	Pitched roofs must be a minimum of 22 degrees. Dwellings must have metal sheet roofing or roof tiles. Roof colours must be from the Colorbond Contemporary range or a similar colour. See Design Guidelines for example of roof colour palette.	Pitched roofs must be a minimum of 22 degrees. Roofing materials (including guttering and fascias) must be non-reflective and muted tones of grey, blue/grey or charcoal and be constructed of metal sheeting (colorbond) or roof tiles. Roofing, guttering and fascias that are black or white (or similar) are not permitted. Please see the design guidelines for an approved colour scheme.	Pitched roofs must be no less than 20 degrees. Roofing materials (including guttering and fascias) must be non-reflective and muted tones of grey, blue/grey or charcoal and be constructed of metal sheeting (colorbond) or roof tiles. Roofing, guttering and fascias that are black or white (or similar) are not permitted. Please see the design guidelines for an approved colour scheme.	Pitched roofs must be a minimum of 22 degrees. Roof material must be metal sheet roofing or low-profile roof tiles. See Design Guidelines for example of roof colour palette.	Pitched roofs must be a minimum of 22 degrees. Roof material must be metal sheet roofing or low-profile roof tiles. See Design Guidelines for example of roof colour palette.
Front porch, verandah & balcony requirements	The dwelling must address the street frontage with the entrance feature i.e. portico, veranda or balcony. Porch must be a minimum 1.6m width, 1.5m depth, and maximum 3.6m height. Verandah must be a minimum 4.0m width or 40% of the frontage (whichever is greater), 1.5m depth, and maximum 3.6m height. Balconies must be a minimum 4.0m width or 30% of the lot frontage (whichever is greater), 1.2m depth, and maximum 9.0m height.	Entries must be articulated by a portico, verandah or balcony. Porch must be a minimum 1.6m width, 1.5m depth, and maximum 3.6m height. Verandah must be a minimum 4.0m width or 40% of the frontage (whichever is greater), 1.5m depth, and maximum 3.6m height. Balconies must be a minimum 4.0m width or 30% of the lot frontage (whichever is greater), 1.2m depth, and maximum 9.0m height.	The dwelling must address the street frontage with the entrance covered by a portico, porch or entry feature.	The dwelling must address the street frontage with the entrance covered by a portico, porch or entry feature.	The dwelling must address the street frontage with the entrance covered by a portico, porch or entry feature.	The dwelling must address the street frontage with the entrance covered by a portico, porch or entry feature.	The dwelling must address the street frontage with the entrance covered by a portico, porch or entry feature.	The dwelling must address the street frontage with the entrance covered by a portico, porch or entry feature. The entrance feature must be a minimum of 1.5metres and an area of at least 4m ²	The dwelling must address the street frontage with the entrance covered by a portico, porch or entry feature. The entrance feature must be clearly visible from the street and set forward of the main building line.	The dwelling must address the street frontage with the entrance covered by a portico, porch or entry feature. The entrance feature must be clearly visible from the street and set forward of the main building line.
Infill above doors, windows & garage material	FC sheeting or light weight materials are not permitted above windows and doors visible from the public realm (excludes infill above garage). Where they are used, they must arendered finish.	FC sheeting or light weight materials are not permitted above windows and doors visible from the public realm (excludes infill above garage). Where they are used, they must arendered finish.	No restriction.	No restriction.	No restriction.	No restriction.	No restriction.	No restriction.	No restriction.	No restriction.
Garage	Garages must be setback a minimum of 5 metres from the front of the Lot and be setback a minimum of 840mm behind the front wall of the dwelling in accordance with the Memorandum of Common Provisions. The maximum garage opening for a single garage is 3.5 metres, 6.5 metres for double garages and 9 metres or no greater than 60% of the lot frontage for triple garages triple. Triple garages must provide articulation to the third car space. The garage door must be sectional or tilt up panels, roller doors are not permitted.	Garages must be setback a minimum of 5.4 metres from the front of the Lot and be setback a minimum of 840mm behind the front wall of the dwelling in accordance with the Memorandum of Common Provisions. The maximum garage opening for a single garage is 3.5 metres, 6.5 metres for double garages and 9 metres or no greater than 60% of the lot frontage for triple garages triple. Triple garages must provide articulation to the third car space. The garage door must be sectional or tilt up panels, roller doors are not permitted.	Garages must be setback a minimum of 840mm behind the main building line and the opening must not occupy more than 40% of the width of the lot frontage. The garage door must be sectional or tilt panel door and must be in the same colour palette of the dwelling or woodgrain or timber paneling.	Garage must be setback a minimum of 840mm behind the main building line and the opening must not occupy more than 40% of the width of the lot frontage. The garage door must be sectional or tilt panel door and must be in the same colour palette of the dwelling or woodgrain or timber paneling.	Garages must be setback a minimum of 500mm behind the main building line and the opening must not occupy more than 40% of the width of the lot frontage. The garage door must be sectional or tilt panel door and must be in the same colour palette of the dwelling or woodgrain or timber paneling.	Garages must be setback a minimum of 840mm behind the main building line and the opening must not occupy more than 40% of the width of the lot frontage. The garage door must be sectional or tilt panel door and must be in the same colour palette of the dwelling or woodgrain or timber paneling.	Garages must be setback 5.5 metres from the front of the Lot and be setback a minimum of 1 metre behind the main building line. The garage opening must not occupy more than 40% of the width of the lot frontage. The garage door must be sectional or tilt panels, in the same colour scheme as the dwelling or finished with a wood grain or timber paneling.	Garages must be setback 5.5 metres from the front of the Lot and be setback a minimum of 1 metre behind the main building line. The garage opening must not exceed more than 40% of the width of the lot frontage. The garage door must be sectional or tilt panels, in the same colour scheme as the dwelling or finished with a wood grain or timber paneling. Triple garages are permitted, the front wall of the third car space must be setback further 1 metre behind the front wall of the primary garage.	Garage must be setback 5.5 metres from the front of the Lot and be setback a minimum of 840mm behind the main building line. The opening must not exceed more than 40% of the lot width. Garage doors must be panel lift, sectional overhead or a tilt door.	Garage must be setback 5.5 metres from the front of the Lot and be setback a minimum of 840mm behind the main building line. The opening must not exceed more than 40% of the lot width. Garage doors must be panel lift, sectional overhead or a tilt door.
Driveway	Driveways must not be constructed of stamp-crete or plain concrete. Acceptable materials include exposed aggregate and coloured concrete. The driveway must be setback from the boundary by at least 300mm to allow for a landscaping strip.	Driveways must not be constructed of stamp-crete or plain concrete. Acceptable materials include exposed aggregate and coloured concrete. The driveway must be setback from the boundary by at least 500mm to allow for a landscaping strip.	Driveways must not be constructed of stamp-crete or plain concrete. Acceptable materials include exposed aggregate and coloured concrete. The maximum width of the driveway is 3.5metres or 40% of the overall Lot frontage.	Driveways must not be constructed of stamp-crete or plain concrete. Acceptable materials include exposed aggregate and coloured concrete. Driveways must be consistent with the materials and colours to the dwellings.	Driveways must not be constructed of stamp-crete or plain concrete. Acceptable materials include exposed aggregate and coloured concrete. The driveway must match the width of the crossover and be setback from the side boundary by at least 400mm to allow for a landscaping strip.	Driveways must not be constructed of stamp-crete or plain concrete. Acceptable materials include exposed aggregate and coloured concrete. The maximum width of the driveway is 3.5 metres wide. The driveway must be setback from the boundary by at least 300mm to allow for a landscaping strip.	Driveways must not be constructed of stamp-crete or plain concrete. Acceptable materials include exposed aggregate and coloured concrete. The maximum width of the driveway is 4 metres.	Driveways must not be constructed of stamp-crete or plain concrete. Acceptable materials include exposed aggregate and coloured concrete. The driveway must not exceed 4 metres in width match the width and must be setback from the side boundary by at least 500m to allow for a landscaping strip.	Driveways must compliment the building design and external colour scheme and must not occupy more than 40% of the overall front yard. The material must be of neutral tone. Acceptable driveway materials are pavers,exposed aggregate and coloured concrete. The driveway must be setback from the boundary bt at least 300mm to allow for a landscaping strip.	Driveways must compliment the building design and external colour scheme and must not occupy more than 40% of the overall front yard. The material must be of neutral tone. Acceptable driveway materials are pavers,exposed aggregate and coloured concrete. The driveway must be setback from the boundary bt at least 300mm to allow for a landscaping strip.

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Side and rear Fencing	Side and rear boundary fencing must be Colorbond steel standard infill panels, no higher than 1.8 metres. Infill panels, posts, rails and capping must all be Grey Ridge.	Side and rear boundary fencing must be Colorbond steel infill panels, no higher than 1.8 metres. Infill panels, posts, rails and capping must all be Grey Ridge.	Side and rear boundary fencing must be Colorbond standard sheeting infill panels. The panels, post and rails must all be Greyridge in colour and be 1.8metres high. The side boundary fence must return 840mm behind the main building line.	Side and rear boundary fencing must be Colorbond standard sheeting infill panels. The infill panels, posts and rails must all be Greyridge in colour and a height of 1.8m and return to the sides of the dwelling a minimum of 1m behind the main building line.	Side and rear boundary fencing must be constructed with capped timber palings with exposed posts (125mm x 125mm size posts) and must be at least 1.8metres high but no higher than 2metres. The side boundary fence must return a minimum of 1 metre behind the main building line.	Side and rear boundary fencing must be colourbond steel with Lysaght Neetascreen infill panels. The infill panels, posts and rails must all be monument in colour at a height of 1.8metres and return to the sides of the dwelling a minimum of 1 metre behind the main building line.	Side and rear boundary fencing must be colorbond standard infill panels in Grey Ridge colour with exposed timber capping, posts and be 1.89 metres high. The fencing must return to the sides of the dwelling a minimum of 1 metre behind the main building line.	Side and rear boundary fencing must be colourbond Neetascreen infill panels in Grey Ridge colour, exposed cypress posts with flat top - treated pine capping, plinth boards and rails to a height of 1.98 metres. The fencing must return to the sides of the dwelling a minimum of 1 metre behind the main building line.	Side and rear boundary fencing must be colourbond steel with Lysaght Smartascreen infill panels to a height of 1.8 metres. The infill panels, posts, rails and caps must all be Grey Ridge. The side boundary fence must return a minimum of 840mm behind the main building line.	Side and rear boundary fencing must be capped treated pine palings with exposed hardwood timber posts to a height of 1.8 metres. The side boundary fence of must return a minimum of 840mm behind the main building line.
Corner Fencing	Fencing on the secondary street boundary facing a street and/or reserve must be colourbond Miniscreen no higher than 1.8 metres, sheeting must be Grey Ridge colour with Cypress timber post 125x125 posts, timber capping, plinths and capping.	Fencing on the secondary street boundary facing a street and/or reserve must be Colorbond steel infill panels no higher than 1.8 metres. Infill panels, posts, rails and capping must all be Grey Ridge. The fence must not be addressed with a low fence of the length of the secondary frontage.	Fencing on the secondary street boundary must be Colourbond standard sheeting. The infill panels, posts and rails must all be Greyridge in colour and a height of 1.8 metres. The secondary street frontage must be addressed with a low fence (max 1.2 metres with at least 50% transparency) up to a minimum of 5 metres behind the main building line. The low fence must be constructed of materials such as pillars with metal or timber infill slats and be consistent with the colour of the dwelling. Swimming pool or tubular fencing is not permitted.	Fencing on the secondary street boundary facing a street and/or reserve 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. The fence must return a minimum of 2m behind the main building line.	Fencing on the secondary street boundary facing a street and/or reserve must be constructed with capped timber palings with exposed posts (125mm x 125mm size posts) and must be at least 1.8metres high but no higher than 2metres. The fence must return a minimum of 2 metres behind the main building line.	Fencing on the secondary street boundary facing a street and/or reserve must be Colorbond Lysaght Miniscreen infill panels. The infill panels, posts and rails must all be monument in colour and a height of 1.8metres. The fence must return to the side of the dwelling a minimum of 2 metres behind the main building line.	Fencing on the secondary street boundary must be colorbond steel with Lysaght Miniscreen in Grey Ridge colour with exposed timber capping, posts and rails and be 1.89 metres high. The fence must return a minimum of two metres behind the main building line.	Fencing on the secondary street boundary must be colourbond Lysaght Miniscreen in Grey Ridge colour with exposed cypress posts with flat top - treated pinecapping, plinth and rails to a height of 1.98 metres. The fence must return a minimum of 4 metres behind the main building line, any fencing further forward must be identical to the front fencing.	Fencing on the secondary street boundary must be colourbond steel with Lysaght Smartascreen infill panels to a height of 1.8 metres. The infill panels, posts, rails and caps must all be Grey Ridge. The fence must not extend for more than 60% of the boundary.	Fencing on the secondary street boundary must be capped treated pine palings with exposed hardwood timber posts to a height of 1.8 metres. The fence must not extend for more than 60% of the boundary.
Front Fencing	Fencing across the front of the boundary is not permitted. Fencing between two allotments forward of the building line is permitted, material must match the side fencing and be between 900mm and 1.2 metres high.	Fencing forward of the building line (between two allotments and across the front) must be between 900mm and 1.2 metres in height and must have a minimum visual permeability of 10%, material and colour must comply with the materials schedule.	Front Fencing is not permitted	Side boundary fencing forward of the main building line on standard lots, must be stepped down to a height of 1.2 metres and be the same materials as the side fence. 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. Front fencing must be constructed of masonry pillars with metal or timber infill slats and be consistent with the colour palette of the dwelling.	Front Fencing is not permitted	Front Fencing is not permitted	Side boundary fencing forward of the main building line must be stepped down to a height of 1.2 metres where there is a front fence. If there is no front fence, side fencing forward of the main building line is not permitted. Where there is a front fence, it must be a maximum height of 1.2metres and have a minimum 50% transparency. The front fence design must suit the the dwelling in relation to style, materials and colours.	Side boundary fencing forward of the main building line must be stepped down to a height of 1.2 metres and be the same materials as either the front or side boundary fence. If there is no front fence, side fencing forward of the main building line is not permitted. Where there is a front fence, it must be a maximum height of 1.2 metres and have a minimum 50% transparency, the design must suit the dwelling in style, materials and colours.	Front Fencing is not permitted	Front Fencing is not permitted
Outbuildings	Outbuildings are not permitted where their size exceeds 20m ² 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.	Outbuildings are not permitted where their size exceeds 20m ² 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.	Outbuildings must not be greater than 20m ² or be higher than 3.6 metres. Outbuilding must not be visible from the street or public open space.	Outbuildings are not permitted where their size exceeds 20m ² 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.	Outbuildings must not be greater than 20m ² or be higher than 3.6 metres. Outbuilding must not be visible from the street or public open space.	Outbuildings must not be greater than 20m ² or be higher than 3.6 metres. Outbuilding must not be visible from the street or public open space.	Outbuildings must not be greater than 50m ² or be higher than 3.6 metres. Outbuilding must not be visible from the street or public open space.	Outbuildings must not be greater than 50m ² or be higher than 3.6 metres. Outbuilding must not be visible from the street or public open space and must be built of materials consistent with the main dwelling.	Outbuildings must not be greater than 20m ² or be higher than 2.5 metres. Outbuilding must not be visible from the street or public open space.	Outbuildings must not be greater than 20m ² or be higher than 2.5 metres. Outbuilding must not be visible from the street or public open space.
Solar panels	Solar panels may be placed on any elevation that provides the best solar access.	Solar panels may be placed on any elevation that provides the best solar access.	Solar panels must not be visible to the public realm.	Solar panels must not be visible to the public realm.	Solar panels must not be visible to the public realm.	Solar panels may be placed on any elevation that provides the best solar access.	Solar panels must not be visible to the public realm.	Solar panels are not permitted to the front façade, but may be located on any other elevation that provides the best solar access.	Solar panels may be placed on any elevation that provides the best solar access.	Solar panels may be placed on any elevation that provides the best solar access.
Ancillary Items	Ancillary items such as clothes lines, rainwater tanks, hot water services, satellite dishes and bin areas must not be visible from the street.	Ancillary items such as clothes lines, rainwater tanks, hot water services, satellite dishes and bin areas must not be visible from the street.	Ancillary items such as clothes lines, rainwater tanks, hot water services, satellite dishes and bin areas must not be visible from the street.	Ancillary items such as clothes lines, rainwater tanks, hot water services, satellite dishes and bin areas must not be visible from the street.	Ancillary items such as clothes lines, rainwater tanks, hot water services, satellite dishes and bin areas must not be visible from the street.	Ancillary items such as clothes lines, rainwater tanks, satellite dishes, boats, trailers, caravans and bin areas must not be visible from the street.	Ancillary items such as clothes lines, rainwater tanks, hot water services, satellite dishes and bin areas must not be visible from the street.	Ancillary items such as clothes lines, rainwater tanks, hot water services, satellite dishes and bin areas must not be visible from the street.	Ancillary items such as clothes lines, rainwater tanks, hot water services, satellite dishes and bin areas must not be visible from the street.	Ancillary items such as clothes lines, rainwater tanks, hot water services, satellite dishes and bin areas must not be visible from the street.
Safety features	Roller shutters are not permitted on any window visible from the public realm. Metal bars over windows and doors are not permitted. Security flyscreen doors must be of a dark colour and not made of diamond mesh.	Roller shutters are not permitted on any window visible from the public realm. Metal bars over windows are not permitted. Security flyscreen doors must be of a dark colour and not made of diamond mesh.	Roller shutters are not permitted on any window visible from the public realm. Metal bars are not permitted to any window.	No restriction.	Roller shutters are not permitted on any window visible from the public realm.	Roller shutters or metal bars are not permitted on any window visible from the public realm.	No restriction.	No restriction.	Roller shutters are not permitted on any window visible from the public realm. Metal bars over windows are not permitted. Security flyscreen doors must be of a dark colour and not made of diamond mesh.	No restriction.
NBN (National Broadband Network)	The dwelling must be connected to the National Broadband Network.	The dwelling must be connected to the National Broadband Network.	The dwelling must be connected to the National Broadband Network.	The dwelling must be connected to the National Broadband Network.	The dwelling must be connected to the National Broadband Network.	The dwelling must be connected to the National Broadband Network.	The dwelling must be connected to the National Broadband Network.	The dwelling must be connected to the National Broadband Network.	The dwelling must be connected to the National Broadband Network.	The dwelling must be connected to the National Broadband Network.
Recycled water	All dwellings must be connected to the recycled water system.	All dwellings must be connected to the recycled water system.	All dwellings must be connected to the recycled water system.	All dwellings must be connected to the recycled water system.	All dwellings must be connected to the recycled water system.	All dwellings must be connected to the recycled water system.	All dwellings must be connected to the recycled water system.	All dwellings must be connected to the recycled water system.	All dwellings must be connected to the recycled water system.	All dwellings must be connected to the recycled water system.
Letterbox & Landscaping	In areas visible to the public realm, concrete is permitted for use in the driveway and path to the front door only.	In areas visible to the public realm, concrete is permitted for use in the driveway and path to the front door only.	The letter box must be consistent with the colour palette and character of the home and compliant with Australia post standards.	The letter box must be consistent with the colour palette and character of the home and compliant with Australia post standards.	The letter box must be consistent with the colour palette and character of the home and compliant with Australia post standards.	The letter box must be consistent with the colour palette and character of the home and compliant with Australia post standards. Lots greater than 300m ² must include a canopy tree within the front garden.	The letter box must be a purpose built low structure located forward of the building that is consistent with the overall design of the home. The letterbox must be compliant with Australia post standards.	The letter box must be a purpose built low structure located forward of the building that is consistent with the overall design of the home. The letterbox must be compliant with Australia post standards. The landscaping in the front yard must contain at least 50% of native plant species. At least one tree with a minimum height of 1 metre at installation and at least 5 metres at maturity must be planted in the front garden.	The letter box must be a purpose built low structure located forward of the building that is consistent with the overall design of the home. The letterbox must be compliant with Australia post standards. Lots greater than 300 sq.m. must make provision for planting of a canopy tree of appropriate species.	The letter box must be a purpose built low structure located forward of the building that is consistent with the overall design of the home. The letterbox must be compliant with Australia post standards. Lots greater than 300 sq.m. must make provision for planting of a canopy tree of appropriate species.

NOTE
Fencing on Corner Allotments: The side and rear boundary fencing (including wing fencing) specifications are required to be noted on the house plans for corner allotments (even if the client is installing the fencing after handover). In the case the client is installing the fencing after handover, builders may wish to add an additional note to state "side and rear boundary fencing to be completed by client after handover"
Fencing on Standard Allotments: The side and rear fencing (including wing fencing) specifications are not required on house plans for standard lots (non corner lots only), however if specifications are included on the plans they will be reviewed and must comply with the design guidelines. If the specification is not included on the house plans, the following statement (or similar) is required to be included on the plans: "side and rear boundary fencing to be installed by client after handover in accordance with the developers design guidelines"
Landscaping: Landscaping plans are not required as part of your submission, however if they are submitted they will be reviewed and must comply with the Design Guidelines.
National Broadband Network (NBN): specifications not required for Developer's Approval, however customers must comply (as per their Contract of Sale).
Approval Timelines: New Submissions; 7 working days from receipt of full** set of plans. Amended Submissions; (as a result of a non-approval), 3 working day from receipt of full set of plans
Vic Builder Website: The information provided on the FAQ doc is only a summary of the Design Guidelines, for a full copy of the design guidelines and estate restrictions including building envelope plans and MCP (where applicable) can be found at <http://www.peet.com.au/vic-builder>

*This is only an indicative outline and summary of some of the information contained in the Design Guidelines. It is only a guide and does not form part of the contract or Design Guidelines in any way or infer that these are the only Design Guidelines applying to the lots. This outline and the Design Guidelines are subject to change without notice at Peet's absolute discretion, so purchasers and their builders should review the contract and Design Guidelines carefully in their entirety as plans submitted for approval by Peet must comply with the Design Guidelines and in the event of any inconsistency, the Design Guidelines will take precedence over the FAQ document at all times.
**Full set of plans consists of; fully dimensioned site plan, floor plan, elevations and colour/materials schedule. Full set of plans to be submitted for new & amended submissions