

aston

CRAIGIEBURN — LIVE CONNECTED

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1. introduction

1.1

Investment protection.

Design Guidelines are a means of ensuring the vision of Aston Craigieburn 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 community. The Design Guidelines also ensure that appropriate amenity and streetscapes are established; thereby protecting the homebuyers' investment.

2. developer approval process

2.1

Step 1. Design your home

Work with your builder to ensure your home design complies with the Aston Craigieburn Design Guidelines.

Step 2. Design Submission package

Prepare your Design Submission Package, making sure you include all required documents.

Step 3. Submit Design Package

To the Peet Design Review Panel for approval at design.guidelines@peet.com.au

Step 4. Design Review

The Peet Design Review Panel will assess your submission. If the approval letter is not issued, repeat step 3. If the approval letter is issued proceed to step 5.

Step 5. Building Permit

Make an application to Hume City Council or a registered building surveyor for your building permit.

Step 6. Construction

Once a building permit is issued, construct your new home.

3. siting and servicing the dwelling

- 3.1 All building setbacks must be in accordance with the Victorian Building regulations 2018.
- 3.2 All Encroachments to the front, side and rear setbacks are as per rescode.
- 3.3 Subdivision of non-corner allotments is not permitted, unless identified on the Plan of Subdivision, or as approved by Peet. Approval would also be subject to appropriate statutory approvals from council and relevant authorities.
- 3.4 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.
- 3.5 The Small Lot Housing code applies to all lots less than 300m², refer to the Plan of Subdivision for affected lots.
- 3.6 All dwellings must comply with the Legislative Energy Efficiency Standards in the National Construction Code.
- 3.7 The house must be connected to all available infrastructure such as the National Broadband Network and recycled water system.

4. dwelling / façade material

- 4.1 The Dwelling must address the street frontage with a covered entry feature such as a Portico, porch, or balcony. The entry feature must be clearly visible with direct access from the street frontage, must be forward of the main building line, and located on the main street frontage façade.
- 4.2 The entry feature must be a minimum depth of 1.5m and a minimum width of 1.6m. The area of the entry feature must be a minimum of 4m². The entry recess can be included in the calculation. Eaves are not to be included in the area calculation.
- 4.3 The dwelling façade design must not be repeated within 3 allotments of each other, both either side and across the street.
- 4.4 Period reproduction style dwellings such as Victorian, Colonial, Georgian, Federation and Art Deco are not permitted. Elements of these styles with a modern interpretation will be considered on merit at the discretion of the Design Review Panel.
- 4.5 The dwelling façade must have a variation of at least two different material finishes, both of which must cover a minimum of 30% of the façade, unless;

The dwelling is solely constructed of weatherboard, alternatives to natural timber considered upon review

Or;

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 both of which must cover a minimum 30% of the facade.

5. dwellings on corner lots, siding/adjacent to public open space or reserves

- 4.6 Full face brick is not permitted.
- 4.7 Red bricks are not permitted.
- 4.8 Unpainted metalwork is not permitted.
- 4.9 Infill FRC sheeting or lightweight materials are not permitted above doors and windows where it is visible to the public realm. Excludes infill above garage. Where used, all lightweight infill materials must have a rendered finish.
- 4.10 Exposed plantation timber, masonry and stone are encouraged. Render and brickwork may be used in conjunction with these materials.
- 4.11 Materials used on the front façade of non-corner allotments must return a minimum of 3m to the sides of the dwelling (excluding parapet construction).
- 4.12 The base colour palette of the dwelling must be contemporary natural and earthy tones that are harmonious with the natural landscape. Black and white (or similar) colourings are not permitted.
- 4.13 Accent colours can be used as highlight elements to help articulation but must complement, not contrast with the base colour palette.
- 4.14 See Appendix 1 for Aston Craigieburn Colours and Materials palette.
- 4.15 Window frames and glazing must complement the façade colour and the overall colour palette of the dwelling.
- 4.16 Windows visible to the public realm must not contain any leadlight, tint, or stained-glass features.
- 4.17 All the above requirements are applicable to all lots facing public open spaces.
- 5.1 The dwelling design must address both the primary and secondary street frontages and reserves/ public open spaces and be of a consistent architectural design.
- 5.2 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 a minimum of 4m.
- 5.3 Treatment is required to the area visible to the public realm to single story dwellings, ground floor of double stories and the entire first floor.
- 5.4 Eaves must return the entire length of the secondary street frontage.
- 5.5 Blank walls are strictly prohibited.
- 5.6 Highlight windows are discouraged and are subject to review by the Peet Design Review Panel.

6. lots facing public open spaces, additional requirements

- 6.1** Allotments facing the public open space must be designed to have direct dwelling frontage to that open space.
- 6.2** Double storey dwellings must include a balcony facing the public open space.
- 6.3** All lots facing a public open space must provide a front fence and must be 900mm – 1200mm in height, must have a minimum visually permeability of 10% and be setback 1m from the front building line. Materials and colour to comply with the materials and colours palette and to complement the dwelling.

7. garage and driveway

- 7.1** All dwellings must include a fully enclosed garage.
- 7.2** The garage must be under the same roof line as the dwelling, except corner lots.
- 7.3** Carports are not permitted.
- 7.4** Garages must be setback a minimum of 840mm from the main building line and be setback a minimum of 5.5m from the front boundary (not applicable to rear loaded lots with side frontage vehicle access). In exceptional circumstances where rear easements exceed 3m or more in width and lots are 25m or less in depth, this can be varied on a case-by-case basis with the written consent from the Responsible Authority.
- 7.5** 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.
- 7.6** Triple garages are permitted on lots with a width of at least 20m, the front wall of the third car space must be setback a further 1m behind the front wall of the primary garage.
- 7.7** The garage door must be constructed of sectional or tilt up panels. Roller doors are not permitted.
- 7.8** The garage door must be in the same colour scheme as that of the house or finished with a wood grain or timber panel.
- 7.9** Only one vehicle crossover per lot is permitted. Corner lots may have two crossovers with one vehicle access point on each boundary, subject to council approval. Vehicle crossings to the garage must not exceed 3.5m in width or 40% of the overall frontage.
- 7.10** The Driveway must be constructed of coloured concrete, brick, concrete pavers, or exposed aggregate. Stampcrete and plain concrete driveways are not permitted.
- 7.11** The driveway must be setback a minimum of 500mm off the side boundary to allow for a landscape strip along the side of the lot.

8. roof and eaves

- 8.1** Pitched roofs must be no less than 22 degrees. Alternative roof styles are permitted with the approval of the Peet Design Review Panel.
- 8.2** Dwellings must have eaves with a minimum depth of 450mm to all facades visible to the street. Eaves must return a minimum of 3m on all non-corner lots. See clause 5.4 for Corner Lot Treatment.
- 8.3** Where a pitched roof is adopted, double story dwellings must include eaves around the entire perimeter of the first floor, to a minimum depth of 450mm.
- 8.4** Where parapet walls are an integral component to the architectural style of the dwelling, eaves are not required in the location of the parapet wall.
- 8.5** Roofing materials including gutter and fascia must be non-reflective and constructed of corrugated metal sheeting (Colorbond) or roof tiles (terracotta, concrete, clay, or slate).
- 8.6** Roof colours are to be of neutral tones. Black and white (or similar) colourings are not permitted. Roof colours must match or be very similar to the samples shown in the Aston Craigieburn Colours and Materials Palette.
- 8.7** See Appendix 1 for Aston Craigieburn Colours and Materials Palette.
- 8.8** Roof mounted air conditioners should not protrude above the ridgeline or be visible from the street. They must be coloured to blend with the roof and be low profile units.

9. fencing

9.1

Side and Rear Fencing

Side and rear fencing must be Colorbond Lysaght Neetascreen infill panels. The infill panels, posts and rails must be Woodland Grey 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.

9.2

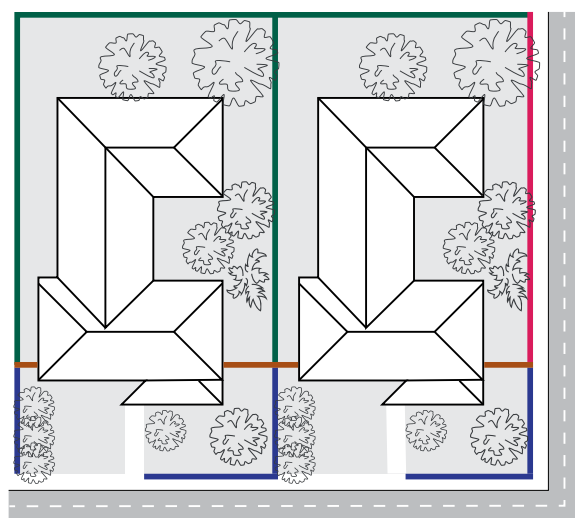
Corner Fencing

On corner lots, fencing on the secondary street boundary must return a minimum of 4m behind the main building line. Fencing must be Colorbond Lysaght Miniscreen infill panels with Cypress timber 125mmx125mm posts, timber plinths to base and pine timber capping, and a height of 1.8m high. Colorbond sheeting to be Woodland Grey.

9.3

Front and Wing Fencing

Fencing located on the boundary between two allotments where visible to public view and across the front boundary, must be 900mm – 1200mm in height, must have a minimum visually permeability of 10% and be setback 1m from the front building line. Materials and colour to comply with the materials and colours palette and to complement the dwelling.



ASTON CRAIGIEBURN

- Side and Rear Fencing (Aston Craigieburn Standard Fencing)
- Return Fencing/Gate
- Corner Fencing (Aston Craigieburn Feature Fencing)
- Front and Wing Fencing

Diagram for illustration purposes only and may not correctly show the location of all fences.

10. landscaping

- 10.1** The front Landscaping must be completed within 12 months of a Certificate of Occupancy being issued.
- 10.2** The front landscape must be a combination of vegetated garden beds, canopy trees, ground covers and turf, and cover at least 60% of the front of lot. Where mulch is used it should be natural in colour.
- 10.3** All allotments must make provision for the planting of a canopy tree or similar within the front setback.
- 10.4** Hard surfaces must not dominate the front yard and should be limited to essential areas such as driveway and pathways.
- 10.5** Letterboxes with street numbering must be installed before occupation and comply with Australia Post Standards and be consistent with the colour palette and character of the dwelling.

11. sheds and outbuildings

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

12. ancillary items

- 12.1** Solar water heaters and solar water panels must not be located on the front façade, they may be located on the secondary street frontage of corner lots if this provides the best reasonable access, otherwise they must not be visible to the street.
- 12.2** Ancillary items such as clothes lines, rainwater tanks, satellite dishes, or sheds, must not be visible from the public realm.
- 12.3** Bin storage areas should be screened from public view.
- 12.4** Boats, trailers and caravans are permitted to be parked on the driveway should it not be possible to store them out of public view. They are not permitted to be parked in any landscaped area to the front of the dwelling.

13. small second dwelling

At the discretion of the Peet Design Review Panel, a Small Second Dwelling is permitted. The Small Second Dwelling must be no greater than 60m², include a kitchen, bathroom, and toilet, and comply with all other requirements under the Planning Scheme.

The Small Second Dwelling must be built on the same lot as an existing dwelling and can be separate from or attached to the main dwelling. Approval would also be subject to external authority approvals where required.

14. security features

- 14.1** Roller shutters are not permitted on any window visible to the public realm.
- 14.2** Metal bars over windows are not permitted.
- 14.3** Security flyscreen doors must be of a dark colour and not made from diamond mesh.

15. retaining the lot

- 15.1** If 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.
- 15.2** You are advised to seek a qualified engineer's advice, and to contact Hume City Council before you make any arrangements, to confirm if any additional approvals are required.
- 15.3** 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.
- 15.4** 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 Hume City Council.
- 15.5** Retaining walls facing the public realm must be stepped where retaining exceeds 1m. this must include a 600mm planting bed between retaining wall sections.
- 15.6** Retaining walls that are visible from the public realm should complement the dwelling, and be constructed from timber sleepers, stone, brick, or other complementary features.

16. required documents

Submission package to include:

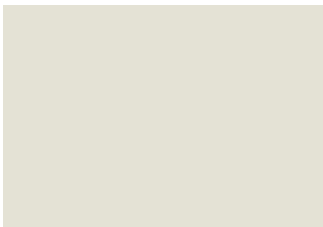
- A copy of the site plan (include all fencing and driveway)
- Roof plan and elevations showing location of all ancillary items
- Floorplans
- Annotated colour and materials schedule with samples (including letterbox)
- Landscape plan

Please submit required documents to design.guidelines@peet.com.au or contact Peet on 03 9868 5900 for more information.

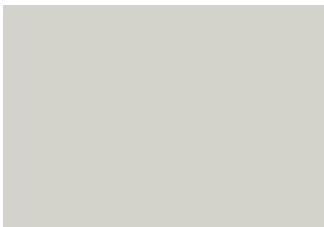
Appendix 1: Colours and materials palette

Colorbond roofing (including guttering and fascia)

Colours | COLORBOND® steel



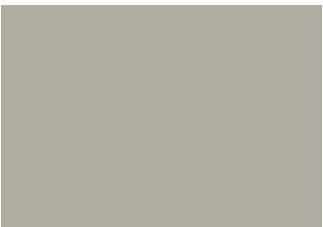
Surfmist



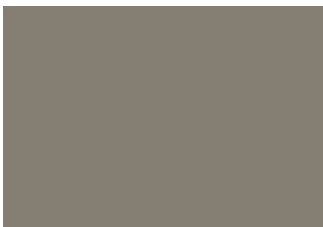
Southerly



Shale Grey



Dune



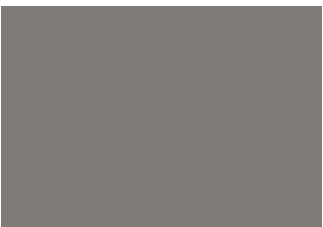
Gully



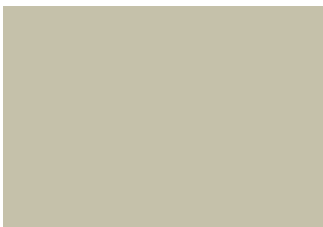
Basalt



Windspray



Wallaby



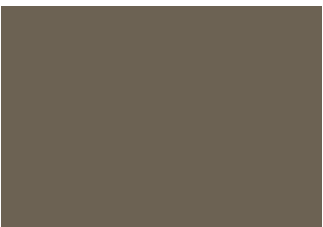
Evening Haze



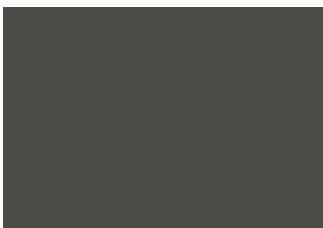
Paperbark



Pale Eucalypt



Jasper



Woodland Grey



Monument

Roof tiles

Monier

Elabana Range



Barramundi



Babylon



Aniseed

Atura Range



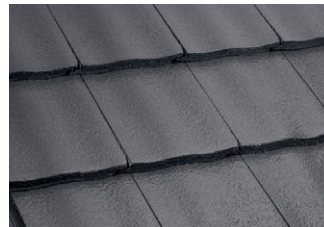
Silver Perch



Caraway



Wollemi



Barramundi

Bristile



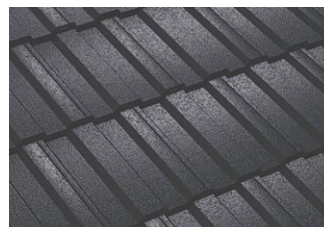
Late Mist



Storm Grey



Chestnut



Cool Smoke



Matte Grey

Brick colours

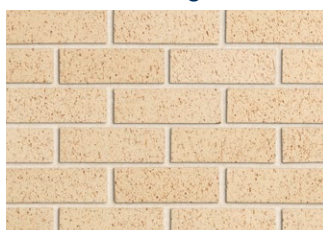
PGH bricks

Aspect Range



Glenfern

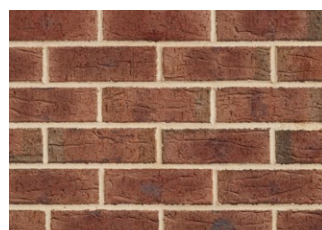
Character Range



Straw



Putty

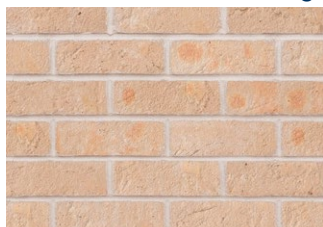


Kurrajong

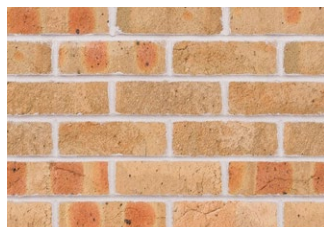


Bark

Crafted Sandstocks Range

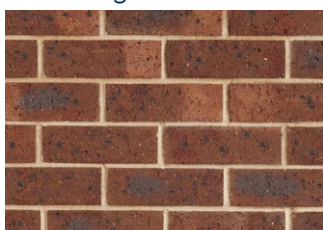


Kingston



Windsor

Elan Range



Barwon



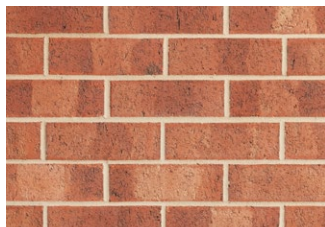
Grey Nuance

PGH bricks (cont.)

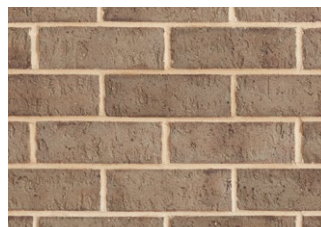
Essentials Range



Black Ash



Brushwood



Heathwood



Mocha

Metallic Range



Mercury



Pewter

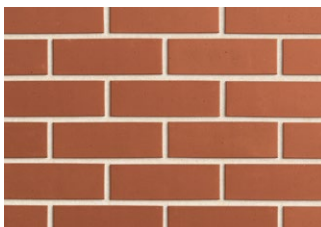
Morada Range



Ares



Cacao

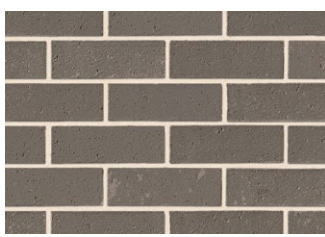


Rojo

Urban Essence



Arcade



Atrium



Pathway



Vault Grey

Brick colours (cont.)

Austral bricks

Access Range



Cream



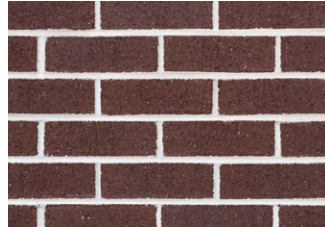
Chestnut



Fawn

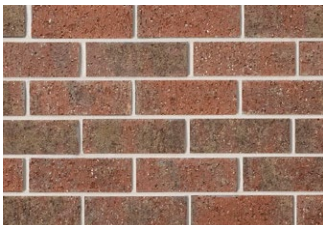


Stone



Tan

Domain Range



Haven



Oasis



Retreat



Sanctuary

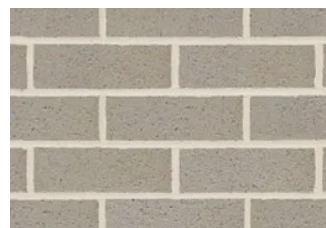
Indulgence Range



Biscotti



Praline



Tapas



Truffle

Industrial Range



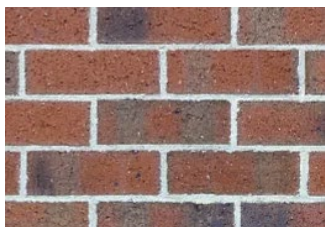
Iron



Steel

Austral bricks (cont.)

Melbourne Range



Canterbury



Hawthorn

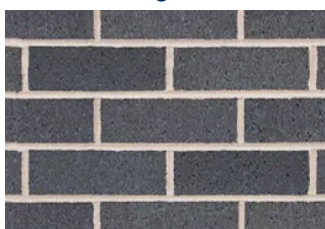


Mornington

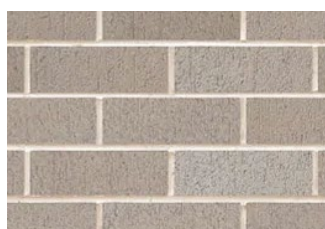


Yering

Metallix Range



Graphite



Platinum

Mineral Contours Range



Feldspar Taupe



Gypsum Tan



Mica Grey



Mineral Sands

Brick colours (cont.)

Austral bricks (cont.)

Nubrik Australis



Coorong



Hotham Peak



Murray Sunset

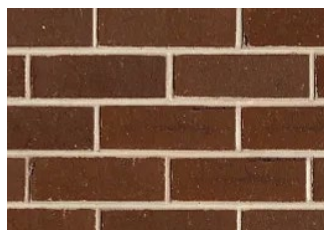
Nubrik Traditional



Acland Cream



Belmore Grey



Spencer Tan

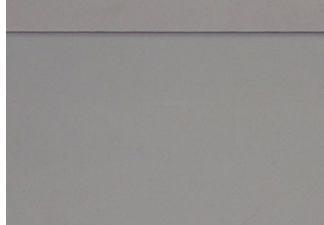
Weatherboard alternative

James Hardie Weatherboard

Hardi Plank Weatherboard

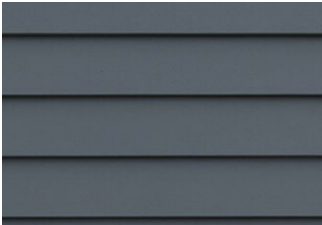


Woodgrain Texture



Smooth Finish

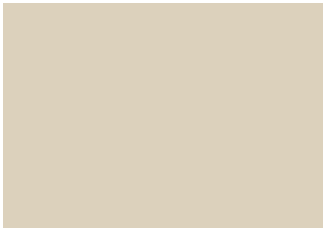
Linea Weatherboard



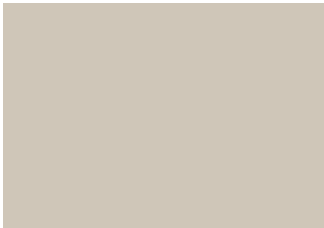
Smooth Finish

Paint colours

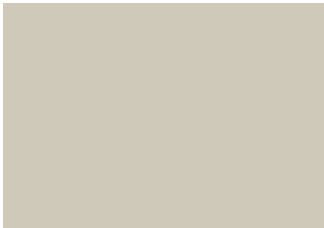
Dulux



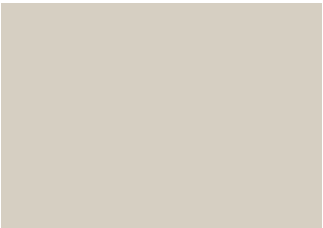
Hog Bristle



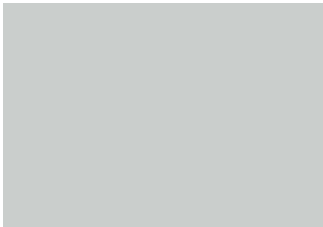
Beige Royal



White Duck



Sandy Day



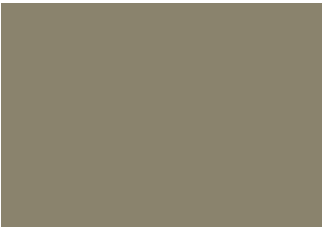
Snow Season



Baisa Stone



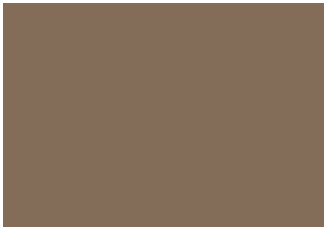
Owl Wing



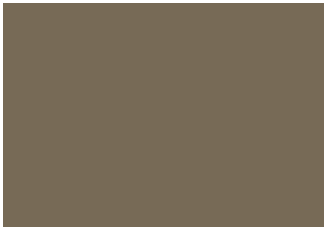
Antique



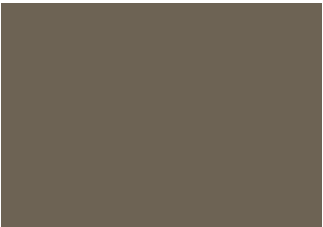
Warm Neutral



Jarrah



Irrigation



Harold



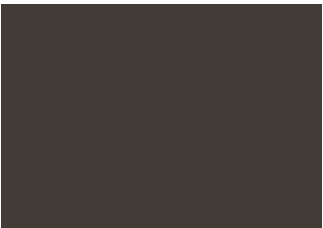
Grey Cabin



Grey Master

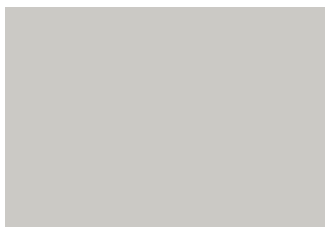


Hardened Steel



Dark Metal

Dulux (cont.)



Dieskau



Silkworth



Flooded Gum



Tranquil Retreat



Pewter Frame



Raku



Wayward Grey



Domino



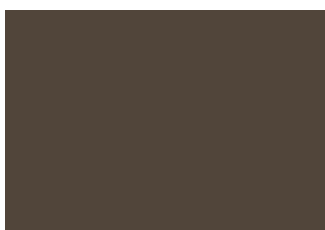
Snuggle Pie



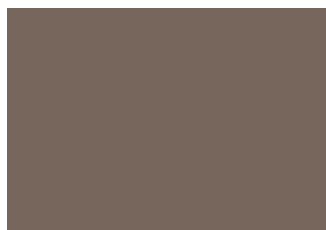
Elm Branch



Puddle



Coffee Dust



Braid



Stonecrop



Linseed

Notes

[illegible]

Notes

[illegible]

Notes

[illegible]

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