



Duxton by Metricon

# DESIGN GUIDELINES

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**PEET**

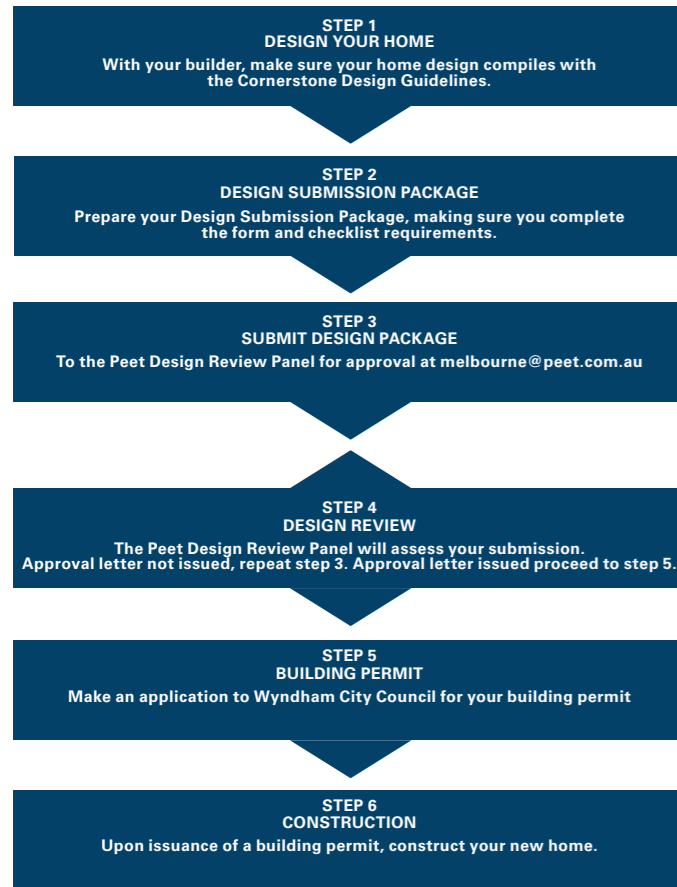
# CORNERSTONE DESIGN GUIDELINES

## INVESTMENT PROTECTION

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

## 1. PROCESS



## 2. STATUTORY REQUIREMENTS

All building setbacks must be in accordance with the Victorian Building Regulations 2006. <http://www.vba.vic.gov.au/practitioners/legislation>

The Small Lot Housing Code will apply to all lots less than 300m<sup>2</sup>.

<http://www.mpa.vic.gov.au/planning-activities/greenfields-planning/small-lot-housing-code/>

All houses must comply with the Legislative Energy Efficiency Standards in the National Construction Code.

The house must be connected to all available infrastructure such as the National Broadband Network and recycled water system.

All lots must be built in accordance with the planning requirements set out in the Black Forest Road South Precinct Structure Plan forming part of the Wyndham Planning Scheme.

## 3. THE HOUSE

The house must address the street frontage with the entrance covered by a portico, porch or entry feature.

The house façade design must not be repeated within three housing lots, both either side and across the street.

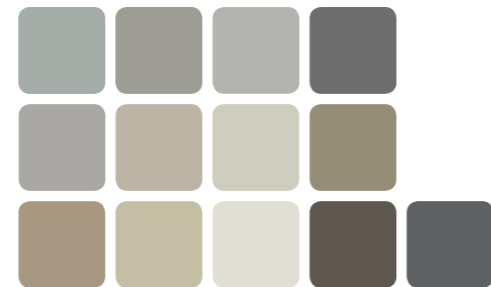
Each façade must have a variation of at least 2 separate materials and/or including two separate colours. Both of which must cover a minimum of 30% of the façade.

Full face brick is not permitted.

Where the front façade is completely rendered, at least two contrasting colours are required. No more than 70% of one colour is permitted on the front façade.

Materials used on the façade are required to return a minimum of 840mm to the sides of the house, excluding parapet construction.

The base colour palette of the house 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 and must complement with the base colour palette.



Windows must not contain any leadlight or stained glass features. Tinted windows are not permitted.

Windows on the front façade must have matching head and sill heights on each storey.

The maximum overall building height for a house from Natural Ground Level is 9 metres.

Period reproduction styles such as Victorian, Colonial, Georgian, Federation, Art Deco, Edwardian and Neoclassical are not permitted.

## 4. HOUSES ON CORNER LOTS

The house 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 to the public realm.

Eaves must return the entire length of the secondary frontage, as per Section 6.

## 5. THE GARAGE

Prior to occupation, each house 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 setback 840mm behind the main building line and 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.

The garage must be constructed of sectional or tilt panels. Roller doors are not permitted.

Garages must be capable of accommodating a minimum of one passenger vehicle.

Garage doors must be in the same colour scheme as that of the house, or finished with wood grain or timber panel.

Only one vehicle crossover per lot is permitted. Vehicle crossings to the garage must not exceed 3.5 meters in width or 40% of the overall frontage.

Driveways must not be constructed of stamp-crete or plain concrete. Driveways must be consistent with the materials and colours to the house.

## 6. THE ROOF

Pitched roofs must be no less than 22 degrees.

All houses must incorporate eaves with a minimum depth of 450mm to all facades facing the public realm. See Section 4 for Corner Lot Treatment.

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.

Houses must have metal sheet roofing or roof tiles. Roof colours must be from the Colorbond® Contemporary range or a similar colour profile.

Galvanized finish is not permitted.

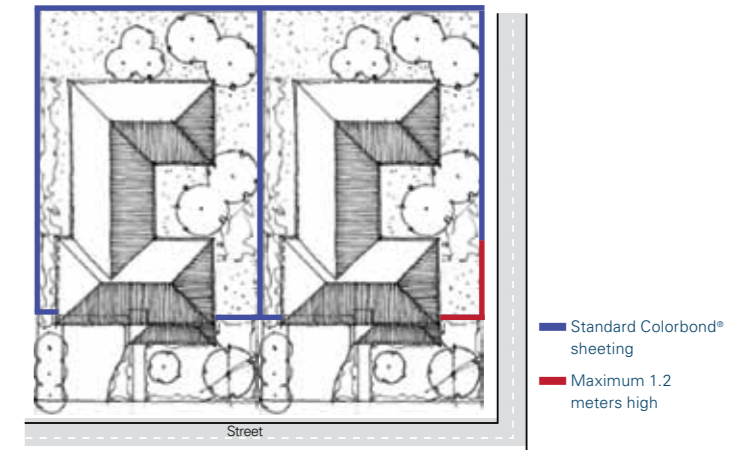


## 7. THE FENCING

Side and rear fencing must be Colorbond® Standard Sheeting infill panels. The infill panels, posts and rails must all be Woodland Grey in colour and a height of 1.8 metres and return to the sides of the house 840mm behind the main building line (annotated as the blue line on the diagram).

Corner lots must address the secondary street frontage with a low fence (maximum 1.2 metres high) up to a minimum of 5 meters behind the front building line (annotated as the red line on the diagram).

Front Fencing is not permitted.



## 8. THE LANDSCAPING

Landscaping, driveways and any mandatory fencing must be completed within 12 months of a Certificate of Occupancy for the dwelling being issued.

Landscaping should incorporate plants that are native and suitable to the local climate.

Letterboxes with street numbering must be installed before occupation and comply with Australia Post standards. The letterbox must complement 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 must not be visible from the street or public open space.

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.

Retaining walls must be tapered to the natural topography and complement the building design and external colour scheme.

Window furnishings to windows visible to the public realm must be installed within 3 months of receiving the Certificate of Occupancy. Sheets, blankets, papers or similar materials are not permitted.

## 9. SECURITY FEATURES

Roller shutters are not permitted on any window visible from the public realm.

Metal bars over windows are not permitted.

## 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; and
- Annotated colour schedule with samples.

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



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