

design guidelines for your home

1.0 INTRODUCTION

1.1 Purpose

The principal aim of these Design Guidelines (“Guidelines”) is to create a coherent vision for the Serenity community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes at Serenity are built to a high standard whilst encouraging a variety of housing styles in harmony with the streetscape. The Guidelines will assist in providing peace of mind that your investment will be enhanced in the future, guarding against inappropriate development that may detract from the area.

1.2 Operation

The Design Assessment Panel (“DAP”) will comprise a designer and a representative of the developer. The makeup of the panel may be varied. However, the panel will always include at least one member with a design background.

All proposed building works including houses, garages, outbuildings and fencing shall be approved by the DAP in relation to these Guidelines prior to seeking any Permit. The design guidelines may be amended from time to time at the Developer’s discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against (and must comply with) the current issued version of the Guidelines. The final decision regarding all aspects of the Guidelines will be at the discretion of the DAP. The DAP also reserve the right to waive or vary any requirement of the design guidelines.

1.3 Construction of your home

Incomplete building works must not be left for more than 3 months without work being carried out and all building works must be completed within 12 months of commencement.

1.4 Approval process

1. Purchase your Land

2. Design your Dwelling in accordance with:

- Design guidelines and covenants
- Rescode
- Local Council requirements
- Victorian Building Code
- All other relevant authority requirement

3. Submit Plans for Developers Approval

- Non-compliant submissions must be amended and re-submitted to the DAP

4. Receive developers approval

- Any changes made to the approved design must be submitted to the DAP for re-assessment

5. Building Permit

- A Building Permit must be obtained from your Building Survey or Local Council

6. Begin Construction

- You must comply with Local Council requirements along with the Design Guidelines & Covenants during all phases of construction

7. Complete Construction

- Certificate of Occupancy must be obtained from the Building Surveyor prior to occupancy

2.0 SITING & ORIENTATION

2.1 Building envelopes and setbacks

All setbacks must comply with any Building Envelope. Where a setback requirement is not specified by the Building Envelope, the applicable Building Regulations must be complied with.

3.0 BUILT FORM

3.1 Architectural Style

A variety of architectural styles are encouraged and permitted, however, each design will be assessed on its merit. Integration with the wider streetscape will be considered, specifically in relation to the built form and façade detailing of traditional proposals. Front façades must sufficiently address the street – large areas of blank or long walls will not be permitted.

Details to be considered include:

- An entry feature such as a porch
- Window configurations and positions
- Articulation of the floor plan and roof line
- The choice of external materials and colours
- Articulation between the ground and first floor for double storey dwellings.

Two dwellings of the same or overly similar front façade shall be discussed from being or in close proximity to each other as determined by the DAP (applicable to allotments within 5 lots).

3.2 Materials and Colours

External walls should be constructed from at least 25% brick or rendered finish.

The front façade must contain at least 2 of the following contrasting materials (to the satisfaction of the DAP):

- Face brick
- Render
- Stone
- Weatherboards or other composite cladding material
- Tiles
- Other materials may be permitted at the discretion of the DAP.

Materials and finishes such as galvanised metal, raw fibre cement sheet, raw zincalume and reflective glazing.

Primary building colours must reflect a neutral, muted palette that will blend with the landscape setting.

3.3 Dwelling Size

Dwellings must be a minimum of 130 square metres in area (excluding medium density, and lots 300 square metres and under, garages, porches, verandahs, balconies and alfresco areas).

3.4 Corner Allotments

Dwellings 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 the part of the secondary frontage that is visible from the street (not concealed by boundary fencing).

Large areas of flat or blank walls to street or reserve elevations will not be permitted.

3.5 Roofs

A variety of roof and leave forms are encouraged. The final decision regarding roof design will be at the discretion of the DAP.

3.6 Garages

Double garages should be provided where possible. Lots with a frontage of less than 12.5m must provide an enclosed garage for at least one vehicle. Garages must be constructed within any Building Envelope. The garage setback also applies for entry to the garage from the side street boundary, unless otherwise noted.

Garages should not dominate the front façade and be setback behind the front wall of the dwelling. It is preferable for garages to be constructed under the main roofline of the dwelling. If garages are free standing and/or visible from the street, they should match the roof form and be constructed of similar materials as the dwelling. The garage may be constructed on the side boundary, where permitted by the Building Envelope. Deep excavations on the boundary will not be permitted.

When designing garages, consideration should also be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard. The garage door is a major visual element of the streetscape and doors facing the street must be panelled and of a colour which complements the house. The inclusion of windows, recesses or projections in the garage door should be considered so as to present an interesting and integrated façade. Roller doors are not permitted to the street frontage.

4.0 EXTERNAL CONSIDERATIONS

4.1 Access and Driveways

Driveways must be constructed of brick and/or concrete pavers, coloured concrete, or exposed aggregate.

All driveways must be completed prior to the occupation of the home.

4.2 Fences

Side and rear boundary fencing must be constructed from timber palings with a plinth.

Fencing must be constructed to a height of 1.8m and must not extend past the front façade of the dwelling.

Fencing to the side street of a corner lot must stop at least 2.0m behind the front façade and behind the corner feature.

Fencing must return from side boundaries at 90 degrees to abut the dwelling. Where applicable, this 'wing fencing' must be setback to allow access to meter boxes. Gates may also be included where required. All wing fences and gates must be constructed to match the boundary fencing, or from a complimentary timber style.

The boundary fencing described above should be constructed prior to occupation of the home. Fencing must also be constructed along the side boundaries in the front yard, however, this fencing must be constructed from timber palings with a plinth, to a height of 1.0m. Front fencing is not allowed.

4.3 Water Saving Initiatives

Recycled water is intended to be piped to Serenity.

All homes must provide for a connection to the recycled water network for use in garden taps, toilet flushing, car washing and the like at the cost of the lot owner.

4.4 Letterboxes

Letterboxes should be designed to match the house using similar materials and colours and must be erected prior to Occupancy.

4.5 General

Evaporative Air-Conditioning Units must be positioned so that they are not visible from the main frontage of the dwelling where possible. They must match the colour of the roof, be low profile units, installed as low as possible below the roof ridgeline towards the rear of the house. Wall mounted air-conditioners must be located below the eaves line, screened from public view and suitably baffled to reduce noise.

Rainwater Tanks must be not visible from the street frontage.

No external Plumbing to a dwelling shall be visible from a street or dwelling. All plumbing on double-storey houses, except downpipes, must be internal so as not to be visible from the street or neighbouring properties.

Commercial Vehicles with a carrying capacity of 2 tonne or more or any boat, caravan or trailer shall not be permitted to be parked on a lot so that it is visible from any street.

Advertising Signage is not permitted on residential lots with the following exceptions:

- Only one advertising sign will be permitted to be erected on a lot that is being advertised for resale as a House and land package only
- No signage is allowed for the resale of vacant land while Serenity stock is still for sale.

Sheds should be restricted to have a maximum wall height of 2.4m, maximum ridge height of 3.0m and a maximum floor area of 9 square metres. It is the responsibility of the Purchaser to ensure that the requirements relating to location, size and height for all outbuildings adhere to governing authority requirements. All sheds are to be erected with a muted/earthy tone colour-bond material in harmony with the dwelling.

Internal Window Furnishings which can be viewed by the public must be fitted within three months of occupancy. Sheets, blankets or similar materials for which window furnishing is not their primary use will not be permitted.

All other services/ancillary items must also be of an appropriate size and colour and positioned to minimise visibility from the street and adjoining properties.

4.6 NBN Broadband Network

Serenity is part of Australia's NBN Broadband Network. In your newly-built home, both your internet and landline phone services will be delivered over the nbn™ network, giving you access to fast and reliable broadband services for decades to come.

Before you start enjoying all the benefits of the nbn™ network, there are a few steps you need to take during the construction of your new home.

Step 1: Conduit (Pipe) Installation

You must make sure your builder has installed a Lead-in Conduit using a nominal P20 White Telecommunications Conduit (23mm Internal Diameter) from the proposed external nbn™ utility box (located at the dwelling) to the property boundary. Your builder must then install an internal nominal P20 White Telecommunications Conduit from the external nbn™ utility box location to the internal nbn™ connection box.

Step 2: Prepare your home to be able to distribute the Internet, Telephone, TV and other services throughout your rooms

Talk to your builder about your preferences for voice and data ports now so they can mark these up on the building plans and provide a quote for any additional wiring work required.

Questions to consider:

Data ports

- Where will you use home computers?
- Will you be considering smart kitchen appliances in the future that might require fixed or Wi-Fi internet access?
- Where would be the best place to locate a wireless router for Wi-Fi devices?
- Are you planning to have a security or medical alarm system installed that will need a hard-wired internet connection and/or special wiring (e.g. Mode 3 phone cabling)?
- Where will you want to place TVs to use internet TV services and other internet connected devices like gaming consoles?

Voice ports

- Where will you want to have fixed-line connections?
- Will you need a phone line in your study or home office?
- Do you have a medical alarm service that will need a fixed phone line?
- Will you have a security alarm that will need a fixed phone line and/or special wiring (e.g. Mode 3 phone cabling)?

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