

THE VILLAGE

AT MANOR LAKES



Design Guidelines

Version 1 | September 2021



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1. Introduction

1.1 Vision

The Village is designed to foster the sense of a strong community. It is your opportunity to live in a neighbourhood where family and friends are at the heart of the design. The Village will connect the community through quality open spaces and will be a central hub for social events. Everyone will be encouraged to live a happy, healthy lifestyle residing in The Village.

1.2 Objective of the design guidelines

The Village Design Guidelines have been created because we are conscious of the importance of building well designed homes in your new community. They have been developed to inform and guide you through the process of identifying and adopting elements that will help bring about individual houses that sit well in the streetscape and play a part in the establishment of safe neighbourhoods. In this way, they contribute to establishing the foundations for maintaining, protecting and enhancing your most valuable asset, your home.

The requirements detailed in these Design Guidelines are imposed on each lot via a Restriction on the Plan of Subdivision.

1.3 Developer approval

All homes built at The Village must be approved by The Village Design Panel (DP), appointed by the developer, prior to applying for any Building Permit or commencing any construction works. This is to ensure that all plans comply with the Design Guidelines that are in place.

Applications for approval will be assessed against the current version of the Design Guidelines, which may be changed from time to time at the DP's discretion.

Interpretation and application of these Design Guidelines is at the sole discretion of the DP. The DP's decisions are final. No claims shall be made to the developer, the DP or their representatives with respect to the decisions made.

The DP reserves the right to vary or waive the requirements of the Design Guidelines in exceptional circumstances. This may occur if it believes that a non-conforming proposal or an element, not strictly in accordance with the wording of the Design Guidelines, nonetheless makes a positive contribution to the overall objectives of the built form and/or streetscape at The Village.

The requirements detailed in this document are in addition to, and not in lieu of, any other legal requirements. Approval by the DP does not exempt the plans from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation. Separate approval must be obtained from the relevant authorities. It is the responsibility of the owner to ensure any other approvals, authorisation permits, or other requirements are obtained and satisfied.

1.4 Developer approval process

1. Select and purchase a lot that is ideal for you.
2. Choose your preferred builder and house design that best suits your lot.
3. Design your dwelling in accordance with these Design Guidelines.
4. Prepare and submit your house plans to the DP prior to lodging a Building Permit application. If your proposal is not approved, detailed feedback will identify the issues that need to be addressed, in order for an approval to be issued. Your proposal must be amended and re-submitted for approval.
5. After your proposal is approved, you or your builder must apply for a Building Permit from a Registered Building Surveyor.
6. Once a Building Permit is issued, you may commence the construction of your home.
7. An Occupancy Permit will be issued once the Building Surveyor considers your building is completed.

1.5 Submissions

Early contact with The Village Design Panel is encouraged so that unnecessary delays are avoided. The Design Panel will provide information and advice to purchasers and builders at The Village regarding the Guidelines. In particular, advice can be provided at the initial concept plan and façade selection stage and at the preliminary selection of materials, colours and finishes stage.

When you are ready to make your submission to the DP, you may do so via email using DesignPanel@denniscorp.com.au. Generally, the DP will review and respond to you within 10 working days of your application, but this time may vary depending on the nature and completeness of your submission.

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

1.6 Small lot housing code (SLHC)

Small Lot Housing Code (SLHC) lots are lots less than 300sqm in area and identified as such on a restriction on the Plan of Subdivision. The Design Panel does not assess if a dwelling complies with the SLHC; compliance with SLHC can only be determined by a Registered Building Surveyor.

SLHC lots are required to comply with these Design Guidelines. The Design Panel only reviews SLHC lots on specific design criteria, as nominated in these Design Guidelines.

The following sections in these Design Guidelines do not apply to SLHC lots: 2.2, 2.3, 3.54.

1.7 Landmark Lots (LL)

Lots designated LL on the Building Envelope Plan within The Village are considered Landmark Lots. These lots are located on select 'Signature Streets', which all connect to the central park within The Village precinct.

These Design Guidelines do not impose any extra built form requirements on Landmark Lots. The offering for purchasers of Landmark Lots is that the front garden and front fence will be installed by the Developer, at the Developer's cost.

1.8 Timing

1. Construction of your dwelling must start within 12 months of the original lot settlement date, unless otherwise agreed to in writing by the developer.
2. Completion of your home, including garage, driveway, fencing and retaining walls must occur within 24 months of settlement, unless otherwise agreed to in writing by the developer.
3. The front garden landscape must be completed within 90 days of the date on the Occupancy Permit.
4. All fences and driveways must be complete before a home is occupied.





2. Site Planning

2.1 Number of dwellings per lot

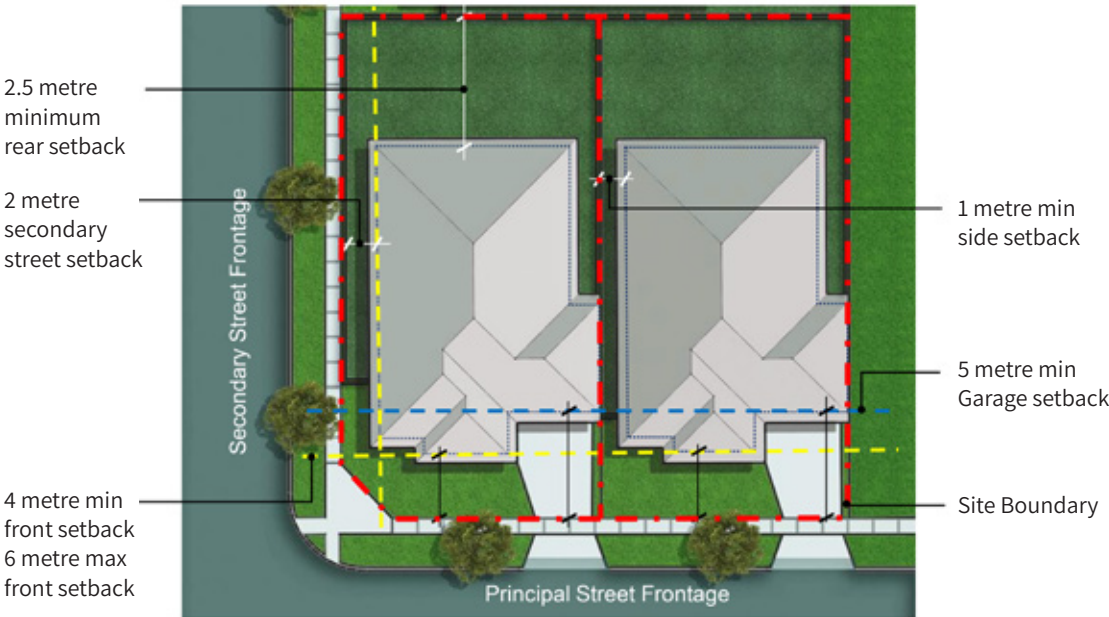
Only one dwelling is permitted per lot.
Unless noted otherwise on the relevant Plan of Subdivision, a lot must not be further subdivided.

2.2 Setbacks

Other than lots subject to the SLHC, all lots are affected by a Building Envelope Plan. Details of the building envelopes are contained within the Memorandum of Common Provisions (MCP). Development of lots must be in accordance with the Building Envelope Plan.

2.3 Encroachments

Please refer to the MCP which outlines allowable encroachments for your lot.





3. Built Form Requirements

3.1 Principal façade treatment

- 1. Facades of dwellings must be articulated to prevent a flat or nondescript front facade. Articulation may be achieved in a variety of ways including stepping back elements of the facade, the inclusion of balconies, verandahs and porches, and through the incorporation of architectural elements.



Stepping Back



Balcony



Variety of materials/colours



Entry highlight

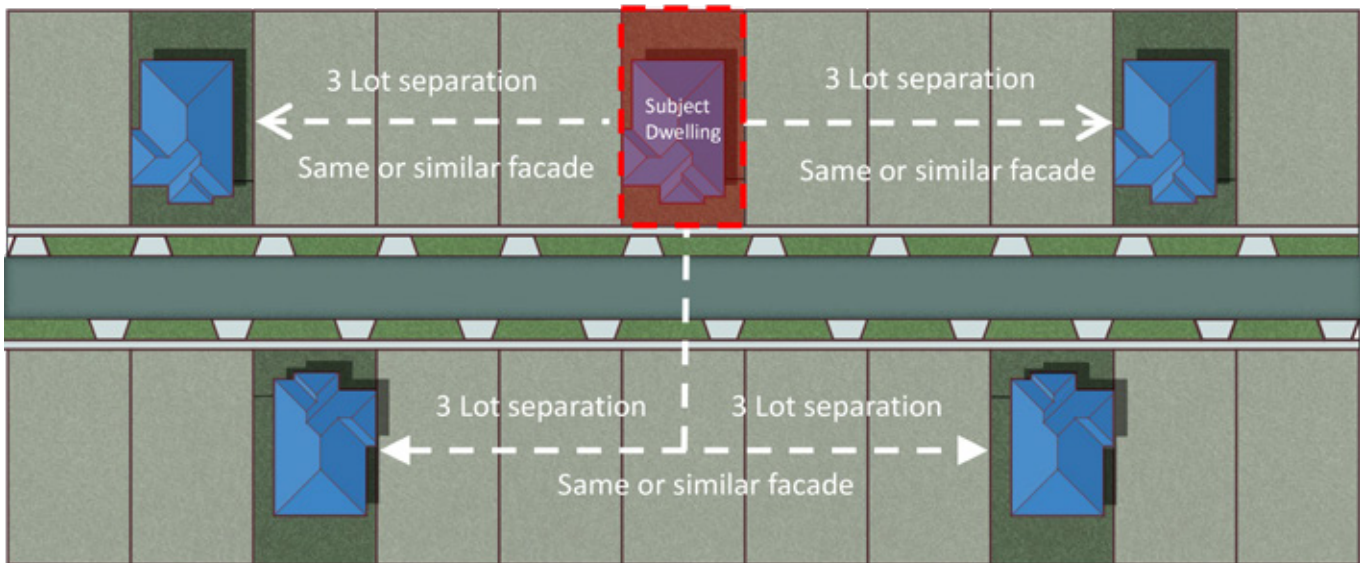


Front door



Windows

- 2. The main entry of the dwelling must address the principal street frontage.
- 3. Features which, in the view of the Design Panel, may detract from the appearance of a dwelling from the street, including blank walls, small windows, obscure and tinted glass or reflective, frosted or patterned film, window security shields, canvas and metal awnings, will not be approved by the Design Panel.
- 4. No lightweight infill panels over windows, doors and garage doors will be allowed on the front façade, except if the infill is a rendered lightweight panel finishing flush with the surrounding surface of the façade.
- 5. Roller doors are not acceptable on front facades. Exposed plumbing waste piping is not permitted.
- 6. A dwelling must not have a front facade design and/or colour selection that is the same or very similar to that of a dwelling within 3 lots either side or on the opposite side of the street, as illustrated in the following diagram.



3.2 Materials / colours / textures

- 1. House plans submitted to the DP must include a schedule of wall, trim and roof materials and colours. The Australian Standard reference number for the colour selected must be included.
- 2. Any proposed façade colours must be generally consistent with the colour palettes outlined in The Village colour palette chart.
- 3. For the Principal Façade a distinctive second component to that of the facade's primary component, of a minimum area of 25% of the principal façade, is required. Elements that can be considered as part of the second component include:
 - a. Alternate materials to that of the primary material; or
 - b. Combination of alternate material(s) and / or same primary material of a contrasting colour.In addition, window and door frames and garage doors may be required, at The Village Design Panels absolute discretion, to be of contrasting colour to the primary component. The roof is not included in this 25% calculation.
- 4. Weatherboard homes are the only exception to the 25% rule specified in item 3.2.3 above. Weatherboard homes may be required, at The Village Design Panels absolute discretion, to include sufficient contrasting colours to the primary component on window and door frames and garage doors.
- 5. Unfinished materials including block work, highly reflective or unpainted materials are not permitted. All external surfaces are to be in a finished state (painted or coated) prior to the occupation of your home.
- 6. All ancillary items such as balconies, posts, verandahs, porticos, balustrades, down pipes, and gutters must be of a complementary colour to the façade treatment.



Arlington (Hillcroft Facade) by Carlisle Homes



Amberley (Airlie Hebel Facade) by Carlisle Homes



Riviera (Escala Facade) by Boutique Homes



The Elmhurst (Hamptons Facade) by Dennis Family Homes



3.3 Roof design

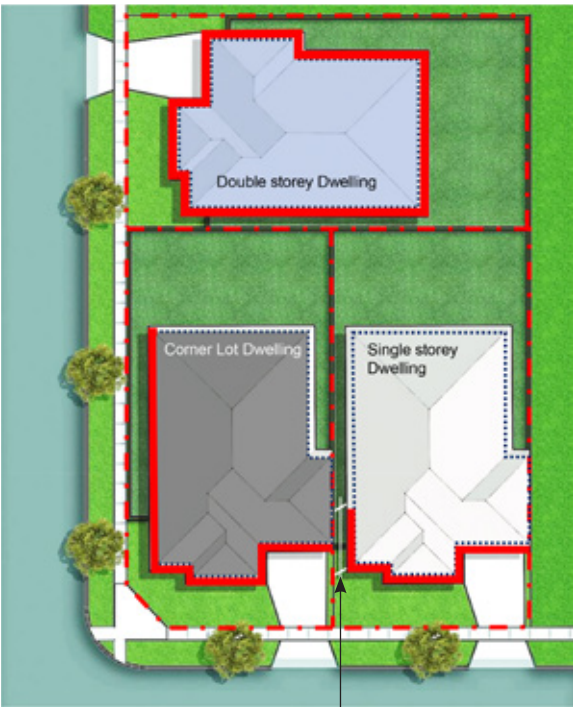
- 1. Pitched roofs, which includes hip and gable roofs, must have a roof pitch of at least 22.5 degrees.
- 2. Eaves of at least 450mm are required for the full length of the facade addressing the primary and secondary street frontage or public realm.
- 3. Eaves from the front façade must return and continue for at least 3m along the adjoining wall(s), where the wall(s) face another residential Lot, unless the wall is on the boundary.
- 4. Double storey homes with a pitched, skillion or curved roof profile must incorporate eaves to the entire upper level of the home.
- 5. Skillion, flat and curved roof profiles or a reduced roof pitch will be considered.
- 6. Roof designs that present a hip or gable end to the principal street frontage as part of a composite roof design are permitted. Dominating hip or gable ends will not be approved. The approval of hip or gable end designs is at the sole discretion of the DP.
- 7. Roof materials must be either prefinished metal roof sheeting or roof tiles in a non-reflective finish.
- 8. Galvanized, zincalume or unfinished roof materials or rainwater fixtures are not permitted.
- 9. Colours must align with The Village colour palette chart.



Hip Roof
Affinity (Grandeur Facade) by Carlisle Homes



Flat Roof
Grange 52 (Nova Facade) by Boutique Homes



- Min 450mm eaves
- Site boundary
- Outside face of wall
- 3 metre min eaves return



Skillion Roof
Riviera 32 (Coast Facade) – by Boutique Homes



Gable Roof
Esperance (Hebel) Facade by Carlisle Homes

Materials, colours and textures reference

Variations of these tones will be accepted. Primary and bright colours will not be accepted.

Brick colour

Light tones	Medium tones	Dark tones
Ash	Fawn	Truffle
Tuscany	Sand Rock	Nimbus Black
Cream	Chestnut	Tan

Colour bond

Light tones	Medium tones	Dark tones
Surfmist	Evening Haze	Deep Ocean
Shale Grey	Dune	Cottage Green
Classic Cream	Cove	Night Sky

Wall colour

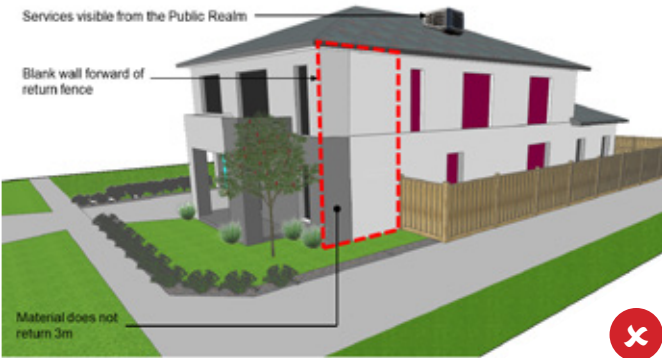
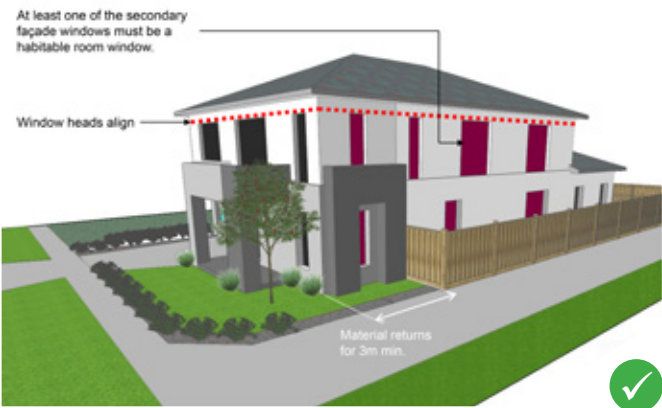
Light tones	Medium tones	Dark tones
Vivid White	Dieskau	Grey
Surfmist	Leather	Havana
Highgate	Accord	Domino

Roof tile colour

Light tones	Medium tones	Dark tones
Salt spray	Silver Perch	Chilli
Mist Grey	Babylon	Barramundi
Wild rice	Caraway	Sambuca

3.4 Corner treatment

- 1. Dwellings on corner lots, as defined in the MCP, must address both the Principal and Secondary street frontages by using similar design features on each elevation. These design features must include materials, windows, architectural features and may include roof/wall articulation or other feature details.
- 2. Design features used in the principal façade must be replicated within the first 3 metres of the secondary façade.
- 3. Eaves are required for the full length of the building addressing the secondary street frontage.
- 4. All windows on the secondary façade must have a matching head height with the windows on the primary façade.
- 5. At least one of the secondary façade windows must be a habitable room window.
- 6. External services must not be visible from the public realm.
- 7. Flat façades and blank walls must be avoided. Designs which do not satisfactorily address both street frontages will not be approved by the Design Panel.



3.5 Garage

- 1. All front loaded lots must incorporate a fully enclosed garage that is integrated into the main roof of the dwelling.
- 2. Carports are not permitted.
- 3. Front loaded garages must be stepped back a minimum of 500mm from the front building line of the dwelling.
- 4. Garage doors should be no wider than 50% of the effective width of the lot, up to a maximum of 6.48m. SLHC lots are exempt from this requirement. The Design Panel will consider a garage width greater than 6.48m provided the Principal street frontage is greater than 18m. Additional articulation of at least 0.5m to the primary garage will be required.
- 5. Garage doors must be sectional, tilt or panel lift. The colour and material must complement the dwelling, therefore primary and bright colours will not be accepted.
- 6. Roller doors are not permitted if they are visible from the public realm.
- 7. Detached garages are only permitted on lots that are not front loaded.





4. Other External Elements

4.1 Driveway

1. Only one crossover is permitted for each lot.
2. The width of the driveway must match the width of the crossover at the boundary.
3. The driveway must be set back at least 500mm from the side boundary to allow for a landscape strip between the driveway and the side boundary, measured from the front boundary.
4. Acceptable Driveway Finishes include:
 - a. Coloured concrete in earth tones
 - b. Exposed aggregate concrete
 - c. Stone (including bluestone) pavers
 - d. Concrete pavers
 - e. Slate pavers
 - f. Brick pavers
5. Plain concrete will not be permitted.



4.2 Letterbox

1. The letterbox must include the street number and be clearly visible at the front of the property.
2. Letterboxes are to be simple contemporary and match the style of the house.
3. Single post support and ornamental letter boxes are not permitted

LETTER BOX THAT ARE SUPPORTED :



LETTER BOX THAT WILL NOT BE APPROVED :



4.3 Fibre optics

The Village will be serviced by the National Broadband Network (NBN).

1. All dwellings must be provided with an NBN connection installed in accordance with 'NBN Residential Preparation and Installation Guide: SDUs and MDUs'.

4.4 Recycled water

All homes in The Village will be provided with Class A recycled water through purple pipes. It is a Greater Western Water requirement that all dwellings incorporate plumbing for this recycled water supply.

1. As a minimum, your dwelling must allow this water to be used for:
 - a. toilet flushing; and
 - b. watering of the garden via at least one tap located in the front garden.

4.5 Fencing

Front Fence (Landmark Lots)

Landmark Lots will have a front fence installed by the Developer.

These fences cannot be removed or modified by the purchaser in the future. Lot owners are responsible for maintaining any front fence on their boundary.

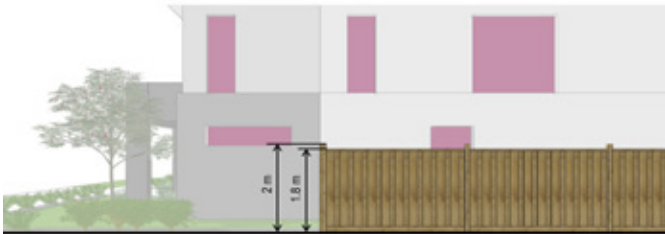
Please refer to The Village Signature Street Landscaping brochure for further details on this offer.

Front Fence (All Other Lots)

Front fences are not allowed on any lots which are not Landmark Lots.

Side and Rear Fences

- 1. Side and rear fencing must be constructed of timber palings capped and lapped and cannot exceed 2 metres in height.



- 2. Side fences between lots must terminate at least 1m from the closest front wall. The only exception to this requirement is for Landmark Lots, in which case the front fence (installed by the Developer) can connect up with the side fence, therefore extending beyond the front building line.

- 3. Side fences on a boundary adjacent to the Public Realm (corner lots) must terminate at least 3m from the closest front wall.



Return Fences

The return fencing must return to the sides of the dwelling a minimum 1 metre behind the main building line and be the same height and specification as the side fencing.



Gates

Gates (where provided) must match the style and material of the fence they are a part of.

Feature Fences

Where a feature fence is nominated on the Building Envelope Plan for your lot, this will be installed by the Developer.

4.6 Front garden landscaping

The following minimum requirements are to be adhered to for all front gardens:

Timing

All front gardens and areas visible on secondary frontages must be completely landscaped in accordance with these guidelines within 90 days of the date on the Occupancy Permit. This includes all turf, soft landscaping, driveways and pathways.

Retaining walls

- 1. Concrete or timber sleeper retaining walls are not permitted where their height exceeds 200mm and are visible from the street or public space.
- 2. Materials permitted include bricks, rendered masonry and feature stone.

Hardscape

- 1. Impermeable hard surface materials (driveway, front path etc.) must not exceed 40% of the front garden area.
- 2. A 50mm PVC pipe or equivalent must be installed under the driveway, 1m from the front boundary.

Softscape

- 1. The remaining front garden area will comprise of permeable surfaces such as turf, garden beds, decorative stone aggregate or pebbles etc.
 - a. At least 30% of the permeable area (i.e., 20% of the front garden area) must consist of planted garden bed.
 - b. The remaining permeable area must include a minimum of 8sq.m of lawn turf, ground cover or feature pebble / stone aggregate surfaces.

- 2. Each front garden must be planted with at least one canopy tree. The canopy tree should have a minimum mature height of 4m.
- 3. Avoid the use of synthetic or artificial turf in any garden areas facing the public realm.
- 4. Permitted plant species are shown on the following pages.

Landmark Lots

A high quality streetscape will be one of the hallmarks in The Village, particularly Landmark Lots, as nominated on the Building Envelope Plan. When buying a Landmark Lot, you are buying into a Signature Street with improved street appeal.

For Landmark Lots, the Developer will complete the front landscaping once the Occupancy Permit is issued and will maintain it for 12 months to ensure successful establishment long term.

The purchaser will have the ability to choose their preferred design prior to installation. Please refer to The Village Signature Street Landscaping brochure for further details on this offer.



5. Recommended Plant Species

NATIVE TREES



Kanooka Gum

Botanical name:
Tristaniopsis laurina

Mature size (HxW):
12-5 x 4-6m

Pot size:
45L



Grafted Flowering Gum

Botanical name:
Corymbia ficifolia 'Fairy Floss'

Mature size (HxW):
6 x 4m

Pot size:
45L



Red Flowering Yellow Gum

Botanical name:
Eucalyptus leucoxylon 'Rosea Dwarf'

Mature size (HxW):
12 x 7m

Pot size:
45L



Lemon Myrtle

Botanical name:
Backhousia citriodora

Mature size (HxW):
3-6 x 4m

Pot size:
45L

EXOTIC TREES



Crepe Myrtle

Botanical name:
Lagerstroemia indica

Mature size (HxW):
5 x 4m

Pot size:
45L



Callery Pear

Botanical name:
Pyrus calleryana 'Chanticleer'

Mature size (HxW):
16 x 6m

Pot size:
45L



Green Spartan Juniper

Botanical name:
Juniperus chinensis 'Spartan'

Mature size (HxW):
9 x 3m

Pot size:
45L



Ginkgo, Maidenhair Tree

Botanical name:
Ginkgo biloba

Mature size (HxW):
20 x 10m

Pot size:
45L

FRUIT / NUT TREES



Bay Tree

Botanical name:
Laurus nobilis 'Bay Tree'

Mature size (HxW):
7 x 3m

Pot size:
45L



Olive Tree

Botanical name:
Olea europaea 'Swan Hill'

Mature size (HxW):
8 x 6m

Pot size:
45L

SHRUBS



French Lavender

Botanical Name:
Lavandula dentata 'Rosea'

Mature Size (HxW):
1 x 1.2m

Pot Size:
150mm



Blue French Lavender

Botanical Name:
Lavandula detata 'Ploughmans Blue'

Mature Size (HxW):
1 x 1m

Pot Size:
150mm



Hebe 'Wiri Jewel'

Botanical name:
Hebe 'Wiri Jewel'

Mature Size (HxW):
1 x 0.4m

Pot Size:
150mm



Boronia 'Purple Jared'

Botanical name:
Boronia 'Purple Jared'

Mature Size (HxW):
1 x 0.5m

Pot Size:
45L

SHRUBS



Mexican Bush Sage

Botanical name:
Salvia Leucantha

Mature size (HxW):
1 x 1.5m

Pot size:
150mm



Red-Hot Poker

Botanical name:
Kniphofia 'Winter Cheer'

Mature size (HxW):
1.2 x 1.2m

Pot size:
150mm



Rosemary

Botanical name:
Rosmarinus officinalis

Mature size (HxW):
1.5 x 1.5m

Pot size:
150mm



Candy Pink Tea Tree

Botanical name:
Leptospermum scoparium

Mature size (HxW):
5 x 3m

Pot size:
150mm



Purple Loosestrife

Botanical name:
Lythrum salicaria

Mature size (HxW):
1 x 1m

Pot size:
150mm



Hot Pink Bottlebrush

Botanical name:
Callistemon 'Hot Pink'

Mature size (HxW):
2 x 2m

Pot size:
150mm



Silky Emu Bush

Botanical name:
Eremophilla nivea

Mature size (HxW):
0.8-2 x 0.5-2m

Pot size:
150mm



Cushion Bush

Botanical name:
Leucophyta Brownii

Mature size (HxW):
1-1.2 x 1-1.2m

Pot size:
150mm



Gold Dust Wattle

Botanical name:
Acacia acinacea

Mature size (HxW):
1-3 x 1-2m

Pot size:
150mm



Rose

Botanical name:
Rosa 'Bush' Pink

Mature size (HxW):
1-1.2 x 1-1.2m

Pot size:
150mm

SHRUBS

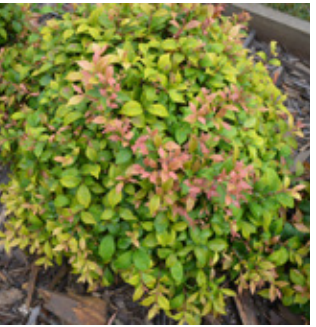


Red Robin

Botanical name:
Photinia Robusta

Mature size (HxW):
3 x 2m

Pot size:
150mm



Lilly Pilly

Botanical name:
Acmena smithii 'Allyn Magic'

Mature size (HxW):
0.5-0.6 x 0.5-1m

Pot size:
150mm



Midgenberry

Botanical name:
Austromyrtus dulcis

Mature size (HxW):
0.5-1 x 0.5-1m

Pot size:
150mm



Indian hawthorn

Botanical name:
Raphiolepis umbellata

Mature size (HxW):
3 x 2m

Pot size:
150mm



Correa

Botanical name:
Correa alba 'White Correa'

Mature size (HxW):
1-1.5 x 1-1.5m

Pot size:
150mm



Blue gem

Botanical name:
Westringia fruticosa

Mature size (HxW):
1.5 x 1.2m

Pot size:
150mm



English Box

Botanical name:
Buxus sempervirens

Mature size (HxW):
0.6 x 0.9 x 0.7m

Pot size:
150mm



GROUNDCOVERS



Lily Turf, Monkey Grass

Botanical name:
Liriope muscari

Mature size (HxW):
0.3-0.6 x 0.45m

Pot size:
150mm



Lavender Cotton Bush

Botanical name:
Santolina chamaecyparissus

Mature size (HxW):
0.5 x 0.6m

Pot size:
150mm



Monroe White Liripoe

Botanical name:
Liriope muscari
'Monroe White'

Mature size (HxW):
0.4 x 0.5m

Pot size:
150mm



Kalbarri Carpet

Botanical name:
Eremophila 'Kalbarri Carpet'

Mature size (HxW):
0.1-0.2 x 1-2m

Pot size:
150mm



Sea Lavender

Botanical name:
Limonium perezii

Mature size (HxW):
0.3-0.6 x 0.3-0.6m

Pot size:
150mm



Banksia Birthday Candles

Botanical name:
Banksia spinulosa
'Birthday Candles'

Mature size (HxW):
2 x 2m

Pot size:
150mm



Ground Morning Glory

Botanical name:
Convolvulus mauritanicus

Mature size (HxW):
0.15 - 0.3 x 2-3m

Pot size:
150mm



Swan River Daisy

Botanical name:
Brachyscome multifida
Radiant Magenta

Mature size (HxW):
0.3 x 0.5m

Pot size:
150mm



Verbena Homestead Purple

Botanical name:
Verbena x hybrida
(Homestead Purple)

Mature size (HxW):
0.2 x 0.3m

Pot size:
150mm



Blue Chalksticks

Botanical name:
Senecio mandraliscae

Mature size (HxW):
0.3 x 0.6m

Pot size:
150mm

SHRUBS



Lambs Ear

Botanical name:
Stachys byzantina 'Big Ears'

Mature size (HxW):
0.25 x 0.4m

Pot size:
150mm



Cousin It

Botanical name:
Casuarina glauca 'Cousin It'

Mature size (HxW):
0.3 x 1.5m

Pot size:
150mm



Society Garlic

Botanical name:
Tulbaghia violacea

Mature size (HxW):
0.5 x 0.3m

Pot size:
150mm

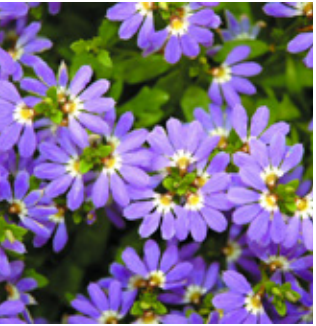


New Zealand Lily

Botanical name:
Arthropodium cirratum
'Matapouri Bay'

Mature size (HxW):
0.5 x 0.5m

Pot size:
150mm



Aussie Crawl

Botanical name:
Scaevola aemula

Mature size (HxW):
0.4-0.5 x 0.4-1m

Pot size:
150mm



River Wattle

Botanical name:
Acacia cognata 'Mini Cog'

Mature size (HxW):
0.7-1 x 1-1.5m

Pot size:
150mm



Creeping Boobialla

Botanical name:
Myoporum parvifolium

Mature size (HxW):
0.2-0.3 x 2m

Pot size:
150mm



Silverbush

Botanical name:
Convolvulus cneorum
'Silver Bush'

Mature size (HxW):
0.4 x 0.4m

Pot size:
150mm

CLIMBERS



Purple Coral Pea

Botanical name:
Hardenbergia - Blue

Mature size (HxW):
Twining, woody
stemmed climber

Pot size:
150mm



Star Jasmine

Botanical name:
Trachelospermum jasminoides

Mature size (HxW):
0.5m as groundcover/
2-2.5m as climber

Pot size:
150mm

GRASSES



Blue Fescue

Botanical name:
Festuca 'Blue Fescue'

Mature size (HxW):
0.3 x 0.3m

Pot size:
150mm



Cassa Blue

Botanical name:
Dianella 'Cassa Blue'

Mature size (HxW):
0.3-0.6 x 0.3-0.6m

Pot size:
150mm



Common
Tussock-grass

Botanical name:
Poa labillardieri

Mature size (HxW):
0.7x.7m

Pot size:
150mm



Mat Rush

Botanical name:
Lomandra 'Lime Tuff'

Mature size (HxW):
0.5-0.6 x 0.5-0.6m

Pot size:
150mm



Kangaroo Grass

Botanical name:
Themeda Triandra

Mature size (HxW):
0.7-1 x 0.4-0.75m

Pot size:
150mm





6. Ancillary Controls

6.1 Sheds and outbuildings

- 1. Shed materials and colours should be consistent with and complement the dwelling.
- 2. Sheds must be screened away from any street and/or public view.
- 3. Any addition to any proposed structure must be coloured to compliment the dwelling (galvanised metal is prohibited).

6.2 Services & utilities

- 1. Clotheslines, rainwater tanks, heating & cooling equipment, spa equipment and service areas must not be visible from the street frontage or public view. Their locations must be indicated on site plans as part of the application.
- 2. Refuse bins must not be stored where visible from the street.

6.3 Roof mounted service equipment

- 1. Roof mounted service equipment must be positioned to minimise visibility from the street and of a colour to match the roof.
- 2. Roof mounted evaporative cooling units must be low profile with sloping base, located below the roof ridgeline, and not readily visible from the public realm (preferably to the rear of the dwelling). All units must be coloured to match the roof of the dwelling.

6.4 Solar panels

- 1. Photovoltaic Panels must not be located on the primary facade of the dwelling unless prior written permission is obtained from the Developer.
- 2. Solar hot water systems should be located in the best functional position; however, they must not be installed on the front elevation and must be screened from public view.

6.5 External plumbing

Exposed plumbing (including rainwater tanks) must not be visible from the front or side street or neighbouring public view, (excluding gutters and downpipes).

6.6 Commercial vehicles

Boats, caravans, trailers, commercial vehicles greater than 1 tonne or other recreational vehicles are not permitted to be parked on your property unless they are stored or screened from public view.

6.7 Advertisement signage

- 1. Installation of a sale board without a dwelling constructed is prohibited.
- 2. Builders are permitted to one advertising sign (maximum 600mm x 600mm) per allotment during the construction of a dwelling. The sign must be removed within 30 days from construction completion.
- 3. Handwritten or illuminated signs are not permitted.
- 4. No other advertising signage is permitted on vacant land or occupied allotments.

6.8 Roller shutters

The use of canvas awnings, security shutters and/or similar external window coverings are not permitted

6.9 Vacant lots

- 1. The land owner shall not allow any rubbish to accumulate on a lot including; site excavations and building materials (unless neatly stored in a suitable sized bin/skip)
- 2. The land owner must not place any rubbish including site excavations and building materials on adjoining land, reserves or any waterways. (Penalties apply for any illegal dumping).

7. Submission Requirements

7.1 Submission requirements

All submissions for Design Approval must be in PDF format and include the following information:

1. Site plan with dimensions and showing:
 - a. Lot boundaries and any easement(s) on title
 - b. Proposed building footprint including all setbacks
 - c. Driveways and Fences
 - d. Other external structures (including pools and spas)
 - e. All ancillary items
2. All floor plans, roof plans and elevations with dimensions and showing:
 - a. Internal layout as well as any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings
 - b. Proposed floor levels
3. Finishes and colour samples
 - a. Provide samples or images (swatches, colour photos, paint chips etc.) and the Australian Standard reference number of all proposed external materials and colour selections.

7.2 Design approval application form

Owner Details

Owner Name(s):

Owner Address:

Owner Email:

Owner Phone:

Applicant Details

Applicant Name(s):

Applicant Address:

Applicant Email:

Applicant Phone:

Designer / Builder Details

Designer / Builder Name(s):

Designer / Builder Address:

Designer / Builder Email:

Designer / Builder Phone:

Lot Details

Lot Number:

Street Name:

Total Site Area:

Total Internal Floor Area [inc. garage]:

Number of Stories:

Number of Bedrooms:

I confirm that the information given in this application is true, complete, and accurate.

Signed:

Print name:

1. REQUIRED DRAWINGS AND DOCUMENTS

Refer to 'Application Requirements' in the Design Guidelines for minimum required content.

- ☐ Site Plan with dimension: (see 7.1)
- ☐ All floor plans, roof plans and elevations with dimension:
- ☐ Finishes and colour samples:

2. SITE PLANNING

2.1 Number of dwellings per lot:

2.2 Setbacks

Site Area:

Front setback on lot (as per BEP):

Number of storeys of proposal:

Proposed front dwelling setback:

Garage setback:

Side setback:

Rear setback:

Secondary street setback (If applicable):

3. BUILT FORM REQUIREMENTS

3.1 Principal façade treatment:

- ☐ Façade of dwelling has articulation
- ☐ Main entry of dwelling addresses the principal street frontage
- ☐ Does the dwelling have no detracting features? (such as:)
 - Blank walls
 - Small windows
 - Obscure, tinted or reflective glass
 - Frosted or patterned film
 - Window security shields
 - Canvas and metal awnings
- ☐ Infill panels are rendered and finish above opening matches finish either side of openings.
- ☐ No roller doors are acceptable on front façade
- ☐ Plumbing waste pipes etc. are not visible

3.2 Material / Colours / Texture

- ☐ Façade has at least 2 contrasting materials finishes/colours
- ☐ Proportion of main façade material (%):
- ☐ Proposed façade colours are consistent with The Village colour palettes chart?
- ☐ Are material and colour schedules included?
- ☐ Australian Standard Reference number for colour selection included
- ☐ Windows, door frames, and garage doors are of a contrasting colour to the primary component
- ☐ No Unfinished material, highly reflective or unpainted materials provided
- ☐ All ancillary items such as balconies, post, verandahs, porticos, balustrades, downpipes, and gutters must be of a complementary colour to the facade treatment.

3.3 Roof Design

- ☐ Roof pitch of min 22.5 degrees
- ☐ Eaves min 450mm to the full length of façade addressing primary and secondary street.
- ☐ Eaves return min 3m from the front façade, unless the wall is on boundary
- ☐ Min 450mm eaves to entire upper level for double storey homes only
- ☐ Roof material is of a non-reflective prefinished metal roof sheeting or roof tile
- ☐ Galvanized, zincalume or unfinished roof rainwater fixtures are not permitted
- ☐ Proposed roof colour aligns with The Village colour palette chart.

3.4 Corner treatment (for corner lots only)

- ☐ Is the dwelling on a corner lot?
If so:
 - ☐ Does the corner dwelling address each frontage by using similar features on each elevation? (such as:)
 - Materials
 - Windows
 - Architectural features
 - Roof / wall articulation
- ☐ For corner lots, material returns min 3m
- ☐ All secondary facade windows have matching head height with primary façade windows.

- ☐ At least 1 secondary façade window must be habitable room window.
- ☐ External services must are not visible from public realm.
- ☐ No flat façade or blank walls
- ☐ Design addresses both street frontages

3.5 Garage:

- ☐ Front-loaded garage is fully enclosed
- ☐ Front loaded garage integrated into main roof of dwelling?
- ☐ Front loaded garage stepped min 500mm from front building line
- ☐ Garage door no wider than 50% of the width of the lot (6.48 max). SLHC lots exempt.
- ☐ Are garage doors electric sectional, tilt or panel lift?
- ☐ Garage door material and colour compliments the dwelling
- ☐ Roller doors are not visible from public realm.
- ☐ Front loaded lot must not have detached garages

4. OTHER EXTERNAL ELEMENTS

4.1 Driveway

- ☐ One crossover per Lot
- ☐ Do the drawings show that the driveway tapers to the width of the crossover
- ☐ Landscape strip min 500mm wide measured from front boundary
- ☐ Driveway finishes / material mentioned on drawing (See 4.1.4)

4.2 Letterbox

- ☐ Clearly visible street number Included.
- ☐ Letterbox visible at front of the property
- ☐ Letterbox design is simple / contemporary
- ☐ Does the letterbox match style of house?
- ☐ No single or ornamental letterbox permitted

4.3 Fibre optics

- ☐ NBN connection provided

4.4 Recycled Water

- ☐ Is plumbing for recycled water supply incorporated?
- ☐ Has allowance been made for flushing and watering the garden with recycled water?

4.5 Fencing

- ☐ Is this a Landmark lot? (see 4.5, landmark lots fences' will be installed by the developer)

For all other lots:

- ☐ No front fence
- ☐ Material of side and rear fence mentioned (see 4.5.2):
- ☐ Side fence setback from façade line (m)
- ☐ Secondary frontage fence setback from primary façade line (m) if applicable
- ☐ Return fence as same height and specification as the side fences
- ☐ Gate matches the style and material of the fence they are part of. (if applicable)

4.6 Front Garden Landscaping

- ☐ Compliance with all site management requirement in the guidelines will be met.
- ☐ I have ensured the builder is aware of all the requirements.
- ☐ Impermeable hard surface material of the front garden area (%):
- ☐ Permeable surface material of the front garden area (%):
- ☐ Planted garden bed in permeable area (%):
- ☐ Material in remaining permeable area (%):
- ☐ Number of canopy trees proposed on drawing: (4m+ maturity)
- ☐ No synthetic or artificial turf facing public realm

Retaining wall:

- ☐ Retaining walls height is less than 200mm
- ☐ Retaining walls are not visible from street or public space

5. ANCILLARY CONTROLS

5.1 Sheds and outbuilding

- ☐ Material and colours complement the dwelling
- ☐ Sheds are screened from any street/ public view
- ☐ Any addition to the design is coloured to complement the dwelling
- ☐ No galvanized metal permitted

5.2 Services and utilities

- ☐ Clothesline, rainwater tanks, heating & cooling equipment and services areas are located in rear yard screened from street.
- ☐ Location of services and utilities indicated on site plan
- ☐ Refuse bins stored hidden from street view.

5.3 Roof mounted services equipment

- ☐ Roof mounted services positioned to minimize visibility.
- ☐ Roof mounted services coloured to match the roof
- ☐ Roof mounted evaporative cooling units are located below ridgeline
- ☐ Roof mounted evaporative cooling units are not readily visible from the public realm.

5.4 Solar panels

- ☐ Photovoltaic panels are not located on the primary façade of the dwelling
- ☐ Solar hot water system is screened and not located on the front elevation.

5.5 External plumbing

- ☐ Exposed plumbing is not visible from public view (gutters and downpipes are accepted)

5.6 Commercial vehicles

- ☐ Commercial vehicles are screened from public view (if applicable)

5.7 Advertisement signage

- ☐ No sale board will be installed before dwelling is constructed
- ☐ Number of advertising sign boards:
- ☐ Size of advertising sign board (mm):
- ☐ Sign to be removed in 30 days from construction completion
- ☐ No handwritten or illuminated signs permitted
- ☐ No other advertising signage

5.8 Roller Shutters

- ☐ No use of canvas awning, security shutters and / or similar external window coverings

5.9 Vacant Lots

- ☐ No rubbish to accumulate on vacant lot
- ☐ No rubbish to be placed on adjoining land



THE VILLAGE

AT MANOR LAKES



Manor Lakes Sales Office
4 Baikal Crescent, Manor Lakes
manorlakes.com.au | 1300 334 524

These Design Guidelines will form part of your contract of sale. Any photos, images, maps, plans and descriptions are for illustration purposes only and may differ from final built forms. Information provided is correct as of the publication date but may change due to government or council requirements, or other statutory reasons. Your contract of sale will set out all binding terms and up to date information. It is strongly recommended that prospective buyers make and rely on their own enquiries and consider seeking independent legal and financial advice before entering into any binding obligations. DFC (Project Management) Pty Ltd is the developer and project manager for Manor Lakes (Werribee) Pty Ltd ABN 86 820 708 320. "Manor Lakes" is a registered trademark used under licence © 2021