

SMITHS LANE

CLYDE NORTH

DESIGN GUIDELINES



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VISION

The aim of the Smith Lane Design Guidelines is to create a coherent vision for this new community. These design guidelines are not intended to restrict or limit the home design on your lot. Rather, the guidelines have been designed to ensure all homes at Smiths Lane are built to a high architectural standard and encourage a variety of housing styles that are sympathetic to the local streetscape and reflect the preferred character and quality of Smiths Lane.

The key design elements that purchasers and home builders are encouraged to address include:

- Siting and orientation
- Architectural style and built form
- Landscaping and fencing
- Sustainability

All new buildings and landscape designs must be consistent with the Design Guidelines.

Before any work commences on your site, you must obtain approval of your plans from the Design Review Panel (DRP).

The following summary will assist you in navigating the building approval process at Smiths Lane:



Step 1 – Land purchase

Purchase your selected allotment from Mirvac.

Step 2 – Design your home

Ensure your architect, builder, and designer are aware of the requirements within the Smiths Lane Design Guidelines as well as any Restrictions and Building Envelope Plans on the Plan of Subdivision. You should also ensure that you have complied with any applicable building codes, Council by-laws, or other local authority requirements.

Step 3 – Submit plans for approval to the DRP

Submit your house design and completed Design Assessment Form to vic.settlements@mirvac.com Ensure your submission contains all of the required information (as set-out in the checklist). Approval can be expected within 10 working days providing all documents have been submitted and they comply with the Smiths Lane Design and Siting Guidelines. In the event of non-compliance, structured feedback will be provided to facilitate approval. If all feedback has been addressed, you should expect approval within 10 working days of resubmitting.

Step 4 – Building permit application (by your builder)

A Building Permit must be obtained from either the City of Casey or a licensed surveyor. Your registered building surveyor will require your home design to comply with the Restrictions on the Plans of Subdivision and will require evidence of DRP approval (usually stamped plans). If any further design modifications are made, you will be required to resubmit plans to the DRP for reassessment.

Step 5 – Construction

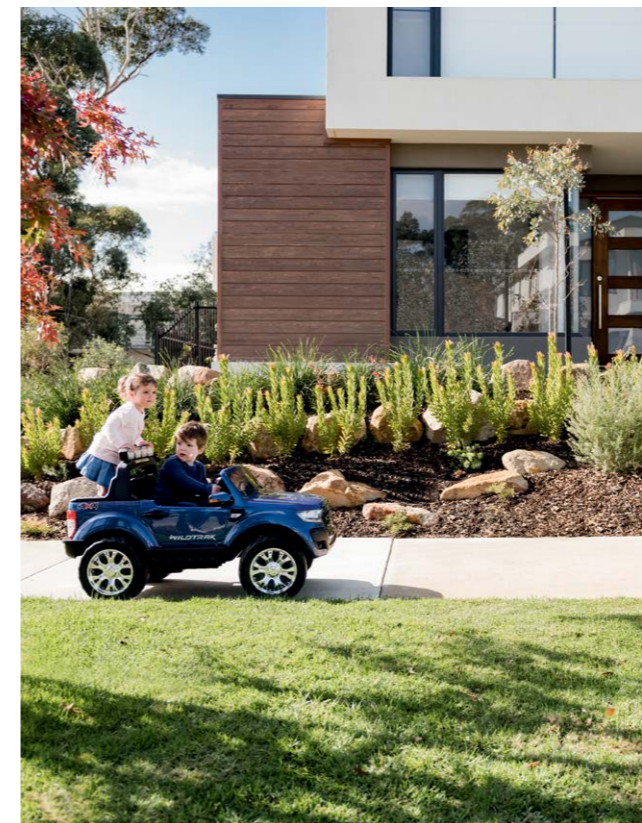
Once received, a Building Permit allows you to commence construction. In accordance with the Contract of Sale, construction of your home must commence within 12 months from the date of settlement of your lot. Completion of your home must be within 12 months of build commencement. Landscaping must be completed within 3 months of Certificate of Occupancy.

Step 6 – Certificate of occupancy

Subsequent to Certificate of Occupancy; all kerb/sidewalk rectification works must be completed within 90 days. Your driveway and crossover must be completed before you move in to your new home.

Step 7 – Smiths Lane landscaping package

Your driveway, paths, letterbox, fencing and gates must be completed and approved by the DRP if you elect Mirvac to install your front yard landscaping.



HOME STYLE GUIDE

Contemporary Australian architecture will best define the style of homes at Smiths Lane. This will be achieved through simple forms and well-proportioned façade elements combined with controlled use of architectural styles, materials and colours selected to reflect the character of the home location within the Smiths Lane Estate.

The guidelines will not restrict reproductive styles such as Victorian, Edwardian or Federation forms or other architectural styles. The Mirvac Design Review Panel can exercise its discretion and will assess each case on its architectural merit. Each home built at Smiths Lane will undergo a review by the Design Review Panel (DRP) based on its adherence to the guidelines set-out below and how it relates to the overall vision for Smiths Lane.

SITING THE HOME

- Buildings should aim to be orientated to take advantage of passive solar access and ventilation.
- To site the home, Building Envelope Plans (BEP) have been prepared for all lots between 250 square metres and 500 square metres where the Small Lot Housing Code is not applied. Please refer to the relevant plan of subdivision for individual lot building envelopes. The dwelling and garage should be contained within the building envelope.
- Building outside of the building envelope is subject to approval from Council & the DRP.
- Homes should be set back a minimum of 4m and a maximum of 6m from the front boundary unless the Small Lot Housing Code applies.
- Front entries should be clearly visible from the street and must include a covered veranda, porch or portico or other integral entry feature which may encroach 1.5m into the front setback to provide a sense of address.
- For corner lots, a minimum setback of 2m to the secondary street frontage is required unless the Small Lot Housing Code applies.
- Garages must be setback a minimum of 5.5m from the front boundary and a minimum of 1m behind the front wall of the home.
- A Build to Boundary Zone must only apply to one side boundary. Only one of these zones can be utilised per lot in relation to the location of the crossover provided to that lot. Unless the Small Lot Housing Code applies.
- It is recommended that the side setback is on the side of the lot not containing the garage.
- Large, bulky buildings with unarticulated wall surfaces will not be approved

FAÇADE, MATERIALS & FINISHES

- Home façades must incorporate a minimum of two and maximum of four materials or finishes. One material or finish may constitute up to 70% of the overall front façade.
- The use of natural materials, non-reflective finishes and muted colours is encouraged. The main colours of the façade should be light, natural and earthy. Highlight materials are encouraged to articulate design elements.
- Bright or fluorescent colours will not be approved, unless they are deemed complementary to the design of the dwelling at the discretion of the DRP.
- Homes may be approved with one material finish subject to design and architectural merit at the discretion of the DRP.

Articulation on Corner Lots

Design and articulation of corner lots must comply with the below controls;

- A habitable room window must be provided to the secondary street frontage of your home within the first four (4) metres from the front facade. Highlight windows are discouraged.
- Double storey dwellings must provide variation in materials between the upper and lower storeys to articulate the corner of both facades.
- Design elements (such as verandas, detailing, feature windows and materials) used on the primary frontage must continue on that part of the secondary frontage visible to the public realm
- Double storey homes on corner lots must have a minimum 20% glazing to the upper floor that faces the secondary frontage, measured as an area of the upper floor wall elevation
- Highly reflective window tints are not permitted to publicly visible facades
- Lightweight infills are not permitted above any window openings along facades directly visible from the street or public open space. Infills are permitted above garage doors where the colour matches the garage door colour
- External security blinds and roller shutters are not permitted
- Front security doors must complement the style of the home and not dominate the façade.

REPLICATING FACADES

- Homes must avoid replicating an identical façade to another dwelling within three lots in either direction on the same side of the street or within three lots on the opposite side of the street
- In the event that more than one application of the same facade design has been submitted for lots within close proximity, consent will be given to the first complete application to be received.

GARAGES & DRIVEWAYS

- Garage doors must be a sectional door in a timber, timber look or Colorbond finish. Open carports will not be approved.
- The width of the garage door opening can be no more than 40% of the width of the primary lot frontage.
- Driveways must be constructed from a hard surface material such as exposed aggregate concrete, segregated brick, slate or natural stone pavers. Coloured concrete in charcoal or similar will be considered by the DRP. Plain concrete is not permitted.
- Special consideration from the DRP will be given to permeable driveway outcomes based on material selection and architectural merit.
- The driveway is not to exceed the width of the garage opening plus allowance for a front entry pathway.
- Driveway widths must match back to the width of the constructed vehicle crossover at the title boundary.
- Where garages are located on the allotment boundary, a 500mm minimum landscaped garden bed is required between the driveway and the allotment boundary.
- Only one driveway is permissible per allotment. Your driveway must align exactly with the crossover provided by Mirvac and must be constructed before occupation of the home

ROOFING & EAVES

- Hip and gable roofs must have a minimum roof pitch of 22 degrees.
- Skillion roofs must have a minimum pitch of 10 degrees.
- Flat roof forms that have a pitch less than 15 degrees must be concealed with parapet walls from the public realm.
- Single storey homes with a pitched roof must include minimum 450mm eaves to all sides of the home that face a street or public open space and return for a minimum of 4m.
- Double storey homes with a pitched roof must include a minimum 450mm eave to all sides of the dwelling on the upper storey

Eaves are not required to wrap around garage walls on the boundary or to parapet walls

The roof must be finished in one of the following materials and the colour must be complementary to the design of the home:

- Matte Colorbond finish (or similar)
- Non-reflective corrugated metal deck roofing
- Terracotta, Concrete, Clay or Slate low-profile tiles

Roofing, guttering and fascias that are black or similar will not be permitted. The roofing colour must be complimentary to the design of the home, all design outcomes are at the discretion of the DRP.

FENCING

- Construction of any front, side boundary behind the return fencing and rear boundary fencing is by the purchaser and not the developer
- Fencing forward of the return fencing between allotments is mandated. It will be provided in the landscape package should you choose to uptake it, otherwise must be constructed at your own cost
- Front fencing is allowable. Any front fencing must be a maximum of 1.2m high and be constructed from a feature, high-quality material to complement the style of the home. Approval is at the discretion of the DRP and approval must be obtained prior to installation
- Side and rear boundary fencing must be 1.8m high timber paling. Side fencing must return a minimum 1m behind the front wall of the home
- Where purchaser fencing is to be installed on retaining walls delivered by Mirvac in the rear or side of lots, fencing must be installed as per the detail provided in the engineering plans
- On corner lots, side boundary fencing along the secondary street frontage for corner lots must be 1.8m high timber paling, lapped and capped with exposed posts. This fence must return to the side wall of the home a minimum of 4m behind the front wall
- Feature fencing may be installed by the developer on select lots in the development, as indicated on the release plan and on the plan of subdivision

LETTER BOXES & ANCILLARY

- Letter boxes must be contemporary in style and constructed from masonry, timber or painted metal, sized as per Australia Post recommendations and match in with the design of the home.
- Single post supporting letterboxes will not be approved.
- Dwelling services such as clothes lines, air conditioning units, satellite dishes, antennae and water tanks must be located away from direct view lines from the street or public realm.

- Any outbuilding less than 10sqm must be clad in an approved colour to compliment the dwelling.
- Any outbuilding greater than 10sqm must be constructed so that the external appearance matches the main dwelling in colours, materials and style.
- Rubbish bins, recycling bins and any other garbage disposal containers are to be stored away from public view.
- Dwellings must be connected to all available infrastructure such as the National Broadband Network and the recycled water network



LANDSCAPING & RETAINING YOUR LOT

Mirvac are offering a front lot landscaping package to eligible purchasers who comply with the Front Lot Landscaping Package Terms and Conditions. There are 4 designs to choose from. These designs are on display at the Smiths Lane Sales Experience Centre.

Prior to Mirvac Installing your complimentary Front Lot Landscaping Package you must ensure the following is complete to the satisfaction of Mirvac:

- Pre-works must be completed to accommodate an irrigation system:
 - A 90 mm PVC pipe or similar is required to be installed under the driveway setback at a minimum of one (1) metre from the front boundary. A minimum of two external taps are to be installed, one in the rear yard and one in the front yard on the side of the dwelling adjacent to the side gate/fence.
 - An external power point must be installed adjacent to the external tap located in the front yard



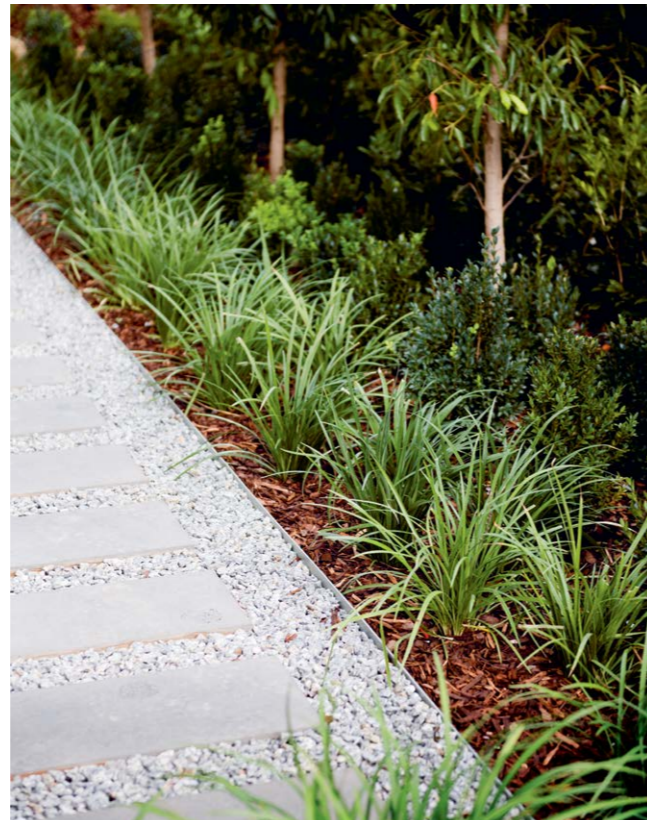
- Front Path Treatment:
 - The front garden package does not include a front garden path. The installation of a path is the responsibility of the owner should you choose to do one. The path must be installed prior to receiving the Front Lot Landscaping Package.
- General Construction Items:
 - Driveway complete
 - All required earthworks complete and landscape area levelled to 100mm below driveway level in preparation for top soil
 - Retaining walls complete (if applicable) and in accordance with the Design Guidelines. (If batter is to be used, it should not be more than 1:6 gradient - consult your builder or architect).
 - All site rubbish removed
 - Garage door installed
 - Porch and front paths (if applicable) complete
 - Rear, side and return fencing installed (Mirvac will install the front lot fencing as part of the package)
 - Approved letterbox installed
 - Drainage infrastructure installed (as required)
 - NBN Co. street connection completed
 - Clear access to area in which works will be undertaken

Should you choose not to take up the complimentary Front Lot Landscaping Package from Mirvac the following landscaping guidelines apply:

- Front landscaping must be completed within 3 months of occupation of the home.
- The front garden must include a canopy tree that is a minimum height of 1m at installation and 4m in diameter at maturity. The following list can provide some guidance on appropriate tree selection:

Botanical name	Common name	Mature size (HxW)
Backhousia citriodora	Lemon Scented Myrtle	8m x 4m
Callistemon 'Kings Park Special'	Kings Park Special Bottlebrush	4m x 2m
Calodendrum capons	Cape Chestnut	10m x 6m
Corymbia citriodora 'Scentuous'	Dwarf Lemon Scented	7m x 5m
Corymbia eximia nana	Yellow Bloodwood	7m x 5m
Eucalyptus Caesia 'Silver Princess'	Silver Princess	5m x 4m
Koelreuteria paniculata	Golden Rain Tree	6m x 4m
Lagerstroemia indica x fauriei 'Tonto'	Tonto Crepe Myrtle	3m x 3m
Lagerstroemia indica x L. Fauriei 'Tuscarora'	Tuscarora Crepe Myrtle	6m x 5m
Magnolia Grandiflora 'Little Gem'	Little Gem Magnolia	6m x 3m
Olea europa 'Swan Hill'	Swan Hill Olive	8m x 6m
Pistacia chinensis	Chinese Pistachio	8m x 6m
Tristanopsis laurina 'Luscious'	Luscious Kanooka	8m x 5m
Gleditsia triacanthos var. inermis 'Elegantissima'	Compact Honey Locust	4m x 3m

- Any landscape areas visible from the street or open space must always be maintained, kept neat and tidy with no excessive weed growth. This includes nature strips which are the responsibility of the lot owner.
- Any retaining structures must be no more than 1 metre in height between a dwelling and a street or public space.
- Any cutting and filling deeper than 1 metre must use either planted and landscaped embankments (maximum 1:3 gradient), or a combination of a series of retaining structures (maximum 1-metre-high steps) with planted embankments or terracing.
- The existing slope is not to be modified in any way that will affect the structural integrity or any structure erected on an adjoining lot.
- The installation of any new retaining walls that will structurally affect the existing walls, building platforms or batters, and any modification of the lot's existing batters and retaining walls, is only permitted once you have obtained professional advice from a structural engineer and received all relevant approvals. A copy of such advice and approvals must be provided to the Design Review Panel.
- Impermeable hard surface materials must not exceed 60% of the front garden area including the driveway and front path.
- Artificial turf and/or plants will not be permitted within front lot landscaping.



GOOD NEIGHBOUR GUIDE

Vehicles

- Vehicles of any kind are not permitted in your front yard, on footpaths, verges or vacant land. Your driveway can be used to park cars or light utilities but not for long term storage of boats, caravans or containers.
- To keep thoroughfares clear, trucks or similar vehicles cannot be parked on the roadway for extended periods of time.
- Trucks, trailers, boats and caravans must be parked off street and out of public view.

Gardens

- We all want Smiths Lane and your front gardens looking their best. Front gardens should be kept tidy with grass (including verge) mowed regularly, gardens weeded, and plants thriving for an evergreen look and feel.

Waste

- Rubbish bins should always be kept behind fences or screened from both public, and neighbouring allotment views; except for the day of rubbish collection.

Laundry

- Clothes drying facilities must be located away from or screened from public view.

Noise

- We're a community of friends and neighbours. In the interest of positive neighbour relations, please always consider those around you and keep noise to a respectable level.

Window fittings

- Homes should be fitted with curtains, blinds or shutters. Please ensure visually prominent security screens (e.g. diamond grills); or vertical blinds are not installed on doors or windows facing any street frontage.

Construction

- Mirvac will be trialling different waste removal systems with home builders to ensure that waste is kept to a minimum and recycled where possible. The aim is to minimise the dumping of material in landfill.
- During home construction, no rubbish can accumulate on the lot unless stored in a skip or bin and trade vehicles or delivery vehicles must not park on verges, footpaths, nature strips or park reserves.
- Building materials are not permitted to be delivered or stored on the nature strip or anywhere outside the title boundary.

Other

- No advertising signage is permitted on either vacant land or an occupied allotment.

SUBMISSION CHECKLIST

SITE PLAN CHECKLIST

- North Point
- Scale (1:100, 1:200)
- Lot boundaries, title boundaries and setout locations Building footprint (outline)
- Slab levels
- Site contours, site levels
- Building setback dimensions (from all boundaries)
- Location of Driveway and crossover and front path
- Location of retaining walls (where applicable)
- Location of swimming pools (where applicable)
- Location of services (hot water service, water tanks, air conditioning)
- Connection to recycled water indicated
- BAL rating
- Location of all outbuildings

FLOOR PLAN CHECKLIST

- North point
- Scale (1:100, 1:200)
- Finished floor levels
- All internal rooms and spaces
- Internal floor area
- Internal garage area
- Smart wired in accordance with NBN requirements
- Garage dimensions
- Site coverage
- Site permeability

ELEVATIONS

- Scale (1:100, 1:200)
- Natural ground level
- Finished ground level
- Building heights relative to ground level
- Materials and finishes
- Roof pitch and materials
- Locations of services (hot water services, water tanks, air conditioning)

SECTIONS

- Scale (1:100, 1:200)
- Natural ground level
- Finished ground level
- Cut and fill levels
- Ceiling heights
- Building heights relative to ground level
- Materials and finishes
- Roof pitch and materials

MATERIALS & FINISHES SCHEDULE

- Facade Materials Analysis Table
- All buildings façades materials and colours
- All roof colours and materials
- All fencing including any front fencing finishes and colours

LANDSCAPE PLAN CHECKLIST

- Landscape Request Form
- Driveway materials and finish
- Entry path
- Fencing line, materials and colours
- Established tree locations and species
- Clothesline locations
- Hot water service location
- Water tank locations
- Letter box location and design

Please refer to the Smiths Lane landscape package brochure for how to qualify for a front lot landscaping package.

IMPORTANT NOTICE

The content of this brochure was produced prior to completion, and prior to the receipt of final planning approvals. Photographs, diagrams and artist's impressions are a guide only. The information provided in this brochure, including those images, is believed to be correct at the time of printing but will change as the development and planning approvals proceed. Changes will also be made during the development of the project, specifications and details may be changed without notice. In particular, the Smiths Lane project plan (page 8-9), depicting the first and future stages for development, and the images, dimensions, sizes and areas, facilities, amenities, infrastructure, number of land blocks, the configuration of these and other information displayed in the project plan (Project Information) may change depending on a range of variable factors including, but not limited to, council building approvals and planning consent, market conditions, finance and government and municipal requirements. As a result, the Project Information and the information contained in this brochure is preliminary only and subject to change without notice as the development progresses. Purchasers must rely on their own continuing enquiries. This brochure and its contents is not an offer or a contract. Mirvac expressly excludes any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this brochure by any person. Current at August 2019.

