



Live proud.

Design & Siting Guidelines



THE GROVE

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1. Why have Design Guidelines.

The aim of these Design Guidelines is to create a neighbourhood character for the The Grove community: in short, a better place for you and your family to live.

The Guidelines are designed to help ensure all homes at The Grove are built to a high standard, while encouraging a variety of housing styles compatible with the streetscape. The Guidelines will assist in providing you with peace of mind and protection for your investment.

The Value of Design

Each individual house design should contribute to the surrounding environment and to the streetscape in a positive way.

Owners are encouraged to build innovative and appropriate designs that address sustainability issues and present a consistent residential image for the estate.

Building Envelopes have been designed for all lots to ensure homes are appropriately sited. These will be included within the Memorandum of Common Provisions (MCP) or the Plan of Subdivision for each stage.

How the Guidelines Work

The Design Assessment Panel (DAP) will be responsible for the review and approval of your house plans.

All proposed building works including houses, garages, outbuildings and fencing are required to be approved by the DAP in relation to these Guidelines prior to seeking a Building Permit.

In considering your house design, the DAP may exercise discretion in certain circumstances to waive or relax a requirement. However, it is important to note that Covenants or Restrictions on the Plan of Subdivision and the MCP cannot be changed by the DAP.

The Guidelines are subject to change at any time without notice. Building Envelope details for each lot can be found within the MCP or the Plan of Subdivision for each stage.

Sunset Clause

The Design Guidelines will cease to apply eight years after Statement of Compliance, at which time the appropriate local and state government statutory regulations will continue to apply.

2. Approval Process.

The following steps outline the process to build your home at The Grove.

Step 1: Awareness

Homes must be designed in accordance with the Guidelines and any restrictions on your Plan of Subdivision and MCP.

Step 2: Submission

Designs are to be submitted to the DAP for approval as follows:

- House floor plans (1:100 scale)
- Elevations from four sides (1:100 scale)
- Roof plan
- Schedule of external materials
- Completed Checklist (refer Appendix A of Guidelines).
- Lots under 300sqm - small lot housing code will apply to the allotment.
- Site Plan (1:200 scale) showing:
 - Setbacks from all boundaries
 - Building Envelope
 - External features including driveways, paths, fencing and outbuildings
 - Landscaping

Step 3: Approval

You should allow 10 working days approximately for approval once all documents have been submitted and meet compliance. Plans that do not comply with the Guidelines will be returned with comments and the areas of non-compliance highlighted. Amended plans can be resubmitted for approval.

Step 4: Building Permit

Before you apply for a Building Permit you must first gain approval of your house design from the DAP. A Building Permit can be applied for from the Wyndham City Council or a Private Building Surveyor.

Note: Design approval from DAP does not exempt the plans from any building or statutory regulations. Separate approval must be obtained from the relevant authorities. The approval by the DAP does not infer compliance under the Building Code of Australia, ResCode and other applicable planning or building regulations.

Step 5: Construction

You can start building your home as soon as a Building Permit has been obtained and all legal and conveyancing requirements have been met.

3. Siting Your Home.

Considerations

The careful siting of houses and garages is important for a number of reasons:

- Ensuring best visual presentation from the street
- Maximising the benefits of solar access
- Promoting energy efficiency
- Minimising overlooking
- Respecting the privacy and amenity of neighbours

Land Use

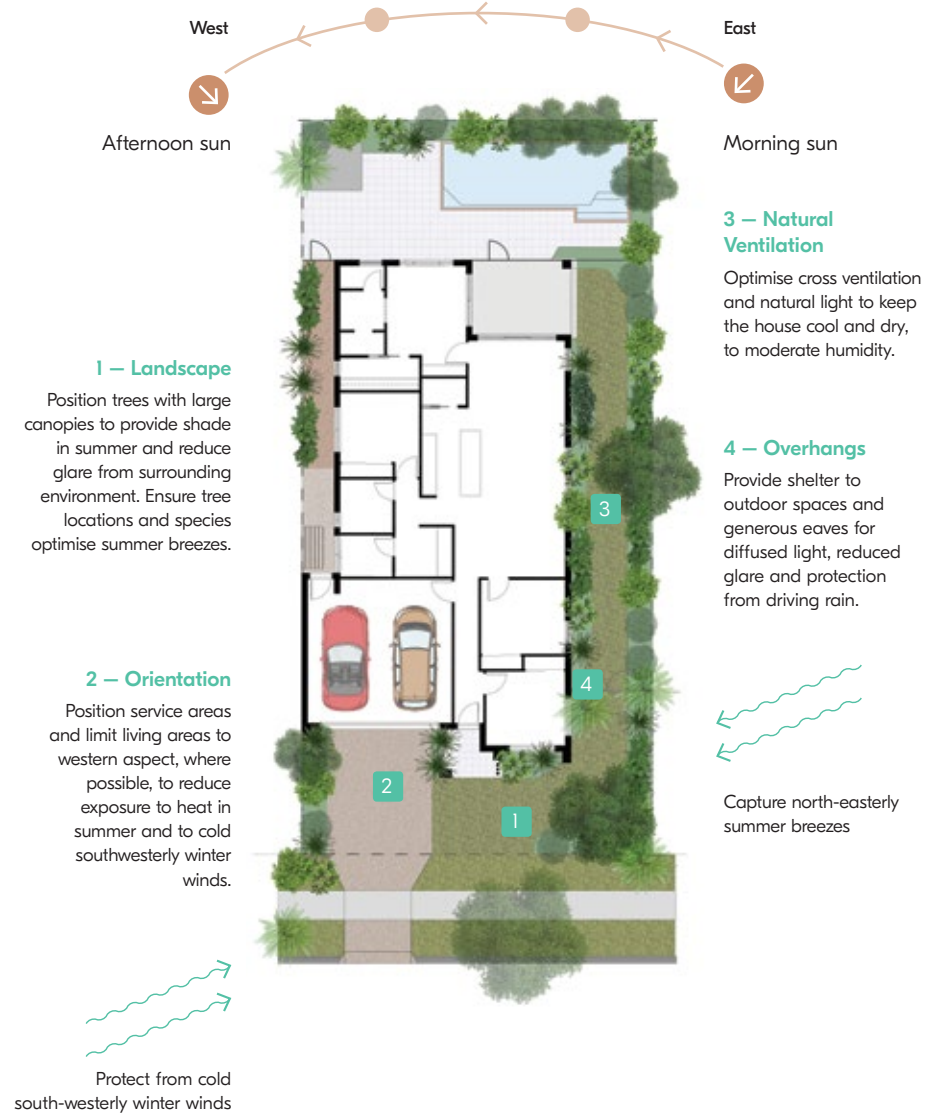
One dwelling only is permitted per lot. Dual occupancy and further subdivision is not allowed.

House Orientation

Houses must face the front boundary and present an identifiable entrance to the street. Where possible, houses should be sited so that the habitable rooms and private open spaces face northwards to receive maximum solar efficiency.



Example of Climatically Responsive House Orientation and Design



Minimum Setbacks

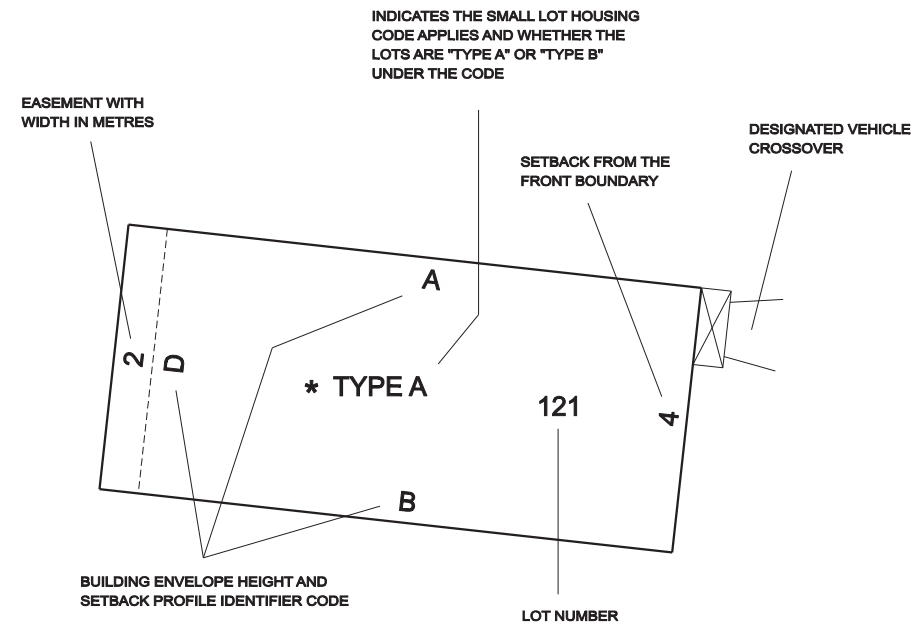
All minimum setbacks must be as shown on the Building Envelope plan contained within the Memorandum of Common Provisions (MCP) or the Plan of Subdivision provided in your Contract of Sale.

Service Connections

You must ensure that your home is connected to all available in ground services according to the service provider's standards, including the purple pipe system for recycled water and the broad band optic fibre network if present.

Small Lots

Depending on local Council requirements, small lots under 300sqm may be subject to the Small Lot Housing Code and/or require Town Planning permit. Please contact the DAP for more details.



Disclaimer: Example of Building Envelope Plan in the Memorandum of Common Provisions (MCP) or the Plan of Subdivision

4. Home Design.

Choosing a home style that fits in with your neighbourhood.

Home Style

Your home design must be "contemporary" in keeping with the other homes in your street.

Faux heritage styles and detailing will not be permitted.



Contemporary façade



Faux heritage styles not permitted



Faux heritage features not permitted

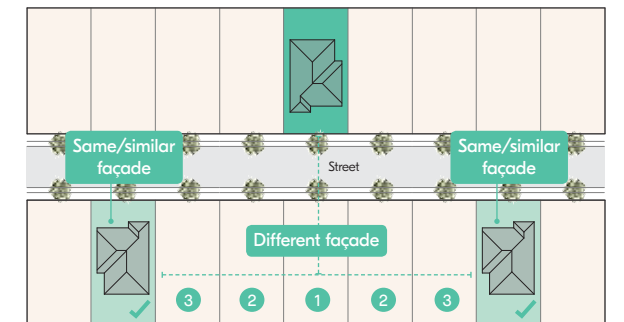
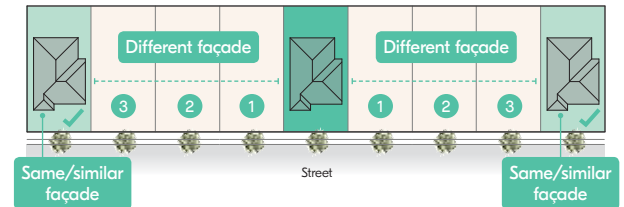


Eave brackets not allowed

House Design Separation

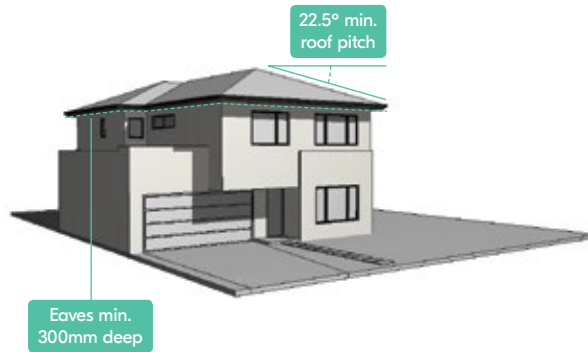
The house may not be the same as one within three lots either side or across the street, unless:

- It is approved in writing by the DAP and/or
- The house is part of a row of terraced homes or a medium density development.



Roof Pitch

A minimum roof pitch of 22.5 degrees is required unless it is a skillion or curved roof, in which case it must have a minimum roof pitch of 17 degrees.

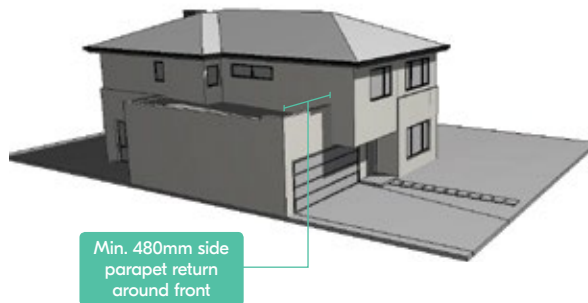


Eaves

Eaves a minimum of 300mm deep are required for those sections of roof visible from the street.

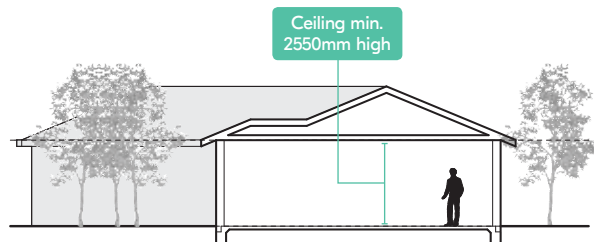
Parapet Walls

Any side parapet wall must return around the front façade a minimum of 480mm.



Ceiling Heights

The front rooms of single storey homes must have a minimum ceiling height of 2550mm.

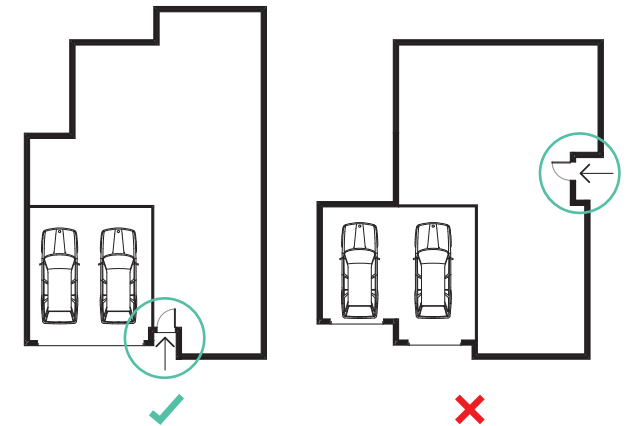


Double storey designs have minimum ceiling heights for the second storey in accordance with Building Regulations.

5. How Your Home Addresses the Street.

Front Door Facing the Street

Your home must have a front door facing the street and either a verandah, porch or portico.



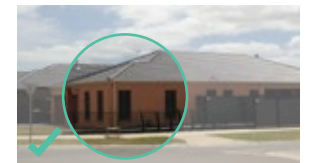
Windows Facing the Street

Your home must have windows facing the primary street frontage.

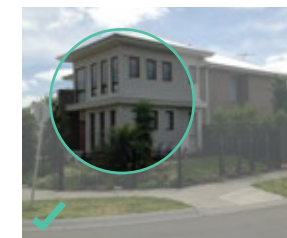
Visible side street windows must match the style and quality of the front windows.



Windows facing primary street frontage



Side street windows match style and quality of front windows



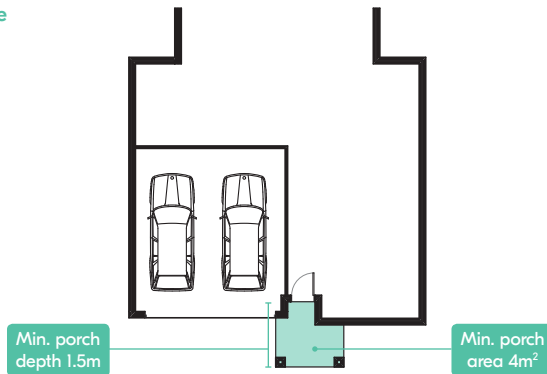
Side street windows match style and quality of front windows



Side street window does not match style of front windows

Porch, Portico or Verandah Size

Your home must have a porch, portico or verandah with a minimum area of 4sqm and be a minimum 1.5m deep at some point.

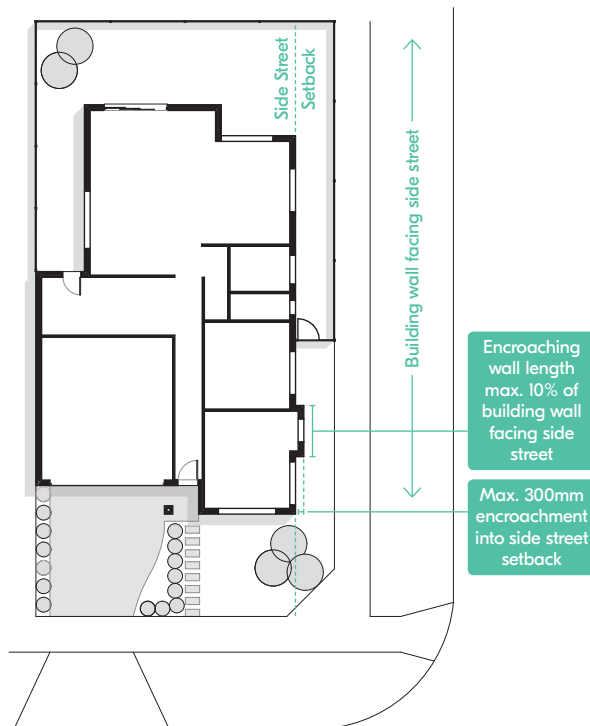


Corner and Rear Access Lots

In the case of corner and rear accessed allotments, windows that are readily visible from the street (e.g. windows on the front elevation, ground floor windows forward of the corner fence, upper storey windows etc.) must be consistent in style and proportion.

As a minimum these windows must be within 8m of the front boundary, with a maximum sill height of 1.25m above the finished floor level.

A building on a corner lot may encroach not more than 300mm into the setback on a side street, for a maximum length of 10% of the building wall facing that side street.



Garages

The garage must be attached and match the quality and finish of the exterior of your home. Carports will not be approved.

Single and double garages must be setback a minimum of 840mm from the front or side building line, unless otherwise noted in the MCP or the Plan of Subdivision.

The exception to this is where the house is double storey and the second level covers 50% of the garage area. In this case, the garage can be in line with the front or side building line.

Double garages cannot exceed 7m in width (measured as the internal clear width plus the external wall).

Rear Access Garages

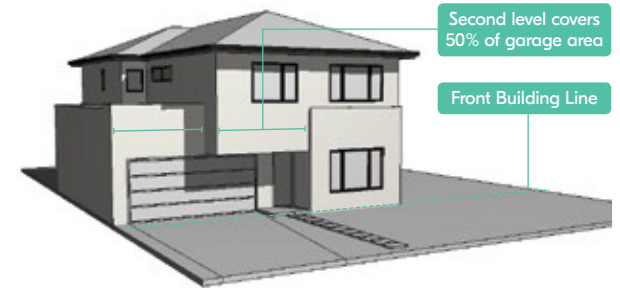
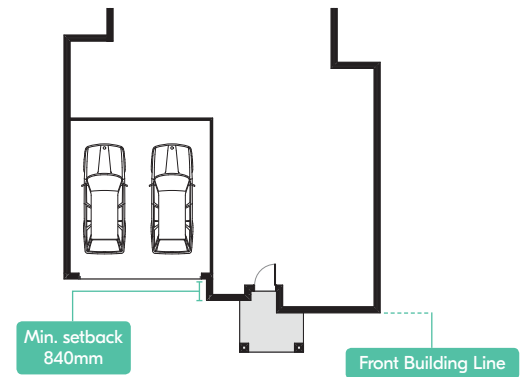
A Garage accessed from the rear of the property must be setback 500mm minimum from the rear property line.

Rear access garages can be detached but must match the look of the dwelling.

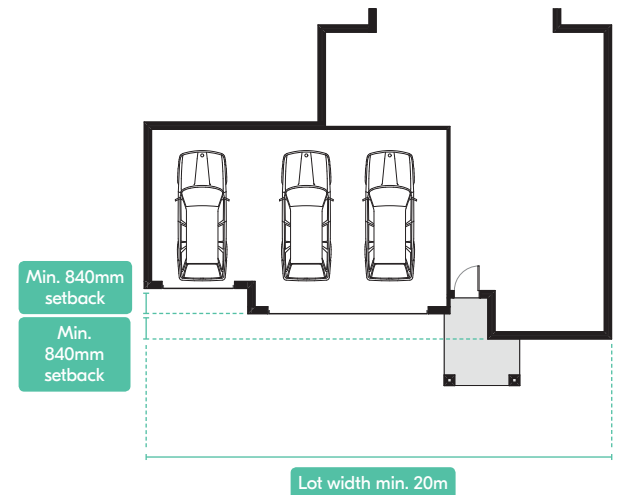
Triple Garages

If a triple garage frontage is proposed then:

- The lot width must be at least 20m frontage
- The third garage must be setback a further 840mm from the other garage doors.



Garage Design – Double Storey Home



Wider Home Requirements

Where a home is 13m wide or greater, at least one of the following is required:

A step in the front façade of a minimum 840mm. This step must be in addition to any step at the garage.

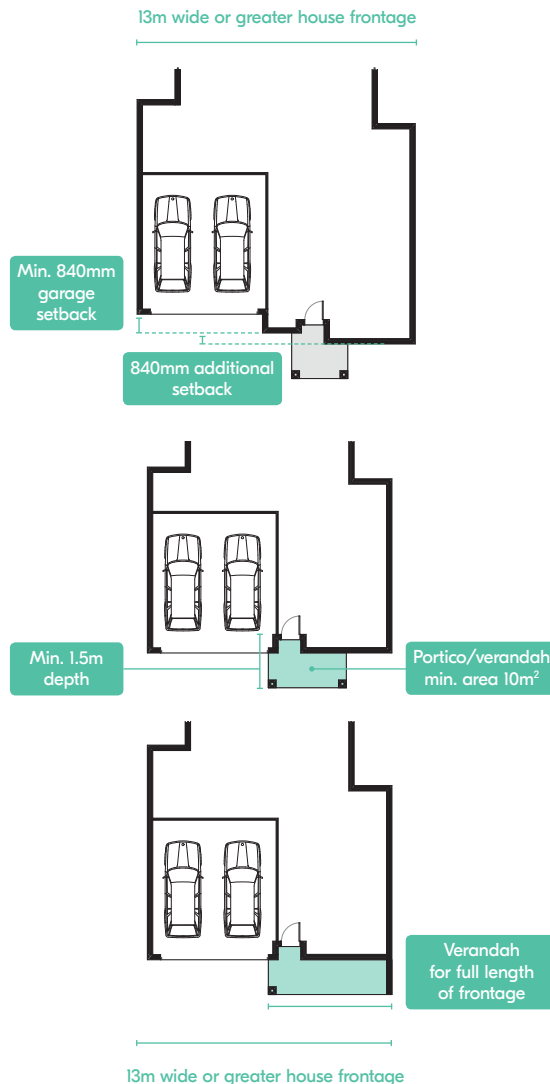
OR

A portico/verandah with a minimum area of 10sqm. The porch must also have a minimum 1.5m depth at some point.

OR

A verandah for the full length of the frontage (excluding the garage).

Note: An entry recess is not a step in the façade.



Double Storey Homes

Single storey colour and material requirements apply to the second storey.

Front or side street and rear laneway facing second storey façades must incorporate balconies, and/or additional setbacks and articulation.

6. Finishing The Outside of Your Home.

External Materials

Choosing External Materials

All external materials and colours must suit the character of the neighbourhood and be submitted to the DAP for approval.

For homes on corner and rear accessed lots, the front street elevation materials and colours must continue for all façades visible to the street.



✓ Front street elevation materials and colours continue for all façades visible to the street

Walls

At least 20% of the front of your home must contrast with the main finish.

The 20% is calculated excluding windows, doors, and garage doors and other openings.

For homes on corners and rear accessed lots this requirement applies to all façades visible from the street.



✓ Front street materials and colours continue to side street façade

Roof, Gutters and Downpipes

Gutter and downpipe colours are to match the roof colour.

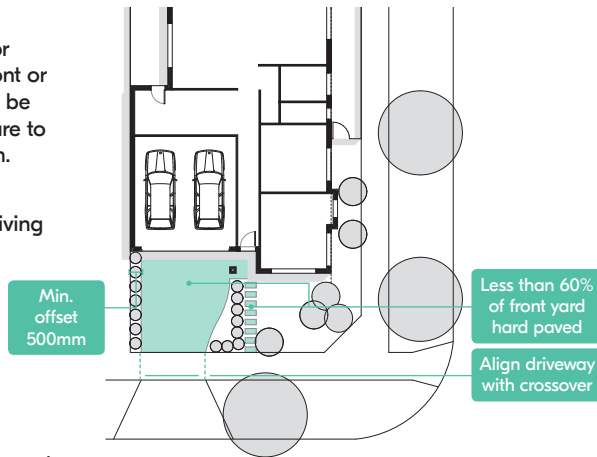
Your Garden

Extent of Landscaping

All parts of the lot not built on or paved that are visible from a front or side street or rear laneway must be well maintained. Garden beds are to contain organic or pebble mulch.

Your garden must be completed within one year of the DAP receiving your Certificate of Occupancy.

Frasers encourage you to landscape and maintain the nature strip in front of your home.



Extent of Hard Paving

No more than 60% of your front garden is to be hard paved. This includes your driveway.

Driveways

The driveway is to be shown on the house plans submitted to the DAP for approval.

The driveway must be offset a minimum of 500mm from the nearest side boundary.

Driveways must align with the crossover provided by Frasers and be constructed within one year of the DAP receiving your Certificate of Occupancy.

Acceptable driveway materials are:

- Stamped or coloured concrete;
- Brick, slate or natural stone pavers;
- Exposed aggregate concrete.

Plain concrete driveways (in light-grey 'standard' concrete) are prohibited.



Min. 500mm landscape strip



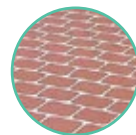
Driveway doesn't align with crossover



Stamped concrete



Coloured concrete



Brick pavers

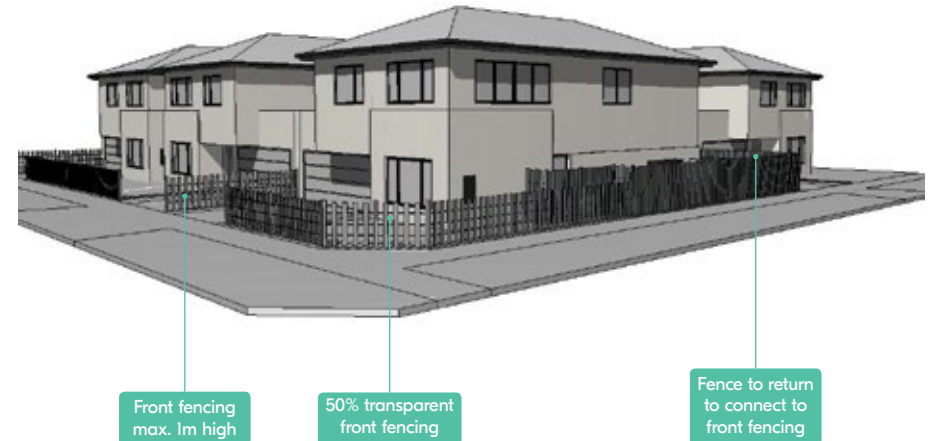


Exposed aggregate concrete



Light-grey plain concrete

7. Fencing Your Home.



General Requirements

Frasers does not provide fencing. Fencing design drawings must be submitted for approval by the DAP.

Fencing other than optional front fencing is to be constructed prior to you moving in to your home.

Pre-existing fencing is not to be removed for any reason without prior written consent from Frasers' Customer Relations representative.

Optional Decorative Front Fences and Retaining Walls

Front fences and retaining walls are permitted where they:

- Compliment the style and colour scheme of the home
- Are no higher than 1m
- Are 50% transparent
- Return along the side boundaries to connect back to the side fences or walls of your home
- Have been approved by the DAP

If an adjoining neighbour has already built an approved front fence, your fence will not have to return along the adjoining side boundary.

If you choose to fence the front of your lot, you must submit fencing layout and design drawings for approval by the DAP before commencing construction.

Chain mesh or chain link fencing systems will not be approved.



Alternative to front fencing



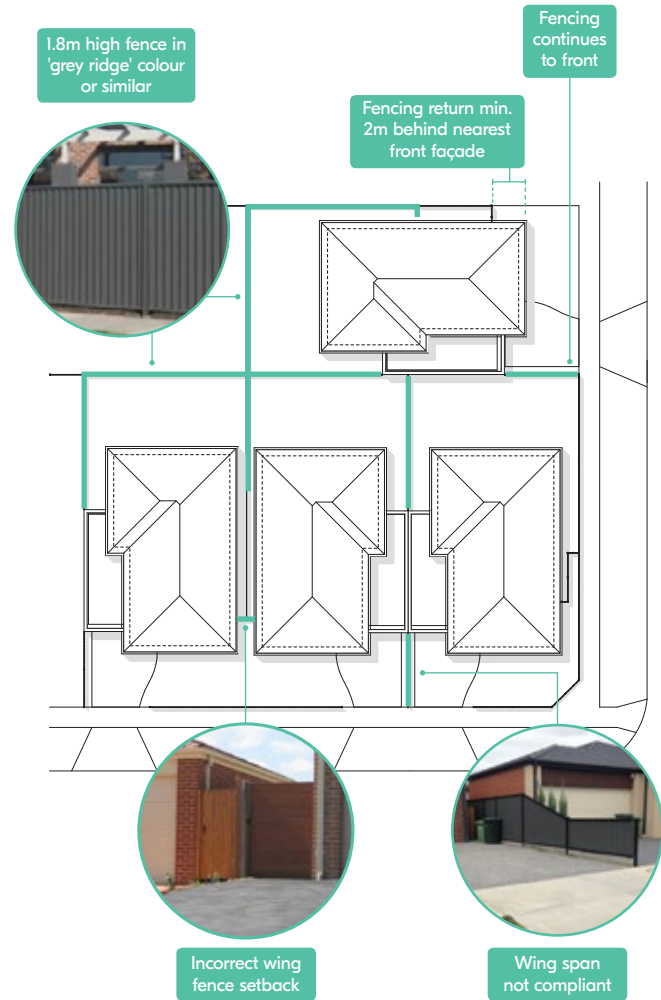
Front fence 50% transparent



Front fence not transparent and does not compliment the style and colour of the home



Front fencing compliments style and colour scheme of home



Mandatory Side and Rear Fencing

The following fencing standard is required:

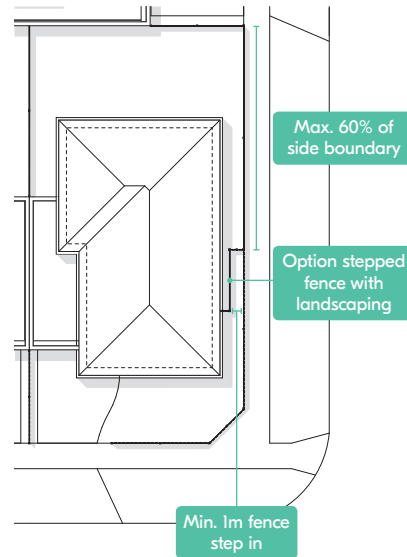
- Be constructed of 1.8m high pre-coated metal sheeting panels eg. Colorbond® in 'Grey Ridge®' colour, or coloured to match
- Acceptable fencing profiles include Lysaght's 'Neetascreen®' or Stratco's 'Superdek®' range, or similar profiles approved in writing by the DAP
- Be returned at 90 degrees to the home, to connect with the side of the home, or garage wall, at least 2m behind the nearest front façade
- Continue to the front of the lot if a side boundary forms the rear boundary of an adjoining lot unless otherwise specified

Mandatory Side Fencing to Corner and Rear Access Lots

The following fencing standard is required

- Be constructed of 1.8m high pre-coated metal sheeting panels eg. Colorbond® in 'Grey Ridge®' colour, or coloured to match
- 100 × 100mm expressed posts, capping and 150mm plinth detail
- Acceptable fencing profiles include Lysaght's 'Neetascreen®' or Stratco's 'Superdek®' range or similar profiles approved in writing by Frasers' Architect
- Not exceed 60% of the length of the side boundary taken from the rear boundary
- On sloping sites fences should be stepped
- All fencing shall be set true and plumb

Fences on corner lots must not extend beyond the point indicated on the relevant council approved Building Envelope plan contained in your MCP or the Plan of Subdivision.



Corner lot – side street fencing

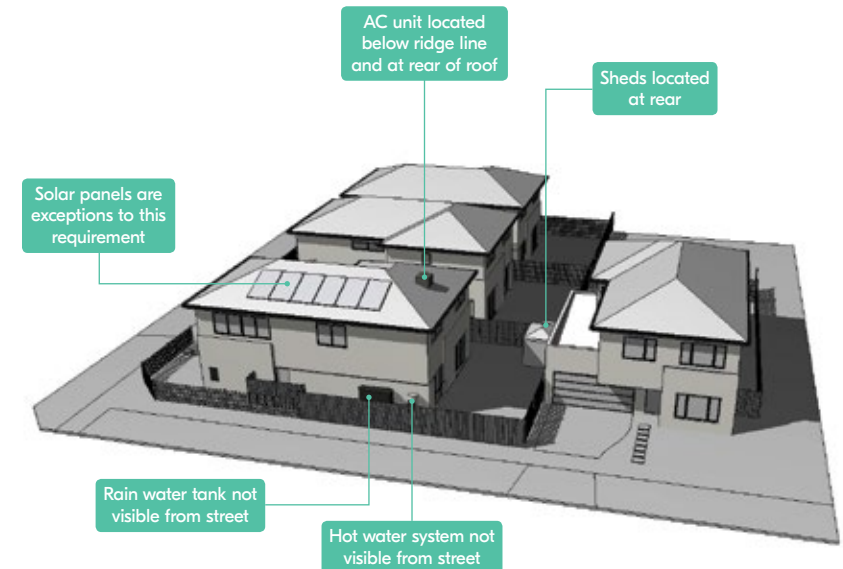


Sloping site – stepped fence



Fence detail

8. How to Make Additions to Your Home.



General Requirements

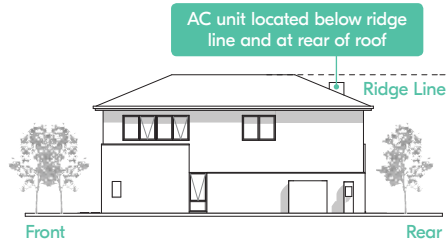
Any additions, fixtures, equipment, sheds, outbuildings or pergolas must be located to the rear of your home out of sight from your street or any public reserve.

This includes (but is not limited to) satellite dishes, external hot water services, solar hot water systems with roof mounted tanks, water tanks, spa pumps, heating and cooling units, rubbish disposal containers, rain water tanks, washing lines and solar pool heating coils.

Solar panels for heating water or generating energy are exceptions to this requirement.

Evaporative Cooler Units

Evaporative cooler units must be the low profile "contour" type and the same colour as your roof, and placed at the rear of the roof ensuring that the top of the unit is below the roof ridgeline.



Non compliant evaporative cooler unit above roof ridgeline



Non compliant evaporative cooler unit located at front of roof

Exposed plumbing

Exposed plumbing must not be visible from the front or side street or neighbouring public reserves.

This excludes gutters and downpipes.

Sheds, Outbuildings and Pergolas

Any shed, outbuilding or pergola greater than 10sqm in area, that is more than 3m in height above natural ground level, must compliment the finish of your home and be approved by the DAP.

Appendix A: Design Guidelines Checklist

Lot No:

Street Address:

Owner's Name:

Mobile No: Home Ph:

Work Ph: Email:

Owner's Address:

Builder's Name:

Contact Name:

Contact No:

Email:

Signature of Owner/Builder (Please circle)

Date / /

Documentation required to be submitted for approval to The Grove Design Assessment Panel.

1. Site Plan
 - Including dwelling, carports, garages and outbuildings
 - Including dimensioned setbacks from all boundaries
2. Floor plans fully dimensioned
 - House only
3. Elevation fully dimensioned
 - Front, rear and both sides
4. Schedule of external materials and colours
 - Walls and roofs of house and outbuildings
 - Fibre optic connection
5. Fencing
 - Location, height and materials of all boundary fencing
6. Landscape plan and planting proposal

Each box is to be ticked.

Applications cannot be assessed until all of the above information is available.

Please submit the above documentation via email: FPA.Approvals@frasersproperty.com.au

A copy of this form must be included with the lodgement of plans for approval.



THE GROVE

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