

HOME DESIGN GUIDELINES



THE LANDING
Now you can.

PEET

INTRODUCTION

The Design Guidelines form part of your Contract of Sale and are intended to ensure the vision of The Landing is delivered. These Design Guidelines have been written to promote innovation and allow flexibility. However, from time to time, good design outcomes may contravene the standards of this document. In certain circumstances, at the absolute discretion of the Peet Design Review Panel, certain clauses may be relaxed to achieve an outcome that in the view of the Panel is an acceptable outcome. Approval from your Local Government Authority or a registered building certifier will be required in addition to any approval given by Peet.



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APPROVAL PROCESS

The design proposal for every home in The Landing community must be submitted to the Panel for approval.

The Design Approval does not replace the need for a building approval from a building certifier.

1

DESIGN YOUR HOME

With your architect or builder, make sure your home design complies with the Home Design Guidelines for The Landing.

2

DESIGN SUBMISSION PACKAGE

Prepare your Design Submission Package, making sure you complete the form requirements.

3

SUBMIT DESIGN PACKAGE

Submit to the Design Review Panel for approval at design.review@peet.com.au

4

DESIGN REVIEW

The Panel will assess your package.
If approved, proceed to Step 5. If not, resubmit your Design Submission Package for review.

5

BUILDING PERMIT

Make your application to your building certifier for approval.

6

CONSTRUCTION

Upon issue of a building approval, proceed to construction of your new home.

SUBMISSION REQUIREMENTS

Before you undertake any building work on your home, you must first apply for and obtain The Landing (TL) Residential Design Guidelines Approval from the Design Review Panel (DRP). If there are any changes to the final design as a result of planning approvals, these should also be referred back to the DRP for compliance with the guidelines.

Applications should be forwarded to Design Review Panel design.review@peet.com.au

YOUR DESIGN APPROVAL SUBMISSION PACKAGE MUST INCLUDE:

The final drawings must show documented particulars of all information required for the DRP to assess the design, as outlined below:

1. Site Plan

- Plans must state the Outer Most Projection (OMP) and Wall setback (Front, Side, Rear and Garage) dimensions
- Corner lot or lots with a secondary frontage, check for truncations and setbacks (Refer to Development Control Plan (DCP))
- Build to Boundary setbacks (if nominated)
- Driveway location and width is noted on the plans, please provide measurement at the Boundary and Crossover

2. Floor Plan

- Site coverage calculations (m² and %) is to be noted on the plan for the alfresco/porch, ground floor and first floor
- Porch or Veranda dimensions and depth of covered area are noted on the floor plan

3. Elevations

- Roof Elevation included
- Roof Pitch included
- Roof Type and Colour
- External wall material and feature colours are clearly indicated on the sections applicable (This applies to secondary façades and elevations that are visible from public reserves, parks, etc)
- If Face Brick is chosen, the bricks are to be similar in colour, shape and style to those shown in the The Landing Brick Palette, Appendix A page 20.
- Mortar Colour is checked and noted on the plans

4. Fencing & Letterboxes

- Fencing is in accordance with the DCP and Home Design Guidelines and is noted on the plans
- Letter box is in accordance with the DCP and Home Design Guidelines and is noted on the plans

5. Additional Info

- Please include any swimming pools, retaining walls, sheds, water tanks and/or clotheslines

NON-CONFORMING DESIGNS

We understand that you may have an alternative vision for your home that does not comply with the guidelines in some instances, yet still achieves the desired overall character of The Landing. The DRP may approve homes on an individual basis that do not meet the standard criteria, but may convey a high level of character, design or individuality. If you are considering a non-conforming design, it is recommended to lodge the concept with the DRP prior to finalising your home design. This will ensure that any feedback from the DRP can be accommodated by your builder prior to applying for a building approval from your certifier, avoiding delays or additional cost. All non-conforming designs will be assessed on their individual merit, and the DRP reserves the right to approve or decline any non-conforming design as it sees fit.

FAÇADE DESIGN

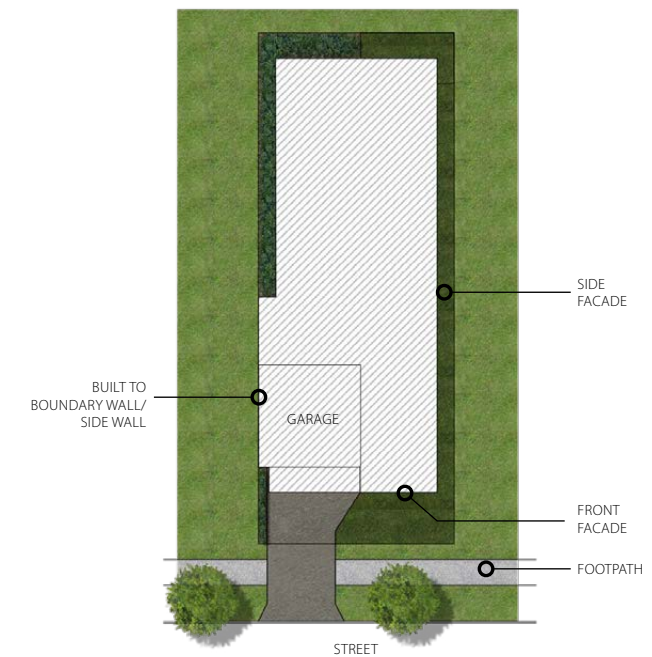
Front Façade

- Diamond security screens are not permitted on areas of the home visible to the street

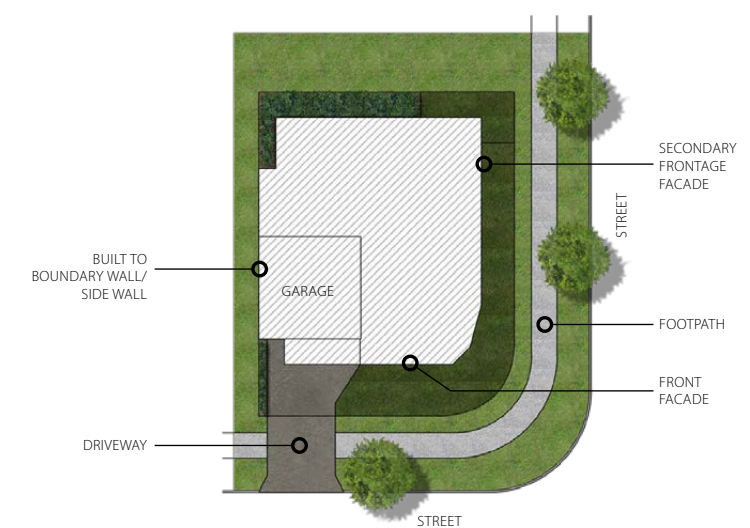
Secondary Façade

- On secondary street façades (not limited to corner lots), the dwelling must address the secondary street with similar design features to the primary street where visible to the public (i.e. in front of the fence line)

STANDARD LOT DESIGN



CORNER LOT DESIGN



MATERIALS AND FINISHES

EXTERNAL WALLS

- The front and secondary façades must have a minimum of two different materials OR two different colours. Wall materials are to be a combination of the following:
 - Rendered painted masonry (bagged and painted is not permitted)
 - Fibre Cement with rendered and painted texture finish
 - Painted weatherboard
 - Stone or prefinished materials provided they have a natural appearance
 - Face Brick – may only be used as a feature element for no more than 30% of the front façade
- If Face Brick is chosen, the bricks are to be similar in colour, shape and style to those shown in The Landing Brick Palette, Appendix A (page 20)
- Face Brick is permitted to the side and rear of the home
- Double height brick is not permitted anywhere on the home unless rendered.
- Garage doors, front entry doors, window frames, roof gables and infill materials do not form part of the two different materials applied
- Plans submitted for approval must detail the brick type, colour selection and mortar information at time of plan's submission. Approval of other brick and/or mortar type is at the sole discretion of Peet
- Secondary façades and first floors on double storey homes are to be rendered painted masonry, painted weatherboard, or fibre cement with a textured finish
- Side and Rear house walls in masonry are permitted to be bagged and painted

GARAGES

- Minimum setback for garages on single storey homes is 450mm from the building line of the house
- Garages on double storey homes are permitted to be constructed forward of the building line where the first floor of the home is to be constructed with an overhang over the garage of 1m
- All garage doors must be sectional or roller door

ROOF MATERIALS

Although the colour of your roof is ultimately up to you, Peet encourages those within The Landing community to adopt cool roof technologies. A cool roof is a roof that reflects more sunlight and absorbs less heat than a standard roof, lowering roof temperature and releasing less heat into the environment. Installing a cool roof instead of a traditional roof reduces the amount of heat entering the building, as well as the heat transferred to the outside air, benefiting not only our buildings and our cities, but also our planet. For more information on cool roof technologies, please get in touch with a member of the team from The Landing.

- 30 degrees is the maximum pitch for any roof
- 15 degrees is the maximum pitch for the main skillion roof
- All guttering visible from the street is a similar or complementary colour to the roof



EXTERNAL WORKS

DRIVEWAYS

Driveways must:

- Be constructed in accordance with council standards
- Have an exposed aggregate finish
- Plain concrete, painted concrete and stencilled concrete finish is not permitted
- Have a maximum of one driveway per dwelling
- All crossovers and driveways are to be completed prior to occupation
- Driveway locations displayed on the Plan of Development and Development Control Plan are final. There is to be no movement of these locations. A change to driveway locations can disrupt on street parking, tree planting locations, letterbox locations and driveway locations on adjoining lots, as well as impeding access to underground services

LANDSCAPE TO FRONT YARD

All landscaping to the front and secondary property boundaries (if not included in the building contract by the builder) are to be completed within six weeks of occupation to the home.

- For lots that have a frontage of 12.5m or less – must include a minimum of 2 x 1.5m high plants or trees (at time of planting) between the property boundary and front of the house. The balance of the 50% planting area must include a combination of grasses, groundcovers and/or shrubs at a coverage of 2 plants/m²
- For lots that have a frontage greater than 12.5m – must include 3 x 1.5m high plants or trees (at time of planting). The balance of the 50% planting area must include a combination of grasses, groundcovers and/or shrubs at a coverage of 2 plants/m²
- A maximum of 40% of the front and secondary property boundaries (not including driveways, decks or paths) are to be turfed. The remaining 60% (or greater) of the front and secondary street property boundaries are to apply a mixture of shrubs, plants and trees at a minimum coverage of 2 plants/m²



RETAINING WALLS

- Retaining walls visible from the street are to be rendered and painted masonry/blocks

SEWER AND MANHOLE REQUIREMENTS

- Please ensure all works that are carried out which are adjacent to any sewer or manholes, including but not limited to landscaping and earthworks, are to ensure that the sewer or manhole is not impacted upon. This may include covering, burying, modifying, changing and causing damage to the manhole. Any works carried out that impact on the manhole will need to be rectified at the property owner's expense

FENCING AND LETTERBOXES

Proposed fencing should be discussed with your adjoining neighbour prior to construction. Please refer to the relevant Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 and/or any guidelines in your State & Local Government regarding fencing requirements.

For vacant lots that have been sold and settled, the individual owner is responsible for the presentation of the lot and is encouraged to fence or hoard their lot. Should excavated material or rubbish be dumped upon the lot, the owner is to address this directly with the adjoining owners/builders.

All fencing will require a design guidelines approval to be obtained by the design review team prior to construction, and is to be displayed on the site plan at time of plan submission for assessment and approval.

FRONT FENCING

All front fencing to be constructed will require a covenant approval prior to construction.

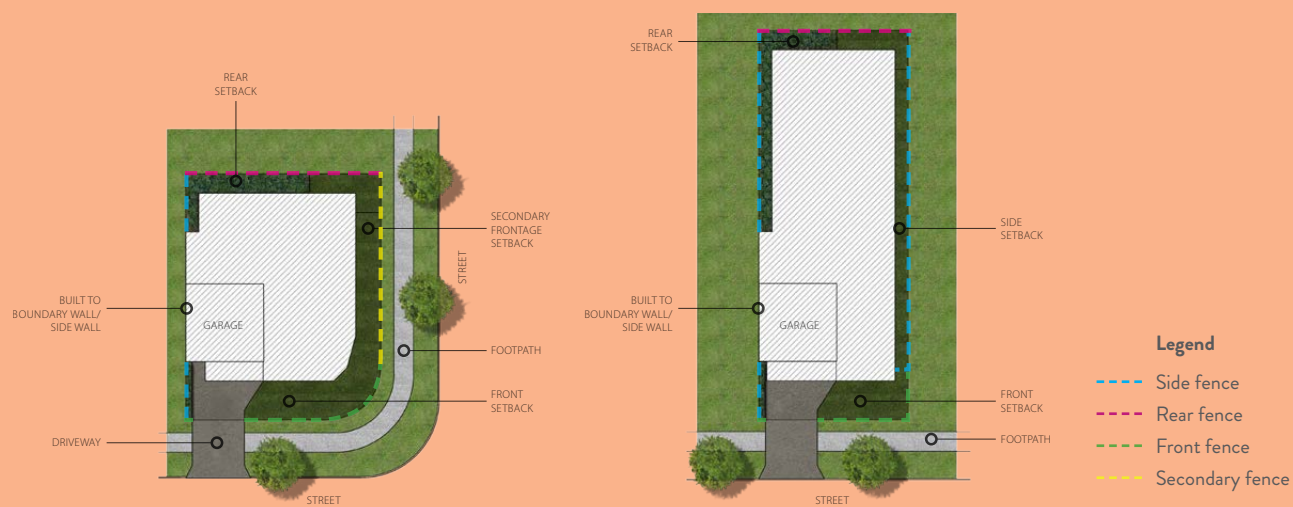
- All front fencing must be shown on a site plan when submitting your plans for approval.
- Front fencing is to be a maximum of 1.8m in height.
- Fencing that is greater than 1.2m high must include a see-through element for section of fence above 1.2m. This may be incorporated as a feature or applied to the whole fence.
- Front fencing must not include any unfinished materials. Masonry is to be rendered and painted, timber fencing must be either painted or stained.
- Front fencing may not be of Colorbond construction.
- Where there is no front fence constructed the side fence must return to the side of the house a minimum of 1m behind the front building line. This is to be constructed of horizontal timber palings and painted Woodland grey (please see below example).

SECONDARY FENCING

- Secondary street fencing is to be a maximum of 1.8m in height and must be constructed of horizontal timber palings and painted Woodland grey (please see below example).
- Colorbond fencing is not permitted.
- Where there is no front fence constructed, the secondary fence must return to the side of the house a minimum of 1m behind the front building line. The return is to be constructed of horizontal timber palings and painted Woodland grey (please see below example).
- Fencing details are to be displayed on the site plan at time of plan submission.

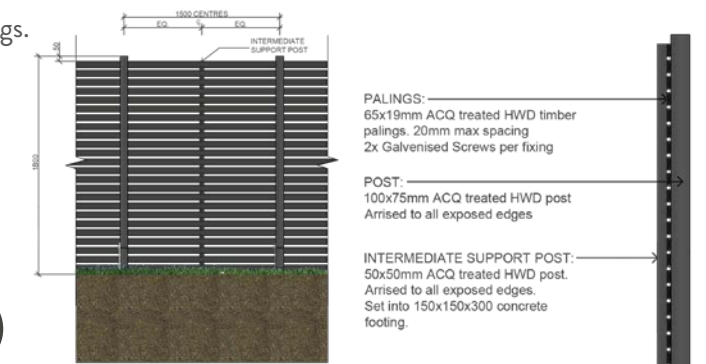
SIDE AND REAR FENCING

- All side and rear fencing is to be 1.8m in height.
- Where there is no front fence constructed, the side fence must return to the front of the house a minimum of 1m behind the side building line. This return is to be constructed of horizontal timber palings and painted Woodland grey (please see below example). If timber fencing is chosen on the side or rear fence, this can be constructed in either vertical or horizontal palings.



CORNER LOT FENCING

STANDARD LOT FENCING



LETTERBOX

All properties must provide clear access for the postal delivery motorbike to deliver mail to the letterbox.

Letterboxes must be constructed as per Appendix B, in a consistent colour to the dwelling house and are to be constructed in conjunction with the driveway. Letterboxes on single poles are not to be used.

SERVICES

NON-GROUND MOUNTED PLANT AND EQUIPMENT

- Roof mounted items visible from the street or public spaces must be minimal. These include, but are not limited to satellite dishes, TV aerials, hot water services, air-conditioning units and heating units
- Solar panels and collectors for hot water units are the exception when orientated to maximise their effectiveness

GROUND MOUNTED PLANT EQUIPMENT

- All ground mounted services are not to be visible from any street or public space. These items may include heating and cooling units, rubbish bins or compost bins, swimming pool equipment, gas bottles, rain water tanks, clotheslines and sheds
- A dedicated bin storage area is required behind the front building line of the home, and behind the side fence return, and must be detailed on the plan
- If bin storage is proposed on a small house design which does not have side access, a non-transparent bin storage enclosure is to be designed to screen the bins completely. The bin location and screening device is to be included on the site plans at time of plan assessment for a design guidelines approval to be obtained prior to construction

ANCILLARY STRUCTURES

Garden sheds and outbuildings are permitted, provided they conform to the following:

- Must be located behind the dwelling and screened from public view
- Must be painted or coloured to suit the colour scheme of the dwelling
- Must be displayed on the site plan at the time of plan submission for a Home Design Guideline approval to be obtained prior to construction
- Any shed larger than a 3m x 3m garden shed will need to apply the standard setbacks for the lot, may require a council permit and be taken into consideration for the site coverage % of the lot
- Unfinished metal sheds of any size are not permitted

The owner and builder will be responsible for obtaining a covenant approval for certain structures prior to construction. These include, but are not limited to, gazebos, alfresco, patios, verandahs and other extensions or renovations applied to the home after builder handover, or after the original plans for the lot have been approved under these Home Design Guidelines. Items including but not limited to location and siting of the structures, material, size and height, site coverage, external material and colours will need to be checked and approved prior to construction. These structures may also require a Council approval and building permit prior to construction which will be the owner and builder's responsibility.



OTHER

DUAL LIVING

- Not allowed in the estate without explicit written approval and confirmation of Council compliance

DEVELOPER WORKS

- Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed by the developer
- All fencing connected to any developer fencing must taper for the final 3m to meet the height of the developer fencing. In the circumstance where the developer fence exceeds the maximum fence height, the adjoining fence is permitted to exceed the maximum fence height within the 3m tapered section of the fence

PRESENTATION AND MAINTENANCE BEFORE AND UPON COMPLETION

Your property must always be:

- Kept in a clean and tidy state
- Silt fences and rubble driveways are to be used and must be maintained during the total construction of your home
- Maintain an industrial waste bin or fully wrapped cage bin on site. The bin is to be established on site as soon as construction has commenced and must be regularly emptied. The bin must be covered when full so no material escapes the waste bin
- The site must be cleared of any rubbish or building material daily with this rubbish and building material placed into the waste bin each afternoon when building activity has finished for the day

COMMENCE CONSTRUCTION

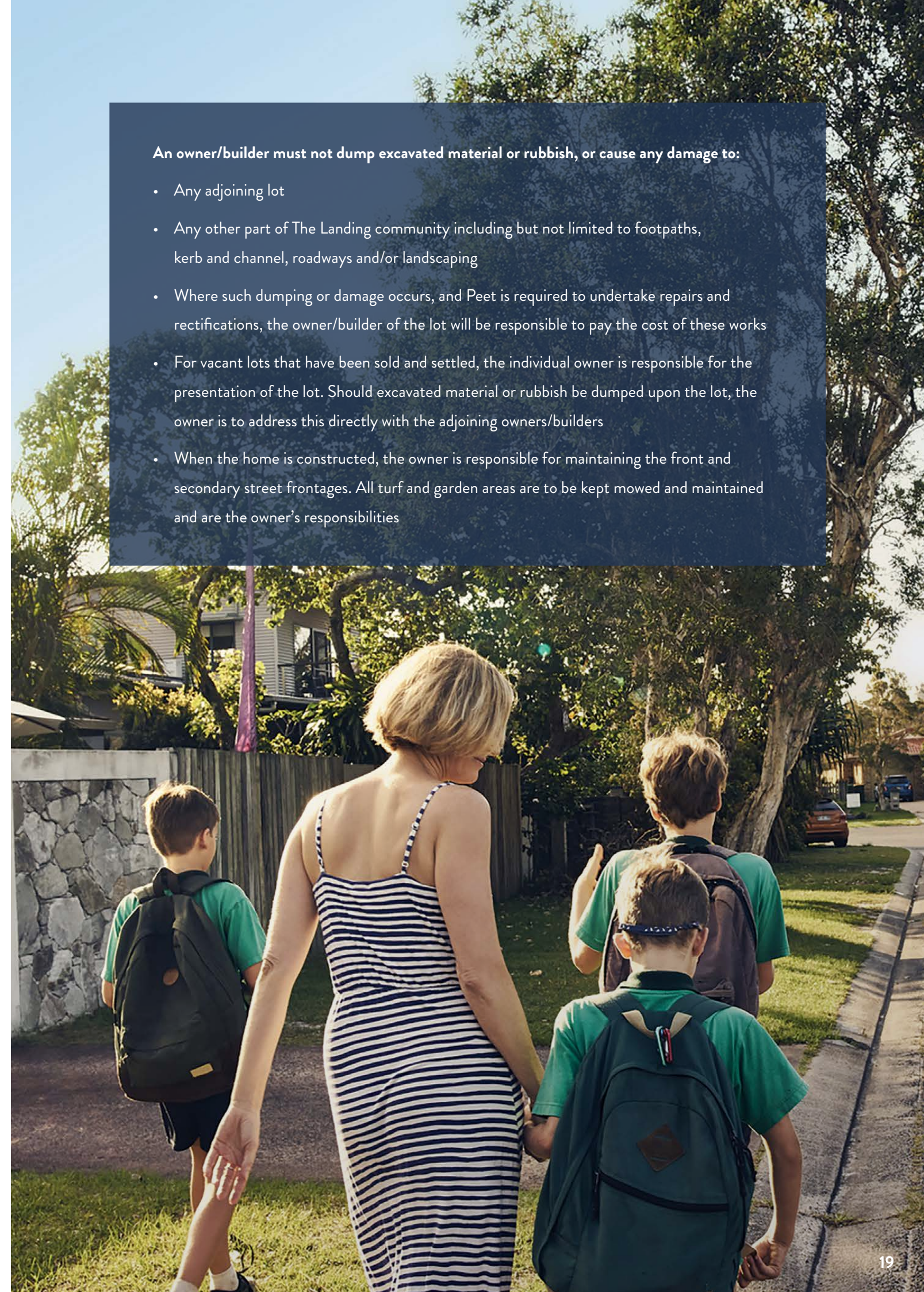
- No later than 12 months from date of settlement

COMPLETION OF CONSTRUCTION (CERTIFICATE OF OCCUPANCY)

- No later than 12 months from commencement of construction

An owner/builder must not dump excavated material or rubbish, or cause any damage to:

- Any adjoining lot
- Any other part of The Landing community including but not limited to footpaths, kerb and channel, roadways and/or landscaping
- Where such dumping or damage occurs, and Peet is required to undertake repairs and rectifications, the owner/builder of the lot will be responsible to pay the cost of these works
- For vacant lots that have been sold and settled, the individual owner is responsible for the presentation of the lot. Should excavated material or rubbish be dumped upon the lot, the owner is to address this directly with the adjoining owners/builders
- When the home is constructed, the owner is responsible for maintaining the front and secondary street frontages. All turf and garden areas are to be kept mowed and maintained and are the owner's responsibilities



APPENDIX A – BRICK PALETTE



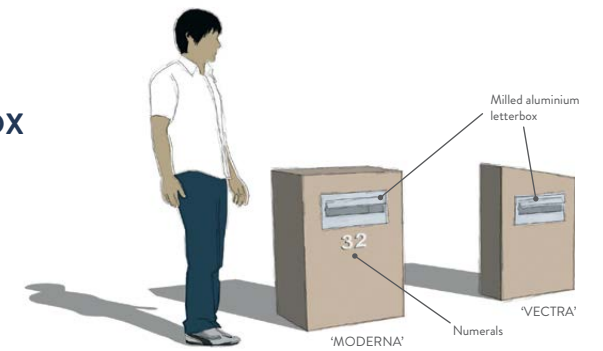
Colours shown are indicative only, please refer to manufacturer’s product samples prior to selecting your colour for an accurate colour representation.

- Plans submitted for approval must detail the brick type, colour selection and mortar information at time of plan’s submission. Approval of other brick and/or mortar type is at the sole discretion of Peet.

APPENDIX B – LETTERBOXES

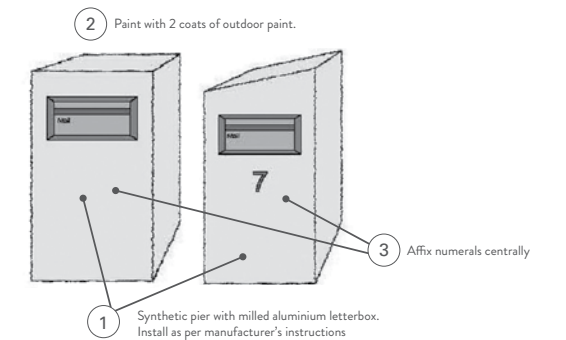
PRE-RENDERED SYNTHETIC PIER LETTERBOX

Lightweight synthetic piers come pre-rendered and with the letterbox already fitted, all you need to do is paint and affix house numbers.



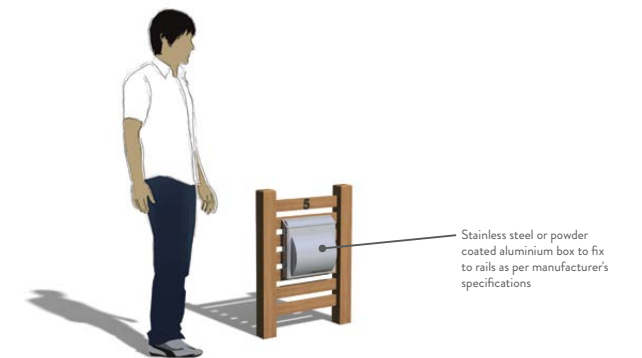
MASONRY PIER LETTERBOX

Construct your own letterbox out of bricks and mortar, or have your builder construct it for you.



TIMBER PIER LETTERBOX

Timber pier letterboxes are available for purchase with easy installation instructions.



THE LANDING APPLICATION FORM

Please submit your Design Submission Package to design.review@peet.com.au

ALLOTMENT DETAILS:

Lot number:	Street:
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OWNER DETAILS:

First name:	Surname:
Contact number:	Email:
Mailing address:	

BUILDER DETAILS:

First name:	Surname:
Contact number:	Email:
Mailing address:	

ATTACHMENTS:

1 copy of Site plan 1 copy of proposed Floorplan, Roof plans, Landscape plans and Elevations 1 copy of Materials and Colours schedule

NON-CONFORMING DESIGNS (TO BE COMPLETED FOR DESIGNS THAT DO NOT COMPLY WITH HOME DESIGN GUIDELINES).

List measures taken to ensure that standards are being upheld or improved:

List reasons why this home design will add character to the overall estate:

Where colour selections or materials differ from pre-approved palette, please provide samples or images of your selection for assessment.

Submitted by:	
Print name:	Date: ____/____/____

MATERIALS AND COLOURS SCHEDULE

Colour and Materials Selections

MATERIAL	MANUFACTURER	RANGE	COLOUR
Brick			
Mortar			
Render/Bag and Paint			
External Cladding: Timber, Colorbond®, Stone, Fibre-cement			
Additional External Cladding: Timber, Colorbond®, Stone, Fibre-cement			
Roof: Colorbond®, Low Profile Tiles			
Gutter			
Eaves			
Front Door: Paint, Stain			
Garage Door			
Window Frames			
Driveway			
Letterbox: Brick, Synthetic, Timber			

To receive approval within 15 working days, submit this application form along with a site plan, floor plan and elevations to the Design Review Panel: design.review@peet.com.au

