

The image shows a modern residential development with a semi-transparent logo overlay. The logo features the word "HORIZON" in a light green, sans-serif font, with a small dot above the 'O'. Below it, the word "aston" is written in a smaller, white, lowercase sans-serif font. The background of the logo is a dark, semi-transparent rectangle that allows the underlying image of a modern house and garden to be visible. The house has a dark roof, large windows, and a mix of brick and stone finishes. The garden is well-manicured with various plants and a stone wall. Two people are walking on a path in the foreground. The sky is a mix of blue and white clouds.

HORIZON
aston

HORIZON AT ASTON
DESIGN GUIDELINES

Artist impression.

astonhorizon.com.au

PEET



All images contained within the Design Guidelines are for illustrative purposes only.
All facades, landscaping, and fencing must comply with the Horizon at Aston Design Guidelines.



CONTENTS

5	1. INTRODUCTION
5	1.1 Investment Protection
5	1.2 Applicable Documents
5	1.3 Architectural Merit
6	2. APPROVAL PROCESS
6	2.1 Your Design and Building Approval Process
7	2.2 Submission Requirements
7	2.3 Contact
8	3. ARCHITECTURAL CHARACTER
8	3.1 Architectural Style
8	3.2 Housing Diversity
9	4. PROJECT REQUIREMENTS
9	4.1 Sunset Clause
9	4.2 Construction Timeframe (landscape)
9	4.3 Subdivision
10	5. BUILDING MASS
10	5.1 Building Bulk and Scale
11	6. ENTRIES AND FAÇADE ARTICULATION
11	6.1 Entries and Articulation
11	6.2 Activation Elements
12	6.3 Corner Lot Treatment
13	7. ROOFING
13	7.1 Roof Styles
13	7.2 Roof Pitch
13	7.3 Eaves
14	8. COMMUNITY ACTIVATION AND SAFETY ELEMENTS
14	8.1 Window Coverage
14	8.2 Safety Features
15	9. MATERIALS AND COLOURS
15	9.1 Variation
15	9.2 Materials
16	9.3 Colour palette and textures



CONTENTS

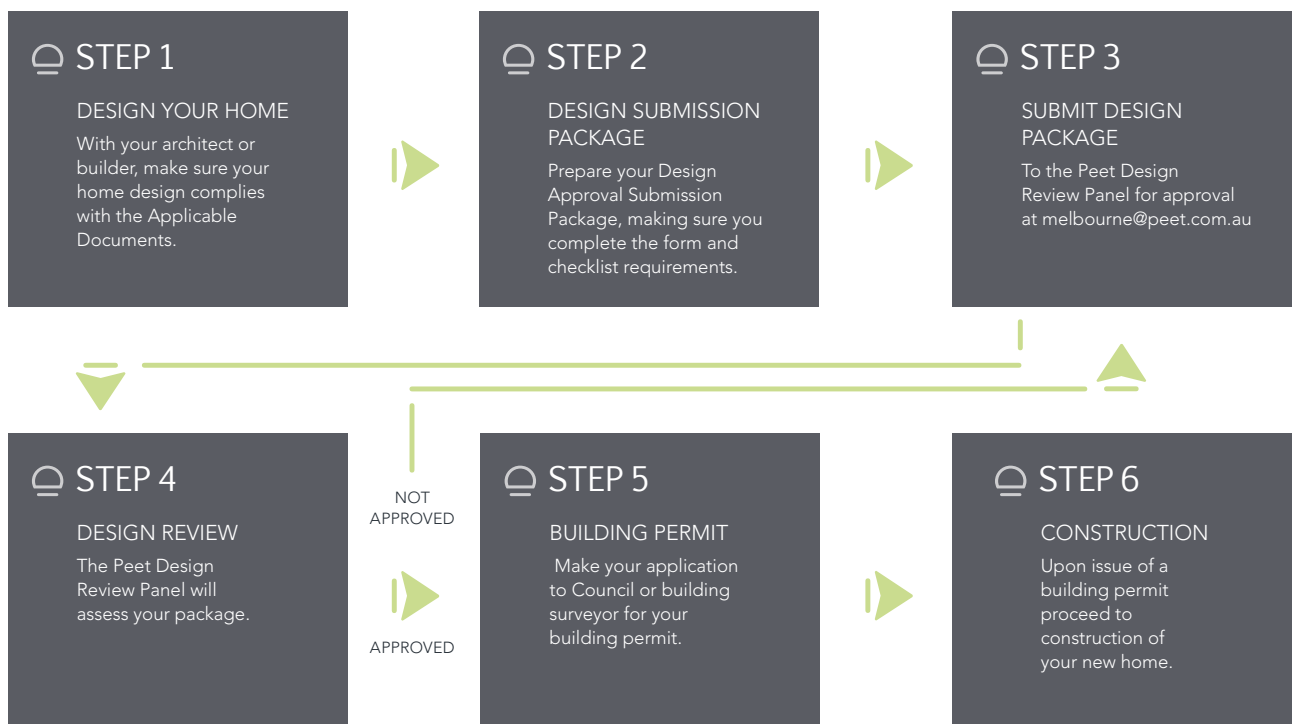
17	10. LANDSCAPING
16	10.1 Landscaping General
18	11. RETAINING WALLS
18	11.1 Retaining the Allotment
19	12. VEHICLE ACCESS AND ACCOMMODATION
19	12.1 Vehicle Access
19	12.2 Vehicle Accommodation
21	13. FENCING
21	13.1 Fencing General
23	13.2 Side Fencing Specifications
23	13.3 Internal Rear Fencing Specifications
24	14. SERVICES
24	14.1 Service Locations
24	14.2 Recycled Water
24	14.3 National Broadband Network
25	14.4 Ancillary Structures
26	15. ENVIRONMENTAL SUSTAINABILITY
26	15.1 Energy Efficiency
26	15.2 Water Saving Initiatives
27	16. CONSTRUCTION REQUIREMENTS
27	16.1 Allotment Maintenance
27	16.2 Deliveries and Storage
27	16.3 Rubbish
27	16.4 Site Security and Safety
27	16.5 Signage
27	16.6 Enforcement
28	17. DUAL OCCUPANCY / MEDIUM DENSITY UNITS
28	17.1 Dual Occupancy
28	17.2 Siting Requirements
28	17.3 Materials
28	17.4 Building Elements
28	17.5 Exclusions for Dual Occupancy / Medium Density Units

2 APPROVAL PROCESS

2.1 YOUR DESIGN AND BUILDING APPROVAL PROCESS

The design proposal for every home in the Aston community must be submitted to the Peet Design Review Panel for approval.

The Design Approval does not replace the need for a building permit from the Hume City Council or building surveyor. Information about what is required by the Council before it can issue a building permit for your new home can be found at www.hume.vic.gov.au



2.2 SUBMISSION REQUIREMENTS

You must submit your Design Approval Submission Package in PDF format to melbourne@peet.com.au. If you do not have internet access please call (03) 9868 5900

YOUR DESIGN APPROVAL SUBMISSION PACKAGE MUST INCLUDE:

- Completed Design Checklist (Attachment 1)
- Completed Design Approval Application Form (Attachment 2)
- Site Plan (Scale 1:200)
 - Fully dimensioned, showing all setbacks and building structures
 - Allotment boundaries (and easements if applicable)
 - Proposed building footprint
 - Location of private open space, with dimensions and areas
 - Location of site car parking and driveways
 - Energy rating

ALL FLOOR PLANS, ROOF PLANS AND ELEVATIONS (1:100)

- All drawings to be fully dimensioned.
- Show dimensioned internal layout, including all pergola, decks, terraces, finished floor levels, balconies, verandahs, windows and door openings.
- Show location of all ancillary items. This includes (and is not limited to) water tanks, solar panels, water storage units, air-conditioning units, evaporative cooling units, evaporative heating units, bin storage area, sheds and outbuildings.

MATERIALS AND COLOURS

- Clearly label all proposed external building materials.
- Provide annotated scanned colour samples, put together as a 'sample' board, to illustrate your proposed external colour scheme.

2.3 CONTACT

If you have any queries about your Design Approval Submission Package, please speak to your builder or architect in the first instance.

For remaining queries, please contact:
Peet Design Review Panel
Email: melbourne@peet.com.au
Phone: (03) 9868 5900

3

ARCHITECTURAL CHARACTER

3.1 ARCHITECTURAL STYLE

The required architectural character of your dwelling is specified in these Design Guidelines; modern contemporary style homes are preferred. The architectural style of your home will need to be approved in accordance with the Special Requirements and the Design Guidelines.

Mock reproductions of historical style homes are not permitted, including, but not limited to:

- Federation
- Victorian
- Georgian or Neo Georgian
- Tudor
- Edwardian
- Tuscan

Modern interpretations of these styles will be considered on merit in accordance with the Special Requirements. This may be achieved through the use of modern materials and colours or other methods.

3.2 HOUSING DIVERSITY

3.2.1 The façade of a dwelling may not be the same as another façade within three lots adjacent or across the street.



3.2.2 In the event that two applications detail similar façades within the same street, approval will be granted to the first applicant to be received.

3.2.3 The Design Review Panel can perform a preliminary check against the façade design of buildings not yet constructed, where a Design Package has been submitted.



4

PROJECT REQUIREMENTS

4.1 SUNSET CLAUSE

4.1.1 These Design Guidelines will cease to apply on the date nominated on the applicable Plan of Subdivision, at which time the appropriate local government statutory document will take precedent. You should refer to your Contract of Sale for the applicable Plan of Subdivision affecting your lot.

4.2 CONSTRUCTION TIMEFRAME (LANDSCAPE)

4.2.1 Landscaping, driveways and any mandatory fencing must be completed within 6 months of the issue of a Certificate of Occupancy for the dwelling.

4.3 SUBDIVISION

4.3.1 Subdivision of non corner allotments is not permitted, unless identified on the Building Envelope Plan in the applicable Plan of Subdivision, or as approved by Peet Design Review Panel. This would also be subject to external/Council approvals.

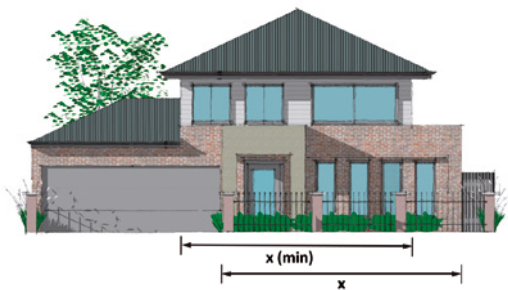
4.3.2 In certain circumstances at the discretion of the Peet Design Review Panel, subdivision of corner allotments is permitted in accordance with the appropriate statutory approvals from the Local Authority.



5 BUILDING MASS

5.1 BUILDING BULK AND SCALE

5.1.1 The first floor of double storey dwellings must span a distance equal to or greater than the width of the ground floor, not including the garage.



5.1.2 CEILING HEIGHT

The internal ceiling height measurement of a single storey and the ground floor of a double storey dwelling must be a minimum of 2550 millimetres above the floor level. (Measured from the finished floor level to ceiling).



5.1.3 BASEMENTS

Construction of a basement or underground room is not permitted.

5.1.4 BUILDING ENVELOPE

Refer to the Building Envelope Plan and Memorandum of Common Provisions for setback requirements, easements and height limitations.



6

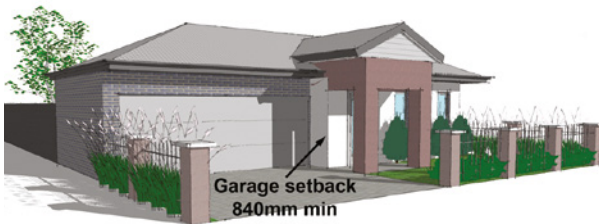
ENTRIES AND FAÇADE ARTICULATION

6.1 ENTRIES AND ARTICULATION

6.1.1 Doorways or the landing associated with the doorway must be located within clear sight of the primary street frontage.



6.1.2 Garages must be setback a minimum of 840 millimetres behind the front wall of dwelling and be set back a minimum of 5.4 metres behind the front title boundary in accordance with the Memorandum of Common Provisions. Refer to Memorandum of Common Provisions for height limitation.



6.2 ACTIVATION ELEMENTS

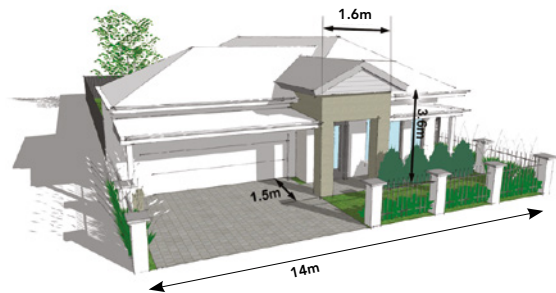
6.2.1 All façades must be designed with an activation element visible to the primary frontage to address the street.

6.2.2 PORTICOS

Minimum depth: 1.5 metres

Minimum width: 1.6 metres

Refer to Memorandum of Common Provisions for height limitation.





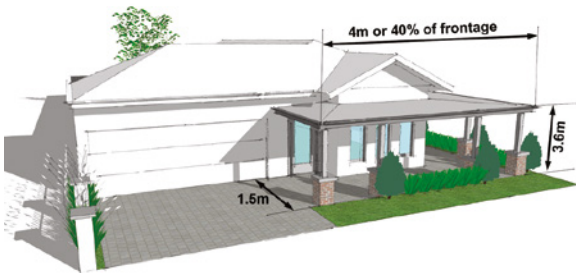
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ENTRIES AND FAÇADE ARTICULATION

6.2.3 VERANDAHS

Minimum depth: 1.5 metres

Minimum width: 4.0 metres or 40% of frontage whichever is the greater. For lots less than 300 metres², minimum verandah width is equal to 30% of the frontage of the home. Refer to Memorandum of Common Provisions for height limitation.



6.2.4 BALCONIES

Minimum depth: 1.2 metres

Minimum width: 4.0 metres external width or 30% of frontage; which ever is the greater. For lots less than 300 metres², minimum balcony width is equal to 30% of the frontage of the home. Refer to Memorandum of Common Provisions for height limitation.



6.2.5 Porticos, verandahs and balconies may protrude outside of the building envelope. Refer to the Memorandum of Common Provisions for limitations.

6.2.6 Other activation elements may be considered on their architectural merits by the Peet Design Review Panel.

6.3 CORNER LOT TREATMENT

6.3.1 The home design must address both the primary and secondary frontages, which must be of a similar architectural design. Windows, materials and colours present on the primary façade must return along the secondary frontage visible from public view. Elevations facing the side street (corner) or public open space must replicate and incorporate elements of the front façade. Blank walls are strictly prohibited.

6.3.2 Eaves must return the entire length of the secondary frontage, as per Section 7.3.1.



7 ROOFING

7.1 ROOF STYLES

7.1.1 Dwellings may have the following roof styles:

- Pitched.
- Flat with a parapet wall. (double storey only)
- Skillion.
- Curved.
- Gabled roof.

Pitched



Flat



Skillion



Curved



7.2 ROOF PITCH

7.2.1 Where a pitched roof is adopted, single storey dwellings must have a minimum roof pitch of 22 degrees.



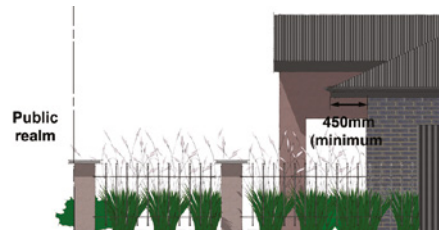
7.2.2 Where a pitched roof is adopted, double storey dwellings must have a minimum roof pitch of 20 degrees with a minimum of 450 millimetres eaves to the entire dwelling.

*Excludes parapet walls, see section 7.3.2.



7.3 EAVES

7.3.1 All dwellings must have eaves with a minimum depth of 450 millimetres to all façades within public view. Eaves are required to return a minimum of 3 metres on non-corner allotments. See section 6.3 for Corner Lot Treatment.



7.3.2 Where parapet walls are an integral component to the architectural style of the house, eaves are not required in the location of the parapet wall.





8

COMMUNITY ACTIVATION & SAFETY ELEMENTS

8.1 WINDOW COVERAGE

8.1.1 Dwellings must have substantial amount of window coverage, greater than 10% to all façades facing public view.



8.2 SAFETY FEATURES

8.2.1 Roller shutters are not permitted on any window visible from the public realm.

8.2.2 Metal bars over windows and doors are not permitted.

8.2.3 Security flyscreen doors must be of a dark colour and not made of diamond mesh.

9

MATERIALS AND COLOURS

9.1 VARIATION

9.1.1 Each facade must have a variation of at least 2 separate materials and/or including two separate colours. Both of which must cover a minimum of 30% of the facade. Full face brick is not permitted.



9.2 MATERIALS

9.2.1 Materials on the front façade of a non corner allotment must return a minimum of 3.0 metres along the side of the dwelling. For corner allotments refer to Section 6.3 Corner Lot Treatment.



9.2.2 The following items are not permitted

- Leadlight, stained glass or glass bricks
- Terracotta colour roofs
- Non powder coated aluminium windows
- Bagged render finish
- Plumbing visible from the public realm
- Galvanized iron
- Aluminium coated steel
- Corrugated fibre cement sheeting
- Corrugated fibre cement sheeting
- Un-rendered cement sheeting
- Bare, painted or pre-coloured concrete blocks
- Non certified plantation timber

9.2.3 Infill FRC sheeting or light weight materials are not permitted above doors and windows where it is visible from the public realm. Excludes infill above garage. All lightweight infill materials must have a rendered finish.

9.2.4 Garage doors visible to the public realm must be sectional or tilt up panels. Colorbond® roller doors are not permitted.



9

MATERIALS AND COLOURS

9.3 COLOUR PALETTE AND TEXTURES

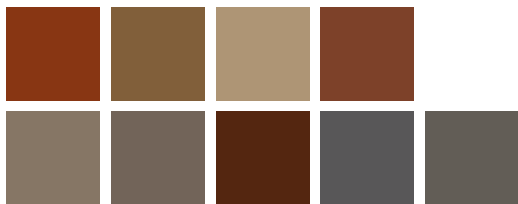
9.3.1 BASE COLOURS

Light, natural and earthy hues that are harmonious with the landscape.



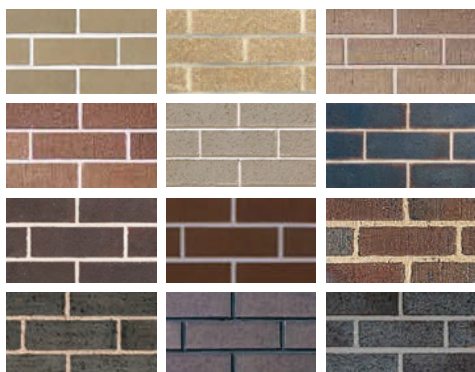
9.3.2 ACCENT COLOURS

Use as a highlight element to allow articulation and create contrast, but should compliment base colour.



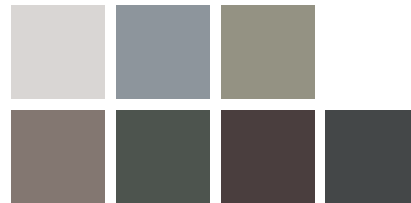
9.3.3 FACE BRICK

Treat face brick on front façade as a feature to provide texture and variation. As per base colours.



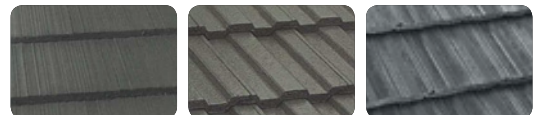
9.3.4 METAL SHEET ROOFING AND ROOF TILES

Charcoal, greys and dark brown colours. Galvanized and reflective material is not permitted.



9.3.5 ROOF TILE PROFILE

Preferred roof tiles are low-profile terra-cotta or concrete roof tile, slates and shingles. Alternatives are subject to approval by the Peet Design Review Panel.



9.3.6 Bright clashing colours will not be permitted.



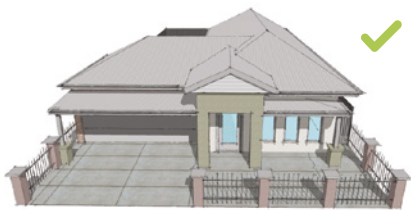


10 LANDSCAPING

10.1 LANDSCAPING

10.1.1 Purchasers must comply with the Section 173 Agreement relating to protection of the Greenvale Reservoir in relation to landscaping.

10.1.2 In areas visible from the public realm, concrete is permitted for use in the driveway and path to the front door only.



10.1.3 DRIVEWAYS

Stampcrete and plain concrete driveways are not permitted. Colour pigment only. Driveways must be completed before home is occupied.

10.1.4 A planting bed of a minimum distance of 500 millimetres must be retained between the driveway and the adjoining property.



10.1.5 Below-ground landscape elements (such as in-ground trampolines, sunken gardens, etc) are not permitted.

10.1.6 Outdoor swimming pools and spas are not permitted.



11 RETAINING WALLS

11.1 RETAINING THE ALLOTMENT

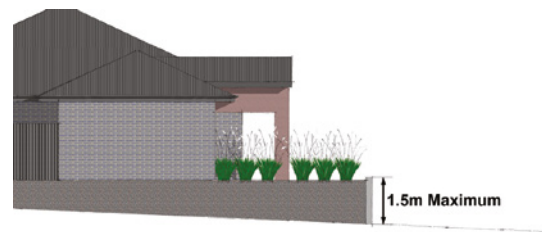
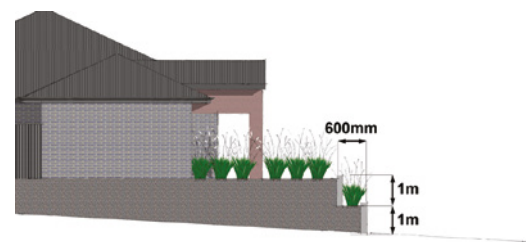
11.1.1 Purchasers must comply with the Section 173 Agreement relating to protection of the Greenvale Reservoir in relation to retaining walls.

11.1.2 In the event that there is a level difference between adjacent lots due to approved site works, it will be the responsibility of purchasers to meet the cost of any additional retaining walls or other measures required.

You are advised to seek a qualified engineer's advice, and to contact Hume City Council before you make any arrangements, to confirm any additional approvals required.

Any changes to existing retaining walls should only be undertaken after approval of a practicing structural engineer. The level at the base of the retaining wall shall not be lowered without the approval of a practicing structural engineer.

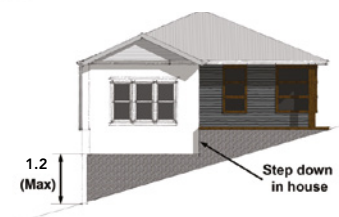
11.1.3 Retaining walls facing the public realm must be stepped where retaining exceeds 1.5 metres. This must include a 600 millimetres planting bed.



*Retaining walls that are visible from the public realm must be built from materials that complement your home.

*Timber sleeper or painted concrete retaining walls permitted. Refer to Section 9.2 and 9.3 Materials and Colours.

11.1.4 Maximum height of retaining walls on a lower boundary (regardless of whether it faces the public realm) must not exceed 1.2 metres in height unless otherwise approved by Hume City Council.





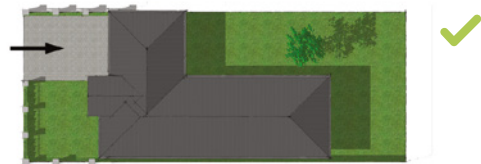
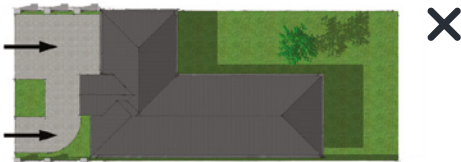
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VEHICLE ACCESS AND ACCOMMODATION

12.1 VEHICLE ACCESS

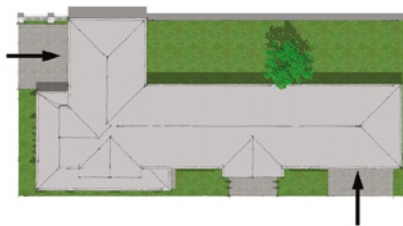
12.1.1 NON CORNER ALLOTMENTS

Only 1 vehicle access point is permitted from the primary street frontage. Circular driveways are strictly prohibited.



12.1.2 CORNER ALLOTMENTS

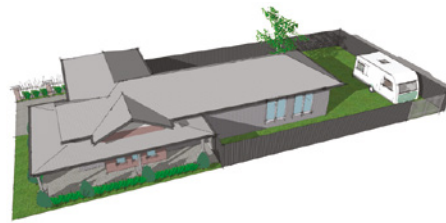
1 vehicle access point is permitted on each boundary.



12.2 VEHICLE ACCOMMODATION

12.2.1 ALL ALLOTMENTS

Commercial/recreational vehicles, boats, caravans, trucks and other mobile machinery may not be stored where visible from the street and must be contained within the rear yard.



12.2.2 NON CORNER ALLOTMENTS

Refer to the Building Envelope Plan for limitations on the number of garage spaces permitted. All vehicle accommodation must occur in the same garage.

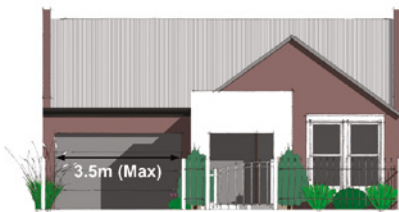




12

VEHICLE ACCESS AND ACCOMMODATION

12.2.3 Single garages must have a maximum opening of 3.5 metres.



12.2.6 Garages must be integrated into the main roofline of the dwelling.



12.2.4 Double garages must have a maximum opening of 6.5 metres.



12.2.7 Carports are not permitted.

12.2.5 Triple garages must have a maximum opening of 9 metres and must be articulated. The total garage opening must not be greater than 60% of the frontage.





13 FENCING

13.1 FENCING

13.1.1 Purchasers must comply with the Section 173 Agreement relating to protection of the Greenvale Reservoir in relation to fencing.

13.1.2 FENCING GENERAL

Fences erected by Peet or its contractors are approved fences. Wire woven, chain mesh, barbed, cyclone or similar fencing are not permitted unless specifically approved by Peet.

13.1.3 FRONT AND WING FENCING

No fencing is permitted forward of the building line.

13.1.4 SIDE FENCING

Fencing located on the side of a standard allotment with no exposure to public view must be installed as detailed in Section 13.2. Side fencing must be Colorbond® fencing type in Woodland Grey colour. It must be no higher than 1800 millimetres and not constructed forward of the building line.

13.1.5 CORNER LOT FENCING

Must not extend for more than 60% of the length of the secondary frontage.



13 FENCING

13.1.6 FENCING RETURN/GATE

Fencing return is a gate or fence that links the internal boundary fencing to the dwelling and is visible from public view. Dwellings not spanning the full width of the lot frontage must provide a fence or gate to connect the dwelling to the side fence. Fencing must be of the same specifications as the Side Fencing (refer 13.2), no higher than its adjoining boundary fence, and set back at least one (1) metre from the main building line.

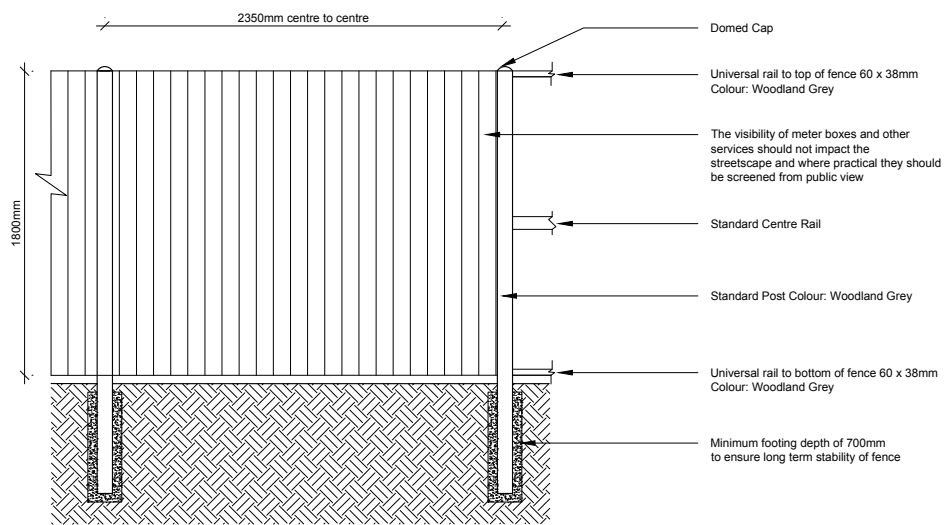
13.1.7 REAR FENCING

The internal rear fencing will be installed by Peet, as detailed in Section 13.3 and must be maintained by the Purchaser. The fence must not be modified or removed. All internal rear fencing replacements must be 1600mm high Colorbond® Neetascreen in Woodland Grey colour, topped with 200mm Colorbond® Slatscreen 50mm x 10mm with 20mm gaps in Woodland Grey colour.

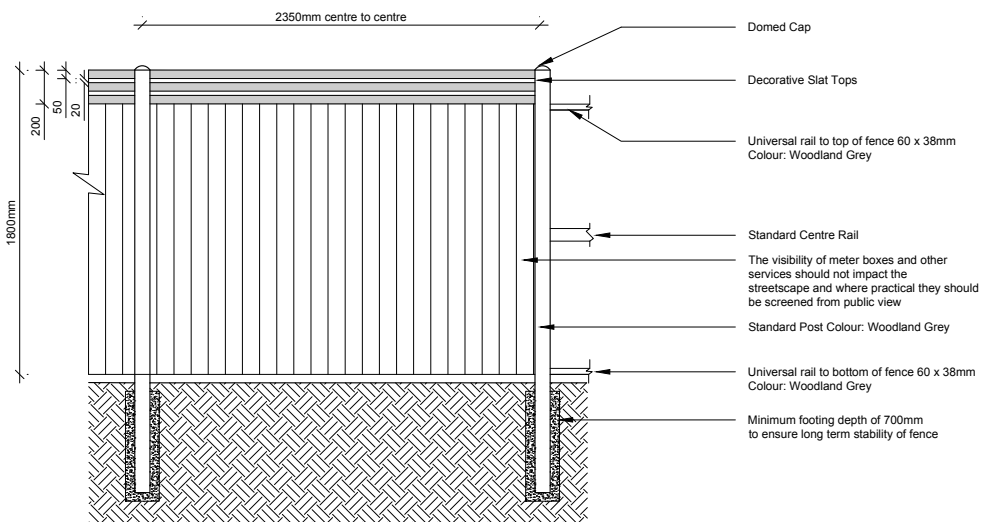
13.1.8 FENCES ON A SLOPE

Fences must be stepped in accordance with any slope in the lot.

13.2 SIDE FENCING SPECIFICATIONS



13.3 INTERNAL REAR FENCING SPECIFICATIONS





14 SERVICES

14.1 SERVICE LOCATIONS

14.1.1 Meter boxes and other services visibility should not impact the streetscape and where practical they should be screened from public view.

14.1.2 Services on the roof must be:

- Below the roof line.
- Not located on the façade that is visible within public view.
- Match the colour of the roof.



14.1.3 Solar water heaters and solar panels may be located on any elevation that provides the most suitable solar access.

14.2 RECYCLED WATER

Aston will provide infrastructure to enable supply of recycled water by Yarra Valley Water. All homes constructed at Aston must include fittings and connections to the Aston recycled water system, as specified by Yarra Valley Water.

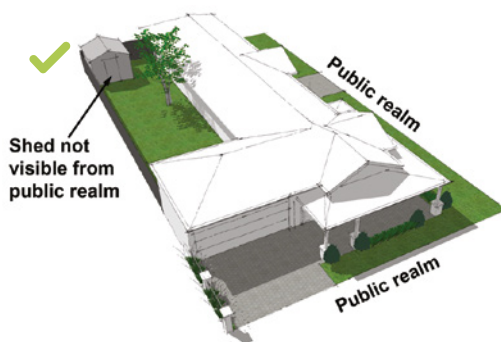
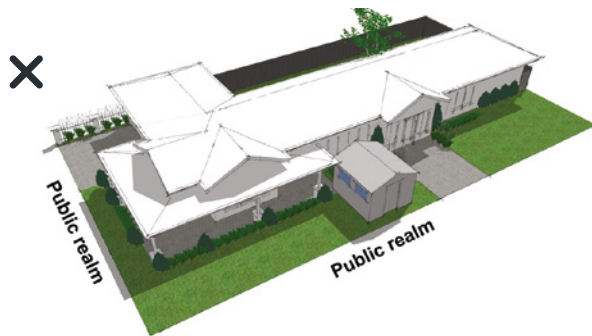
14.3 NATIONAL BROADBAND NETWORK

Aston will provide infrastructure to enable telecommunication providers to install cabling. All homes constructed at Aston must include conduits, cabling and housing and comply with NBN Co Limited Building Ready Specifications.

14.4 ANCILLARY STRUCTURES

14.4.1 Purchasers must comply with the Section 173 Agreement relating to protection of the Greenvale Reservoir in relation to siting of ancillary structures.

14.4.2 Sheds and outbuildings must be screened from public view and must be within the building envelope.



14.4.3 Sheds and outbuildings must:

- Consider a requirement whereby a shed over a particular height must have an associated offset from the boundary to prevent overshadowing/imposing on neighbours. E.g. for shed height over 3m, offset from boundaries must equal 1m plus the shed height in excess of 3m.
- Be less than 20 square metres².
- Not be constructed of restricted material.
- Not be forward of the building line.





15

ENVIRONMENTAL SUSTAINABILITY

At Aston we're committed to sustainability in both the design and construction of our communities. Sustainable living practices in your home design will reduce your environmental footprint, make for a more comfortable home and will also save in your consumption of household energy and water costs. We recommend you consider the following in your house design to improve your sustainability.

15.1 ENERGY EFFICIENCY

Well-designed homes reduce the demand on heating and cooling. Indeed any style of house can be energy efficient. Energy smart homes have a combination of features which work together to ensure you achieve the highest degree of comfort with minimum energy use. The following design features are recommended for all Aston homes to help achieve such energy efficiencies:

1. Orient the house for passive heating, and to maximise northern light.
2. Incorporate additional shade devices that allow northern winter sun in to living areas and the outdoor living area and prevent summer sun access. Shade devices include pergolas, deciduous vegetation and awnings.

3. Minimise the number and size of openings to the west and east and provide additional shade devices.
4. Install high star-rated electrical appliances (such as the fridge, freezer, television, washing machine, air conditioner, lighting etc.)

15.2 WATER SAVING INITIATIVES

All residents are encouraged to consider other water saving initiatives in the home including:

- Grey water systems
- Rain water tanks
- Solar hot water systems
- High star-rated water using appliances (such as toilet, taps, shower head etc.)



16

CONSTRUCTION REQUIREMENTS

You must inform your builder of the following requirements during the construction period of your home.

It is your responsibility to rectify any damage to public infrastructure outside your allotment that is associated with the construction of your house. The repairs must be carried out to Council and Peet's satisfaction.

16.1 ALLOTMENT MAINTENANCE

Prior to, during and after construction commencing, your allotment must be kept clear of excessive weeds and rubbish and maintained to an acceptable standard.

16.2 DELIVERIES AND STORAGE

All building materials, temporary toilets and building equipment must be stored within your property at all times.

The public must be protected when moving equipment and materials in and out of the construction area.

PLEASE NOTE:

Your builder and their subcontractors must not park their vehicles on the adjoining allotments, public areas and nature strips.

16.3 RUBBISH

You are responsible for rubbish removal and for keeping the site and adjoining street clean at all times during the construction of your house.

A covered rubbish collection bin is to be provided during the construction period and kept within your property boundaries.

16.4 SITE SECURITY AND SAFETY

During the construction of your new house the building site must be made secure and safe.

A temporary fence must be built around your lot while the house is being constructed.

Siltation fences or other devices to prevent sediment and mud run-off, soil erosion must be provided.

16.5 SIGNAGE

Safety signs identifying the lot, with the name, postal address and contact details of the responsible person for the site are required on allotments during the construction to a minimum size of 0.4 metres wide and 0.6 metres high.

16.6 ENFORCEMENT

These site management requirements will be monitored and enforced by the relevant parties, such as Hume City Council, DSE and Peet on a regular basis and may attract fines if breaches are identified.

NOTE:

Nature strips, footpaths, roadways, neighbouring properties and public areas do not form part of your construction site, therefore, they must be kept clear at all times.



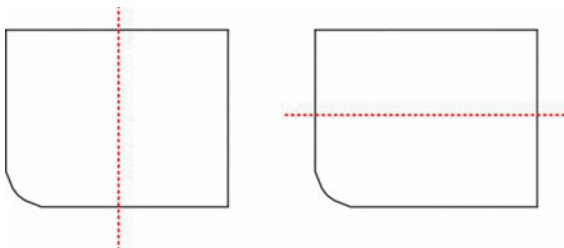
17 DUAL OCCUPANCY AND MEDIUM DENSITY UNITS

17.1 DUAL OCCUPANCY

Dual Occupancy lots can be located on a corner designed to address both street frontages. Two individual residences must be constructed however these may be subdivided pre or post construction. Refer to section 4.3 for more information.

17.2 SITING REQUIREMENTS

- Siting of the Dual Occupancy will be in accordance with the building envelope plan.
- One entry is required from the longest street frontage and one entry is desired from the other street frontage. Where there are two road frontages, each dwelling must have an entry on a different street.
- Dwellings may have attached or detached roofs. Where roofs are attached, the roof form must be articulated to add interest to the streetscape.
- Should cross-over locations differ to what has been provided on the engineering plans, any plans submitted must show the new proposed crossover location and clearly label "subject to council approval".



Sub dividing options

17.3 MATERIALS

Materials and colours present on the front façade of non corner lots must be returned a minimum of 600 millimetres along side elevations which do not face the public realm. For corner lot material and colour treatments refer to Section 6.3 Corner Lot Treatment.

17.4 BUILDING ELEMENTS

The façades of each subdivided dwelling must incorporate similar aspects such that they appear in harmony.

17.5 EXCLUSIONS FOR DUAL OCCUPANCY/MEDIUM DENSITY UNITS

Medium density/dual occupancy developments are exempt from the following sections of the Design Guidelines:

- 4.3 Subdivision
- 5.1.3 Building Envelope Plan
- 6.1 Entries and Articulation
- 6.2.2 Porticos
- 6.2.3 Verandas
- 6.2.4 Balconies
- 7.4 Roof Articulation
- 9.2.1 Materials
- 10.1.3 Landscaping (planting beds)

CHECKLIST



CHECKLIST

The Horizon at Aston Design Guidelines Checklist is part of the required submission package to gain house plan approval from the Peet Design Review Panel (PDRP). To successfully gain your Design Approval from the PDRP, your home plans must comply with the restrictive covenants detailed in the Horizon at Aston Design Guidelines. All non-conforming designs will be assessed on their own merit with the overall interests of the entire community as the highest priority. Contemporary home designs are encouraged. The PDRP reserves the right to approve or decline any non-conforming design.

Name: _____ Lot number: _____

DOCUMENT CHECKLIST

- Is the Design Approval Application Form completed and attached?
- Is the Design Checklist completed and attached?
- Is the Site Plan scaled to 1:200?
- Is the Site Plan fully dimensioned with all setbacks, driveway and the proposed building footprint?
- Are the floor plans scaled to 1:100?
- Are all of the drawings dimensioned including internal layout, balconies, verandahs, ceiling height?
- Are all the materials and finishes clearly labelled and contained with a finishes list? Please submit separate materials and colours drawings in line with the guidelines.

GREENVALE RESERVOIR SECTION 173 AGREEMENT

- Have all excavation and retaining design requirements in the Section 173 Agreement been considered and achieved?
- Have all landscape requirements in the Section 173 Agreement been considered and achieved?
- Have all fencing requirements in the Section 173 Agreement been considered and achieved?
- Have all ancillary structure design requirements in the Section 173 Agreement been considered and achieved?



CHECKLIST

DESIGN CHECKLIST

BUILDING MASS

- Are setbacks in accordance with the Building Envelope Plan?
- Is the garage set back 840 millimetres from the front wall of the dwelling and 5.4 metres from the front title boundary? (Regular lots only)
- Is the ceiling height a minimum of 2550 millimetres?

DOUBLE STOREY

- Does the first floor of the double storey dwelling span the distance equal to the width of the ground floor (not including the garage)?

ROOFING

- If the roof is pitched, is it a minimum of 22 degrees for single storey or 20 degrees for double storey?
- If building to boundary on both sides does the dwelling have a hipped roof with parapet wall extending above the gutter line for a minimum of 40% of the width of the dwelling? Or is it a gabled roof? (Box Gutters and Parapet walls may not protrude above the angle of a pitched roof).
- Does the dwelling have 450 millimetres eaves to all façades facing the public realm?

DOUBLE STOREY

- Does the first floor of the double storey dwelling span the distance equal to the width of the ground floor (not including the garage)?

ROOFING

- If the roof is pitched, is it a minimum of 22 degrees for single storey or 20 degrees for double storey?
- If building to boundary on both sides does the dwelling have a hipped roof with parapet wall extending above the gutter line for a minimum of 40% of the width of the dwelling? Or is it a gabled roof? (Box Gutters and Parapet walls may not protrude above the angle of a pitched roof).
- Does the dwelling have 450 millimetres eaves to all façades facing the public realm?

COMMUNITY ACTIVATION AND SAFETY ELEMENTS

- Is the front doorway located within clear sight of the street?
- Has the entry been articulated by a portico, verandah or balcony?
- Does the dwelling have a substantial number of windows to the public realm?
- Is the portico a minimum depth of 1.5 metres, width of 1.6 metres and a maximum height of 3.6 metres? (Regular lots only)
- If the dwelling has a Verandah, is it a minimum depth of 1.5 metres, minimum width of 4.0 metres or 40% of the frontage whichever is the greater and with a max height of 3.6 metres? (Regular lots only)
- If the dwelling has a balcony, is it a minimum depth of 1.2 metres or 4.0 metres or 40% of frontage whichever is the greater and with a maximum height of 3.6 metres? (Regular lots only)
- Roller shutters and metal bars are not used.

CORNER TREATMENTS

- Are the primary and secondary frontages a similar architectural design?
- Are windows, materials and colours present on the primary façade returned along the secondary frontage visible from the public view?

VEHICLE ACCESS

- Does the garage provided accord with the Plan of Subdivision, Engineering Plans and Building Envelope Plan?
- If the dwelling has a single garage does it have a maximum 3.5 metres opening?
- If the dwelling has a double garage does it have a maximum 6.5 metres opening?
- If the dwelling has a triple garage does it have a maximum 9.0 metres opening?
- Is the garage integrated into the main roofline of the dwelling?

RETAINING WALLS

- Does the retaining wall on the lower boundary not exceed 1.2 metres?

MATERIALS

- Is the dwelling the same as another in the street? If so, are the materials and colours varied?
- Do the colours and material used on the front façade return to a minimum of 3.0 metres along the side elevations? (Regular lots only)
- Is the garage door sectional or tilt up panels? Refer to section 9.2.4 for further detail.
- Are colours predominantly earthy hues?
- Are tiles low profile?

Horizon at Aston Guidelines Checklist & Design Approval Application Form

You are encouraged to submit your Design Approval Submission Package in PDF format to melbourne@peet.com.au

Alternatively you can call (03) 9868 5900



HORIZON AT ASTON DESIGN APPROVAL APPLICATION FORM

ALLOTMENT DETAILS

Lot number _____ Street _____

OWNER DETAILS

Name _____

Mailing address _____

Contact number _____

Email _____

BUILDER DETAILS

Name _____

Mailing address _____

Contact number _____

Email _____

ATTACHMENTS

- Completed checklist
- 1 copy of proposed floor and roof plans and elevations
- 1 copy of site plan
- 1 copy of materials and colours schedule

Non-conforming designs (to be completed for designs that do not comply with 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 _____

Name (printed) _____ Date _____



Visit the Aston Sales and Information Centre,
2-8 Valiant Crescent, Craigieburn
or call 0437 376 331

 @astoncraigieburn

astonhorizon.com.au