

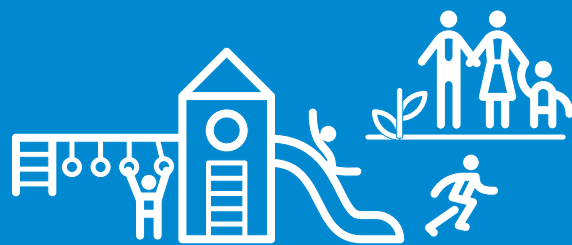


Larapinta home design guidelines

Contents

- 1 Introduction**
- 2 Community vision**
 - Larapinta home design guidelines
 - Statutory requirements
 - Fibre Optic connection
- 3 Design approval process**
- 4 Design requirements**
 - 4 Building Envelope Plan
- 5 Facade design**
 - 5 Entry & Balconies
 - 5 Home Width
 - 5 Facade Repitition
 - 6 Secondary frontages
 - 6 Ceiling Height
 - 6 Eaves
 - 7 Roof pitch & form
 - 7 Building materials
 - 8 Windows
 - 8 Garages & driveways
 - 10 Front landscape
 - 12 Fencing
 - 12 Retaining walls
 - 12 Ancillary elements & structures
- 14 Smart ideas for your home**
- 16 Glossary**
- 17 Design Approval Checklist**
- 18 Design Approval Form**





Community Vision

Harpley is a unique waterside community designed around a series of central lakes and waterways. Harpley's urban landscape is designed to maximise view lines to waterways with the central waterfront Town Centre providing a key focal point for the community.

With more than 100 hectares dedicated to open space, the planned delivery of three schools onsite and a community centre, Harpley offers a variety of destinations and experiences to encourage natural connections within the community.

Lendlease's vision for Harpley is a subtle balance between natural water settings, formal landscaped parklands and modern urban character. Harpley offers a broad range of housing choices with designs reflecting a range of Australian styles.

Larapinta Home Design Guidelines

The Larapinta Home Design Guidelines set out the minimum requirements for new homes and front yard landscapes at Larapinta. They are a condition of your Contract of Sale and apply in addition to any other statutory requirements. All building and landscape designs must be approved by Lendlease prior to obtaining your Building Permit.

Some lots at Larapinta have Special Requirements for the home and landscape; these requirements seek specific outcomes for homes in key locations throughout the community. Lots with Special Requirements are defined on Sales Plans and Building Envelope Plans. These lots require both the Larapinta Home Design Guidelines and the Special Requirements to be met.

Additional information is included in your Contract of Sale covering: number of dwellings permitted on your allotment; plan approval and building times; the period the Larapinta Home Design Guidelines apply; site maintenance requirements prior to building, and Lendlease supplied fencing where applicable.

If you have any questions regarding the requirements in these guidelines contact Lendlease on 1300 739 839 or at harpley.plans@lendlease.com to see how we can help.

Lendlease encourages diverse and innovative design at Harpley. Any application that is not in accordance with the Larapinta Home Design Guidelines but exhibits positive community and design outcomes may be granted approval.

Statutory Requirements

A registered Memorandum of Common Provisions (MCP) is applicable to all detached housing lots 300m2 and greater within Harpley. The existence of the MCP will exempt you from requiring report and consent (dispensation) from Wyndham City Council in regard to a design that differs from the Building Regulations in respect to the items described in the MCP.

However it is ultimately up to the Architect/Designer/Engineer and the Registered Building Surveyor/Energy Consultant to ensure that the home design complies with all of the statutory requirements related to the construction of the home.

The Small Lot Housing Code, prepared by the Victorian Planning Authority, will apply at Harpley for all lots under 300m2. This means that there will be no need for town planning permits for homes on small lots as long as the design complies with the code requirements. A Building Permit is still required to be attained from a registered Building Surveyor.

Fibre Optic Connection

At Harpley, fibre optic cable is installed into every street to provide access to high speed internet, free to air television and telecommunication services.

This service, provided by Opticomm, has specific requirements regarding connections. These are available from the Lendlease Sales Centre.

For more information visit: www.opticomm.net.au or contact 1300 137 800.

Design approval process

You must receive design approval for your home and landscape plans from Lendlease prior to obtaining any relevant building approvals. Assistance is available to help you through each step of the approval process, call Lendlease on 1300 739 839 or email planlodgement@bevwill.com.au

1

Design Your Home

While designing or selecting your home, work through the Larapinta Home Design Guidelines with your selected builder or architect.

2

Submit plans for Design Approval

Complete the Checklist and Design Approval Form included on pages 17 and 18 of this document and submit it with your plans through the Lendlease Builder Hub at www.lendleasebuilderagenthub.com.au or www.portal.beveridgewilliams.com.au

You must obtain your design approval no later than 12 months after the settlement of your land.

3

Receive Design Approval

Lendlease will assess and approve your plans once they meet the standards set out in this document. Assuming all required information is supplied and the design complies with these guidelines and any applicable special requirement, approval should take no more than 2 weeks.

4

Building Application

Provide a stamped copy of your Lendlease Design Approval as part of your Building Permit Application to the Building Surveyor.

5

Construction

Prior to and during construction your block should be well maintained and free of rubbish.

Construction of your new home and driveway must commence within 18 months and be completed within 30 months of the settlement date of your land.

6

Moving in

Once you have completed your home, driveway and have obtained a Certificate of Occupancy, you can move in.

Your front garden must be landscaped and well maintained in accordance with the landscape requirements, within 6 months of the issuing of your Certificate of Occupancy.

Design requirements

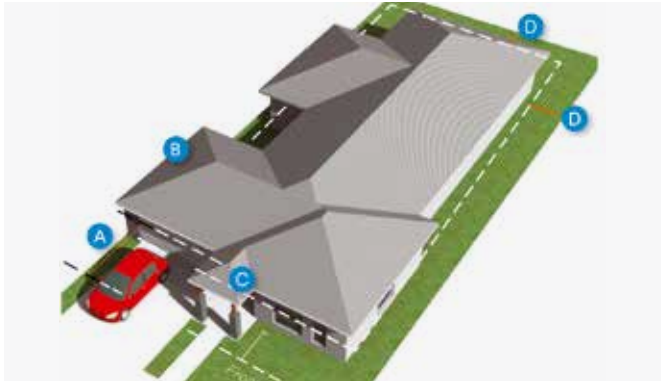
This section outlines the minimum requirements for your home and front yard landscape.

Building Envelope Plan

Building Envelope Plans are created for each lot in Harpley. Your Building Envelope Plan shows the minimum ground floor setbacks from each allotment boundary.

When you lodge your plans for design approval, the approving authority must ensure your home complies with the setback requirements of the Building Envelope Plan, so be aware of them as you design or select the home for your block.

Contact Lendlease should you require any further information regarding your Building Envelope Plan.



Typical home built to its setback plan showing:

- A** Setback to garage
- B** Garage built to boundary
- C** Portico projected forward of front wall
- D** Side and rear boundary setback

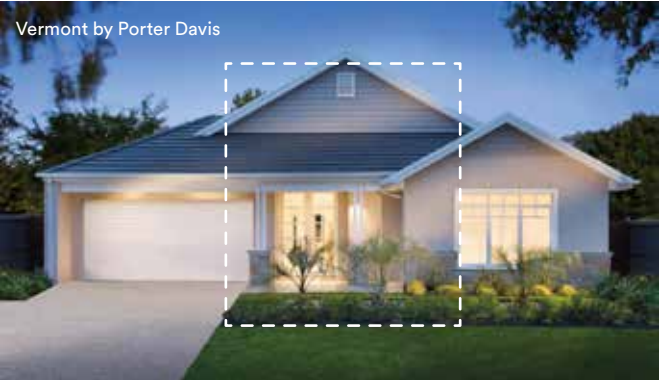


Facade design

Entry & Balconies

Good home design is welcoming to residents and visitors.

- A strong sense of entry is required for all homes through the use of a roofed porch, verandah and/or balcony structure with a minimum depth of 1.5m.

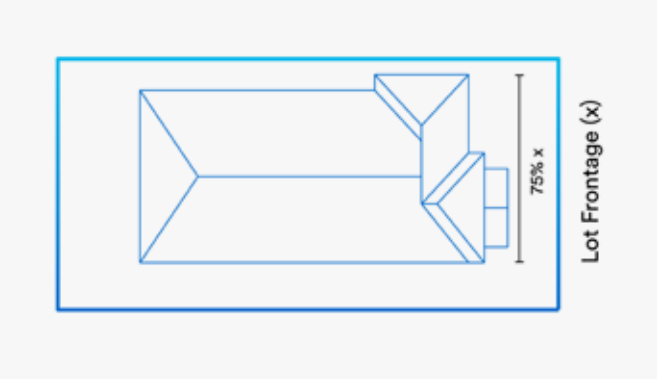


- All double storey mandated lots are required to have a balcony to the front of the home with a minimum depth of 1.5m, unless agreed otherwise by Lendlease.



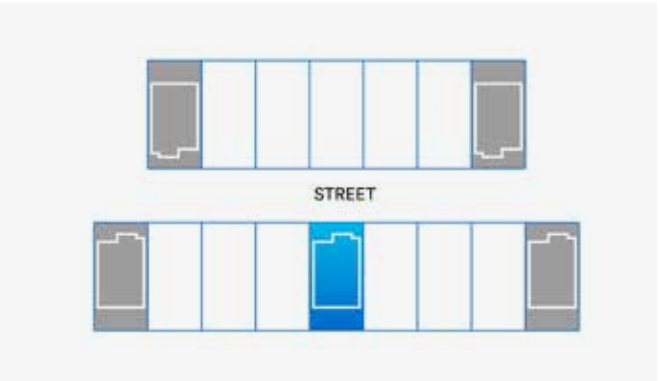
Home Width

Homes must extend for a minimum of 75% of the width of the lot frontage at ground level.



Facade Repetition

Homes must not be of similar facades within 3 lots either side or on the opposite side of the street.



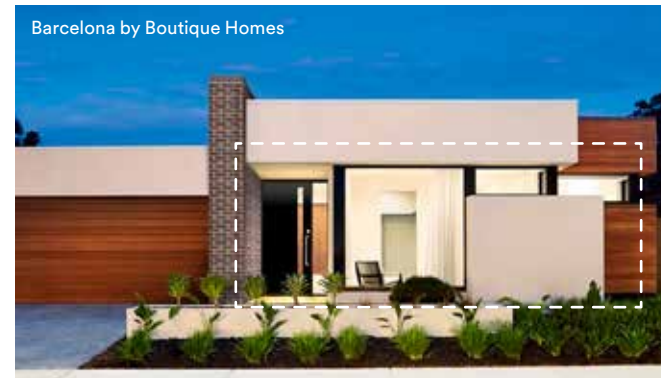
Secondary Frontages

- Homes on street corners or adjacent to public open space must be designed to address both frontages through the use of wrap-around verandahs, balconies, feature windows, materials and detailing common to each Facade. This treatment is required for a minimum of 5m along the secondary frontage.
- Double storey homes on street corners or adjacent to public open space must have their upper floor setback 350mm from the ground floor on the secondary frontage. Alternatively, the upper floor may be constructed in a different material to the ground floor, or a balcony provided to the secondary frontage.
- Double storey homes on street corners or adjacent to public open space must feature 20% glazing to the upper floor for the secondary frontage.



Ceiling Height

- Ceiling heights must be a minimum of 2.55m for single storey homes.



Eaves

Eaves enhance the look of your home, boost solar performance and have a positive impact on the quality of the streetscape.

While we require eaves to any of your home's frontages visible to a street or public open space, we recommend that you consider eaves to all aspects of your home.

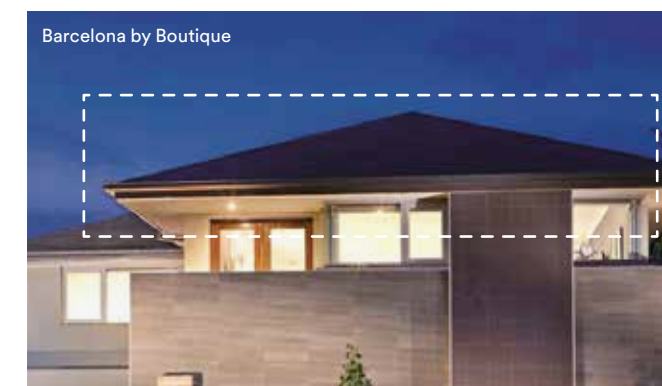
- Your roof must incorporate 450mm minimum width eaves to any street or public open space frontage.
- Eaves are required to extend over garage doors and wrap around a minimum of 1500mm from the publicly visible frontage. Eaves are not required to sections of facade finished to a boundary or parapet.



Roof Pitch & Form

The roof on your home has a significant impact on the visual presence of your home and in creating attractive streetscapes.

- The minimum roof pitch for a hip or gable roof is 25 degrees.



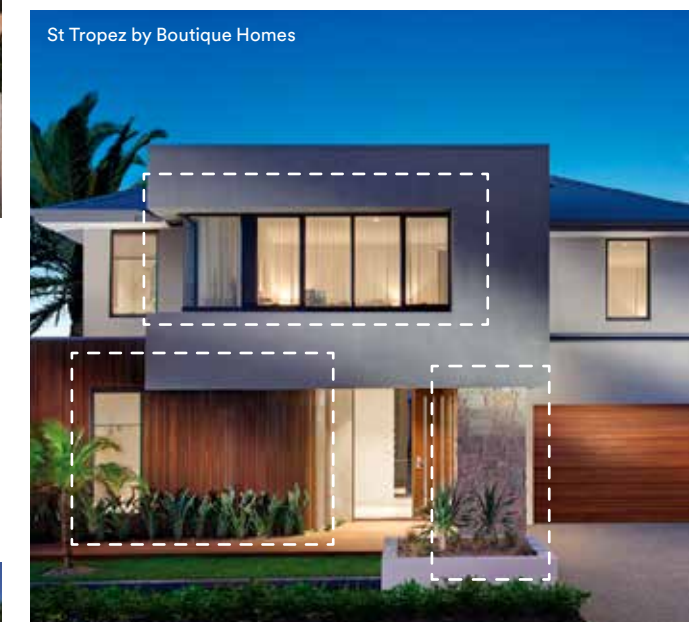
- Hip roofs must incorporate articulation to ensure variation in the massing of the roof form.
- All roofs must be constructed from either flat profile concrete tiles or pre-treated and painted sheet metal. If choosing roof tiles, it is recommended that A-Line ridging is also used in order to give the home a sleek, contemporary look.



Building Materials

Building materials that complement the architectural style of your home add greatly to its streetscape appeal.

- All homes must incorporate the use of 3 different materials with varying colours to the front Facade. Examples of appropriate materials include face brick, render, cladding, timber, stack stone, bluestone and sandstone. If the architectural character of the home warrants less than 3 materials, the home will be subject to a merit based assessment.



- Unfinished materials including block work, highly reflective or unpainted materials are not permitted. All external surfaces are to be in a finished state (painted or coated) prior to occupation of the home.
- Infill and lightweight panels are not permitted above windows and door openings visible from the street or public open space. Lightweight infills above garage doors must match the colour of your garage door.

Windows

Standard, horizontal sliding windows are not permitted to any elevation with a street or public open space frontage.

External security blinds or shutters will not be approved on the upper level of two storey dwellings and will not be approved where visible from the street or public open spaces.

Sheets, newspaper or any other temporary window coverings are not permitted to windows facing a street or public open space.

Maison by Carlisle Homes



Garages & Driveways

Garages and driveways can have a negative impact on the street where they dominate the home and landscape.

- Garages must be setback a minimum of 800mm behind the front wall of the home. Double storey homes which incorporate a minimum width 1.5m covered verandah/ balcony for at least 40% of the home width can have a reduced setback behind the front wall.
- Garage doors must be sectional or panel-lift style. Roller doors are not permitted to the front of a garage.
- Garage doors should not exceed 5.4m in width.
- Where a triple garage is permitted by the local authority, the additional garage must be setback behind the main garage and the door should be no wider than 3m.
- Driveways must be completed prior to occupation of the home.
- Driveways must be constructed from a hard surface material such as coloured through concrete, exposed aggregate or unit pavers. Plain concrete, coloured on or stencilled concrete is not permitted.
- Driveways must taper to match the width of the crossover constructed at the front property boundary.

Dunes by Porter Davis



Your New
Life Starts
Here.

Front Landscape

Quality front landscaping enhances the positive impact your home will have on the streetscape.

- Your front yard must be landscaped within 6 months of obtaining your Certificate of Occupancy.
- At least 50% of your front yard must be landscaped with grass and/or garden beds. 25% of your front yard must comprise gardens including trees or shrubs capable of growing beyond 3.0 metres tall and be at least 600mm high when planted. A minimum of 3 trees or shrubs must be included.
- The garden area must include groundcovers, mulch and mid storey planting.
- Landscaping with plants is required to the strip between your driveway and side boundary.
- Grass in the Council owned verge will be established by Lendlease when seasonally suitable. You are required to keep the verge trimmed and tidy.



Typical front yard showing 50% softscape with:

- A** Trees and shrubs capable of growing to 3m
- B** At least 50% grass and gardens with significant plantings
- C** Landscaping with plants to the strip between the driveway and side boundary



Typical landscape to secondary frontage:

- A** Additional trees and shrubs to secondary frontage
- B** Front yard landscape returns to secondary frontage around corner

Other elements to consider in your landscape include:

- It is preferable to include a pedestrian path separated from the driveway between the front door and the front of your lot, for pedestrian safety.
- On corner lots, planting including trees and shrubs should be provided to both street frontages.
- Select plants that are suitable for your lifestyle, the local climate and your block. Further information and advice on plant selection is available from the Lendlease Sales Centre.



All homes in Harpley will be provided with Class A recycled water through purple pipes. It is a requirement of City West Water that all homes must incorporate plumbing for recycled water supply for toilet flushing and garden watering use and provide a front tap connected to this system.



Fencing

Fencing that is well designed has a positive impact on your home and street. Generally it is preferred that your landscape flows from the street to the front of your home; however, if fencing forward of your home creates usable outdoor space, you may choose to fence the space in a way that adds quality and activation to the street.

All fencing is subject to Local Council requirements.

Fencing standard

- Feature decorative fencing:
Where indicated on sales plans, Lendlease will build feature decorative fencing along open space boundaries, project boundaries and high profile lot boundaries. This fencing cannot be altered, removed, damaged or modified in any way without prior written approval by Lendlease.
- Corner boundary fencing:
Unless otherwise indicated in your Contract of Sale, corner boundary fencing must be timber paling, capped and lapped with exposed posts, to a maximum height of 1.8m.
- Internal boundary fencing:
Unless otherwise indicated in your Contract of Sale, internal boundary fencing must be timber paling, capped and lapped to a maximum height of 1.8m.
- Front fencing:
Any proposed front fencing must be a maximum of 1.2m in height (or 1.0m for corner lots), include masonry piers and be of an open style that complements the home. Standard timber paling, Colorbond metal sheeting or tubular style fencing is not permitted.

Letterboxes

- Letterboxes must be constructed from masonry or from materials that compliment your homes' architectural style.

Fencing location

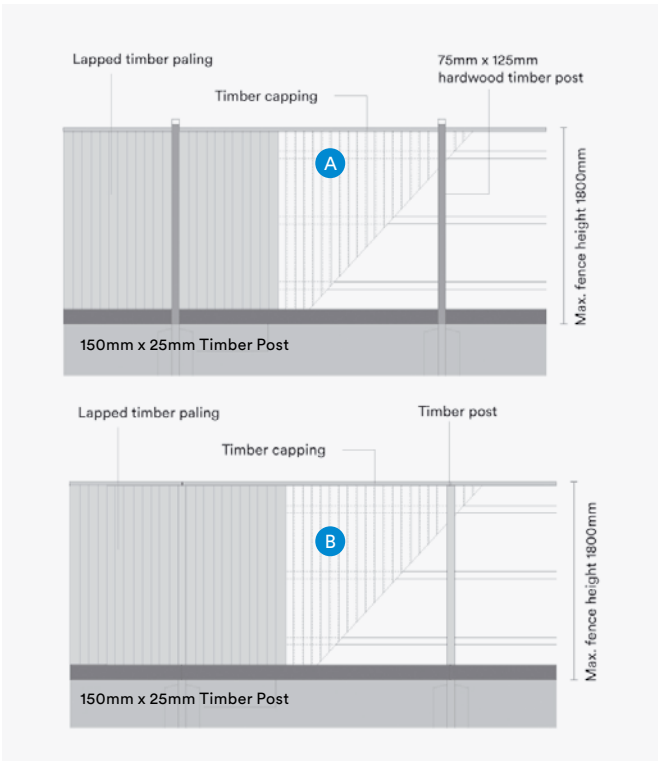
- Corner boundary fencing:
Privacy fencing must finish at least 5m behind the front building line and return to the side wall of the home. Where a front fence is proposed, this must return along the secondary frontage to this point.
- Internal boundary fencing:
This fence must finish at least 1m behind the front building line of the home and return to the side wall of the home. Where a front fence is proposed, the side fence height must either taper or drop at the front building line of the home to the 1.2m maximum front fence height (1.0m for corner lots).



Typical front yard showing 50% softscape with:

- A** Detailed front fence with screen planting
- B** A mid block front fence returning to side fence which stops 1m behind the front wall
- C** A corner block front fence returning to side fence which stops 5m behind the front wall

Fencing standard detail:



- A** Corner fencing detail
- B** Internal boundary fencing detail

Retaining Walls

Retaining walls that face the street need to have a positive impact on the quality of the streetscape and ensure car and pedestrian access to and from the block and along the street is safe. Acceptable retaining wall materials are boulders, rendered and faced block walls or dressed timber such as merbau.

- Retaining walls visible along street or public open space frontages cannot exceed 1m high in any single step and 1.8m in total height. A planted strip of minimum width 500mm must exist between any terraced retaining walls.
- Retaining walls to side boundaries between lots cannot exceed 1.6m high at the front wall of the home and must taper down forward of the home.
- Retaining walls over 900mm high require a 1m high fence above the wall and adequate landscape screening.



Retaining walls forward of the home must taper on side boundaries:

- A** Retaining walls must be stepped where they exceed 1m high on front boundaries
- B** Side retaining walls above 600mm should be fenced for safety

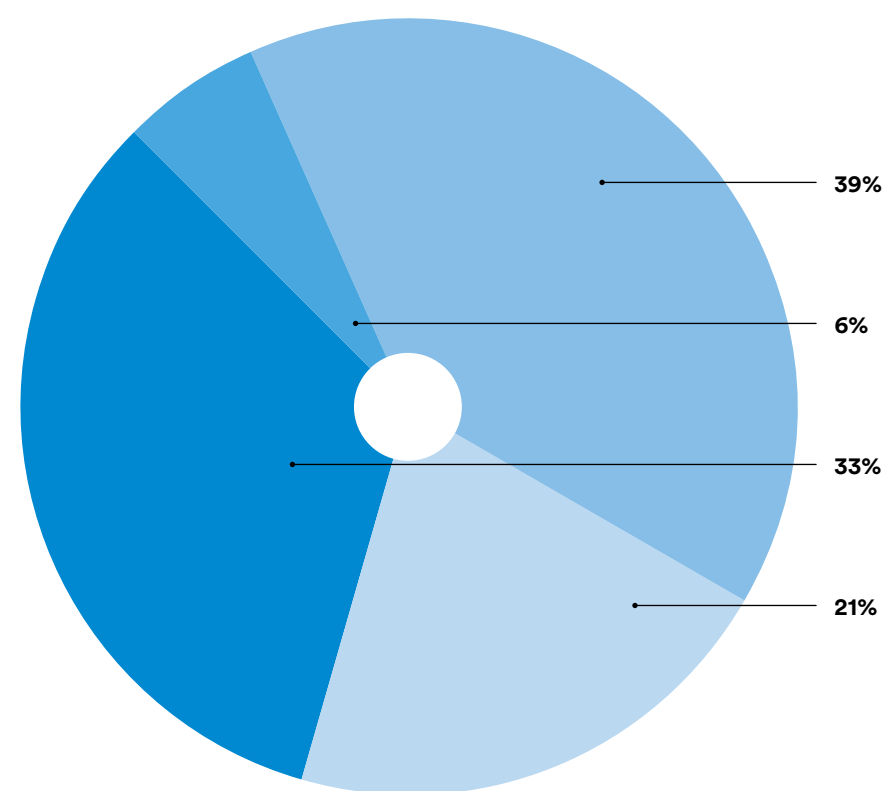
Ancillary Elements & Structures

Ancillary elements and structures such as air conditioning condensers, wall mounted air conditioning units, satellite dishes, rainwater tanks, sheds and frame mounts for solar panels should be located so they are not visible from a street or public open space frontage.

Smart ideas for your home

This section outlines the optional elements for your home that will assist in reducing your energy bills. Including these features during initial design is more cost effective than retrofitting later. You should talk to your builder about including these money saving ideas in your home.

Projected energy use in the residential sector:



- Appliances & equipments
Including refrigeration and cooking
- Heating & cooling
- Water heating
- Lighting

Opportunities for reducing energy bills include:



Heating & cooling



Solar panels



Solar hot water



Efficient appliances



LED Lights



Solar photovoltaic panels on the north side of the roof.

Heating & Cooling

A home with great natural light and natural ventilation will be easier to heat and cool, more comfortable and cheaper to run.

- Most of the features can be achieved with little if any extra cost.
- Face key living areas to the north or north east to let in winter sun.
- Shade windows and outdoor areas to protect from the summer sun.
- Keep west and east facing windows small with raised sill heights.
- Place operable windows on either side of your home to capture cooler summer breezes.
- Use reflective and bulk insulation to reflect the sun in summer and hold in the heat in winter.
- Use a door to zone off your main living spaces to only heat or cool what you need.

Solar Panels

- Solar panels generate electricity from the sun and reduce the need to buy electricity during sunlight hours.
- Solar photovoltaic panels will need to be on the north most side of your roof, as directed by the installer.
- The size of the system should match your day time electricity consumption, 1 – 1.5kW would be sufficient for most homes.

Solar Hot Water

- Solar hot water uses the heat from the sun to provide hot water for your home which reduces your energy consumption.
- Solar hot water roof collectors will need to be fixed in accordance with the product specifications.
- The size of the system should be based on the size of your household and hot water needs.

Efficient Appliances

Energy star ratings assist in comparing the energy efficiency and expected running costs of appliances. Being aware of the energy rating, particularly for the following appliances can help you save later.

- Electric air conditioners with ratings of 2.5 stars or greater.
- Refrigerators with ratings of 3.5 stars or greater.
- Clothes washers with ratings (energy and water efficiency) of 4.5 stars or greater.
- TVs with ratings of 7 stars or greater.

LED Lights

LED lights can do the same job as a compact fluorescent globe or halogen globe. LED lights use less energy and typically have a much longer life expectancy than other globes.

Appliance energy rating labels

Being aware of the energy rating, particularly for appliances can help you save later.



Glossary

- A

Front wall
The wall of the house closest to the front boundary
- B

Verandah/balcony
A covered outdoor area
- C

Garage Setback
The distance between your property boundary and the garage door
- D

Portico/porch
Clearly defined roofed entry feature
- E

Articulation
Walls on different setbacks from the property boundary
- F

Build to boundary line
A portion of the house or garage that is built to the side boundary or within 200mm of it
- G

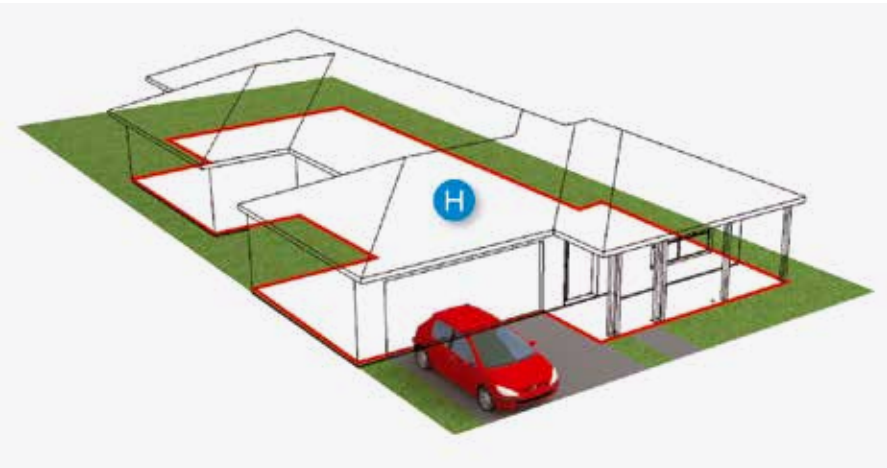
Pedestrian path
A path adjacent the driveway specifically for pedestrians
- H

Site cover
Is the area of the footprint of your house expressed as a percentage of your lot area. The footprint of your house includes all ground floor areas measured to the outside walls and also covered verandahs or porches
- I

Gable roof
- J

Hip roof
- K

Skillion roof



Design Approval Checklist

The following information and Plans need to be submitted with the Design Approval Form. All plans need to be in A3 format. These would normally be prepared for you by your builder or architect.

Site plans at 1:200 scale

These plans must show the home you are seeking approval for including:

- Street address and lot details
- Site details, including boundary dimensions and bearings, existing contours, setbacks requirements to all boundaries
- Proposed contours and proposed finished floor levels
- Easements
- Private open space
- North point and scale
- Setbacks to all boundaries
- Building outline and extent of overhangs
- Driveway width, location and materials, including location of existing crossover
- Height and construction details of all fences
- Location and capacity of solar panels and solar hot water system
- Location of any rain water tanks and ancillary structures such as sheds, outbuildings, pergolas, gazebos and pools
- Proposed cut and fill, and retaining walls including materials to be used
- House footprint area and total house internal and covered areas

House Plans at 1:100 scale

These plans must include:

- Room names
- Internal and external dimensions
- Location of meter boxes
- Width and type of garage door
- Elevations of all sides of the home
- An indication of existing and proposed levels
- Location and extent of proposed materials and colours
- Location of any elements placed outside the walls or above the roof such as AC condensers, solar panels, aerials and satellite dishes
- Roof pitch, eave widths, materials and heights

Material and colour schedule

- House brick and tile selection, where applicable
- House materials and colours
- All information in the Design Approval Form as notated overleaf

Landscape Design at 1:200 scale

- A landscaping plan for all yard areas visible from any street or public open space must include paved areas, walls, fences and any planting including information about species, supplied plant size and location

Design Approval Form

Allotment Details

Lot number:
Street address:
.....
Village:

Owner Details

Name:
Mailing address:
Business hours phone:
After hours phone:
Mobile phone:
Email:

Builder Details

Builder company:
Builder name:
Builder contact:
Builder address:
Postcode:
Business hours phone:
After hours phone:

Submissions

If you are a builder, you can submit your application through the Lendlease Builder Hub at www.lendleasebuilderagenthub.com.au or at www.portal.beveridgewilliams.com.au Alternatively you can submit your plans in person at the Harpley Sales and Information Centre.

Builder Structure Details

Has this house been modified in any way from the standard builders plan for this house type and facade?
Yes, no or unsure:
Structure area (m2):
Number of bedrooms:
Levels/floors:
Wall material:
Roof material:
Roof type:
Number of car spaces:
STAR rating:
Rainwater tank (yes or no):
Number of bathrooms:
Number of living spaces:
Gas appliances:
Solar panel system size:
Hot water system type:
Air conditioning percent of home:
Air conditioning energy rating:
Ducted heating:
LED lighting installed (yes or no):
Preferred contact, builder or owner:

Please ensure the application includes:

- Design Approval Checklist
- A3 copy of site plan
- A3 copy of full set of building plans including floor plans, roof plan, elevations and landscape plan
- Materials and colour schedule

I/we certify that the information in the attached application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we will undertake to re-submit this application for approval of any changes.

Signed:
.....

Date:





HARPLEY SALES AND INFORMATION CENTRE



Corner of Billeroy Way
and Terama Chase
Werribee, VIC 3030



Open Monday to Friday 9am - 5pm,
Saturday and Sunday 10am - 5pm.



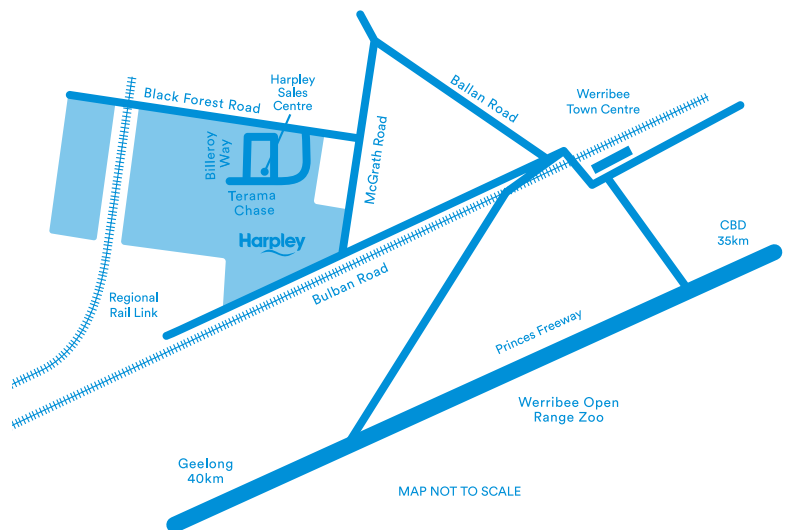
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