



Maple Lane Estate

**Residential Design  
Guidelines**







# WELCOME

Congratulations on joining the Maple Lane community. At Maple Lane, we believe that good design is a fundamental component of liveable communities. These Design Guidelines complement that masterplan to create a pleasant and cohesive environment that's functional, convenient and attractive.

Our vision for Maple Lane is to create a residential estate with diverse housing products that address the local context and supports community interaction.

The built form at Maple Lane residential estate is derived from the contemporary interpretation of the local central highlands style. Using elements such as pitched roofs, porches, verandahs combined with different wall materials and use of colours will help create common composition and a built form which will run through the development, making Maple Lane a better, more attractive place to live and where your investment is protected.



# CONTENTS

<b>1.</b>	<b>Design &amp; Approval Process</b>	<b>5</b>	<b>4.</b>	<b>Landscaping</b>	<b>17</b>
<b>2.</b>	<b>Planning &amp; Designing Your New Home</b>	<b>7</b>	4.1	Front Yard Landscaping	18
2.1	Allowable Land	8	4.2	Shed & Outbuildings	19
2.2	Construction Time	8	<b>5.</b>	<b>Connections</b>	<b>20</b>
2.3	Orientation & Siting	8	<b>6.</b>	<b>During Construction</b>	<b>20</b>
2.4	Setbacks	8	<b>7.</b>	<b>Builder's Application Form</b>	<b>21</b>
2.45	Dwelling Size	8	<b>8.</b>	<b>Builders Checklist</b>	<b>21</b>
2.6	Sustainability	9			
<b>3.</b>	<b>Building Appearance</b>	<b>10</b>			
3.1	Façade Replication	11			
3.2	Architectural Style	11			
3.3	Entry Feature	12			
3.4	Materials	12			
3.5	Roof	13			
3.6	Colours	13			
3.7	Treatment on Corner Lots	14			
3.8	Garage	15			
3.9	Driveways	15			
3.10	Fencing	16			



# 1. DESIGN & APPROVAL PROCESS



Once you have selected your new block of land at Maple Lane, it's a good idea to sit down and read through these Guidelines.

After selecting your home design, you, your builder or architect will need to submit the following plan to the Maple Lane Design Review Panel (DRP).

Plans to be submitted must include:

- ◆ Completed Application Form
- ◆ Completed Builders Checklist
- ◆ External Colour Schedule
- ◆ House Plans: Site plan (min scale) 1:200 including: setbacks, Site Levels (contours), extent of earthworks, FFL to House and Garage. All Fencing location, material and heights. Dimensioned Floor Plans (min scale 1:100)
- ◆ All Elevations (min scale 1:100). Elevations are to include building and wall heights, roof pitches, eave size, ceiling heights and external fixtures
- ◆ Landscape Concept Plan

Submit the application package in PDF format to:

Maple Lane Design Review Panel

Website: [portal.beveridgewilliams.com.au](http://portal.beveridgewilliams.com.au)

Queries can be submitted via:

E: [planlodgement@bewwill.com.au](mailto:planlodgement@bewwill.com.au)

P: 9524 8888

*Beveridge Williams will endeavor to review a fully submitted application within 10 business days*



House designs and plans that comply with these Guidelines will be approved without delay.

Where house designs and plans do not comply with these Guidelines the DRP will assist to identify amendments that may be required to achieve compliance.

The DRP for Maple Lane may also approve plans that do not strictly comply with these Guidelines, if they are of the opinion the house design or plans demonstrate design merit or will meet the broader objectives of the Guidelines in enhancing the urban design quality of Maple Lane.

- ◆ Read and familiarize yourself with the Maple Lane Design Guidelines
- ◆ Select or design your house plan with a builder or architect which complies with these Guidelines
- ◆ Submit your plans to the Maple Lane Design Review Panel for Developer Approval
- ◆ Once plans are stamped approved, they will need to be submitted to a Building Surveyor for Building Approval
- ◆ Once the Building Permit is approved, construction may commence
- ◆ Front landscaping including fencing must be completed within 30 days of occupancy



## 2. PLANNING & DESIGNING YOUR NEW HOME



## 2.1 Allowable land

- ◆ Only one dwelling is permitted per lot other than Lots 11 and 12.
- ◆ Further subdivision is not permitted for a minimum of 7 years, excluding Lots 11 and 12.

## 2.2 Construction Time

- ◆ Construction of your home must commence within 12 months, and completed within 24 months from the date of settlement of your land.

## 2.3 Orientation & Siting

- ◆ The correct siting and orientation of your house can result in minimizing the summer heat and harnessing the winter warmth. This will result in comfortable living throughout the year and also reducing running costs.
- ◆ Private living areas are encouraged to be located on the Northern side of your land.

## 2.4 Setbacks

- ◆ On Lots 4—8 & Lots 15—18 a minimum 7.0m frontage setback is required.
- ◆ All other lots must have a minimum 4.0m frontage setback.
- ◆ At least one side must have a side setback of 1.0m, preferable to the dwelling.
- ◆ All other siting requirements including encroachments are to be in accordance with the most current building regulations.
- ◆ Garages must be setback a minimum 5.0m from the frontage and a minimum 840mm behind the main building line of the dwelling.

## 2.5 Dwelling Size

- ◆ For lots between 300m<sup>2</sup> - 450m<sup>2</sup>, the minimum dwelling size 120m<sup>2</sup> - excluding garage, porch, verandah, pergola, balcony or alfresco areas.
- ◆ For lots between 451m<sup>2</sup> - 699m<sup>2</sup>, the minimum dwelling size 175m<sup>2</sup> - excluding garage, porch, verandah, pergola, balcony or alfresco areas.
- ◆ For lots greater than 700m<sup>2</sup>, the minimum dwelling size is 200m<sup>2</sup> - excluding garage, porch, verandah, pergola, balcony or alfresco areas. (excluding Lots 11 and 12)



## 2.6 Sustainability

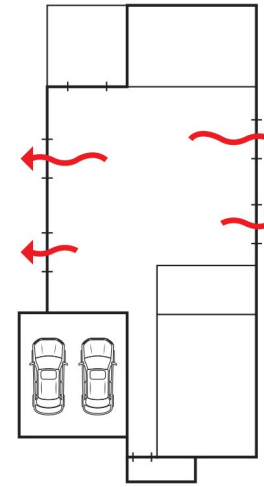
Dwelling should be designed to minimise the impact on the environment, particularly by limiting the overall energy and water consumption for the household. All homes are required to achieve the minimum legislative energy efficiency requirements. Consideration should be given to other methods which may assist to further decrease the energy consumption of your home.

Consideration of the following principals are strongly encouraged:

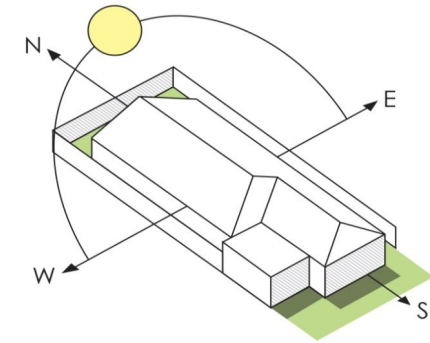
- ◆ Where possible orientate living area to the north;
- ◆ Design to take advantage of passive solar heating and cooling by maximising north facing walls and glazing & providing reasonable shading of north facing windows;
- ◆ Minimise east and west orientated glazing;
- ◆ Incorporate eaves to the roof design;
- ◆ Orientate your home to catch prevailing breezes and take advantage of cross ventilation (including internal doors);
- ◆ Consider landscaping to provide shade;
- ◆ Zoning of areas within the home so heating and cooling is provided only when required;
- ◆ All dwellings are encouraged to be designed and built to achieve a 10-20% reduction in greenhouse gas emissions in line with the relevant rating tools such as Green Star (GBCA), NABERS and AccuRate;
- ◆ It is strongly encouraged that all internal light fittings such as but not limited to down lights, pendants, wall mounts allow for compact fluorescents or LED.

Consideration of the following principals are strongly encouraged:

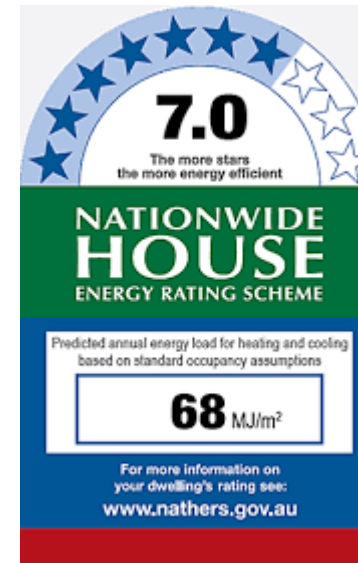
- ◆ Where possible, purchase appliances with Water Efficiency Labelling, the more stars the more water you will save;
- ◆ Incorporate water saving tap ware to all wet areas in your home;
- ◆ Regularly checking taps inside and outside your home for any leaks.



Ventilation



Orientation



House Energy Rating —  
Minimum 6-Stars



Energy Rating for home appliances  
The more stars the better

### 3. BUILDING APPEARANCE





### 3.1 Façade Replication

- ◆ Two dwellings with similar facades are not permitted to be constructed within 3 lots on either side and directly opposite.
- ◆ Each home must have its own distinct feature elements that distinguish it from their neighbouring sites.



*Contemporary Style Double Storey—Carlisle Homes— Bentley Facade*

### 3.2 Architectural Style

- ◆ To ensure that high quality designs and finishes are used at Maple Lane. Dwellings should have a modern contemporary style.
- ◆ Decorative elements such as turned posts, finials and fret work should be minimised. All mouldings should be square or rectangular.
- ◆ Dwellings are encouraged to incorporate a high level of articulation to provide interesting streetscapes.



*Contemporary Style Single Storey—Fairhaven Homes— Matrix Facade*

### 3.3 Entry Features

- ◆ An entry feature must be incorporated into the façade design of the home.
- ◆ The entry feature must be a suitable substantial covered structure such as a portico, porch or balcony.
- ◆ The entry must be clearly visible with direct access from the street frontage.
- ◆ The area of an entry must achieve a minimum 4m<sup>2</sup>. The calculation of both the size and area dimensions can include the entry recess and eaves.

### 3.4 Materials

- ◆ The facade must incorporate a minimum of 2 different materials and/or colours. A minimum of 20% of the façade must be a feature material or colour.
- ◆ Feature materials are to be designed as a contrast to the brickwork. Suggested feature materials are:
  - ◆ Render;
  - ◆ Cladding;
  - ◆ Stacked stone.
- ◆ Materials used on the façade must return a minimum 1.0m on non-corner lots, excluding parapet walls.
- ◆ Materials used on the façade must return to the fence line on all corner lots.
- ◆ The front façade of dwellings on lots 16m wide or greater must have a minimum of two rooms with windows facing the main street frontage. A large single room may be considered on its merits if it has the same proportions and appearance of two rooms.
- ◆ Material above the garage door must match the material surrounding the Garage. Where the garage is rendered, the rendered material above the garage door must be packed out and in line with the surrounding surface. Painted infill, cladding or timber is strictly prohibited.



Cladding



Render



Stack Stone



Bricks



### 3.5 Roof

- ◆ Pitched, Skillion & Gable roof forms are strongly encouraged.
- ◆ Where the roof is pitched the pitch must be a minimum 22°.
- ◆ Flat roofs are permitted under architectural merit.
- ◆ Roofs must be constructed from terracotta, slate or concrete tiles.
- ◆ Colorbond roofing is permitted. Zinalume corrugated iron sheeting is prohibited.
- ◆ Roof colours are to be of neutral tones. Preferably light colours but not mandatory
- ◆ Dwellings must have eaves with a minimum depth of 450mm to all facades visible to the street.
- ◆ Eaves must return a minimum 3.0m on all non-corner allotments and the full length to all corner/reserve allotments.
- ◆ Eaves are not required where a parapet wall is constructed or the garage wall is built to the boundary.

### 3.6 Colours

- ◆ The external colour scheme of your home should be neutral tones that blend in with the surrounding environment.
- ◆ Muted tones are preferred.
- ◆ Galvanised steel or reflective finishes are not permitted.
- ◆ Unpainted metalwork is not permitted.
- ◆ Downpipes, Gutters and Fascia must be colour coordinated with the remainder of the façade.



*Skillion*



*Pitch*



*Gable*





### 3.7 Treatment on Corner Lots

- ◆ Secondary frontages that face a side street or reserve must flow with consistent material and finishes as used on the primary façade. Ideally the façade feature used on the primary façade would continue on the secondary façade.
- ◆ The side street elevation facing either a corner or reserve must include:
  - ◆ feature windows matching the style of the windows on the front façade. Windows alone will not be a satisfactory solution for corner treatment
  - ◆ The same materials and colours
  - ◆ Highlight windows are discouraged.
- ◆ Treatment to the secondary frontage must return along the boundary to meet the fence line, a minimum 3.0m behind the main building line.
- ◆ Windows on the first floor of double storeys should all match in style.
- ◆ Blank walls facing the side street will not be permitted.

*Articulation with matching windows on double storey*



*Vertical style windows matching the façade with feature piers*

### 3.8 Garages

- ◆ Garage openings must have a maximum opening of 6.5m.
- ◆ Garage doors facing a street frontage must be sectional overhead or panel style and colour coordinated with the dwelling. Roller Doors are not permitted where visible.
- ◆ Triple garages are permitted where the lot width is 16m or greater. A maximum opening of 9.0m total and the third garage must be setback a minimum 840mm from the double garage.
- ◆ Carports are only permitted where they cannot be seen by the public.



*Slimline*



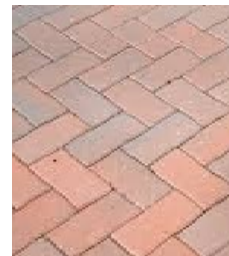
*Sectional*



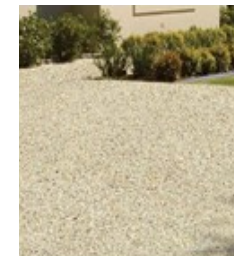
*Tilt Panel*

### 3.9 Driveways

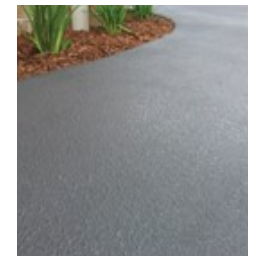
- ◆ Driveways must be fully constructed within 30 days of occupancy.
- ◆ Acceptable driveway construction materials are: coloured concrete, brick or concrete pavers, exposed aggregate.
- ◆ Plain concrete driveways and front paths are not permitted.
- ◆ The driveway shall be no wider than the total width of the garage and taper to match the width of the crossover.
- ◆ A minimum 500mm Landscape strip is required between the driveway and the side boundary.
- ◆ Only one driveway is permitted per lot. Second driveway on corner lots will be approved based on architectural merit.
- ◆ Crossover relocations are permitted with the approval from the Relevant Authority. All costs associated with the crossover relocation are at the lot owner's expense.



*Brick Pavers*



*Exposed Aggregate*



*Coloured Concrete*



### 3.10 Fencing

#### Side, Return & Rear Boundary Fencing

- ◆ Side and rear boundary fences are required to be 1.8m in height and constructed from Colorbond® in the colour 'Wallaby®'.
- ◆ Side fences along common lot boundaries must be located a minimum 1.0m to a maximum 3.0m behind the building line of the home which faces the primary frontage and constructed of materials that complement the dwelling.

#### Fencing on Corner Lots

- ◆ Side fences along a secondary frontage are required to be 1.8m in height and constructed from Colorbond® in the colour 'Wallaby®'.
- ◆ Side fences along corner or reserve boundaries must be located 3.0m behind the main building line.

#### Front Boundary Fences

- ◆ Front fencing is not permitted.



Wallaby

## 4. LANDSCAPING





## 4.1 Front Yard Landscaping

Landscaping plays an integral part in assisting to soften the built form of the streetscape. It is also useful element in providing privacy screening and shade during summer. The selection should embrace the natural selection with native plants that reflect the surrounding landscape. Indigenous plants will thrive in the local climate and require less watering than other species.

- ◆ Impermeable areas (hard surfaces) should not dominate front yard designs and should be limited to essential areas such as driveways and pathways;
- ◆ 60% of the front landscape should be vegetated garden beds, turf and permeable surface materials.
- ◆ The following must be provided within your front yard landscape:
  - ◆ 1 canopy trees with a minimum span of 4m at mature age;
  - ◆ 20 Shrub like plant (150mm pots);
  - ◆ 10 groundcovers (tubestock size minimum)
- ◆ Garden beds should be mulched and where mulch is used, it must be natural in colour.
- ◆ Turf should be warm season species. Synthetic grass is not permitted.
- ◆ It is the responsibility of the lot owner to establish and maintain turf on nature strips. No crushed rock or Lilydale toppings permitted.
- ◆ Front gardens must be fully landscaped within 30 days of the completion of the construction of your home.
- ◆ Water saving techniques, including but not limited to plant selection, drip irrigation, recycled water use and mulching of garden beds, should be utilised where possible.
- ◆ Letterboxes are required to be constructed in accordance with Australia Post standards, No Single Post letterboxes permitted.



## 4.2 Sheds & Outbuildings

- ◆ If less than 10m<sup>2</sup> in area, sheds and outbuildings must not be visible to the public;
- ◆ If greater than 10m<sup>2</sup> in area, sheds and outbuildings must match or complement the appearance of your home with materials and colours.

## 4.3 Screening

- ◆ Ancillary structures and elements must not be visible to the public. This includes but not limited to:
  - ◆ External hot water units;
  - ◆ Ducted heating units;
  - ◆ Rainwater tanks;
  - ◆ Clotheslines;
  - ◆ Swimming pools;
  - ◆ External plumbing other than for rainwater tanks and downpipes;
  - ◆ Satellite dishes and TV aerials.
- ◆ Boats, caravans, trailers, commercial vehicles with a capacity of 2.5 tonne or greater or other recreational vehicles are not permitted to be parked on your property unless they are screened from public view.
- ◆ Air conditioning units are to be located away from public view. Any roof mounted air conditioners or evaporative cooling units should be located to the rear of the house, be of low profile and installed below the ridgeline. They should be colour coordinated to match the roof.
- ◆ Conduit used for electrical, gas, water & communication services must be no higher than 600mm from natural ground level and preferable not visible from the public.
- ◆ Solar panels should be located on the elevation that provides the most suitable solar access. They are not permitted on the façade elevation, facing the primary frontage unless approval from the Responsible Authority.







## 5. Connections

### 5.2 National Broadband Network (NBN)

- ◆ Maple Lane will provide infrastructure to support telephone and high speed internet over the NBN. Ensure your builder is familiar with the home wiring requirements of the NBN.

## 6. During Construction

### 6.1 Signage

- ◆ Signage and hoarding boards advertising businesses and products are not permitted. Builders' signs of a maximum 600mm x 600mm are permitted as required on lots during the course of construction and must be removed upon completion of construction.

### 6.2 Temporary Structures

- ◆ Builders' structures such as site sheds, site toilets, power generators and security cameras are permitted as necessary on lots during the course of construction and must be removed upon completion of construction.

## 7. Application Form

### Maple Lane Design Approval Application Form

**Complete the application form and provide with your submission for Developer Approval.**

Lot Number: \_\_\_\_\_

Owners Name: \_\_\_\_\_

Current Post Address: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Builder's Name: \_\_\_\_\_

Contact Name & Number: \_\_\_\_\_

Documents required to be submitted for approval to the Maple Lane Design Review Panel (A3 Size):

- ◆ Completed Application Form
- ◆ Completed Builders Checklist
- ◆ External Colour Schedule
- ◆ House Plans: Site plan (min scale) 1:200 including: setbacks, Site Levels (contours), extent of earthworks, FFL to House and Garage. All Fencing location, material and heights. Dimensioned Floor Plans (min scale 1:100)
- ◆ All Elevations (min scale 1:100). Elevations are to include building and wall heights, roof pitches, eave size, ceiling heights and external fixtures
- ◆ Landscape Concept Plan

## 8. Builders Checklist

ITEM	YES	NO	N/A
One dwelling per lot, excluding Lots 11 and 12			
Subdivision not permitted, excluding Lots 11 and 12			
Dwelling will commence construction within 12 months and be completed within 24 months from land settlement			
Minimum 1.0m setback to one side boundary			
Minimum 7.0m front setback to Lots 4—10 & Lots 13—18			
Setback comply with relevant regulations—ResCode			
Garage setback a minimum 5.0m from front boundary			
Garage is a minimum 840mm behind the main building line			
Lots between 300m <sup>2</sup> - 450m <sup>2</sup> minimum dwelling size is 120m <sup>2</sup>			
Lots between 451m <sup>2</sup> - 699m <sup>2</sup> minimum dwelling size is 175m <sup>2</sup>			
Lots greater than 700m <sup>2</sup> minimum dwelling size is 200m <sup>2</sup>			
Dwelling has been designed to minimize the impact on the environment and to achieve the minimum legislative energy efficiency requirements			
The same façade not used within 3 lots of one another			
Modern contemporary façade			
Decorative elements kept at a minimum			
Mouldings are square or rectangular in style			
Entry feature incorporated into façade, clearly visible with direct access from the street frontage			
Entry area is a minimum 4m <sup>2</sup>			
A minimum 2 materials and/or colours have been used on the façade			
A minimum 20% of the façade has a feature material and/or colour			
Materials used on the façade return 1.0m on non-corner lots			
Materials used on the façade return to the fence line on corner lots			



ITEM	YES	NO	N/A
Two rooms with windows are provided on the façade on lots with a width greater than 16m or large room with same proportioned and appearance of two rooms			
Materials above garage door match the surrounding walls			
Pitched, skillion or gable roof style used			
Roof pitch is a minimum 22°			
Roofing material is either: terracotta, slate or concrete tiles, colorbond			
Zincalume corrugated iron has not been selected			
Roof colour is neutral in tone			
Minimum 450mm eaves are provided to the façade with a minimum 3.0m return on non-corner lots and full length on secondary frontage			
External colour scheme is neutral in tone			
Galvanized steel or reflective finishes have not been used			
Downpipes, Gutters and Fascia are colour coordinated with the dwelling			
No unpainted metal work			
Consideration has been given to the elevation on the secondary frontage			
Feature windows match those used on the primary façade			
A design feature has been provided to the secondary frontage			
Corner treatment returns to the fence line			
No blank walls where visible			
Garage opening does not exceed 6.5m			
Sectional overhead or panel lift doors used on garage where visible			
Triple garage permitted on lots with a width greater than 16m			
Triple garage openings do not exceed 9.0m and third garage is 840mm behind the double garage			
Carport is not visible to the public			
Driveway will be constructed with 30 days of dwelling occupancy			
Driveway constructed from coloured concrete, brick or concrete pavers or exposed aggregate			
Driveway is no wider than the garage and tapers to the crossover width			

ITEM	YES	NO	N/A
Minimum 500mm landscape strip provided including dimension			
One driveway only			
Council consent provided for crossover relocation			
Side, return and rear boundary fences is behind the building alignment and constructed of 1.8m high Colorbond® in colour 'Wallaby®'.			
Side fences along common lot boundaries is a minimum 1.0m and maximum 3.0m behind the building line of the dwelling			
Side fences along a secondary frontage is 1.8m high Colorbond® in the colour 'Wallaby®'			
Side fences along corner or reserve boundaries is 3.0m behind the building line.			
Impermeable areas do not dominate the front yard			
60% of the front is garden beds, turf and permeable surface			
1 canopy trees have been provided			
20 shrubs have been provided			
20 groundcovers have been provided			
Where mulch is used its in natural colours			
Crushed rock or Lilydale topping has not been used on nature strips			
Landscape will be completed within 30 days of occupancy			
Letterbox is not a single post			
Sheds or outbuildings less than 10m² is not visible to the public			
Sheds or outbuildings greater than 10m² is are constructed with materials and colour that complement the dwelling			
Air conditioning units are not visible to the public, low profile and colour coordinated with the roof			
Solar panels are not located on the front facade			
The dwelling will be NBN ready			

**Purchaser/s:** \_\_\_\_\_ **have read and accepted all requirements listed in the Maple Lane Design Guidelines.**

**Signed:** \_\_\_\_\_