

# Lamandra



## ROMSEY



## DESIGN GUIDELINES

The purpose of these guidelines is to protect your investment by ensuring consistency throughout the development and maintaining a standard of dwelling design and construction while at the same time promoting individuality and a visually interesting and varied streetscape.

These guidelines will be used by the Review Consultant (Shelton Finnis Architecture) to assess the facade or front elevation as required under the covenants or restrictions on plan of subdivision.

These design guidelines are not onerous with most volume builder designs readily approved.

## THE PROCESS

### Step One

You should review these guidelines, along with your builder or architect, prior to the preparation of your design. Assistance may be gained prior to submission.

### Step Two

Designs need to be submitted to the Review Consultant for approval.

Submissions should include:

- floor plan of the proposed dwelling,
- an image of the front elevation indicating proposed building materials, and
- for corner lots, an image of the side elevation facing the secondary street frontage and proposed fencing treatment.

### Step Three

The Review Consultant will approve the plans if they accord with these guidelines. Any plans that do not comply will be returned with the reasons for not being approved.

Plans will be approved or commented on within a maximum of 7 days from receipt.

### Step Four

Amendments can be made to any plans that do not comply and can then be re-submitted for approval.

### Step Five

Once approval has been given a building permit can be obtained and construction may begin.



*Front elevation showing proposed building materials.*

**Please note:** *This process is separate and independent of the building permit process and approval must be obtained from the Review Consultant prior to issue of the building permit.*

## SUBMISSIONS CAN BE SENT TO:

Lomandra Review Consultant, c/o Shelton Finnis Architecture, 71 Bridport Street, Albert Park VIC 3206  
Or: lomandra@sheltonfinnis.com.au

### Dwelling Construction

Single dwelling only, with the exception of potential multi-dwelling sites designated on the relevant plan of subdivision. Lots cannot be further sub divided.

Existing buildings cannot be relocated onto the lot.

Innovative solutions to sloping sites are encouraged and lightweight cladding (e.g. timber siding or weather boards) will be acceptable where it is part of an architectural design solution.

### Setbacks

All dwelling setbacks (front, rear and side) are to comply with Design and Development Overlay 18 (Precinct 2 Greenfield Area. See last page of Design Guidelines for the relevant extract from the DDO18) and for lots above 1,500sqm the relevant section 173 agreement applicable to these lots.

### Minimum Floor Area

- 150m<sup>2</sup> on lots less than 1,500m<sup>2</sup>
- 180m<sup>2</sup> on lots greater than 1,500m<sup>2</sup>

Floor area does not include garages, balconies, or verandas.

### Identical Facade Assessment

Two dwellings of the same front facade shall not be built within 4 house lots of the original lot, this would include lots either side, opposite and encompassing other street frontages where applicable.



**Please note:** *This provision does not apply to integrated housing developments or terrace allotments less than 300m.*

### Materials

The fundamental principle of a contemporary urban theme is the variety and mix of materials.

Preferred materials / finishes include:

- render
- feature timber panelling and weatherboard panels
- Colorbond / mini-orb feature panels
- bagged brickwork with paint finish
- glass
- natural stone
- face brickworks of regular size and colour with mortar of a complementary colour.

Only face brickwork without another material type is strongly discouraged.

### Colour Palette

Colours should be muted tones from the lighter end of the spectrum with darker tones as a contrast to assist with articulation. A 'splash' of colour as a highlight is acceptable.

### Roof Form

A variety of roof forms is encouraged to add visual interest to the streetscape.

Roof forms may include:

- pitched gable
- skillion and hips
- parapets, curved and flat roofs may also be included but should not dominate the built form.

Eaves are encouraged as protection against the elements.

Colorbond, ultra galvanized or stainless steel roof sheeting is preferred and while traditional roof tiles may be accepted, they are not encouraged.

## Garages

Dwellings must include covered, lock up accommodation for at least 1 vehicle. Including this under the roofline of the main dwelling is strongly encouraged.

Garages must be set back behind the main building line of the dwelling and should not dominate the view from the street.

Any garage, carport or outbuilding having an area exceeding 10m that is not included under the main roofline must be built with:

- similar external appearance, design, colour and quality of construction to that of the primary dwelling and;
- roof configurations of complementary materials.

## Facade

Innovative architecture with contemporary urban elements is encouraged. Built form should demonstrate:

- articulation to both the front and rear facade, emphasised by a variety of colours and materials
- the use of balconies, verandas and the like to provide articulation to both the front and rear elevations
- entries that are clearly visible and identifiable from the street
- on corner lots, windows addressing both street frontages are encouraged.

Building form bulk which dominates the streetscape is to be minimised.



**Acceptable:** Facade is of contemporary design with a muted colour scheme. Entry is easily identifiable from the street.



**Acceptable:** Good use of a veranda providing articulation to the facade. Garage does not dominate the view from the street.



**Unacceptable:** Facade incorporates formal symmetrical design and mock period styling.

## Driveway

Construction of the driveway must be completed prior to occupying the dwelling.

Encourage the use of:

- coloured concrete
- exposed aggregate
- stencilled or stamped coloured concrete
- pavers.

Encourage driveways to be constructed of a colour or colours that complement the facade of the dwelling.

Driveways must be constructed to allow for a 300mm landscaping strip or garden bed between the side boundary and the driveway.



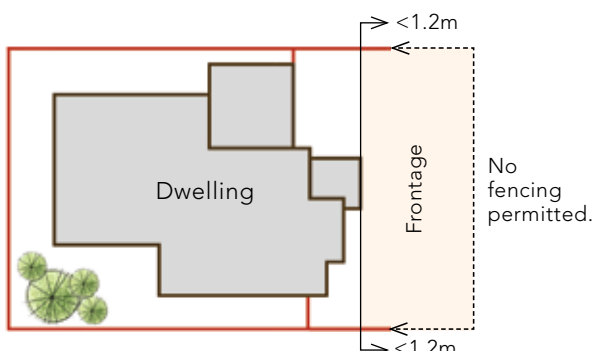
Acceptable materials for driveway construction.

## Fencing

Side fencing should not be constructed greater than 1.2 metres forward of the building line. No fencing will be allowed along the front boundary of the lot.

Return fences to the dwelling should be constructed in a way that complements the facade.

All fencing with a sideage onto Greenfields Blvd must be approved by the Review Consultant.



## Landscaping

Landscaping to the front setback must be completed to a professional standard within 3 months of occupying the dwelling.



Suggested landscape designs include low maintenance, drought tolerant and native features.

### Ancillary Structures

Structures such as water tanks, clothes lines, air conditioning units, TV antennas, satellite dishes and solar panels should not be unduly visible from any street or park.

### Storage

Caravans, boats, trailers or commercial vehicles with a carrying capacity greater than 1 tonne must not be stored or maintained where they are visible from the street. Exceptions apply for work utes or small trucks.

### During Construction

Lots should be kept in a clean and tidy state at all times prior to and during the construction of the dwelling.

The lot owner is to ensure that:

- a covered builders rubbish bin is available and kept within the boundaries of the lot at all times
- all deliveries only access the lot via the designated crossover for that lot
- no builder's or tradesmen's vehicles are parked on any nature strip
- no civil or landscape works are damaged
- no building materials, temporary toilets, or building equipment is stored other than within the boundaries of the lot at all times.

### Bond

At settlement, a bond of \$1,000 is to be paid in addition to the purchase price of the lot.

This bond will be held by the developer and returned upon satisfactory completion of the landscaping.

If the purchaser, their builder or their tradesmen are responsible for damage to public works during construction, then the bond may be used for remediation.

## EXTRACT FROM DESIGN AND DEVELOPMENT OVERLAY 18 IN RELATION TO SETBACKS

### PRECINCT 2 – GREENFIELD AREA

A permit is not required to construct a dwelling or associated outbuilding where the following requirements are met:

- Street setbacks: comply with Standard A3 of Clause 54 or Standard B6 of Clause 55 or at least 6 metres, wherever is greater. For corner sites the front setback requirement to side streets is comply with Standard A3 of Clause 54 or Standard B6 of Clause 55 or at least 4 metres, wherever is greater. Porticos, porches, pergolas and verandahs that are less than 3.6 metres high may encroach not more than 2.5 metres into the front setback
- Side setback: ground floor – minimum of 3 metres to side boundaries. Attached garages may intrude a maximum 1.5 metres into this setback
- Side setback: first floor – minimum of 5 metres to side boundaries

- Rear setback: minimum of 10 metres for dwellings and 1 metre for outbuildings (refer Note 1 below). Covered areas without walls, such as alfresco dining areas, may intrude into the rear setback up to 4 metres
- Building coverage: maximum 40% of the site area
- Building height maximum 7.5 metres, excluding any television antenna, chimney or flue
- Outbuildings not more than 3.6 metres high at the apex may be set 1 metre off a side or rear boundary for a length not exceeding 6 metres when located to the rear of a dwelling and not within 5 metres of a dwelling on a neighbouring property
- Eaves may intrude into all setbacks.

In this schedule, a corner lot is deemed to have no rear boundary.