

Harlowe

DESIGN GUIDELINES

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Vision for Harlowe

1.0

Harlowe represents the future of community living. Harlowe is committed to building more than just a beautiful place to live and has been created with community top of mind.

The community will be provided with a high level of facilities and amenities by way of a substantial public open space network including expansive wetlands, parklands, walking trails, and nearby sporting fields.

Harlowe residents will have convenient access to the Midland Highway and are a short walk away from the future Huntly railway station.

2. The Design Guidelines

The Design Guidelines for Harlowe will ensure that a consistent, high standard of homes and landscaping that achieves the Harlowe "vision", are provided.

The Design Guidelines are intended to assist you in considering the design of your home and landscaping so they can contribute to, and enhance the overall character of, Harlowe.

Furthermore, the Design Guidelines will also assist with facilitating building designs that not only comply with the Building Regulations of Victoria and the Bendigo Planning Scheme, but also strive to protect the investment you have made at Harlowe, by ensuring a high quality of design and construction of your family home.

3. The Approval Process

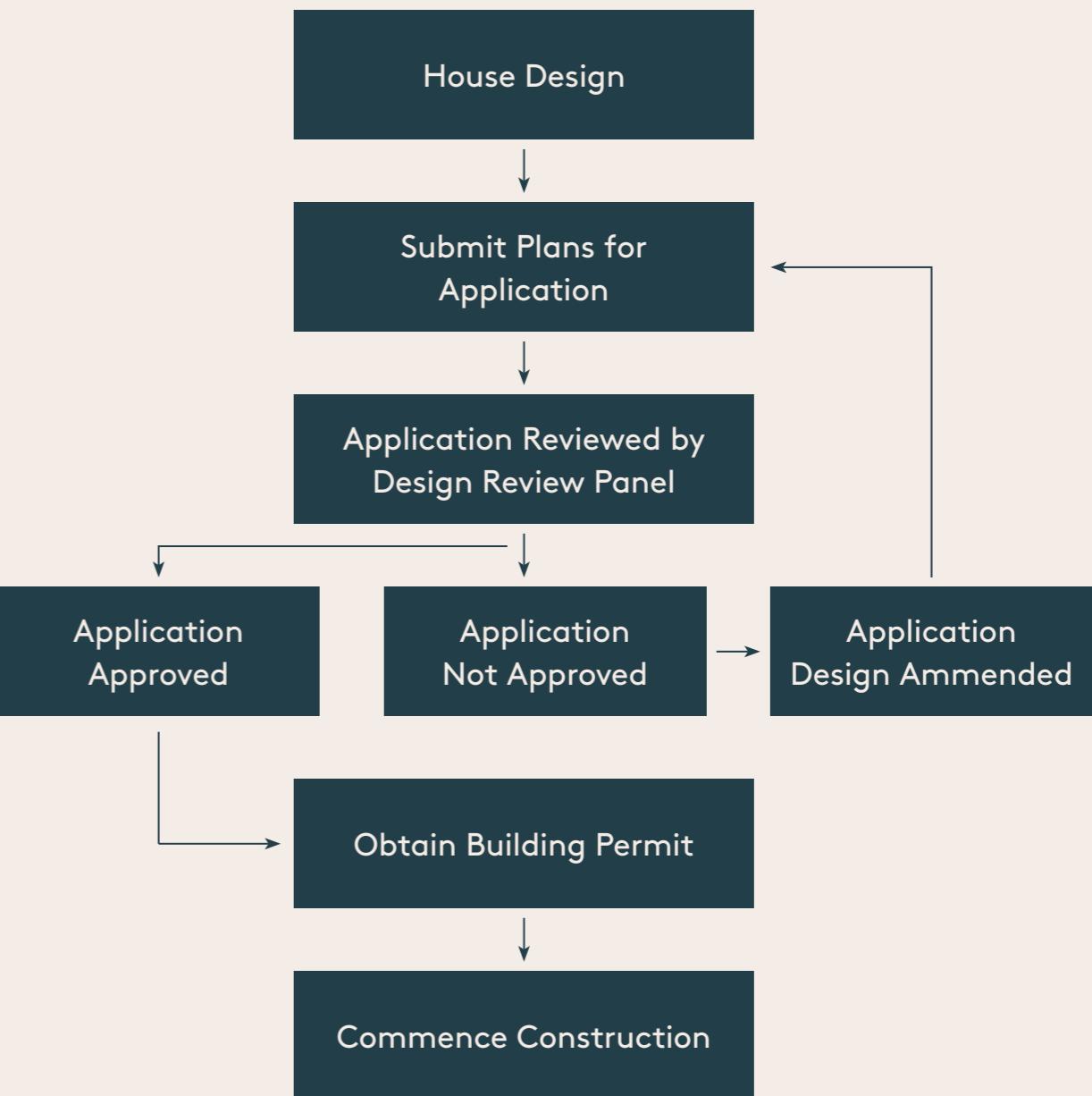
To achieve a superior outcome at Harlowe, all building designs must be approved by the Design Review Panel (DRP) before you are able to obtain a building permit from the Bendigo City Council or private Building Surveyor for your home. The developer may modify the Guidelines from time to time. Building designs must also comply with the Building Regulations of Victoria and the Bendigo Planning Scheme, which will be addressed by your builder and building surveyor.

Applications for approval must be submitted to the Harlowe Design Review Panel (DRP) via e-mail to: drp@harlowhunty.com.au

The submission must include:

- A completed Application Form.
- A siting plan of the home on the lot with dimensions and setbacks from all boundaries, proposed fencing and driveway location.
- Floor plans that show the layout of the home indicating all rooms, windows, external doors, external fixtures and nominated floor levels.
- Full elevations indicating wall heights and all external finishes including garage door type.
- Elevation or cross sections showing roof pitches, eaves depth and height of walls along the boundaries; Color selection (External Only).

The approval process can be summarised in the following flow chart:



Dwelling Siting

4.0

Siting guidelines will ensure homes in Harlowe will have appropriate solar orientation and building setbacks to enhance the streetscape, ensure good passive solar design and prevent overlooking and overshadowing of adjoining homes.

4. Dwelling Siting

4.1 SITING FOR ASPECT & ENERGY EFFICIENCY

Dwellings should take advantage of appropriate access to natural sunlight and living areas should be orientated to face north where possible. West facing bedrooms should be avoided.

Outdoor living areas should be located where they will receive direct access to natural sunlight.

The planting of larger shrubs and trees should enable the winter sun to penetrate your living areas and outdoor areas, as well as offering necessary shade in warmer months.

4.2 FRONT SETBACKS

Dwellings must have a minimum front setback of 4m unless otherwise approved by the DRP.

All homes must face the primary street frontage of the lot and present a visible entrance to the street.

Balconies, porches, porticos and verandas may encroach into the front setback no more than 2m.

4.3 SIDE & REAR SETBACKS

Single and double storey dwellings must be setback from side and rear boundaries in accordance with ResCode. A minimum 1m setback must be provided for all lots of 10.5m width and greater, except for garage components which can be built on boundary.

Your builder or building surveyor will be able to advise you how ResCode requirements can be incorporated into your home design.

4.4 CORNER LOTS

On corner lots, homes must address both street frontages and provide the primary address to the front boundary, which is generally the shorter of the two street frontages and the same frontage to that containing the garage.

Standard front setback requirements apply to corner lots.

On secondary street frontages, dwelling setbacks must comply with ResCode requirements.

Garages facing the secondary street frontage must be set back a minimum of 2.0m from the lot boundary.

4.5 GARAGE SITES

Except for rear-loaded lots (where garages are accessed from the rear of a lot), garages should be set back 5.0m from the primary street frontage to provide a visitor car space between the garage and front boundary and avoid cars overhanging the footpath.

Garages should be set back a minimum of 0.5m behind the front building line of the house.

On corner lots where garages are in from the secondary street, a garage must be located at the furthest point away from the intersection of streets.

Dwelling Design

5.0

The design of each home in Harlowe contributes the achievement of the Vision for the community as a high quality, modern residential environment.

Requirements for important aspects of home design are described on the next page.

5. Dwelling Design

5.1 BUILDING ARTICULATION & MASSING

The overall form and proportions of new homes should be articulated using variation of materials and colors, varied locations of windows, porches and porticos, larger eaves, and recessed upper storeys as shown in Figure 1.

Dwellings should provide genuine and well proportioned windows to street frontages to enhance dwelling presentation and facilitate passive surveillance of streets. Double story dwellings should provide genuine windows to ground and first levels, eave returns are required to continue around the full upper story for all non-corner lots.

All visible walls must be effectively articulated and include appropriate arrangement of windows as shown in Figure 2.

Blank walls visible from the street or areas of public open spaces must be avoided.

Figure: 1



Figure: 2



Figure: 3a



Figure: 3b



Figure: 4



5.2 CORNER LOTS

On corner lots, visible walls within the secondary street frontage should be articulated and detailed to the same standard as the front façade of the dwelling.

The front facade of a dwelling must return 3m along the secondary frontage, so the dwelling engages with the secondary frontage. Side fencing on the secondary frontage should not commence within 3m of the front building line so that corner treatments are visible from the street.

Building design elements which integrate the primary and secondary elevation of the dwelling should be provided as shown in Figures 3a and 3b. This may include wrap-around verandas, feature windows, variety of materials and building articulation.

5.3 ROOFING

Roofing is an integral part of the architecture of your home. Roof forms should be pitched or skillion and incorporate a combination of hips or gables to articulate the roofline. Flat roof may be considered at the discretion of the DRP and generally this will only be for lots less than 300sqm. Plain or single-hipped roofs will not be permitted. See Figure 4 for an example.

Pitched roofs are to be designed at a minimum of 22°. Alternative roof forms including combinations will be considered by the DRP provided they contribute to the merit of the dwelling design and the vision for Harlowe.

5. Dwelling Design

All pitched roofs are to have a continuous minimum 450mm eave along street frontages (primary and secondary).

On single storey dwellings, eaves must return a minimum of 3m from the front façade. Corner lot single storey dwellings must continue the minimum 450mm eave to both street frontages and the entire upper level on double storey dwellings.

Where a dwelling or garage wall is constructed on a side boundary, no eave is required.

5.4 BUILDING HEIGHT

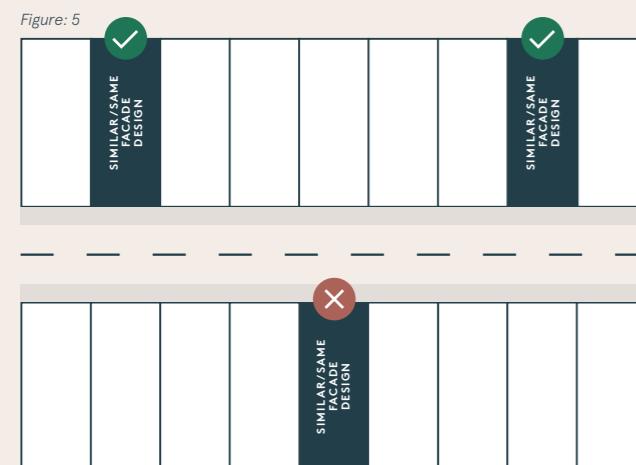
Single storey dwellings should have a maximum overall height of 6m. Double storey dwellings should have a maximum overall height of 9m.

On some lots suitable for medium density housing, taller buildings may be appropriate. The DRP will nominate lots potentially suitable for buildings taller than two storeys.

5.5 FRONT FAÇADE REPLICATION

To provide a balanced streetscape in each street, variability of dwelling facades, form and presentation is important. Repetition of identical facades immediately next to each other will not be permitted.

On lots 300sqm and greater dwellings with the same façade should not be constructed within five contiguous lots of one another on either side of the street as per Figure 5. On lots smaller than 300sqm, front façade replication will be considered on a case by case arrangement by the DRP.



5.6 BALCONIES, VERANDAS, PORTICOS

Balconies, verandas and porticos add interest, architectural appeal and serve to activate the street. All homes are required to have at least one balcony, veranda or portico facing the street which denotes the main entry to the dwelling. These features should complement the architectural style of the dwelling, provide weather protection and have a clear path to the street as shown in Figure 6.

On lots greater than 300sqm porticos should have a minimum area of 4sqm. On lots smaller than 300sqm, porticos should have a minimum area of 3sqm.

All porticos must have a minimum depth of 1m.

Figure: 6



5. Dwelling Design

5.7 GARAGES

This section applies only to lots 300m² and greater.

Garages must be incorporated into the main roofline of the dwelling to reduce the visual impact the garage has on the façade and streetscape.

Garages must not exceed 7 metres on lots greater than 14 metres or 6 metres on lots less than 14 metres.

A Triple garage and/or side access may be considered on a case-by-case basis for each lot with a width of 16m or more.

Garage doors shall not comprise more than 40% of the lot frontage, or more than 40% of the total front façade areas for double storey dwellings. The garage door must be constructed of slimline, sectional or tilt panels. Roller doors are not permitted.

Carports are not permitted.

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

5.8 MATERIALS & COLOURS

To create variation and interest in the façade, a variety of materials, colours and finishes should be used on each dwelling. A minimum of two colours and/or materials should be used for the face of any wall visible from the street unless agreed by the DRP for exceptional design outcomes with demonstrated architectural merit.

Walls visible from the street may be constructed from the following materials:

- Brickwork
- Exposed timber
- Hardiplank
- Mini orb sheeting
- Painted Colourbond, Alucobond
- Render
- Slate tiles
- Lightweight cladding

Use of materials including plain cement sheeting; plain concrete blocks; corrugated cement sheeting; zinc or aluminium coated steel and brick bagging are not permitted on walls visible from the street.

Industrial treatments of external walls visible from the street will be considered on architectural merit by the DRP.

Lightweight materials are not permitted above openings such as doorways and windows where visible from a street or public area (except when integral to the architectural character).

A complementary palette of colours selected from natural tones that are harmonious with the landscape and should be incorporated into dwelling presentation.

Limited use of strong, bold colours should generally be minimised; however it will be considered by the DRP where it highlights elements in a contemporary dwelling design.

5.9 DRIVEWAYS

One crossover location is permitted to each lot.

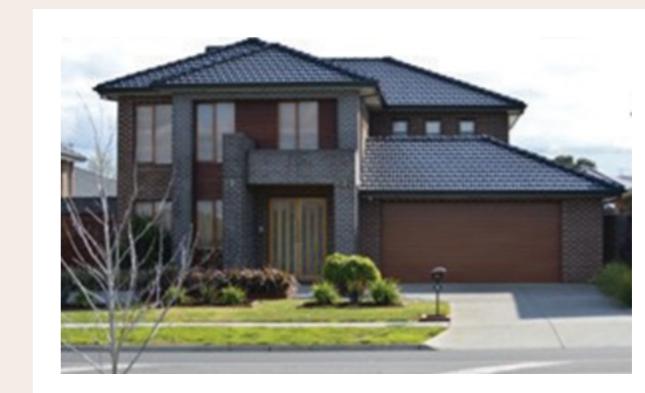
Driveways shall not exceed the width of the garage – driveways should be tapered to match the crossover width as shown in Figure 7.

Plain asphalt or concrete driveways are not permitted. Driveways, pathways, and porches in the front yard may be constructed from the following list of materials:

- Coloured concrete
- Textured finishes
- Paving
- Exposed aggregate
- Stamp-Crete

The driveway must be completed within 30 days of occupancy of the dwelling.

Figure: 7



5. Dwelling Design

5.10 FENCING

Front fencing forward of the dwelling is not permitted.

For all corner lots, side fencing on the secondary frontage should not commence within 3m of the front building line so that corner treatments in the dwelling are visible from the street.

Side and rear boundary fencing must be constructed of Colorbond Woodland Grey. Fencing must be a minimum of 1.80m and maximum of 1.95m. See figure 8.

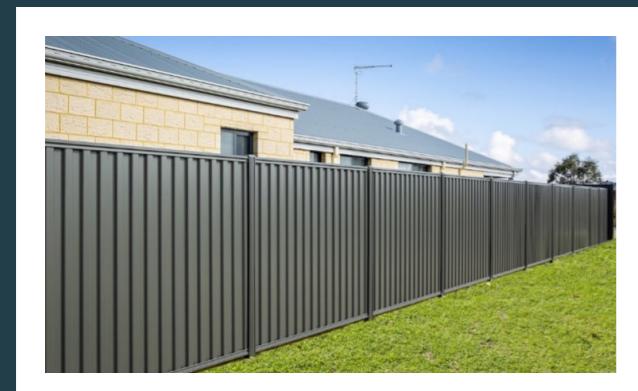
Side boundary fences must finish at least 500mm behind the front wall of a dwelling. Side boundary fences must return at 90 degrees to meet the dwelling or garage at least 500mm behind the front dwelling wall.

These fences must be constructed in Colorbond Woodland Grey.

As highlighted, low front fencing may be appropriate on designated medium density housing sites within Harlowe. The DRP will consider suitable fencing in applications for this housing and seek direction from Bendigo Council.

All proposed fencing locations must be shown on plans submitted to the DRP for approval.

Figure: 8



5.11 DWELLING SERVICES & OTHER STRUCTURES

All homes in Harlowe will have access to an advanced 'Fibre to the Home' network by NBN. This will provide telephone and high-speed internet services. In order to take advantage of this, all homes must be prepared according to NBN requirements. Refer to www.nbnco.com.au for more information.

Non-permanent structures such as sheds, antennas, satellite dishes, air conditioning units and rainwater tanks must not be visible from the street and must not protrude above the roofline.

Solar hot water heaters, antennas, satellite dishes, evaporative units, Photo Voltaic Cells, Solar Panels and the like cannot be located on the front elevation of the dwelling. These are encouraged to be located behind return side fencing.

External plumbing, particularly from upper storeys, must be painted in colours to match the dwelling and not be visible from the street or abutting public open space or be concealed or screened.

Any outbuilding structure with a wall or roof exceeding 20sqm, will not be permitted unless:

- The structure is made of the same materials as the residence.
- The roof is shielded from front view by parapet walling.
- The structure otherwise matches or complements the dwelling in terms of materials, design and external appearance (including colour and the quality of construction).

5.12 ENERGY EFFICIENCY

Internal light fittings such as down lights, pendants, wall mounts etc. are encouraged to allow for compact fluorescent or LED lights.

External light fittings should not result in excessive light spill. Energy efficient appliances should be considered.

Zone dwelling layout is encouraged to enable main living areas to be separately heated and cooled.

Your home is required to meet a 6 Star Energy Rating in accordance with the Sustainable Energy Authority's House Energy Rating Scheme. Your building surveyor will assist you in appropriately satisfying these requirements when you design your home.

5.13 PASSIVE DESIGN

Where possible, locate living spaces with a northern aspect to facilitate solar access in winter months.

Where possible, use shading devices such as eaves, pergolas, trees, tinted glass etc. to prevent excessive summer heating.

Where possible, locate private open space with a northern aspect and sufficient dimensions to minimize overshadowing.

5.14 FRONT LANDSCAPING

Landscaping to the front street view of the lot must be completed within 6 months of the issue of the Occupancy Permit.

At least 50% of the front garden must consist of soft landscape items such as turf, garden beds, ground covers and other permeable surface materials including decorative stone aggregate or pebbles. Synthetic turf is acceptable to 5% of the total garden area.

It is recommended that low maintenance and drought tolerable native species are planted when selecting species for front landscapes.

The front nature strip is to consist only of grass. No other materials such as gravel or pebbles are allowed.

5.15 WINDOW FURNISHINGS

Sheets, blankets or similar materials for which window furnishing is not their primary use, are not permitted. Internal window furnishings which are

visible from the public realm should be fitted within 3 months of the Occupancy permit being issued.

Any external shutters or roller blinds are not permitted.

5.16 SIGNAGE

Signs to advertise the sale of a vacant lot are not permitted unless approved by the Developer.

One sign only may be erected to advertise the sale of a completed dwelling.

5.17 DWELLING COMPLETION TIMEFRAME

Construction of all homes should commence within 12 months of settlement must be completed within 30 months.

5.18 GENERAL INFORMATION

Lots must remain tidy at all times prior to, during and following house construction. It is the owners responsibility to ensure builders adhere to this and the site remains tidy and presentable as much as possible during construction. Construction rubbish must be confined to designated areas and be removed frequently. Any damage to council assets including footpaths and crossovers is also the responsibility of the owner.

5.19 CONSTRUCTION MANAGEMENT

During the construction period, the builder must install a temporary fence and ensure that skip bins are contained within private property and not placed on nature-strips under any circumstances. All construction waste must be contained within the building site.

Regular rubbish removal must be carried out and any skip bins must be covered with a lid to prevent windblown litter within the project.

Street trees and nature strips must be protected. Damage to nature strips, paths, kerbs and trees caused during the construction period is solely the responsibility of the landowner and their builder and will be billed accordingly.

Nature strips must be maintained at all times including weeding and mowing.

General Information

6.0

These Guidelines are a legally binding part of your contract and you are required to adhere to them. From time to time, designs may not comply with these guidelines, in part or in whole. While we make every effort to retain consistency, the developer, reserves the right to approve or refuse any design based on architectural merit, to allow innovative and contemporary designs to be considered.

In particular circumstances there may be regulations or special requirements in addition to this document. Where conflict occurs between this document and special requirements, the special requirements take precedence.

These design guidelines will discontinue five years from the date of completion of the last stage of development and will revert to any Government requirements at that time.

These guidelines are in addition to, not in lieu of, any other Government requirements. To learn about these, please refer to Part IV of the Building Regulations and the Bendigo Planning Scheme.

7.0

The following checklist has been developed to ensure your house, fencing and landscape comply with the Guidelines. When submitting your plans, please enclose this checklist completed for the DRP approval.

7. Design Guidelines Checklist

Guideline	Yes	No
Vision for Harlowe		
Are the required setbacks for your home achieved?	<input type="checkbox"/>	<input type="checkbox"/>
Does your home have the required one balcony, veranda or portico facing the street?	<input type="checkbox"/>	<input type="checkbox"/>
Corner Lot Dwellings		
Are all visible walls detailed to the same quality as the front elevation?	<input type="checkbox"/>	<input type="checkbox"/>
Roofing		
Does your roof include a combination of hips?	<input type="checkbox"/>	<input type="checkbox"/>
Does your roof achieve a minimum pitch of 22 degrees?	<input type="checkbox"/>	<input type="checkbox"/>
Does your house meet the minimum eave requirements?	<input type="checkbox"/>	<input type="checkbox"/>
Garaging		
Is your garage located behind the front wall of the dwelling?	<input type="checkbox"/>	<input type="checkbox"/>
Is the garage set back a minimum of 5.0m from the front boundary?	<input type="checkbox"/>	<input type="checkbox"/>
Driveway		
Is the driveway an approved material as established in the guidelines?	<input type="checkbox"/>	<input type="checkbox"/>
Materials		
Is the dwelling constructed of materials identified in the guidelines?	<input type="checkbox"/>	<input type="checkbox"/>
Fencing		
Is your fencing consistent with the design guidelines?	<input type="checkbox"/>	<input type="checkbox"/>
Have you shown the type and location of fencing on your house plans?	<input type="checkbox"/>	<input type="checkbox"/>
Energy Efficiency		
Does your house meet the required 6 star energy rating?	<input type="checkbox"/>	<input type="checkbox"/>
Services and Non-Permanent Structures		
Does your home design include NBN requirements?	<input type="checkbox"/>	<input type="checkbox"/>
Are there any structures such as sheds, antennas, air conditioning units and/or rainwater tanks visible from the street?	<input type="checkbox"/>	<input type="checkbox"/>
Are all services such as hot water heaters, plumbing, photo voltaic cells and solar panels, etc. located away from the front elevation of the dwelling?	<input type="checkbox"/>	<input type="checkbox"/>



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