

# Harpley Home Design Guidelines

Harpley Views Precinct



belong at Harpley

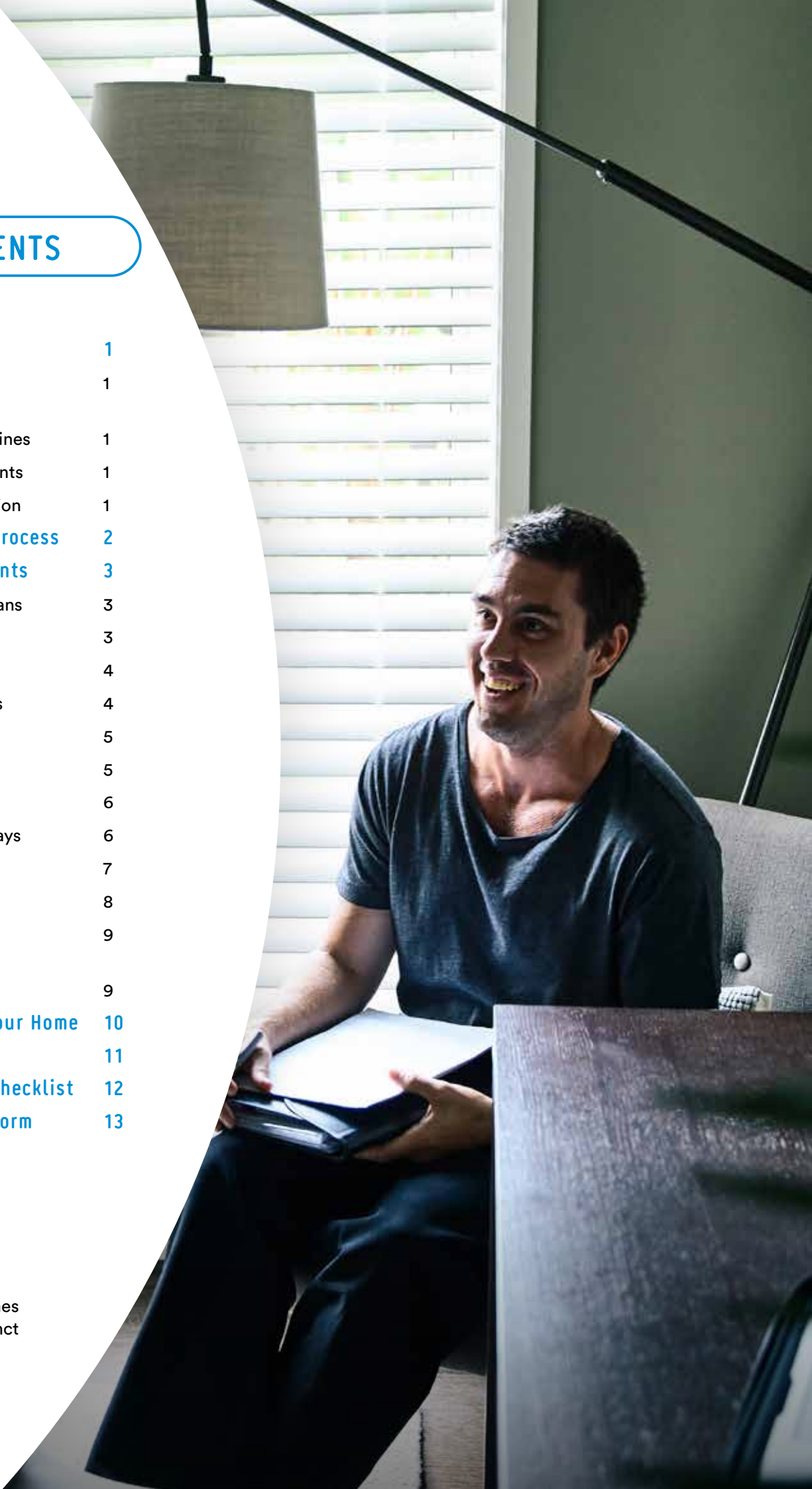
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[harpley.com.au](http://harpley.com.au) 1300 739 839

**Harpley**



# CONTENTS

<b>Introduction</b>	<b>1</b>
Community Vision	1
Harpley Home Design Guidelines	1
Statutory Requirements	1
Fibre Optic Connection	1
<b>Design Approval Process</b>	<b>2</b>
<b>Design Requirements</b>	<b>3</b>
Building Envelope Plans	3
Façade Design	3
Entry	4
Secondary Frontages	4
Eaves	5
Roof Pitch and Form	5
Building Materials	6
Garages and Driveways	6
Front Landscape	7
Fencing	8
Retaining Walls	9
Ancillary Elements and Structures	9
<b>Smart Ideas For Your Home</b>	<b>10</b>
<b>Glossary</b>	<b>11</b>
<b>Design Approval Checklist</b>	<b>12</b>
<b>Design Approval Form</b>	<b>13</b>



# INTRODUCTION

## 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.

## Harpley Home Design Guidelines

The Home Design Guidelines set out the minimum requirements for new homes and their front yard landscapes at Harpley. 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 in Harpley 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 the Sales Plans and Building Envelope Plans. These lots require both these Home Design Guidelines and the Special Requirements to be met.

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

If you have any general enquiries regarding these guidelines contact Lendlease on **1300 739 839** to see how we can help.

Specific design related questions should be forwarded to our Design Panel at [planlodgement@bevwill.com.au](mailto:planlodgement@bevwill.com.au)

Lendlease encourages diverse and innovative design at Harpley. Any application that is not in accordance with the 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 300m<sup>2</sup> 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 (SLHC), prepared by the Victorian Planning Authority, will apply at Harpley for all lots under 300m<sup>2</sup>. 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.

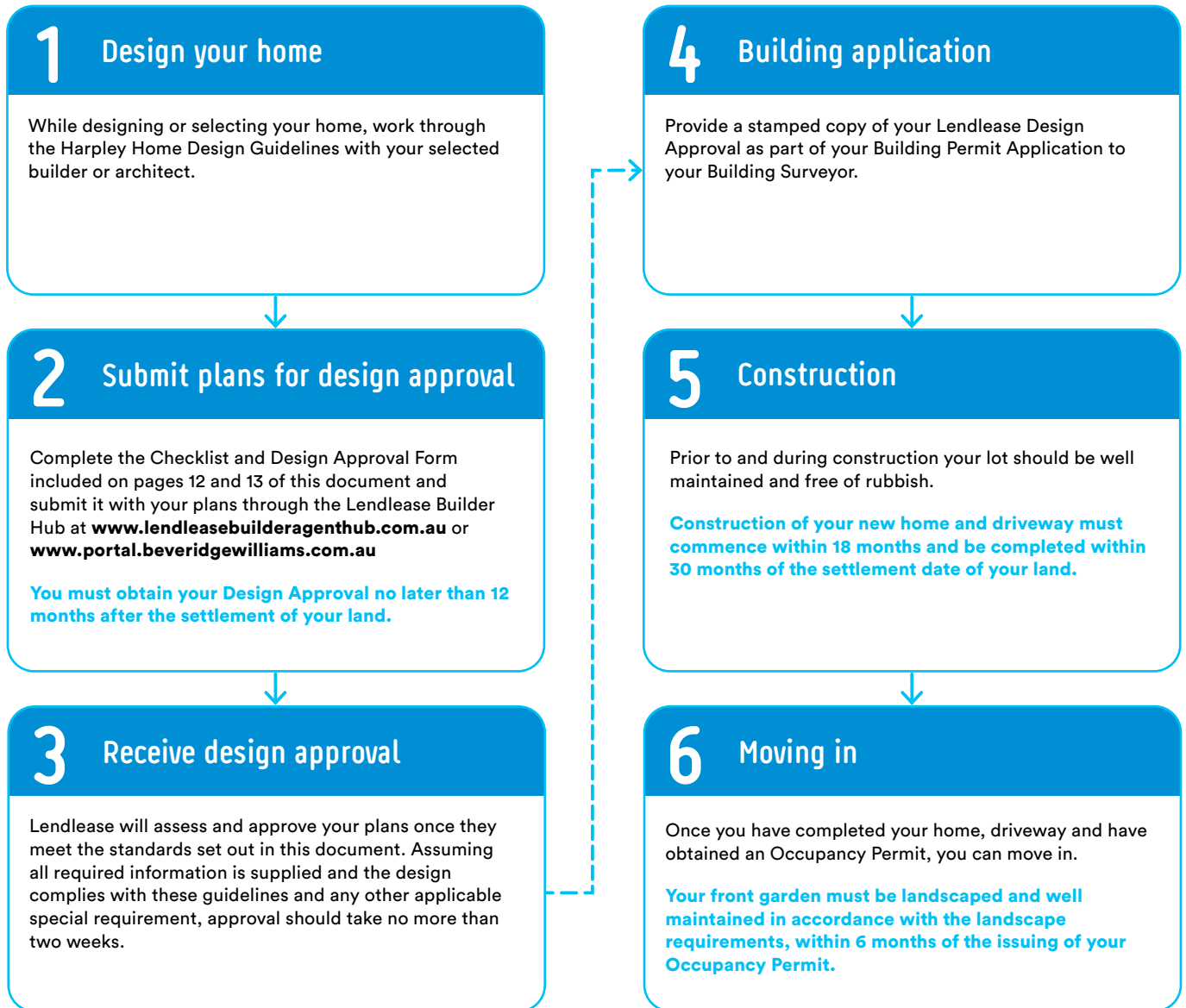
## Fibre Optic Connection

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 Harpley Sales and Information Centre. For more information visit [www.opticomm.net.au](http://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. Just call Lendlease on **1300 739 839** or email **planlodgement@bevwill.com.au**



## DESIGN REQUIREMENTS

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

### Building Envelope Plans

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.

Only one dwelling is permitted per lot, unless the lot is designated as a "Medium Density Site" or "Gallery" lot.

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

### Façade Design

Great streets include well designed homes and high quality front yard landscaping complementing each other.

#### Single storey homes

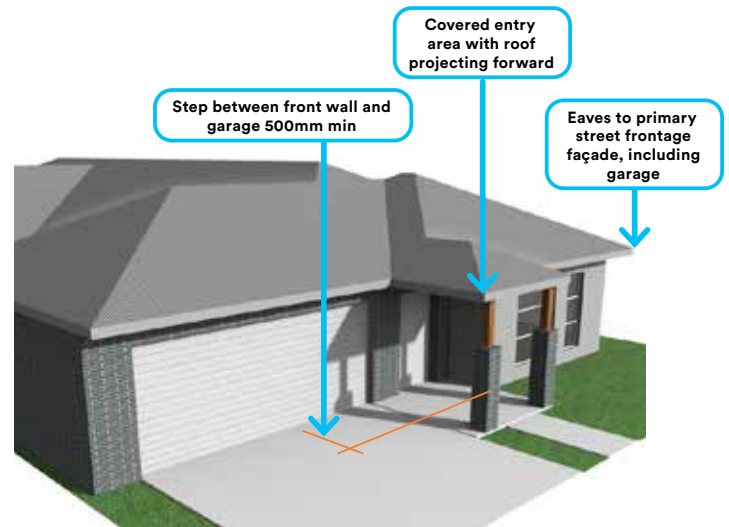
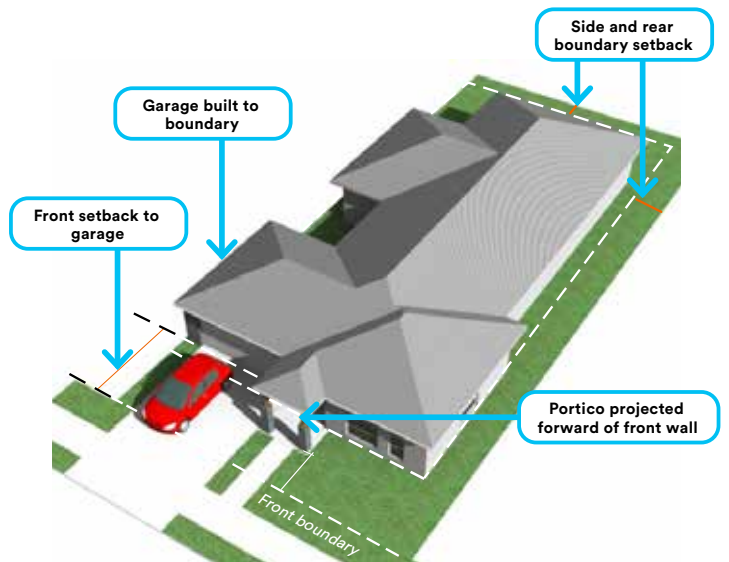
- Single storey homes must include articulation between the alignment of the front wall and the garage on the primary frontage.
- The minimum acceptable alignment variation is 500mm. It is preferred that the garage is setback behind the front wall, however if your garage is the forward protruding element, the maximum distance of the protrusion is 1 metre, and the roof above your entry must project forward of the garage roof.

#### Double storey homes

- Double storey homes which incorporate a minimum depth 1.5 metre covered verandah / balcony to the first floor for at least 40% of house width, do not require variation between the front wall and the garage.

Other elements to consider include:

- Windows facing the street work best when they complement the house style and make up at least 20% of the front façade.
- Roofed elements such as extended eaves, entries and verandahs forward of the front wall as well as recessed windows and doors, give your house a sense of depth and shade.
- Windows which overlook the street and public open space should be from habitable rooms, such as living areas and bedrooms, in order to provide passive surveillance and take advantage of any views over open space.
- Other than for defined Medium Density or Integrated (attached) housing sites, dwellings must not be of identical facades within 3 lots either side or on the opposite side of the street.



Typical single storey home facade



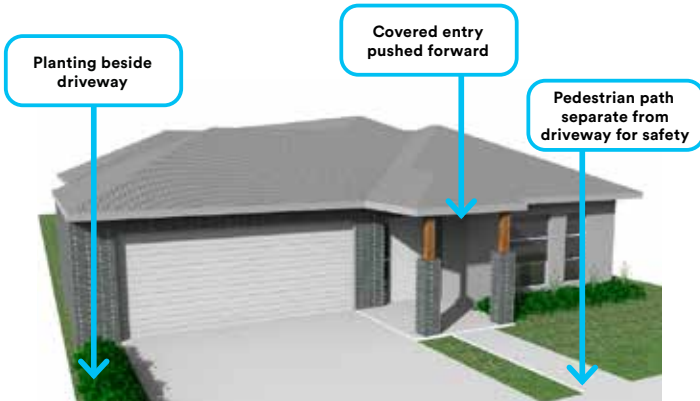
Typical double storey home facade

## Entry

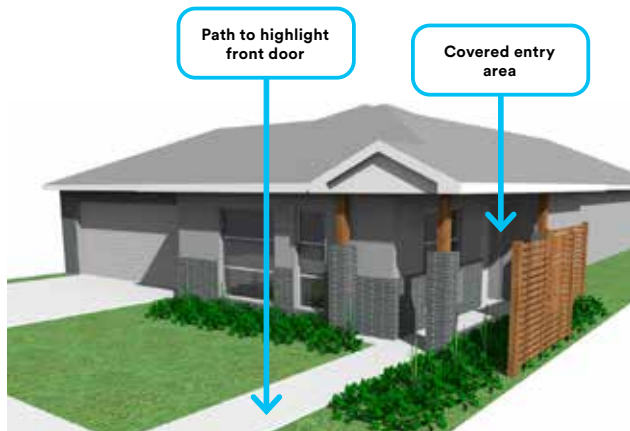
Good home design is welcoming to residents and visitors.

Some elements to consider include:

- Ensure your entry is visible to the street and includes a roofed area such as a porch, verandah or portico.
- Highlight the entry by ensuring that the roof over the entry extends forward over the roof of the home.



Typical approach to entry

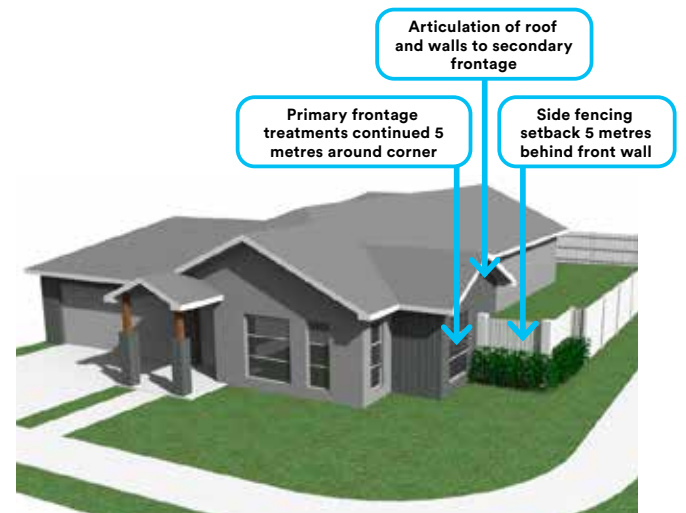


Typical side entry

## Corners and Park Frontages

Homes on street corners or adjacent to public open space must address both the front and side streets and any frontage visible from public open space.

- For the house elevation facing a secondary street, the first 5 metres must feature a continuation of the front facade's main materials, detailing and or windows. Roof and wall articulation and other detailing or feature treatments may be considered acceptable solutions if provided in conjunction with significant landscaping to this area of the block.
- Homes on park frontages must address the park frontage through verandahs, decks and patios that face the park. All Utilities must be screened from the park.



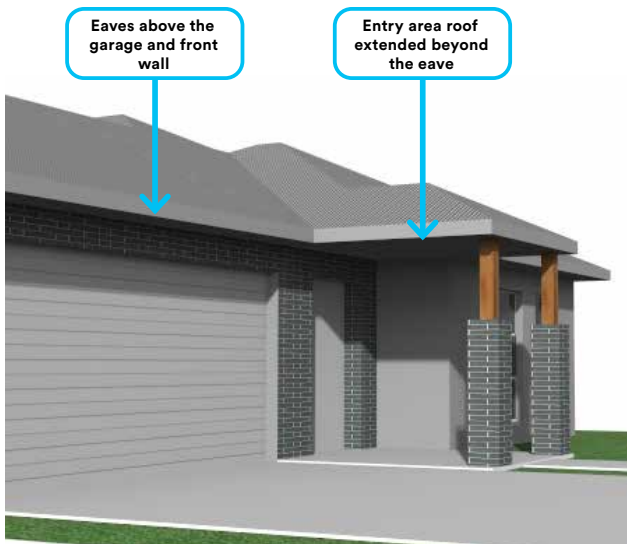
Home on corner lot

## Eaves

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

While eaves are required to any of your home's frontages visible to a street or public open space or park, 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 frontages.
- Eaves are required to extend over garage doors and wrap around a minimum of 1.5 metres from the publicly visible frontage.
- Eaves are not required to the portion of the home that incorporate verandahs, pergolas or porticos or to sections of façade finished to a boundary or parapet.

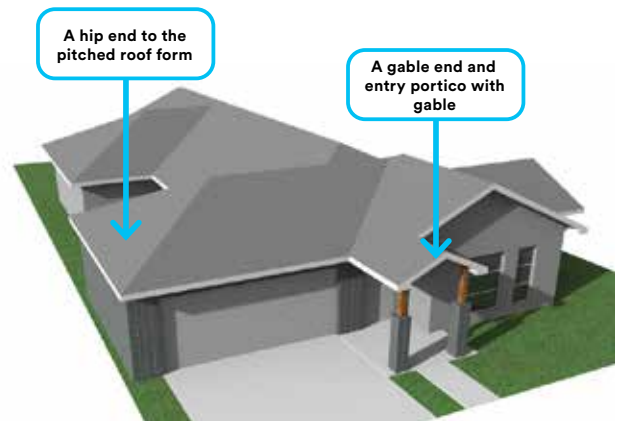


Eaves on the primary frontage of a home

## Roof Pitch and Form

The roof on your home is a significant part of the visual presence that your home contributes to an attractive streetscape.

- For your roof to be in balance with your home and others in the street, it is recommended that the pitch of a hip or a gable is a minimum of 22 degrees. The pitch of a skillion roof is to be between 7 and 15 degrees. Other roof forms can also be considered where they complement the architectural intent of the home and contribute positively to the streetscape.



Hip and gable approach to a roof



Skillion roof form

## Building Materials

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

- Your front facade must be shaded by a substantial covered verandah or include at least two different wall materials or finishes that draws attention to your homes entry and reduces the visual impact of the garage door.
- 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 the occupation of your home.

Other elements to consider include:

- Highly reflective window tints detract from the look of your home and should not be used to any street facing or public open space frontages.
- Built elements in the landscape such as fences, courtyard walls and letter boxes should use materials that complement those in your home.

Two materials to the front of the house



A covered verandah with a façade with only one material



Two approaches to materials on a house

## Garages and Driveways

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

- Driveways and paved areas within your property cannot exceed 300mm wider than your garage door.
- Your driveway must be completed prior to the occupation of your home.
- Acceptable driveway materials include pavers of stone, concrete or clay, concrete either broom finished, coloured, exposed or with applied finishes, or any combination of these elements.
- Your driveway must taper to match the width of the crossover constructed at your front property boundary and be offset.

Additional elements to consider include:

- Panel lift or sectional garage doors to main frontage.
- Garage doors on the primary frontage should be no wider than 50% of the width of the block.
- Any garage door should not exceed 5.4 metres wide.
- Where a triple garage is allowed by the local authority, the additional door should not be wider than 3 metres and should be setback behind the main garage door, with both garage doors setback behind the front wall.

Triple garages must be stepped and setback from the front wall



Driveway must taper to Council crossover



## Front Landscape

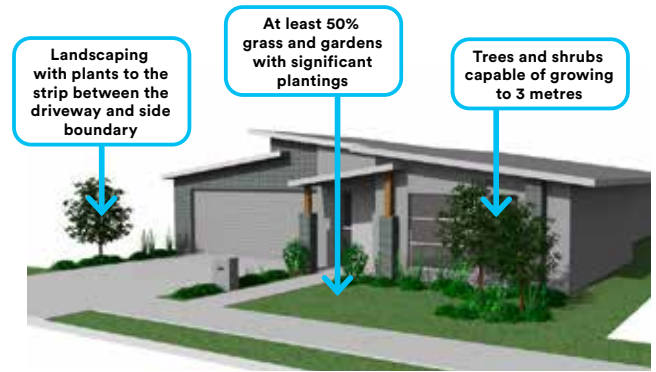
Quality front landscaping enhances the positive impact your home will have on the streetscape.

- Your front yard must be landscaped within 6 months of obtaining your Occupancy Permit.
- At least 50% of your front yard must be landscaped with grass and/or garden beds.
- A significant portion of this area (at least 25%) must comprise gardens including trees or shrubs capable of growing beyond 3 metres tall and be at least 600mm high when planted. A minimum of 3 trees or shrubs must be included. Aim to plant a minimum of 1 plant per 1m<sup>2</sup> of garden bed.
- 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 well maintained, trimmed and tidy.

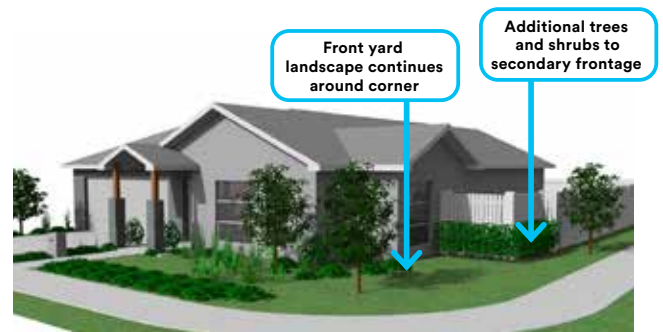
Other elements to consider in your landscape include:

- 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 lot. Advice on plant selection can be found in the Landscape Design Guide, available from the Harpley Sales and Information 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.



Typical front yard showing 50% softscape



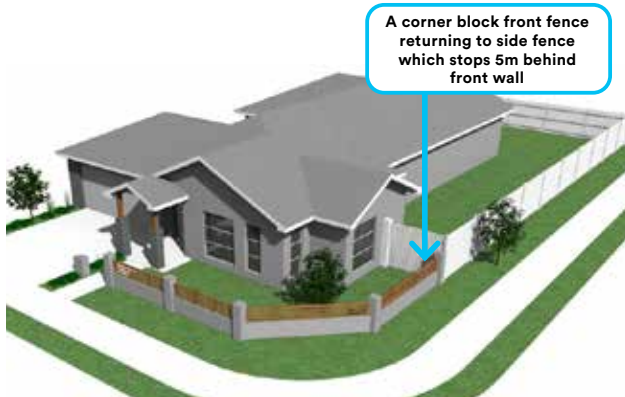
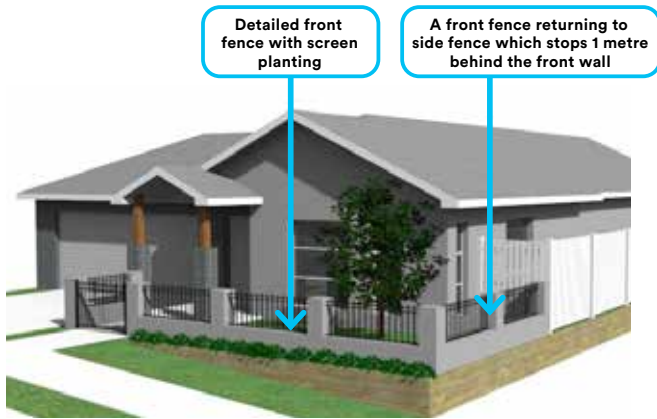
Typical landscape secondary frontage



## 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 Council requirements.



Typical front fencing Location

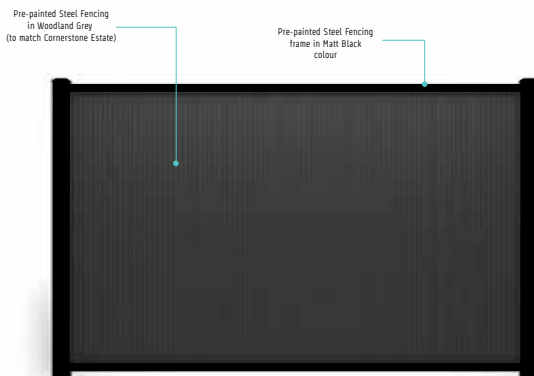


PHOTO 1  
Corner boundary fencing : pre-painted steel in mini-screen/ mini-orb profile in colour "Woodland Grey" with feature posts and frame in black colour

### Fencing Standard

#### ● Corner Boundary Fencing

Where indicated on Sales Plans, Lendlease will build the corner boundary fence as per the standard illustrated in Photo 1. The fence will be constructed from pre-painted steel in "mini-screen" or "mini-orb" profile, be "Woodland Grey" in colour and feature steel posts/ frame in black. The maximum height of the fence will be 1.8 metres. The fence cannot be altered, removed, damaged or modified in any way without prior written approval by Lendlease.

The length of fence will be determined in accordance with the Fencing Location guideline below.

#### ● Internal Boundary Fencing

Pre-painted steel fencing (ie Colorbond) in "Woodland Gray" colour to a maximum height of 1.8 metres (Photo 2).

#### ● Front Fencing

Where a front fence is desired, it must not exceed 1.2 metres in height, (or 1 metre for corner lots) and be of an open style, such as timber post and rail or decorative steel and pillars. This requirement also applies to front fencing on secondary frontages as shown in the image "Typical front fencing location". Swimming pool style fences are not permitted as front fences.

### Fencing Location

#### ● Corner Boundary Fencing

Privacy fencing must finish at least 5 metres behind the front building line and return to the side wall of the home. Where a front fence is proposed, the front fence must return along the secondary frontage to this point.

#### ● Internal Boundary Fencing

This fence must finish at least 1 metre 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 1.2 metres maximum front fence height (1 metre for corner lots).



PHOTO 2  
Internal boundary fencing : pre-painted steel in Woodland Grey colour

## 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, timber or patterned concrete sleepers and rendered or faced block walls.

- Retaining walls visible along street or public open space frontages cannot exceed 1 metre in height in any single step and 1.8 metres 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 1.6 metres high at the front wall of the home and must taper down forward of the home.
- Retaining walls over 900mm high require a 1 metre high fence above the wall and adequate landscaping screening.
- In some instances Lendlease has undertaken fencing and retaining to improve the buildability of your lot and allow you to comply with these guidelines. These fences and walls cannot be modified without approval from Lendlease.



Retaining walls forward of the house

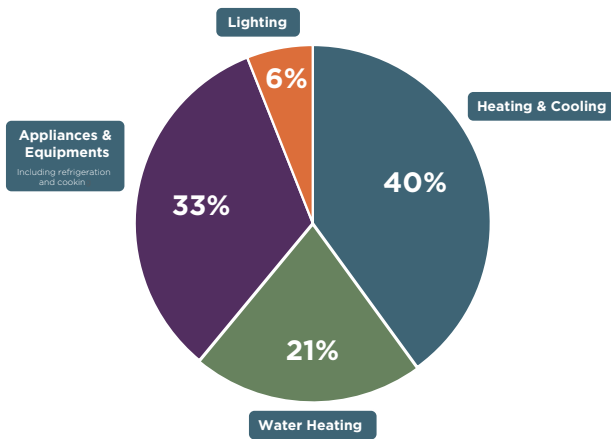
## Ancillary Elements and Structures

- 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 the street or public open space.
- North facing solar panels and frames for solar panels, visible from the street or public open space, should follow the roof pitch to minimise visibility and bulk.

Meter boxes, gas meters and other services should be located in the least visually obtrusive location, away from public view from the street, or be screened or coloured to match the adjacent wall finish.

## 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.



Graphic showing projected energy use in the residential sector

Source: DEWHA, 2008 Energy use in the Australian residential sector 1996-2020, data projected energy use for 2012

### 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 northern 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 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.

### 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.

### 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 these 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 heat in winter.
- Use a door to zone off your main living spaces to only heat or cool what you need.



Opportunities for reducing energy bills include:

- Heating & cooling
- Solar panels
- Solar hot water
- Efficient appliances
- LED lights

### 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.
- Televisions with ratings of 7 stars or greater.

# GLOSSARY

**Front Wall:**  
The wall of the house closest to the front boundary

**Verandah:**  
A roofed platform or deck along the outside of a house, level with the ground floor

**Balcony:**  
An upper storey platform or deck along the outside of a house which is surrounded by wall or balustrade



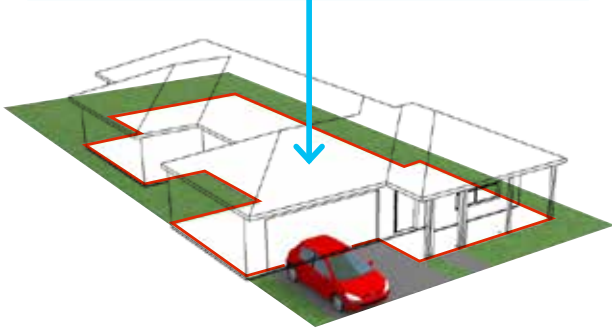
**Pedestrian Path:**  
A path adjacent to the driveway specifically for pedestrians

**Articulation:**  
walls on different setbacks from the property boundary

**Garage Setback:**  
The distance between your property boundary and the garage

**Build to Boundary Line:**  
A boundary nominated on the Setback Plan, where a portion of the house or garage can be positioned right up to the boundary of that lot

**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



**Gable roof**



**Hip roof**



**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 and height of walls.....
- 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 air conditioning 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 park 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: .....

.....

Precinct: .....

## 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: .....

Builder Contact Mobile: .....

Builder Contact Email: .....

## Building Structure Details

Has this house been modified in any way from the standard builders plan for this house type and façade?  
(Yes, No or Unsure): .....

Structure Area (m<sup>2</sup>): .....

Number of Bedrooms: .....

Levels / floors: .....

Wall Material: .....

Roof Material: .....

Roof Type: .....

Number of car spaces in Garages or Carports: .....

STAR rating for home: .....

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: .....

## Submissions

You can submit your application through the Lendlease Builder Hub at :

**[www.lendleasebuilderagenthub.com.au](http://www.lendleasebuilderagenthub.com.au)** or at  
**[www.portal.beveridgewilliams.com.au](http://www.portal.beveridgewilliams.com.au)**

General enquiries can be made via email at  
**[planlodgement@bevwill.com.au](mailto:planlodgement@bevwill.com.au)**

### 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 and fencing 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.

Name/s: .....

Signed: .....

## Creating special places

For over 50 years Lendlease has been creating communities that define the way Australians like to live. Truly beautiful places planned to maximise the things we love about our unique way of life.

These are places to belong, with a choice of living options designed for the way we like to live today, yet ever mindful of our responsibilities for how we will live tomorrow. At a Lendlease community you will find real opportunities in housing choice, education, work and healthy recreation built in from the very beginning.

Over 150,000 people live, learn, work or play in more than 45 major Lendlease communities creating an already rich history in master planned development.

We believe everyone who comes and experiences our places should feel safe within a welcoming community that will grow and prosper into the future.

We lead by example. Across the country, communities that we are responsible for continue to flourish, nurturing the very essence of what we believe for generations to come. These are the places that make us proud.

## Harpley

### CUSTOMER SERVICE CENTRE

Phone: 1300 739 839

### OPENING HOURS

Monday 1pm - 5pm

Tuesday to Friday 9am - 5pm

Saturday and Sunday 9am - 5pm

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