Yourland Developments

Design Guidelines

Version 1, August 2025

acclaim

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ARTIST IMPRESSION

Introduction

1.1 PURPOSE

Acclaim has been carefully designed to seamlessly connect you to your neighbourhood and support the lifestyle you've always wanted. YourLand's vision for great streets includes complementary and well-designed homes with high quality front yard landscaping.

All building and landscape designs must be approved by the Design Review Panel ("DRP"). The Acclaim Design Guidelines ("Guidelines") have been developed to provide clear guidance for you and your builder to ensure a smooth design approval process. The Guidelines also include minimum standards you must comply with at each stage of creating your ideal home. Through compliance with the Guidelines, you contribute to the creation of a more desirable neighbourhood and enhance the value of your home and the Acclaim community.

Where a lot is less than 300m^2, the Small Lot Housing Code will apply and will take precedent where there is conflict with these Design Guidelines.

1.2 OPERATION

The DRP will comprise an estate design compliance manager, UrbTech Management and a representative of YourLand Developments ("The Developer"). All proposed building works including houses, garages, outbuildings and fencing must be approved by the DRP in relation to these Guidelines before seeking a Building Permit.

In considering designs, the DRP reserves the right to waive in part or in whole compliance with these Guidelines and approve or refuse any design based on architectural merit, to allow innovative designs to be considered. In the event the DRP approves a variation or provides dispensation in the application of the Guidelines, this will not set a precedent nor imply that such action will apply again. The Guidelines are subject to change by The Developer at any time without notice. All decisions regarding these Guidelines are at the discretion of the DRP.

The Guidelines are supported by restrictions on the Plan of Subdivision and the Contract of Sale. These documents will provide additional information that may be specific to your block of land, such as special building requirements facing open space or a corner.

These Guidelines are in addition to, and do not replace the need to comply with, any other relevant authority requirements. Design review does not replace the need for a building permit. In some circumstances additional planning scheme controls may require landowners to obtain a planning permit. For assistance, please contact Whittlesea City Council:

www.whittlesea.vic.gov.au/building-planning-development

These Guidelines will be effective over the period nominated in the restriction on the Plan of Subdivision, after which controls will revert to the local requirements of the Whittlesea City Council planning scheme.

Submission Process

1.3 SUBMISSION & APPROVAL PROCESS

Prior to commencing any construction of your home, you must submit to the DRP copies of the following drawings in PDF format for approval:

- Site plan with dimensions and showing:
  - Lot boundaries and any easement(s) on title
  - Proposed building footprint and all proposed setbacks
  - On-site car parking and driveways
  - Other external structures (including pools and spas)
  - Fencing and retaining walls
- All floor plans, roof plans and elevations with dimensions and showing:
  - Internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings
  - Proposed floor levels
  - Details of window furnishings to elevations addressing public realm
- Details of all proposed external materials, finishes and colour selections
- Front Landscape plan with dimensions and showing:
  - Indicative extent of all paving, garden beds and lawn
  - Planting schedule that lists all proposed species, including installation size

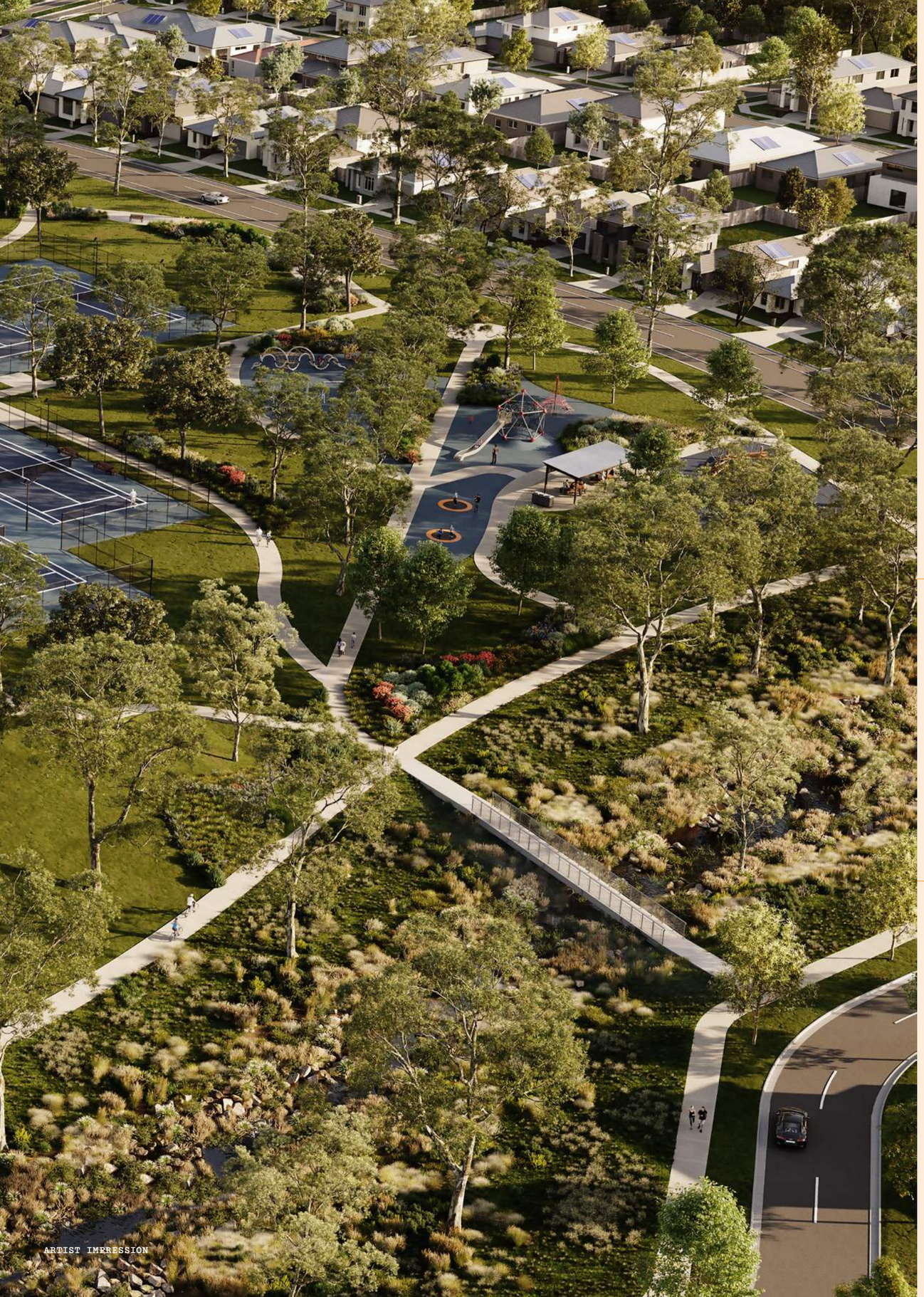
The DRP will endeavour to assess proposals within 10 business days. Please send applications to mike@urbtech.com.au.

Please submit applications via email to mike@urbtech.com.au

All documents must be in PDF format. The DRP will endeavour to assess proposals within 10 business days.

For further enquiries contact the DRP on 0413 137 465

Mike Purcell
Urbtech Management
Design Review Panel (DRP)
1304/20 Rakaia Way
Docklands VIC 3008



ARTIST IMPRESSION

The process for building your home:

Step 1.
Purchase Your Land

Ensure all due diligence and legal checks are complete before finalising your land purchase.

Step 2.
Design Your Dwelling

In accordance with the Design Guidelines and all relevant authority requirements.

Step 3.
Submit Plans to the DRP for Approval

Non-compliant submissions must be amended and resubmitted to the DRP.

Step 4.
Receive DRP Approval

Any subsequent changes made to the approved design must be submitted to the DRP for reassessment.

Step 5.
Building Permit

A Building Permit must be obtained from your Building Surveyor or Local Council.

Step 6.
Begin Construction

You must comply with Local Council requirements, including public safety and environmental protection during all phases of construction.

Step 7.
Complete Construction

The Certificate of Occupancy must be obtained from the Building Surveyor before moving in to ensure all compliance and safety requirements are met.

Step 8.
Complete Landscaping of Front Garden

Within 3 months of issue of Certificate of Occupancy.

Step 9.
Extensions & Outbuildings

Any proposed extensions or outbuildings require approval in accordance with the Guidelines and any relevant approving authority.

Design Guidelines

2.1 CONSTRUCTION OF YOUR HOME

Construction of your home must commence within 12 months of settlement. While your lot is vacant you must keep it presentable and free of weeds and rubbish. Building works must be completed within 12 months of their commencement. Incomplete buildings are not to be left for more than 3 months.

The Purchaser must at their own cost after the Settlement Date:

- Maintain the lot, including maintenance of weeds/grass.
- Erect a temporary fence around the boundary of the lot. This is to be installed once settlement of the Lot occurs and is to be retained until construction of the dwelling is completed; Temporary fencing must be maintained to ensure it has not fallen over and presenting as a hazard.
- Ensure any rubbish or refuse (including builder's waste) is kept in proper bins or skips which are not overloaded and are regularly serviced. Skip bins are to be placed inside the Lot boundary and should not be located on nature strips.
- Ensure that materials, refuse, other goods or stockpiles of soil or other excavated materials have been adequately and aesthetically screened when viewed from any adjoining roads or access pathways.
- Ensure all buildings and other structures constructed on the Land are maintained in a good state of repair both structurally and cosmetically.

No gas mains will be provided to your lot. We recommend you discuss this with your builder to ensure it is considered in your house design.

2.2 SITING & SETBACKS

- The dwelling façade (front building line) must be setback a minimum of 4m from the front boundary.
- Garages must be setback a minimum of 5m from the street and at least 500mm behind the dwelling front façade.
- Side setbacks must be a minimum of 1m from at least one side boundary and 2m from a secondary street boundary.
- Entry features such as verandahs, porches, porticos, and balconies may encroach 1.5m into the front setback as long as the encroachment is less than 3.6m above natural ground level.
- Eaves, gutters, and fascias may encroach up to 500mm into the side setback.

For lots under 300m^2, refer to the Small Lot Housing Code for the appropriate setbacks.

To maximise the natural environment and passive heating and cooling, the DRP recommends the following when designing your house:

- Zone dwelling layouts to allow for primary living areas to be separately heated and cooled.
- Position private open space on the northern alignment of the lot.
- Include shade elements, such as retractable shading devices and large canopy trees to reduce summer solar heat gain.
- Position indoor and outdoor living areas to the north of the lot to maximise solar access in winter months.

ARTIST IMPRESSION

2.3 ARCHITECTURAL STYLE

The appearance of dwellings should provide a degree of richness and variety ensuring the creation of pleasant, interesting streetscapes. Façades must include articulation of the built form, varying materials, windows, and door openings. The replication of render or material must return at least 1m along the side of the façade.

A minimum ceiling height of 2.55m is required for all single storey dwellings, and the ground floor of double storey dwellings.

All dwellings are required to have at least one front entry porch, portico, balcony or verandah of at least 3m^2 in area with a minimum depth of 1.5m. Dwellings with identical façades must be separated by a minimum of 3 lots in any direction of the original lot. Only once a full set of plans has been approved will the restriction commence on the neighbouring 3 lots.

2.4 MATERIALS & COLOURS

The visible façade must contain at least 2 of the following contrasting materials:

- Face brick
- Render
- Natural stone
- Weatherboards or other composite cladding material
- Tiles

Other materials may be permitted at the discretion of the DRP.

Lightweight materials are not permitted above openings where visible from a public area, including above garage doors. Materials above garage door openings must be brickwork, masonry or render finish to match the primary façade.

Vibrant, bright, or fluorescent colours are discouraged unless used to accentuate architectural elements. Approval is at the discretion of the DRP and will be considered on architectural merit.

2.5 CORNER LOTS & LOTS ADJOINING PUBLIC OPEN SPACES (REAR OR SIDE)

The dwelling design must address both the primary and secondary street or open space frontages and be of a consistent architectural design.

Side façades visible from the public realm must:

- Use at least 2 materials consistent with the primary façade.
- Include articulation of the built form.
- Provide passive surveillance opportunities by including a habitable room with a window either at the ground level of the dwelling, forward of the side boundary fence on the secondary frontage, or at the second storey through glazing.
- Refer to the Restriction on Plan of Subdivision if further restrictions apply for your lot.

Balconies overlooking the open space are encouraged.

2.6 ROOFING

A variety of contemporary, simple pitched and simple skillion roof forms are encouraged, while overly complex hipped roof forms are discouraged. Flat roofs will be considered on architectural merit.

Where a pitched roof is proposed:

- A combination of hips or gables must be used to articulate the roofline.
- The roof must have a minimum pitch of 22.5 degrees.
- For single story homes a minimum 450mm eaves to the front façade must be provided, with a minimum 2m return along the side elevations (except where parapets and walls are proposed on boundaries).
- Dwellings on corner lots must include eaves to any elevations addressing the public realm.
- For double story homes a minimum of 450mm eaves must be provided to all upper-level facades of the Dwelling.

Visible roof material must be coloured masonry, slate, terracotta tiles, or Colorbond. Gutter colours are to match the roof colour.

Where a roof is proposed flatter than 5 degrees, the roof must be concealed from the street or open space by a parapet wall.

The choice of roof material and colour can impact the amount of heat that is absorbed or reflected by the sun. Roofs with lower Solar Absorptance (SA) rating and higher Solar Reflectance Index (SRI) ratings perform better in Summer, by retaining less heat and providing a cooler house. The alternative also applies in Winter, where higher SA ratings and lower SRI rating can help retain heat in the house. We recommend a roof colour with a medium SA rating and medium SRI rating is chosen, to mitigate the negative impact from Summer heat, and Winter cold.

The final decision regarding roof design will be at the discretion of the DRP.

2.7 GARAGES & DRIVEWAYS

All lots must provide an enclosed garage for at least one vehicle.

Garages must be incorporated into the main roofline of the dwelling to reduce the visual impact the garage has on the façade. Garage openings must not exceed 6.4m wide. For lots less than 10m or less when measured at the front wall of the dwelling, only a single car garage is permitted.

Triple garages are strongly discouraged, notwithstanding, will be permitted on lots with frontages of 18m and above, or on a corner lot with frontages 20m and above. Triple garages must comprise of either one double garage (max width of 6.4m) and one single garage (max width of 2.6m), or three singles garage doors (max width of 2.6m) with a column/pillar dividing at least two of the elements.

For dwellings constructed on corner lots, garages must be located on, or close to a side boundary that adjoins a neighbouring lot.

The garage door is a major visual element of the streetscape and doors facing the street must be panelled and of a colour which complements the dwelling. Roller doors are not permitted to the street frontage. When designing garages, consideration must be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard.

Car ports (open sided garages) are not permitted.

Only one crossover is permitted per lot. Driveways must be fully constructed before you move in and be constructed of coloured concrete with an exposed aggregate or textured finish, or other durable and presentable material approved by the DRP on merit. Plain concrete is not permitted. Driveway widths must not exceed 3.5m width at the street frontage but may taper thereafter to align with garage widths.

Driveways must be set minimum 300mm off the side boundary to allow for a planting strip along the side boundary of the property. To allow for connection to an irrigation system a 90mm PVC conduit must be installed beneath the driveway not more than 1.0m from the front boundary to this planting strip.

2.8 FENCING

Side and rear boundary fencing must be constructed from lapped and capped timber palings with a 150mm plinth and to a maximum height of 1.95m above natural ground level.

Side fencing must terminate at least 1m behind the dwelling frontage, unless the boundary is also the rear of an adjacent lot. Wing fencing must return from side boundaries at 90 degrees to abut the dwelling. Gates may also be included where required. All wing fences and gates must be constructed to match the boundary fencing, or from a complimentary timber style such as timber slats.

For dwellings constructed on corner lots (or with a side boundary adjoining public open space or reserve) side fencing must terminate a minimum of 4m behind the dwelling frontage. This fence must be constructed with lapped timber palings, a 150mm plinth and timber capping to a maximum height of 1.95m above natural ground level.

Front fencing is optional. Where proposed, the fence must not exceed 1.2m in height, must be at least 40% transparent and must be connected with the side fencing. The design location and detail of front fencing must be approved by the DRP. The fence should be complimentary to the dwelling, and constructed from high quality and durable materials, such as masonry pier with steel pickets or timber posts with steel cables. Colorbond metal sheeting or tubular steel "pool" fencing is not permitted.

Where nominated in the Contract of Sale, The Developer may elect to construct feature fences to an alternative design. This fencing cannot be modified or removed without prior DRP approval and must be maintained by the landowner.

Fencing must be constructed within 90 days of issue of Certificate of Occupancy.

2.9 LANDSCAPE

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

Front yard landscaping (including all garden visible from the public realm) must be completed within 3 months of a Certificate of Occupancy being issued, unless otherwise agreed with the DRP. Regular maintenance is required and will keep your garden looking its best. Residents are also required to keep the nature strip, including any side nature strip for corner lots, trimmed and tidy with no excessive weed growth.

Landscape designs must include:

- A minimum of 1 canopy tree, that will be at least 4m high at maturity must be incorporated within the landscaping design of the front yard.
- At least 50% of the front yard must be garden bed or lawn. Hard landscaping is any impermeable surface including driveways and paths and must not exceed 50% of the front yard. Artificial turf must not be used.
- Unsightly features, such as overly large/low-quality garden ornaments or vegetable gardens, must not be installed in the front garden.

Minimising hard paving and the inclusion of a canopy tree in rear garden is also recommended to reduce radiant heat in summer.

2.10 RETAINING WALLS

Retaining walls visible from the public realm must not exceed 1m in height. Construction materials must be complementary to the house façade and can include painted sleepers, rendered or textured masonry material to DRP approval.

You must ensure that any construction or earthworks within your lot, including retaining walls or batters, do not interfere with or compromise anything on your neighbour's land and must be maintained in a good state of repair.

Where a retaining wall has been installed by the Developer between lots both landowners must maintain the retaining wall (or any subsequent structure, where agreed by both landowners) in a good state of repair. Maintenance of any retaining wall installed by the Developer adjacent to council land is the sole responsibility of the landowner.

2.11 LETTER BOXES

Letterbox colour and materials should be contemporary, visually consistent with the dwelling and the front landscape, and must include clearly displayed address number. The location and style of the letterbox should be detailed on landscape/fencing plans submitted for approval by the DRP. Single post supported letterboxes are not permitted.

2.12 SUSTAINABLE WATER USE

Class A recycled water will be provided to all homes within Acclaim via 'purple pipe'. All homes must incorporate dual plumbing for the use of recycled water in toilet flushing and garden watering. To reduce stormwater impacts to the Merri Creek natural environment, all homes must also include a water tank for connection to the toilet and/or garden. Water tanks must not be visible from the public realm.

All residents are encouraged to consider other water saving initiatives in the home including:

- A first flush diverter on rainwater tanks, to improve water quality and reduce maintenance
- Grey water systems
- Water efficient tapware and appliances

Further guidance on tank installation can be found at: https://www.yourhome.gov.au/water/rainwater

2.13 SOLAR PANELS

Solar panels are encouraged and should be oriented to achieve maximum efficiency. Solar panels visible from the public realm must be integrated with and mounted flat to the roof pitch, unless otherwise agreed in writing by the DRP.

2.14 ANCILLARY ITEMS

Roller Shutters are not permitted on doors and windows visible from the public realm. Front security or fly screen doors must complement the style of the dwelling and not dominate the façade. Diagonal grid types or privacy mesh will not be approved.

Unless detailed separately, utilities and services (such as TV antennae, hot water services, water tanks, clothes lines and bin storage areas) must not be visible from the public realm.

Downpipe colours must not contrast with wall colour. Roof mounted evaporative cooling units must not be located on primary or secondary street elevations, must be low profile contour type, the same colour as the roof and located below the roof ridge line.

Window furnishings to windows visible to the public realm must be installed prior to occupancy. Sheets, blankets, papers or similar materials are not permitted.

Outbuildings (such as shed or pergola) are to be located at the rear of the lot and not be visible from the street. The floor area must not exceed 10m^2 and be no more than 3m in height (if 1m off the boundary), or 2.4m in height (if within 1m of the boundary).

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Site Address

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