



imagine<sup>®</sup>  
STRATHFIELDSAYE

# DESIGN GUIDELINES

STAGE 30 & 31

villawood



# STAGE 31



# STAGE 30





## **A message from Villawood Properties**

Welcome to Imagine (Precinct name), the newest stage in a long list of high-quality developments by Villawood that will set a new benchmark for residential living.

The principal aim of these Design Guidelines (“Guidelines”) is to create a coherent vision for the Imagine community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes built on small lots are built to a high standard whilst encouraging a variety of housing styles which are in harmony with the streetscape.

Each individual house design should contribute to the surrounding environment and to the community in a positive way. The Guidelines encourage homeowners to construct innovative and appropriate designs that address sustainability issues and present a cohesive residential image for the community.

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# 1. OPERATION OF THE DESIGN GUIDELINES

## 1.1 Design Assessment Panel

The Design Assessment Panel ("DAP") will be formed to oversee the implementation of the Guidelines.

Proposed building works including the house facade, garages, & front landscaping shall be approved by the DAP prior to seeking a Building Permit.

In considering designs, the DAP may exercise discretion to waive or relax a requirement. 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 DAP.

Preliminary designs and enquiries are welcome to ensure guideline compliance and it is recommended that you provide a copy of the design guidelines to your builder at the earliest possible time.

## 1.2 CONSTRUCTION OF YOUR HOME

Incomplete building works must not be left for more than 3 months without work being carried out and all building works must be completed within twelve months of their commencement.



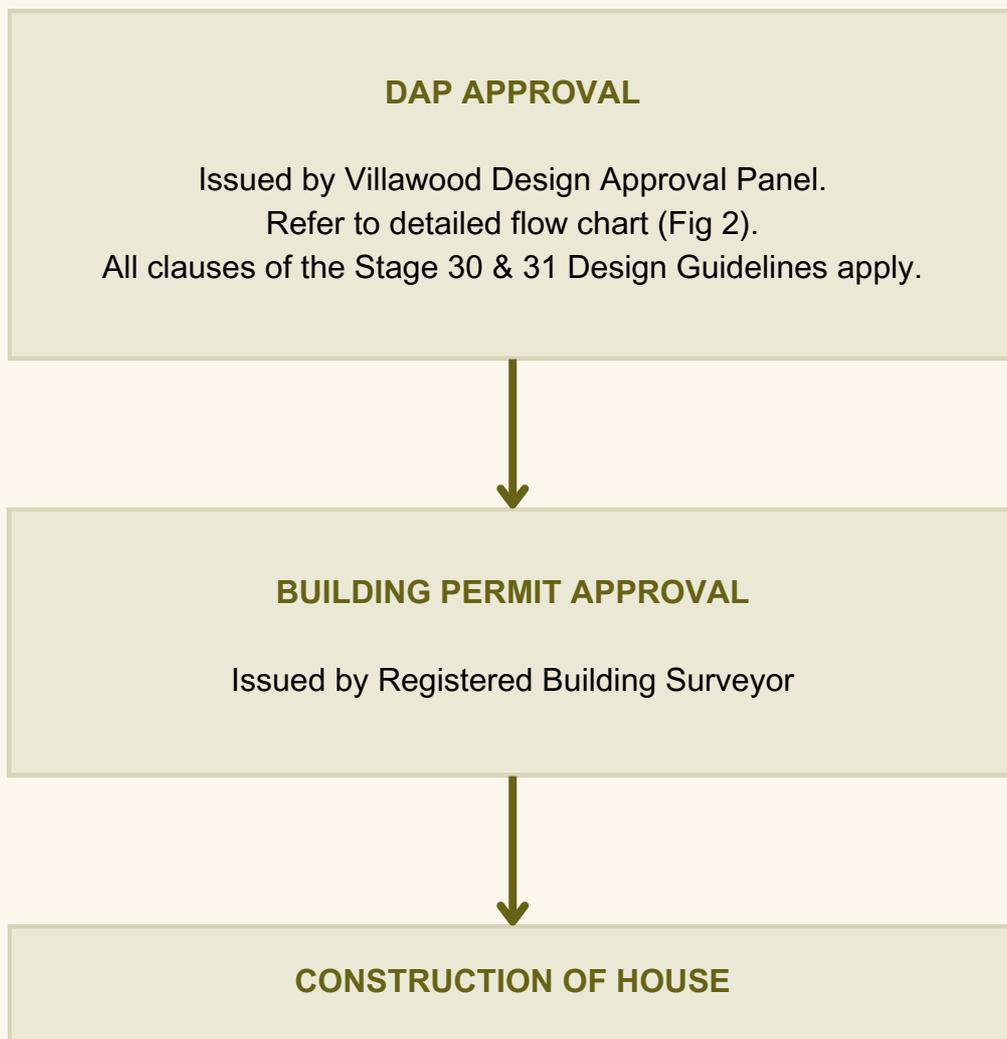
## 2. THE APPROVAL PROCESS

The process for approval of your house design depends on the size of your lot, and the details for your proposed house design.

All documents are to be lodged via email to [adminbendigo@villawoodproperties.com](mailto:adminbendigo@villawoodproperties.com)

General enquiries should be directed to the DAP via email at the above address.

### 2.1 APPROVAL PROCESS



## 2.2 DAP APPROVAL PROCESS



## 2.3 SUBMISSION

After reviewing and understanding the Guidelines, including discussing with your Architect, Builder and or Designer, you will need to submit the following to the DAP.

### PROVIDE PDF COPIES IN A4 OR A3 FORMAT TO THE DAP FOR APPROVAL AS FOLLOWS:

- Site plan (1:200 scale) showing:
  - Setbacks from all boundaries
  - Building Envelopes
  - Existing contours
  - Proposed finished floor levels and site levels
  - External features including driveways, paths, fencing and outbuildings
  - Landscaping
- House floor plans (1:100 scale)
- Elevations façade only (1:100 scale)
- Schedule of external materials and colours.
- Colour swatches must be provided.

**Note:** do not include internal fit-out details such as kitchens, electrical plans etc.

Submit all information via [adminbendigo@villawoodproperties.com](mailto:adminbendigo@villawoodproperties.com).

### ALL GENERAL ENQUIRIES TO:

*IMAGINE DESIGN ASSESSMENT PANEL*

**e** [adminbendigo@villawoodproeprties.com](mailto:adminbendigo@villawoodproeprties.com) or telephone contact on

**p** 03 5444 0002

## 2.4 RE-SUBMISSION

If the plans and documents are non-compliant you will be advised of the necessary changes. Amended plans will require resubmission for approval.

Any alterations made to the resubmission other than the initial noncompliance/s should also be highlighted on the plans or an accompanying letter.

## 2.5 APPROVAL

The DAP will approve plans that comply with the requirements of these Guidelines. Allow approximately 10 working days for approval.

## 2.6 BUILDING PERMIT

After approval from the DAP, you must then obtain a Building Permit from the Council or a Private Building Surveyor.

**Note:** Design approval from the DAP does not exempt the plans from any building or statutory regulations other than the regulations that are superseded by the approved building envelopes and approved profile diagrams.

Approval must be obtained from the relevant authorities for Building Permits, build over easements and connections etc.

Approval by the DAP does not infer compliance under the Building Code of Australia, Rescode and other applicable planning or building regulations

## 2.7 CONSTRUCTION

Once a Building Permit has been obtained, construction of your house may begin.



# 3. SITING AND ORIENTATION

## 3.1 CONSIDERATIONS

The siting of your home will be integral in developing the neighbourhood theme within the community. Consideration must be given to:

- Ensuring best visual presentation from the street;
- Maximising the benefits of solar access;
- Promoting energy efficiency;
- Maximising potential views of each lot owner;
- Minimising overlooking & over shadowing; and
- Respecting the privacy and amenity of neighbours. This includes excavations adjacent or on the side boundary.

## 3.2 HOUSE ORIENTATION

Houses must face the main street frontage and present an identifiable entrance to the street. Where possible, houses should be sited so that habitable rooms and private open spaces face northwards to receive maximum solar efficiency.

## 3.3 ARCHITECTURAL STYLE

At Imagine, high standards of house design will be required and a variety of styles are encouraged. Designs should be responsive to the individual attributes of the lot. Designs that break the front of the dwelling into distinct visual elements will be supported.

The inclusion of projections integral to the design and style of the dwelling such as verandahs are encouraged. Further enhancement can be achieved through the use of detail and shade in the form of pergolas and extended eaves.

Houses with identical facades may not be constructed in close proximity and identical houses must be separated by a minimum of five houses in any direction. The appearance of dwellings should provide a degree of richness and variety ensuring the creation of pleasant, interesting streetscapes.

Houses which have long uninterrupted expanses of wall should be avoided. Features which may detract from the appearance of a house from the street, including small windows, obscure glass, window security shields, canvas and metal awnings will be discouraged.

### 3.4 GARAGES

The garage and family car (s) have a significant impact on the streetscape. The design and location of garages should endeavor to make them an integral and unobtrusive part of the house. All homes must allow for an enclosed garage for car accommodation. Garages must be located or set back behind the front facade of the home. They must have a minimum set back of 5m, to allow off street parking for one car.

It is preferable for garages to be constructed under the main roof of the house. If garages are free standing and/or visible from the street, they should match the roof form and be constructed of the same materials as the house.

The garage may be constructed to the side boundary, depending on the location of adjacent buildings and garages relative to the side boundaries.

When designing garages consideration must be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard. The garage door is a major visual element of the streetscape and doors facing the street must be panelled and of a colour which compliments the house.



### 3.5 MATERIAL AND COLOURS

The materials and colours of the walls and roofs of houses will have a major impact on the visual quality of Imagine Estate. The use of a combination of finishes is encouraged for the purpose of achieving a degree of individuality and interest.

Thoughtful selection of materials and colours will achieve a degree of visual harmony between houses and will avoid colours that are out of character with neighbouring houses. For these reasons, purchasers are requested to submit roof and wall materials and colours for approval. Colours which reflect the natural tones of the environment at Imagine Estate are recommended.

### 3.6 DWELLING ARTICULATION

To ensure that dwellings constructed within the community are designed to a high quality contemporary standard, they should be designed so that street frontage facades are well articulated. Broad flat surfaces extending greater than 6 metres shall not be permitted.

Articulation can be achieved through a variety of ways and must incorporate at least one of the following features:

- Use of different materials and textures;
- Variable wall setbacks to the front and side street boundaries;
- Introduction of verandahs, porticos and pergolas;
- Feature gable roof;
- Continuation of window style;
- Garages must be located or set back behind the front facade of the home.

#### Acceptable Articulation



#### No Articulation



# 4. EXTERNAL CONSIDERATIONS

## 4.1 ACCESS AND DRIVEWAYS

Driveways are a major visual compliment at Imagine and should be constructed using materials that blend with or complement the dwelling textures and colours. Only one driveway will be permitted for each lot.

Driveways must not be wider than 4 metres at the street boundary of a lot and planting between the driveway and property boundary is encouraged.

All driveways must be completed prior to Occupation of the residence.

## 4.2 HOUSE ORIENTATION

The garden design will require careful thought to ensure that the appropriate plants are selected for the particular lot conditions.

The objective is to achieve a cohesive blend of indigenous vegetation and other landscape elements, integrating street and parkland landscaping with private gardens so that the streetscape presents as a landscaped garden.

Landscape design and plant selection should minimise the need for garden watering. No tree or shrub with a mature height greater than 3 metres should be planted closer than two metres to the house.

Street trees are not to be moved or removed without the approval of the responsible authority.

## 4.3 FRONT GARDEN

All landscaped areas to the front of the house, including naturestrip, must be established within three months of the issuing of the Occupancy Permit to ensure good presentation is achieved for the local community. The front garden should include a variety of plants, lawn and garden beds that incorporate ground covers, small to medium shrubs and at least one advanced feature tree in a 75 litre pot when planted.

## 4.4 LANDSCAPE SCHEMES

### SHRUBS



### TREES



### GROUND COVER

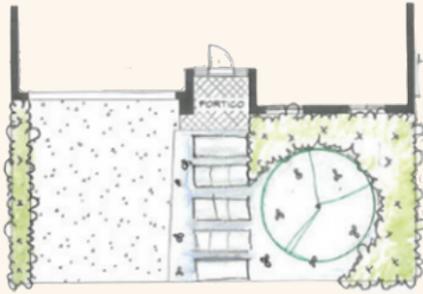


### MATERIALS



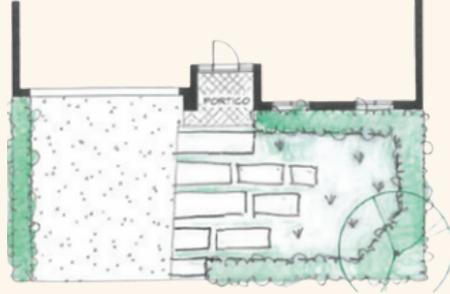
### LANDSCAPE

**A**



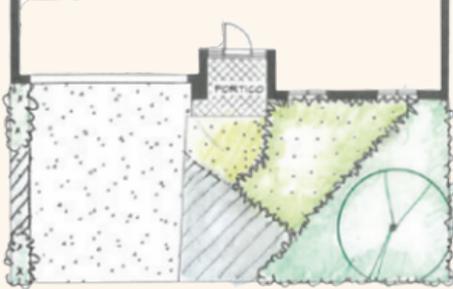
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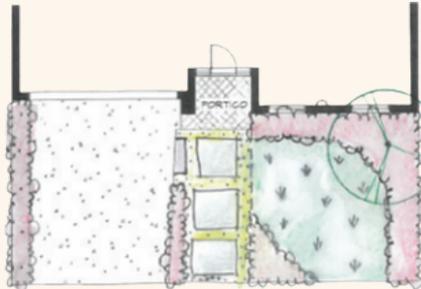
### LANDSCAPE

**C**



### LANDSCAPE

**D**





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