



# Design *Guidelines*

Version 2.0 - JUNE 2022

Harlow  
T A R N E I T



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Artist Impression



# 1. Overview

## 1.1 Introduction

*Harlow is a premium master planned community designed around parklands and wetlands surrounded by community facilities, schools, and an array of amenities in the established convenience of Tarneit.*

*Designed and delivered by SIG Group, one of Australia's leading developers creating exceptional communities, these carefully considered guidelines have been developed to safeguard the best interest of residents to enhance the natural character of its surrounds.*

*The Harlow Design Guidelines seek to ensure all homes meet community expectations of quality, contemporary style, presentation and finish.*

*Equally, they also determine how each property will sit comfortably and harmoniously within the natural beauty of the environment at Harlow.*

## 1.2 Developer Approval Process

### Awareness

Homes must be designed having regard to the Design Guidelines. Please ensure that your builder or designer has a copy of the current Design Guidelines before you start designing your home. The most up to date version can be downloaded at [www.harlowtarneit.com.au](http://www.harlowtarneit.com.au).

### Design

Upon understanding the Design Guidelines, design your home so that it complies.

### Submission

Prepare your application and upload it to the Design Review Panel (DRP) portal. Find the link at the bottom of the Harlow website's home page.

### Assessment

Allow 10 working days for your application to be processed. The DRP will approve your application if it complies with the Design Guidelines.

### Not Yet Approved

Applications that do not yet comply with the Design Guidelines will be returned with suggestions on how to comply.

### Resubmission

Amended plans may then be resubmitted for approval.

### Approved

Following the approval you must then obtain a building permit from a Building Surveyor.

### Begin Construction

With a building permit, you may commence construction.

## 1.3 Submission Requirements

All submissions for Developer Approval must be in PDF format and include the following information:

- 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
  - ◆ Location and type of fences
- All floor plans, roof plans and elevations, with dimensions, showing the internal layout, and any pergolas, decks, terraces, balconies, verandas, windows, doors and other openings.
- A Colour Board in PDF format with all external finishes, materials and colours clearly labelled to show which building element they represent:
- Landscape plan with dimensions and showing:
  - ◆ extent of all hardscape and softscape
  - ◆ planting schedule that lists all proposed species referenced on landscape plan
- For lots with a height difference of more than 1.5m between the highest point and the lowest, please include at least one sectional drawing that explains the extent of proposed cut and fill locations and heights of any proposed retaining walls.

## 1.4 Submissions

When you are ready to make your submission for Developer Approval, you can lodge it at the DRP portal. Find the link at the bottom of the Harlow website's home page. Users must first register to use the portal. Once this has been done, log in and simply enter the relevant details when prompted.

Generally, we will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission.

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Developer Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

## 1.5 Resubmissions

If submitting a revised proposal, highlighting the changes on the plans will help to speed up the processing and assessment.

## 1.6 Timing

### 1.6.1

Construction of your home must start within 1 year of the settlement date. Completion of your home, including garage, driveway, fencing and retaining walls should occur within 2 years of settlement.

### 1.6.2

All front gardens must be landscaped in accordance with these Guidelines (including all turf, soft landscape, driveways and pathways) within 3 months of issue of the Certificate of Occupancy. The front garden must be kept neat and tidy at all times, with no excessive weed growth.

### 1.6.3

Fencing must be constructed within 30 days of the issue of the Certificate of Occupancy.

## 1.7 Definitions

For the purposes of these guidelines:

- *Public Realm* is any land that is within the ownership of a public body, including Council and servicing authorities
- The *Primary Frontage* is the boundary that abuts the Public Realm on a lot with one boundary abutting the Public Realm, the shorter boundary on a lot with more than one boundary abutting the Public Realm, or as otherwise noted on the Plan of Subdivision
- The *Secondary Frontage* is the longer boundary on a lot with two intersecting boundaries abutting the public realm
- The *Front Façade* is the elevation that addresses the Primary Frontage
- A *Corner Lot* is any lot with a boundary with a secondary frontage
- On corner lots, the primary frontage is the shorter one abutting the Public Realm, unless noted otherwise on the Plan of Subdivision
- For all lots, the *Lot Width* is the width of the lot at the front building line
- *Front Garden* refers to the whole area between the front boundary of a lot and the dwelling, garage & return fence.
- *Natural Ground Level* means the ground level after engineering works associated with the subdivision
- An *Outbuilding* is a structure not attached to the dwelling, such as a shed or gazebo
- *Building Envelope Plan* means the Building Envelope detailed on the Plan of Subdivision for a particular lot
- *Front Loaded* refers to a lot where the garage is accessed from the primary frontage
- *Rear loaded* refers to a lot where the garage is accessed from the rear or side of the lot, usually from a lane or secondary street

## 1.8 Small Lot Housing Code (SLHC)

Lots that provide a single dwelling and have an area smaller than 300m<sup>2</sup> are also subject to the requirements of the Small Lot Housing Code (SLHC). In the event of any clash between the SLHC requirements and these Design Guidelines, the SLHC shall take preference. The DRP will not assess proposals against the requirements of the SLHC.

# 2. Lot Planning

## 1.9 Developer Approvals

All homes built at Harlow must be approved by the Design Review Panel (DRP) prior to lodging for any Building Permit or commencing any construction of works. The DRP is appointed by the developers of Harlow to oversee and implement the objectives of the Design Guidelines.

The Design Guidelines may be changed from time to time at the DRP's discretion.

Applications for the Developer's Approval will be assessed against the current version of the Design Guidelines. Interpretation and application of these Design Guidelines is at the sole discretion of the DRP. The DRP's decisions are final. No claims shall be made to the Developer, the DRP or their representatives with respect to the decisions made.

The DRP reserves the right to vary or waive the requirements of the Design Guidelines if it believes that a proposal (or an element of a proposal) that is not strictly in accordance with the wording of the Design Guidelines nonetheless makes a positive contribution to the overall objectives of the built form and / or streetscape at Harlow.

Resubmissions for a lot that has already had an application approved will incur a fee of \$160. Lots found to be non-compliant after a previously approved submission will be issued a corrective action notice and will incur a fee up to \$250.

## 1.10 Other Approvals

The requirements detailed in this document are in addition to, and not in lieu of, any other legal or statutory requirements. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

## 2.1 Lot Layout

### 2.1.1

Only one dwelling is permitted per lot, unless otherwise provided on the relevant Plan of Subdivision.

### 2.1.2

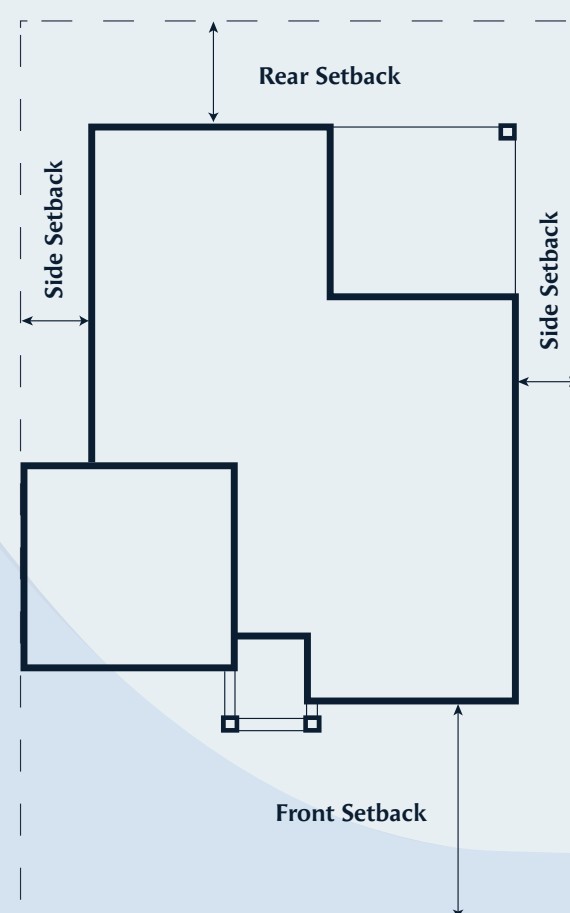
Dwellings must have a minimum floor area as per the table below:

Lot size	Min. Dwelling size
Less than 300m <sup>2</sup>	100m <sup>2</sup>
More than or equal to 300m <sup>2</sup> & less than 450m <sup>2</sup>	120m <sup>2</sup>
More than or equal to 450m <sup>2</sup>	150m <sup>2</sup>

## 2.2 Building Setbacks

### 2.2.1

If a lot is smaller than 300m<sup>2</sup>, the setbacks given in the SLHC apply.



### 2.2.3

a) If a lot is 300m<sup>2</sup> or larger, the setbacks contained within the Building Envelope Plan for the lot apply.

b) For the lots less than 500sqm abutting the neighbouring business park at 917 Boundary Road

i. Any building must set back 3 metres from the rear boundary.

ii. The southern boundary of secluded private open space must be set back from any wall on the adjoining land to the north at least  $(2 + 0.9h)$  metres, where 'h' is the height of the wall. Where there is no wall constructed on the adjoining land, 'h' is 6.9 metres, and the setback is taken from 3 metres north of the shared boundary.

### 2.2.4 Front Encroachments

• The following may encroach into the front setback:

• balconies, verandas, open porches, covered walkways and porticos by no more than 2.5m

• eaves, fascia and gutters by no more than 0.6m.

### 2.2.5 Side and Rear Encroachments

The following may encroach into the side and rear setbacks:

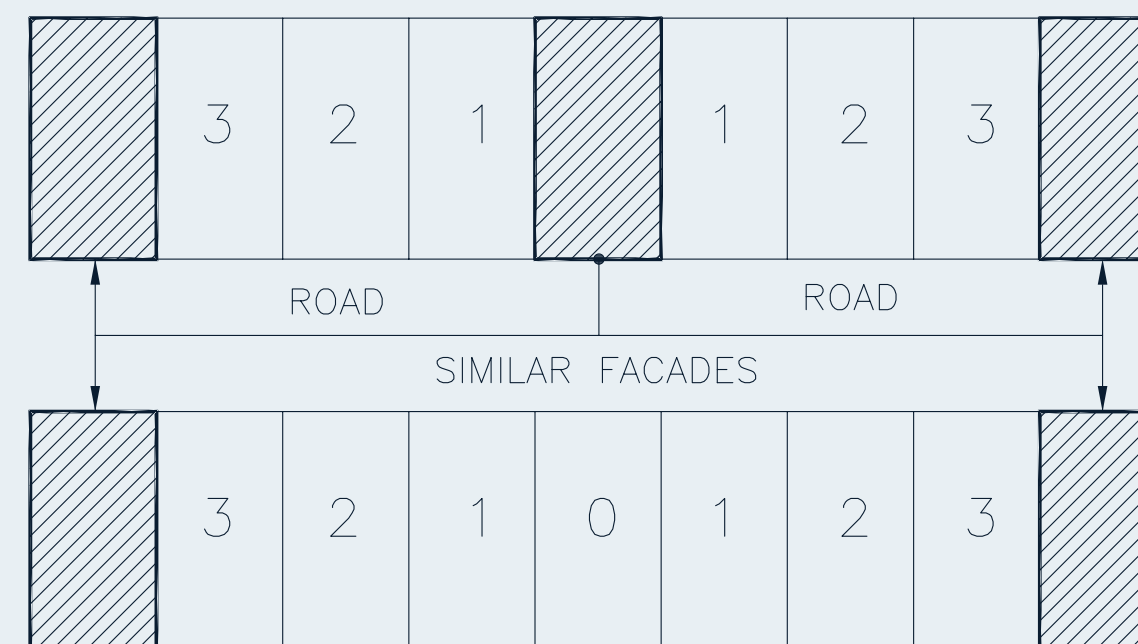
• balconies, verandas, open porches, covered walkways and porticos by no more than 0.6m

• screens, but only to the extent needed to protect a neighbouring property from a direct view

• eaves, fascia and gutters may encroach into the side and rear setback distances by not more than 0.6m

### 2.3 Built Form Variety

Identical or similar façades are not permitted within 3 lots of each other along both sides of the street. The determination of this issue will be at the sole discretion of the DRP.



# 3. House Design

## 3.1 Character and Visual Style

### 3.1.1 Facades must be contemporary in style.

- Historical styles, such as Edwardian and Georgian etc, are not permitted.
- Period detailing and ornamentation, such as quoins, fretwork, gable vents, curvilinear profile mouldings etc, are not permitted, unless they form part of a modern contemporary façade.
- The determination of this stylistic issue is at the sole discretion of the DRP.

## 3.2 Building Height

### 3.2.1

All buildings are limited to a maximum height of 9m & must not exceed 2 storeys above natural ground level unless otherwise stating in the lots applicable zone.

## 3.3 Massing and Articulation

### 3.3.1

Each dwelling must incorporate a prominent front entry point that is readily visible from the primary frontage and complementary to the overall dwelling design.

## 3.4 Materials and Finishes

### 3.4.1

Colour schemes should adopt a palette of muted neutral tones at the lighter end of the colour spectrum

### 3.4.2

The front façade must be finished with a mixture of at least 2 external materials / finishes and / or colours.

- Contrasting render colours will be deemed to comply with this requirement
- Two face brick colours will not comply with this requirement.

### 3.4.3

One of the finishes/materials/colours must make up no more than 70% of the front façade (not including the garage door or other openings such as windows and doors).

### 3.4.4

Front façade materials may include:

- Face brick
- Render
- Timber cladding
- Weatherboard (painted)
- other materials approved by the DRP

### 3.4.5

Materials used on the front façade must extend to the side elevation for a minimum of 1m except for a Corner Lot where additional requirements apply. Refer to Section 3.5 Corner Lots

### 3.4.6

Roof cladding must compliment the style of your home:

- metal roof sheeting must be of a corrugated profile if visible from the Public Realm
- roof tiles must be of a flat / shingle type profile

### 3.4.7

All roof materials and finishes (cladding, guttering, fascias etc.) must be matte finish, non-reflective and in one of the following colour tones:

- Muted Grey
- Blue/grey
- Charcoal
- Green

### 3.4.8

Galvanized, zincalume or unfinished roof materials and rainwater fixtures are not permitted.

### 3.4.9

Roll down security shutters must not be visible from the Public Realm.

### 3.4.10

External glazing that is visible from the Public Realm must not contain leadlight, stained glass, reflective glass or patterned film.

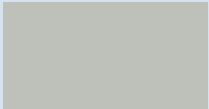
### Metal roof colour range



Evening Haze



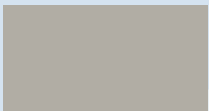
Pale Eucalypt



Shale Grey



Mangrove



Dune



Deep Ocean



Gully



Monument



Wallaby



Night Sky



Jasper



Ironstone



Woodland Grey

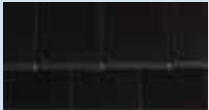


Basalt



Windspray

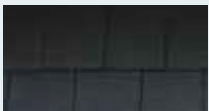
### Tile roof colour range



Caviar



Slate



Blackstone



Baltic



Cocoa



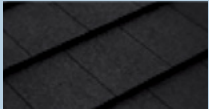
Mercury



Titanium



Wallaroo



Tungsten

## 3.5 Corner Lots

### 3.5.1

Dwellings on Corner Lots must address the secondary frontage by incorporating the same or similar design features to those used on the primary frontage. Acceptable features may include:

- windows with matching head heights
- highlight materials and finishes that wrap around from the primary façade
- pergolas, porticos, porches, verandas and balconies
- roof elements, such as feature gables
- other treatments, to the satisfaction of the DRP

### 3.5.2

Materials used on the front façade must extend to the secondary frontage for a minimum of 3m

### 3.5.3

Corner features must be forward of the Return Fence and / or readily visible from the Public Realm. Blank walls forward of the Return Fence will not be approved

### 3.5.4

Any secondary façade that exceeds 10m in length must incorporate articulation in one of the following ways:

- a step in the wall that is at least 0.3m deep for a length of at least 1 metre, such that any part of the wall is not continuously straight for more than 10m; or
- contrasting material for at least 2m to limit any continuous material length to 10m; or
- contrasting wall colours for at least 2m to limit any continuous colour length to 10m.

### 3.5.5

At least 50% of all rooms that are adjacent to a secondary frontage must have windows facing that frontage.



### 3.6 Roof Design

Pitched roof forms and styles are preferred, with articulation of the roof strongly encouraged

**3.6.1**  
Hip or gable end roofs must have a roof pitch of at least 20°.

**3.6.2**  
Skillion, hip or gable end roofs must have a minimum eaves width of 450mm to any elevation facing the Public Realm.

- a. This eaves must be continued around the entire perimeter of the upper level of a 2 storey building
- b. It is strongly encouraged that the eaves should be continued around the entire perimeter of a single story building.

**3.6.3**  
Walls constructed on side boundaries (zero lot line) will be exempt from the eaves requirements.

### 3.7 Garages

**3.7.1**  
All lots must have a fully enclosed garage. Carports and open sided garages are not allowed.

**3.7.2**  
Garages accessed from the primary frontage of a lot must be integrated into the overall form of the dwelling and must be stepped back a minimum of 1m from the front wall of the dwelling. This distance is measured from the front building line, not from verandas or porches etc.

**3.7.3**  
Front loaded lots with a lot width of 12.5m or more must provide a double garage.

**3.7.4**  
The total width of the garage door openings on front loaded lots must not exceed 40% of the lot width.

**3.7.5**  
Any garage door visible from the Public Realm must be either a sectional overhead or tilt panel type only.

### Triple Garages

- 3.7.6**  
Triple garages will only be allowed where:
- garages comprise either one double and one single garage element or three single garage elements with a column / pillar dividing at least two of the elements; and
  - the wall that contains the third door must be stepped back at least 1m from the other front wall of the garage.

## 4. External elements

### 4.1 Driveways

**4.1.1**  
Each lot must have not more than one crossover per frontage.

**4.1.2**  
The driveway at the front boundary of the lot must match the width of the crossover.

**4.1.3**  
The driveway must be no wider than the garage opening.

**4.1.4**  
Driveways must be constructed from one of the following materials:

- Exposed aggregate concrete
- Concrete coloured throughout
- pavers

#### Pavers

**4.1.5**  
Driveway colours should be muted.

**4.1.6**  
Plain (uncoloured) and stencilled concrete driveways are not permitted.

**4.1.7**  
The driveway must be set back a minimum of 0.5m from the side boundary to provide a strip for landscaping.

**4.1.8**  
The driveway must be constructed prior to the occupancy of the dwelling.

### 4.2 Landform (Retaining Walls)

**4.2.1**  
The maximum height of any retaining wall is 1.0m. If a higher wall is required, more than one wall must be used in conjunction with graded slopes, battering and other landscape treatment to soften the appearance of the change in levels. Council approval may be required for retaining walls. Owners should make their own enquiry.

**4.2.2**  
Thought should also be given to providing a landscaping strip of approximately 200mm in front of the retaining wall to soften the height.

**4.2.3**  
The extent, height and finish of all proposed retaining walls must be included in any application for Developer Approval.

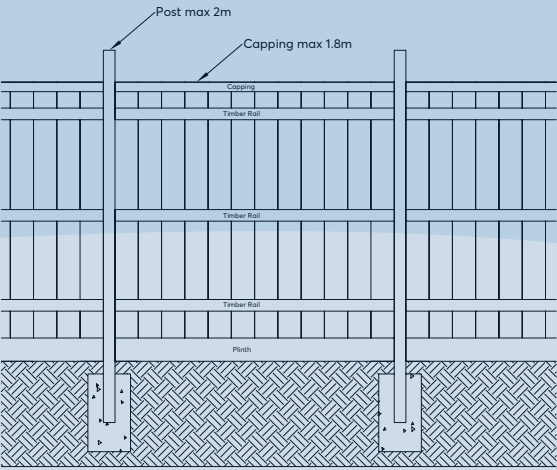
**4.2.4**  
Refer to Council for additional retaining wall requirements.

### 4.3 Fencing

#### Interlot Fencing (Fencing Between Lots)

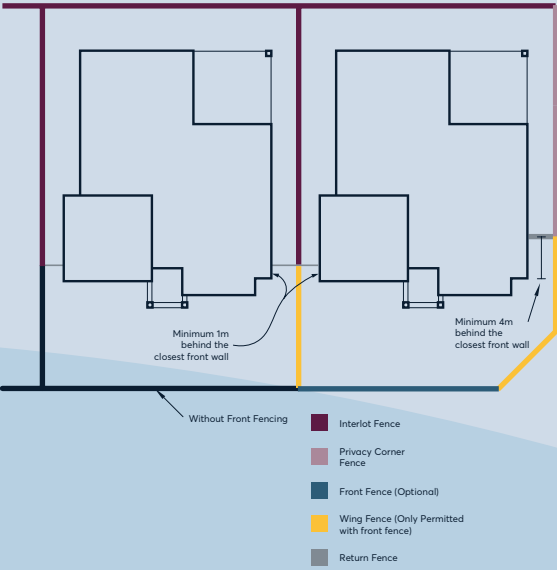
**4.3.1**  
The interlot fence must be made from: exposed timber posts; timber rails; a 150mm bottom plinth; lapped vertical timber palings; and timber capping

**4.3.2**  
The posts of the interlot fence must be no higher than 2.0m above natural ground level, and the capping 1.8m.



**4.3.3**  
The interlot fence must be set back at least 1m behind the closest front wall of the dwelling, unless it is on the rear boundary of an adjoining lot

**4.3.4**  
A return fence, with or without a gate, must be provided between the interlot fence and the dwelling



#### Corner Fencing (Fencing to a Public Realm Boundary other than the Front Boundary)

**4.3.5**  
The corner fence must be made from: exposed timber posts; timber rails; a 150mm bottom plinth; lapped vertical timber palings facing out; and timber capping

**4.3.6**  
The posts of the corner fence must be no higher than 2.0m above natural ground level, and the capping 1.8m.

**4.3.7**  
The corner fence must be set behind the closest front wall of the dwelling at least 3m.

**4.3.8**  
For the three lots abutting the local park (P-NW-08) to the north-west within 917 Boundary Road:  
The side fence along the waterway and the rear fence along the local park must be metal fence or capped timber paling fence, unless otherwise agreed with the Responsible Authority.

#### Return Fencing

**4.3.9**  
A Return Fence, with or without a gate, must be provided between the interlot fence and the dwelling. It must be:

- Constructed with materials and finishes to match or complement the adjacent fence
- The same height as the adjacent fence

#### Front Fencing

Front fences are permitted but not compulsory. If a front fence is constructed, it must comply with the following standards.

**4.3.10**  
The Front Fence must be no more than 1.2m high above natural ground level

**4.3.11**  
If the front fence is higher than 700mm above natural ground level, it must be at least 50% transparent



#### 4.3.12

The style, materials and colour of the front fence must complement the dwelling. Acceptable material combinations may include: timber slats; masonry pillars with timber or metal infills; and timber posts with metal infills. Wooden palings, and heritage styles such as Victorian or Edwardian fence types are prohibited.

#### Gates

#### 4.3.13

Any gate in a fence must match or complement the fence in terms of materials and finishes.

#### Wing Fencing (Fencing Between the Return Fence and the Front Boundary)

#### 4.3.14

Wing fencing is only permitted where there is a front fence and must be:

- A maximum height of 1.2 metres
  - Of the same materials and specification as either the front fence or side boundary fence
- Wing fencing is not permitted where there is no front fence.

### 4.4

#### Landscaping

Landscape works are part of the design approval process and must be included with the submission and approved prior to the commencement of construction.

#### 4.4.1

a) Front gardens must be landscaped within 3 months of the issuance of Certificate of Occupancy and complement the design of your home and be contemporary in style

b) For the lots abutting the neighbouring business park at 917 Boundary Road lot owners must provide at least 1 x tree in the rear garden that will reach a height of 3m at maturity

#### 4.4.2

The landscaping in the front yard must contain at least 50% by number of native plant species.

#### 4.4.3

The front yard must contain at least one tree with a minimum installation height of 1 metre of a species with an expected canopy height at maturity of at least 3 metres.

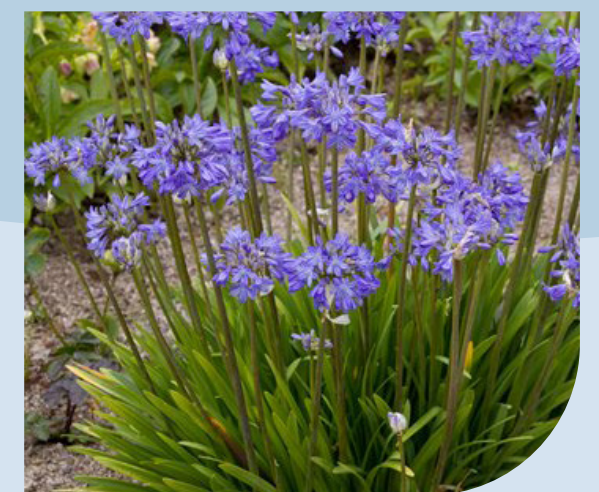
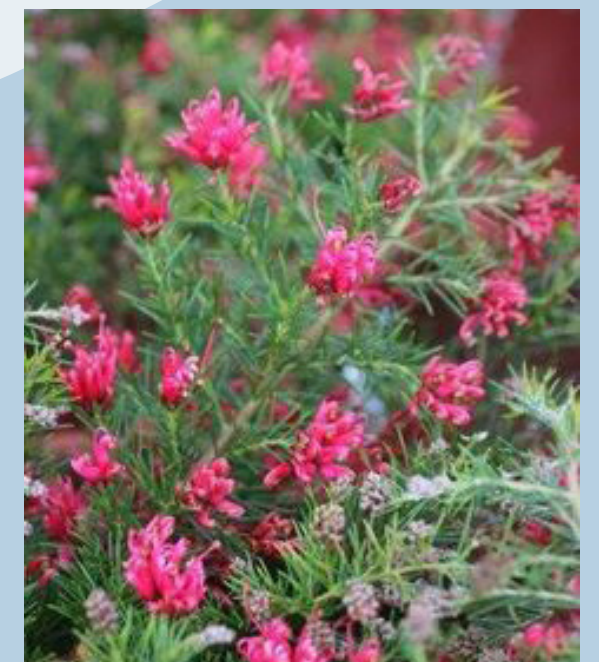
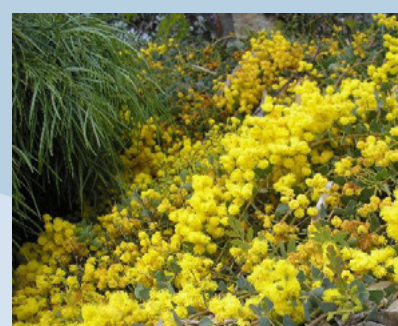
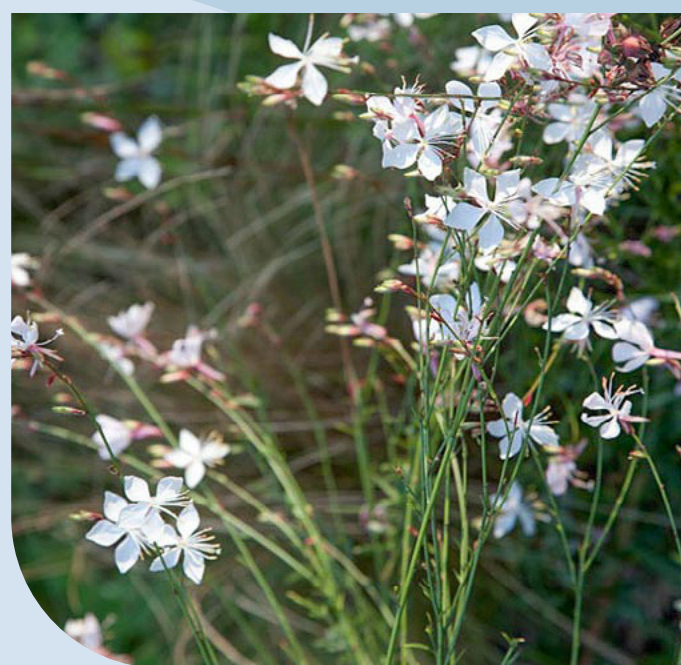
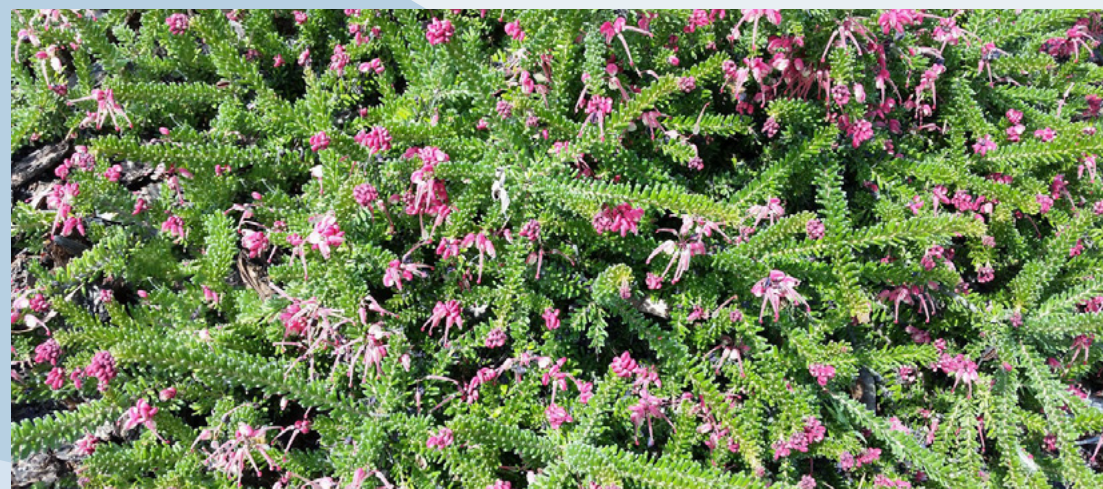
#### 4.4.4

All front gardens must be kept presentable and well maintained. This includes but is not limited to being free of weeds, litter and debris. All lawn areas must be regularly mown and kept free of weeds.

#### 4.4.5

Exotic bees and environmental weed species must not be kept on the property.

Lists of identified environmental weeds are kept by Wyndham City Council and the Department of Environment, Land, Water and Planning.





# 5. Services and Ancillary Items

## 5.1 Recycled Water

The dwelling must be connected to any available purple pipe recycled water system.

## 5.2 Telecommunications

The dwelling must make provision for connection to the Opticomm network.

## 5.3 Outbuildings

5.3.1 Outbuildings must be:

- a maximum height of 3.6m
- constructed of materials and/or colours consistent with the dwelling
- not readily visible from the Public Realm

## 5.4 Letterbox

5.4.1 Letterboxes with street numbering must be installed before occupation and comply with Australia Post standards.

5.4.2 The letterbox must be housed in a purpose built low structure located forward of the building that complements the house design and external colour scheme.

5.4.3 Non-standard supported letterboxes are not permitted. Non-standard styles are not permitted.

5.4.4 Non-standard letterboxes are not permitted.

## 5.6 Screening

5.6.1 Ancillary structures and elements must be located so that they are not readily visible from the Public Realm. This includes items such as:

- rubbish bin storage areas
- washing lines
- hot water systems
- any water storage tanks
- swimming pools
- spa pumps
- external plumbing other than that for rainwater

5.6.2 Trucks, commercial vehicles exceeding 1.5 tonnes, recreational vehicles, trailers, caravans, boats, horse floats or other like vehicles must be located so that they are not readily visible from the Public Realm when parked or stored on the lot.

5.6.3 No advertising signage is permitted on either vacant land or an occupied allotment.

## 5.7 Maintenance of Lots

5.7.1 During home construction, no rubbish is allowed to accumulate on the lot unless stored in a skip or bin

5.7.2 Trade vehicles or delivery vehicles must not park on verges, footpaths, nature strips or park reserves.

5.7.3 Building materials are not permitted to be delivered or stored on the nature strip or anywhere outside the title boundary.







860 Derrimut Road,  
Tarneit VIC 3029

Another development by



Sold by

