

VERVE

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1.0 Introduction

1.1 Verve Community Vision

1.2 Design Guidelines Objectives

Design excellence will be valued and celebrated at Verve. Contemporary residential architecture will complement outstanding parks and reserves.

The design quality of all public spaces will be a defining feature of Verve.

Streetscape will incorporate attractive canopy trees and function as green links that connect key amenities within Verve and beyond.

The Design Guidelines will ensure that Verve evolves as a unified set of neighbourhoods – each with a unique sense of place. There will be cohesiveness in residential design whilst allowing for a range of architectural styles and forms.

The Design Guidelines will ensure design excellence at Verve and protect the investment of home-owners for many years.

1.3 The Design Assessment Panel (DAP)

All house siting and designs (including fencing, landscaping and retaining walls) are to be approved by the Design Assessment Panel (DAP). The DAP is appointed by the developer to oversee and implement the objectives of the Design Guidelines.

Approval by the DAP is required before applying for a building permit for the construction of a new dwelling.

The DAP reserves the right to approve proposals based on architectural merit where aspects of a proposal may not necessarily comply with the Verve Design Guidelines.

The DAP approval is not a building approval nor does it imply compliance with the building code, Building Regulations or any other statutory requirements.

The DAP will assess all designs and if they are compliant with the Verve Design Guidelines, provide a letter of approval along with an endorsed copy of the plans and external colour samples. Applications that substantially comply with the Verve Design Guidelines may be given a letter of approval with conditions requiring the rectification of minor deviations. These deviations may also be noted on the plans.

The DAP may also offer suggestions intended to improve designs.

1.4 Approval Process

If the plans submitted does not comply with the Verve Design Guidelines, the DAP will advise the applicant of the reasons for non-compliance and suggest amendments.

Applicants will then be required to re-submit amended plans to gain approval.

Interpretation and application of these Design Guidelines is at the sole discretion of the DAP. The DAP's decisions are final. No claims shall be made to the Developer, the DAP or their representatives with respect to the decisions made.

The DAP will endeavour to process applications as quickly as possible, generally within 10 business days of receipt. Once approval is obtained an application for a building permit may be lodged with the City of Casey or an accredited Building Surveyor.

Submissions

Once design and plans are completed, submissions can be lodged to the DAP via the Design Approval Portal at www.ngdd.com.au. Users are required to first register to use the portal, then simply log in and enter the relevant details when prompted.

Please ensure that the application submitted includes all the required information before lodging it.

Re-Submissions

Should a re-submission be required, ensure that any alterations or changes are highlighted on the plans or in a covering letter.

Allowance has been made for 2 submissions for each Design Approval application. Each additional submission may incur an administration fee, at the sole discretion of the DAP.

Submissions for a lot that have already had an application approved may also incur an administration fee.

1.5 Small Lot Housing Code

Lots that provide a single dwelling and have an area less than 300 m2 are also subject to the requirements of the Small Lot Housing Code (SLHC).

Where the SLHC requirements contradict the Design Guidelines, the following hierarchy of precedence will prevail, from most important to least important:

- 1. SLHC; then
- 2. Design Guidelines

Notwithstanding the hierarchy of importance above, the DAP will not assess SLHC lots against the following requirements detailed in the Design Guidelines:

- Section 2.4 Setbacks
- Section 4.5.5b Landscaping
- Section 3.7.8 Double Garage
- Section 3.7.9 Garage door

1.6 Medium and High Density Lots

The Design Guidelines do not cover integrated development sites that require a separate planning permit. Medium or High Density lots cannot be developed without obtaining a planning permit from Council. In addition to the planning permit requirements, proposals for medium or high density lots are required to be assessed and approved by the DAP prior to a planning application being lodged with Council.

1.7 Statutory Obligations

It is the responsibility of the land owner (and the land owner’s Builder and Building Surveyor) to ensure that all submitted documents comply with the Victorian Building Code, ResCode and all other Statutory Authority requirements, along with current Victorian energy rating standards, prior to construction. Approval by the DAP does not exempt the proposal from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation. The Developer nor the DAP will be liable for any costs associated with planning approvals.

1.8 Timing

Construction of a dwelling is required to start within 12 months of the original land settlement date and is required to be completed within 24 months from the original land settlement date.

Side, rear and return fencing and Driveways are required to be completed prior to occupation of the dwelling.

All front landscaping, including fencing, retaining walls and letterboxes are required to be completed within 3 months from the date of the Occupancy Certificate.

These timing requirements must be adhered to by the land owner, unless agreed otherwise in writing by the Developer.

1.9 Definitions

For the purposes of these guidelines:

1.9.1	Public Realm is any land that is within the ownership of a public body, including Council and servicing authorities.	1.9.7	A Small Lot is a lot that is less than 300m² in area.
1.9.2	Primary Frontage is the boundary that abuts the Public Realm.	1.9.8	A habitable room is a living room or a bedroom.
1.9.3	A Corner Lot is any lot that has more than one boundary that abuts the Public Realm.	1.9.9	Natural Ground Level means the finished surface level of the ground after engineering works associated with the subdivision have been completed.
1.9.4	On corner lots, the primary frontage is the boundary with the greater setback on the Building Envelope Plan.	1.9.10	The front building line is the external face of the front most habitable room wall.
1.9.5	An Inline Lot is a lot that is not a corner lot	1.9.11	Front Garden refers to the whole area between the front boundary of a lot and the dwelling, garage & return fence.
1.9.6	For irregular lots, the Lot Width is the width of the lot at the front building line.		

2.0 Site layout & setbacks

2.1 Dwellings per lot

Only one dwelling is permitted per lot.

Further subdivision of a lot, dual occupancy dwellings and relocatable homes are all prohibited, unless otherwise agreed by the DAP and responsible authority.

2.2 Dwelling Size

The minimum living area of each dwelling (i.e. excluding the garage and any unenclosed areas such as porticos, verandas, alfresco areas etc.) must be as follows.

Lot Size	Minimum Dwelling Size
Less 300 m ²	75m ²
300 m ² or more and less than 400 m ²	100m ²
400 m ² or more and less than 500 m ²	130m ²
500 m ² or more	160m ²

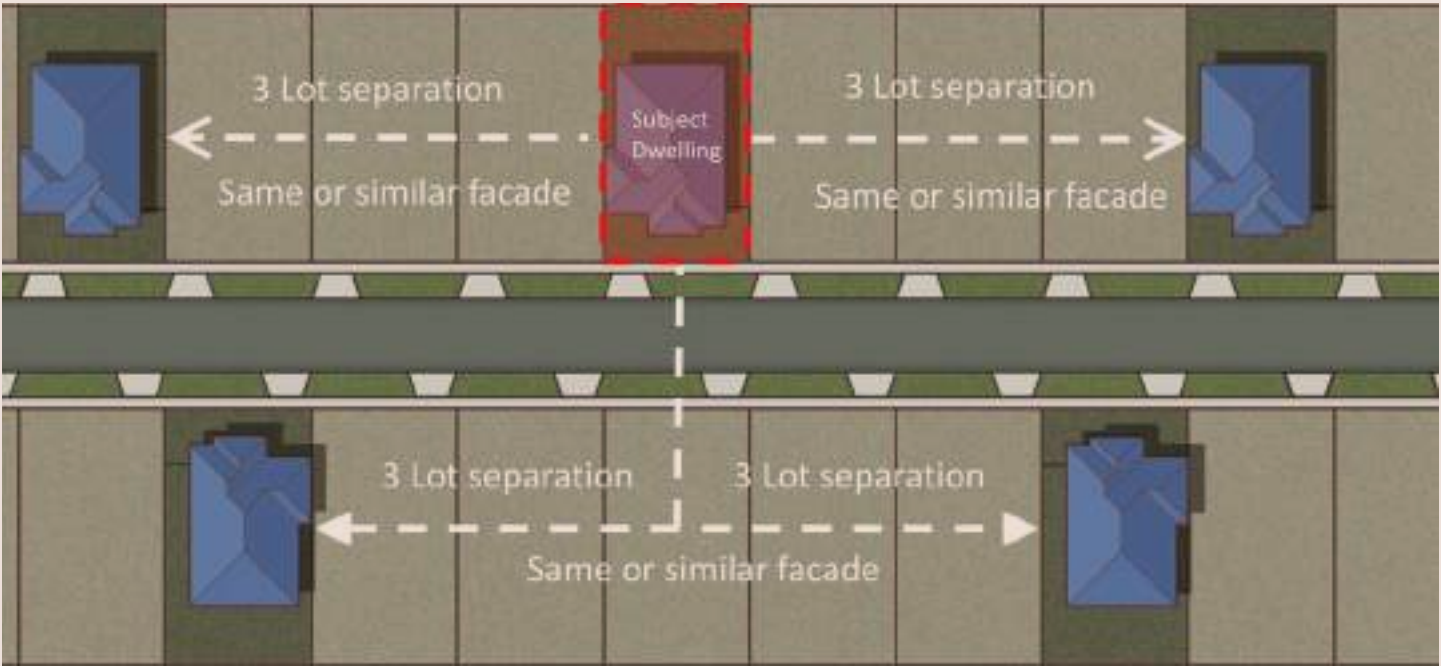
The final decision regarding all dwelling design and sizes will be at the discretion of the Verve DAP.

2.3 Streetscape

Dwellings with identical facades must not be built within 3 dwelling allotments along either side of the street.

Provisions include either side, opposite and encompassing other street frontages where applicable.

In the event two applications request the same facade or similar design, approval will be granted to the first application received. Similar but not identical facades will be adjudicated by the Verve DAP, with considerations on identifiable characteristics/elements/form which are different between the dwellings.



2.4 Setbacks

Dwelling setbacks at Verve have been implemented to create articulated streetscapes which respect view corridors. These setbacks also ensure a good level of solar access is maintained to all habitable room windows, avoid excessive amenity impact between lots and avoid overshadowing of private open spaces.

Please refer to the Building Envelope Plan (BEP) for specific front and side setbacks for individual lots. The BEP requirements will not be varied without written consent of the Responsible Authority.

Generally, the BEP provides the following setback requirements:

Front

- 2.4.1 Minimum 4.0m and Maximum 6.0 from front boundary to building line.
- 2.4.2 Encroachment up to 1.5m of the following items, may be approved:
 - a. Porches, porticos, roofed verandas and balconies less than 3.6m high
 - b. Unroofed balconies and architectural features, such as blade walls etc. less than 6.9m high.
- 2.4.3 Eaves, facias, gutters, chimneys, flue pipes, water tanks and heating or cooling or other services may encroach no more than 0.5m into the setback around the whole dwelling excluding garage walls on the boundary.

Rear

- 2.4.4 Minimum 2.0m from rear boundary

Side – Inline Lots with a width less than 20m

- 2.4.5 At least 1m from at least 1 side boundary.

Side – Inline Lots with a width of 20m+

- 2.4.6 At least 1m from both side boundaries. Dwellings and/or garages may not be built on the boundary on these lots.

Corner

- 2.4.7 Minimum 2.0m from secondary street boundary.

Garage accessed from the Primary Frontage

- 2.4.8 Minimum 5.5m from the front boundary.
- 2.4.9 Adjacent to the side boundary where the side boundary does not abut public open space.

Garage accessed from the Secondary Frontage

- 2.4.10 Minimum of 5m from the secondary frontage boundary.
- 2.4.11 Garages cannot be built over an easement. The garage must be set back from the rear boundary to avoid this, in addition to the setbacks above.



3.0 Architectural character

3.1 Style

3.1.1 Dwellings should support architectural design that is contemporary and energetic, with dynamic form and quality finishes. Alternative designs will be considered upon submission to the developer for approval.



3.1.2 Buildings should not include any architectural decorative elements that reflect period style homes (for example: Victorian, Edwardian, Georgian, Colonial, Federation eras, etc).

Arch used in opening and porches



Elaborated / curvilinear balustrades



Any types of moulding architraves that is not flat



There may be scope for the use of these types of elements as part of a contemporary design (some “Hamptons” style homes for example) but the determination of the suitability of any such designs or treatments is at the sole discretion of the DAP.

3.2 Massing

- 3.2.1 Only single and double storey homes are accepted at Verve.
Triple storey homes are not permitted on lots that are not nominated as Medium Density lots.
- 3.2.2 Some lots may have a mandated requirement for double storey homes.
These lots are generally in locations of high visual importance and will be identified on the Building Envelope Plan.
- 3.2.3 A minimum ceiling height of 2550mm is required for all single-storey dwellings and the ground floor of double storey homes.

3.3 Facade

To reduce the overall mass of a building, the primary and secondary façade should be articulated through the use of openings, balconies, variety of materials, and recessed/projected elements on both the ground and upper floors.



- 3.3.1 Each dwelling must include a feature at the entry that clearly defines the entry point from the Public Realm, provides articulation to the front façade and adds visual interest to the building.
- 3.3.2 The entry feature and the front door to the home must be located on the facade that addresses the primary frontage.



- 3.3.3 Any façade that faces the Public Realm must have at least one window on each storey. This should be a habitable room window.
- 3.3.4 The window must have an appropriate sill height (no more than 1600mm above floor level) to allow the perception of passive surveillance from the public realm.



- 3.3.5 Sliding Windows are not permitted if they are visible from the Public Realm.

3.4 Materials

The use of appropriate feature materials such as architectural render, block work, brick work, masonry, rendered Hebel block, natural stone, exposed timber, cladding materials, glass and steel is encouraged. Use of quality materials and finishes is recommended to give a timeless appeal.

- 3.4.1 Dwelling facades must be constructed using a mixture of external building materials, one of which must not make up more than 75% of the facade.
 - a. The roof, and any openings (e.g. garage door or windows etc.) are not included in this calculation.
 - b. Contrasting render colours may be considered as different materials, as long as one colour does not make up more than 75% of the façade.
 - c. Contrasting face brick colours will not be considered.
- 3.4.2 Lightweight infill or recessed panels are not permitted above openings (doors, windows or garage doors) on elevations visible to the public realm. The finish above the opening must match the finish on either side of the opening.
- 3.4.3 Materials used on the edge of the front facade must continue for a minimum of 1m along the adjoining side elevation for non-corner allotments, including walls that are on the boundary.
- 3.4.4 Materials and finishes such as unpainted or galvanised metal, raw fibre cement sheet and reflective glazing are not permitted.
- 3.4.5 The use of second-hand materials will be subject to DAP and Council approval, however new building materials based on recycled content are permitted.

The final decision regarding all external materials and colours will be at the discretion of the Verve DAP.



Material 1 (50%)

Material 2 (30%)

Material 3 (20%)

One material / colour must not be more than 75%

3.5 Colours

- 3.5.1 External building colours should reflect a harmonious colour palette consisting of natural and earthy tones which complement the surrounding area and theme of the dwelling.
- 3.5.2 Use of strong, bold or bright external colours that do not support the contemporary nature of the dwelling will not be approved.
- 3.5.3 Accent colours are encouraged to be strategically used for feature architectural elements.
- 3.5.4 Gutters and fascias must match the roof colour.
- 3.5.5 Downpipes on the front façade should be avoided where possible.

Any downpipe that is on the façade must match the colour of the surface the downpipe is on.

Brick colour



Variations of these tones will be accepted. Primary and bright colours will not be accepted

Wall colour



Variations of these tones will be accepted. Primary and bright colours will not be accepted

3.6 Roofs

A variety of roof pitches are encouraged, including a pitched, flat and curved roofs.

- 3.6.1 Pitched roofs, which includes hip and gable and skillion types, must incorporate an eaves with a depth of at least 450mm to each façade that addresses the public realm.

Single hip and single gable roof forms to the front facade will not be approved.

- 3.6.2 Hip or Gable roofs must have a pitch of at least 22 degrees.

- 3.6.3 Skillion roofs must have a pitch of at least 10 degrees.

- 3.6.4 Eaves from the primary façade on an inline lot must return and continue for at least 3m along the adjoining wall(s).
- Habitable room windows must be located to allow for this.
 - Dispensation from this requirement due to Building Code light and ventilation requirements will not be granted.



Pitched roofs, which includes hip, gable roofs, must have roof pitch of at least 22 degrees.

- Min 450mm eaves
- - - Site Boundary
- Outside face of wall
- 3 metre min eaves return

- 3.6.6 Roofs with a pitch of less than 10 degrees must incorporate a parapet to hide the roof cladding from the Public Realm.

- 3.6.7 Parapets at the interface of the front and side elevation must be returned along a side wall for at least 500mm.

Parapets without a return along the side will not be approved.

Skillion Roof



Flat Roof



Gable Roof



Hip Roof



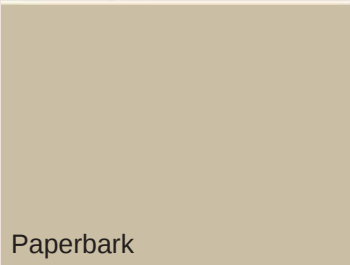
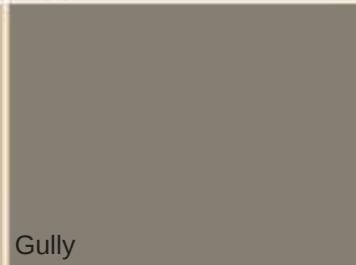
- 3.6.8 Roof cladding must be non-reflective and must complement the home design and style. Allowable roof materials include:
- Powder coated metal roofing in a corrugated profile or similar;
 - Low profile concrete or terracotta tiles

3.6.9 Roof materials that are not permitted include:

- Curved profile tiles
- Non-domestic deck profiles
- Fibre cement sheeting
- Terracotta or red style colours
- Raw zincalume

Corner lots have slightly different requirements for roof design.
Please refer to Section 3.8.

Colorbond

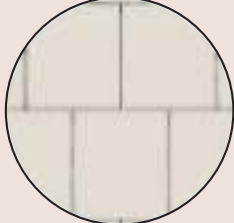
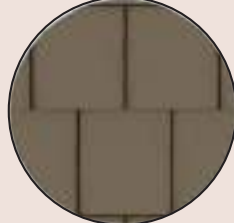
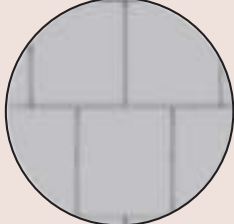
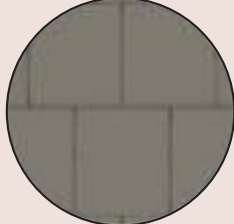
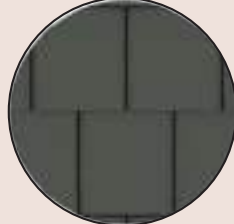
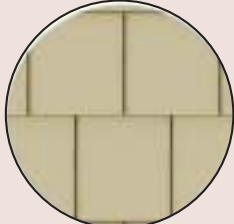
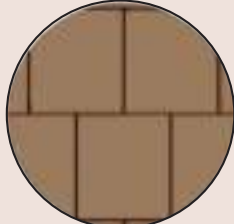
Light tones	Medium tones	Dark tones
 Surfmist	 Evening Haze	 Basalt
 Shale Grey	 Dune	 Deep Ocean
 Paperbark	 Gully	 Night Sky

Variations of these tones will be accepted. Primary and bright colours will not be accepted

Prohibited Roof Material



Roof Tile Colour

Light tones	Medium tones	Dark tones
 Salt spray	 Silver perch	 Caraway
 Mist grey	 Babylon	 Barramundi
 Wild rice	 Mocha	 Sambuca

Variations of these tones will be accepted. Primary and bright colours will not be accepted

3.7 Garages

- 3.7.1

All lots must incorporate a fully enclosed garage that matches or complements the dwelling in materials, colours and finishes.
- 3.7.2

Carports and open sided garages are not allowed.
- 3.7.3

Garages accessed from the Primary Frontage of a lot must be integrated into the overall form of the dwelling.
- 3.7.4

Integrated garages must be stepped back a minimum of 500mm from the front building line.
- 
- 3.7.5

Garages that are not accessed from the Primary Frontage may be detached, at the discretion of the DAP.
- 3.7.6

Detached garages must match or complement the dwelling in materials, colours and finishes and must have a roof form consistent with the dwelling.
- 3.7.7

Double garage width should not exceed 7m internally, unless provision is made for a workshop space or additional storage space.
- Provision for additional space for storage space or a workshop will be considered by the DAP, where the wall facing the public realm has appropriate articulation. Examples of appropriate articulation is the use of windows and/or steps in the wall, to the satisfaction of the DAP.
- 3.7.8

Lots with frontages equal or greater than 12.5 metres must incorporate a double car garage unless dispensation has been provided by the DAP.
- 3.7.9

The garage opening width must not occupy more 40% of the lot width, unless the building is two or more storeys and on a lot with an area between 250 to 300 square metres whereby the garage opening must not exceed 30% of the area of the front façade of the dwelling with the area of the front façade measured from a two dimensional elevation plan of the façade excluding the area of the roof of the dwelling.
- 3.7.10

Roller doors are not permitted if they are visible from the public realm.

Triple Garages

Triple car garages are generally discouraged, but may be considered on wider lots.

- 3.7.11

In addition to the other requirements in this section, triple garages will only be allowed where the lot is:

-

A non-corner lot with primary frontage 18m and above, or a corner lot with primary frontage 20m and above; and

-

Garages must comprise either one double and one single garage element or three single garage elements; and

-

The wall that contains the third door must be stepped back at least 500mm from the other front wall of the garage.

3.8 Corner Lots

Dwellings on corner allotments must have a secondary facade which incorporates design features from the front façade, so that the building can be seen to address both street elevations. Examples of applicable features include feature windows, finishes / materials and articulation.

- 3.8.1

Materials used at the interface of the primary and secondary facade must continue along the secondary facade for a minimum of 3m.
- 3.8.2

Dwellings must have at least one habitable room window per storey on the secondary facade frontage, forward of the return fence.
- 3.8.3

Secondary façade windows forward of the return fence must have head heights that match those used on the primary facade.
- 3.8.4

Large areas of flat or blank walls to the street or reserve elevations will not be approved.

The final decision regarding all facades (including corner lots) will be at the discretion of the Verve DAP.



4.0 Other external elements

4.1 Driveways

4.1.1 Only one crossover per lot is permitted.

4.1.2 Crossover relocations are discouraged, as relocation is not always possible due to underground services and street layout.

If required, applications to relocate a crossover must include written approval from Council.

All related costs are the responsibility of the land owner, and must be paid prior to commencement of works.

4.1.3 Driveways must taper at the front boundary to match the crossover width and should be no wider than the garage door opening.



4.1.4 Driveways must be offset by a minimum of 400mm from the closest side boundary to allow for a landscaping strip.



4.1.5 Driveways and any paths that are visible from the public realm must complement the building design and the external colour scheme. Acceptable driveway materials include:

- exposed aggregate;
- brick/concrete pavers;
- coloured concrete;

Unfinished natural concrete is not permitted.

4.1.6 Driveway finish & colour designs must be lodged with building plans and approved by the DAP prior to installation.

4.1.7 Driveways must be completed prior to occupation of the dwelling.

4.2 Letterboxes

- 4.2.1 Letterboxes must:
- a. match and complement the dwelling facade & landscaping with respect to colours, materials and style.
 - b. be positioned close to front boundary line.
 - c. clearly display the property number.
 - d. integrate into the front fence (if applicable).
- 4.2.2 Single post supporting letterboxes and temporary letterboxes are not permitted.
- 4.2.3 Letterboxes must be installed within 90 days from Occupancy Certificate.

Letter boxes that are supported:



Simple Form ✓



Number clearly displayed ✓



Contemporary and clear of obstacles ✓

Letter boxes that will not be approved:



Single post ✗



Style not Contemporary ✗



Ornamental style ✗

4.3 Retaining Walls

- 4.3.1 Retaining walls that are visible from the Public Realm must not be higher than 0.8m.
- 4.3.2 Retaining walls should be constructed from materials which are complimentary to the dwelling. These include: stone, render, timber sleepers and face finish masonry.

4.4 Fencing

Details of all fencing are required to be included in the information submitted to the DAP for approval.

Front

Front fences are not encouraged, as they have the effect of “narrowing” the street and they hinder the open landscape character that is sought.

- 4.4.1 Where provided, any front fence must take the form of a vertical element fence with the following characteristics:
- a. No more than 1.2m high from the natural ground level at the front boundary.
 - b. Transparency of 50% or more.
 - c. Return along the side boundary (including splay on corner lots) and extend to meet the return fence or building.
 - d. Complement the facade style and materials.
 - e. Colour must be either powder coated black or charcoal.
 - f. Gates that form part of the front fencing, must match the front fence.
 - g. Front Fencing must be completed within 90 days from Occupancy Certificate.



Side and Rear

- 4.4.2 Side & rear fencing must be:
- Constructed from pre-painted metal posts, rails and sheets (such as Colorbond or similar approved) and without any feature panels;
 - No more than 1.9m high;
 - Terminated at least 1m from the closest front wall;
 - Monument in colour.

**Return**

- 4.4.3 Return fencing must be:
- set back at least 1m from the closest front wall;
 - match the height and materials of the side fence.

**Corner**

- 4.4.4 Fencing along a secondary frontage must be as per the side and rear fence specification, but it must be set back 3m behind the closest front wall, so that the dwelling may address both the primary and secondary frontages to the Public Realm.

Gates

- 4.4.5 Gates that form part of the fence must match height and materials of the fence.

Fence Completion

Side, rear, corner & return fencing must be completed prior to occupation of the dwelling.

4.5 Front Garden Landscaping

Complimentary Landscape Package

Selected lots are eligible for a front garden landscaping package that is supplied and installed by the Verve team.

To be eligible, purchasers must comply with the Front Garden Landscaping Package Terms and Conditions in the Contract of Sale.

Please note that not all lots are eligible. If in doubt, please seek further information from the Sales Office.

Eligible purchasers have 5 different design options to choose from. Details of each of the designs are available from the Sales Office.

Owner Installed Landscape Guidelines

If your lot does not qualify for the complimentary Front Garden Landscaping Package, or if you choose not to take up the package, the landscape works to the front garden and nature strip are part of the design approval process.

A landscape plan must be approved as part of the Design Approval process and must incorporate the following:

- 4.5.1 At least 50% of the front garden area must comprise of permeable surfaces such as:
- garden beds with planting
 - drought resistant lawn (warm season pre-grown turf such as Kikuyu species are encouraged)
 - lawn alternatives such as
 - ground covers
 - river pebbles
 - lilydale toppings

Lilydale toppings



Ground cover mulch



River Pebbles



kikuyu



- 4.5.2 Non-permeable surfaces are limited to driveways and pedestrian paths.

The use of separate pedestrian paths should be avoided to increase soft landscaping opportunities.
- 4.5.3 At least one tree with a minimum installation height of 2m must be planted between the front building line and street boundary.
- 4.5.4 At least 15% of the permeable area must consist of planted garden beds.
- 4.5.5 Garden beds must contain a minimum of:
 - a. 5 medium to large shrubs (200mm pot size) and
 - b. 10 smaller shrubs or ground cover plants (150mm pot size).
- 4.5.6 Garden beds must be edged with either timber, masonry or steel edging materials.
- 4.5.7 All plants are to be selected from the plant species list derived from Council’s Landscape Design Guidelines.
- 4.5.8 Artificial turf is not permitted in the front garden or nature strip.
- 4.5.9 Front Landscaping works include the nature strip outside the lot.
- 4.5.10 The nature strip must have a neat and even grass coverage, and any damage caused during construction of the home must be rectified.
- 4.5.11 Front Landscaping must be completed within 3 months from the Occupancy Certificate date.

5.0 Ancillary items

5.1 Recycled Water

All dwellings must be prepared to allow for connection of all toilets and garden taps to the South East Water recycled water network, in accordance with the water authorities requirements.

5.2 Rainwater Water Tank

- 5.2.1 Each lot that is 300m2 or more in area must incorporate a rainwater storage tank that is at least 2,000 litres in capacity.
It is recommended that this tank is connected to all toilets and used for garden irrigation
- 5.2.2 The tank must be located such that it is not readily visible from the public realm.
- 5.2.3 The size and location of this tank must be nominated on the site plan submitted for Developer Approval.

5.3 Telecommunications

All dwellings must be prepared to allow for connection to the NBN.
All submitted plans must contain a note stating the provision has been made for connection to this service.

5.4 Storage & Services

- 5.4.1 There shall not at any time be erected on or placed on the land any temporary building or structure including a caravan or anything of a like nature except sheds, workshops or office rooms to be used for the purpose of and in connection with the building in the course of construction. All temporary structures are to be removed upon completion of the permanent building. In no instance shall any temporary structure be used as a dwelling.
- 5.4.2 The purchaser will not construct or move an existing garage or outbuilding of any type on the land as a sole structure without first applying to and obtaining approval in writing from the developer. The developer will be under no obligation to approve an application for a sole structure if in its reasonable opinion, the sole structure would be in conflict with its obligation to all purchasers.
- 5.4.3 Any addition to any proposed sole structure must be coloured to compliment the dwelling (galvanised metal is prohibited).
- 5.4.4 Sheds must be no greater than 10m2 in area and be no higher than 3m from natural ground level. Materials and colours used should be consistent with and complement the dwelling.

- 5.4.5 Sheds must be screened away from any street and/or public view.
- 5.4.6 Boats, caravans, trailers, commercial vehicles greater than 1 tonne or other recreational vehicles are not permitted to be parked on your property unless they are stored or screened from public view.
- 5.4.7 External light fittings must not result in excessive light spill.
- 5.4.8 Solar heating panels must not be located on the primary facade of the dwelling, unless prior written permission is obtained from the Developer.
- 5.4.9 Solar hot water systems should be located in the best functional position, however they must not be installed on the front elevation and must be screened from public view.
- 5.4.10 External fixtures such as air conditioning units and service related equipment must be positioned to minimise visibility from the street and of a colour which blends in with the roof.
- 5.4.11 Roof mounted evaporative cooling units must be low profile, located below the roof ridgeline, and not visible to the public (preferably to the rear of the dwelling). All units must be coloured to blend with the roof of the dwelling.
- 5.4.12 Air-conditioning units must be located below the eave line and must not be visible from public view.
- 5.4.13 Aerials and satellite dishes and the like not permitted, due to provision of fibre optic services.
- 5.4.14 Clotheslines, rubbish bin storage, rainwater tanks, heating & cooling equipment, spa equipment and service areas must not be visible from the street frontage or public view. Their locations must be indicated on site plans as part of the application.
- 5.4.15 Proper internal window furnishings must be installed to all street elevations prior to occupation of the dwelling.
- 5.4.16 The use of canvas awnings, roller shutters and/or similar window coverings are not permitted, unless approved by the Verve DAP.
- 5.4.17 Exposed plumbing must not be visible from the front or side street or neighbouring public view, (excluding gutters and downpipes).

5.5 Advertising

- 5.5.1 Installation of a sale board without a dwelling constructed is prohibited.
- 5.5.2 Builders are permitted to one advertising sign (maximum 600mm x 600mm) per allotment during the construction of a dwelling. The sign must be removed within 30 days from construction completion.
- 5.5.3 ‘For Sale’ signs are not permitted on vacant land.
- 5.5.4 Handwritten or illuminated signs are not permitted.
- 5.5.5 No other advertising signage is permitted on vacant land or occupied allotments.

5.6 Maintenance

Rubbish

- 5.6.1 The land owner shall not allow any rubbish to accumulate on a lot including; site excavations and building materials (unless neatly stored in a suitable sized bin/skip)
- 5.6.2 The land owner must not place any rubbish including site excavations and building materials on adjoining land, reserves or any waterways. (Penalties apply for any illegal dumping)

Landscaping

- 5.6.3 Landscaped areas must be established and maintained to benefit the urban environment.
- 5.6.4 Gardens are required to be prepared appropriately to ensure longevity and sustainability.
- 5.6.5 Gardens and lawns are required to be kept free of pest, disease and weeds.
- 5.6.6 Front yard and nature stirp grass must be cut regularly.

Crossover & Footpath Protection

- 5.6.7 The land owner is required to ensure that photographic evidence of any existing damage to public infrastructure within the vicinity of the lot is documented and sent to the DAP prior to construction commencing.
- 5.6.8 Any damage arising from dwelling construction must be rectified at the land owners cost.

6.0 Submission requirements

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

Site plan at 1:200, with dimensions and showing:

- Lot boundaries and any easement(s) on title
- Proposed building footprint and all setbacks
- Site coverage, contours and north point
- On-site car parking and driveways
- Other external structures (including sheds, pools and spas)
- All ancillary items, including fencing and retaining walls

Floor plans and roof plans at 1:100, with dimensions and showing:

- Internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings
- Proposed floor levels

Elevations at 1:100, with dimensions and showing:

- Building heights, finished floor-to-ceiling levels
- Roof pitch, width of eaves
- Existing and finished ground levels including proposed earthworks and retaining walls

External finishes and colour samples

- Provide samples or images (swatches, colour photos, paint chips etc.) of all proposed external materials and colour selections

Landscape plan at 1:100, with dimension and showing:

- Indicative extent of all hardscape and softscape
- Planting schedule that lists all proposed species referenced on landscape plan

Do not send information such as electrical plans, slab layouts, joinery details, internal colour schemes etc. This extra information slows down the assessment process and may result in a submission being rejected.





Very welcome
275 Pattersons Rd,
Clyde North

Very inspiring
VerveClydeNorth.com.au

Goldfields