

Design Guidelines



Lillifield
WARRAGUL



DESIGN GUIDELINES

Version 3, June 2024

WHY WE USE DESIGN GUIDELINES

OUR VISION FOR LILLIFIELD

Our development has been created using the highest standards. Within a unique residential setting, it offers an abundance of landscaped parkland and convenient amenities for your enjoyment.

Lillifield will become a liveable and sustainable community of high quality streetscapes and safe neighbourhoods.

We know you are eager to create your new home in a community that matches your own expectations of quality. These Design Guidelines will help achieve that quality. They ensure that every home meets the same expectations that you have for your own home.

They help you design your new home with high levels of amenity, privacy, sustainability and streetscape appeal. They control a house's form, materials and colours, as well as landscaping.

Individuality is encouraged. The design of all new homes must reflect the contemporary Australian character. We look forward to seeing your new home.

We trust you will enjoy your new lifestyle at Lillifield for many years to come.

THE DESIGN APPROVAL PROCESS

Lillifield's Design Guidelines ensure a high standard of design, construction and maintenance of buildings and gardens.

Compliance with these standards is a condition of the Contract of Sale. They apply in addition to any statutory requirements. All building designs must be approved and endorsed by the Lillifield Design Review Panel (DRP). Once your plans are approved, they can be submitted for a building permit.

The Memorandum of Common Provisions (MCP) prescribes a common set of rules for all single house lots larger than 300 m². These take precedence over the building regulations. House plans that comply with the MCP do not need special approval ("report and consent") from Baw Baw Council to be exempt from those building regulations that are superseded by the MCP.

Swimming pools do not require DRP approval and can be sited outside the building setbacks.

The final decision to approve a design proposal, including external materials and colours, is at the discretion of the DRP.

In some cases, exemptions from one or more of the Design Guidelines may be granted by the DRP. Rarely, Baw Baw Council may grant an exemption. An exemption, whether from the DRP or Baw Baw Council, must be in writing.

Approval of plans by the DRP only means they comply with these the applicable Design Guidelines. It does mean they comply with the Laws or Regulations of Local, State or Federal Government, Statutory Authorities or any Building Codes or standards imposed or administered by them.

In the case of a conflict between these Design Guidelines and the relevant building regulations, the Building Regulations and Planning Scheme objectives prevail.

STEP ONE

Design your home in accordance with these Lillifield Design Guidelines and all statutory requirements.

STEP TWO

Submit plans for approval with the following:

- A siting plan of the house on the lot with dimensions and setbacks from all boundaries, proposed fencing and driveway location;
- Floor plans to a consistent scale, that show the layout of the house indicating all rooms, windows, external doors, external fixtures and nominated floor levels;
- Full elevations indicating wall heights and all external finishes including garage door type;
- Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries;
- A schedule with colour samples of all external finishes and materials or a colour photocopy in PDF format;
- Preferably include a render of the façade;
- Front garden landscape plan.

Send submissions by email to:

Lillifield Design Review Panel (DRP)

contactus@parklea.com

STEP THREE

The DRP will **assess the plans**:

- Allow approximately 10 working days for the DRP to respond to your application. If information is missing, or the design does not comply with the required standards, a revised proposal will need to be submitted.
- When the application is complete and complies, you can expect an approval within 10 working days.

HINT: Incomplete submissions are the single greatest cause of delays in obtaining a Design Approval. Check that your submission includes all the required information. Complete and thorough submissions take the least time to process, review and approve.

STEP FOUR

- Once **approval** is provided, you or your builder can go ahead with obtaining necessary building permits, and then commence construction.

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. This includes streets and parks.
- **Building Envelope Plan** means the Building Envelope detailed on the Plan of Subdivision for a particular lot.
- A **corner lot** is any lot that has more than one boundary that abuts the public realm.
- **Natural Ground Level** is the finished surface level of the lot shown on the preliminary Engineering Plans, as may be amended from time to time.

SUSTAINABILITY

The Design Guidelines recommend a range of practices to assist you achieve a more sustainable home.

To guide you through ideas and methods of building a more environmentally sustainable house visit

www.yourhome.gov.au

Factors to be considered include:

- NatHERS rating of at least 7 stars
- Appropriate solar orientation, eaves, natural ventilation, double glazing, insulation
- Energy efficient lighting, finished surfaces with low maintenance requirements
- Permeable surfaces, plant species with low or no watering requirements, rainwater harvesting
- Solar generated power and hot water, water efficient plumbing

PASSIVE DESIGN AND ORIENTATION

‘Passive design’ is design that takes advantage of the climate to maintain a comfortable temperature range in the house. Passive design reduces or eliminates the need for auxiliary heating or cooling, which uses about 40% of the energy used in the average Australian house.

Proper orientation of your house keeps the temperature within a more comfortable range, is environmentally responsible, and reduces your energy running costs. Where possible, try to:

- Face living areas and private open spaces (courtyards, patios etc.) north to the sun, to heat and light the house during the day, especially during winter.
- Service spaces such as laundries on the south side.
- Bedrooms on the east, to face the morning sun.

- Shade the west wall, and minimise windows in it, to avoid heating the house on hot summer afternoons.
- Maximise natural light and solar access to living areas during cold winters by planting deciduous trees on the north side of the house.

SHADING

Eaves around the building both look good and shade the walls. They can block unwanted sunlight in summer, when the sun is high in the sky, and allow sunlight inside in winter, when the sun is low.

MATERIALS

Every building material comes with an environmental cost of some sort. However, some principles can help guide your choice of sustainable materials and construction systems. Careful analysis and selection of materials and the way they are combined can yield significant improvements in the comfort and cost effectiveness of your home, and greatly reduce its environmental impact over the life of the building.

ENERGY

Global greenhouse gas emissions from fossil fuel use continue to grow each year, despite attempts to limit them through mitigation and energy efficiency measures. Household energy use in Australia is estimated to be:

Heating and cooling	40%
Water heating	21%
Appliances and equipment*	33%
Lighting	6%

** including refrigeration and cooking*

Source: DEWHA, 2008

Energy efficient design is encouraged at Lillifield, to reduce greenhouse gas emissions and the costs of running your house.

Careful and appropriate selection of energy efficient features has long-term benefits for homeowners and the environment. Please consider the following techniques:

Lighting

- Zoning, maximising natural light, use skylights, dimmers, motion sensors, timers, and energy efficient globes

Hot Water System (HWS)

- Locate HWS close to bathroom, kitchen and laundry, centrally if possible, cluster wet areas to reduce pipe runs, insulate hot water pipes, use a heat pump or solar hot water system

Heating and Cooling

- Passive solar design, use of materials with high thermal mass, such as concrete floors, masonry walls, stone, and tile surfaces, to keep areas cooler during the day and warmer at night.

- Double glazing, natural cross ventilation through windows and doors (passive ventilation), zoning for heating and cooling to avoid unnecessary energy consumption for areas not in use, thorough use of draught seals, energy efficient heating and cooling appliances

Solar Panels

- North-facing roof planes provide the best efficiency, but east- and west-facing planes are also suitable with today's very efficient photovoltaic panels.
- **Lillifield supports Environmental Initiatives by offering a solar rebate incentive up to \$2,000 (50% of the out-of-pocket cost after government rebates) for the installation of a minimum 4kW unit if installed within 6 months of obtaining the Certificate of Occupancy (Refer to Contract of Sale).**

WATER CONSERVATION

Please consider installing a rainwater tank to capture runoff from the roof. The water can be used on the garden and for toilet flushing.

The colour of a tank should complement the house. Please site it so it can't be seen from the public realm.

Water conservation in the home provides long term environmental and financial returns. For further reading, or for details on water use by products that carry a WELS rating label, visit www.waterrating.gov.au.

DATA CONNECTIVITY

Lillifield is a National Broadband Network (NBN) Fibre Connected Community.

All lots have access to the NBN high speed broadband network. A Fibre-To-The Home (FTTH) connection is mandatory. Visit www.nbnco.com.au/residential.

YOUR HOUSE

TIMING OF WORKS

Construction of a house on the lot must commence within 12 months of settlement and must be completed within 12 months of commencement.

Boundary fences must be completed prior to the house being occupied.

Driveways must be completed and internal window furnishings installed within 30 days of the Certificate of Occupancy being issued.

Landscaping of the front yard, including the nature strip, must be completed within 4 months of the Certificate of Occupancy being issued.

If a rebate is noted in the Contract of Sale, it will be disbursed when fencing, driveways, landscaping and window furnishings are completed in accordance with the requirements above.

SMALL LOT HOUSING CODE

The Small Lot Housing Code (SLHC), prepared by the Victorian Planning Authority, applies to most lots smaller than 300m² at Lillifield. A house on a SLHC lot does not need a town planning permit if the design complies with the SLHC.

If a Building Envelope does not apply to a lot smaller than 300m², the house siting must accord with the SLHC or a planning permit, as applicable.

Where the SLHC applies to a lot, the lot will be shown on the registered plan of subdivision as either Type A or B.

Unless otherwise stated in the Restrictions on the relevant Plan of Subdivision, development on SLHC lots must comply with both the SLHC and these Design Guidelines. In case of a conflict between the Standards and the SLHC, the SLHC prevails.

HOUSE SITE PLAN, SETBACKS AND LAYOUT

To provide variation in built form, certain lots within the Estate must contain double storey houses. This is noted on the Building Envelope Plan.

The floor area for each house should be calculated as the area within the external face of the external walls, excluding garages and all unenclosed areas such as porticos, porches, verandahs, balconies, alfresco areas and the like.

- Only one house may be built per lot, unless noted otherwise on the Building Envelope Plan.
- For lots with areas larger than or equal to 300 m² and smaller than 400m², the floor area must be at least 135m² (~14.5 sq.)
- For lots with areas larger than or equal to 400m² and smaller than 500m², the floor area must be at least 149m² (~16.0 sq.)
- For lots equal to or larger than 500m², the floor area must be at least 175m² (~18.84 sq.)

Unless the Small Lot Housing Code applies, the house must be set back from the lot boundaries as follows:

- A minimum of 4m and a maximum of 6m from the front boundary of the lot, or as specified in the Building Envelope.
- On a corner lot or where a lot has a side boundary to the public realm, a minimum of 2m from the side boundary adjoining the public realm.
- On a lot with a Build to Boundary Zone, zero setback on the side boundary closest to the crossover provided for that lot. The house can only be built to one side boundary.
- Large, bulky buildings with unarticulated wall surfaces will not be approved.
- Garages must be set back a minimum of 500mm behind the house and 5.0m from the primary street frontage.
- On a lot with a frontage of 12m or wider, the garage must have space for at least 2 motor vehicles, unless otherwise approved by the DRP.
- Carports are not permitted.
- For a single storey house, the garage opening must not exceed 40% of the lot's width at that setback, nor be wider than 6.5m.
- For a double storey house, the garage opening may exceed 40% of the primary frontage, at the discretion of the Design Review Panel.
- Triple car garages may be approved by the DRP if the lot has a width of 18m or more.
- Roller doors must not be used where they are visible from the public realm.
- In some cases front, side, or rear boundary retaining walls may be provided as part of subdivision construction. New buildings or retaining walls for landscaping must be set back from existing boundary retaining walls. The minimum set back distance should be equal to the height of existing boundary retaining wall. Setback distances may be able to be reduced if the building design or landscape retaining walls are designed by a suitably qualified structural engineer and approved by building surveyor. Failure to adequately set back retaining walls could compromise the structural integrity of the existing boundary retaining wall and buildings on the adjacent property.

The following building elements may extend into the front setback:

- By not more than 2.5m - porches, porticos, pergolas and verandahs with a maximum height of 4.5m above natural ground level.
- By not more than 1m - balconies and architectural features with a maximum height of 7.5m.

Pergolas and decking areas are permitted within the setback areas.

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OVERLOOKING

In siting your house, please consider potential overlooking to the adjoining lots, whether already built on or still vacant.

- If any part of a window in a habitable room window is within the overlooking zone and more than 3.6m above natural ground level, it must not allow views to an adjoining lot.
- Any treatment to obscure glass must be permanent. Translucent film must not be used.

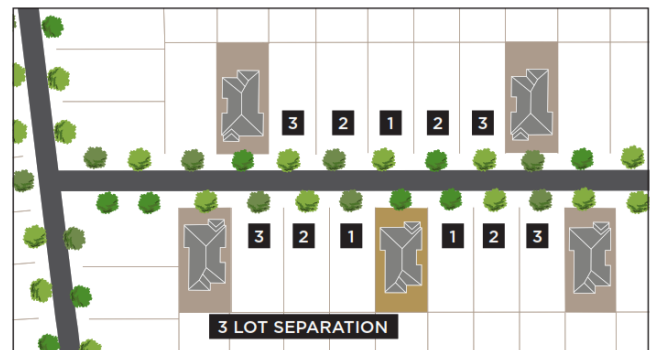
THE FRONT OF YOUR HOUSE

The front of your house will largely determine how your house looks from the street. An attractive façade adds value to your house and enhances the streetscape.

Every house façade helps achieve the desired design vision for the estate. As some facades in a builder's standard range may not work towards that vision, they will not be permitted.

Building elements such as feature brickwork, rendered areas, verandahs, porches, porticos and balconies help articulate the façade and achieve 'kerb appeal'.

- In most cases, the style of the house must be contemporary. Historical styles may be approved by the DRP if the design quality is high.
- The front façade must not be identical or very similar to any other façade to another house within 3 lots.

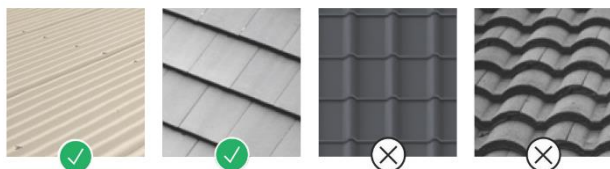


- Houses must be constructed from brick, painted weatherboard, rendered concrete block, rendered brick, rendered cement sheeting, or other material as approved by the DRP.
- Feature windows and feature front doors can add visual interest to the façade.
- All verandahs, porches, and porticos on the front façade must have a minimum depth of 1.0m and a minimum area of 3m². The roof of these elements should complement the main roof structure.
- Roller shutters and light battens must not be visible from the public realm.

ROOF DESIGN

A roof's form, pitch, material and colour all play an important role in enhancing the look of your house.

- For most house styles, pitched roofs are preferred for practical and aesthetic reasons. Please consider adding gables, Dutch gables, verandahs, raised porticos and balconies.
- A pitched roof must have a pitch of between 20 and 30 degrees. The DRP may approve other pitches on architectural merit.
- The DRP may approve flat and skillion roofs if they complement the style of the house.
- Roof material must be low profile tiles or non-reflective Colorbond® steel. A red roof is not permitted except on a Federation style house.



- The garage must be under the main roof of the house, not a separate structure.
- Other equipment on the roof must be positioned away from view of the street. This includes evaporative cooling units, TV aerials and satellite dishes. Placement on the rear half of the roof will be deemed to comply.
- On single storey houses, eaves must be used over the front façade and returned along the sides for at least 3m.
- The eave requirements do not apply to garage walls which are on boundary and exceptions may apply where they do not complement the architectural character of a home. They are an allowable encroachment into a setback as long as they don't encroach by more than 600mm.
- Double storey houses with a pitched roof must incorporate eaves to the entire upper level of the house.
- Eaves are required on both facades of a lot with more than one public boundary (i.e. corner lot). Eaves may extend into setbacks by up to 600 mm.
- The DRP may exempt the requirement for eaves, especially for flat roofs, if it considers the house has more architectural merit without them.

MATERIALS AND COLOURS

- Approved materials or finishes include: masonry; face brickwork; render; bagged masonry; fibre cement sheeting; weatherboards; and timber cladding. Other materials may be approved at the discretion of the DRP.
- At least 2 different materials or colours must be used in the walls that face the public realm. Facades with only one material or colour may be approved at the discretion of the DRP.

- One material or colour should not cover more than 70% of the front 'façade's solid wall area. This area excludes windows, doors and garage openings. Exceptions may be approved at the discretion of the DRP.
- The materials, finishes and colours used on external walls and roofs must be approved by the DRP. Generally, natural earthy colours are acceptable, while bright or fluorescent colours will not be approved.
- Acceptable roof and wall colour palettes are shown below.



COLORBOND® STEEL COLOUR PALETTE - Contemporary: Neutral, Natural, Coastal

- The masonry colour palette below provides an indication of acceptable brick colours. Other colours may be approved. Except on a Federation style house, a traditional red brick is unlikely to be approved.



- Infill panels above garage, door and window openings, on all elevations, are not permitted unless clearly in keeping with the character of the house. Exemption from this requirement is at the discretion of DRP.

LOTS WITH MORE THAN ONE PUBLIC BOUNDARY

On lots which have 2 street frontages or which abut a park, the house has 2 public faces. Having an attractive façade facing the secondary street is important for creating attractive streets and minimising high fencing facing the public realm.

Please consider adding visual interest to the secondary façade, for example by adding pergolas and verandas.

- A house must be designed to include elements of the front façade for at least 6m of the façade facing the side street/public open space
- Houses on corner lots or besides a park must have at least one window on the side façade that provides a view between a habitable room and the street or the park.

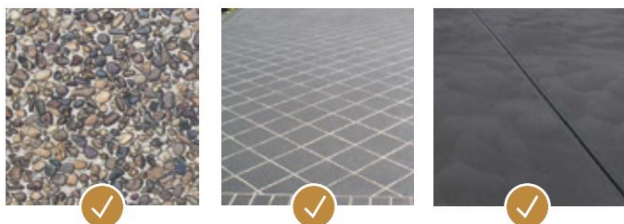
- The materials used on the front façade should be used along the side façade. If a material is used on the upper levels of the front façade is different from the ground floor material, it must be continued on the entire length of the upper levels of the side façade.
- Windows on the secondary façade must match the front façade.
- Where possible, locate the meter box, HWS and other services so they are not visible from the street.
- For safety, your garage must not be located close to the street corner. It must be located on the far side or at the lot rear.

AROUND YOUR HOUSE

DRIVEWAY AND LANDSCAPE DESIGN

Driveway, path and landscape design are the finishing touches to your new home. They play an important role in creating a great look.

- Landscaping of the front yard, including the nature strip, must be completed within 4 months of the Certificate of Occupancy being issued. If the certificate is issued in November, the installation period extends until the 30th April.
- The driveway and paths must be constructed of coloured concrete, exposed aggregate concrete or stenciled coloured concrete.



- Plain concrete, gravel or stone driveways and paths are not permitted in the front yard.
- A garden bed must be created between the driveway and the nearest side boundary at least 500 mm wide, or at least 300mm wide if the garage is on the boundary.
- The width of the driveway at the front boundary of the lot must match the width of the crossover. The driveway may taper from there to align with the width of the garage.

Upon completion, the **landscaping** of the front yard must include:

- At least one canopy tree with a mature height of at least 5m. At installation it must have a trunk diameter of at least 25 mm, and either a height of at least 2m or a pot volume of at least 45 litres
- 6 shrubs with a pot size of at least 200mm.
- 20 small shrubs with a pot size of at least 150mm.

- Areas that are not paved must be covered by lawn or garden beds. The garden beds must be planted with shrubs and ground cover plants sufficient to give almost complete ground coverage within 2 years. This will give a greener, softer, lush appeal to the streetscape and bring value and character to your home.
- Garden beds must be mulched with tan bark or pebbles.
- The use of drought tolerant plants is encouraged.
- At least 20% of the allotment must be permeable surfaces.
- Letterboxes must complement the dwelling in terms of materials, colour and style. Single post-supported letterboxes are not permitted.
- Within the front yard, front fences, synthetic grass, and large areas of white pebbles are prohibited.
- If retaining walls are planned as part of landscaping design it is important to consider boundary setback requirements. Refer to “House site plan, setbacks, and layout” section above with regards to retaining wall setback and placement.
- Retaining walls within 300mm of the front boundary and higher than 300mm must be approved by the DRP. Sleeper retaining walls or garden edging must be painted or stained.
- The front yard may include decorative retaining walls and paving, water features, sculptures, decking and planter boxes. Sculptures and statues need to be approved by the DRP, and are at its discretion.

Landscaping plans not meeting these guidelines, but with design merit, may be approved at the discretion of the DRP.

ANCILLARY ITEMS

OUTBUILDINGS

Any outbuilding with a floor area smaller than 10m² must be:

- Clad in a colour to complement the house.
- On a corner lot, be set back from the secondary street boundary at least 2m to reduce the visual effect on the street.

Any outbuilding with a floor area larger than 10m² must be:

- Approved by the Design Review Panel (DRP).
- Only constructed after a Certificate of Occupancy has been issued for the house.
- Sited behind the front façade of the house and not be significantly visible from the public realm.
- Below 3m in height and with a floor area smaller than 40m².

- Coloured to match the colours used in the house. If COLORBOND® steel, recommended colours include Monument, Wallaby, Woodland Grey and Windspray
- If located on a corner lot, set back from the secondary street frontage by at least 4m to reduce the visual effect on the street.
- Set back at least 1m from any interlot boundary.

FENCE DESIGN

Fence design, location and setbacks are very important in creating a pleasant and appealing streetscape. To ensure longevity of the fence, the use of Colorbond steel panels or similar is required. All fencing within the estate must meet the following specification:

- A maximum height of 1.95m above the natural ground level of the lot.
- Cladding of pre-coated corrugated sheets.
- Lysaght 'Custom Screen', or similar by DRP approval.
- Installed such that the corrugations running vertically.
- A colour of Colorbond 'Basalt', or equivalent.
- All fencing between properties must terminate a minimum of 1m behind the nearest corner of the house. This uniform setback will create an open and soft looking streetscape and enhance the landscaping of the estate. On the garage side, the fence can terminate in line with the front of the garage.

On a corner lot or a lot beside a park:

- A fence along this secondary frontage must extend from the rear boundary no more than 65% of the length of the lot, and terminate at least 6m behind the front corner of the house.
- Any fence within 9m of a point of intersection of street alignments and higher than 1m must be approved by the municipal building surveyor through 'report and consent'.

BEING A GOOD NEIGHBOUR

VEHICLES

- Vehicles of any kind are not permitted in your front yard, on footpaths, verges or vacant land. Your driveway can be used to park cars or light utilities but not for long term storage of boats, caravans or containers. Baw Baw allows residents to park a small vehicle on the nature strip outside their own property – but only 2 wheels can touch the grass.
- To keep thoroughfares clear, trucks or similar vehicles cannot be parked on the roadway for extended periods of time. Trucks, trailers, boats and caravans must be parked off street and out of public view.

GARDENS

- Front gardens should be kept tidy with grass mowed regularly, gardens weeded, and plants thriving for an evergreen look and feel.
- Maintain your verge ('nature strip') by weeding, mowing and edging it. Please also make sure any activity or objects, including sporting equipment, on or around the verge doesn't pose risks or limit vehicle or pedestrian access. On a corner lot, maintain the verges on both streets.

PETS

- Look after your furry friends and the neighbourhood by keeping dogs on a leash when outside your property, except in designated off-leash dog parks.
- There are off-leash dog parks located in Warragul and Drouin. Keep the streets clean and remove all pet waste from public places. Remember to take a bag with you when you leave for a walk. This is a local law that applies whether the animal belongs to you or is just temporarily under your care.

WASTE

- Rubbish bins should always be kept behind fences or screened from the public and your neighbours; except on the day of rubbish collection.

ADVERTISING

- Advertising signs are not permitted on either vacant land or on an occupied allotment.



Lillifield
WARRAGUL



Scan the QR code to go to
the Lillifield website or visit
lillifield.com.au



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parklea.