



UMBRA



GREENVALE

Architectural and Landscape Design Guidelines

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VISION

In the shade of lush, leafy trees,
you'll find Umbra,
a unique estate that
redefines life in Melbourne's north.

Surrounded by the beauty of nature and
all the convenience Greenvale has to offer,
it is a lifestyle without equal.

PURPOSE OF THE GUIDELINES

These architectural and landscape design guidelines have been developed to promote good design and sustainable material selection for your new home in Umbra. The guidelines will establish a building and landscape character for the neighbourhood, whilst still allowing for individual house designs to be adopted. By working within the guidelines, you will be protecting and enhancing the value of your new home.

To ensure a high standard of living in a quality environment is achieved and maintained, all homes built at Umbra must satisfy the requirements of these guidelines.

A Design Approval Panel will assess each design, including colour and material selection, against the objectives of these guidelines. To encourage good design outcomes, the Design Approval Panel may consider non-conforming designs if the merits of such designs can be demonstrated to the Panel.



DESIGN APPROVAL PROCESS

Purchase

Design your home

Following the purchase of your allotment within Umbra, please provide your architect or builder with a copy of these guidelines.

Submit to DAP

Submit your house design including colour and material selections to the Design Approval Panel (DAP) for assessment via email to umbra@opencorporation.com.au

(Modify if required)

The DAP will advise if the proposal is acceptable or if revision and resubmission are required.

Certifier (Building Approval)

Build your home

In accordance with the Contract of Sale, construction must commence within twelve (12) months of settling your land and must be completed within twelve (12) months of construction commencing.

Landscaping is required to be completed within six (6) weeks of issue of the Certificate of Occupancy.

Approval by the developer does not infer compliance under the Building Code of Australia, Rescode and other Planning or Building Regulations. Separate approval must be obtained from relevant authorities and must include provisions for energy efficient new housing 6 star energy rating as a minimum requirement.

Submission

Your Design Approval submission are to be sent via email in PDF format to:

Umbra Design Approval Panel

umbra@opencorporation.com.au

Alternatively, if you do not have access to make your submission via email, you may mail the Design Approval submission to:

Umbra Design Approval Panel
PO Box 5266
Brandon Park, VIC 3150

All Design Approval submissions must include:

1. Completed Architectural and Landscape Design Checklist (Page 18)
2. Completed Design Approval Application Form (Page 19)
3. Site Plan (Scale 1:200)
 - Fully dimensioned, showing all setbacks and building structures
 - Proposed building footprint
 - Private open space with dimensions and areas
 - Car parking and driveways fully dimensioned
4. Floor plans, roof plans, roof pitch and elevations (scale 1:100)
 - Show all ancillary items. This includes water tanks, air conditioning units, bin storage, hot water storage units, solar panels and sheds.
 - Windows and door openings must be labelled and dimensioned.
 - **All external materials and colours must be clearly labelled.**
5. Front fence elevation
6. Front lot landscape plan

ARCHITECTURAL STYLE

Homes at Umbra should reflect contemporary Australian architecture. Houses will be responsive to the individual attributes of the lot, such as orientation and outlook, while complementing the surrounding homes to ensure a cohesive and well-formed streetscape.

Front façade articulation

Objectives

Homes should be well articulated and incorporate a variety of material to minimise the bulk and reduce the overall mass of the building.

Homes are to be designed to provide passive surveillance over streets and public open space areas.

Dwellings should present well to all public spaces including streets, parks and other open space areas.

Garage doors should be designed and located to minimise the impact on the streetscape.

Requirements

All dwelling frontages are to address the street by having a window greater than 10% facing the street.

Dwellings should use at least 80% of the frontage.

Front entries are required to provide a visually significant entrance statement from the street and must be visible from the street.

Front façades for all dwellings must incorporate at least a porch with a minimum area of 4 square metres and a minimum depth of 1.5 metres.

Garages must not occupy greater than 50% of the lot frontage, to a maximum of 6 metres and must be set 1 metre back from the front of the building line.

The colour and style of garage doors must complement the design and colour palette of the house façade. Roller garage doors are not permitted. Car ports are not permitted.

Homes on corner or open space fronting lots must be designed to address each frontage.

Housing diversity is required. The façade of a dwelling may not be the same as another façade within three lots adjacent or across the street.

The minimum external ceiling height of ground floor required is 2550mm, measured from finished floor level to ceiling.

Mock reproductions of period style homes are not permitted.

Roller shutters on windows are not permitted.

Security doors on front door addressing front façade are not permitted.

Materials

Objectives

Homes should use a variety of contemporary materials and colours which complement neighbouring homes and create an attractive and cohesive streetscape.

Requirements

A minimum of two (2) complementary materials are to be used for all façades fronting the street.

A maximum of 70% total wall covering applies to any one material or colour, excluding face brick, which may cover a maximum of 20% total wall covering.

Acceptable materials include:

- Rendered painted masonry or bagged and painted masonry.
- Face brick to a maximum of 20% total facade area.
- Stone or pre-finished materials provided they have a natural appearance.
- Fibre cement with rendered and painted texture finish.
- Painted or stained weatherboard to no more than 30% of total façade area.

Unacceptable materials include:

- Face blockwork
- Metal cladding or untreated metal elements
- Fritted bricks or bricks with two or more colour variation

Unaccepted fritted brick example



Unaccepted colour variation brick example



Colour palette

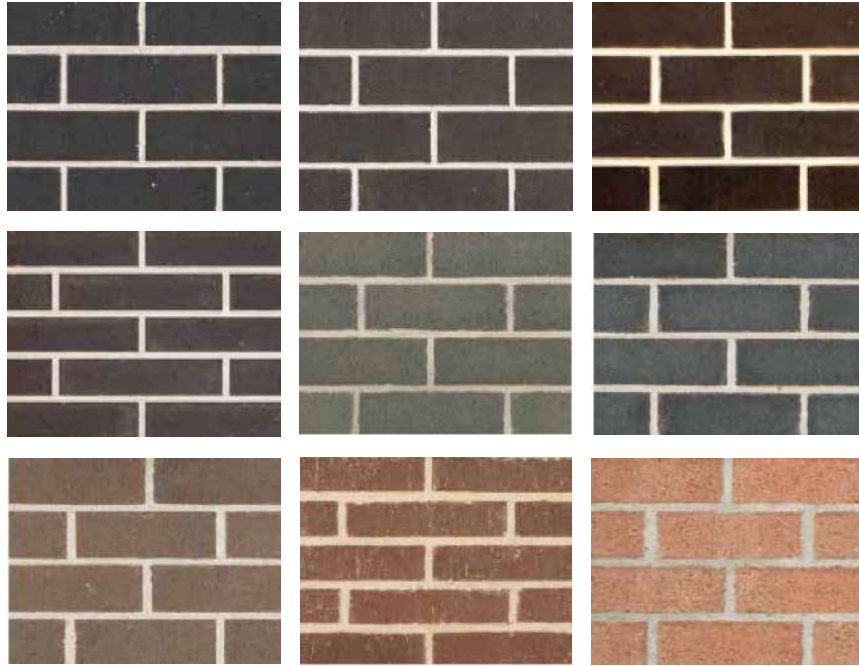
The following colour palette is recommended when selecting colours for your façade.

Colours are to consist of neutral colours.

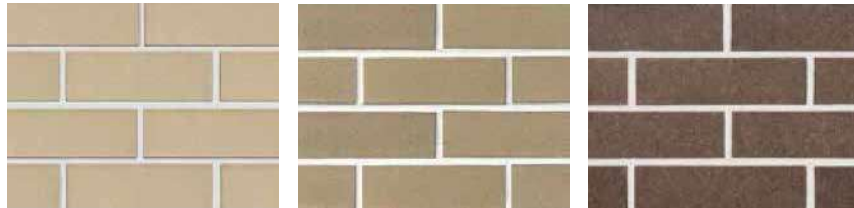


Brick colours

Slimline and dark coloured bricks are encouraged.



Smooth bricks are encouraged



Roofs

Objectives

Homes should incorporate simple and well-proportioned roof lines to create shadow and interest to façades.

Roof lines should be contemporary and match the façade style of the homes.

Innovative roof designs incorporating curved or flat elements for minor portions of the roofline will be assessed on their individual architectural merits.

Requirements

A minimum 20 degree roof pitch is required for all dwellings

All dwellings must have eaves not less than 450mm (excluding gutters), except along a zero lot line boundary wall.

A skillion roof is permitted on a two storey dwelling provided the roof design has the following elements:

- The roof pitch is a minimum of 15 degrees;
- A minimum of two roof planes (i.e. one continuous roof plane across the entire width of the dwelling is not permitted).

A separate portico or veranda roof will be considered a separate roof plane.

Roof materials are limited to the following:

- Corrugated pre-finished and coloured metal sheets (e.g. Colorbond)
- Low profile clay, concrete or slate tiles

Gutters and downpipes are to be pre-finished. Painted zinculume is not permitted.



LANDSCAPING



Objectives

Within Umbra, we have created a mature, tree lined streetscape, which will provide shade in the summer whilst still allowing the sun to shine through in the winter. To maintain this streetscape, a minimum standard of front lot landscaping must be retained and maintained by all residents.

Requirements

Impermeable hard surface must not exceed 60% of the front garden

Softscape areas should consist of turf, garden beds and plants.

All lots are to include the following:

- Minimum 30% of softscape areas to be garden beds mulched with pine bark, recycled hardwood mulch and edged.
- Minimum planting densities within garden beds of 2 plants per square metre.
- Turf to the remainder of the front garden area.
- Minimum of one tree with a minimum height of 1,2 metres per front garden. Trees must be selected from Hume City Council's recommended species list below:
- *Acer palmatum* 'Sango Kaku' – Japanese Maple cultivar
- *Acer palmatum* 'Atropurpureum' – Japanese Maple cultivar
- *Angophora costata* 'Little Gumball'
- *Cercis chinensis* 'Avondale' – Chinese Redbud
- *Corymbia citriodora* dwarf 'Scentuous' – Dwarf Lemon Scented Gum
- *Corymbia ficifolia* 'Calypso Queen'
- *Fraxinus griffithii* – Griffiths Ash
- *Gleditsia triacanthos* var *inermis* 'Elegantissima' – Honey Locust
- *Lagerstroemia indica* 'Acoma' – Crepe Myrtle cultivar
- *Lagerstroemia indica* 'Sioux' – Crepe myrtle cultivar
- *Lagerstroemia indica* 'Zuni' – Crepe myrtle cultivar
- *Malus ioensis* 'Plena' – Crab Apple
- *Prunus* 'Shirotae' – Mt Fuji Cherry
- *Pyrus fauriei* 'Westwood' – Korean Sun Pear
- *Tristanopsis laurina* 'Luscious' – Kanooka



The minimum landscape requirements are to be retained and maintained to an acceptable standard.

Landscaping is required to be completed within six (6) weeks of issue of the Certificate of Occupancy.

Driveways

All driveways and crossovers are to be completed prior to occupation.

- Plain concrete driveways are not permitted.
- Driveway widths must not exceed 5.5 metres in width.
- Side boundary requires minimum 40cm width of garden bed adjacent to the drive-way.

Driveways must abut and not cut through existing footpath. The balance of the driveway between the footpath and the kerb may be plain concrete to match the footpath.



Front Fencing

Objectives

Within Umbra, front fencing will achieve a coherent streetscape and a 'complete look' to your property. The pride of your home starts at the driveway, not at the door.

Requirements

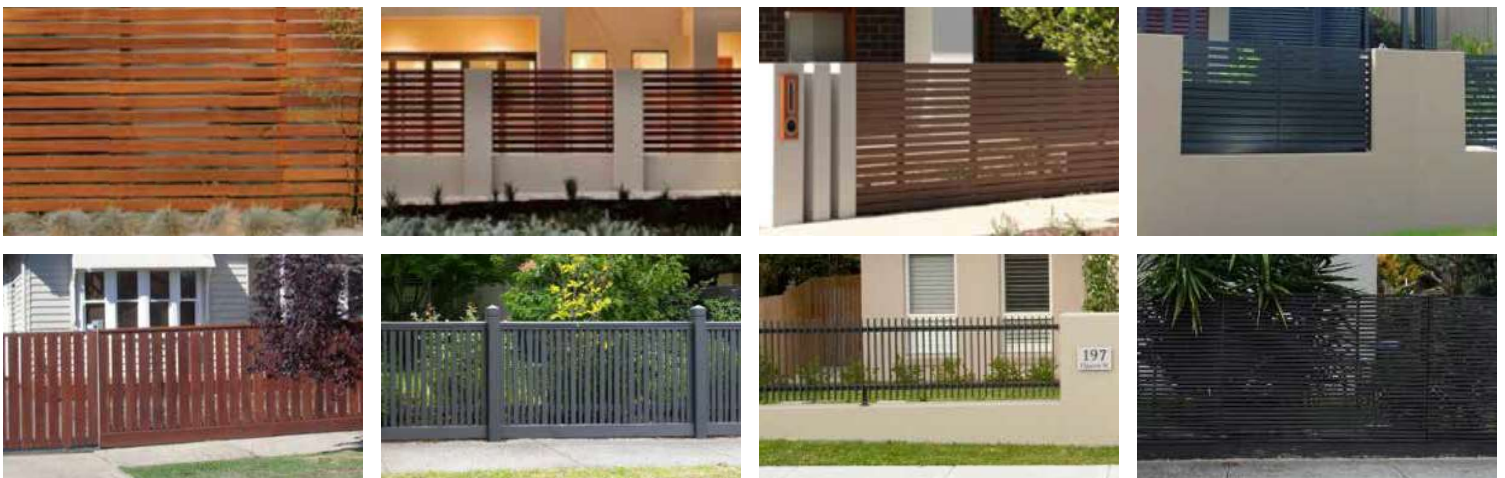
Front fencing is mandatory and **must** be chosen from one of the following design specifications. Other designs are not permitted:

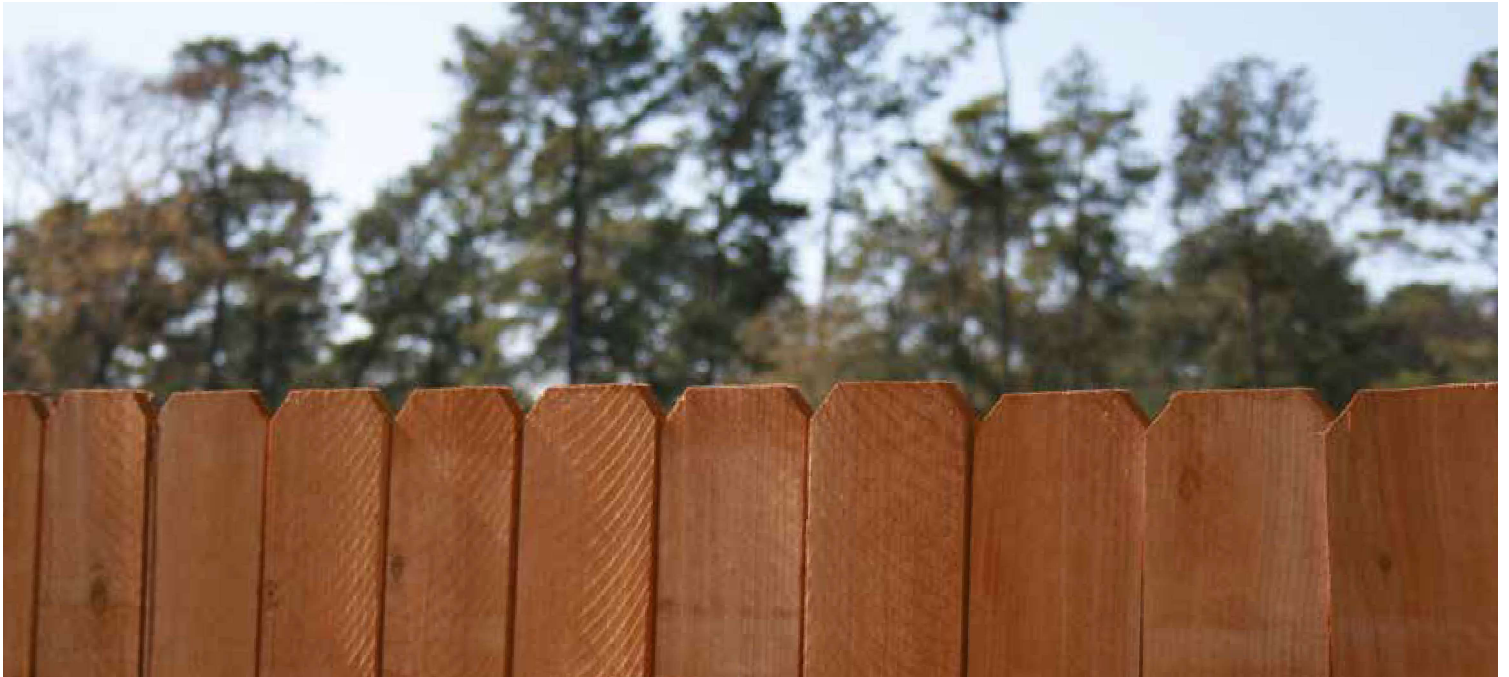
- Stained or painted timber, merbau or cedar, vertical or horizontal slats, with or without posts.
- Stained or painted timber, merbau or cedar, vertical or horizontal slats with rendered base, with or without rendered posts.
- Vertical or horizontal powder coated aluminium slats with rendered base, with or without posts.
- Wrought iron slats with rendered base, with or without posts.

All front fencing must:

- Have a maximum height of 0.8 metres.
- Be 50% transparent.
- Be of a complementary material and colour to the house and may include masonry elements.
- Where a retaining wall is present along the front boundary, the remaining wall will form the base of the front fence and both retaining wall and front fence collectively must not be more than 0.8 metres in height.
- Front fence gate is allowed, and must be a maximum height of 0.8 metres, partly transparent and complementary of the front fence and house.

Examples of accepted front fencing:





Side and Rear Fencing

Fencing to side and rear boundaries of the lot must comply with the following:

- Maximum height of 1.8 metres.
- Constructed of treated timber paling (no Colorbond).
- Return to the house is to be a minimum of 1 metre behind the front wall of the dwelling and must be of a complementary material or same material as boundary fence with a maximum height of 1.8 metres.
- Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.
- Side boundary fencing is not permitted where a wall is constructed along a zero lot boundary.
- Fences forward of the building line should be no more than 1.2 metres in height and must descend gradually to meet the front fencing height, of no higher than 0.8 metres.
- Fencing adjoining parks or public open are to be partially transparent timber paling fencing, as per Council's requirements to provide passive surveillance of the parks and open spaces.

For lots having a common boundary with a park, fencing along the common boundaries are to be:

- Maximum height of 1.2 metres.
- Constructed of face brickwork or rendered and painted masonry piers (either with or without masonry base) and/or hardwood posts.
- Infills of coloured metal tube.
- Any side fence must match the style, height and finish of the fence fronting the park extending no less than 1 metre behind the adjacent wall of the dwelling.

Corner lot fencing is required to address both primary and secondary street frontages, giving sufficient privacy and must have a minimum 5 metres setback from front building line.

Letterboxes must complement the dwelling and must be incorporated within the front fence.

Retaining walls are limited to 1 metre in height before the use of a 0.5 metres wide landscaped terrace.

- Retaining walls must be constructed from stone or masonry to match the dwelling.
- Timber retaining walls may be constructed alongside boundaries (excluding secondary street frontages) and rear boundaries. Timber retaining walls alongside boundaries may protrude forward of the front building line provided the wall tapers to meet the finished ground line at the front of the property.

Where the developer has constructed **a fence, entry statement or retaining wall**, it is to be maintained by the owner to the standard to which it was constructed.



OUTBUILDINGS & SERVICES

Objectives

To maintain Umbra's well-manicured streetscape and to avoid the visible appearance of an untidy yard from the street or public spaces.

Requirements

- Unfinished metal sheds of any size are not permitted.
- All outbuilding and gardens sheds must be constructed behind the front or secondary street building line unless it can be shown that they are not visible from the adjacent street or public area.
- Sheds greater than 10 square metres are considered an extension of the main dwelling and must therefore satisfy the building setbacks and external material finish requirements as per the main dwelling.
- Ground and roof mounted items, including but not limited to satellite dishes, TV aerials, external hot water services, water tanks, air conditioning units, heating units, bin storage, must not be visible from the street or public spaces.

CONSTRUCTION OBLIGATIONS

Objectives

To ensure Umbra remains safe and tidy for all our residents, construction of homes must be managed by all residents.

Requirements

- Provide a bin or enclosure on site for the duration of the construction period.
- Site cleanliness is to be maintained.
- In accordance with the Contract of Sale, construction must commence within twelve (12) months of settling your land and must be completed within twelve (12) months of construction commencing.

Landscaping is required to be completed within six (6) weeks of issue of the Certificate of Occupancy.

ARCHITECTURAL & LANDSCAPE DESIGN CHECKLIST

Name: _____

Lot Number: _____

Signed: _____

Date: _____

DOCUMENTS FOR DESIGN APPROVAL SUBMISSION

- Completed Architectural and Landscaping Design Checklist
- Completed Design Approval Application Form
- Site plan scaled to 1:200
 - Fully dimensioned, showing all setbacks and building structures
 - Proposed building footprint
 - Private open space with dimensions and areas
 - Car parking and driveways fully dimensioned
- Floor plans, roof plans, roof pitch and elevations (scale 1:100)
 - Show all ancillary items. This includes water tanks, air conditioning units, bin storage, hot water storage units, solar panels and sheds
 - Windows and door openings must be labelled and dimensioned
 - All external materials and colours must be clearly labelled
- Front fence elevation
- Front lot landscaping plan

DESIGN CHECKLIST

- Setbacks are in accordance with Design Guidelines and building envelope plan
- Front façade articulation as required by Design Guidelines
- Garage set back 1 metre from the front of the building line and does not occupy more than 50% of the lot frontage
- External ceiling height of ground level is a minimum of 2550mm
- Roof is conforming to the Design Guideline requirements
- A minimum of two (2) materials are present on the front façade and meet the requirements of the Design Guidelines

DESIGN APPROVAL APPLICATION FORM

PROPERTY DETAILS

Lot Number:

Street:

OWNER DETAILS

Name:

Mailing Address:

Contact Number:

Email Address:

BUILDER DETAILS

Builder Name:

Mailing Address:

Contact Person:

Contact Number:

Email:

Submitted By:

Sign:

Date:

- I consent to have my contact details forwarded to my immediate neighbour(s) for the purpose of boundary fence arrangements.
- I consent to have my house plans forwarded to my neighbour(s) for the purpose of having their house plans approved, as to avoid clashing with similar houses.