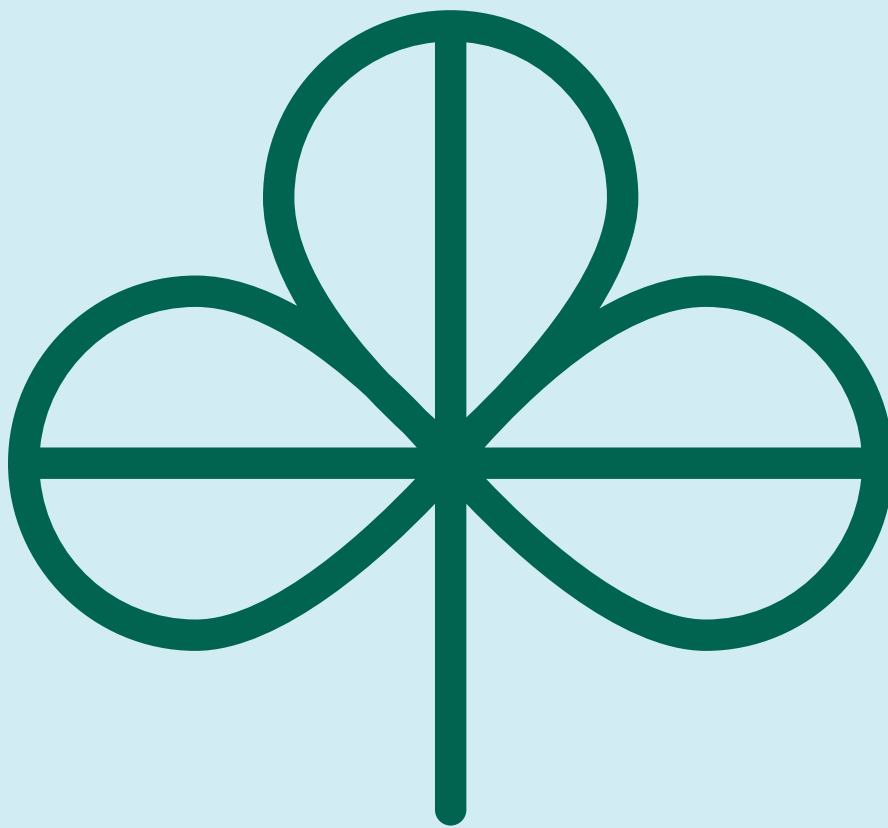


Marran Run



Design Guidelines



Purpose

Marran Run has been carefully designed to seamlessly connect you to your neighbourhood and support the lifestyle you've always wanted. YourLand's vision for great streets includes complimentary and well-designed homes with high quality front yard landscaping.

All building and landscape designs must be approved by the Design Review Panel. The Marran Run Design Guidelines ("Guidelines") have been developed to provide clear guidance for you and your builder to ensure a smooth design approval process. The Guidelines also include minimum standards you must comply with at each stage of creating your ideal home. Through compliance with the Guidelines, you contribute to the creation of a more desirable neighbourhood and enhance the value of your home and Marran Run community.

Operation

The Design Review Panel (“DRP”) will comprise an estate design compliance manager, Urbtech Management and a representative of YourLand Developments (“The Developer”). All proposed building works including houses, garages, outbuildings and fencing must be approved by the DRP in relation to these Guidelines before seeking a Building Permit.

In considering designs, the DRP reserves the right to waive in part or in whole compliance with these guidelines and approve or refuse any design based on architectural merit, to allow innovative designs to be considered. The Guidelines are subject to change by The Developer at any time without notice. All decisions regarding these Guidelines are at the discretion of the DRP.

The Design Guidelines are supported by a Memorandum of Common Provisions (“MCP”) and Building Envelope Plan (“BEP”). These documents will provide additional information that may be specific to your block of land, such as special building requirements facing open space or a corner.

These guidelines are in addition to, and do not replace the need to comply with, any other relevant authority requirements. Design review does not replace the need for a building permit.

In some circumstances additional planning scheme controls may require landowners to obtain a planning permit. For assistance, please contact Whittlesea City Council:

<https://www.whittlesea.vic.gov.au/building-planning-development/>

These guidelines will be effective over the period nominated in the MCP, after which controls will revert to the local requirements of the Whittlesea City Council planning scheme and Rescode.

Submission & Approval Process

Prior to commencing any construction of your home, you must submit to the DRP copies of the following drawings in PDF format for approval:

- 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
 - Other external structures (including pools and spas)
 - Fencing
- All floor plans, roof plans and elevations with dimensions and showing:
 - Internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings
 - Proposed floor levels
 - Details of window furnishings to elevations addressing public realm
- Details of all proposed external materials, finishes and colour selections
- Landscape plan with dimensions and showing:
 - Indicative extent of all paving, garden beds and lawn
 - Planting schedule that lists all proposed species, including installation size

The DRP will endeavour to assess proposals within 10 business days. Please send applications to mike@urbtech.com.au.

The process for building your home is set out in the following steps:

1 Purchase your land

2 Design your dwelling

In accordance with Design Guidelines and all relevant authority requirements

3 Submit plans to the DRP for approval

Non-compliant submission must be amended and resubmitted to the DRP

4 Receive DRP Approval

Any changes made to the approved design must be submitted to the DRP for re-assessment

5 Building Permit

A Building Permit must be obtained from your Building Surveyor or Local Council

6 Begin Construction

You must comply with Local Council requirements along with Design Guidelines & Covenants during all phases of construction

7 Complete Construction

Certificate of Occupancy must be obtained from the Building Surveyor prior to occupancy.

8 Complete landscaping of front garden

Within 3 months of occupancy

9 Extensions & Outbuildings

Any proposed extensions or outbuildings require approval in accordance with the Design Guidelines and any relevant approving authority

Construction of Your Home

Construction of your home must commence within 12 months of settlement. While your lot is vacant you must keep it presentable and free of weeds and rubbish.

Building works must be completed within twelve months of their commencement. Incomplete buildings are not to be left for more than 3 months.

Temporary fences ensuring building waste is contained within the building site are required and damage to footpaths and nature strips during construction is solely the responsibility of the landowner and builder.

Siting & Setback

Building Envelopes have been created for all lots and can be found within the MCP. The Building Envelope will dictate the boundary setback and siting requirements for your lot. All setbacks must comply with the Building Envelope, and generally means:

- The dwelling façade (front building line) must be setback a minimum of 4m from the front boundary.
- Garages must be setback a minimum of 5.5m from the street and at least 500mm behind the dwelling front façade.
- Side setbacks must be a minimum of 1m from at least one side boundary and 2m from a secondary street boundary.
- Entry features such as verandahs, porches, porticos, and balconies may encroach 1.5m into the front setback as long as the encroachment is less than 3.6m above natural ground level.
- Eaves, gutters, fascias may encroach up to 500mm into the side setback.

Only one dwelling is permitted per lot and lots may not be further subdivided unless otherwise specified on the Plan of Subdivision.

Architectural Style

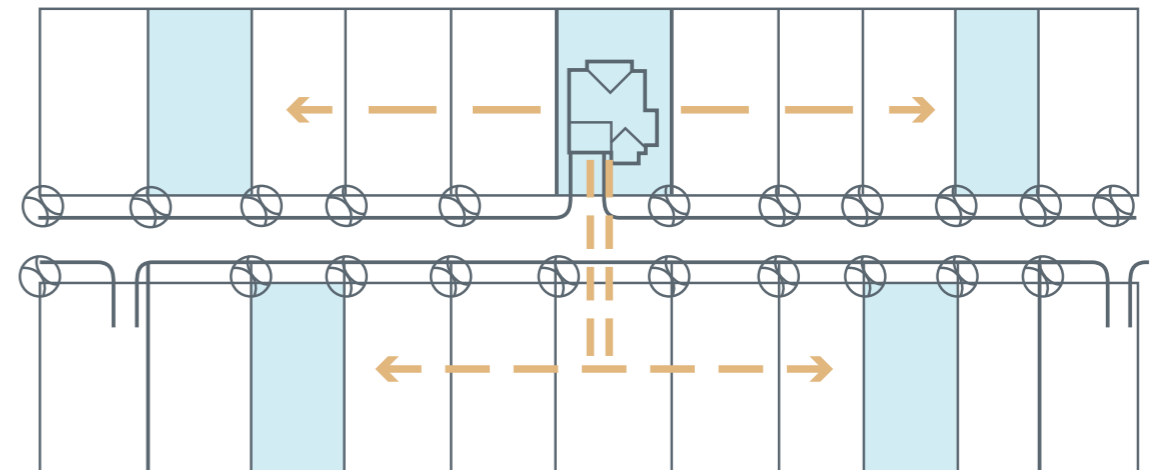
The appearance of dwellings should provide a degree of richness and variety ensuring the creation of pleasant, interesting streetscapes.

Façades must include articulation of the built form, varying materials, windows, and door openings. The replication of render or material must return at least 1m along the side of the façade.

A minimum ceiling height of 2.55m is required for all single storey dwellings, and the ground floor of double storey dwellings.

All dwellings are required to have at least one front entry porch, portico, balcony or verandah of at least 3m² in area with a minimum depth of 1.5m.

Dwellings with identical façades must be separated by a minimum of 3 lots in any direction of the original lot. Only once a full set of plans has been approved will the restriction commence on the neighbouring 3 lots.



Materials & Colours

The visible façade must contain at least 2 of the following contrasting materials:

- Face brick
- Render
- Natural stone
- Weatherboards or other composite cladding material
- Tiles

Other materials may be permitted at the discretion of the DRP.

Lightweight materials are not permitted above openings where visible from a public area, including above garage doors. Materials above garage door openings must be brickwork, masonry or render finish to match the primary façade.

Vibrant colours are discouraged unless used to accentuate architectural elements. Approval is at the discretion of the DRP and will be considered on architectural merit.

Corner Lots & Lots Adjoining Public Open Space (rear or side)

The dwelling design must address both the primary and secondary street or open space frontages and be of a consistent architectural design.

Side façades visible from the public realm must:

- Use at least 2 materials consistent with the primary façade
- Include articulation of the built form
- As a minimum include a habitable window of at least 1.5m² at the ground level of the dwelling, forward of the side boundary fence on the secondary frontage.

- Provide passive surveillance opportunities at the second storey through at least 20% glazing to the upper floor facing the open space.

Rear façades addressing open space must provide passive surveillance opportunities at the second storey through at least 20% glazing to the upper floor. This applies to Lots 311 – 314.

Balconies overlooking the open space are encouraged.

Dual Fronted Lots (Lots 328-336)

Dual Fronted lots have reduced setbacks nominated on the Building Envelope Plan and the following restrictions:

- The dwelling Façades (front building lines) must be setback a minimum of 1.0m from the open space boundary, and a minimum of 1.5m from the street boundary.
- Vehicle access is only permissible from the street frontage. Garages must be setback a maximum of 5.0m from the street and at least 500mm behind the dwelling façade addressing the street.

- Dwellings must address both the street and the open space, via articulation of the built form, varying materials, windows, and door openings.
- Private open space of at least 20m² must be provided via internal courtyards and/or balconies.

All other restrictions within the Marran Run Design Guidelines are still applicable to the remainder of the dwelling.

All dual frontage lots will be assessed on a case by case scenario as careful consideration must be given to the alternate elevation that is visible to the street or reserve.

Roofing

A variety of contemporary roof forms is encouraged. Flat and skillion roofs will be considered on architectural merit.

Where a pitched roof is proposed:

- a combination of hips or gables must be used to articulate the roofline.
- the roof must have a minimum pitch of 22.5 degrees.
- a minimum 450mm eaves to the front façade must be provided, with a minimum 3m return along the side elevations (except where parapets and walls are proposed on boundaries). Dwellings on corner lots must include eaves to any elevations addressing the public realm.

Where a roof is proposed flatter than 5 degrees, the roof must be concealed from the street or open space by a parapet wall and be constructed of a high reflective material (SRI greater than 78).

Visible roof material must be coloured masonry, slate, terracotta tiles, or Colorbond. Gutter colours are to match the roof colour. Choosing lighter materials or with high Solar Reflective Index is recommended to reduce heat absorption, keeping your house and neighbourhood cooler.

The final decision regarding roof design will be at the discretion of the DRP.

Garages & Driveways

All lots must provide an enclosed garage for at least one vehicle. Garages must be constructed within the Building Envelope and must be setback a minimum of 500mm behind the front dwelling line and a minimum of 5.5m from the front boundary.

Garages must be incorporated into the main roofline of the dwelling to reduce the visual impact the garage has on the façade. Garage openings for single storey dwellings should not exceed 50% of the dwelling width. Garage openings must not exceed 6m wide.

For dwellings constructed on corner lots, garages must be located on, or close to a side boundary that adjoins a neighbouring lot.

The garage door is a major visual element of the streetscape and doors facing the street must be panelled and of a colour which complements the dwelling. Roller doors are not permitted to the street frontage. When designing garages, consideration must be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard.

Car ports (open sided garages) are not permitted.

Only one crossover is permitted per lot. Driveways must be fully constructed prior to a certificate of occupancy being issued and be constructed of pavers, coloured or exposed aggregate concrete, or other durable and presentable materials approved by the DRP on merit. Driveway widths must not exceed 3.5m width at the street frontage, but may taper thereafter to align with garage widths. Driveways must be set minimum 300mm off the side boundary to allow for a planting strip along the side boundary of the property.

Fencing

Side and rear boundary fencing must be constructed from lapped timber palings with a 150mm plinth, timber capping and exposed posts (125mm x 125mm) to a maximum height of 1.95m above natural ground level.

Side fencing must terminate at least 1m behind the dwelling line. Wing fencing must return from side boundaries at 90 degrees to abut the dwelling. Gates may also be included where required. All wing fences and gates must be constructed to match the boundary fencing, or from a complimentary timber style such as merbau slats.

For dwellings constructed on corner lots, or with a side boundary adjoining public open space, side fencing must terminate a minimum of 5m from the front dwelling line.

Front Fencing must not exceed 1.1m in height and be at least 70% transparent, and must be connected with the side fencing. The design location and detail of front fencing must be approved by the DRP.

The fence should be complimentary to the dwelling, and constructed from high quality and durable materials, such as masonry pier with steel pickets or timber posts with steel cables.

Fencing forward of the building line may match the Front Fencing style or the side boundary fencing, provided the height does not exceed 1.1m

For lots with a direct boundary with the linear park, YourLand will construct Feature Fencing. This fencing cannot be modified or removed without prior approval. Landowner responsibilities are detailed in the contract of sale.

Colorbond metal sheeting or tubular steel "pool" fencing is not permitted.

Landscape

Quality front landscaping enhances the positive impact your home has on the streetscape. Front yard landscaping (including all garden visible from the public realm) must be completed within 3 months of a certificate of occupancy being issued. Regular maintenance is required and will keep your garden looking its best. Residents are also required to keep the nature strip, including any side nature strip for corner lots, trimmed and tidy.



Landscape designs must include:

- A minimum of 1 canopy tree, that will be at least 4m high at maturity within the landscaping design of the front yard. Inclusion of a canopy tree in rear gardens is recommended. A deciduous tree can shade and cool your home and neighbourhood in summer and allow the sun to penetrate into the space in winter.
- At least 50% of the front yard must be garden bed or lawn. Hard landscaping is any impermeable surface including driveways and paths and must not exceed 50% of the front yard.

Unightly features, such as overly large/low quality garden ornaments or vegetable gardens, must not be installed in the front garden.

In order for your garden to flourish, residents should consider:

- Avoid installing plants/lawn in hot summer months. Extension to the date for completion of front yard landscaping will be allowed for this purpose.
- Topsoil to a depth of at least 250mm for garden beds, conditioned with compost. 100mm depth of topsoil is appropriate for lawn.
- Organic mulch to a depth of 75mm to help keep soil moist and replenish organic matter in the soil over time. Gravel mulch should be used sparingly as it can contribute to a hotter garden.

- Selecting a variety of plants appropriate for the local climate. Until trees establish, most gardens will be sunny, and plants should be selected to tolerate occasional extreme heat.
- Install plants close together, considering the mature width of each plant, so they will grow quickly to overlap. Dense plants look lush and can prevent weeds spreading.
- Warm season lawn, such as Soft-Leaf Buffalo, will remain green longer in summer. Artificial turf is prohibited. Lawns should be mown frequently to keep grass height less than 100mm.
- Irrigation system to support plant and lawn establishment. Irrigation can be reduced significantly after the first 12 months to save water.

Avoid planting common weed species in your garden. Some weed species may look like ornamental garden plants with attractive flowers or foliage, such as Agapanthus or Ivy. Weed species can easily escape from gardens into native vegetation conservation areas.

Rainwater Tanks

All homes must include a rainwater tank with a minimum capacity of 2,000 litres which is to be connected for use in the toilet and garden. Water tanks must not be visible from the public realm.

All residents are encouraged to consider other water saving initiatives in the home including:

- Maximising roof area connected to rainwater tanks, for improved rainwater tank supply
- A first flush diverter on rainwater tanks, to improve water quality and reduce maintenance
- Grey water systems
- Water efficient tapware and appliances

Further guidance on tank installation can be found at:
<https://www.yourhome.gov.au/water/rainwater>

Retaining Walls

Retaining walls visible from the public realm must not exceed 1m in height and be constructed from painted sleepers or rendered or textured masonry to DRP approval.

Letter Boxes

Letterbox colour and materials should complement the dwelling and the front landscape, and must include clearly displayed address number.

Location and style of the letterbox should be detailed on landscape/fencing plans submitted for approval by the DRP.

Single post supported letterboxes are not permitted.

Ancillary Items

Roller Shutters are not permitted on doors and windows visible from the public realm. Front security or fly screen doors must complement the style of the dwelling and not dominate the façade.

Unless detailed separately, utilities and services (such as TV antennae, hot water services, water tanks, clothes lines and bin storage areas) must not be visible from the public realm.

Downpipe colours must not contrast with wall colour. Roof mounted evaporative cooling units must not be located on primary or secondary street elevations, must be low profile contour type, the same colour as the roof and located below the roof ridge line. Solar panels visible from the public realm must be integrated with and mounted flat to the roof pitch.

Window furnishings to windows visible to the public realm must be installed prior to occupancy. Sheets, blankets, papers or similar materials are not permitted.

Outbuildings (such as shed or pergola) are to be located at the rear of the lot and not be visible from the street. The floor area must not exceed 10m², and be no more than 3m in height (if 1m off the boundary), or 2.4m in height (if within 1m of the boundary).

Marran Run Design Guidelines

Version 1, April 2022

Please submit applications via email to

mike@urbtech.com.au

All documents must be in PDF format. The DRP will endeavour to assess proposals within 10 business days.

For further enquires contact the DRP on 0413 137 465

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