INTRODUCTION
In order to achieve a high quality of design and construction at Curlewis Parks specific guidelines and covenants have been introduced by the developer in order to protect the interests of the residents.

The Design Guidelines have been developed to assist applicants in making a fully compliant submission, acknowledging that amendments can result in inconvenient and costly delays. The Curlewis Parks Design Assessment Panel (CPDAP) encourages the guidelines be thoroughly understood and adhered to when making your initial submission, thus avoiding potential approval delays.

The Design Guidelines may be amended on occasion at the developer’s discretion to reflect changes in design trends or to coincide with the release of future stages.
All electronic applications are to be forwarded to:
and elevations together with colour scheme will be accepted for assessment.
Only fully scaled drawings (minimum 1.100) consisting of site plan, floor plans
These items will be noted on the approved plans.
Designs that substantially comply with the Design Guidelines may be given
with an endorsed copy of the plans and external colour scheme.
Design Guidelines and Restrictive Covenants provide a letter together
prior to obtaining a building permit.
Restrictive covenants require that built form and other related standards
COVENANTS
Restrictive covenants require that built form and other related standards of
ARCHITECTURAL CHARACTER
• Australian contemporary design with coastal influence.
• Dwellings must not include any architectural or decorative elements
• With the exception of designated Medium Density Housing housing developments, façades must not be identical or indistinguishable
• The front façade of the dwelling must incorporate a veranda, entrance porch or covered porch at the front door.
• Verandas must have an area of at least 4m² and a depth of at least 1.0 metre.
• An entrance porch or portico must have an area of at least 4m² and a depth of 1.5 metres.
BUILDING MATERIALS
• One dwelling per lot with external walls (excluding windows) constructed of a minimum 50% brick, brick veneer, stone, rendered fibrous cement panels, or masonry veneer.
• The façade must be constructed using a mixture of external building materials and must include a minimum of 20% of material other than brick on the façade. Materials other than brick may include:
  - Render
  - Boutique bricks
  - Stacked stone
  - Sandstone or masonry blocks
  - Painted weatherboard
  - Lightweight cladding
  - Timber cladding
• External windows and doors must not contain leadlight or stained glass features or reflective glass.
• Aluminium sliding windows and doors must not be used on the front façade.
• No dwelling is to be built with any exposed stumps.
• External building materials should be in muted tones that enhance
• Roof materials should be in muted tones only and be non-reflective.
• Roof design must be of simple form that does not dominate the façade.
• Flat, pitched, skillion and curved roofs are acceptable.
Roof design must be of simple form that does not dominate the façade. It is encouraged that roof designs incorporate articulated roof heights.
• All garage doors to the front façade of any elevation that is visible from the street.
• Tandem garages are permitted.
• A triple garage will be considered where the third garage is stepped back a further 500mm from the double garage.
Garages and carports
• All dwellings must incorporate a double garage (except where the width of the lots is less than 11m where a single garage will be permitted), which is constructed of the same building and materials as the dwelling.
• Garages must be stepped back a minimum of 1000mm behind the main frontage façade of the dwelling.
COLOUR SCHEME
• External colour schemes for the dwelling, outbuilding, driveway and hard landscaping surfaces that are visible from the street, are to adopt a colour palette of visually interesting muted tones and materials which will enhance the streetscape and reflect the coastal environment of this stimulating development.
MINIMUM FLOOR AREA
For the purpose of this clause the minimum dwelling house size is to be calculated as useable enclosed area of a dwelling after deducting garages, alfresco, verandahs, porches, balconies and any other external covered area.
(i) lots sizes 450m² or less 120m²
(ii) lots sizes 450m² or greater 150m²
• All garage doors to the front façade of any elevation that is visible from the street.
• Tandem garages are permitted.
DEVELOPERS APPROVAL
Approval is required from CPDAP, administered by Louis Chiodo Architects on behalf of the developers for the construction of all new dwellings, garages, sheds and any other structures on any allotment within Curlewis Parks development.
To ensure that all designs comply with the Design Guidelines and Restrictive Covenants, all designs are required to be approved by CPDAP prior to obtaining a building permit.
CPDAP will assess the designs and if they are compliant with the Design Guidelines and Restrictive Covenants provide a letter together with an endorsed copy of the plans and external colour scheme.
Designs that substantially comply with the Design Guidelines may be given conditional approval with conditions requiring rectification or minor changes. These items will be noted on the approved plans.
Only fully scaled drawings (minimum 1100) consisting of site plan, floor plans and elevations together with colour scheme will be accepted for assessment.
All electronic applications are to be forwarded to:
SBaker@louischiodo.com.au or posted to Louis Chiodo
Suite 212, Level 2, 134 Cambridge Street, Collingwood
BUILDING SETBACKS
Dwellings must be set back from the front boundary as follows:
• Minimum 4.5m and a maximum of 6.5m
• Side setbacks for single storey dwellings are to a minimum of 1.0m
• Side setbacks for double storey dwellings must be in accordance with Rescode and or any other governing authority body.
• Porches, porticos and verandahs less than 3.6m in height may encroach up to 1.0m into the minimum front setback. Any element exceeding 3.6m in height must not encroach into the minimum front setback.

CORNER LOTS
• Dwellings on corner lots must address both street frontages.
• Building materials and features on the front façade such as porticos, porches and verandahs must be replicated on the corner lot façade forward of the side fence line OR an appropriate corner lot façade feature must be included on the side façade forward of the side fence line.
• The minimum dwelling side setback from a secondary street is 2.0m

DRIVEWAYS
• The driveway must be constructed of brick, slate, natural stone, asphalt, or stamped, patterned or coloured concrete or exposed aggregate concrete. The colour of the driveway should be in a muted tone that enhances the streetscape and reflects the coastal environment. Plain concrete is not permitted.
• Driveways from the front boundary to the setback of the garage must be fully constructed prior to issue of Occupancy Permit.

FENCING
• In order for the streetscape to interact as a whole and keep the emphasis on the individual characteristics of each dwelling it is necessary for the boundary fencing to remain consistent throughout the Curlewis Parks Development.
• Side and rear boundary fencing is to be 1800mm (+/-50mm) above natural ground level and constructed from lapped timber palings with timber capping and exposed posts both sides.
• Side boundary fencing will finish 1.0m behind the adjacent frontage building line. No fencing will be constructed along the side boundary forward of the dwelling or along a front boundary.
• Side wing fencing is to be constructed of the same material and specifications as the side and rear fencing.
• Side gates must complement the architectural character of the dwelling and must not be higher than 1800mm (+/- 50mm).
• Side Boundary Fencing on corner lots must commence 10m back from the corner street frontage.
• Fencing must be constructed within 30 days of the issue of the Occupancy Permit.
• Fencing to selected secondary street frontage of corner lots are to be constructed of horizontal timber slats with exposed timber posts to both sides. The developer will nominate these lots on a stage by stage basis and such fencing will be constructed by the developer at no cost to the purchaser.

LANDSCAPING
• The parts of the lot not built upon must be landscaped using:
  - Trees, shrubs, tufting plants, or drought resistant lawn or a lawn alternative such as groundcovers, scoria, river pebbles or Lilydale toppings or similar and must form a minimum of 40% of the front yard.
• No more than 60% of the front garden is to comprise hard paved surfaces.
• Pebbles may be used as a substitute for hard paved surfaces in areas unsuitable for planting or subject to high foot traffic (e.g. drying areas, narrow passages or adjacent to boundaries). They may be used in small quantities as a feature that forms an intrinsic part of the overall design. The type of pebbles chosen must complement the external colours of the dwelling.
• At least one advanced evergreen tree and one deciduous tree, both with a minimum height of 2.0 metres, must be planted between the front building line and street boundary.
• All garden bed areas within the front yard must be edged using brick, timber, steel or spaded edges and be planted with:
  - A minimum of 10 medium to large shrubs (from 200mm pot size at installation) and
  - A minimum of 20 smaller shrubs (from 150mm pot size at installation) and
  - A minimum of 20 ground cover plants (from 150mm pot size at installation)
• Letterboxes must complement the dwelling in terms of materials, colour and style.
• Landscaping to the front street view of the lot must be completed within 6 months of the issue of the Occupancy Permit.
OUTBUILDINGS AND SCREENING

- Outbuildings with a size:
  - Of 20m² or less are to be constructed of colour bonded metal sheeting or a similar finish and colour to complement the exterior of the dwelling.
  - Of more than 20m² to be constructed of the same building materials and roofing materials and in the same colour as the dwelling on the lot.

- Outbuildings are to be located at the rear of the lot and not be visible from the street.

- The following items are to be positioned so they are not visible from the street:
  - Air Conditioning Units
  - Evaporative Cooling Units
  - Heating Systems
  - Satellite Dishes
  - External plumbing
  - Clothes lines
  - Water Tanks
  - Antennae
  - Rubbish Bins
  - Swimming Pools

RETAINING WALLS

- Retaining walls must not exceed 1.2m in height unless they are terraced or stepped back to allow for landscaping to break up the overall height of the wall.

DWELLING SET BACKS

Dwellings must be set back from the front boundary not less than 4.5 metres and not more than 6.5 metres.

Side setbacks for a single storey dwelling must be a minimum of 1.0 metres (garages excluded). Side setbacks for double storey dwellings must comply with the Building Regulations, being Building Regulations 414 and 415 and Building Regulation 409 for corner lots.

The rear set back for all dwellings must comply with Building Regulation 414.

DWELLING SITE COVERAGE

For lot sizes of 450 square metres or less, the minimum dwelling size is 120 square metres and for lot sizes 451 square metres or greater the minimum dwelling size is 150 square metres.

A dwelling area does not include garages, alfresco areas, verandahs, porches, balconies or other external covered areas.

DWELLING DESIGN

All dwellings and structures built on a lot will be in an Australian contemporary design with coastal influence.

Façades of a dwelling must not be identical or indistinguishable within three lots along both sides of the street. This restriction does not apply to designated medium density housing developments.

Dwellings must not be built on exposed stumps.

BUILDING MATERIALS

All external walls (excluding windows) must be constructed of a minimum of 50% brick, brick veneer, stone, rendered fibrous cement panels or a masonry veneer.

The façade must be constructed of a mixture of external building materials and must include a minimum of 20% of material other than brick. Materials other than brick include render, boutique bricks, stacked stones, sandstone and reclaimed wood, painted weatherboard, lightweight cladding and timber cladding.

External walls must not be constructed from unpainted surfaces or untreated metal work.

External windows and doors must not contain leadlight or stained or reflective glass. Aluminium sliding windows and doors are permitted provided that they are not used on the front façade.

Internal building materials must be in muted tones that enhance the streetscape and reflect the coastal environment.

ROOF DESIGN

Roof design must be of a simple form that does not dominate the façade. Roof designs should incorporate articulated roof heights. Flat, pitched, skillion and curved roofs are acceptable forms of roof design.

Eaves, where included in the house design, must be a minimum of 450 millimetres in depth.

Roofing must be of the following materials: matt finished powder coated metal roofing or similar, matt finished asphalt style terracotta or concrete tiles, or matt finished line profile or ribbed terracotta or concrete tiles.

Roofing materials must be in muted tones and non reflective.

GARAGES AND GARAGE SET BACKS

All dwellings must incorporate a double garage which is constructed of the same building and materials as the dwelling.

The garage set back for all lots must comply with the Building Regulations, being Building Regulations 414 and 415 and Building Regulation 409 for corner lots.

A garage must also be set back at least 1000 millimetres behind the front face of the dwelling and the width of the garage must not exceed 6 metres.

A third garage will be considered for approval by the Curlewis Parks Design Assessment Panel provided that it is set back a further 500 millimetres behind the façade of the double garage.

All garage doors to the front façade of any elevation that is visible from the street must be sectional overhead panel lift or side door that is complementary to the external colour scheme. Roller doors are not permitted to be used if they are visible from the street.
PORCHES, PORTICOS
AND VERANDAHS
The front façade of the dwelling must incorporate a verandah, entrance
porch or covered porch at the front door.
Porches, porticos and verandahs that are less than 3.6 metre in height may
encroach into the minimum front set back by up to 1.0 metre. Any structure
exceeding 3.6 metres in height must comply with the minimum front set back.
Verandahs must have an area of a least 4 square metres and a depth
of a least 1 metre.
An entrance porch or portico must have an area of at least 4m² and
a depth of 1.5 metres.
FENCING
No front fences are permitted to be erected on any lot.
The side and rear boundary fencing along with side wing fencing of a lot
must be 1800 millimetres above (+/- 50 millimetres) above natural ground
level. Side boundary fencing must finish 1.0 metre behind the adjacent
frontage building line and fencing must not be constructed along the side
boundary forward of the dwelling or along a front boundary.
Side and rear boundary fencing as well as side wing fencing must be
constructed from lapped timber paling with timber capping and exposed
posts both sides.
Side gates must not be of a height of greater than 1800 millimetres
above (+/- 10 millimetres) and must complement the architectural character
of the dwelling.
On corner lots, side boundary fencing must commence 10.0 metres back
from the corner street frontage.
Fencing must be constructed within 30 days of the issue of the
Occupancy Permit.
DRIVEWAYS
Driveways from the front boundary to the set back of the garage must
be completed prior to the issue of the Occupancy Permit.
OUTBUILDINGS
Outbuildings must be located at the rear of the lot and must not be visible
from the street.
SERVICES AND OTHER STRUCTURES
WHICH MUST NOT BE VISIBLE FROM
THE STREET
The following items must not be visible from the street: air conditioning
units, evaporative cooling units, heating systems, satellite dishes, external
plumbing, water tanks, antennae, rubbish bins and swimming pools.
CORNER LOTS
The minimum dwelling side setback from a secondary street is 2.0 metres.
Dwellings on corner lots must address both street frontages.
Buildings materials and features on the front façade such as porticos, porches
and verandahs must be replicated on the corner lot façade forward of the
side fence line. Alternatively, an appropriate corner lot façade feature must
be included on the side façade forward of the side fence line. Appropriate
corner lot façade features will be assessed on a case by case basis by the
Curlewis Parks Design Assessment Panel.
Side boundary fencing must commence 10.0 metres back from the corner
street frontage.
Fencing to selected secondary street frontage of corner lots must be
constructed with horizontal timber slats with exposed timber posts to
both sides. Eureka 1 Project 16 Pty Ltd will nominate the lots which are the
“selected secondary street frontage corner lots” and such fencing will be
constructed by Eureka 1 Project 16 Pty Ltd at no cost to the lot owner.
ONE DWELLING AND
NO SUBDIVISION
One dwelling only may be constructed on each lot unless noted otherwise
on the Plan of Subdivision.
A lot must not be subdivided.
BUILDING CONVENANTS CHECKLIST

Purchaser Details

Date
Purchaser's Name
Address
Phone
Mobile
Lot No Purchased

Builder Details

Builder
Contact Person
Builder Address
Phone
House Type
Facade Type

Please Send To
Electronic applications: SBaker@louischiodo.com.au
Hard copies to: Louis Chiodo Suite 212, Level 2, 134 Cambridge Street, Collingwood Victoria 3066

Purchaser Details

Please tick the boxes to ensure that the house plan you are submitting comply with the covenants:

Architectural Character

☐ The dwelling does not include any decorative elements that reflect a past era (Victorian, Edwardian, Colonial, Georgian, Federation etc).
☐ The front facade incorporates either a verandah (minimum 4m² and a depth of 1 metre), portico or covered porch (minimum 4m² and a depth of 1.5 metres).

Size of Dwelling and Setbacks

☐ Minimum dwelling size: Lot is 450m² or less = 120m² OR Lot size is 450m² or greater = 150m².
☐ Dwelling is set back a minimum of 4.5 metres and a maximum of 6.5 metres from front boundary.
☐ Side setbacks are a minimum of 1 metre.

Please tick the boxes to ensure that the house plan you are submitting comply with the covenants:

Dwelling Construction

☐ One dwelling per lot.
☐ External walls are a minimum 50% brick, stone, rendered fibrous cement or masonry veneer.
☐ The external facade includes a minimum 20% of material other than brick.
☐ Roof design is of simple form, not dominating the facade, in muted tones and non-reflective.
☐ Roof material is matt finished and either concrete or terracotta tiles or non-reflective powder coated metal.
☐ Aluminium sliding windows or doors are not to be used on the front facade.
☐ Dwelling has no exposed stumps (or part thereof).
☐ Airconditioning units, television aerials, water tanks, satellite dishes, external plumbing, clothes line, swimming pool, rubbish bins are not visible from the street.
Corner Lots
- Both street frontages have been addressed.
- Building materials and features on the front façade have been replicated on the side aspect, forward of the side fence line.
- The side street elevation has a minimum setback of 2 metres.
- Fencing on the side street property boundary begins no closer than 10 metres from the front property boundary.

Garages and Carports
- The dwelling has a double garage and is constructed in the same building material as the dwelling.
- The garage is stepped back a minimum of 1000mm from the front building line and a minimum of 5.5 metres from the front boundary.
- The garage door is a sectional, panel lift or tilt-a-door and of a colour that is complimentary to the external colour scheme.

Driveway
- The driveway is in a muted tone and constructed of either brick, slate, natural stone, asphalt or stamped, patterned or coloured concrete or aggregate concrete.
- The driveway will be constructed within 10 days of the issue of occupancy permit.

Fencing
- Front fencing not permitted.
- Side and rear fencing is 1.8m high and constructed of lap-lap timber palings, exposed timber posts and capped.
- Side boundary fencing begins no closer than 1 metre from the front building line.
- Side wing fencing is to be constructed of the same material and specifications as the side and rear fencing.
- Side gates complement the architectural character of the dwelling and be a maximum height of 1.8m.
- Fencing is to be constructed within 30 days of the issue of the occupancy permit.

Retaining Walls
- Retaining walls must not exceed 1.2 metres in height unless they are terraced and sloped back.

Landscaping
- No more than 60% of the front garden is to comprise of hard surfaces.
- Minimum of 40% of front yard can be landscaped using trees, shrubs, tufting plants, drought resistant lawn or lawn alternative such as groundcovers, scoria, river pebbles or lilydale toppings.
- Pebbles may be used as a substitute for hard surfaces in areas unsuitable for planting or subject to high foot traffic.
- At least one advanced evergreen tree and one advanced deciduous tree with a minimum height of 2m to be planted in front yard.
- All garden beds in front yard must be edged using brick, timber, steel or spaded edges and planted with a minimum of the following; 10 medium to large shrubs (200mm), 20 smaller shrubs (150mm), 20 ground cover plants (150mm).
- Landscaping to the front street view must be completed within 6 months of the issue of the occupancy permit.
- Letter boxes must complement the dwelling in terms of material, colour and style.

Outbuildings
- If Outbuilding is less than 20m² = constructed of colourbond and compliments the exterior of the dwelling.
- If Outbuilding is more than 20m² = constructed of same building and roofing materials and colour as the main dwelling.
- Outbuildings to be located at the rear of the lot and not visible from the street.

APPROVAL – OFFICE USE
- Do the house plans comply with the building covenants.
- Is the house façade different to other façades within close proximity (within 5 house lots of each other).