



## – DESIGN GUIDELINES FOR YOUR NEW COMMUNITY –

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### OVERVIEW

Welcome to BelleVue Tops, Stamford Hill - the new, premier residential estate in Bacchus Marsh, Victoria.

These Design Guidelines are intended to protect the integrity of BelleVue Tops, ensure that residents act in the best interests of the neighbourhood and support the value of the investment you make in your new home.

These Design Guidelines should be read in conjunction with the Contract of Sale.

### GENERAL

Any lot marked with a 'D' on the plan is designated for a double storey dwelling and must have at least two storeys above natural ground level.

Only one dwelling may be constructed on a lot and further subdivision is not permitted.

Eaves with a minimum overhang of 300mm must be provided to the front of the dwelling.

The façade design of a dwelling must not be identical to one within three lots either side of the dwelling, nor on the opposite side of the street within three lots either side.

Homes constructed on corner lots must include windows at each level and addressing each street frontage.

A garage must be provided with each dwelling.

TV antennae, satellite dishes, evaporative cooling and air conditioning units must be located towards the rear of the dwelling.

Sheds and outbuildings must be located at the rear of a dwelling.

The siting and design of homes at BelleVue Tops is to be approved by a Design Review Committee (DRC) chaired by an architect of the developers choosing. Approval by the DRC is required before applying for a building permit for the construction of a new dwelling.

Approval by the DRC does not imply compliance with the building code or council regulations. Based on design merit the DRC may be able to exercise some discretion in respect to elements in these Design Guidelines.

The DRC will operate until occupancy permits have been issued for every dwelling within BelleVue Tops. The developer reserves the right to vary these Design Guidelines at its discretion and without notice.

### BUILDING MATERIALS

External walls are to be constructed of brick, masonry or other texture coated material.

Infill fibre sheet panels are not permitted above or around window and door openings where visible from the street.

Roof materials must be non reflective and coloured any shade of grey.

Plumbing must be concealed within the building fabric where visible from the street.

Garage doors must be sectional (panelled) or tilt up. Roller doors are not permitted.

Driveways must be constructed of pavers or coloured concrete or concrete with exposed aggregate or stamped or stencilled surfacing. Plain concrete is not permitted.



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### FENCING

Fencing must not be constructed with Colorbond or equivalent under any circumstances.

Front fencing is encouraged, at a height of approx. 1200mm.

Side and rear fencing must be constructed of lapped and capped timber at a height of approx. 1800mm.

Side fencing must be raked forward of the building line to gradually reduce in height to match the 1200mm front fence height at the front boundary.

On sloping sites fences should be stepped.

### LANDSCAPING

Landscaping to the front garden of dwellings must be completed within 120 days of the issue of the occupancy permit.

All areas of the site visible from the street must be landscaped using garden beds with organic or pebble mulch, trees, shrubs, plants and/or groundcovers or lawn.

### MAINTENANCE AND PRESENTATION

Lots are to be maintained in a clean and tidy condition at all times including prior to building and throughout the building period.

No rubbish, site excavation material or builders rubbish is to be stored on site unless in a suitable receptacle during the building period.

All rubbish must be disposed of appropriately.

No excessive growth of grass or weeds is permitted to develop on the lots.

Owners must comply with any request by the developer to clean up any of the above grass, weeds, materials or rubbish, and if the owner does not comply within 14 days of receiving a written request then the owner shall be liable to reimburse the developer all costs incurred in the removal of such material.

### FURTHER INFORMATION

If you require any further information regarding the Design Guidelines for BelleVue Tops, Stamford Hill please contact us.

BELLEVUE TOPS STAMFORD HILL

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