



About Glenlea Design Guidelines

The vision for Glenlea is one of a relaxed friendly community which is centred around the lifestyle and recreational opportunities provided by the extensive natural environment, park network and active and passive recreation facilities available within the Estate.

The vision embraces environmental sustainability in a manner that makes a difference to every home owner in terms of major energy and cost savings that will benefit you year in-year out, both in terms of comfortable year round living and much lower energy bills. Each home in the development will be carefully planned, designed and tested to maximise energy efficiency and thermal comfort, assuring the home owner that their house will perform to the level specified.



Key features

Sustainability

Each home will be required to be equipped with a Living Energy 5kW Solar PV system with an inverter. A 5kW Solar PV Hybrid Grid Connected Home Battery system with Reposit Power and Battery Back Up (blackout proofing) should strongly be considered.

This system will help to reduce carbon emissions and an opportunity to achieve 60%-90% reduction in electricity bills for the home owner, with the added advantage of using electricity stored during the day to power your home at night, and during grid power outages.

Each dwelling must achieve a minimum of 6 stars NatHERS rating or 10% above mandatory minimum compliance.

The Glenlea Estate is providing reticulated LPG. It is a requirement that each dwelling is connected to the LPG system.

Design and Construction Elements

Contemporary designs employing a diversity of finishes, materials, textures and colours that are sympathetic to the existing natural environment are encouraged along with the application of timber, natural stone, glass and steel, large overhangs and articulation enhanced by deep recesses, canopies and modulation of volumes.

At least two colours and/or materials to front facades are encouraged (not including windows, garage doors and roofs). Dwellings are restricted to a maximum of two storeys.

Verandahs or eave overhangs on northern, western and eastern facades will optimise passive winter solar gain and block summer gain. The internal ceiling height is to be at least 2700mm at ground floor.

Garage doors shall be panel doors or similar and sympathetic to the overall house design.

All allotments should provide sufficient and convenient parking for residents including a minimum of two on-site car spaces with at least one undercover, preferably in a garage. Open carports are not preferred unless they can demonstrate a clear design connection to the style and form of the associated dwelling. Driveway width should be minimal, permeable paving materials are encouraged and should be completed upon occupation of your new home.



Private Open Space and Privacy

Private open space should be provided that has a suitable location and dimensions to serve your needs. Ideally, these areas should be well integrated with internal living areas and take advantage of the northerly aspect. Dwellings and courtyards should be located and oriented to optimise visual and acoustic privacy between buildings. Refer to the Design Guidelines for the minimum private open space requirements.

Orientation

Correct orientation should maximise the northern aspect of day time living areas and private open, while sleeping spaces should be ideally located to the east and utility/service zones located to the south or western orientations.

Utilise shading devices to manage heat loads on northern facades and eastern and western facing windows including suitably wide eaves, pergolas and screens.

Setbacks

The individual Allotment Development Plan outlines the minimum setback of a dwelling from primary and secondary street frontages, and minimum setback to an abutting reserve.

The minimum setback from the main street frontage to the garage or carport is 0.5 metres behind the main façade of the dwelling. A garage or carport may align with the front façade of the dwelling where that façade is at least 8 metres back from the main street frontage.

Ancillary Structures

Garages and sheds must be designed as integral parts or extensions of the main building in terms of material and colour, even if they are physically separated. Letterboxes must be consistent with the materials and detail of the main dwelling or combined with landscaping to achieve a feature element integrated into the streetscape.

All ancillary structures require the approval of the Glenlea Encumbrance Manager (this includes letterboxes, clotheslines, antennas, satellite dishes, solar hot water services, water tanks, air conditioning units, solar collectors and sheds).



Fencing

Fencing will provide security and privacy for you and your home and must be completed prior to occupation of your home. Side and rear boundary fencing must be no less than 1.8 metres high nor greater than 2.0 metres high and be constructed from stone, timber, masonry or Colorbond 'Grey Ridge' good neighbour fencing. Front fencing is not permitted.

Landscaping

Your individual landscape plan should have regard to the overall Glenlea landscape plan and guiding principles. A water efficient garden design and the use of native plant species is encouraged.

All dwellings must have rainwater storage capacity of no less than one kilolitre additional to any dedicated water supply that is for bushfire mitigation purposes.

Visible landscaping is to be completed within 6 months of completion of your home.

Building Time Frames

Construction of your home must commence within 2 years of purchasing your allotment and completed within 1 year.