



FLORIAN

BONSHAW

DESIGN GUIDELINES

AS ONE OF THE BIGGEST INVESTMENTS IN LIFE, YOUR HOME IS MORE THAN JUST BRICKS AND MORTAR.

It's fertile ground for your dreams and that special place where you plant the seeds of a happy and prosperous future. At Florian, we want to help you realise those dreams and ensure your investment thrives and flourishes.

This is why this high-quality estate has a set of practical, reasonable and carefully considered design guidelines that are in place to protect the integrity and reputation of your Florian address for years to come.

BROUGHT TO YOU BY



LANDCORE

MORE THAN A QUALITY
DEVELOPMENT



DESIGNED FOR LIVEABILITY.

We understand that everyone's idea of style and good design is different.

While most builders and architects will easily be able to achieve your ideal design within these guidelines, there may be instances where a minor deviation from these conditions is permissible at the absolute discretion of the Florian Design Review Panel.

THE FOLLOWING
GUIDELINES MUST
BE ADHERED TO BY
ALL HOMEOWNERS,
ARCHITECTS AND BUILDERS
WHO WISH TO BUILD A
DWELLING AT FLORIAN,
UNLESS EXPRESS WRITTEN
CONSENT TO DEVIATE
FROM THESE DESIGN
GUIDELINES HAS BEEN
GIVEN BY THE FLORIAN
DESIGN REVIEW PANEL.

LOTS WITH AN AREA OF
LESS THAN 300M²

- In addition to these design guidelines, the small lot housing code is applicable for these lots
- Some requirements of these design guidelines do not apply to dwellings on these lots
- Dwellings on these lots shall be designed to comply with all applicable requirements of these design guidelines, however special consideration may be given for areas of non-compliance. Approval is at the discretion of the Florian Design Review Panel

USE OF LAND

- Two or more lots may not be consolidated
- Your dwelling’s primary frontage must face or address the road, a laneway or an open space
- On a corner lot, your home must face both the front and secondary street frontages and each façade must be of the same design character
- Architectural features such as façade materials, window designs and verandahs used on the front facade must continue on secondary frontage where it is visible to the public

SITE AND SERVICING

- Your new home must:
 - Be cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co from time to time
 - Meet all applicable requirements of the National Construction Code’s legislative energy efficiency standards, and
 - Be set back from your lot boundary as required under the Victorian Building Regulations 2006

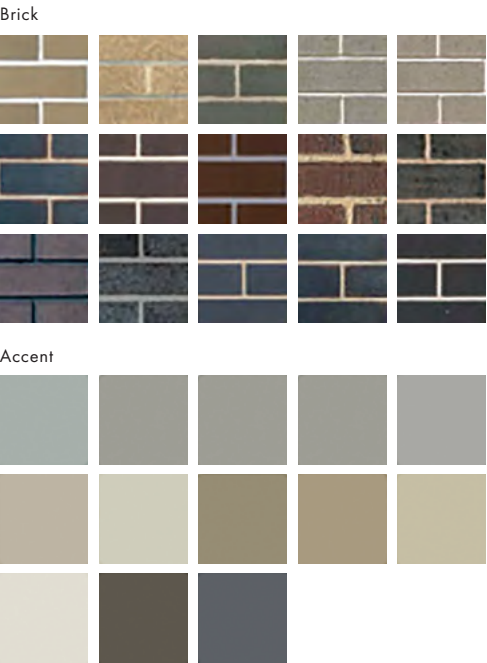
HOME EXTERIORS

- Your home must include a front verandah, portico, porch or other entrance feature which is clearly visible from the street and consistent with the design of the dwelling
- Designs should be in keeping with the character of a modern, boutique address and must not attempt to reproduce period styles such as Colonial, Federation, Georgian or Art Deco

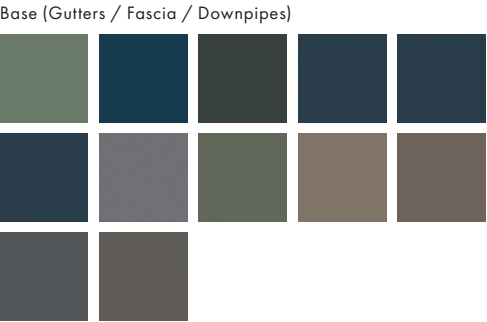
FAÇADES

- The façade of your home must include 450 millimetre eaves that return a minimum of 3 metres to the side of the dwelling
- The design of your front façade must not be inherently similar to that of the next two homes to the left and to the right of your lot, or the dwelling across the road from your lot
- Colours chosen for roof tiles, brick faces, façade materials, accents, and architectural features must complement the base colour palette, and not contrast with it

WINDOWS & FRAMES



Accent colours can be used as highlight elements to help articulation but must complement, not contrast, with the base colour palette.



- Window frames and glazing must complement the façade colour and the overall colour palette of the dwelling and not contrast with it
- Windows must not contain leadlight or stained glass features

ROOF & OVERALL HEIGHT

- The height of your home must be no more than 8.5 metres from the natural surface level
- Your roof must be:
 - At a pitch of at least 22 degrees (if pitched)
 - Constructed out of metal-sheet roofing or roof tiles
 - Only in a colour from the Colourbond contemporary range (or a similar colour)

GARAGE

- Before moving in to your home, you must make sure your garage is roofed and enclosed
- The garage must be set back a minimum of 840 millimetres from the main building line of the dwelling
- Your garage door or opening must take up no more than 40% of the width of the lot
- Provide a sectional or tilt panel garage door that is either:
 - In the same colour scheme as that of your house, or
 - Finished with a wood grain or timber panel

OUTBUILDINGS & ATTACHMENTS

- All outbuildings and attachments – including any garage, workshop, garden shed, storage shed, heating and cooling systems, antennae and satellite dishes, washing

- must be:

- Less than 20 square metres in area
 - Less than 3.6 metres in height
 - Placed so they cannot be seen from any street or private open space area of any other lot or from any public open space, and
 - Constructed only from materials or finishes, and in a style or colours, which are consistent with the main dwelling
 - The dwelling must include the following:
 - A rainwater tank that is 2000l or larger
 - At least 80% of the roof area on the Land drains to the rainwater tank
 - Rainwater from the tank is the primary supply to all toilet, cold laundry and outdoor taps provided however that a mains water system can be used when rainwater is unavailable
 - Only be constructed from timber slats or masonry pillars with metal infill panels, and
 - Not include mock Victorian, Edwardian or other heritage detailing
 - Side and rear fencing must:
 - Be constructed only out of timber paling
 - Be 1.8 metres in height (except where there is a front fence)
 - You may only erect side fencing that extends in front of the building line if a front fence has been installed. In such cases, the additional side fencing must be 1.2 metres in height
 - On a corner lot, any fence built to a secondary boundary which is a street or public space, must:
 - Return a minimum of 2 metres behind the front building line
 - Be timber paling feature fencing, and
 - Be 1.8 metres in height
- ## FENCES

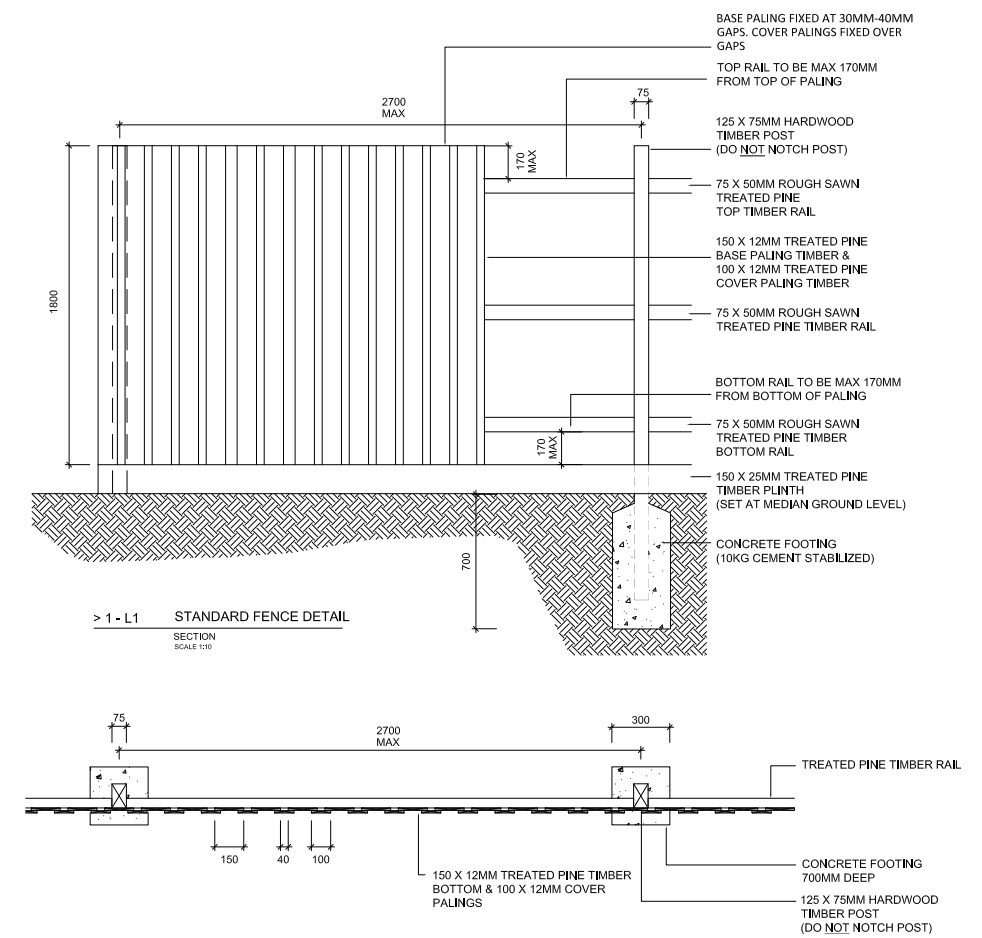
FENCES

- Your front fence must:
 - Be 1.2 metres high or less
 - Have a transparency of at least 50 per cent unless the front fence is less than 0.7 metres in height, in which case it may be solid

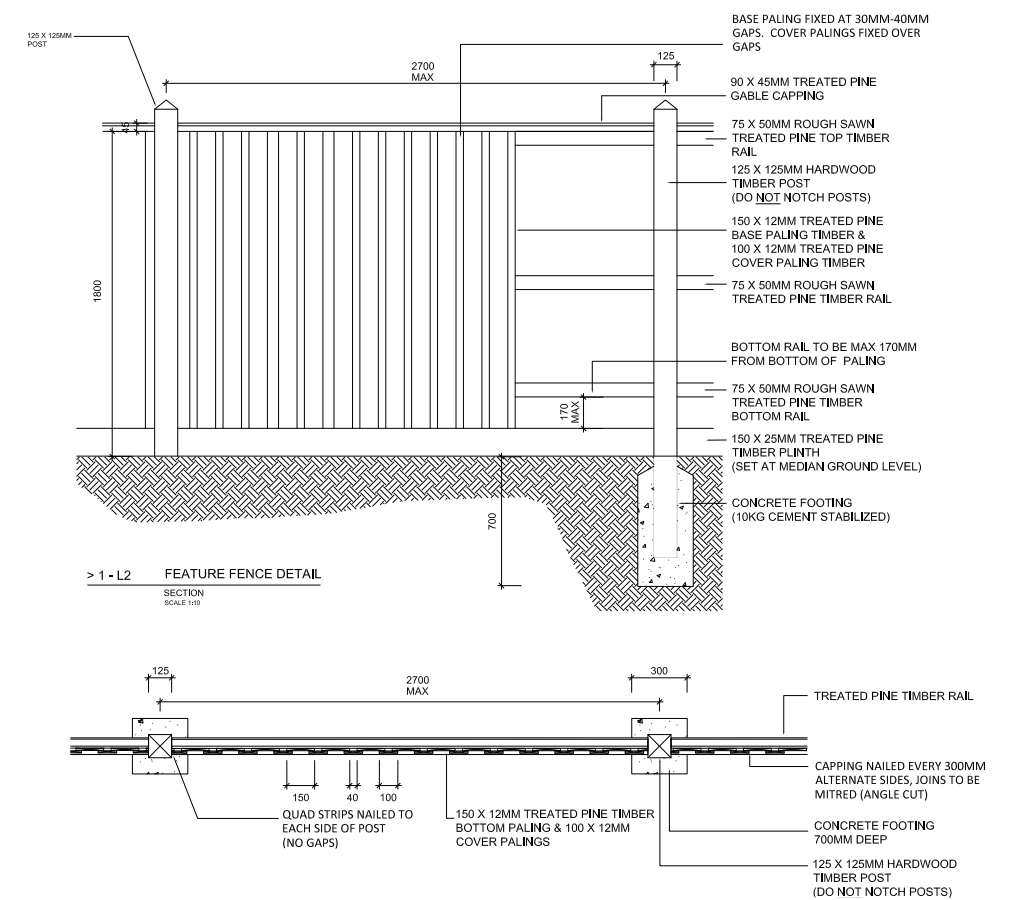
RETAINING WALLS

- Retaining walls and structures between your home and a street or public space must be 1.2 metres in height or less
- The vertical face of a retaining wall that can be seen by the public must be made from a material that complements the character of your home and may include:
 - Natural or hewn stone
 - Rendered masonry
 - No timber or gabion (rock-filled mesh) type retaining walls allowed

Side & Rear Paling Fencing



Paling Feature Fencing



DRIVEWAYS

- Only one vehicle crossover to your lot is permitted
- Your driveway must be:
 - No wider than 3.5 metres
 - Completed before you move into your home
 - Constructed using only coloured concrete (not stamped or plain concrete), and
 - In a colour that’s consistent with the materials and finishes of your home

FRONT YARDS & GARDENS

- Your front yard must be landscaped within 3 months from the date you were issued the occupancy permit for your house
- Your letterbox must be located and constructed to Australia Post standards and in a way that complements the character, materials, colour, style and design of your home
- Weeds and grass must be maintained and not allowed to grow excessively
- All rubbish must be stored in an appropriately sized skip or bin and not allowed to accumulate or remain unsecured on your lot

BUILDING MATERIALS

- All building materials must be delivered and stored fully on your property and may not be placed on the nature strip or outside the boundary of your lot
- During construction, you must ensure that construction rubbish or other rubbish does not move from your lot to other lots
- Trade and/or delivery vehicles are not to be parked on footpaths, verges, nature strips or park reserves or in any location which hinders overall development construction

PROCESS

1. Work with your chosen builder and/or architect to design a new home that fits your needs and meets the requirements of the Florian Design Guidelines
2. Complete your application online, by simply visiting <http://florianliving.com.au/application-form> and uploading required documentation
3. The required documents include:
 - a. A copy of the site plan
 - b. Floorplans (A3 size)
 - c. Roofplans and elevations, including all ancillary items (A3 size)
 - d. Clearly annotated schedule of colours (with sample images)
 - e. Clearly explained list of materials to be used (with images)
4. Once the Florian Design Review Panel has assessed your submission, the Panel will notify you of its decision
5. If the Panel requires you to make amendments, you are to discuss these with your builder and/or architect and submit your new or amended designs to the Panel
6. Upon receiving design approval from the Florian Design Panel, your builder will be ready to apply for a building permit on your behalf

FLORIAN DESIGN GUIDELINES
ONLINE APPLICATION FORM

Complete your application online

Simply visit:
<http://florianliving.com.au/application-form>
to submit your design.

COMPLETING THE ONLINE APPLICATION FORM:

You will be asked to provide information as listed below. Your builder and/or architect should be able to provide and assist with all the required information.

If you have any queries please contact us via email at:
admin@landcore.com.au or call **1300 892 688**

YOUR LOT

Lot Number
Street

YOUR DETAILS

Full Name/s
Postal Address
Daytime Phone
Mobile Phone
Email Address

YOUR BUILDERS DETAILS

Contact Name
Company Name
Postal Address
Daytime Phone
Mobile Phone
Email Address

OTHER DETAILS

Home Design Name *
Facade Type *
*If Applicable

ALL ANNOTATED BUILDING PLANS, INCLUDING:

Site Plan ☐
Floor Plan/s ☐
Roof Plan ☐
Materials and colour schedules ☐

ANNOTATIONS ON BUILDING PLANS SHOULD CLEARLY
INDICATE THE FOLLOWING DETAILS:

Fences: location, materials, height,
and type of all fences ☐
Driveway: colour and construction
materials used ☐
Garage door: colour, style and materials ☐
Retaining walls: location, materials,
height, type and colour ☐
Crossover: Any proposed changes
to the crossover location ☐

THE POSITION OF THE FOLLOWING EXTERNAL
FITTINGS ARE TO BE INDICATED ON THE PLANS:

Garden shed and/or outbuildings ☐
Hot water unit and/or solar water heater ☐
Air conditioner and/or ducted heating unit ☐
Clothesline ☐
TV antenna / Satellite dish ☐
Letter box ☐



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