



# DESIGN GUIDELINES



# CONTENTS

|   |           |
|---|-----------|
| <b>1.0 INTRODUCTION</b>   | <b>3</b>  |
| 1.1 Purpose and Objectives                                      | 3         |
| 1.2 Design Approval Process                                     | 3         |
| 1.3 Other Approvals   | 4         |
| <b>2.0 DESIGN AND SITING</b>                                    | <b>5</b>  |
| 2.1 Dwelling Sizes  | 5         |
| 2.2 Building Setbacks   | 5         |
| 2.3 Entry   | 6         |
| 2.4 Built Form Variety  | 6         |
| <b>3.0 APPEARANCE</b>   | <b>7</b>  |
| 3.1 Building Materials and Finishes                             | 7         |
| 3.2 Driveways and Crossovers                                    | 7         |
| 3.3 Garages   | 7         |
| 3.4 Fencing   | 7         |
| 3.5 Landscaping   | 8         |
| 3.6 Roofing   | 8         |
| <b>4.0 EXTERNAL SERVICES, FIXTURES AND ANCILLARY STRUCTURES</b> | <b>9</b>  |
| 4.1 Sheds and Outbuildings                                      | 9         |
| 4.2 Services  | 9         |
| 4.3 Screening   | 9         |
| 4.4 Letterboxes   | 9         |
| <b>5.0 ESD/SUSTAINABILITY</b>                                   | <b>10</b> |
| 5.1 Energy Efficiency and Lighting                              | 10        |
| 5.2 Passive Design  | 10        |
| 5.3 Water Efficiency  | 10        |
| <b>6.0 GENERAL REQUIREMENTS</b>                                 | <b>11</b> |
| 6.1 Site Management   | 11        |



## 1.0 INTRODUCTION

### 1.1 PURPOSE AND OBJECTIVES

These guidelines have been developed to ensure that all homes at Toolern Waters are built to a high standard and to encourage a variety of housing styles that are sympathetic to the streetscape.

These Guidelines will inform and guide you through the process of designing and building a home that will make an important contribution to the character and visual appearance of the exciting new community being created at Toolern Waters.

By understanding and following these guidelines you will also ensure that your home, together with those of your neighbours, will help create a diverse and interesting community for residents and visitors to enjoy for many years to come. They will help you choose a home that best fits your land and lifestyle; protect your investment by ensuring a high standard of design and construction of homes and landscaping; and add value to your home and neighbourhood.

In this document you will find important information on:

- The guidelines for designing and locating your home
- The appearance of your home
- The landscaping and garden requirements.

### 1.2 DESIGN APPROVAL PROCESS

Prior to commencement of your home you or your builder must submit copies of the following drawings for Developer approval:

- Site plan showing the location of the house on the allotment and setback dimensions.
- Elevations of all sides of the house
- Floorplans showing dimensions, window positions and roof plan
- External colours and materials
- Indicative front landscape plan including driveway and fencing details

All of the above must be submitted in PDF format to the following email address: **greg@gbproperty.com**. We will endeavour to provide a response within 10 business days of receiving a complete set of drawings as set out above.

These guidelines are a legally binding part of your Contract and you are required to adhere to them. From time to time designs may not comply with these guidelines, in part or in whole. The Developer reserves the right to approve or refuse any design based on architectural merit.

In consideration of dwelling designs, the Developer may exercise a discretion to waive or vary a requirement where they deem it to have merit, or beneficial to the development. The Guidelines are subject to change by the developer at any time without notice following planning approval by Melton City Council. All decisions regarding the Guidelines are at the discretion of the Developer.

Note: These design guidelines will discontinue five years from the date of settlement and will revert to any Government requirements at that time.

## 1.0 INTRODUCTION



### 1.3 OTHER APPROVALS

The requirements detailed in this document are in addition to, and not in lieu of, any other legal requirements. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

Where there is a conflict between the requirements of these Design Guidelines and the Small Lot Housing Code (SLHC), the SLHC will take precedence.

## 2.0 DESIGN AND SITING

### 2.1 DWELLING SIZES

A single dwelling only is permitted per lot, except for designated allotments which may be developed with more than one dwelling.

Only one dwelling per lot is permitted for all allotments except for corner allotments. The construction of a maximum of two dwellings may be permitted on corner allotments, however this is subject to approval from Melton City Council and is strongly discouraged for lots under 600m<sup>2</sup>. In these circumstances, the corner dual occupancy lots are restricted to double storey homes only

The minimum floor area (excluding garages, balconies, porches, porticos, verandas and alfresco areas) is as follows:

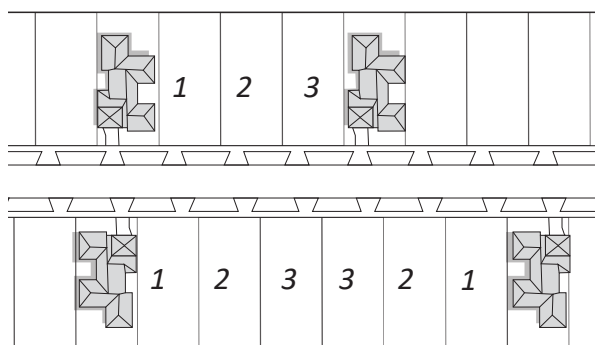
- For allotments less than 350m<sup>2</sup> – minimum living area of 90m<sup>2</sup>
- For allotments 350m<sup>2</sup> or greater – minimum living area of 110m<sup>2</sup>
- For multi dwelling developments – no minimum floor area

### 2.2 BUILDING SETBACKS

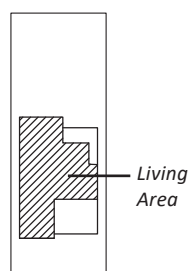
For lots less than 300m<sup>2</sup> refer to the Small Lot Housing Code (SLHC) requirements.

For lots equal to or greater than 300m<sup>2</sup>, dwellings must generally be set back as follows:

- Dwellings must be set back a minimum of 4 metres from the lot frontage, and a rear set back of 2 metres.
- Garages must be set back a minimum of 5.4 metres from the lot frontage, and a minimum of 500mm from the front building line, noting that the front building line does not include the porch, portico etc.
- Eaves, fascias, verandas, porticos, balconies and gutters may encroach into the front setback such that they are set back a minimum of 2.5 metres from the lot frontage.
- Side setback must be a minimum of 1 metre for one side boundary, except for corner allotments which need to be a minimum of 2 metres in from the roadside boundary. Eaves, gutters, fascias may encroach 500mm into the side setback.
- For allotments 10 metres wide or smaller, a boundary to boundary building will be considered on merit.

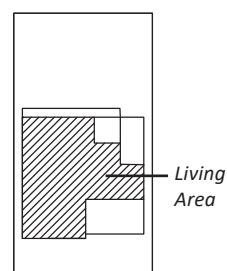


Built Form Variety - No similar facades within 3 allotments

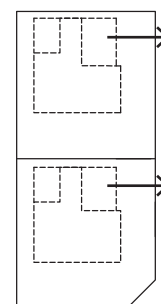


< 350m<sup>2</sup> - Minimum 90m<sup>2</sup> of living area

Dwelling sizes



>350m<sup>2</sup> - Minimum 110m<sup>2</sup> of living area



Corner lots - subdivision acceptable across width of lot not down the length

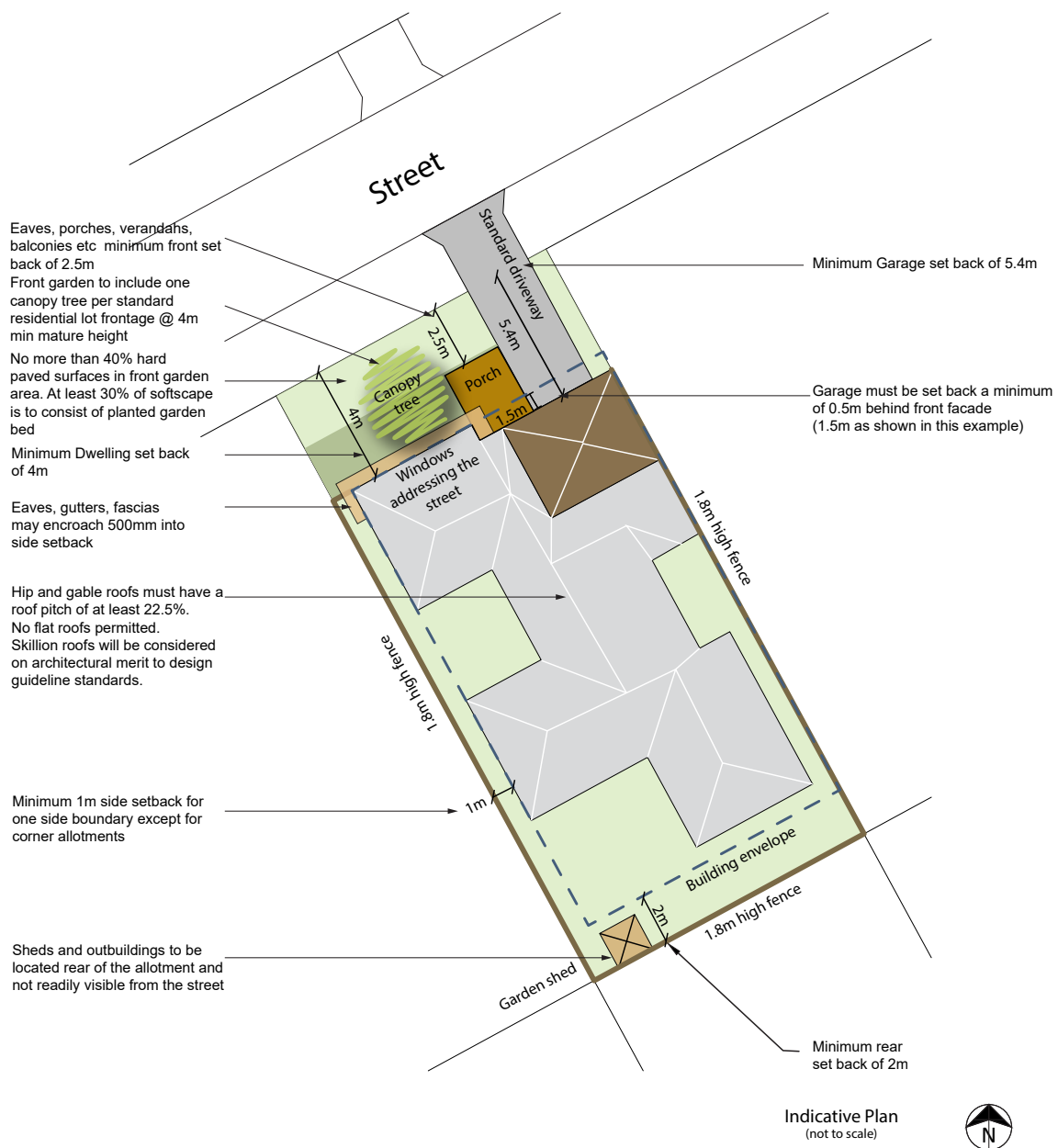
## 2.0 DESIGN AND SITING

### 2.3 ENTRY

- Front entries should be clearly visible from the street and should include protruding elements such as a verandah or portico to reinforce the dwelling's sense of address.

### 2.4 BUILT FORM VARIETY

- Dwellings must not be of similar facades within 3 allotments either side or on the opposite side of the street, except for designated medium density sites.



General Siting Plan: (Alternative siting occurs on; Corner lots, SLHC lots, NON SLHC lots and those being considered on merit).

## 3.0 APPEARANCE

### 3.1 BUILDING MATERIALS AND FINISHES

- To create variation and interest in the façade, a variety of at least two colours and / or materials are required for the face of any wall visible from the street.
- External walls (excluding windows) must be constructed of a minimum of 50% brick, brick veneer, stone, render finish or masonry veneer or any combination of those materials.
- Corner dwellings must address both their primary and secondary street frontages through the use of wrap around verandahs, or feature windowing and detailing. Corner dwellings should include a habitable room with a clear view to secondary streetscapes.
- Corner dwellings should incorporate materials and articulation treatments on the secondary frontage, similar to those used on the front façade.

### 3.2 DRIVEWAYS AND CROSSOVERS

- The driveway must be completed prior to occupancy.
- Only one driveway is permitted per allotment, except for corner allotments, where two may be permitted.
- The driveway shall not be wider than the garage opening at the dwelling and the width of the crossover at the front property boundary.

### 3.3 GARAGES

- For lots with a frontage under 12.0 metres, a single garage is required with a maximum door width of 2.6m.
- For lots with a frontage of 12.0 metres or greater and 14m or less, the maximum width allowable for the garage door must not exceed 40% of the lot's frontage.
- Lots with a frontage greater than 14m may have a garage with a greater maximum width if it does not exceed 40% of the width of the lot.
- For two storey dwellings, garages that exceed 40% of the width of the allotments frontage are discouraged. Notwithstanding, they will only be permitted where balconies or windows are provided above the garage.
- Triple garages are strongly discouraged. Notwithstanding, they will only be permitted on lots with primary frontages 18 metres and above, or on corner lots with primary frontages 20 metres and above. Triple garages must comprise either one double and one single garage element or three single garage elements with a column /pillar dividing at least two of the elements.

### 3.4 FENCING

- Boundary fencing can be constructed of masonry, Colourbond or timber.
- Masonry fences only permitted where the height doesn't exceed 0.9m.
- Fencing between allotments must be a minimum of 1800mm high above the natural ground level.

## 3.0 APPEARANCE

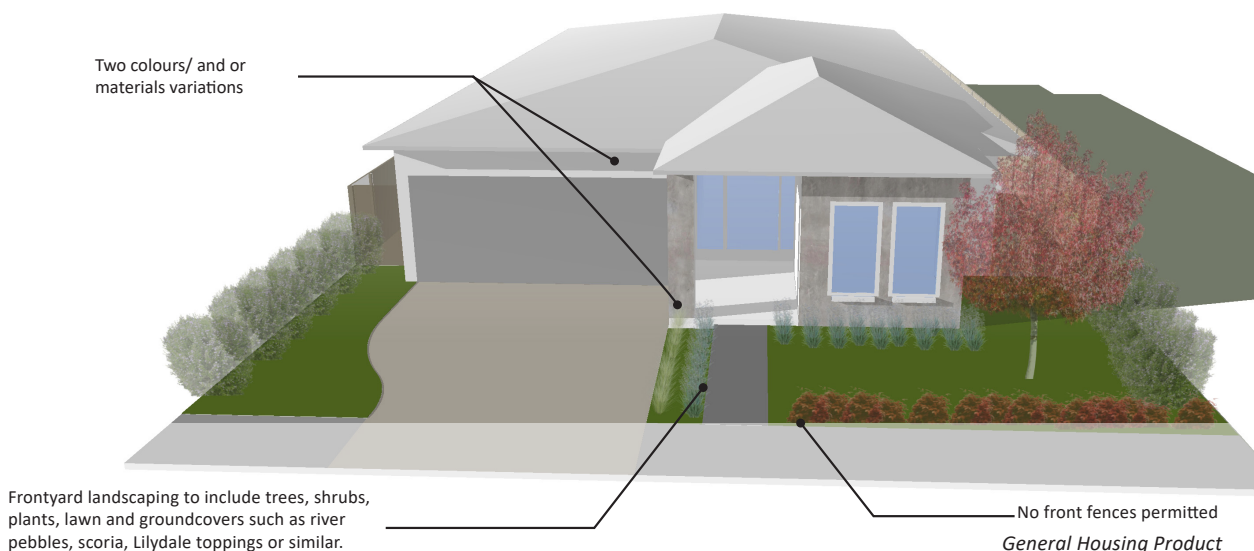
- No front fences are permitted.
- No side fences are permitted between the front boundary and the dwelling, except where the side boundary forms the rear boundary of an adjoining allotment, where the fencing is to continue to the front boundary of the property.
- Fencing must be completed within 30 days of the Occupancy Permit.

## 3.5 LANDSCAPING

- The front yard must be landscaped using trees, shrubs, plants, lawn and groundcovers such as river pebbles, scoria, Lilydale toppings or similar.
- No more than 40% of the front garden is to comprise of hard paved surfaces. At least 30% of the softscape area must consist of planted garden bed. Front gardens to be planted with a minimum of one canopy tree per standard residential lot frontage with a minimum mature height of 4m, and combined with lower scale planting.
- The height of front retaining walls must not exceed above the height of the natural ground level.
- Landscaping to the front street view of the allotment must be completed within 6 months of the Occupancy Permit.
- Grass and weeds over 200mm in height shall not be permitted at any time.
- All plants are to be selected from the plant species list derived from Council's Landscape Design Guidelines.

## 3.6 ROOFING

- Hip and gable roofs must have a roof pitch of at least 22.5 degrees.
- No flat roofs will be permitted. Skillion roofs will be considered on architectural merit and are to have a minimum pitch of 10 degrees, and 22 degrees where the skillion presents to the front of a roof line that is majority pitched.
- Roof colours and materials are to be non-reflective, terracotta / cement tile and Colourbond materials are acceptable.





## 4.0 EXTERNAL SERVICES, FIXTURES, AND ANCILLARY STRUCTURES

### 4.1 SHEDS AND OUTBUILDINGS

- Sheds and outbuildings are to be located at the rear of the allotment and not be readily visible from the street.
- Outbuildings are to be constructed of colorbond material or similar colour and material to complement the exterior of the dwelling.

### 4.2 SERVICES

- Each dwelling will have access to fibre network supplied by NBN Co. Builders and homeowners will be responsible for preparing new homes to connect to the NBN.
- Water tanks must be located behind the main street address of the dwelling and appropriately screened by front or side fencing, subject to the appropriate regulatory requirements
- Meter boxes and gas meters shall be located in the least visually obtrusive location from public view.
- Satellite dishes, television antennae, clothes lines, hot water services, evaporative units must be located away from direct view lines from the street or public realm.
- Roof mounted building services must be located away from the streetscape or appropriately concealed by a parapet or roof structure that is a part of the overall dwelling design.
- North facing solar panels should follow the roof pitch to minimise visibility from the street.

### 4.3 SCREENING

- Boats, caravans, trailers, commercial vehicles with a carrying capacity of over one tonne shall not be parked, repaired or restored on any allotment unless screened from the street and any abutting allotment.
- Garbage bins that are to be stored to the front of the property, should be screened from view from the public realm by an integrated enclosure, screen or fencing appropriate to the design of the dwelling.

### 4.3 LETTERBOXES

- The letter box must be positioned so that it is on the front boundary with the number of the property clearly displayed. It should complement the dwelling and front landscape in terms of materials, colour and style.

## 5.0 ESD/SUSTAINABILITY

### 5.1 ENERGY EFFICIENCY AND LIGHTING

- All dwellings are encouraged to be designed and built to achieve a 10-20% reduction in greenhouse gas emissions in line with the relevant rating tools such as Green Star (GBCA), NABERS and AccuRate.
- It is encouraged that all internal light fittings such as down lights, pendants, wall mounts etc allow for compact fluorescents or LED'.
- External light fittings must not result in excessive light spill.

### 5.2 PASSIVE DESIGN

- Locate living spaces with a northern aspect to facilitate solar access in winter months.
- Where possible, provide adequate shading such as retractable shading devices, trees, tinted glass etc to prevent summer solar access.
- Where possible, locate private open space on the north side of the allotment and avoid being located along a primary frontage.
- If possible, zone dwelling layout to enable main living areas to be separately heated and cooled.

### 5.3 WATER EFFICIENCY

- All dwellings are encouraged to be connected to a rainwater tank.



## 6.0 GENERAL REQUIREMENTS

### 6.1 SITE MANAGEMENT

- Rubbish and debris must be contained in a skip / bin during construction.
- It is the responsibility of the landowner to ensure that any required asset protection permits are obtained prior to the commencement of building works.
- It is the responsibility of the landowner to ensure that any street trees and/or nature strips are protected during all building works.

---

Disclaimer - All reasonable care has been taken in preparing this information. However, the owners of the land at Toolern Waters, Melton disclaim all liability should any information or matter in this document differ from any contract for sale of the land or the actual development. Interested parties should obtain professional advice.

---