

Deanside Village.

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deansidevillage.com.au



VERSION ONE | SEPTEMBER 2017

Design Guidelines.

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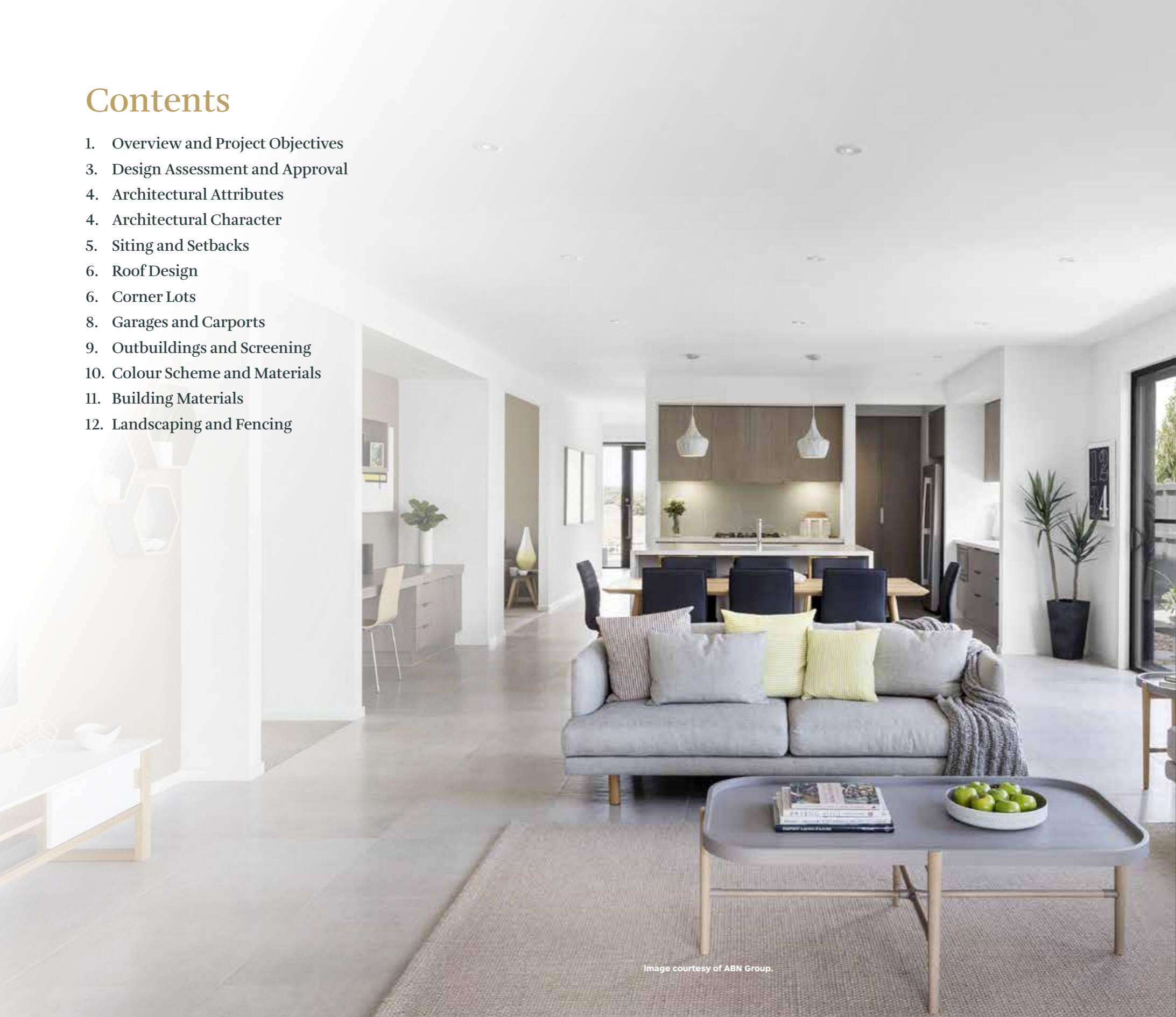


Image courtesy of ABN Group.

Overview and Project Objectives

Deanside Village is a new community in Deanside of nearly 1100 homes and offers a lifestyle unlike any other. Deanside Village provides a sophisticated and modern setting, with housing located in tree lined streets. A complete community with shops, schools, ovals, local parks and set amongst the natural environment of the Kororoit Creek and future regional park to the East.

To achieve the very best outcome for the Deanside Village community, it is important to adopt design principles that deliver quality open space and housing. These principles are reflected in the Deanside Village Design Guidelines and all housing at Deanside Village will be required to adopt the criteria set out in them. The Deanside Village Design Guidelines are included within the Plan of Sub Division and contract of sale, and outline ongoing restrictions with respect to use of the lot, please ensure you are familiar with your obligations.

These guidelines complement the vision and the quality landscape that will differentiate Deanside Village from anything else available in Deanside. To ensure the quality of housing is delivered and to maximise the appeal of Deanside Village the following key elements are set out in the Deanside Village Design Guidelines:

- Design Assessment Panel (DAP) approval
- Architectural attributes
- Colours and materials
- Landscape and fencing

Please note that compliance with the Deanside Village Design Guidelines is additional to your requirements under local and state government statutory requirements, the Victorian Building Regulations and the National Construction Code of Australia. In case of any inconsistency between the guidelines and any legislative or planning scheme requirements, the legislative and planning requirements will take precedence over the design guidelines.

In consideration of dwelling designs, the Design Assessment Panel (DAP) may exercise its discretion to waive or vary a requirement where they deem it to be allowable, or beneficial to the development. The Guidelines are subject to change by the developer at any time without notice following planning approval by Melton Shire Council. All decisions regarding the Guidelines are at the discretion of the DAP.



Design Assessment and Approval

To ensure that all housing respects the vision, the character of Deanside Village and contributes to the quality of the streetscape, all housing designs are required to be assessed by the Design Assessment Panel (DAP) against these Design Guidelines.

Once the design and drawings have been completed for each dwelling, a full set of documentation with a completed Design Approval Checklist (contained in the Contract of Sale) must be forwarded for DAP Approval. The DAP will use its best endeavours to review and respond within 10 working days of receiving a full set of documentation.

The set of documents needs to be forwarded by email to:

Design Assessment Panel

email: deansidevillage.dap@deansidevillage.com.au

As a minimum the following will be required:

- 1. Site Plan** (drawn to 1:200 scale) setting out:
The home on the lot with dimensions (in metres) and setbacks from all boundaries, proposed fencing and driveway location.
- 2. Floor Plans** (drawn to 1:100 scale) setting out:
The layout of the home indicating all rooms, floor areas (m²) windows, external doors, external fixtures and nominated floor levels.
- 3. Elevations of all sides of the house** (drawn to 1:100 scale) setting out:
Wall heights, all external finishes, roof and eave overhang dimensions, roof pitch, window types and material, accurate ground level and garage door type.

Relevant cross sections should also be included to assist with the assessment where appropriate.

- 4. Colours and materials schedule setting out:**
 - The colour scheme for the house
 - Nominating materials to be used to all elevations of the house

- Colours of guttering, downpipes and fascia boards
- Colour of renders to be used
- Garage door colour and material
- Window frame materials and colour

Once approved a stamped copy of the documents will be returned to you. Following receipt of the stamped plans you must then obtain the approval from the local Council or relevant Building Surveyor and/or any other relevant authorities required by the authority approval process.

Documents are to be emailed as PDF files at a recognised scale at A3 format to the above address.

Approved documents will be provided to the applicant as stamp endorsed PDF files.

Approval by the DAP does not warrant or imply that your building complies with the Melton Planning Scheme or the Building Regulations of Victoria (2006).

Architectural Attributes

1. Architectural Character

To ensure the consistency of Deanside Village's character and streetscape, the following sets out the form of housing styles permitted:

- 1.1** All homes are to be of contemporary design. Period styles, such as Edwardian, Federation and Georgian, are not permitted.
- 1.2** Period detailing, such as quoins, corbelling, fretwork, lacework are not permitted. There is however, scope for the use of contemporary features, subject to the satisfaction of the DAP.
- 1.3** The front façade of the dwelling must incorporate a verandah, entrance portico or covered porch at the front door to create a strong sense of entry. This is subject to the following:
 - 1.3.1** Verandahs must have an area of at least 6m² and a depth of at least 1.0m.

- 1.3.2** An entrance porch or portico must have an area of at least 4m² and a depth of at least 1.0m

- 1.4** With the exception of designated integrated housing developments, facades must not be identical or indistinguishable within three house lots, along both sides of the street.

In the event that more than one application of the same façade design has been submitted for lots within close proximity, consent will be given to the first complete application to be received.

Any subsequent applications for the same facade will need to incorporate some amendments in order to ensure diversity and visual interest in the streetscape.

The minimum variation from the nearby approved facade design is to include: a different entry feature, colour scheme and window proportions.

2. Siting and setbacks

The siting of your home and how it relates to other houses in the street is an important criteria in delivering an appealing streetscape. All houses must be sited in accordance with the following requirements:

- 2.1** The dwelling (front building line) must be setback a minimum of 4 metres from the front boundary, except for lots of between 250 and 300 square metres opposite or abutting the passive or active open space area or local centre where the front setback may be reduced to 3 metres, subject to Council planning approval.

Eaves, gutters, fascias, verandas, porches, porticos and balconies may encroach 1.5m into the setback (i.e. setback 3.0m from the front of the boundary).

- 2.2** For dwellings and garages that are not built on or within 200mm of the side boundary, they must be set back a minimum of 1.0m from the side boundary.
- 2.3** Side setbacks must be a minimum of 1.0 metre from at least one side boundary.

- 2.4** Where a lot is on a corner, the side street elevation of the dwelling must be setback a minimum of 2m.

Eaves and gutters may encroach 1.5 metres into the side setback. Other elements and features (eg. pergolas) can also encroach 1.5m into a side setback, subject to DAP Approval.

- 2.5** Garages must be stepped back a minimum of 840mm from the front building line.
- 2.6** Garages must be setback a minimum of 5.0 metres from the front boundary except where a building envelope allows a front setback of 3 metres whereby the garage can be setback 5 metres from the front boundary.

All dwelling designs within Deanside Village are required to ensure all ceiling and building heights comply with Clause 54 or 55 of the Melton Shire Planning Scheme. These clauses are also known as 'ResCode'.

Compliance with the above statutory requirements will be assessed by your Building Surveyor.

Definitions:

Verandah: An open, roofed structure supported on one side by the exterior wall of the dwelling and by posts built along the length of the canopy on the outside face.

Portico: A roofed area centrally located over the front entrance of the dwelling, open on one or more sides, typically supported on one side by the façade of the dwelling and on the remaining sides by piers or columns.

Porch: A roofed alcove attached to the front entrance of a building. It is external to the walls of the main building and may be partially enclosed by external walls and screens extending from the main dwelling.



Diagram 01: Setbacks



3. Roof Design

Roof designs at Deanside Village are an important element in creating the character of the area. The following sets out what roof elements are permitted:

- 3.1** Your home must have a roof pitch of at least 22°.
- 3.2** A variety of roof shapes are encouraged. Articulated roof shapes with elements such as hips, gables, Dutch gables, dormer windows, verandahs and/or balconies details are preferred with an emphasis on contemporary forms and without period details.
- 3.3** Flat pitched, skillion and curved roofs are acceptable subject to DAP Approval.
- 3.4** Minimum internal ceiling height is 2550mm for single storey dwellings

- 3.5** Unless otherwise specified, all roofs must have a minimum eave width of 450mm where visible from the street, including to the secondary street frontage for corner lots.
- 3.6** On single storey dwellings, eaves to the frontage of the dwelling must return and continue a minimum distance of 3m along the return wall.
- 3.7** Walls constructed on side boundaries (zero lot line) will be exempt from the eaves requirements unless otherwise directed.
- 3.8** Corner lot dwellings must include eaves to both street frontages as stated above and if a double storey dwelling is proposed it must include eaves around the entire perimeter of the second level.

Diagram 02: Roof design



4. Corner Lots

Dwellings located on corner lots are in a prominent position within the estate, as such they are required to provide façade articulation to both the primary and secondary street frontages, so that the façade ‘wraps’ around the corner and becomes a feature in the streetscape.

With housing located on corners the following restrictions apply:

- 4.1** The proposed dwelling design must address both street frontages with façade articulation for a minimum length of 5m from the front of the dwelling or the length of the first habitable room, whichever is greater.

- 4.2** The articulation of the secondary street frontage visible from the street, must include a minimum 3 features replicated from the primary facade.

These elements may include but are not limited to:

- Entry features, such as porticos, verandahs, pergolas and piers etc.
- Building materials and colours
- Windows and doors or similar proportions
- Roof projections, ie. Gables or hips

Appropriate corner lot façade features will be assessed on a case-by-case basis by the DAP.

Diagram 03: Corner Lots



5. Garages and Carports

All dwellings must have a garage in line with the following:

- 5.1** Lots with frontages equal to or greater than 12.5 metres must incorporate a double car garage, which is constructed of the same building materials as the dwelling.
- 5.2** Lots with a frontage less than 12.5 metres must incorporate (as a minimum) a single car garage, which is constructed of the same building materials as the dwelling with an additional area available on the lot to park a second car.
- 5.3** Lots with a frontage greater than 18m may be permitted to have triple garages subject to approval by the DAP. 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, to reduce the visual prominence of the garage.
- 5.4** All garage doors to the front façade or any elevation that faces the street must be a sectional overhead door, panel lift door, or a tilt-a-door that is complementary to the external colour scheme of the house. Use of two single garage doors in lieu of one double garage door is acceptable. Roller doors must not be used where visible from the street.
- 5.5** Carports are not accepted.

Lonsdale 44 Lincoln Facade
Image courtesy of Henley Builders.

6. Outbuildings and Screening

Outbuildings with a size:

- 6.1** Of 20m² or less are to be constructed of colorbond metal sheeting or a similar finish and in a colour to complement the exterior of the dwelling.
- 6.2** Of more than 20m² are to be constructed of the same building materials and roofing materials and in the same colour as the dwelling on the lot, and must ensure the outbuilding does not encroach upon the dwelling's minimum secluded private outdoor space requirements.
- 6.3** Outbuildings are to be located at the rear of the lot and not be visible from the street.
- 6.4** The maximum height of any outbuilding must be 3.6m at the ridgeline, measured from ground level.
- 6.5** The maximum height of any perimeter wall, excluding the gable infill, must be 2.4m, measured from ground level.
- 6.6** The following items are to be positioned so they are not visible from the street or any public reserve:
- Air Conditioning Units
 - Evaporative Cooling Units
 - Heating Systems
 - Satellite Dishes
 - External plumbing
 - Clothes lines
 - Water Tanks
 - Antennae
 - Rubbish Bins
 - Swimming Pools
 - Spa pumps
 - Rain water tanks
 - Meter boxes
 - Window roller shutter or security screens
 - Solar hot water tanks (panels are exempt)
 - Boats/caravans/trailers
- 6.7** Evaporative cooling units for your home must be:
- 6.7.1** A low profile 'contour' type unit
- 6.7.2** The same colour as the roof
- 6.7.3** Placed a minimum of ½ way to the rear of your home
- 6.7.4** Placed below the ridge line
- 6.8** Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles and caravans must be screened from public view when parked or stored on the allotment.
- 6.9** Except with the prior written consent of the Design Assessment Panel, vacant or partially developed lots must not be used for the storage of the following items before an occupancy permit is issued for your home.
- caravans
 - boats
 - containers
 - trucks
 - sheds
 - livestock

7. Colour Scheme and Materials

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 muted neutral earthy tones and materials which will enhance the streetscape and reflect the natural environment.

An external colour schedule is to be submitted for approval and must include all colours and materials used on the outside of the dwelling by manufacturer/range/colour for approval.

The following sets out the requirements for colours to key elements of your home:

- 7.1** Any proposed facade colours must be of muted, neutral or earthy tones and generally consistent with the colour palettes opposite.
- 7.2** Proposed colour schemes are to include light and dark contrast colours within facades to provide highlights to each home and avoid flat or all dark facades that lack a variety of colours and textures.
- 7.3** Bright, feature or fluorescent colours will not be approved, unless they are deemed complementary to the design and palette of the dwelling.
- 7.4** Roof colours should be in neutral or muted tones only and be non-reflective (ie. No glazed roof tiles)
- 7.5** Rain water tank, gutter and down pipe treatments must complement the house colour and style.

Light colour palette:



Dark colour palette:



Roof colour palette:



8. Building materials

When selecting materials for the home, you must comply with the following.

- 8.1** External walls (excluding windows) must be constructed of a minimum 50% brick, brick veneer, stone, rendered fibrous cement panels, or masonry veneer.
- 8.2** 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:
 - Stacked stone
 - Sandstone or masonry blocks
 - Weatherboard (Painted)
 - Lightweight cladding
 - Timber cladding
 - Render
 - Or other material that is approved by Design Assessment Panel

- 8.3** External windows and doors must not contain leadlight or stained glass features or reflective glass.
- 8.4** Aluminium sliding windows and doors must not be used on the front façade or on corner treatments visible from the street.
- 8.5** No dwelling is to be built with any exposed stumps.
- 8.6** Your roof material must complement the style of your home.

Acceptable materials include:

- Matt finished powder coated metal roofing or similar;
- OR**
- Matt finished shingle style or low profile concrete or terracotta tiles

Diagram 04: Building Materials



9. Landscaping and Fencing

9.0 Driveways

- 9.1 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. Plain concrete is not permitted.
- 9.2 Driveway must be set minimum 0.4 metres off the side boundary to allow for a planting strip along the side boundary of the property.
- 9.3 Only one driveway is permitted per allotment.
- 9.4 The driveway shall not be wider than 6.0 metres for double garages and 3.5 metres for single garages, splayed from a single crossing width of 3m at the front property boundary.
- 9.5 Driveways must be constructed within 30 days of the issue of the Occupancy Permit

10. Landscape elements

- 10.1 Letterboxes must complement the dwelling in terms of materials, colour and style, and be located on the site or landscape plan.
- 10.2 A large tree (>2.5m) must be planted in an appropriate location in the front garden and shown on the landscape plan.

11. Fencing

- 11.1 Side and rear fencing to be 1.8 metres in height above the natural ground level, be capped and constructed with lapped timber palings with exposed posts on both sides.
- 11.2 Fencing of the side property boundary must begin no closer than 1 metre from the front building line of the dwelling, except where the side boundary forms the rear boundary of an adjoining lot, in which case, the fencing is to continue to the front boundary of the property.

- 11.3 No front fences are permitted, unless provided by the Developer.
- 11.4 Side wing fencing to be constructed of the same material and specifications as the side and rear fencing
- 11.5 Side gates must complement the architectural character of the dwelling and must not be higher than 1.8m above the natural ground level.
- 11.6 Fencing must be constructed within 30 days of the issue of the Occupancy Permit.
- 11.7 Side fencing for corner lots must be setback a minimum of 4m from the front of dwelling or the length of the first habitable room, whichever is greater to ensure the corner treatment is visible from the street.



Diagram 05: Landscaping and Fencing



