



THE
ARBOUR

AT DEANSIDE VILLAGE

STAGES 17 TO 30

VERSION THREE | JUNE 2024

DESIGN GUIDELINES





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OVERVIEW AND PROJECT OBJECTIVES

The Arbour is a new neighbourhood within the new community of Deanside Village, a living destination unlike any other. With 1,100 homes planned amongst tree lined streets, Deanside Village provides a lifestyle unlike any other in a sophisticated and modern setting. 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 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 for Stages 17 to 30 inclusive in The Arbour at Deanside Village complement the vision and the quality landscape that will differentiate the community from anything else available in Deanside.

To ensure the quality of housing is delivered and to maximise the appeal, the following key elements are set out in this document:

- **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 the City Of Melton. 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 the Design Assessment Panel email: sbaker@louischiado.com.au

Image courtesy of ABN Group.

THE ARBOUR AT DEANSIDE VILLAGE

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 and 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** Habitable rooms should be located on the primary façade to provide a clear view to the primary streetscape.

- 1.5** With the exception of designated integrated housing developments, façades 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 façade will need to incorporate some amendments in order to ensure diversity and visual interest in the streetscape.

The minimum variation from the nearby approved façade design is to include: a different entry feature, colour scheme and window proportions.
- 1.6** Articulate building facades along primary and secondary frontages, through the use of openings, balconies, variation of materials, recessed and projected elements on ground and upper floor.
- 1.7** All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, down pipes, gutters and other minor architectural detailing items must be of a similar colour to one of the selected facade colour.

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.



Image courtesy of Porter Davis.

2. Siting and Setbacks

REFER TO PAGE 7 DIAGRAM 1

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 set back a minimum of 4 metres from the front boundary.

Eaves, gutters, fascias, verandahs, porches, porticos (less than 3.5m in height) and balconies may encroach 1.5m into the setback (i.e. set back 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 set back a minimum of 2m.

Eaves and gutters may encroach into the side setback. Other elements and features (eg. pergolas) can also encroach 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** Where providing a tandem parking arrangement, garages must be set back a minimum of 5.4 metres. Where no tandem arrangement is proposed, garages must be set back a minimum of 5 metres from the front boundary except where a building envelope allows a front setback of 3 metres whereby the garage can be set back 5 metres from the front boundary.

Where facing the secondary street frontage, a double garage must be set back a minimum of 2.5m from the secondary street frontage, whilst a single garage must be setback a minimum of 5m from the secondary street frontage.

- 2.6.1** An easement running along the rear of a lot cannot be built over, and the garage may have to be setback from the rear boundary to accommodate the easement. Garages must be located adjacent to the lot boundary but are not permitted adjacent to boundaries abutting public open space.

For lots less than 300sqm, which are identified as being a SLHC lot, please refer to the Small Lot Housing Code (SLHC) requirements.

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

Compliance with the above statutory requirements will be assessed by your Building Surveyor.
- 2.7** Dwellings and garages are to be setback 2.0m from the rear boundary.
- 2.8** Eaves, fascia, gutters, chimneys, flue pipes, water tanks and heating or cooling or other services may encroach no more than 0.5m into the setback around the whole dwelling excluding garage walls on the boundary.
- 2.9** Only one dwelling is permitted per lot.

3. Roof Design

REFER TO PAGE 7 DIAGRAM 2

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 1: Setbacks



Diagram 2: Roof Design



Diagram 3: Corner Lots



4. Corner Lots [REFER TO DIAGRAM 3](#)

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 façade.

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 of 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.

- 4.3** Corner dwellings should include a habitual room with a clear view to the secondary streetscape.

5. Garages and Carports

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

- 5.1** For lots where single storey dwellings is proposed with a frontage under 10.5m as measured at the front setback, a single garage is required with a maximum door width of 2.6m. For lots less than 300sqm, which are identified as being a SLHC Lot, please refer to the Small Lots Housing Code (SLHC) requirements.
- 5.2** For lots with a frontage of 10.5m or greater and less than 12.5m, the maximum width allowable for the garage door is 4.8m. Lots with a frontage of 12.5m or greater may have a garage with a greater maximum width if it does not exceed 40% of the width of the lot.
- 5.3** Triple garages are strongly discouraged. Notwithstanding, they will only be permitted on lots with primary frontage widths of 18m and above, or on corner lots with primary frontage widths of 20m and above. Triple garages must comprise one double and one single garage door element. The third garage must be setback a further 840mm from the other garage doors. Garage doors facing secondary streetscapes must have a maximum door width of 5.5m.
- 5.4** For double storey homes on front loaded lots with a minimum frontage of 8.5m and less than 10.5m, a single garage is required with a maximum garage door width of 2.6m.
- 5.5** For double storey homes on front loaded lots with a minimum frontage of 10.5m and less than 12.5m, a double garage with a maximum door width of 4.8m may be permitted where the majority (minimum 70%) of the upper floor area directly above the garage area is comprised of a habitable room with large scale windows that provide a clear view to the streetscape and preferably balconies.
- 5.6** For double storey homes on front loaded lots, garages that exceed 40% of the width of the lot’s frontage are strongly discouraged. Notwithstanding, they will only be permitted where the width of the garage doors does not exceed a width of 50% of the lot’s frontage and where the majority (minimum 70%) of the upper floor area directly above the garage area is comprised of a habitable room with large scale windows that provide a clear view to the streetscape and preferably balconies.
- 5.7** For homes on lots with frontages less than 8.5m in width that are not rear loaded, refer to Small Lot Housing Code incorporated into the Melton Planning Scheme.
- 5.8** Each dwelling must have a single crossover.
- 5.9** The driveway should not exceed the width of the garage opening.
- 5.10** For corner dwellings, garages must not be located on the corner where the primary and secondary frontages meet.
- 5.11** The architectural character of garages should adopt the same roofline as the dwelling.
- 5.12** 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.
- 5.13** Carports are not accepted.



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 ridge line, 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.

6.10 North facing solar panels should follow the roof pitch to minimise visibility from the street.

Colour Chart:

Light colour palette:

Dark colour palette:

Roof colour palette:

7. Colour Scheme and Materials

REFER TO PAGE 9 COLOUR CHART

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 façade 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 façades to provide highlights to each home and avoid flat or all dark façades 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.
- 7.6 All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, downpipes, gutters and other minor architectural detailing items must be of a similar colour to one of the selected facade colours.

8. Building Materials

REFER TO PAGE 12 DIAGRAM 4

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. External walls must be constructed of a minimum of 75% brick, brick veneer, stone, rendered fibrous cement panels or masonry veneer and 25% 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 the Design Assessment Panel.

The percentage calculation does not include any openings (i.e. doors, including garage doors, windows, etc).

- 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.

9. Landscaping and Fencing

REFER TO DIAGRAM 5

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 0.5 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.

Landscape Elements

- 9.6** Letterboxes must complement the dwelling in terms of materials, colour and style, and be located on the site or landscape plan.
- 9.7** A large tree (>4.0m) must be planted in an appropriate location in the front garden and shown on the landscape plan.
- 9.8** Impermeable hard surfaces must not exceed 40% of the front garden area including the driveway and front path.
- 9.9** A minimum soft scape area of 60% of the total front garden area is to be installed. The soft scape should consist of turf, garden beds and permeable surface materials including decorative stone aggregate or pebbles.
- 9.10** At least 30% of the soft scape area must consist of planted garden bed.
- 9.11** Avoid use of prohibited invasive weed species.
- 9.12** All plants are to be selected from the plant species list derived from council's Landscape Design Guidelines.
- 9.13** Plant species to be used in front gardens are to be hardy, appropriate to the site and have reasonable drought tolerance to reduce the need for irrigation.

- 9.14** Grass lawn (Pre grown turf) must be a warm season turf variety. The lawn should be maintained regularly including edging to present neatly. Grass to be installed on a minimum 100mm of suitable topsoil.
- 9.15** Minimum 200mm depth of suitable topsoil is to be installed to all garden bed areas. Garden bed areas are to include an 80mm depth of mulch to retain moisture within the soil and support worm growth.
- 9.16** The landscaping requirements for lots adjacent to the Growling Grass Frog Conservation Area and Nature Conservation Areas. These lots should be encouraged to use indigenous plantings in front gardens.

Fencing

- 9.17** 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.
- 9.18** 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.
- 9.19** No front fences are permitted, unless provided by the Developer.
- 9.20** Side wing fencing to be constructed of the same material and specifications as the side and rear fencing.
- 9.21** Side gates must complement the architectural character of the dwelling and must not be higher than 1.8m above the natural ground level.
- 9.22** Fencing must be constructed within 30 days of the issue of the Occupancy Permit.
- 9.23** Side fencing for corner lots must be set back 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.

Landscaping of the front yard, including the nature strip, must be completed within 6 months of the Occupancy Permit being issued.

Please refer to [Melton Council landscape guidelines](#)

10. ESD/ Sustainability

Homes should be developed with a focus on reducing energy, waste and water needs and usage for homeowners. Design Guidelines should include the following energy efficiency, building orientation and solar access requirements.

Energy Efficiency & Lighting

- 10.1** 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.
- 10.2** It is encouraged that all internal light fittings such as down lights, pendants, wall mounts, etc allow for compact fluorescents or LED.
- 10.3** External light fittings must not result in excessive light spill.

Passive Design

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

Water Efficiency

- 10.8** All dwellings are encouraged to be connected to a rainwater tank.
- 10.9** Rainwater tanks are to be:
- Of a material and colour that complements the home
 - Should not be visible from the street.

Diagram 4: Building Materials



Diagram 5: Landscaping and Fencing



11. Fibre to the Home

All homes in Deanside Village will have access to an advanced Fibre to the Home network by NBNCO. This will provide the delivery of phone, internet and television (including free-to-air and pay TV) services.

To take advantage of this technology and connect to the available communication infrastructure, it is important for your builder to provide the appropriate conduit and cabling interface between your home and the street.

The type and complexity of associated cabling within the confines of your home is your choice and can range from simple to complex depending on your budget and lifestyle preferences.

Please refer to www.nbnco.com.au for more information.

12. Completion of Works

Building work must commence within 12 months of settlement and must be completed within 12 months of work commencing.



Image courtesy of ABN Group.

Deanside Village.
deansidevillage.com.au

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