

DESIGN AND SITING GUIDELINES

INFINITY ESTATE

By YORK LODGE PTY LTD

12th DECEMBER 2013



INTRODUCTION

These Guidelines deal with the planning and development of INFINITY ESTATE, a new residential neighbourhood in the Melton Shire.

INFINITY ESTATE is being planned and developed by York Lodge Pty. Ltd. (referred to as York Lodge)

York Lodge is keen to protect the investment of its new residents by encouraging that the development of houses and associated facilities are of a high standard of design, quality presentation and potential expected as a part of the development of a new community.

One of the means of guiding the development to meet the high standards proposed is to prepare these INFINITY ESTATE - Design and Siting Guidelines to provide criteria and approaches to the development of residential lots.

The Guidelines include details on the approach to and the implementation of a range of issues including ;

- ResCode- The aim of ResCode is to protect neighbourhood character and encourage a more environmentally friendly development.
- House Design and Siting
- Carparking and Garages
- Building Materials
- Water and Energy Efficiency
- Housing Diversity
- Landscaping and Fencing

The provisions of the Melton Planning Scheme apply to development and uses in the INFINITY ESTATE.

A planning permit is not required to develop or use a lot for a single house which complies with Part 4 of the Building Regulations 2006 and ResCode 2008.

A building permit which is issued in full compliance with the Building Code of Australia is required. Further, this building permit shall not be issued unless and until the building plans and specifications comply with these Guidelines.

ResCode and these Guidelines do not apply to multi-dwelling developments on INFINITY ESTATE.

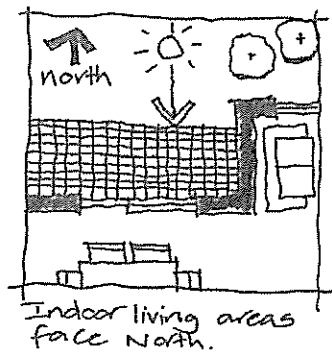
HOUSE DESIGN AND SITING

HOUSE DESIGN AND SITING PRINCIPLES

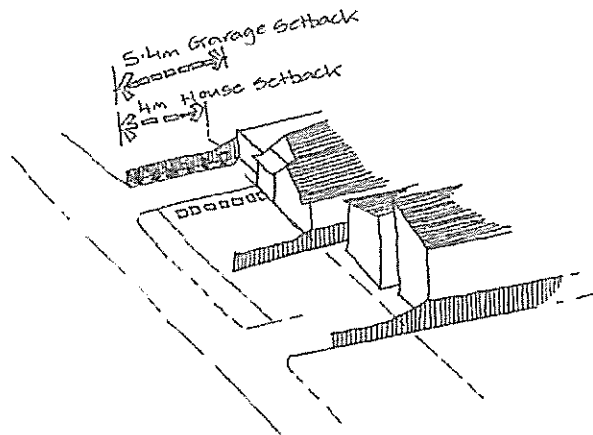
House/ Lot plans should be prepared based on characteristics of good house/ lot siting and design, including:

(SEE ATTACHED IMAGES SHOWING EXAMPLES OF SITING)

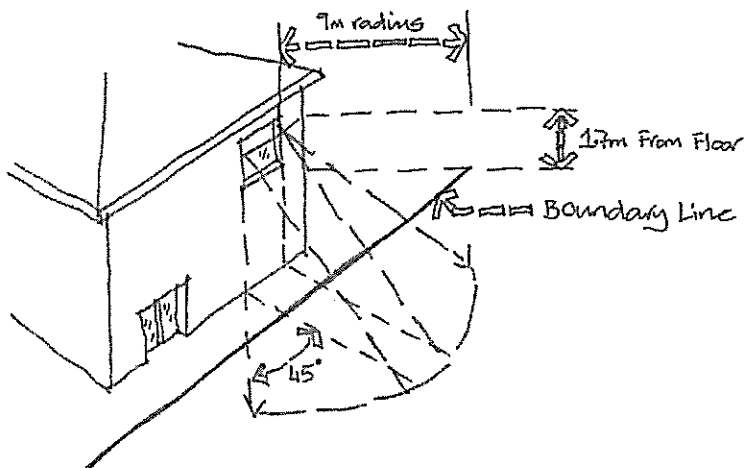
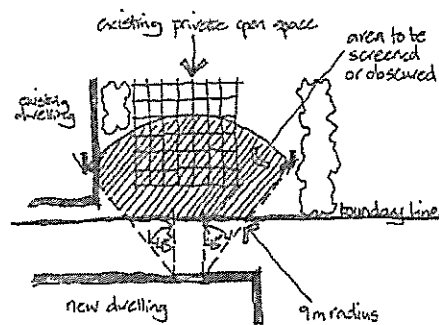
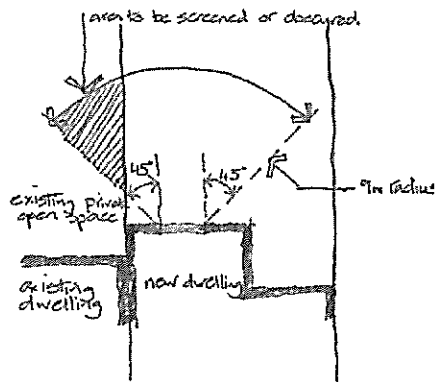
- Only one dwelling is permitted per allotment
- Encouraging modern contemporary design.
- Compliance with the siting principles of ResCode - The aim of which is to protect neighbourhood character and encourage a more environmentally friendly development.
- Maximising solar access.
- Encouraging energy efficient design - the house design must have an energy efficient design rating of a minimum of 6 star
- Ensuring main indoor living areas face the north side of the dwelling where possible.
- Ensuring main outdoor living areas are not located on the west or south side of dwellings where possible.
- Service areas (bathroom and laundry) should be situated on the south side or west side of dwellings wherever possible.
- Windows should be protected from the summer sun but allowed to gain winter sun where possible.
- Large windows facing east should have protection from the morning sun where possible.
- Large windows facing west should be avoided. Where there is no other choice they should be protected from the afternoon summer sun where possible.
- Outbuildings and service equipment should be located to the rear of the property.
- The privacy and amenity of neighbours should be respected by minimising overlooking of neighbouring habitable rooms and private open spaces in accordance with Rescode.
- Houses should be sited to minimise overshadowing of neighbouring habitable rooms and private open spaces in accordance with Rescode.
- The overall building height shall be in accordance with Rescode.
(the maximum building height is 9.0m)



GOOD DESIGN PRINCIPLES

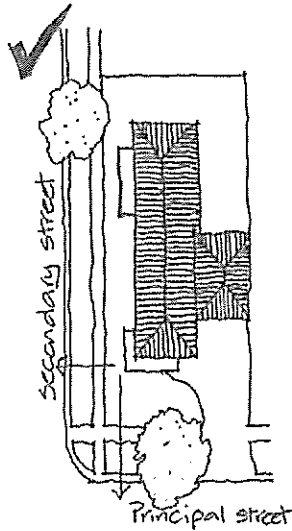


REQUIRED SETBACKS

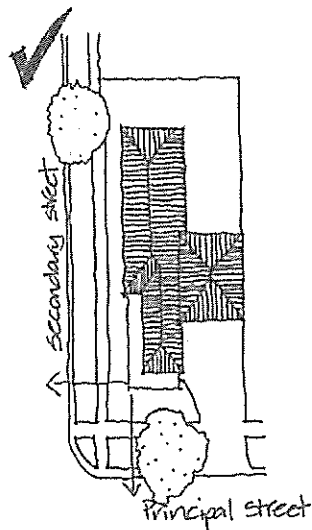


OVERLOOKING FROM TWO-STOREY DWELLINGS

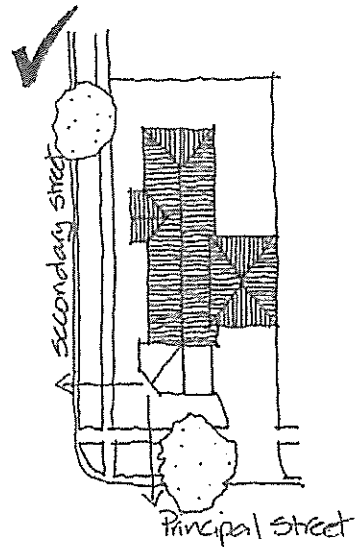
House facades on corner allotments must be designed to address both the principal and secondary streets and should maintain consistent architectural elements across both these facades.



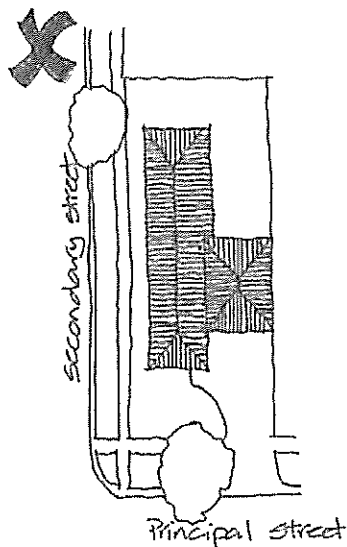
UTILISE WRAP AROUND VERANDAHS



DESIGN FOR A STEPPED FACADE



ANGLED AND CORNER BAY WINDOWS TO HELP ADDRESS SECONDARY STREET

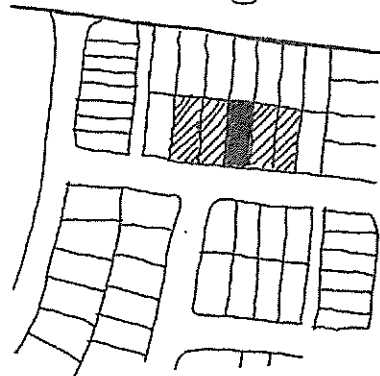


FRONT FLAT FACADE DOES NOT ADDRESS SECONDARY STREET

HOUSING DIVERSITY

- Houses with identical facades in close proximity to each other will not be approved. (The assessment will typically consider two adjoining properties either side of the proposed dwelling.)
- The appearance of dwellings and facades should add to the richness, variety and interest of the streetscape.
- Houses must face the main street frontage and present an identifiable entrance to the street

Example of how facade variation may be assessed



HOUSE DESIGN REQUIREMENTS

External Materials

The following criteria for external building materials are required to be satisfied:

- at least 75% of the external walls (excluding windows) of all dwellings (including garages and carports) must be constructed of brick, brick veneer, stone, masonry, masonry veneer or AAC panel (Autoclaved Aerated Concrete) or AAC blockwork with limited areas of lightweight wall construction;
- the external walls of all other usual outbuildings other than colourbond sheds less than 12.0m² in area must be constructed of brick, stone, rendered concrete, concrete sheet, timber, AAC
- all roofs (including all outbuildings) other than colourbond sheds less than 12.0m² in area must be constructed of masonry or terracotta or coloured non-reflective metal roofing material and have a minimum of two falls with a minimum roof pitch of 12 degrees over a substantial portion of the dwelling.
- No colourbond sheds greater than 12.0m² in area or 3.0m in height are allowed

Exposed Plumbing

External plumbing (excluding drainage downpipes) must not be visible from the abutting street and preferably placed to minimise visual intrusion to neighbours.

Setbacks

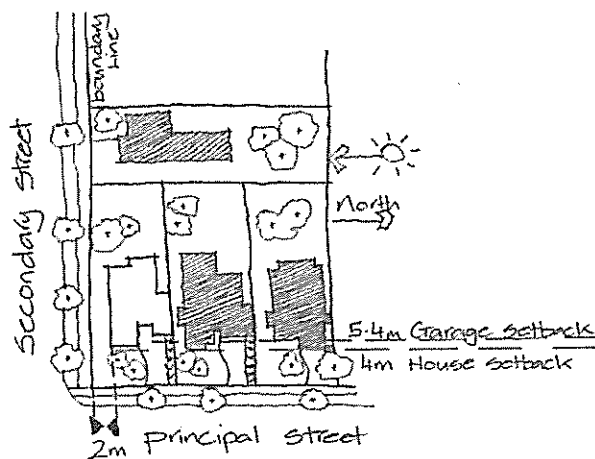
All dwellings must be constructed within the "hatched" area shown on the restrictive building envelope plans in the Plan of Subdivision for INFINITY ESTATE and as described in the Restriction attached to that Plan of Subdivision.

Further to this -

All buildings must be set back a minimum of **4.0 metres** from the frontage or any greater distance as required by the responsible authority – unless stated otherwise in the Restriction to the Plan of Subdivision, whereupon the restriction in the plan of subdivision shall apply. Encroachments (including porches, verandahs, eaves, pergolas and the like) are allowed up to **0.60 metres** – unless stated otherwise in the Restriction to the Plan of Subdivision, whereupon the restriction in the plan of subdivision shall apply.

All garages and carports must be setback a minimum of **5.4 metres** from the frontage or any greater distance as required by the responsible authority – unless stated otherwise in the Restriction to the Plan of Subdivision, whereupon the restriction in the plan of subdivision shall apply.

All other setbacks should be in general accordance with Rescode

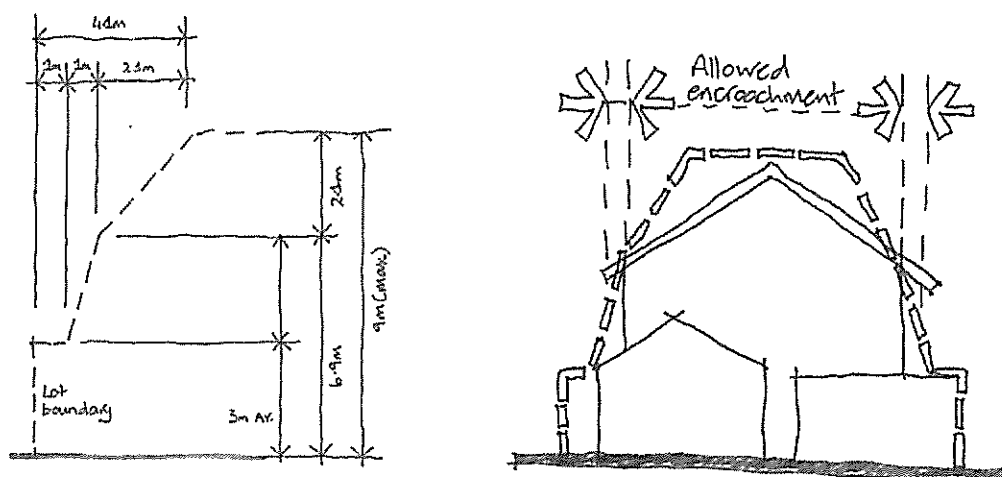


REQUIRED SETBACKS

Setbacks to Two Storey Homes

Setbacks shall be in accordance to ResCode and dwellings must be constructed within the "hatched" areas shown on the plans in the Restriction attached to the Plan of Subdivision.

SEE ATTACHED DIAGRAMS AS GUIDE FOR TYPICAL TWO-STOREY BUILDING SETBACK REQUIREMENTS



External Fixtures and Equipment

Outside clothes drying lines, rainwater tanks, external hot water services, spa pumps, radio aerials, mast poles and ducted heating units must not be visible from adjacent or abutting streets.

Air conditioning or evaporative cooling equipment must be wholly contained within the residence or below the ridgeline of the roof and must be of a similar colour to the roof and not visible from the street frontage or from adjacent or abutting streets.

Solar hot water heaters must fit the roof profile and should not be elevated at an angle to the roof profile unless not visible from the street, and otherwise must match the residence. No signs are to be erected or displayed, including boarding or advertising of any description, other than those that are in accordance with the Melton Planning Scheme.

Building Type and Size

The minimum floor area of a dwelling, excluding garages, porches, pergolas, verandahs and the like, shall be **110.0 square metres**.

The maximum site cover, excluding verandas, pergolas and balconies shall not be more than 60% of the area of the land.

Private Open Space

Each dwelling is to be provided with private open space that meets the reasonable recreational, service and storage needs of residents, with orientation to utilise northerly access where possible.

Generally, the provision of private open space on each lot is to match the performance criteria and measures set down in ResCode. These include –

- a minimum area of 80.0 square metres or 20% of the lot area (whichever is the greater) and where:
- one part of the private open space comprises an area and dimension not less than 25.0 square metres and 3.0 metres respectively and is conveniently accessible from a major living area of the dwelling.

Landscaping

Landscape design and plant selection should minimise the need for garden watering. Drought tolerant landscape designs are highly recommended - including the use of native and indigenous plants in both front and rear gardens.

Water Saving Initiatives

All residents are encouraged to install rainwater tanks, use AAA rated washing machines and dishwashers, install garden irrigation drip systems and allow rainwater to infiltrate garden beds and lawns as opposed to draining to stormwater systems.

National Broadband Network

To ensure your new home is ready to take advantage of the National Broadband Network as it rolls out, you **MUST** have your builder or an appropriate contractor extend the Service Drop Conduit from the property boundary to the external Power Connection Device location on the wall of your dwelling.

CARPARKING AND GARAGES

CARPARK PRINCIPLES

Houses must be sited to enable the provision of at least two car parking spaces on site, at least one of which must be capable of being covered, in accordance with ResCode Guidelines.

Garages and carports should be located and designed to maintain streetscape amenity, compliment the house design and allow surveillance of the street from within the house.

CARPARKING REQUIREMENTS

Garages and Carports

Garages and carports must have a minimum setback of **5.4 metres** to the street frontage – unless stated otherwise in the Restriction to the Plan of Subdivision, whereupon the restriction in the plan of subdivision shall apply.

A garage opening must not occupy more than **40 %** of the width of the lot frontage, (i.e. the clear opening to any garage door must not occupy any more than 40% of the street frontage.)

Only **one** double garage door is permitted to be visible from the main street frontage of the allotment.

Garages and carports where the vehicle opening is at a right angle to the street must have the side of the garage / carport facing the street softened by landscaping or alternatively, in the case of a garage, by the inclusion of a window (or windows) in that side wall.

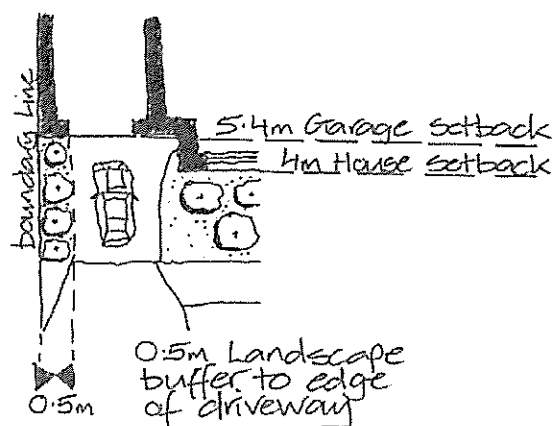
Driveways

Driveways to all lots must be set back a minimum of **0.5 metres** from the side boundary to allow for landscaping along the length of the driveway.

One driveway only is permitted per allotment.

Driveways must not be wider than **5.0 metres** at the street boundary.

REQUIRED 500mm LANDSCAPE BUFFER



Other Vehicle Parking

Vehicles with a carrying capacity of one tonne or more or any boat, caravan or trailer parked or stored on any lot must not be visible from adjacent or abutting streets.

No vehicle repairs or restorations shall be carried out on the property unless screened from public view.

FENCES

FENCING PRINCIPLES

Fencing can have a major influence on the appearance and aesthetic quality of a street and the wider area.

York Lodge aims to create an open, landscaped appearance for streets within INFINITY ESTATE.

Fencing within INFINITY ESTATE is the responsibility of the lot purchasers.

FENCING REQUIREMENTS

All side and rear fences are to be constructed 1.93 metres in height (excluding screening required for overlooking purposes as defined by Rescode)

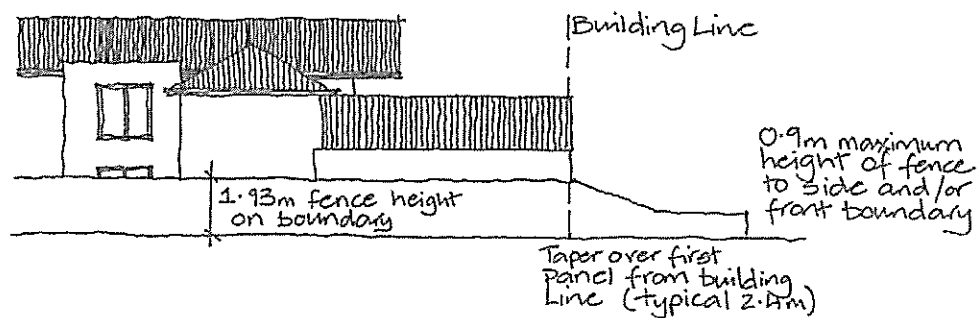
All allotments that back onto the Stony Hill Creek Reserve must maintain rear fencing of 70 % transparency.

York Lodge encourages no front and side fencing forward of the building line.

If constructed the side fence forward of the building line and the front boundary fencing must be in accordance with the diagram shown below.

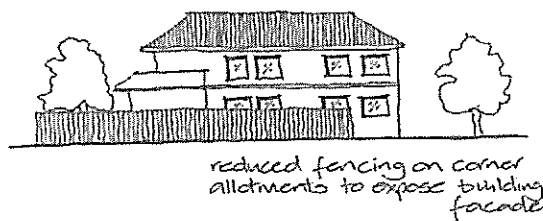
The front fence is not to exceed 0.90 metres in height

The side fencing forward of the building line to the front boundary is to be a maximum of 0.90 metres in height except for the first fencing panel from the building line which must taper from 1.93 metres to 0.90 metres in height.



TYPICAL SIDE BOUNDARY FENCE ELEVATION

Fencing on corner allotments should be reduced to expose the building façade.
(see attached diagram)



REDUCED FENCE TO EXPOSE BUILDING FACADE