

EXFORD ROAD

design guidelines



| **APPLICATION 1**

YourLand
Developments



CONTENTS

1.0 Introduction & Design Process

- 1.1 Vision & Master Plan
- 1.2 Developer Approval (DA)
- 1.3 Submission Requirements
- 1.4 Statutory Obligations

2.0 Building Regulations

- 2.1 What is Rescode?
- 2.2 Rescode Requirements (Clause 54)

3.0 Architectural Character

- 3.1 Façade Variation
- 3.2 Dwelling Design
- 3.3 Garages
- 3.4 Minimum Dwelling Size
- 3.5 External Materials & Colours
- 3.6 Lot Specific Requirements

4.0 Environmental Sustainability

- 4.1 Solar Panels
- 4.2 Rainwater Tanks
- 4.3 Recycled Water
- 4.4 Energy Ratings

5.0 Driveways, Fencing & Landscaping

- 5.1 Driveways
- 5.2 Boundary Fencing
- 5.3 Landscaping

6.0 Outbuildings & Ancillary Items

- 6.1 Sheds
- 6.2 Extensions
- 6.3 Ancillary Items

7.0 Gaining Developers Approval

- 7.1 Compliance Checklist
- 7.2 Fencing Templates
- 7.3 Application Form

8.0 Appendix

- 8.1 ResCode Provisions (Clause 54)



1.0 INTRODUCTION & DESIGN PROCESS

1.1 Exford Road Melton Vision & Masterplan

The Exford Road master plan features a diverse mixture of lot types, intended to cater for a wide range of homebuyers. A consistent aesthetic theme throughout the community will allow dwellings on varying lot types to integrate with each other.

Design principles representing contemporary Australian architecture will encourage unique design solutions, a variety of built form and the development of a diverse and inviting Neighbourhood.

An abundance of design options are available to today's home builder, including a variety of construction materials and finishes which are developed to increase the functionality, livability and efficiency of a dwelling. The design process should consider a variety of factors relating to aesthetic appearance, durability of materials, running costs, environmental sustainability, as well as resulting comfort and lifestyle.



1.2 Developers Approval (DA)

Approval is required from the Design Assessment Panel (DAP), administered by Urbtech Management on behalf of the developer, for the construction of all new dwellings, garages, fences, sheds and any other structures on any allotment within Exford Road.

Upon receiving approval from the DAP, the applicant must then obtain building approval for the dwelling from the Local Council / independent Building Surveyor and/or any other governing authority. It is the responsibility of the applicant to ensure all proposed works meet relevant Authority approvals and the required permits are obtained.

The DAP will endeavor to ensure that all proposed works are compliant with the Design Guidelines. The Design Guidelines should be read in conjunction with any relevant Covenants.

The DAP will assess all designs and endorse the submission documents if they are compliant with the Design Guidelines. Any conditions imposed by the DAP must be complied with.

If the design submission does not comply with the Design Guidelines, the DAP will advise the applicant on the areas of non-compliance. Applicants will then be required to submit amended plans in order to gain approval.

The final decision of all aspects of the Design Guidelines will be at the discretion of the DAP. The DAP also reserve the right to waive or vary any requirement of the Design Guidelines.

The DAP will endeavor to assess proposals within 10 business days.

A photograph of a modern residential development. In the foreground, there is a lush green lawn. A paved path leads through a landscaped area with various trees and shrubs. In the background, several modern houses are visible, featuring large windows and colorful accents like yellow and orange. A few people are walking on the path, and a white car is parked near one of the houses.

Please refer to section 1.3 and section 7.0 for further information regarding the approval process and design requirements.

1.2 Developers Approval (DA)

1

Purchase Your Land

It is the responsibility of the applicant to ensure that the full approval process is followed.

2

Design your Dwelling

*In accordance with:
Design Guidelines & Covenants,
ResCode, Local Council requirements,
Victorian Building Regulations and all
other relevant Authority requirements*

3

Submit Plans for Developers Approval

Non-compliant submissions must be amended and re-submitted to the DAP

4

Receive Developers Approval

Any changes made to the documents approved by the DAP must be submitted for re-approval. (Lots with an area of less than 250m² may need to obtain a Planning Permit prior to obtaining a Building Permit.

5

Building Permit

A Building Permit must be obtained from Local Council or a recognised Building Surveyor

6

Commence Construction

You must comply with the Design Guidelines & Covenants as well as Local Council requirements during all phases of construction

7

Complete Construction

Certificate of Occupancy must be obtained from the Building Surveyor prior to occupancy

8

Complete Fencing, Driveway & Landscaping

Fencing must be completed prior to occupancy. Driveway must be completed within 3 months of receiving your Certificate of Occupancy. Landscaping must be completed within 3 months of receiving your Certificate of Capacity.

9

Extensions & Outbuildings

Any proposed extensions or outbuildings that were not included within the original submission to the DAP require Developers Approval and may also require relevant Authority approval (such as a Building Permit). Developers approval is only required if the extension or outbuilding is to be built within 5 years from the date of settlement of your allotment.

1.3 Submission Requirements

A copy of the following must be submitted to the DAP, via email in PDF format.

1. Completed compliance checklist

(refer to section 7.1)

2. Signed fencing template (refer to section 7.2)

3. Completed application form (refer to section 7.3)

4. Site Plan (scale 1: 200)

Must indicate all boundary setback dimensions, total site coverage and floor areas, site contours, north point, easements, vehicle crossover, driveway and other non-permeable surfaces, fencing details, ancillary items, any proposed outbuildings and details of any proposed retaining walls.

5. Floor Plans (minimum scale 1: 100)

Must indicate all key dimensions, internal layout, including rooms, pergola, decks, terraces, balconies, verandahs, windows & doors, openings and ancillary items.

6. Elevations (minimum scale 1 :100)

Must include all 4 elevations and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, external finishes, ancillary items, existing ground levels, proposed earthworks and details of any proposed retaining walls.

Note: Plans & elevations must also be submitted for any proposed Verandahs, carports, sheds or similar.

Note: If submitted via the post, all plans must be provided in A3 format.

7. External Colour & Material Selection

Must submit details of all proposed external colours and materials, including brands, colour names and colour swatches where possible.

1.4 Statutory Obligations

Together with the Design Guidelines and Covenants, it will be purchasers' responsibility to ensure all submitted documents comply with the Victorian Building Code, Rescode and all other planning and authority requirements, along with current Victorian energy rating standards prior to construction.

A Planning Permit is not required to construct one dwelling on a lot of between 250m²-300m² where an approved building envelope applies to the lot on the applicable Plan of Subdivision. Where a building envelope does not apply the SMLHC may be adopted to establish siting requirements and compliance.

Lots with an area of less than 250m² may be required to obtain a Planning Permit from Local Council. It is recommended that purchasers contact Council's Planning Department to discuss any applicable requirements: Melton City Council

Town Planning Department Phone: (03) 9747 7200

Office: 232 High Street, Melton VIC 3337

Approval from the DAP is not an endorsement that the plans comply with the above mentioned requirements.

For further enquiries, please contact the DAP on: (03) 96991001 or 0413137465

Submit all applications to:

mike@urbtech.com.au (all documents in pdf format)

OR

Design Assessment Panel L2, 158 City Road
SouthBank VIC 3006

2.0 Rescode

2.1 What is Rescode?

ResCode is a residential design code, introduced to protect Neighbourhood character. It applies to all land zoned for residential use across Victoria and covers buildings up to three storeys in height.

ResCode was implemented by the state government in 2001 as a result of negative community perceptions of the effects of its predecessor, the Good Design Guide for Medium Density Housing (GDG). The provisions of ResCode are incorporated into all Victorian local government planning schemes and the Victorian Building Regulations. In relation to these design guidelines, Clause 54 of the Melton Planning Scheme must be complied with.

2.2 Rescode & small lot housing code (SMLHC)

THE FOLLOWING MUST COMPLY WITH RESCODE (CLAUSE 54) AND IN THE CASE

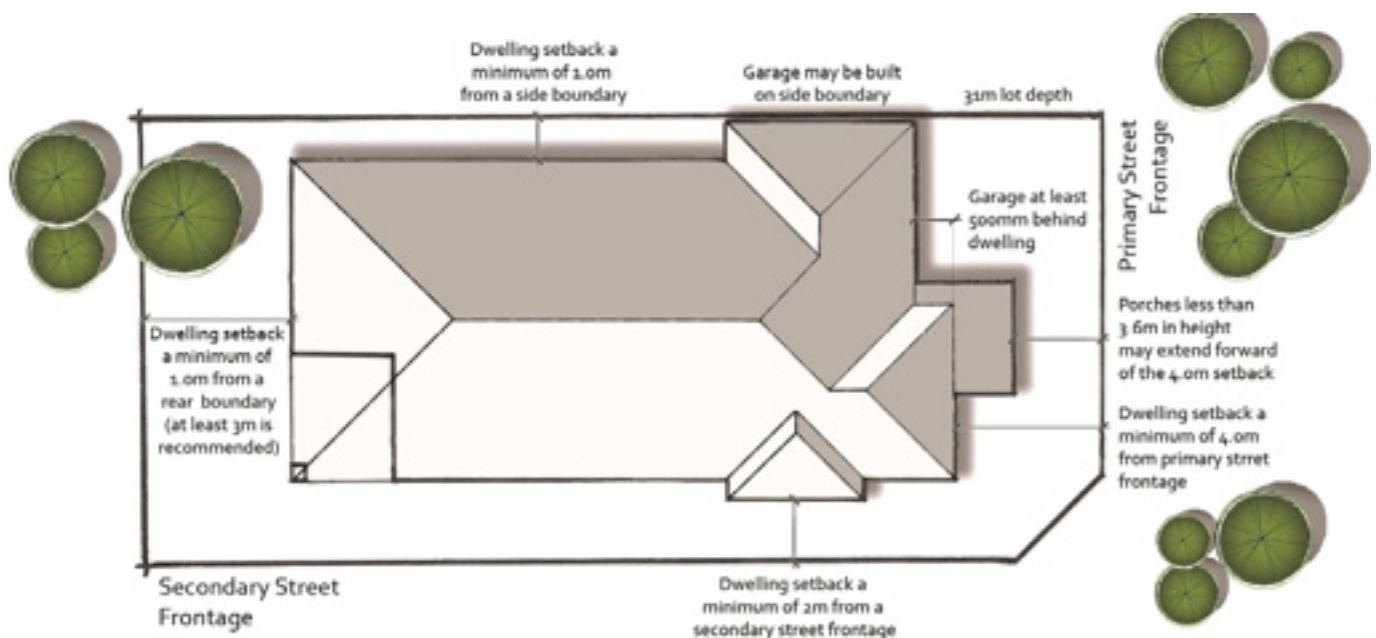
Of lots less than 300m² the SMLHC:

- Site coverage
- Dwelling Height
- Permeability
- Overlooking
- Setbacks

In addition, the following setbacks must be met:

- Excluding rear loaded lots, garages must be setback:
 - A minimum of 0.5m behind the dwelling façade.
 - A minimum of 5.0m from the street frontage.

EXAMPLE OF SETBACK REQUIREMENTS



3.0 Architectural Character

Architectural character of your dwelling should be modern and contemporary in nature. Mock reproductions of historical style homes are not permitted.

3.1 Facade Variation

Two dwellings of the same front façade shall not be built within 5 lots of each other, as determined by the DAP. (Only once a full set of plans has been approved will the restriction commence on neighboring lots).

3.2 Dwelling Design

Design details to be considered include:

- An entry features such as a porch
- Window configurations and positions
- Articulation of the floor plan and roof line
- The choice of external materials and finishes
- Pitched roofs at a minimum of 22 degrees
- Alternative roof forms such as skillion, flat, curved or gabled will be considered on architectural merit.

Dwellings located on corner lots, or allotments adjoining a reserve must address both frontages, with the secondary façade to be visually consistent with the primary façade. Design details to secondary frontage must include:

- A Window to front corner of at least 1.5m²

And at least one additional design element as follows:

- Porches/porticos or verandahs
- Eaves return of at least 3m from primary facade
- External Materials matching primary facade
- Façade articulation and projections
- Pergolas
- Planter boxes and similar structures

Lightweight cladding combined with masonry construction to create a contemporary finish
Interaction of horizontal and vertical elements
Balcony to increase articulation

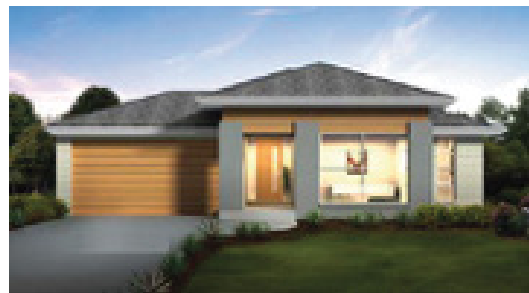
EXAMPLE OF HOW FACADE VARIATION MAY BE ASSESSED BY THE DAP:



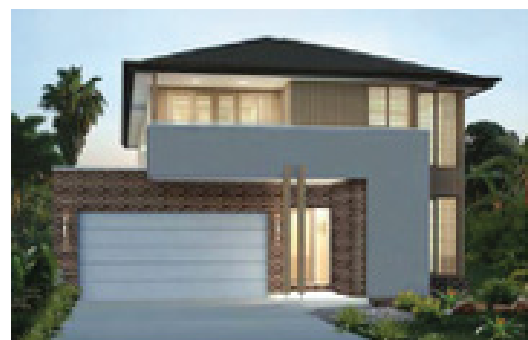
Dark blue lot denotes a façade that has already been approved by the DAP

You cannot have an identical façade to the dark blue lot if you are building on a light blue lot

EXAMPLES OF ENCOURAGED DESIGN SOLUTIONS



Consideration of external materials - timber to porch, matched with garage door selection. Consistent window configurations and appropriate sizing to eliminate blank walls. Large porch/dwelling projection to enhance visual interest and create variation to the roof line



IMAGES COURTESY OF BURBANK

3.3 Garages

All lots must provide vehicle accommodation in the form of an enclosed garage. Garages must be incorporated into main roof line of the dwelling and must not dominate the façade and must have a slim line, sectional, tilt or panel lift door to all street frontages, including garages located facing the secondary street frontage of a corner lot. Triple garages must be articulated by at least 500mm.

3.4 Minimum dwelling size

Dwellings must comply with the following: *(excludes garages, entry features, balconies, alfresco or other areas not enclosed on all sides)*

Lot Size	Minimum Dwelling Size
Less than 350m2	90m2
350m2 – or greater	120m2

3.5 External materials & colours

- Roofs must be constructed from:
- Masonry, slate or terracotta tiles
 - Colorbond.
 - Other non-reflective materials may be considered

External walls should primarily be constructed from brickwork, masonry or rendered lightweight cladding materials. The use of natural materials such as natural stone, exposed timber or other feature cladding materials is encouraged for key design articulation elements.

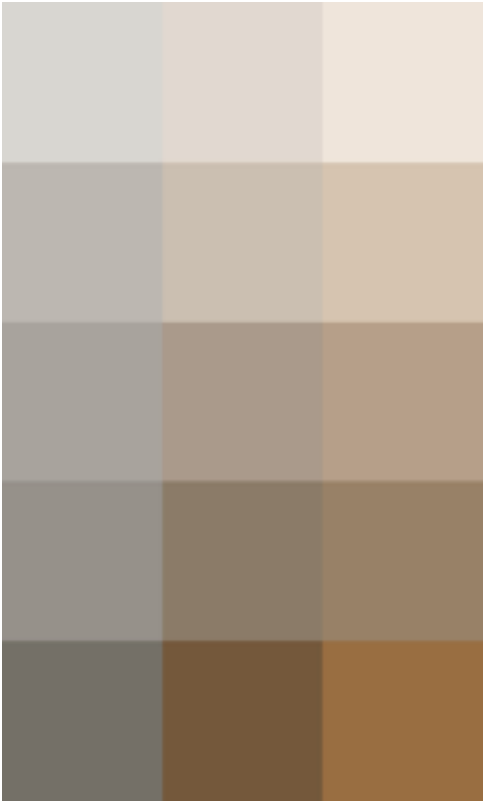
Unpainted and/or untreated metalwork is not permitted unless approved by the DAP. Fibre-cement sheeting may be permitted if finished as either a textured, painted or rendered surface

Reflective glazing is not permitted.

Natural, subdued colours which are consistent with the adjacent palettes must be used. Limited use of strong or bold colours may be used to emphasise a contemporary theme or to highlight a design feature.

The final decision relating to all external materials and colours will be at the discretion of the DAP.

BASE COLOUR EXAMPLES



ACCENT COLOUR EXAMPLES



3.6 Lot Specific Requirements

In response to the varying lot types within the master plan, the implementation of specific design requirements is necessary for some lots within Exford Road Estate.

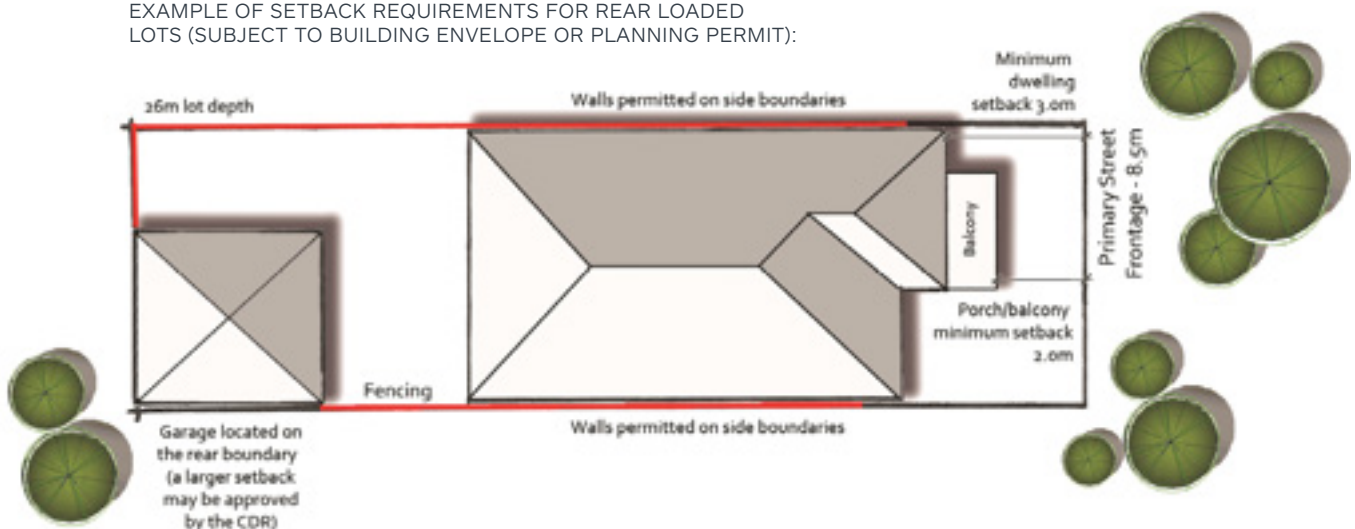
All allotments with an area of 250m² - 300m² or less have designated building envelopes. Dwellings on allotments with an area of less than 250m² may be required to obtain a Planning Permit from Local Council. Note: Dwelling designs on these allotments may vary from the requirements of section 2.1 and 2.2; however, this will be subject to approval from the DAP and Local Council.

Rear loaded allotments

The allotments shown in diagram 2 (below) are 'rear loaded' allotments. Dwellings on these lots must be designed to address the road or reserve frontage, with pedestrian access (the entry) located on this frontage. Garages must be located at the rear of these lots to allow vehicle access from the rear lane. Side elevations on corner lots must be design to address the road or reserve side boundary, as per corner lot requirements.



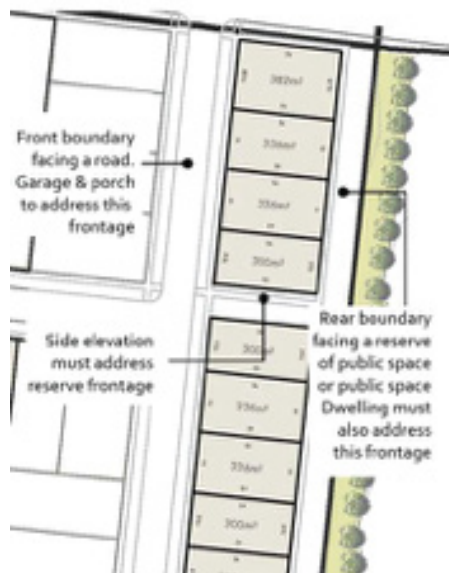
EXAMPLE OF SETBACK REQUIREMENTS FOR REAR LOADED LOTS (SUBJECT TO BUILDING ENVELOPE OR PLANNING PERMIT):



Fencing to reserve or public space frontages

Fence design must be to the satisfaction of the DAP.

Fencing must be constructed in order to define the allotment boundaries. Rendered brick piers with metal infill, timber slats or post and wire construction are some encouraged design solutions and fencing must be of a colour and material consistent with the colour and material palette contained within the approved design guidelines. A height of 1.2m and a minimum 30% transparency must be adhered to, unless specified otherwise in this document.



Lots with side boundary to reserve & Exford Road

For lots 101,145,128 & 428 side boundary fencing of 1.8m in height must not exceed 60% of the length of the side boundary commencing at the rear lot boundary. Garages must be located to the opposite side to the road reserve.

All walls visible from the public areas must be detailed in the same manner as the front elevation and must contain a window or windows at each level of at least 2m² in area forward of the side boundary fence and at least one of the following elements:

- Balcony, Portico or Veranda
- Wall feature matching material from the front façade

Secondary frontage fencing is to be set back a minimum of 4m from the dwelling's front facade or maximum of 60% of side boundary length commencing from the rear boundary, whichever is greater

EXAMPLE OF AN ENCOURAGED DESIGN SOLUTION FOR REAR LOADED LOTS (FRONT AND REAR ELEVATIONS)



Allotments with side boundary to reserve

Dwellings on lots 104 and 424 must address both their street frontage and park interface through an appropriate architectural response detailed below. Each dwelling must deliver positive engagement with the park through a responsive built form that promotes passive surveillance

The building facade must address both park and street interfaces. Dwelling design must therefore incorporate both street and parkland facing elevations reading as one primary façade with associated windows, doors and articulation. Feature windows and detailing should continue from the primary facade and continue along the length of the secondary facade for the entirety of the park interface. The secondary facade should include a habitable room with a clear view to the adjacent park.

The dwelling must be setback a minimum of 2.0m from reserve/park boundary and must also be landscaped to include advanced-stock canopy trees.

Any fencing between the reserve/park and the dwelling must be a maximum height of 1.2m and a minimum 50% permeability (not including plinth or columns) to the satisfaction of DAP.

The garage must be located adjacent to the lot boundary at the side of the dwelling, under the main dwelling roof and positioned on the opposite side to the park so that it is not located directly adjacent to a boundary abutting public open space

Corner lot treatments

Secondary street frontage fencing is to be set back a minimum of 4m from the dwelling's front facade with a minimum 2 sqm window employed at the dwelling's corner to engage with the secondary frontage.

High quality fencing treatments should be employed on secondary frontages consistent with the colour and material palette. Maximum height is 1.8m for side fencing.

Corner dwellings must address both their primary and secondary street frontages through the use of wrap around verandahs, feature windows and architectural detailing.

Corner dwellings should include a habitable room with a clear view to secondary streetscapes.

Materials and articulation treatments used on a corner dwelling's front facade should continue onto other facades facing the secondary streetscape through the use of openings, balconies, variation of materials, recessed and projected elements on ground and upper floors. This will reduce the overall mass of the buildings.



4.1 Solar heating panels

If installing solar heating panels, they should be located on roof planes not visible from public areas. Where visible from public areas, their installation will be assessed having regard to scale, form and colour.

Solar panels used for hot water must be fitted flush with the roof line and storage tanks must be located on the ground. Solar panels to be used for electricity generation and connected to the electricity grid must be fitted flush with the roof line and should not exceed a maximum of 6-8 panels measuring 1575mm x 826mm each.

Solar panels should all be located on a single roof elevation and face North. Where North faces the primary street frontage, panels must be located on the West roof elevation. If North is facing the secondary street frontage of a corner lot, the panels may be approved by DAP

4.2 Rainwater tanks

Rainwater storage and all associated fixtures will be encouraged (but are not mandatory); however they must be located in a position that is not visible from public areas and coloured to match the dwelling.

For more information regarding rainwater tanks, please contact Department of Sustainability and Environment (DSE):

Website: www.water.vic.gov.au Phone: 136 186



4.3 Recycled water

All homes within Croydon will have access to two separate water pipe systems. One system supplies you with drinking water, and the other (purple pipes) supplies you with Class A recycled water. Recycled water can be used for flushing toilets, watering the garden and washing cars. Connection to the recycled water system is mandatory.

For more information, please contact Western Water:

Website: www.westernwater.com.au

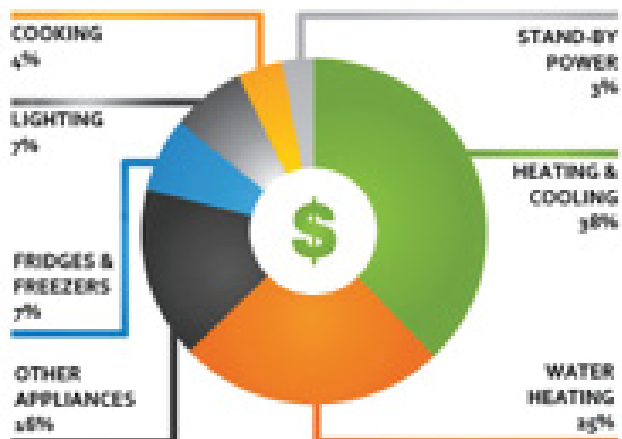
Email: mail@westernwater.com.au Phone: 1300 650 425

4.4 Energy ratings

It is the applicants' responsibility when building a home to comply with Victoria's energy rating requirements. Dwelling designs should be assessed by a licensed energy rating company, and they in turn will make recommendations regarding insulation and other resource saving measures. Dwellings must achieve the minimum standard as currently legislated.

4.5 Roof evaporative airconditioning units

Must not be visible from primary street frontage and must match roof colour and positioned below roof ridge line.



5.0 Driveways, fencing & landscaping

5.1 Driveways

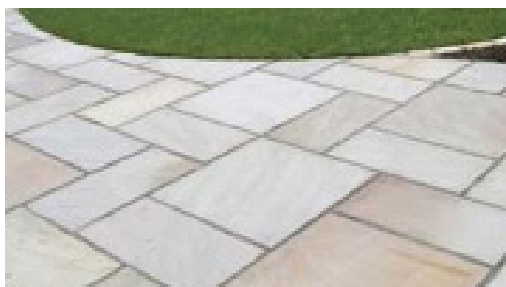
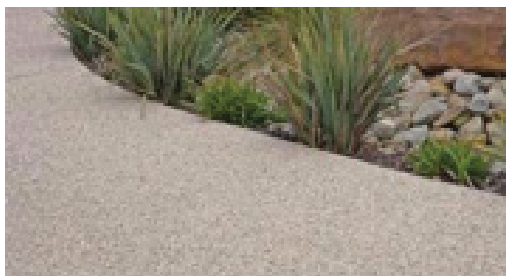
Driveways from the front allotment boundary to the setback of the garage must be fully constructed within 3 months of receiving your Certificate of Occupancy.

All driveways and other concreted areas within the front yard must be constructed from either:

- Masonry pavers
- Exposed aggregate,
- Coloured concrete
- Stamped or stenciled masonry surface

Driveways must be tapered to match crossover width and must be setback at least 400mm from the closest side boundary to allow for a landscaping strip.

EXAMPLES OF APPROVED DRIVEWAY FINISHES:



5.2 Boundary fencing

All side and rear boundary fencing must be constructed from treated pine, to an approximate height of 1.9m, plus an additional 50mm

to the top of the posts.

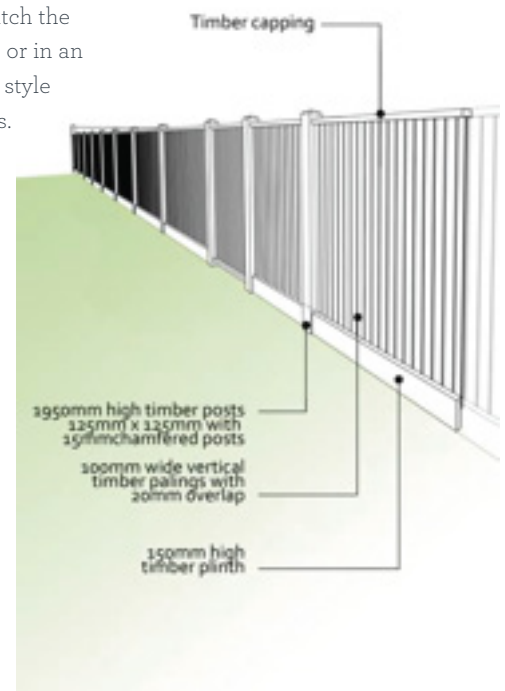
- Palings must be 1.7m in height
- Timber plinth must be 150mm X 38mm
- Timber posts spaced a maximum 2700mm apart (posts exposed to both sides of the fence)
- Timber posts must be 125mm X 125mm, 1.95m in height
- 15mm chamfered top to posts
- 3 X rails, 75mm X 50mm
- Capping (maximum 45mm thick)

Side boundary fencing must finish a minimum of 1.0m behind the adjacent frontage building line.

Side boundary fencing along the secondary frontage of a corner lot must finish a minimum of 5.0m behind the adjacent frontage building line.

Side boundary fencing must return to abut the dwelling (wing fencing). Wing fencing must be constructed to match the boundary fencing, or in an alternative timber style such as timber slats.

No fencing shall be constructed in the front yard or forward of the building line (excluding those lots mentioned in section 3.6).



Refer to section 7.2 for further information regarding boundary fencing location requirements.

5.3 Landscaping

Residents are encouraged to incorporate plants which are drought tolerant and native to the local areas. Local nurseries are an excellent source of advice on species selection and plant availability within the area.

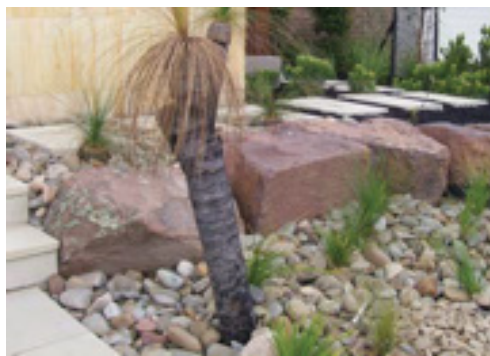
The minimum front landscaping works will include:

- 5.3.1 Fine grading and shaping of landscaped and lawn areas.
- 5.3.2 Garden beds comprised of pebbles or mulch
- 5.3.3 Small areas of lawn
- 5.3.4 At least 10 plants/shrubs
- 5.3.5 At least 1 advanced tree (2.0m minimum mature height).

Landscaping of your front garden must be completed within 3 months of receiving your Certificate of Occupancy.

Letterboxes must be designed to match and compliment the dwelling design. Single post supporting letterboxes will not be permitted.

EXAMPLES OF ENCOURAGED LANDSCAPING OPTIONS:



6.0 Outbuildings & ancillary items

6.1 Sheds

Sheds are to comply with the following:

- A maximum floor area of 15m²
- A maximum wall height of 2.4m
- A maximum height of 3.0m at the roof ridge
- Constructed from the same materials as the dwelling, or colorbond
- Must be screened from any street and/or public view

An encouraged solution is to include a storage area within the garage design. Should it be necessary to store boats, trailers or any similar vehicles, an appropriate carport out of public view should be considered.

6.2 Extensions

Any proposed extensions (such as verandahs and carports) or additional buildings must be submitted to the DAP for approval. The DAP will assess these on their merits. Developers Approval is only required if the extension or outbuilding is to be constructed within 5 years from the date of settlement of your allotment.

6.3 Ancillary items

Unightly services and other ancillary items must be located out of public view where possible and of an appropriate size, colour and finish. This would include items such as:

- External plumbing (excluding gutters & downpipes)
- Evaporative cooling units
- Split system heating/cooling units
- Antennae and aerals
- Satellite dishes
- Clothes lines
- Meter boxes
- Hot water units

Metal security shutters or fabric awnings to windows are not permitted.

EXAMPLES OF STRUCTURES THAT REQUIRE APPROVAL FROM THE DAP:



7.0 Gaining developers approval



7.1 Compliance checklist

Setbacks

- ☐ Site coverage complies with ResCode (Clause 54 of Council's Planning Scheme).
- ☐ Dwelling height complies with ResCode (Clause 54 of Council's Planning Scheme).
- ☐ Permeability complies with ResCode (Clause 54 of Council's Planning Scheme).
- ☐ Overlooking complies with ResCode (Clause 54 of Council's Planning Scheme).
- ☐ Setbacks comply with ResCode (Clause 54 of Council's Planning Scheme).
- ☐ Garage is setback at least 0.5m behind the dwelling (for lots with a depth of 32m or less)
- ☐ Garage is setback at least 1.0m behind the dwelling (for lots exceeding a depth of 32m)

Façade Variation

- ☐ Front façade design is not the same as any existing home within 5 lots of your dwelling.

Dwelling Design

- ☐ Built form is to be consistent with existing Neighbourhood character and contemporary in style
- ☐ Dwelling design does not include any external traditional features (historical detailing/decoration)
- ☐ Pitched roof forms are a minimum of 22 degrees
- ☐ Alternative roof forms complement the dwelling design
- ☐ A dwelling on a corner lot or an allotment adjoining a reserve addresses the secondary frontage with features that match the primary façade
- ☐ Vehicle accommodation in the form of an enclosed garage has been provided
- ☐ Garage does not dominate the front façade and is constructed using materials and colours which reflect the overall architectural theme of the dwelling.
- ☐ Garage displays a slim line, sectional, tilt or panel lift door to all street frontages.
- ☐ Triple garage is articulated

Minimum Dwelling Size

- ☐ Dwelling complies with relevant minimum floor area

External Materials & Colours

- ☐ External colours are primarily neutral, muted tones (red, orange, blue, green or similar tones are not permitted for roofs) Roof material is masonry, slate or terracotta tiles or colorbond
- ☐ Lot Specific Requirements (if applicable)
- ☐ Dwelling complies with relevant design and orientation requirements

Solar Panels

- ☐ Solar panels are positioned to minimize visual impact on the streetscape
- ☐ When panels are located on roof planes facing a road or public space, the dwelling roof must be a dark colour to blend with the panels

Rainwater Tanks

- ☐ Details of any proposed rainwater tanks are indicated on the plans

Recycled Water

- ☐ The dwelling will connect to the recycled water system

Energy Ratings

- ☐ The dwelling will comply with all relevant energy rating requirements as currently legislated

Driveways

- ☐ Driveway will be fully constructed within 3 months of the issue of the Certificate of Occupancy
- ☐ Driveway and other concreted areas within the front yard are constructed from an approved finish (no plain/natural concrete)
- ☐ Driveway is setback at least 400mm from the closest side boundary

Boundary Fencing

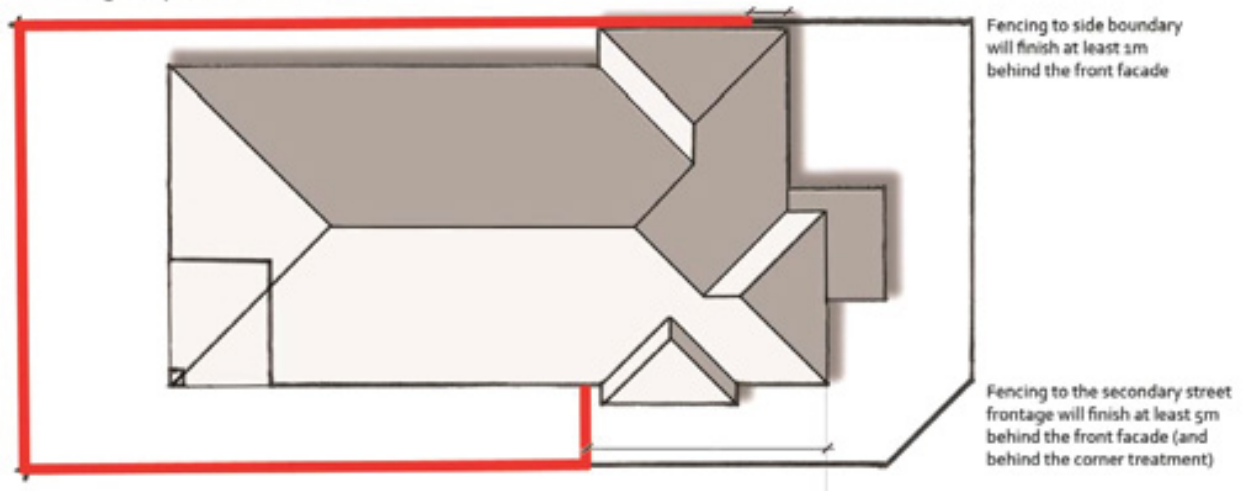
- ☐ Fencing details are shown on site plan (indicating correct materials, height and location)
- ☐ Fencing template signed by owner as confirmation that fencing will be constructed in accordance with the Design Guidelines (refer to section 7.2)

Ancillary Items

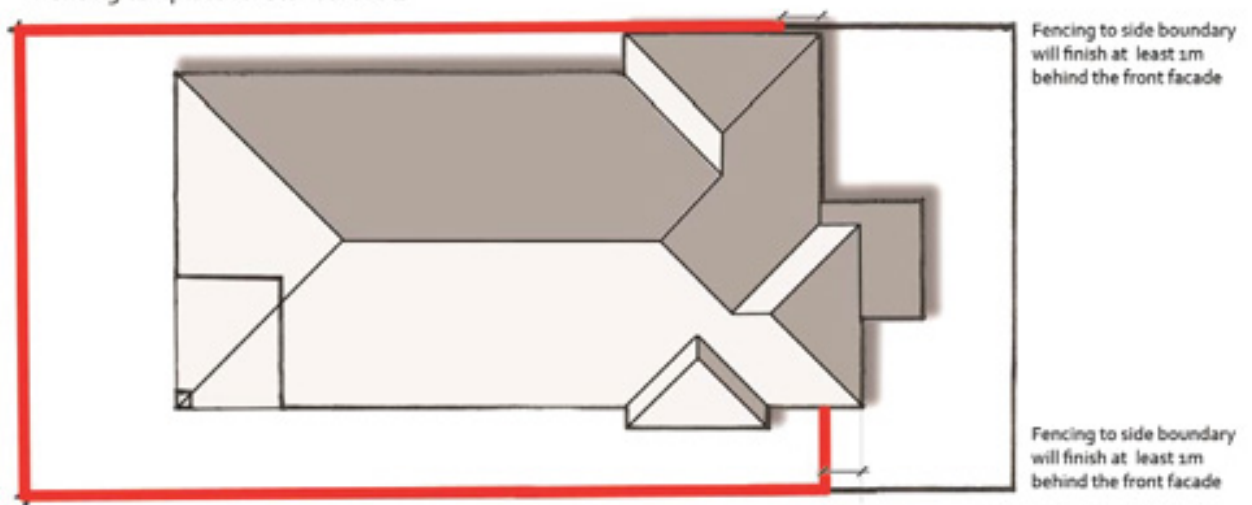
- ☐ Ancillary items and services are located to minimize visual impact on the street and appropriately coloured to blend with the dwelling (including hot water, units, meter boxes, evaporative cooling units and other roof mounted fixtures)

7.2 Fencing templates

Fencing template for corner lots



Fencing template for standard lots



I/we, being the property owners of lot , hereby confirm that I/we will construct all fencing in accordance with the City of [] design guidelines and the relevant fencing template (including fence height, location, style and materials).



Name _____ Name _____

Signed _____ Signed _____

Date _____ Date _____

7.3 Application form

This application for must accompany the submission documents

Lot Number _____ Street _____

Owner Details _____

Name/s _____

Contact Number/s _____ Email _____

Postal Address _____

Builder Details _____

Company _____ Contact Person _____

Contact Number/s _____ Email _____

Postal Address _____

Applicant Details (if different from above)

Company _____ Contact Person _____

Contact Number/s _____ Email _____

Postal Address _____

Attached:

- ☐ Completed Checklist
- ☐ Site Plan
- ☐ Floor Plan
- ☐ Elevations
- ☐ External Colours & Materials
- ☐ Signed Fencing Template

Submitted by:

Name:

Date:

8.0 Appendix

8.1 Rescode Provisions (Clause 54)

NOTE: Only requirements which are mentioned in section 2.1 are noted in this appendix. It is the responsibility of the owner and/or builder to ensure that all construction is in accordance with all relevant governing authority requirements and/or any other Planning Scheme provisions or Building Regulations which may be applicable.

NOTE: A variation to any of the regulations listed below must be approved by the CDR and the Responsible Authority (i.e., Local Council).

MAXIMUM STREET SETBACK REG. 408

A building must not be set back from the front street boundary more than one-third of the depth of the allotment.

MINIMUM STREET SETBACKS REG. 409

<i>Adjoining Development Context</i>	<i>Minimum setback front boundary</i>	<i>Minimum setback from a secondary street frontage</i>
Existing dwellings on adjoining allotments facing the same street	The average distance of the setbacks of the front walls of the existing buildings on the adjoining allotments facing the same street, or 9.0m, whichever is lesser	Not applicable
Existing dwelling on one adjoining allotment facing the same street and no building on the other adjoining allotment facing the same street	The same distance as the setback of the front wall of the existing building on the adjoining allotment facing the same street, or 9.0m, whichever is lesser	2m
No existing dwellings on adjoining allotments facing the same street	6.0m for a building facing a declared road 4.0m for a building facing any other street	2m

The following may encroach into the setback distances by not more than 2-5m:

- porches, verandahs and pergolas that have a maximum height of less than 3-6m above natural ground level; and
- eaves, fascia and gutters;
- sunblind and shade sails;
- screens required to satisfy overlooking criteria.

"Declared road" means a declared road within the meaning of the Transport Act 1983.

BUILDING HEIGHT REG. 410

The height of a building must not exceed:

- 10m if the slope of the natural ground level at any cross section wider than 8m of the site of the building is 2.5° or more; or
- 9.0m in any other case.

SITE COVERAGE REG. 411

Buildings must not occupy more than 60% of an allotment. Unroofed swimming pools, unroofed terraces and eaves may be disregarded for the purposes of calculating site coverage.

PERMEABILITY REG. 412

If a building is to be constructed on an allotment, not more than 80% of the area of the allotment can be covered by impermeable surfaces.

SIDE AND REAR SETBACKS REG. 414

Building height at any point	Minimum setback from side or rear boundary at that point
3.6m or less	1.0m
More than 3.6m but not more than 6.9m	1.0m plus an additional distance calculated at the rate of 300mm for every metre of height over 3.6m
More than 6.9m	2.0m plus an additional rate of 1m for every metre of height over 6.9m

The following may encroach into the setback distance by not more than 500mm:

- porches and verandahs;
- masonry chimneys;
- sun blinds;
- screens referred to in Regulation 4.19(4) or 4.19(5);
- flues and pipes;
- domestic fuel tanks and water tanks;
- heating and cooling equipment and other service

The following may encroach into the setback distance: -

- eaves, fascia and gutters 600mm in total width;
- landings with an area of not more than 2.0m² and less than 1.0m high;
- unroofed stairways and ramps;
- pergolas;
- shade sails;
- carports (subject to regulation 4.15).

WALLS ON BOUNDARIES REG. 415

This applies to the construction of:

- a wall on or within 150mm of a side or rear boundary of an allotment;
- a carport constructed on or within 1.0m of a side or rear boundary of an allotment.

The length of the wall, or of the carport, or of the wall and carport, must not, either by itself or when combined with the length of any existing wall or carport, be greater than the greater of:

- 10m plus 25% of the remaining length of the boundary of the allotment; or
- the length of any existing wall or carport constructed on an adjoining allotment which is within 150mm of the boundary of that allotment. If the proposed construction abuts the existing wall or carport.

A wall or carport constructed within 150mm of a side or rear boundary of an allotment must not exceed an average height of 3m and a maximum height of 3.6m along the boundary. If a wall or carport abuts an existing wall it may be constructed to the same height as that wall.

