



THE  
**GRAVENALL**

CAROLINE SPRINGS



# Housing & Design Guidelines



# Contents

## PART A

<b>Estate Vision</b> .....	1
----------------------------	---

<b>Purpose of the Guidelines</b> .....	2
--	---

- Purpose Statement
- How to use these Housing and Design Guidelines
- Enforcement of the Housing and Design Guidelines
- Exclusions

<b>Development Approval Process</b> .....	3
---	---

- Development Approval Procedure
- Planning Guidelines
- Construction of your Home
- Approval Process Flowchart

## PART B

<b>Siting Requirements</b> .....	5
----------------------------------	---

- Front Setbacks
- Side and Rear setbacks
- Projections and Encroachments
- Walls on Boundary
- Garages

<b>Built Form Requirements</b> .....	7
--------------------------------------	---

- Building Height
- Façade Design
- Roof Forms
- Corner Dwellings

<b>Amenity Requirements</b> .....	10
-----------------------------------	----

- Site Permeability
- Private Open Space
- North facing Windows
- Overlooking
- Fencing & Enclosure
- Services/ Plant Equipment / Ancillary Structures

<b>Detailed Design Requirements</b> .....	11
---	----

- Materials
- Colours
- Sustainable Features
- Landscaping
- Miscellaneous

## PART C

<b>Land Owner's Responsibility</b> .....	16
--	----

- Maintenance

## APPENDIX 1

Plan of Applicable Lot Planning and Design Guidelines .....	17
---	----

PART A:

# ESTATE VISION



## THE PLACE

### WHY THE GRAVENALL?

Nestled in the heart of Caroline Springs, The Gravenall is a rare opportunity for first home buyers, growing families and investors.

The Gravenall not only offers families with a number of schools in close proximity, but a lifestyle choice that abounds in pretty wetlands, walking paths, libraries, cafes, a shopping centre and glitzy hotel complexes on your door step.

As a relatively new yet well planned and established community, the suburb offers perks to both first home buyers and investors with a steady growth in the market value at a compound annual rate of about 7.8%.

Melbourne's west indeed has seen a surge in land availability across the periphery. In such an environment, finding this rare patch of land in an already sought after suburb, ticks all the boxes for the investors and first home buyers.

The transport links make travel quick and easy to Melbourne, it is approximately a 30-minute travel duration, with Melbourne CBD (Central Business District) being just 4 stops away on the train line.





# PURPOSE OF THE GUIDELINES

The Gravenall design criteria are in place to assist outcomes that enhance community harmony and pride. They set out parameters for the built form and siting on the parcel of land in consideration of setting and proximity to adjacent development. The design requirements also seek to encourage certain qualities.

Guiding development activity in this way assists to provide the Investor with peace of mind, knowing that the investment will grow into the future by being protected from inappropriate development within The Gravenall.

The “The Gravenall Housing and Design Guidelines” are applicable for all single dwelling proposals on allotments of greater than 300sqm and that are not nominated as small lot or medium density super lots. All allotments at The Gravenall less than 300sqm will be subject to assessment under the Small Lot Housing Code.

A limited number of larger corner lots within the development have been identified as potentially suitable for construction of two dwellings on a lot. These will be subject to a separate planning permit assessment and approval by Melton City Council.

**Appendix 1 of this document provides a plan indicating the relevant Guidelines and guidelines applicable to all lots within The Gravenall.**

## HOW TO USE THESE HOUSING AND DESIGN GUIDELINES

The guidelines are presented to express Aims and define Guidelines for dwelling design that occurs within The Gravenall. They will allow for flexibility in selection and choice of housing across the Estate. Meeting the intent of the Aims can, in most cases, be achieved in a variety of ways. Some are prescriptive, others performative.

The Aims are broken down into four areas of concern. These areas of concern can be addressed by thoughtful design, and thus form the basis of the “The Gravenall Housing and Design Guidelines”.

Namely, these four areas of concern are as follows:

- the siting of the dwelling on its parcel of land
- the built form or dwelling envelope - the massing and visual bulk of the proposal
- the level of natural amenity with regards drainage, solar access, privacy and safety, both on-site and as they impact upon the neighbour
- the detailed design aims to consider streetscape presence, the desired Estate character, and coherence of the development as the area becomes populated with buildings.

A proposal for development is required to consider, incorporate and justify the response to the Aims within the designed response. The proposal is then submitted to The Gravenall Assessment Panel for Design approval, prior to commencement of working drawings/ construction documentation.

## ENFORCEMENT OF THE HOUSING AND DESIGN GUIDELINES

The “The Gravenall Housing and Design Guidelines” are executed by enforcement through the conditions of the Contract of Sale, pertaining to certain parcels of land within the Estate.

## EXCLUSIONS

Lots identified as suitable for two dwellings on a lot are subject to review by Melton City Council under the State Planning Policy Framework clause 55 assessment.

# DEVELOPMENT APPROVAL PROCESS

## DEVELOPMENT APPROVAL PROCEDURE

To meet the conditions of land sale imposed by the "The Gravenall Housing and Design Guidelines", any single dwelling proposal for development, on land greater than 300sqm in area, will need to gain Development Approval from The Gravenall Assessment Panel (TGAP) prior to seeking Building Permit approval.

The following email address is to be used to contact the TGAP: [aakash@gaage.com.au](mailto:aakash@gaage.com.au).

In the first instance, please contact the TGAP via the email address above. Information on what documents to submit, the format to lodge documents, fee to process and timeframe of assessment period can be provided at the time of initial contact. Your project will also be assigned to a prime contact person for all future communications.

Generally, the fee is at \$750 +GST with a 10 day turn around period from receipt of submission to granting of approval is offered. Where approval is withheld, solutions will be offered by the TGAP and a meeting to resolve the points of concern, arranged, if required.

## PLANNING GUIDELINES

The Gravenall has an applied zone of General Residential Zoning (GRZ). As per this:

- Lots less than 300 sqm must be designed in accordance with the Small Lots Housing Code (SLHC). **Lots less than 300sq.m must comply with this code to not require a formal planning permit.** The SLHC can be found at the following link; <https://vpa.vic.gov.au/strategy-guidelines/small-lot-housing-code/>
- Lots greater than 300 sqm are required to be submitted to the TGAP for approval. In accordance with the GRZ a planning permit from Melton City Council is not required for the construction of a single dwelling on a lot greater than 300 sqm in area.
- Where more than one dwelling is proposed on any parcel of land, planning approval will be required from Melton City Council.

**Appendix 1 of this document provides a plan indicating the relevant Guidelines and guidelines applicable to all lots within The Gravenall.**

A Building Permit is always required, and submission for Building approval is made following any Design and/or Planning approval requirement.

## CONSTRUCTION OF YOUR HOME

After you have received approval for development from TGAP you must then obtain a Building Permit from Melton City Council or a Private Building Surveyor.

*Note:* Design approval from TGAP does not exempt the plans from any building or statutory regulations. Approval by the TGAP does not infer compliance under the National Construction Code of Australia, nor other applicable planning or building regulations.

**Construction of the dwelling on the land is to be within 2 years of settlement or a penalty will be applied.**



# DEVELOPMENT APPROVAL PROCESS

## APPROVAL PROCESS

### PRE-CONSTRUCTION

**STEP 1**

- Consider ideal house design
- Review housing and design guidelines
- Select and secure land

SETTLEMENT

**STEP 2**

- Prepare Design submission

SUBMIT TO TGAP

**STEP 3**

- Revise, if necessary

DESIGN APPROVAL ISSUED

**STEP 4**

- Complete working drawings
- Select registered building surveyor

SUBMIT TO RBS

**STEP 5**

- Revise, if necessary

CONSTRUCTION APPROVAL ISSUED

### CONSTRUCTION

**STEP 6**

- Select builder
- Construct house and fencing

OCCUPANCY PERMIT ISSUED

### POST CONSTRUCTION

**STEP 7**

- Complete landscaping
- Continued maintenance

HOUSE AS HOME

**ADDITIONS OR EXTENSIONS**

- Process recommences

**PART B:**

# SITING REQUIREMENTS

## FOR LOTS 300 SQM AND ABOVE

To achieve residential development which contributes to a preferred neighbourhood character.

### 1. FRONT SETBACKS - ALL LEVELS

Aim: To ensure that street setbacks contribute to an acceptable neighbourhood character and make efficient use of the site.

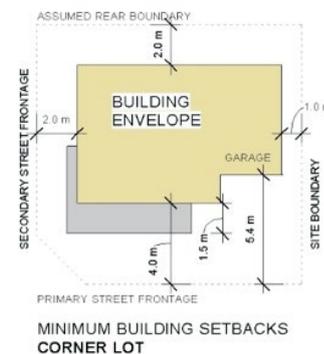
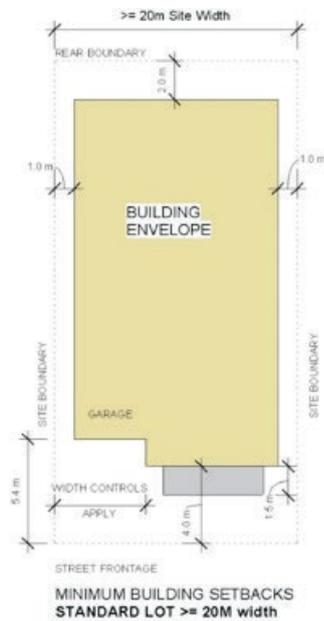
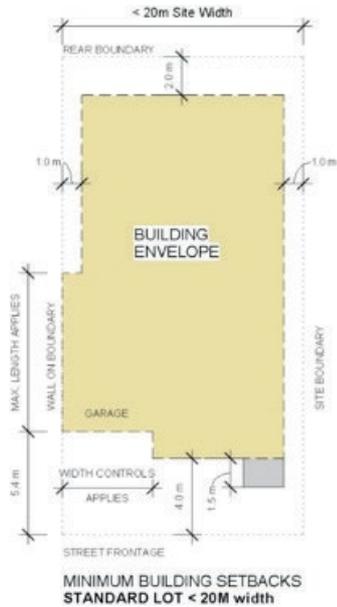
**Guideline 1:** Front wall line is to be setback from the front boundary by at least 4m. This does not include balconies, porticos and verandahs.

### 2. SIDE AND REAR SETBACKS - GROUND LEVEL

**Aim:** To ensure that the height and setback of a building from a boundary respects the preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

**Guideline 2:**

- Rear wall line is to be setback from the rear boundary by not less than 2m. No walls on boundary are permitted along the rear boundary.
- Where a lot has a street frontage of less than 20m, a wall facing the side boundary must be setback at least 1m, unless it is set on or within 200mm of the boundary.
- Where a lot has a street frontage of 20m or more, all side boundary setbacks must be at least 1m, including garage walls.
- Where a lot is a corner lot, the primary frontage is considered to be the shorter of the two street frontages. Where boundaries are equal in length, refer to the TGAP for a determination. Secondary street boundary setbacks, on corner lots, are to be a minimum of 2m.
- Corner lots are to have walls that do not encroach the primary and secondary setbacks and such walls are to be perpendicular. Walls are not to be angled to align with any boundary corner splay.
- Setbacks to walls facing Reserves are to be a minimum of 2m.
- Easements running along the rear boundary of the site are not to be built over.



# SITING REQUIREMENTS

## 3. PROJECTIONS AND ENCROACHMENTS

**Aim:** To ensure that the visual bulk of encroachments into setbacks are contained and permissible.

### Guideline 3:

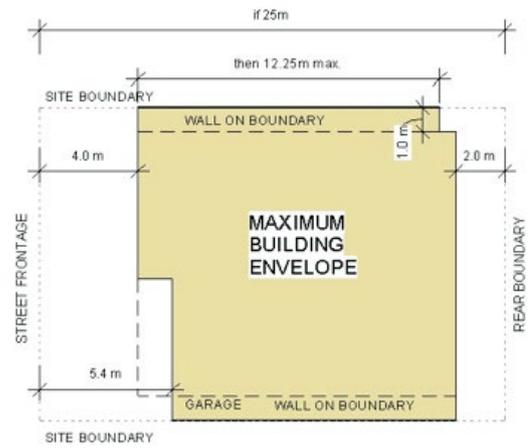
- Balconies, porticoes and verandahs (including eaves) are not to project into the minimum front setback by more than 1.5m.
- Balconies, porticoes and verandahs extending into the minimum front setback must not exceed in height 3.6m above ground level.
- Wall projections, eaves, fascia's, chimneys, flues, 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.
- Decks less than 800mm above ground level may encroach into the setback.
- Raised open space, where the height is 800mm above ground level or greater, must be setback 4.5m from a side or rear boundary or be screened to a height of 1.7m above floor level for any part for the perimeter within the 4.5m setback.

## 4. WALLS ON BOUNDARY

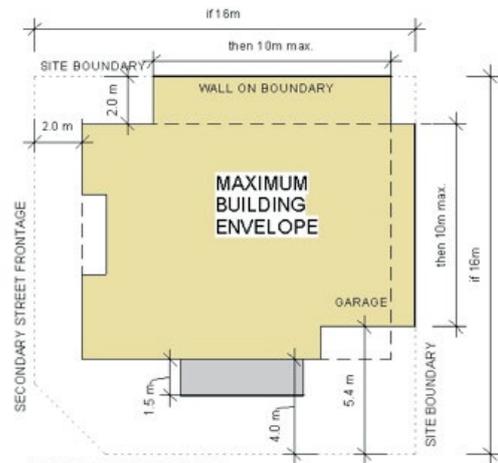
**Aim:** To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits impact on the amenity of existing dwellings.

### Guideline 4:

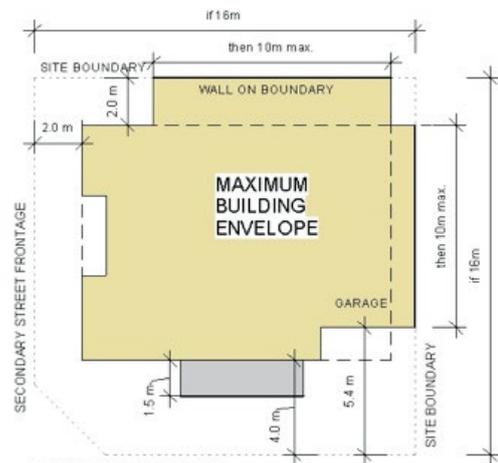
- Rear boundaries may not have a wall on boundary, setback is required, except to corner lots.
- No walls on boundary are permitted to street frontages, except masonry low wall fencing.
- No walls on boundary are permitted to boundaries abutting a recreational, drainage or rail Reserve.
- Where there are back to back walls on adjacent allotments, the length of walls may extend no more than 2m beyond the abutting neighbours wall on boundary.



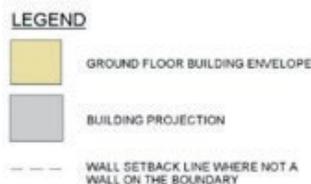
**WALLS ON BOUNDARY STANDARD LOT**



**WALLS ON BOUNDARY CORNER LOT**



**WALLS ON BOUNDARY CORNER LOT**



# BUILT FORM REQUIREMENTS

## 5. GARAGES

**Aim:** To ensure that the siting of garages does not dominate building façades.

**Guideline 5:**

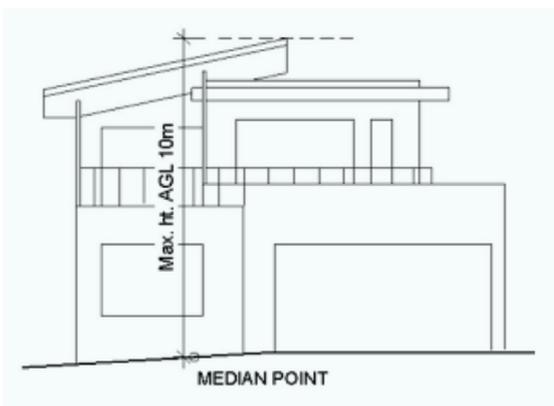
- Garages are to be integrated into the main building envelope of the dwelling.
- Garage wall lines are to be recessed behind the predominant wall line by a minimum of 300mm.
- Garage walls are not to be set closer to the street frontage boundary than 5.4m.
- Where garage walls face a secondary street frontage, eg: corner lots, the garage must be setback a minimum of 5.4m from the street frontage.
- Garages are not permitted to be located adjacent to boundaries abutting public open space.
- On corner lots garages are not to be located at the corner where the primary and secondary frontages meet.
- Where walls are built to the boundary both sides of the dwelling, the Garage must provide direct egress through to the rear garden.

## 6. BUILDING HEIGHT

**Aim:** To develop a neighbourhood scale that does not inhibit the enjoyment of neighbouring sites ability to access sun and daylight, nor overload the infrastructure.

**Guideline 6:**

- The building height is not to exceed 10m above finished surface level along the front boundary, median level for sloping land.
- Dwellings must have no more than two storeys.



## 7. FAÇADE DESIGN

**Aim:** To ensure that the architectural features of the design and form are considered to each frontage. Where particular consideration is required, this has been raised under the general provisions within this document.

Each home at The Gravenall will contribute to the character of the streets and neighbourhood. The Design Guidelines make use of a range of factors to encourage a development that is holistically designed. To ensure that the results avoid a uniform result, individual response to the following elements are included for consideration when designing your new home.

**Guideline 7A:**

Dwelling façade should be articulated and proportioned to reduce visual bulk of built forms.

**Decision Guideline:**

- Elements may be added to the wall surface to break the surface extent, such as awnings, fin walls and the use of window articulation.
- The wall surface may include a niche, a stepped wall or differing materials may be applied across the wall surface to create a delineation across the height or to accentuate a change in wall plane.
- Corner lots are to articulate both primary and secondary frontages by the means of a wraparound porch, a design feature to match the porch and windows for passive surveillance.
- Two storey developments are to articulate both levels of the façade.
- Corner lots should include a habitable room with a clear view to the secondary streetscape.

**Guideline 7B:**

Street surveillance and security is to be enhanced by the placement of windows that face the street frontage.

**Decision Guideline:**

- Habitable rooms are to be located along the primary façade.

# BUILT FORM REQUIREMENTS

## Guideline 7C:

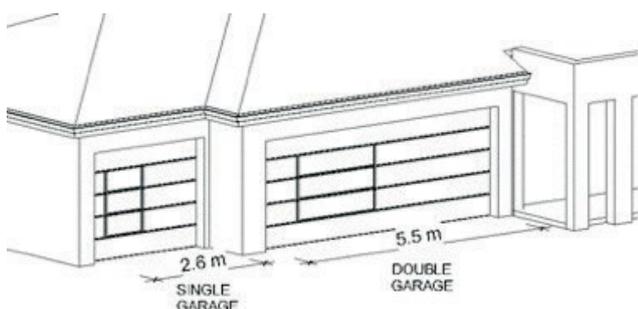
**Aim:** To ensure that the siting of garages does not dominate building façades.

### Decision Guideline:

- Lots with a street frontage of less than 12.5m, a single garage is required with a maximum door width of 2.7m
- Lots with a street frontage of 12.5m or greater, the maximum width allowable for the garage door is 5.5m
- Where a development is two storeys and the garage door width exceeds 40% of the allotment width, then balconies or windows are to be placed above the garage.
- Each dwelling should have a single crossover and the crossover width should not exceed the width of the garage opening.
- Triple garages may only occur on lots with a street frontage greater than 18m or on corner lots with a primary street frontage greater than 20m. Triple garages must be broken down into two parts, a single entry of max. width 2.6m opening and double entry point of max. width 5.5m opening. The two parts must step, with a fixed setback of 500mm between the two wall faces.
- The architectural character of the garage should adopt the same roofline as the dwelling.
- Garage doors are to be coloured to match the colour arrangement of the house and are to be either panel lift or slimline. Roller doors will not be permitted within public view.

**Note:** Minimum internal dimensions of garages are to be in accordance with ResCode as follows:

- Single garage – 3.5m width x 6.0m length
- Double garage – 5.5m x 6.0m length



## Guideline 7D:

Dwelling entry is to be clearly defined and visible from the street frontage.

### Decision Guideline:

- Colour accent may be used at the entry.
- Protruding elements may draw the eye towards the entry.
- The sense of address is to be reinforced by the design and placement of the entry.

## Guideline 7E:

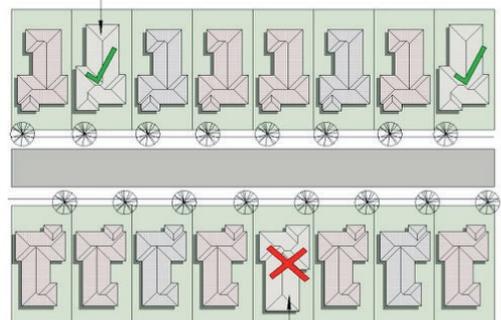
Desired neighbourhood character is dependent on the careful distribution of building elements and to create an attractive streetscape composition.

Variability in housing facades and forms is important in upholding the integrity of the streetscape and façade Replication is to be avoided.

### Decision Guideline:

- Two dwellings with the same front façade shall not be built within five contiguous lot spaces of the original lot. Provision includes lots either side, opposite and encompassing other street frontages where applicable

Dwelling with same front facade separated by five contiguous dwellings from original



Dwelling with same front facade located within five contiguous dwellings from original

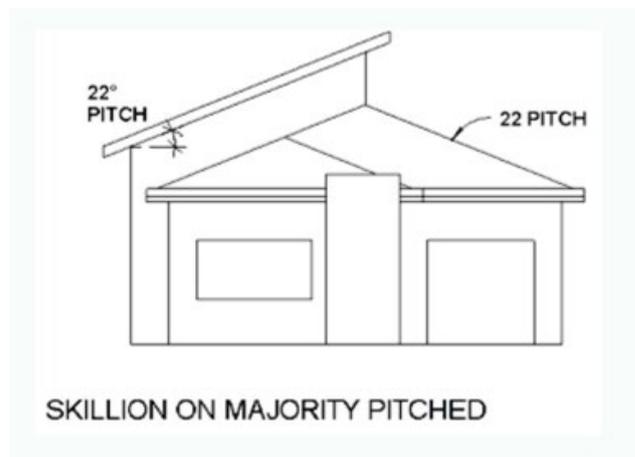
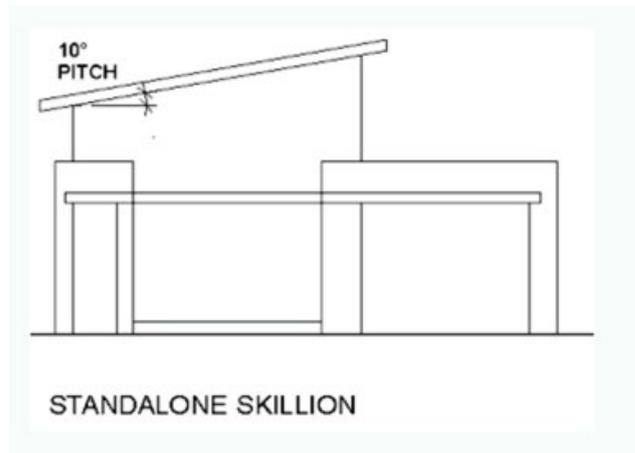
# BUILT FORM REQUIREMENTS

## 8. ROOF FORMS

**Aim:** To ensure natural daylight is not unduly limited to neighbouring properties and to provide visual continuity across the development.

**Guideline 8:**

- Pitched roofs are to be pitched at 22°.
- Eaves are to be a minimum of 450mm deep.
- An eave is required for pitched roof dwellings on the front façade, this must return along the side elevation to the point of the first habitable room window or a distance of 3m, whichever is the greater, unless meeting a parapet wall on boundary
- Corner lot dwellings are to have a constant 450mm overhang to pitched roofs along both the primary and secondary frontage with a 3m return to the rear of the dwelling.
- Skillion roofs are to be pitched at 10° (standalone) and 22° where the skillion presents to the front of a roof line that is majority pitched, in this case the eaves overhangs to both ends of the slope are to be equal.
- Flat roofs are to conceal any box gutters and bargeboards behind a parapet.



# AMENITY REQUIREMENTS

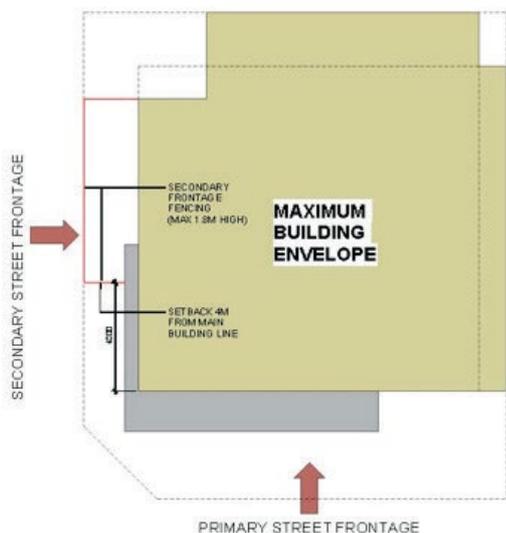
## 9. FENCING & ENCLOSURE

**Aim:** To ensure that visual obstruction and transparency, as affected by the locations of fencing and enclosures, don't cause undue overshadowing or loss of privacy, to the detriment of neighbouring properties.

### Guideline 9:

- Boundaries adjoining open space or drainage reserves are to have 70% transparent fencing, finished in a dark or muted tone.
- Side, rear and internal fencing may be constructed to a maximum height of 1.8m
- Side boundary and internal fencing is not to project beyond the front wall line of the house, unless it forms part of the neighbouring lots rear boundary. The front fence may return to meet the side fence or wall on boundary.
- Front fencing, if required, is not to be more than 1.2m in height and is to be largely transparent, unless it is constructed of masonry, in which case the maximum height is to be 0.9m.
- Internal "wing" fencing should be fitted with a gate to provide rear yard access in at least one location and must be setback a minimum of 1m from the building line to be visually recessive.

Example of permitted fencing



FENCING AND ENCLOSURE  
CORNER LOTS

- Secondary frontage fencing on corner lots must be setback a minimum of 4m from the closest front building line to maximise activation of the secondary frontage.
- Secondary frontage fencing may be a maximum of 1.8m in height.
- All boundary fences are to be constructed prior to occupancy.
- Material to be Colorbond steel fencing or equivalent in dark muted tones.

## 10. SERVICES/ PLANT EQUIPMENT & ANCILLARY STRUCTURES

**Aim:** The Design Guidelines assist to establish the best way to locate items that are essential for everyday living, but do not contribute to an appealing streetscape environment.

### Guideline 10:

- Water tanks are not to be placed forward of the front wall line. They are to be screened by front or side fencing, if visible from the street frontage.
- Meter boxes and gas meters shall be located where they are not visually obtrusive to the public.
- Satellite dishes, TV antennas, clothes lines, hot water services, evaporative units must be located away from direct view lines from the street.
- Roof mounted building services must be located away from the street frontage or concealed by a parapet or roof structure that is part of the overall dwelling design.
- Bins are to be stored towards the front of the property and be screened or enclosed.
- Detached garages, sheds or ancillary storage for boats, caravans and the like must not be visible from the street.
- Sheds are not to be greater in height than 2.6m, nor larger than 6 sqm in floor area.
- Generally, solar panels should follow the pitch of the roof.



# DETAILED DESIGN REQUIREMENTS

## 11. EXTERNAL MATERIALS

**Aim:** To encourage the use of materials that are contemporary, including low environmental impact across the material's lifecycle, high thermal performance properties.

To ensure that the application of these materials contributes to the residential streetscape appeal and consistency across the Estate.

### Guideline 11:

- A dwelling façade must incorporate a maximum of 75% total wall coverage (excluding windows / openings) of any one material or colour.
- Where the dwelling incorporates masonry, the window and door lintels and surrounds must be finished in the same masonry, and avoid the use of lightweight infill panels. This applies to all elevational treatments.
- Reflective glazing will not be permitted. Dark, tinted or coloured treatments are acceptable.
- Unpainted or untreated metalwork is not permitted.
- Fibre-cement sheeting and concrete blockwork may be permitted if finished with either a textured, painted or rendered surface.
- Brickwork may be fair faced. Uniform colour is encouraged.
- Timber sheets and or boards may have a clear coating as a finish, or have an applied surface finish.
- Aluminium, stone and steel elements should only be used in the façade and as points of interest.
- Structural wall panels are viewed favourably as a method to fast track construction time. The surface treatment must meet those stipulated for fibre cement sheet or may be an aluminium sheet cladding with articulated detailing at junctions.
- Dwelling elevations not visible from the street are to be finished in a manner consistent with the front façade materials and colours.
- Kit homes are required to perform to the Guidelines set out in these Design Guidelines.
- Materials and articulation treatments used on a corner dwelling's front façade should continue onto the secondary streetscape façade.

## 12. COLOURS

**Aim:** To create a backdrop of tonal transition across neighbouring dwellings.

Vivid colours are to be used as accents only, and are not to dominate the elevational treatment. To encourage a selection of wall colours from a palette range of whites, neutrals, creams, rusts, browns, greys through to slate. Where colorbond metal roofing is to be installed, the roof colours are to be matte finish (non-reflective) colours. Greys, off whites and neutral toning only. Tiled roofs are permissible, including solar tiled roofs.

### Guideline 12:

- All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, downpipes and gutters and other minor architectural detailing items must be of a similar colour, and relate to the palette selected for the façade treatment.
- The application of bright and / or fluorescent colours will be subject to the TGAP approval.
- Examples of acceptable tonal colours are provided below.

#### Porter's Paints:



# DETAILED DESIGN REQUIREMENTS

## 13. SUSTAINABLE FEATURES

**Aim:** To allow for the use of features that add to the home's self-sufficiency.

### Guideline 13:

- Energy rating is to achieve a 6-star rating and be conducted in accordance with the requirements of the National Construction Code.
- All dwellings are encouraged to be designed and built to achieve a 10-20% reduction in greenhouse gas emissions as assessed by relevant, Building Surveyor approved, rating methods.
- Where possible, living areas are to be located to the north of dwellings to facilitate solar access in winter
- If possible, zone the dwelling layout to enable main living areas to be separately heated and cooled.
- Where possible locate private open space along the north side of the allotment. Avoid placing it along the primary frontage.
- Where possible provide for the inclusion of sun shades and retractable awnings to prevent Summer solar access, while allowing Winter solar access.
- Rainwater tank or solar panels are to be installed.
- At a minimum, all toilets and front and rear garden taps, are to be plumbed to the recycled water infrastructure.
- Lighting selections should rely upon LED and compact fluorescent fittings, or equivalent energy saving types.

## 14. LANDSCAPING

**Aim:** To ensure dwellings are contextually related to a landscaped area from the street front.

To ensure planting schedules incorporate plants from the ecological vegetation class (EVC) 132\_63. To ensure each front garden is planted with at least one canopy tree combined with lower scale planting.

### Guideline 14

- Front garden area includes driveway, path and area contained within the setback, back to the internal fence line, where there is one.
- Front gardens should be planted with a minimum of one canopy tree per standard residential lot frontage combined with lower scale planting. The canopy tree should have a minimum mature clear trunk height of 2m.

- A minimum soft scaped 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.
- Impermeable hard surface materials must not exceed 40% of the front garden area including the driveway and front path
- At least 30% of the soft scaped area must consist of a planted garden bed.
- Irrigation is discouraged unless a rainwater tank facilitates this function.
- Avoid the use of prohibited invasive weed species.
- Generally, plant selections are to be hardy, reasonably drought tolerant and compatible with the average rainfalls offered within the region.
- Grass lawn is to be a warm season turf variety. The lawn should be maintained and regularly edged to present neatly. Grass is to be installed on a minimum 100mm depth of suitable topsoil.
- Minimum 200mm depth of suitable top soil is to be installed to all garden bed areas. Garden beds are to include an 80mm depth of mulch to retain moisture within the soil and suppress weed growth.
- All plants are to be selected from the plant species list derived from Melton Council's Landscape Guidelines for the Shire of Melton, current issue.
- Lighting may form part of the external landscape design. Excess light spill must not result from any external light fittings. Fittings should be positioned down or inwards towards the dwelling façade.
- Landscaping is to be completed within 3 months of the completion of the construction of the dwelling. i.e.: within 3 months of the issue of the Certificate of Occupancy.
- Clotheslines are to be provided

# DETAILED DESIGN REQUIREMENTS

Landscaping Plans shall be submitted to TGAP at the time of submitting the House plans and should detail the following elements:

## EXISTING SITE CONSIDERATIONS

- Details of existing trees and other significant vegetation, including the accurate location, height, species, tree protection zone and a condition report for all canopy trees including the canopies of trees that overhang the land. The provision of this information is important as the removal of any trees may require a planning permit
- Existing boundary fencing, including height and style
- Location of any overhead or underground services
- All streetscape features such as street trees, nature strip, power poles, bus shelters, or service pits
- Details of existing trees on adjoining sites including location, height and species

## PROPOSED LANDSCAPE ELEMENTS

- Turf extent and area in sqm (damaged nature strips are to be turfed or sown upon completion of works)
- Garden beds, including ground cover finish, planting schedule and types of borders installed.
- Retaining walls, including location, height and type.
- Overland stormwater drainage management.
- Any irrigation installations.
- Permeable and impermeable surfaces, extent and area in sqm
- Trees to the front and rear gardens, including quantity, location, species and mature height.

All Landscape plans should be prepared in accordance with the **'Landscape Guidelines for the Shire of Melton 2010'**

## LANDSCAPING THEME



# DETAILED DESIGN REQUIREMENTS

## PLANT SELECTION OPTIONS (EVC 132\_63)

### Species typical of at least part of EVC range

*Pimelea curviflora* s.s.  
*Atriplex semibaccata*  
*Ptilotus macrocephalus*  
*Acaena echinata* Sheep's Burr  
*Plantago gaudichaudi*  
*Maireana enchyfaenoides*  
*Calocephalus citreus*  
*Solenogyne dominii*  
*Oxillia perennans*  
*Chamaesyce drummondii*  
*Goodenia pinnatifida*  
*Austrostipa bigeniculata*  
*Austrostipa scabra*  
*Austrostipa nodosa*  
*Whalleya prolata*  
*Austrodanthonia duttoniana*  
*Centrolepis strigosa* ssp. *strigosa*  
*Centrolepis aristata*  
*Convolvulus erubescens* spp. agg.

### Common name

Curved Rice-flower  
 Berry Saltbush  
 Feather-heads  
  
 Narrow Plantain  
 Wingless Bluebush  
 Lemon Beauty-heads  
 Smooth Solenogyne  
 Grassland Wood-sorrel  
 Flat Spurge  
 Cut-leaf Goodenia  
 Kneed Spear-grass  
 Rough Spear-grass  
 Knotty Spear-grass  
 Rigid Panic  
 Brown-back Wallaby-grass  
 Hairy Centrolepis  
 Pointed Centrolepis  
 Pink Bindweed

Excerpt: Department of Sustainability and Environment, "Victorian Plain bioregion EVC 132\_63: Low-rainfall Plains Grassland", 2004.

## SMALL TO MEDIUM INDIGENOUS TREE FOR STREETS AND PARKS

### Species name

*Acacia implexa*  
*Acacia retinodes*  
*Acacia pycnantha*  
*Allocasuarina leuhmannii*  
*Allocasuarina verticillata*  
*Eucalyptus behriana*

### Common name

Lightwood <10  
 Wirilda <8  
 Golden Wattle <10  
 Buloke <10  
 Drooping Sheoke <5-10  
 Bull Mallee <10

Excerpt: Shire of Melton, "Landscape Guidelines for Melton Shire Council 2010", 2010, p9. Refer to pp. 9-14 for recommended plant selections.



# DETAILED DESIGN REQUIREMENTS

## 15. MISCELLANEOUS

### Crossovers

Each dwelling is to have only one, single sized crossover.

### Driveway

May be permeable in surface treatment. The surface of the driveway is to be constructed to present as either a coloured concrete, exposed aggregate, stenciled or stamped masonry surface, stone or concrete paver. Trafficable permeable pavers or a porous material finish are acceptable as a permeable finish. Gravel or loose pebbled driveways will not be accepted. Driveways are to be offset from the fence line by 500mm minimum by planting strip. Driveway is to taper to match the crossover width.

### Paths

Should blend with the driveway finish. No plain concrete is to be visible in the frontage.

### Letterboxes

Must be positioned along the front boundary next to the driveway.

### Plumbing

External plumbing to be out of view with the exception of gutters, downpipes and garden taps.

### Window Treatment

Metal security roller shutters and fabric awnings are not permitted to the façade.

### Connectivity

All dwellings must be provided with high optical fibre connection installed in accordance with the relevant preparation and installation guide.

### Signage

- Builder's signs may be erected on site (maximum dimensions of 600mm x 600mm) where they are required during construction.
- Advertising signs are permitted but must be removed upon completion of the construction of the house or once the property has been sold.
- "For Sale" signs must not be erected until the dwelling has the Certificate of Occupancy and construction has been completed.

### Deliveries & Storage

- All building materials, temporary toilets and building equipment must be stored within the property boundaries of your allotment at all times. The nature strip, footpaths, road way, adjoining properties and public areas must be kept clear at all times.
- The land owner will be responsible to rectify any damage caused through deliveries or by construction vehicles associated with the construction of the house.
- The Builder and their sub-Contractors must not park on the nature strips or any areas of the neighbouring allotments.



**PART C:**

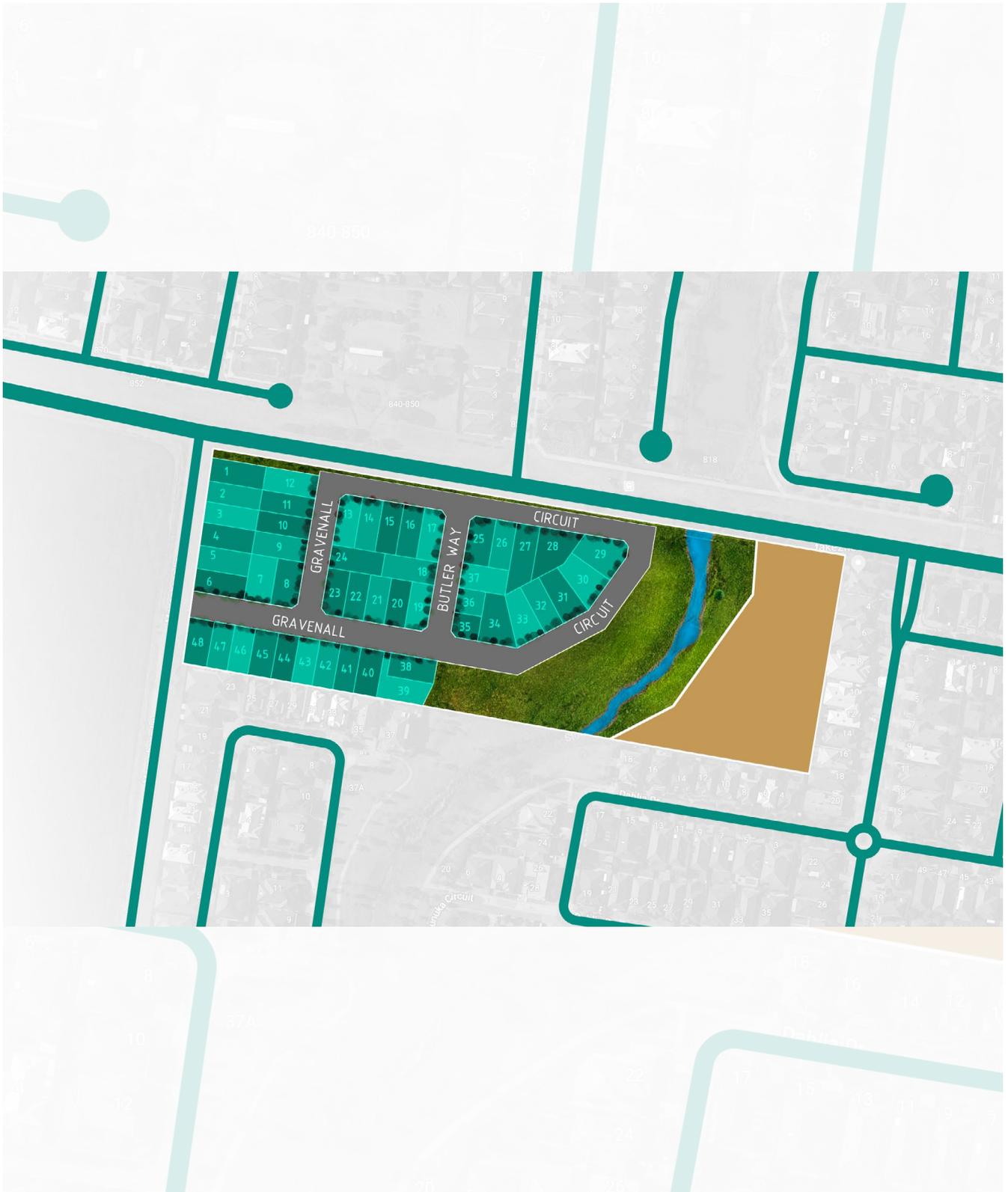
# LAND OWNER'S RESPONSIBILITY

**MAINTENANCE**

The land Owner has a responsibility to keep the allotment neat and tidy in appearance at all times.



# APPENDIX 1: PLAN OF APPLICABLE LOT PLANNING & DESIGN GUIDELINES





THE  
**GRAVENALL**  
CAROLINE SPRINGS

# Housing & Design Guidelines

DEVELOPED BY  **CAACE**  
Developments

A PROJECT BY  **MAAX** Group