



ATTWELL

PLUMPTON • 3335

DESIGN GUIDELINES

VERSION 1

PURPOSE

- These Guidelines set out the requirements of the project developer to maintain the quality and amenity of the estate for the benefit of its residents.
- The siting and design of your home is required to be approved by the Design Assessment Panel (DAP) before obtaining building permits. It is mandatory that all plans and other relevant drawings are submitted to the DAP for approval. The final decision of all aspects of the Design Guidelines is at the discretion of the DAP.
- Applications to the DAP must include a site plan (scale not less than 1:200), floor plans and elevations (scale not less than 1:100), signed fencing template and a schedule of external colours and materials. Information shall be sufficient to enable assessment against these Guidelines, with overall dimensions and areas indicated and notation of external materials and finishes.
- The Attwell Design Guidelines will be a restriction included on the Registered Plan of Subdivision.

APPROVAL PROCESS

The following steps outline the process for each purchaser in order to construct a dwelling at Attwell.

1. Review Design Guidelines – All dwellings in the Attwell Estate must be designed in accordance with the Attwell Design Guidelines. This is the time to review the design guidelines and if you have any preliminary questions please feel to contact the DAP for further information.
2. Submission of plans to the DAP for review – The proposed designs are to be submitted to the DAP for approval. Submissions are made via email (see *Where to Apply* section below for contact information).
3. Resubmission – If the plans do not comply with the Attwell design guidelines, the non-compliant plans will be returned with the items in need of amendment outlined for review and resubmission back to the DAP.
4. Approval of the plans by the DAP – Submitted plans that comply with the Attwell Design Guidelines and are accompanied by the relevant documentation will be approved by the DAP.
5. Building Permit – purchaser and builder are to obtain a building permit.
6. Construction – Upon receipt of a building permit, construction of your dwelling can commence.
7. Certificate of Occupancy – Once construction has been completed and the Certificate of Occupancy has been obtained, the landscape and driveway works must be completed within 180 days.

WHERE TO APPLY

Attwell Design Assessment Panel
339 Ferrars Street, Albert Park VIC 3206
ATT: **Kelly Penn** kelly@sheltonfinnis.com.au (03) 9699 2133

GENERAL

- These requirements are exclusive of the normal building and town planning requirements of Council. Approvals issued in respect of these Guidelines do not imply compliance with Council’s statutory requirements for both planning and building. Applicants and Builders are advised to contact Council for statutory approvals.
 - Applicants are advised that the Building Code of Australia requires that dwellings achieve a minimum 6-star energy rating. Early consideration should therefore be given in the design process to such matters as: solar orientation of dwelling and floor plan layout, external materials, glazing location/design and sunscreens, thermal insulation and thermal mass, solar hot water systems, water tanks and grey water re-use.
 - No further development may be undertaken without the consent of Council and compliance with these Guidelines. In particular:
 - Lots must not be sub-divided.
 - No more than one dwelling shall be constructed on any one lot, unless otherwise approved by the DAP and Melton City Council.
 - The purchaser must not without the written consent of the Vendor sell, agree to sell, advertise for sale, offer or transfer the Property until a dwelling-house has been erected on the property. If consent from the Vendor is given, the Purchaser must comply with all conditions set out by the Vendor in relation to the sale or transfer.
- Note** – Attwell is a Fibre to the Home supported development so this should be factored into all designs.

CONVENTIONAL LOTS
(LOTS 300M² AND ABOVE)

- All setbacks (front, rear and side) are to comply with Council’s planning scheme and Part 4 of the Building Regulations 2006.
- Note** – This provision does not apply to lots less than 300m²

SMALL LOTS (LESS THAN 300M²)

- In addition to these design guidelines, the small lot housing code is applicable for these lots.
- Some requirements of these design guidelines do not apply to dwellings on these lots.
- Dwellings on these lots shall be designed to comply with all applicable requirements of these design guidelines, however special consideration may be given for areas of non-compliance. Approval is at the discretion of the DAP.





CORNER LOTS

- All setbacks are to comply with Council’s planning scheme and Part 4 of the Building Regulations 2006.

BUILDING DESIGN

- A variety of architectural styles are encouraged and permitted, however, each design will be assessed on its merit by the DAP. Integration with the wider streetscape shall be considered, specifically in relation to the built form and facade detailing of traditional proposals.
 - No house shall be built with an area of less than 110sqm (exclusive of garage).
- Note** – This provision does not apply to lots less than 300m².

Examples of encouraged dwelling designs:



BUILDING AND CEILING HEIGHT

- Building heights are to comply with Council’s planning scheme and Part 4 of the Building Regulations 2006.
- Note** – This provision does not apply to lots less than 300m²

FAÇADE DESIGN

- Two dwellings of the same or overly similar front façade shall not be built within four house lots of the original lot. This includes lots either side, opposite and encompassing other street frontages where applicable. This provision does not apply to integrated housing development.
- Front elevations shall be designed to include windows, habitable rooms and other features (such as verandahs, projections, varying roof form and materials) which sufficiently address the street frontage. Large areas of blank or unarticulated walls will not be permitted.
- Lightweight materials (ie, fibre cement sheet) are not permitted above garage doors, windows or doors on front elevations or side elevations facing a road or reserve unless it is integral to the design of the dwelling.
- Side street elevations of corner lot dwellings must be designed to sufficiently address the side street frontage. The corner return of the front elevation shall be visible and unfenced for at least 3m of the side street elevation, with an appropriate ‘corner feature’ incorporated into this 3m portion.
- Garages must be setback from the façade to limit impressions of garage dominance.

BUILDING COLOURS
AND MATERIALS

- External walls may be constructed of brick, masonry or lightweight materials. All proposed materials will be subject to approval from the DAP.
- Front façades must incorporate at least two different materials. Generally, one material shall not comprise more than 80% of front façade walls excluding windows/openings.
- A muted or natural colour scheme which complements the dwelling design is required. Strong colours may be permitted, as an accent rather than as predominant body colour.
- Fascia boards, trim and exposed metalwork must be colour co-ordinated with the dwelling.
- Reflective glazing and excessively tinted glass is not permitted.
- The use of unpainted and/or untreated metalwork including zinc finished and galvanised steel will be considered by the DAP.
- All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, down pipes and gutters and other minor architectural detailing items must be of a similar colour to one of the selected façade colours.

ROOF DESIGN

- The roof must be laid with corrugated metal or roof tiles. Alternatives, such as tray deck profiles, may be approved by the DAP where the selection enhances the architectural style of the home.
- A variety of roof forms are encouraged and permitted, however, roof design must form part of a coherent architectural design solution.
- Hipped or gabled roofs shall be pitched at a minimum of 22°.
- All roofs must include minimum eaves of 450mm to the street frontage. Corner lot dwellings must include eaves to both street frontages. Eaves to the frontage of a dwelling must return along the adjoining elevation and continue to a point of the first habitable window or for a distance of at least 3 metres, whichever is lesser, along the connecting return wall and or walls. Double storey dwellings must include eave to the entire first floor. Alternatively, the use of parapet walls will be permitted at the discretion of the DAP.
- If a dwelling incorporates skillion roof, the roof pitch must be at least 10 degrees.

GARAGES

- To avoid garage dominance of the streetscape, the garage shall:
 - For lots with a frontage less than 10.5m, a single garage is required with a maximum door width of 2.6m, unless the dwelling is two storey.
 - For lots with a frontage between 10.5 and 14m, the maximum width allowable for the garage door is 5.5m.
 - Provide a garage door(s) which does not exceed 40% of the allotment width, unless the dwelling is two storey.
- Note** – This provision does not apply to lots less than 300m².
- Be integrated into the house structure.
- Provide a panel lift, sectional or tilt door to street frontages (roller doors are not permitted).
- Be set behind the front wall of the dwelling by a minimum of 0.5m.
- Be designed to complement the main dwelling by utilising similar walls, windows, roof forms, colours and materials. There must not be a blank wall presenting to any street frontage.

- Covered, lock-up accommodation for at least one vehicle must be provided in the form of a garage located under the main roof of the dwelling. Detached garages are generally discouraged, unless they form part of an architectural solution for a corner allotment, an integrated housing site or a property serviced by a rear lane. A suitably designed carport may be permitted where additional vehicle storage is required.
- Triple garages will only be considered by the DAP where they comply with the requirements noted above.
- Car parking provision shall comply with Council's statutory requirements.

FENCING

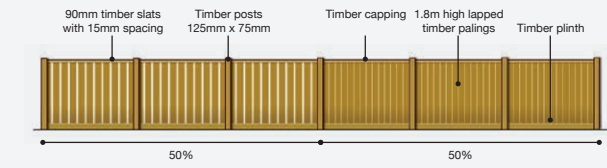
SIDE AND REAR FENCING

- Side and rear boundary fences must be:
 - Constructed of timber palings, with timber capping and exposed posts (75mm X 125mm post size).
 - Constructed to a height of 1.8m – 1.95m (allowing for plinth and capping).
 - Constructed prior to occupation of the dwelling.
- Side boundary fences between lots must not extend beyond the front façade.

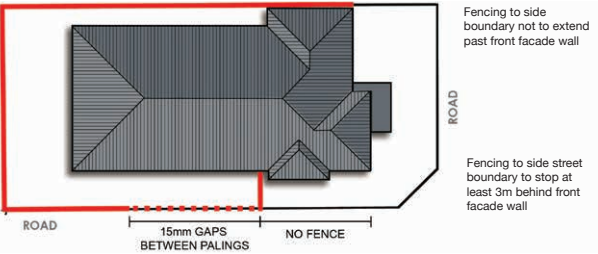
CORNER LOT FENCING

- Side street boundary fences must:
 - Be constructed of timber palings, with timber capping and exposed posts (75mm x 125mm post size).
 - Stop at least 3m behind the closest corner of the front façade so that the corner feature is visible from the street and not concealed by fencing.
 - Have palings exposed to the street, with railings on the inside of the fencing.
 - Include 15mm gaps between each paling in order to break up the mass of solid fencing presenting to the street. This fencing shall comprise at least 50% of the total length of the fencing.

Fencing to side street boundary including 15mm gaps:



CORNER LOT

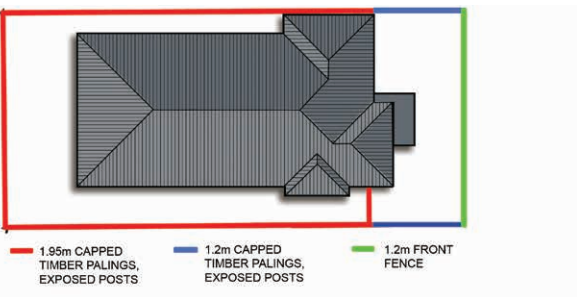


- Side boundary fencing must return at 90 degrees to abut the dwelling. Return fences (including any gates) must be constructed in a style that complements the front façade design

FRONT FENCING

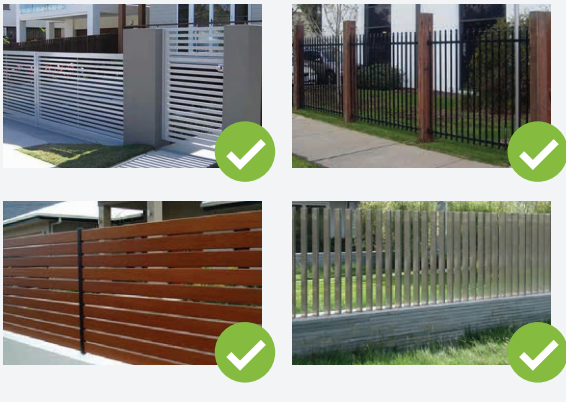
- Front fencing is encouraged and permitted with the approval of the DAP. Front fencing shall be at least 50% transparent (not a solid mass) and not exceed a height of 1.2m.
- Note** - a 1m height limit shall apply where applicable for corner lot proposals in accordance with Council's planning scheme and Part 4 of the Building Regulations 2006.
- Low masonry walls not exceeding 0.9m in height which complement the façade of the building may be permitted.
- Front fences styles that may be considered include:
 - Post and wire.
 - Timber slats or pickets.
 - Masonry pillars with metal, wrought iron or timber infill.

STANDARD LOT (with front fence)

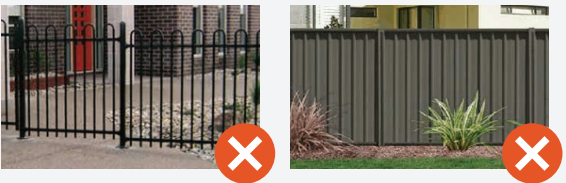


- Front fence design must suit the dwelling in relation to style, materials and colours.

Examples of acceptable front fence designs:



Examples of unacceptable front fence designs:



- Where a front fence is constructed, fencing must be constructed along side boundaries in the front yard, returning from the front fence to abut the side boundary fencing (described in the following point). These 'connecting fences' must be constructed of timber palings, with timber capping and exposed posts (75mm X 125mm post size), to a height which matches the front fence. The transition between the side boundary fencing and connecting fences are to be raked, not stepped.

Raked transition:



Stepped transition:



- Sheet steel, compressed board or Colorbond fencing will not be permitted.
- Fencing to boundaries which abut a reserve must be approved by the DAP and must include a level of transparency

OUTBUILDINGS, SERVICES AND UTILITIES

- Unsightly services and other ancillary items must be located out of public view where possible and of an appropriate size, colour and finish. Including but not limited to:
 - External plumbing (excluding gutters & downpipes).
 - Evaporative cooling units.
 - Split system heating/cooling units.
 - Antennae and aerials.
 - Satellite dishes.
 - Bins.
 - Clothes lines.
 - Meter boxes.
 - Gas meters.
 - Hot water units.
 - Water tanks.
- Roof fixtures are not permitted on the front elevation (including solar panels).
- Sheds and outbuildings must be designed and located in a way which minimises visibility and potential impact on neighbouring properties and the streetscape. The DAP will assess these structures on their merits, however structures which are deemed to be of an excessive size will not be approved.

LANDSCAPING

FRONT/SIDE LANDSCAPE AREA

- Front landscaping, shall be completed within 180 days of receiving Certificate of Occupancy by the Purchaser.
- It is encouraged that letter boxes match the style of the dwelling and are constructed from materials such as brick, render and timber.
- Impermeable hard surface materials must not exceed 40% of the front garden area including the driveway and front footpath.
- A minimum softscape area of 60% of the total front garden area is to be installed. All areas of the landscaping that are not paved are to be landscaped using plants, grass, shrubs, groundcovers or trees. Front landscaping works should include the following as a minimum standard:
 - Fine grading and shaping of landscaped and lawn areas.
 - Garden beds comprised of pebbles or mulch.
 - Small areas of lawn.
 - At least 15 shrubs.
 - At least one tree with a minimum mature height of 4m (semi advanced at planting).
 - At least 30% of the softscape area must consist of planted garden bed.
 - Avoid the use of prohibited invasive weed species.Alternatives to the above will be assessed on their merits.

Gardens and nature strips are to be maintained to an acceptable standard by the resident. If the Developer has to maintain a nature strip on behalf of an owner due to unacceptable presentation, the Purchaser shall be liable to reimburse the Developer all costs, including administration costs, incurred in the removal of such materials.

LANDSCAPE MATERIAL

- If grass lawn (pre-grown turf) is selected it must 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.
- A minimum 200mm depth of suitable topsoil is to be installed to all garden bed areas. Garden bed areas to include an 80mm depth of mulch to retain moisture within the soil and supress weed growth.

PLANT SPECIES

- All plants are to be selected from the plant species list derived from City of Melton’s Landscape Design Guidelines.
- 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.

ESD/SUSTAINABILITY

ENERGY EFFICIENCY & LIGHTING

- All dwellings are encouraged to be designed and built to achieve a 10-20% reduction in greenhouse gas emissions in line with the relevant government regulations.
- It is encouraged that all internal light fittings such as down lights, pendants, wall mounts, etc allow for compact fluorescents or LEDs.
- External light fittings must not result in excessive light spill to neighbouring properties.

PASSIVE DESIGN

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

MISCELLANEOUS

TIMING OF WORKS

- Incomplete building works must not be left for more than three months without construction being carried out and all building works must be completed (with issue of the certificate of occupancy) within twelve months of commencement.

SIGNS

- Builder’s sign may be permitted (one sign of 600mm x 600mm maximum) where it is required on allotments during construction. This sign must be removed once the construction is complete.

MAINTENANCE OF LOTS

- The Purchaser must not allow any rubbish to accumulate on an allotment (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the allotments.
- The Purchaser shall comply with any request of the Developer to clean up such materials, and if the Purchaser does not comply within 14 days of receiving a written notice then the Purchaser shall be liable to reimburse the Developer all costs, including administration costs, incurred in the removal of such materials.
- The Purchaser shall be liable to reimburse the Developer for the replacement cost of any street tree found to have been removed, damaged or replaced with a different species by the purchaser.

WINDOWS

- The installation of internal window furnishings/fittings (such as curtain, blinds, shutters etc.) which is in view of the public streetscape shall be done so within three months of Certificate of Occupancy.
- The installation of external window roller shutters is not promoted by the DAP and will only be considered in special circumstances.

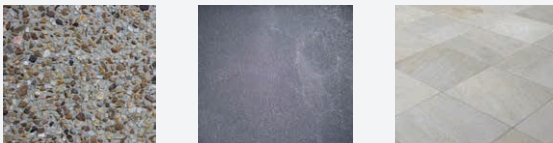
RETAINING WALLS

Retaining walls visible from the public areas shall be constructed from material with a finish to complement the dwelling. Stone, rendered block or masonry are acceptable solutions. The vertical face of any retaining wall structure that is visible from the public realm must not exceed 1.2m in vertical height.

DRIVEWAY

- Driveway must be fully constructed prior to occupancy.
- Only one driveway shall be permitted per lot.
- The driveway must be setback from the closest side boundary by at least 300mm to allow for landscaping strip.
- The driveway may match the width of the garage and must taper as it approaches the front boundary so that it generally matches the width of the crossover. Excessive concreting in the front yard will not be permitted.
- Driveway must be constructed using coloured concrete, stamped or stencilled coloured patterns, exposed aggregate and/or pavers.

Examples of acceptable driveway finishes:



FENCING TEMPLATE

- I/we, being the property owners of **LOT** _____ hereby confirm that I/we will construct all fencing in accordance with the Attwell Design Guidelines, including the fence height, location, style and materials.
Note - Signed fencing template must be submitted to the DAP.

Name:	Name:
Signed:	Signed:

attwell.com.au

905 Taylors Road,
Plumpton



DEVELOPED BY



MARKETED BY

