



AMBERLEA ESTATE

DESIGN GUIDELINES

April 2010

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INTRODUCTION

The Amberlea Estate Design Guidelines have been prepared to provide new land owners with clear direction with regard to various siting and design requirements for new dwellings within the estate. They provide certainty to all landowners about the expected standards and general form of development throughout the estate and will deliver a positive outcome for all landowners.

The design guidelines have been prepared to ensure that all dwellings contribute to the establishment of high quality streetscapes and sustainable outcomes within the estate.

These design guidelines should be read in conjunction with the following documents:

- **Plan of Subdivision** - these Design Guidelines are replicated in the Plan of Subdivision as a Memorandum of Common Provisions.
- **ResCode** – where the Design Guidelines are silent about particular ResCode (Clause 54) matters, the ResCode provisions apply. For instance, only certain lots have specified front setback distances – for other lots, the ResCode setback provisions apply.

The controls are presented in a number of sections, each relating to different aspects of the development of individual allotments. Some sections apply to all lots within the Estate whilst others apply to only certain lots. Sections that apply to only certain lots are clearly identified.

RECITALS

- A. These Design Guidelines have been prepared to regulate the siting, form and design of residential development to create a high level of amenity for owners and residents of allotments in the Amberlea Estate.
- B. The provisions of the Design Guidelines are incorporated into the restrictions created by the Plans of Subdivision as a Memorandum of Common Provisions..
- C. Where a specific requirement is not mentioned with regard to the design and siting of buildings within the Estate, the siting and design of buildings must conform with the applicable building or ResCode regulations.

1. DEFINITIONS

In these Design Guidelines:

- 1.1 **“Building Envelope Plan”** means the plan shown in Schedule 2 attached to the Design Guidelines which shows building envelopes and other related matters for Lots 32-37 inclusive within the relevant Plan of Subdivision.
- 1.2 **“Front Street”** means the title boundary of a lot which adjoins a road on a Plan of Subdivision.
- 1.3 **“Plan of Subdivision”** means the relevant plan of subdivision for a particular lot.
- 1.4 **“Rear Boundary”** means the rear boundary of a lot.
- 1.5 **“Side Boundary”** means the side boundary of a lot.
- 1.6 **“Corner Lot”** means a lot which abuts a road on two or more sides.

2. RESTRICTIONS

- 2.1 Only one single dwelling with the usual outbuildings may be erected on each lot.
- 2.2 No relocated dwelling or building or prefabricated dwelling may be erected on any lot.
- 2.3 All materials used to construct any dwelling or outbuildings are to be new materials.
- 2.4 No lot is permitted to be further subdivided.

3. MINIMUM FLOOR AREA OF A DWELLING

The minimum floor area of a dwelling excluding any garage, porch or verandah shall be:

- (i) not less than 100 square metres where the lot size is between 300 and 399 square metres
- (ii) Not less than 125 square metres where the lot is between 400 and 499 square metres
- (iii) Not less than 140 square metres where the lot size is 500 square metres or more

4. GARAGES

- 4.1 A lot with a street frontage less than 14 metres is required to have at least a single lock up garage to be located under the roofline of the front of the dwelling.
- 4.2 A lot with a frontage of more than 14 metres is required to have at least a double lock up garage to be located under the roofline of the front of the dwelling.
- 4.3 Any double or single garage erected on any lot is to be setback a minimum of 5 metres from the front boundary of the lot or where the lot is a corner lot, setback 2 metres or more from the side boundary street frontage.
- 4.4 This Clause does not apply to Lots 32-37 inclusive that are subject to building envelopes as shown on the Building Envelope Plan in Schedule 2 that envisage a specific design outcome.

5. LANDSCAPING

The part of a lot between the front façade of the dwelling and the front street must be landscaped within six months of the date on which an occupancy permit has been issued for that dwelling under the Building Act 1993.

6. COOLING, HEATING AND SOLAR PANELS

Any external cooling or heating unit or solar panel must be located such that it is not visible from any road on the plan of subdivision when viewed from directly in front of the lot.

7. FENCING

Fencing across the estate is to be constructed in accordance with Schedule 1 of the Design Guidelines.

8. BUILDING ENVELOPES

- 8.1 Lots 32-37 inclusive of the plan of subdivision are subject to building envelopes, as shown in the Building Envelope Plan in Schedule 2. Any building on these lots with a height greater than 1.8 metres and for which the construction requires a building permit must be sited within the Building Envelope apart from the specific encroachments allowed outside the building envelope pursuant to these Design Guidelines.
- 8.2 The following may encroach outside the Building Envelope into the setback from the front street or a side street by not more than 1.5 metres horizontally:
- 8.2.1 Porch, pergola, balcony or verandah that is predominantly open
 - 8.2.2 A landing that is not more than 2.0 square metres in area and not more than 0.8 metres above the Finished Surface Level
 - 8.2.3 Eaves
 - 8.2.4 Facia
 - 8.2.5 Gutter
- 8.3 Any building or part of a building that encroaches pursuant to clause 8.2 must not be more than 6.0 metres in height

9. TERMINATION

The Memorandum of Common Provisions attached to the Plans of Subdivision that give effect to these Design Guidelines shall terminate 10 years from the Registration of the Plan of Subdivision for that particular stage of the subdivision.

SCHEDULE 1 – AMBERLEA ESTATE FENCING PROVISIONS

INTRODUCTION

The Amberlea Estate will promote an attractive, open and high quality streetscape throughout the development. Fencing controls are a key element in establishing high streetscape standards.

FENCING TYPES AND LOCATION PLAN

Various forms of fencing will be provided throughout the site, depending on the location of that fencing and the particulars of each lot.

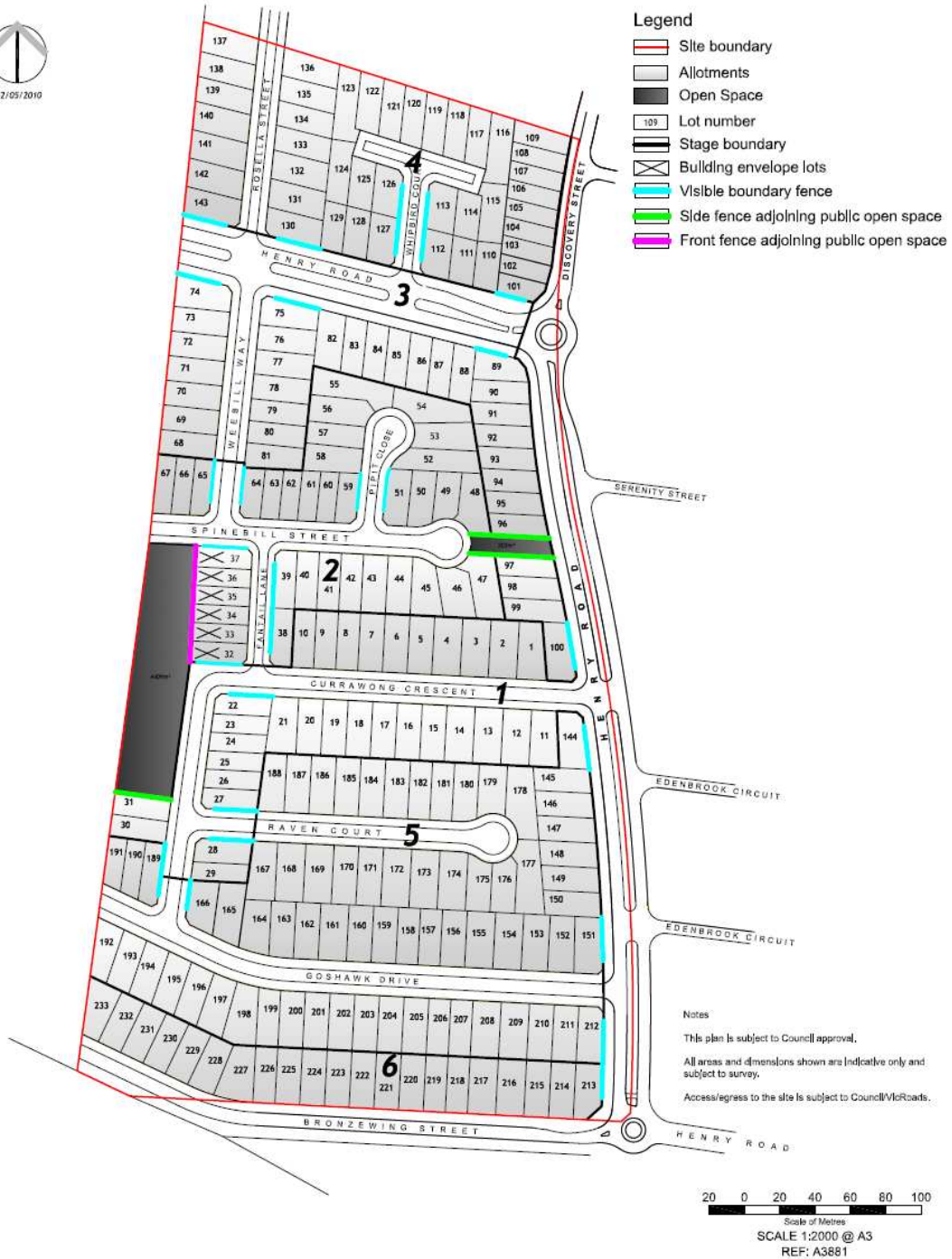


Figure 1: Estate Fencing Plan

STANDARD BOUNDARY FENCING

Standard Boundary Fencing is fencing located between individual lots on side and rear boundaries where the majority of the fencing is not visible from the street.

Requirements

- Side and rear boundary fencing is to be constructed with a standard paling fence, capping is permitted
- Maximum height is 1.8m
- Fencing is not to extend beyond the front façade of the dwelling



Figure 2: Standard Boundary Fencing

SIDE FENCING ADJOINING PUBLIC OPEN SPACE

Lot 31 has a common side boundary with the public open space reserve. The purpose of this fencing is to provide for a reasonable degree of passive surveillance for park users combined with the reasonable expectation for privacy within the lot.

Requirements

- Exposed steel or timber posts with horizontal merbau inserts, spaced 15 mm apart
- Maximum height of fencing:
 - 1.2m high for distance of 4m from the front boundary
 - 1.8m high in excess of 4m from the front boundary



Figure 3: Side Fencing Adjoining Public Open Space

VISIBLE BOUNDARY FENCING

Visible Boundary fencing is provided on side boundaries that are visible or abut the street (i.e. on corner lots). Such fencing should enhance the immediate streetscape.

Requirements

- Fencing will not extend beyond the front façade of the dwelling house or is to be set back a minimum of 5m from the street corner (splay included) whichever distance is the greater
- Pedestrian entry gates shall be the same material as the fence
- Maximum height is 1.8m

Fencing Types

1. Brick piers or feature timber posts with timber inserts, spaced
2. Exposed steel or timber posts with horizontal merbau inserts, spaced at 15mm minimum
3. 'Federation' style timber fencing, with exposed posts, palings and a trellised top



Brick Piers with timber inserts



Exposed steel posts with merbau inserts



Federation style timber fencing

Figure 4: Visible Boundary Fencing Examples

FRONT FENCING

Front fencing includes fencing along the front boundary and along side boundaries in front of the dwelling façade (except for lots 32-37 inclusive, next to Public Open Space). Front fencing is not encouraged, but can be constructed to the following requirements:

Requirements

- Maximum height of 1.2m
- Construction materials must provide at least 40% transparency

FRONT FENCING ADJOINING PUBLIC OPEN SPACE

Lots 32-37 inclusive will face the public open space. This fencing should provide an attractive visual outcome to park users and provide a clear delineation between the public and private domains.

Requirements

- Brick or concrete piers with spaced metal pickets
- Maximum 1.2m high
- Allow surveillance of parkland from dwellings
- Incorporate screen planting elements if desired
- Side boundary fence to finish at front of building envelope
- Entrance gate must match fence style



Figure 5: Front fencing adjoining Public Open Space

FENCING ADJOINING PEDESTRIAN LINK

Lots 48, 49, 96 & 97 adjoin a pedestrian link in the north eastern part of the estate. Fencing for these lots should allow for passive surveillance of the pedestrian link whilst still affording privacy to the land holder.

Requirements

- Maximum height of fencing :
 - 1.2m high for distance of 4m from the front boundary
 - 1.8m high in excess of 4m from the front boundary
- Spacing between merbau inserts to be minimum of 15mm
- Pedestrian entry gates to be same material as inserts

Fencing Type

- Exposed steel or exposed timber posts with horizontal merbau inserts, spaced at 15mm



Figure 6: Fencing Adjoining Pedestrian Link

SCHEDULE 2 – BUILDING ENVELOPE PLAN FOR LOTS 32-37 INCLUSIVE



Figure 7: Building Envelope Plan