

Our Ref: PA2019/6577/2

25 August 2020

Andrea Bouly – Principal Town Planner
Beveridge Williams
1 Glenferrie Road
Malvern VIC 3144

Dear Andrea,

Satisfaction of a Permit Condition

No.: PA2019/6577/2
Land: LOT: 7 LP: 219656R V/F: 9987/224, 1241-1249
Plumpton Road, Fraser Rise
Proposal: Staged multi-lot subdivision, and the creation of
easements and restrictions in accordance with the
endorsed plans

I refer to the Housing and Design Guidelines recently submitted under Condition 10 of the above permit for the Parkglen Estate.

I wish to advise that the Housing and Design Guidelines are satisfactory to council and have been endorsed.

A copy of the endorsed document is enclosed.

If you have any queries regarding this matter please contact me on 9747 5781.

Yours sincerely,



Kari Wheeler
Planning Assistant

Encl.

A thriving community
where everyone belongs

Civic Centre
232 High Street
Melton VIC 3337

**Melton Library
and Learning Hub**
31 McKenzie Street
Melton VIC 3337

**Caroline Springs Library
and Learning Hub**
193 Caroline Springs Blvd
Caroline Springs VIC 3023

Postal Address
PO Box 21
Melton VIC 3337

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DX 33005 Melton
ABN 22 862 073 889



Parkglen

Design Guidelines

Version 1 (20.5.20)



MELTON PLANNING SCHEME

**This plan is endorsed as satisfying Condition 10 of
Planning Permit No. PA2019/6577
Plan 1 of 20**

**Kari Wheeler
Signature of Responsible Authority
Date 25/08/2020**

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Design Guidelines Checklist



1.0 PURPOSE

These Design Guidelines have been prepared to establish the character of the estate. The guidelines are intended to support your journey through the home selection, design, approval, and construction process, to achieve a high-quality design outcome for both homes and landscaping areas across all stages of the estate. This will contribute positively to the quality of your local environment and will enhance the value of your dwelling.

The Beveridge Williams Design Assessment Panel encourages homes that achieve excellent neighbourhood character. From time to time, home designs that comply with the intent of the guidelines may vary from the requirements. These designs will be considered on merit by the Beveridge Williams Design Assessment Panel which reserves the right to consider all designs in its absolute discretion. Please note however that the Beveridge Williams Design Assessment Panel can only vary requirements solely created within these guidelines. It does not have the authority to vary controls specified in the restrictions on the Plan of Subdivision, Building Regulations, Small Lot Housing Code (SLHC) and related legislation.

Approval by the Beveridge Williams Design Assessment Panel does not constitute a Building Approval, or any other necessary approvals. A separate building permit is required from a licensed Building Surveyor prior to constructing your dwelling. It is the Purchaser's/Owner's responsibility to ensure all necessary approvals are in place prior to constructing on the lot. All lots must comply with applicable building regulations, except where approved variations apply.

These Design Guidelines may be amended from time to time to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. The Design Guidelines apply to each single dwelling lot, except where more than one dwelling is to be constructed on a lot. Lots less than 300m² are subject to these Design Guidelines in addition to the Small Lot Housing Code. Some lots less than 300m² may alternatively be affected by a Building Envelope rather than the Small Lot Housing Code. All restrictions will be identified on the relevant Plan of Subdivision.

As a landowner at Parkglen you are responsible for your home's compliance with the Design Guidelines. If you require any clarification regarding the content of this document, please seek guidance from your builder in the first instance and then from the Beveridge Williams Design Assessment Panel.

1.1 SUBMISSION REQUIREMENTS AND DEVELOPMENT APPROVAL PROCESS

The siting and design of your home must be approved by the Beveridge Williams Design Assessment Panel (DAP). The DAP is operated by Beveridge Williams to assess dwelling designs against these Design Guidelines, in order to ensure that dwellings maintain the quality of the estate. Prior to obtaining building permits, all plans and other relevant drawings and specifications must be submitted to the DAP for approval. To obtain Design Approval, you must lodge your application, including your house plans via the Design Portal at <https://portal.beveridgewilliams.com.au>.

If this is your first time using the portal you must create a login and select the appropriate Plan of Subdivision for your submission. All submission documents **must be in PDF file format** (less than 10MB) and must be in accordance with the detailed checklist included in this document.

To facilitate a timely assessment of the application, it is recommended that a completed Parkglen Design Guidelines Checklist be provided as part of your application.



1.2 APPLICATION FOR DESIGN APPROVAL

Your submission must include:

- A siting plan of your home on your lot with dimensions and setbacks from all boundaries, proposed fencing and driveway location;
- Floor plans that show the layout of the home indicating all rooms, windows, external doors, external fixtures and nominated floor levels;
- Full elevations indicating wall heights and all external finishes including garage door type;
- Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries; and
- Fence design as per the estate/stage standard requirements.

Once you have created a login and uploaded your plans (as described in Section 1.1) you will receive confirmation of your plan lodgement. The DAP will then assess the design against the Guidelines and either request further information or amendments to the plans where required or it will issue approval to compliant plans. **All correspondence will be made via the Design Portal** however notifications may be sent via email.

The DAP will use its best endeavors to assess proposals within 10 business days of receiving your fully completed application. Once your plans have been approved by the DAP you must then obtain a Building Approval from your Building Surveyor and any other Statutory Approvals required.

Please Note: The final decision on all aspects of the Design Guidelines is at the discretion of the DAP. We will endeavor to work with you to address any design issues that may arise.

1.3 DEFINITION OF TERMS

For the purpose of this document, the following interpretations are made:

Boundary length is defined as the whole depth of the block including the length cut off by the splay.

Front Façade means the wall of the dwelling (excluding verandah/porch posts and the like) orientated towards the Primary Frontage.

Primary Frontage means:

- (i) In the case of a non-corner lot that abuts only one road, the boundary or boundaries that abut that road.
- (ii) In the case of a corner lot or a lot that abuts two or more roads, the boundary or boundaries with the greater offset on the applicable Building Envelope Plan.

Responsible Authority means the City of Melton

Secondary Street Frontage means the boundary of a lot (other than the Primary Frontage) which abuts a road.

Connector Street and Level 2 Access Street means a street with a road reserve totaling more than 20 metres.



2.0 Siting and Orientation

Each dwelling must be designed to take advantage of the site orientation. Solar angles, available views, the relationship of the dwelling to the street, the location of internal open space, the form and extent of landscaping and the adjoining dwelling types and locations are important considerations when creating a responsive design.

A diagram is provided at Appendix A which shows the siting of a typical dwelling on a standard allotment. Appendix B shows a diagram of a corner allotment. The following details explain the requirements in relation to the siting of your proposed dwelling and the diagrams at Appendix A & B should be used as a reference guide only.

2.1 BUILDING ENVELOPES

Building Envelopes are contained within the Design Guidelines (Appendix C), a copy of which can be obtained from the Beveridge Williams Design Assessment Portal. The Building Envelope sets out the area on which your proposed dwelling can be sited.

The Building Envelopes define the Primary Frontage and the minimum setback required to it, the Secondary Street Frontage where the lot is on a corner, and the minimum setback required to the side or rear boundary. In most instances where a lot is burdened by an easement, the Building Envelope will mandate a setback of at least the easement width from the applicable boundary; however, it is the responsibility of the Purchaser/Owner to ensure that the location of easements is established before designing their home. Easement details can be found on the registered plan of subdivision*.

Dwellings, including garages, must be wholly contained within the Building Envelope, unless an encroachment is provided for via the Design Guidelines, or unless consent has been received from the Responsible Authority. Unless subject to approved variations, buildings must also comply with applicable planning controls and building regulations.

Only one dwelling may be built on any one lot unless approval is sought for a dual occupancy or multi-dwelling development from the Responsible Authority. The exception to this is a dependent person's unit, however that unit must be constructed within the applied Building Envelope and to the relevant statutory requirements.

For lots less than 300 square metres where the SLHC applies, a restriction will be applied on the registered plan of subdivision which will nominate whether Type A or B applies. In case of any conflict between the Design Guidelines and the requirements of the Small Lot Housing Code, the Code will prevail.

Where lots greater than 300 square metres are not subject to a Building Envelope, the dwelling is to be sited to accord with Part 5 of the Building Regulations 2018.

* Note: The relevant authority's consent is required to build over any easement. Consent must not be assumed. It is suggested that should this be proposed, the relevant authority's consent be obtained prior to proceeding with any building design, as often consent is not granted.



2.2 FRONT SETBACKS

The dwelling's front setback distance must accord with the distance nominated in the Building Envelope Plan for the specific lot or the applicable requirements of the SLHC for relevant lots less than 300 square metres. Encroachments into the front setback can include:

- Those allowed under Regulation 105 of the Building Regulations 2018, including but not limited to porches, verandahs and pergolas less than 3.6 metres in height, eaves, fascia and gutters, and decking no more than 800mm in height. These must not encroach more than 1.5 metres into the front setback.
- Balconies, eaves, fascia, gutter, blade walls, columns and similar architectural elements to a height of 6.9 metres where the maximum encroachment is 1 metre.
- For lots less than 300 square metres where the SLHC applies please refer to the applicable requirements.
- The Building Envelope Plan may vary the front setbacks on occasion to ensure there is a consistent street setback where streets contain Small Lot Housing Code lots and conventional lots. The Building Envelope Plan restriction supersedes any requirement under the Building Regulations or other Codes in this regard.

2.3 SIDE SETBACKS & BUILDING TO BOUNDARIES

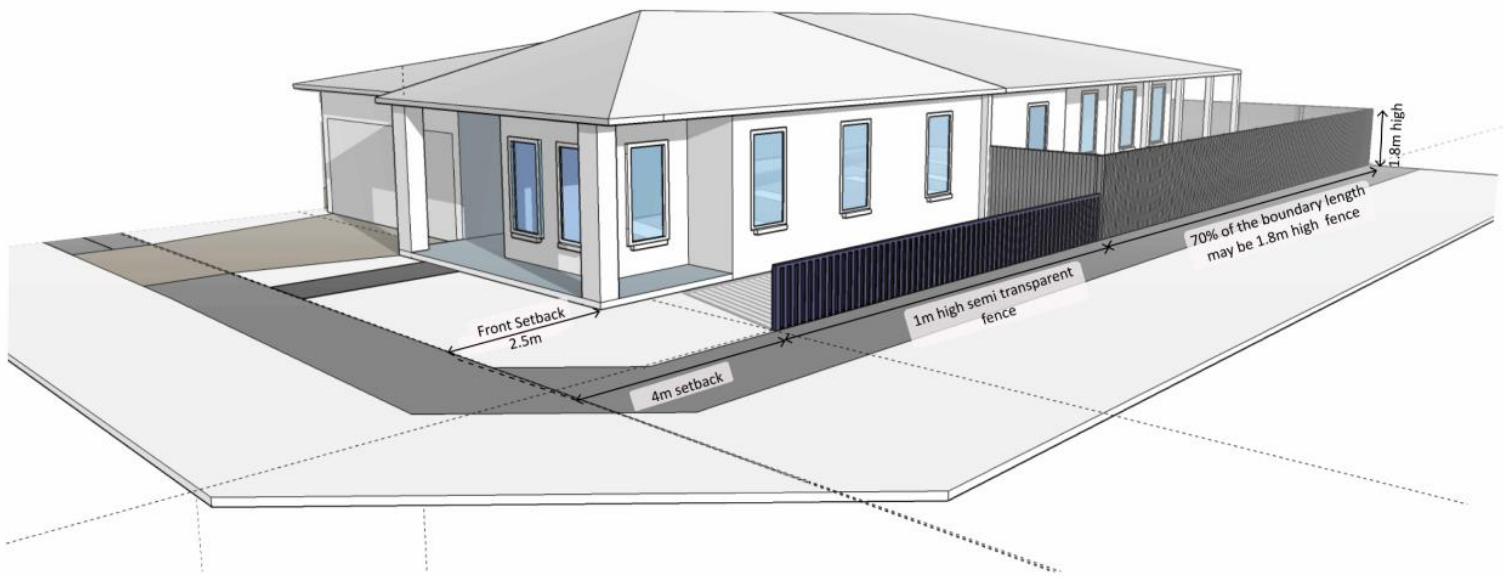
Side setbacks must accord with the Building Envelope Plan for the specific lot or the SLHC as applicable. For double story developments, side setbacks must also accord with the applicable authority requirements including Building Regulations or SLHC standards.

Encroachments into the side setbacks must comply with the applicable legislation. Eaves, fascia's, gutters, chimneys, flue pipes, water tanks and heating or cooling or other services may encroach no more than 0.5m into the setback.

Where a Building Envelope traverses the boundary, the length and height of the wall on the boundary must meet the requirements of the applicable Building Regulations, unless the wall is to be constructed to match the height and length of a simultaneously constructed wall on an abutting lot.

On corner lots, building setbacks from the Secondary Street Frontage must comply with the Building Envelope Plan and any other relevant building controls.





2.4 SUSTAINABILITY

All home designs are to achieve the minimum energy rating (6 star) requirements for energy efficient design. Please refer to the relevant Government approved rating scheme. For more information about sustainable homes, visit the Greensmart section of the HIA website at www.hia.com.au.

As a reticulated recycled water system is not available rainwater tanks (with a minimum capacity of 2000 litres) are a mandatory inclusion on all lots over 300m² within the Parkglen Estate. The inclusion of a tank will assist with a higher Energy Rating Report. Water tanks must be located behind the main street address of the dwelling and appropriately screened by front or side fencing, subject to the appropriate regulatory requirements.

All submitted plans must contain a note confirming the provision of a tank.



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Date 25/08/2020

3.0 Home Design

Dwellings must be designed to provide architectural interest to the streetscape within the Estate. To achieve the desired outcome for the Estate, the following design requirements should be achieved, unless it can be demonstrated that an alternate solution enhances the character of the area. Approval of designs which propose variations to the following design requirements is at the sole discretion of the Design Assessment Panel.

Particular lots within the Estate have been identified as key locations to provide surveillance, and to assist in protecting the amenity of the medium density precinct. In order to achieve these requirements the Building Envelope Plan has included an additional restriction for these dwellings to provide a studio over the garage which addresses the requirement to activate the laneway.

3.1 DWELLING SIZE

Site coverage must meet the Building Regulations or SLHC as applicable.

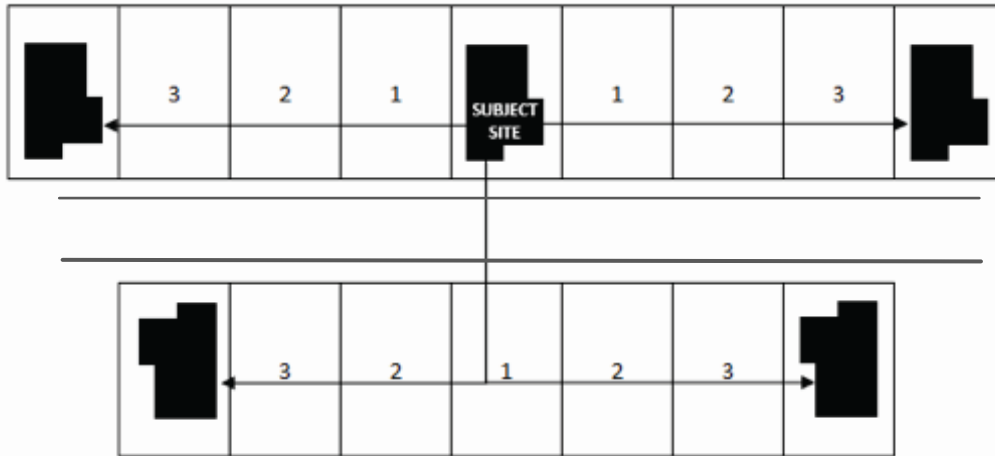
3.2 ARCHITECTURAL CHARACTER

- Façades must be contemporary and exclude references to historical and decorative styles (for example Victorian, Georgian) and or/details such as quoins, fretwork, moldings etc. At the discretion of the Design Assessment Panel, certain elements may be included as part of a contemporary design.
- Ceiling heights must not be less than 2.4 metres above floor level (for the ground floor).
- The main pedestrian entry (front door) must be clearly visible from the Primary Frontage.
- Dwellings must have a verandah, portico, porch or other similar entrance feature surrounding the front entrance and these must be consistent with the overall dwelling design.
- Garages must be set back from the front wall of the dwelling and further articulation of the front façade is encouraged where appropriate. Garages are to be setback a minimum of 5m from the principal street frontage.
- Kit homes and dwellings constructed of second-hand materials are not permitted.
- Where hipped roof forms are displayed, roof pitches must be a minimum of 22 degrees from the horizontal. Alternative roof forms are permitted where it can be demonstrated that they display a high degree of architectural merit.
- Where flat roof forms are displayed (roofs with a pitch of less than 5 degrees), any box guttering must be hidden from the street view.
- Homes must have metal sheet roofing or roof tiles which complement the home design and style. Metal sheet roofing is to be non-reflective.
- All roofs must be designed having minimum eaves of 450mm to the Primary Frontage (but can exclude the garage). Eaves to the frontage of a dwelling must return and continue a minimum distance of 3 metres along the connecting return wall. Walls constructed on side boundaries and parapet walls will be exempt from the eave requirements unless otherwise directed by the Design Assessment Panel. For applicable, see section on Corner Lots for additional requirements).

3.3 FAÇADE DESIGN VARIATION

Two (2) dwellings using the same front façade design shall be separated by a minimum of three (3) dwelling lots on the estate. This would include using lots either side and opposite your lot. Please contact the DAP for potential proposals on adjacent lots, if required.



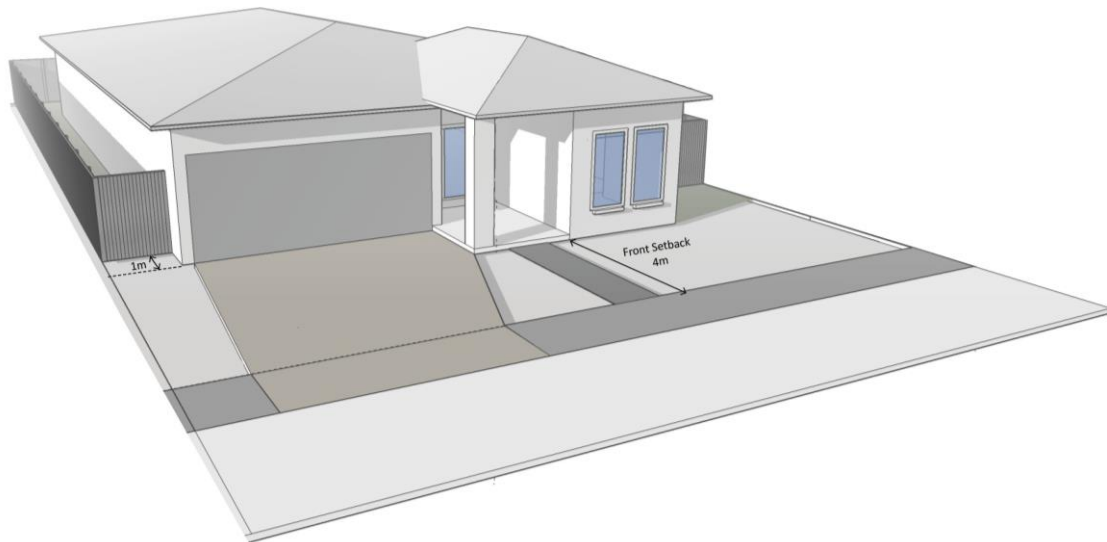


3.4 GARAGES

All homes must have a lock-up garage. The colour and style of the garage structure and the door must be complementary to the overall home design and external colour scheme. Infills over the garage are required to be the same material as the surrounding façade area, and finished flush with the façade.

- For lots where the SLHC does not apply, garage openings are to occupy no more than 40% of the width of the lot frontage, unless the dwelling is two (2) or more storeys.
- On a dwelling of two or more storeys, garage openings are encouraged to comprise less than 30% of the area of the front façade of the dwelling, to prevent garage openings dominating the front façade. Where garage openings exceeding 30% of the front façade of the dwelling are provided, the second storey of the proposed dwelling above the garage must not be set back behind the roof of the garage.
- Garages must be setback a minimum of 5 metres. from the front boundary. In special circumstances, where lots are identified on the Building Envelope plan as having an alternative garage setback, garages to those lots must not be setback between 3 and 5 metres from the front boundary. Garages must also sit within the approved Building Envelope.
- The Building Envelope Plan may vary the front setbacks on occasion to ensure there is a consistent street setback where streets contain Small Lot Housing Code lots and conventional lots.
- The garage must be constructed at the same time as the dwelling.
- Unenclosed carports are not permitted.
- Individual garage doors shall not be more than 5.5 metres in width for a double garage or 2.5 metres for a single car garage.
- Garages are to be set behind the front façade of the dwelling unless it can be demonstrated that an alternate design solution ensures the garage does not dominate the streetscape.
- Where an oversized garage that faces the primary frontage must be provided. The window/s must complement the design and be designed to be the front façade and is to be located alongside the entry/other dwelling windows. (This can be varied but is the suggested way of controlling the streetscape presentation).
- Garage doors visible from a street must be panel lift or sectional overhead, or a lift door. Roller doors are not permitted.
- Where the SLHC applies refer to the standards for garage widths.


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3.5 APPROPRIATE MATERIALS

An important element in maintaining a high quality residential neighbourhood character is the control of external building materials, colours and other related finishes for new dwellings. These items need to be durable which will reduce the need for future maintenance or repairs and will therefore maintain the development’s appeal for many years to come.

A natural and neutral colour palette is required throughout the estate, in order to compliment the landscape and garden themes of the estate. Bold and contrasting colours which draw attention to the dwelling are not permitted unless they are deemed complementary to the design and palette of the dwelling.

Muted colours and finishes must be used to blend with the natural setting and a minimum of two (2) different material finishes (excluding windows and garage doors) should be used on the front façade. The secondary material should cover a minimum 10% of the façade. Full face brick façades are not permitted. All external surfaces are to be in a finished state (painted or coated where required) prior to occupation. Bolder accent colours can be used sparingly to emphasise, contrast or create a rhythm in the built form.

Infill materials above the windows and garage door must match the surrounding façade material and must be finished flush with the wall. This requirement applies to all sides of the building façade which address a public realm, that is a primary and secondary frontage where a lot is located on a corner.

Suggested materials include:

- Brickwork or bagged and painted or rendered brickwork.
- Masonry blocks, sandstone and stack stone.
- Lightweight cladding panels (e.g. weatherboards).
- Horizontal or vertical timber cladding.
- Colourbond (painted finish), Alucobond or similar.



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3.6 EXTERNAL GLAZING / WINDOWS

Window frame and glazing selection should be complementary to the overall dwelling’s colour palette. Windows on the front façade must be proportional, and large areas of blank or unarticulated walls will not be permitted.

Leadlight and stained-glass features are not permitted. Window tinting is discouraged, though where accepted must be a non-reflective tint.

3.7 CORNER LOTS

Corner lots have a significant impact upon streetscape character and in addition to the above guidelines, special consideration is required to ensure that a desirable outcome is achieved. Corner lots must address their prominent position in the streetscape and contribute to a visually appealing and safe living environment. A corner lot dwelling must appropriately address both street frontages with articulation of the built form as well as including varying materials and or window and door openings.

All corner lots must provide an appropriate corner design feature that will 'turn the corner' for both single and double storey dwellings between at least the front façade and the wing fence. Any change in treatment along the side wall of a dwelling facing a Secondary Street Frontage must have an appropriate transition to achieve good architectural outcomes.

A corner dwelling on its Secondary Street Frontage exposed to the street (i.e. forward of the wing fencing) must:

- Return any eaves to the full secondary frontage elevation. Where eaves are adopted they must be a minimum of 450mm.
- Contain habitable room windows

Where a double storey dwelling is situated on a corner lot, a transition must be provided between the first and second floor. This can be achieved via elements such as variation in colours and materials.

Materials on the front façade must be incorporated along the façade of the secondary frontage between the front façade and wing wall. Elements would be considered acceptable if incorporated into the design as a corner feature include window design, materials and articulation (such as roof and/or wall projections, pergolas etc). Each application will be considered on its merits by the DAP. Blank unarticulated walls will not be permitted.

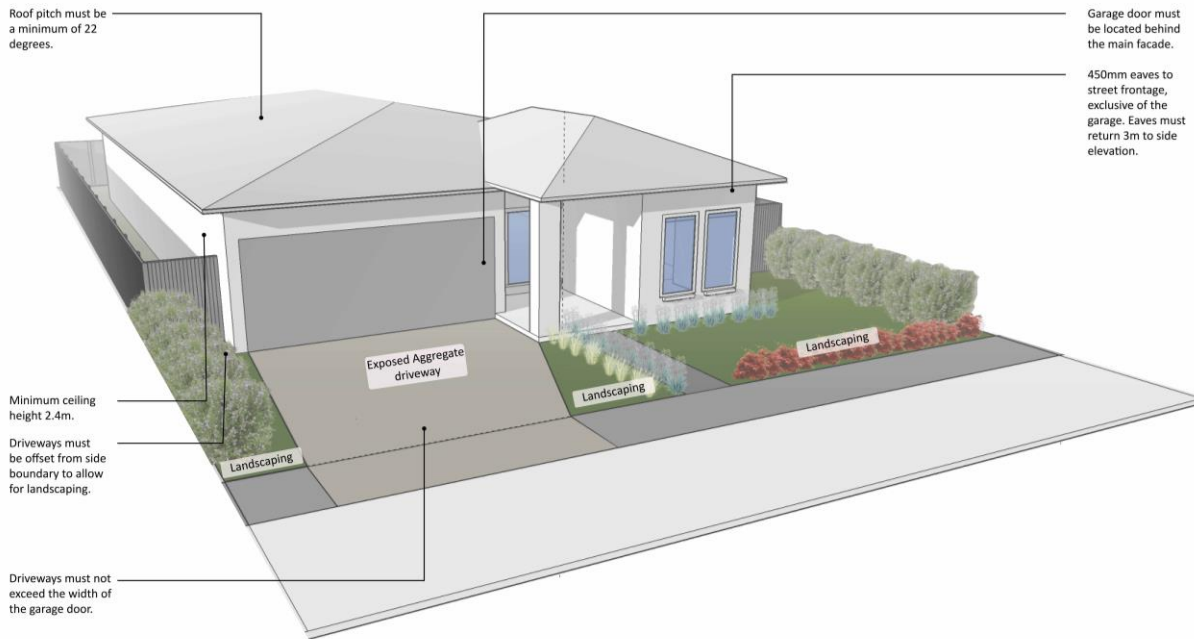
Corner lots with proposed crossovers intended to be located on the Secondary Street Frontage may be considered by the DAP on an individual basis.

3.8 DRIVEWAYS

Only one driveway is permitted per lot and must be located to comply with the crossover as shown on the Council-approved engineering plan and driveways must be completed before the home is occupied.

The driveway must be offset from the side boundary by at least 300mm to allow for a planting strip along the side. In order to minimise the hardstand area, **driveways must not exceed the width of the garage door.** This includes the provision of associated hardstand areas, such as paths. See the image below which shows indicative landscaping which separates the driveway and the front entrance pathway. This area must not be hard stand area.





The material and colour selection must complement the building design and the external colour scheme. Approved driveway materials are pavers, brick, asphalt with brick borders, exposed aggregate and coloured concrete. Plain concrete driveways are not permitted.

3.9 LETTERBOXES

Letterboxes should be designed to complement and match the dwelling, using similar materials, colours and finishes. Single post supporting letterboxes are discouraged. Letterboxes should be constructed of masonry or stone, rather than metallic materials. The street number must be clearly identifiable, suitably sized and located, and must not interfere with the overall streetscape.



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4.0 Fencing

The owner is solely responsible for the maintenance and/or replacement of all fencing abutting their lot.

Fences between adjoining lots must be 1.8 metres in height above the natural ground level of the lot and must finish a minimum of 1 metre behind the front façade. A wing fence of 1.8 metres in height can return between the side boundary and dwelling at that point the proposed fencing layout must be shown on the submitted site plans.

On a corner allotment, or where the fencing of a lot adjoins a public park or reserve:

- Fencing must be constructed of 1.8m high timber paling fence with expressed posts, fixed to a timber frame comprising hardwood posts, timber rails and timber plinth. Hardwood posts are to have a 45-degree pyramid shaped top with a timber peak fence capping.

On corner allotments only:

- The side boundary fence comprising a 1.8-metre-high timber paling fence must not exceed 70% of the boundary length of the Secondary Street Frontage. Forward of the solid fence a 1 metre high paling fence may continue to the front building line. A 1.8-metre-high wing fence can return between the Secondary Street Frontage and dwelling though must not sit forward of the 1.8-metre-high side boundary fence.

Wherever permitted, gates must be consistent with or complementary to the adjoining fencing details.

Subject to the approval of the DAP, retaining walls or courtyard defining walls may be acceptable in the zone between the front boundary and the front of the dwelling, but must be complementary in material finish and design to the main dwelling. Details must be included on any plans submitted for approval.

For lots less than 300m², the Small Lot Housing Code must also be adhered to.



5.0 Ancillary Items

Ancillary items including (but not limited to) clothes lines, rainwater tanks, hot water services, heating and cooling plants and bin storage areas must not be visible from the street. Solar water heaters and solar panels may be located on any elevation that provides the most suitable solar access. The location, design and colour of meter enclosures must be complementary to the overall design and minimise impact on the streetscape. Exposed plumbing and electrical services must not be visible from the street. The visual impact of downpipes and rainwater heads to the street façade must be minimised. Water tanks should be of a suitable, non-reflective, muted colour that blends into the home design.

5.1 OUTBUILDINGS

Outbuildings must be located so they are not visible from the street. Outbuildings must not be more than 20sqm and 2.5m high. The design, colour and materials must be consistent with the external home design.

5.2 AIR-CONDITIONING/HEATING UNITS

Air-conditioning/heating units and exposed componentry are to be located below the roof ridge line and towards the rear of the property to minimise visual impact. They are to be colour toned to match adjoining wall or roof colour. The units shall be of a profile type so as they have limited visibility, if any, from the street and, where appropriate, fitted with noise baffles.

5.3 OPTIC FIBRE

All homes must install or make allowance for optic fibre cabling. To access this high-speed broadband and telephone services, homes need to comply with the NBN Co In-Home Wiring Guide (or any subsequent NBN Co guidance). Failure to comply may prevent connection to the NBN network infrastructure or may require the homeowner to incur additional costs in order to connect. All submitted plans must contain a note stating the provision of this service.

5.4 SIGNAGE

Signage is not permitted on residential lots with the following exceptions;

- Builders or tradespersons identification (maximum 600mm x 600mm) required during dwelling construction. These signs must be removed within 10 days of the issue of the Certificate of Occupancy;
- One sign only advertising the sale of a complete dwelling is permitted. These signs must be removed within 10 days of the property being sold; and
- There are to be strictly no signs erected for the purposes of advertising the sale of a vacant lot other than any sign that relates to the sale of a lot by the Developer.
- Display home signage with the written approval of BWDAP.
- Other signs may be permitted with the approval of BWDAP.

5.5 PLUMBING

- All homes (on lots greater than 300m²) must include fittings and connections for rainwater tank, as specified by the relevant authorities, to allow toilet flushing and garden irrigation to use grey water.
- All external plumbing including but not limited to hot water units, solar water heaters and rainwater tanks must be concealed from public view. Downpipes and gutters are exempt from this requirement.
- Downpipes on the front façade should be avoided where possible. If required, they are to be colour matched to the wall of the dwelling.
- Hot water services and rainwater tanks are not to be visible from the street.



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- No exposed plumbing waste piping is permitted.
- Gutters and downpipe treatments must complement the dominant house colour.

5.6 SOLAR WATER HEATING

Solar hot water panels/piping for the dwelling or swimming pools are permitted provided they are located on the roof and installed at the same pitch angle as the roof. Where practical they are to be located at the rear of the property to minimise visual impact from public viewing. Tanks for such systems are not permitted to be located on the roof and must be screened from public view.

5.7 PARKING OF HEAVY VEHICLES AND CARAVANS ETC.

Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles and caravans shall be screened from public view when parked or stored.

5.8 EXTERNAL WINDOW TREATMENT

The use of roller shutters to windows is prohibited where visible from the public realm.

Metal bars over windows are not permitted.

Security flyscreen doors must be of a dark colour, not made of diamond mesh and be sympathetic to the home façade.

5.9 WINDOW FURNISHINGS

Internal windows furnishings which can be viewed from the public realm must be fitted within three months of occupancy. Sheets, blankets, or similar materials for which window furnishing is not their primary use, will not be permitted.

5.10 TIMING OF WORKS

Construction of the dwellings must commence within twelve months of settlement and must be completed within twelve months of work commencing.

Incomplete building works must not be left for more than three months without work being undertaken.

Boundary fencing must be completed prior to the dwelling being occupied



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6.0 Landscaping

The investment in quality landscaping adds significant value to any community. To complement this, you are encouraged to invest in the quality landscaping of your own front and rear yards. This not only promotes an attractive neighbourhood but also improves the value of your dwelling. Appropriately designed gardens contribute in a positive way to the quality of the built environment. Plans must include a note which nominates plant species to be selected from Council's list.

Gardens are encouraged to be environmentally sensitive by utilizing appropriate drought tolerant sensitive plants, organic or mineral mulches and drip irrigation systems.

Planting should be low in diversity to encourage consistency in design and should depend on form and texture, as well as flowers, to create an attractive year-round effect.

6.1 FRONT/SIDE LANDSCAPE AREA

- 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 height of 4m.
- Impermeable hard surface materials must not exceed 40% of the front garden area including the driveway and front path.
- A minimum softscape area of 60% of the total front garden area is to be installed. The softscape should consist of turf, garden beds and permeable surface materials including decorative stone aggregate or pebbles.
- At least 30% of the softscape area must consist of planted garden bed.
- Avoid the use of prohibited invasive weed species.

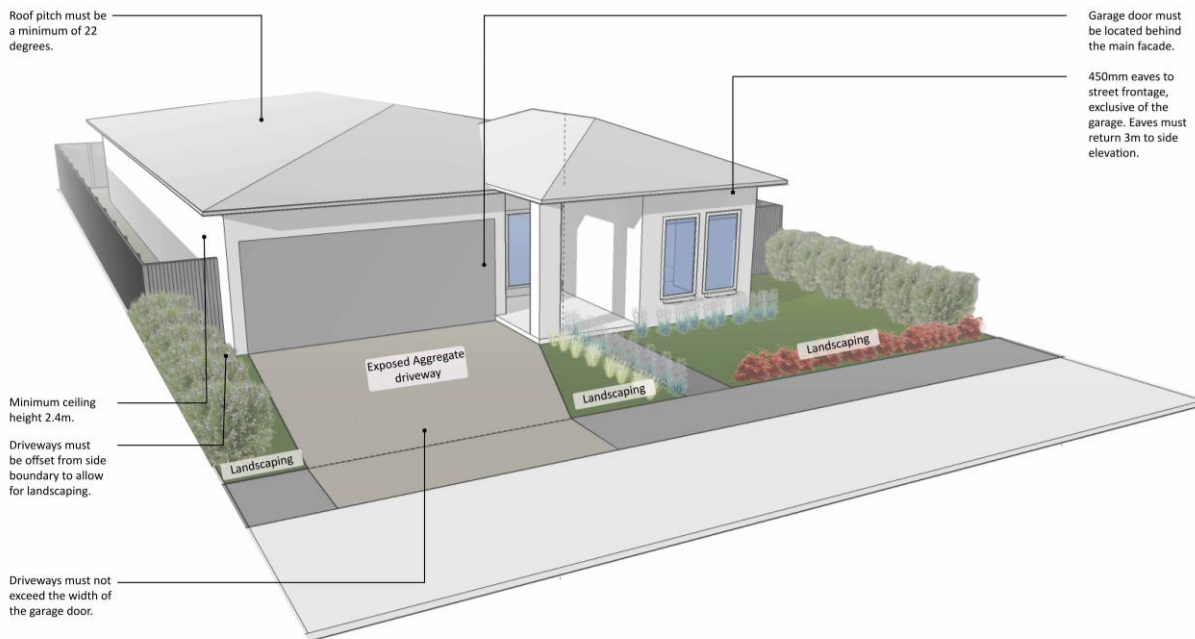
6.2 LANDSCAPE MATERIALS

- Grass Lawn (pre-grown turf) 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.
- Minimum 200mm depth of suitable topsoil is to be installed to all garden bed areas. Garden bed areas are to include an 80mm depth of mulch to retain moisture within the soil and suppress weed growth.

6.3 PLANT SPECIES

- All plants are to be selected from the plant species list derived from Council'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.





6.1 MAINTENANCE OF LOTS

Prior to the issue of the Certificate of Occupancy of any dwelling, the Purchaser/Owner shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lot.

The Purchaser/Owner shall not place any rubbish including site excavations and building materials outside the lot, including on adjoining land, in any waterway or reserve. Rubbish can only be placed outside the bounds of the lot on the abutting nature strip on collection day.

The Vendor or its Agent may enter upon and have access over a lot at any time without creating any liability for trespass or otherwise to remove rubbish, maintain, slash or mow a lot and the Purchaser/Owner agrees to meet the Vendor's reasonable costs of doing so.

CONTACT:

Please speak to your builder or Sales Office in the first instance if you have any queries about your Design Approval Submission Package. If they are unable to assist you, please contact the Beveridge Williams Design Assessment Panel.

To submit plans, or to lodge enquiries related to submitted plans, please go to the Beveridge Williams Design Assessment Panel page below:

<https://portal.beveridgewilliams.com.au>

For remaining queries, please contact:
melbourne@bevwill.com.au
 (03) 9524 8888

Please provide details of the Estate and type of enquiry, to ensure we can address enquiries promptly.



MELTON PLANNING SCHEME
This plan is endorsed as satisfying Condition 10 of
Planning Permit No. PA2019/6577
Plan 17 of 20

Kari Wheeler
Signature of Responsible Authority
Date 25/08/2020

Siting on Standard Allotment

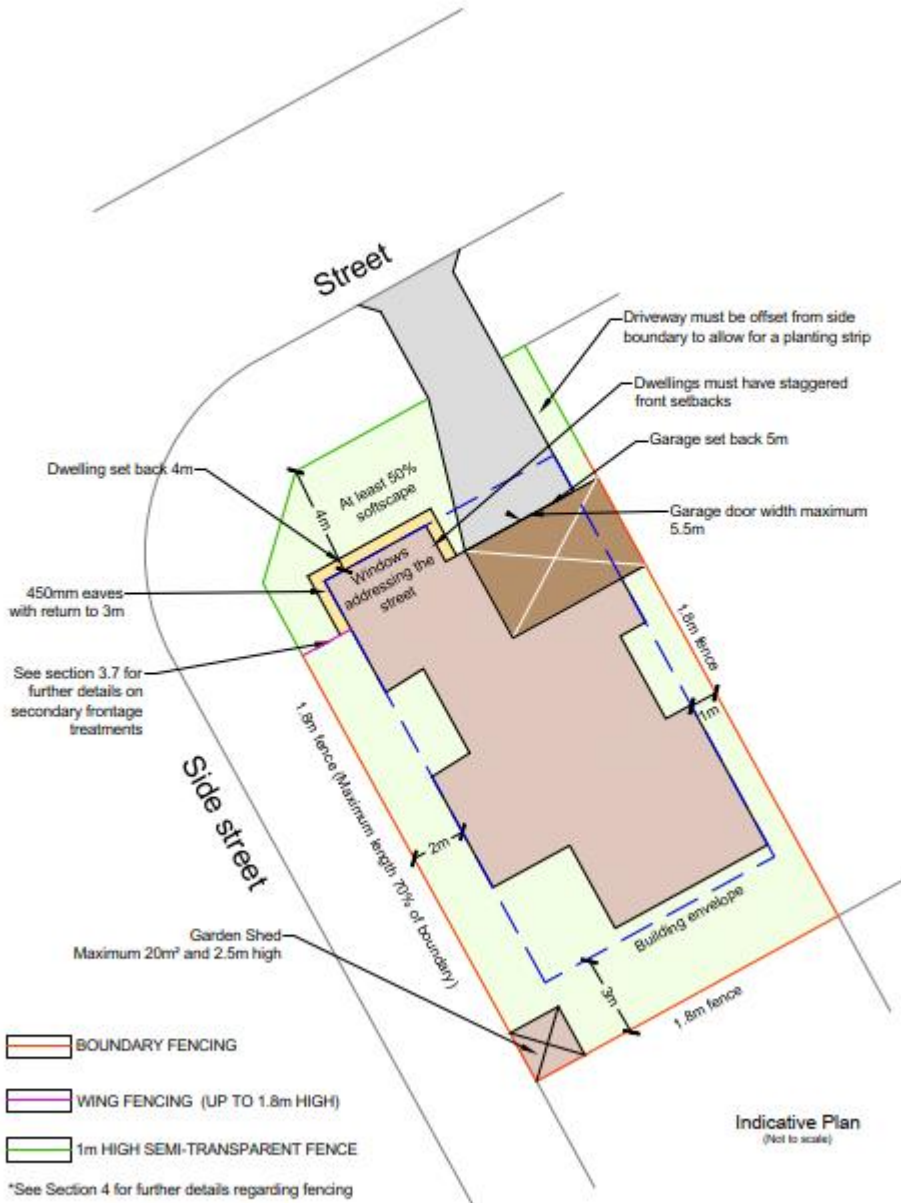


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MELTON PLANNING SCHEME
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Plan 18 of 20

Kari Wheeler
Signature of Responsible Authority
Date 25/08/2020

Siting on Corner Allotment



Alternative siting occurs on; Small Lot Housing Code (SHLC) lots and variations as specified on building envelope plan



MELTON PLANNING SCHEME
 This plan is endorsed as satisfying Condition 10 of
 Planning Permit No. PA2019/6577
 Plan 19 of 20

Kari Wheeler
 Signature of Responsible Authority
 Date 25/08/2020



MELTON PLANNING SCHEME

**This plan is endorsed as satisfying Condition 10 of
Planning Permit No. PA2019/6577
Plan 20 of 20**

**Kari Wheeler
Signature of Responsible Authority
Date 25/08/2020**