

Willow

GISBORNE



Design Guidelines

VERSION 2 – SEPTEMBER 2020

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 1:200), floorplans and elevations (scale 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.

GENERAL

- These requirements are exclusive of the normal building and town planning requirements of Macedon Ranges Shire Council. Approvals issued in respect of these Guidelines do not imply compliance with Council's statutory requirements for both planning and building.
- 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 per lot, unless specified.
 - Only 1 crossover is permitted per lot (excluding corner lots).
- The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or relevant authority requirements. Applications will be assessed against (and must comply with) the current version of the Design Guidelines. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the DAP. The DAP also reserve the right to waive or vary any requirement of the Design Guidelines.
- The initial approval of your house plans will be covered by the developer, provided that you are the original purchaser. The cost of any additional assessments and/or approvals undertaken by the DAP will be the responsibility of the purchaser.

Note: Willow is a Fibre to the Home supported development so this should be factored into all designs.

WHERE TO APPLY

Willow Design Assessment Panel: Finnis Communities
339 Ferrars Street, South Melbourne VIC 3205
willow@finnis.com.au | (03) 9699 2133

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 façade detailing and colour schemes of traditional proposals.
- Dwellings on lots 300m²-499m² must have a minimum floor area of 120m² (excluding garage).
- Dwellings on lots 500m²-799m² must have a minimum floor area of 150m² (excluding garage).
- Dwellings on lots 800m² or greater must have a minimum floor area of 180m² (excluding garage).

Examples of encouraged dwelling designs:



FAÇADE

- Similar façade designs and/or colour schemes (as determined by the DAP) will not be permitted within 4 lots of each other. This includes lots either side, opposite and encompassing other street frontages where applicable. This provision does not apply to townhouse developments.
- Front elevations shall be designed to include windows 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.
- 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 3.0m of the side street elevation, with an appropriate 'corner feature' incorporated into this 3.0m portion.

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 roofs shall be pitched at a minimum of 20°.
- 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 and continue a minimum distance of 1.0m along the connecting return wall and/or walls. Double storey dwellings must include eaves to the entire first floor. Alternatively, the use of parapet walls will be permitted at the discretion of the DAP.

SETBACKS AND BUILDING HEIGHT

For those lots 1500m² or greater abutting Willowbank Road or Brooking Road:

- Siting and setbacks must comply with building envelope requirements as set out in the applicable MCP. Unless otherwise indicated by the MCP:
 - Setback from the front boundary must be at least 10.0m (porches/verandahs not exceeding 3.6m in height may encroach up to 2.5m).
 - Setback from side boundaries must be at least 3.0m (dwelling and garage).
- Setback from rear boundary dictated by easement width or a minimum of 1.0m, whichever is greater.

For those lots 800m² or greater abutting McGeorge Road:

- Siting and setbacks must comply with building envelope requirements as set out in the applicable MCP. Unless otherwise indicated by the MCP:

- Setback from the front boundary must be at least 7.0m (porches/verandahs not exceeding 3.6m in height may encroach up to 2.5m)
- Setback from side boundaries must be at least 3.0m (garage may encroach by up to 1.5m).
- Setback from rear boundary dictated by easement width or a minimum of 1.0m, whichever is greater.

Lots less than 300m²:

- Setbacks must comply with any applicable building envelope requirements as set out in the MCP.
- Prior to obtaining a Building Permit, plans and specifications must be submitted to and approved in writing by the Responsible Authority (Macedon Ranges Shire Council).

All other lots:

- Setbacks (front, side and rear) and building height must comply with Part 5 of the Building Regulations 2018 and Council's planning scheme, as applicable.

WINDOWS

- The installation of internal window furnishings (curtains/blinds) shall be completed within 3 months of the 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

- Where required, retaining walls should be constructed from the same materials as the dwellings front façade. This would include masonry such as brick, stone or a rendered finish. Timber retaining walls may be permitted where they can demonstrate appropriate structural and aesthetic suitability.
- Retaining walls on or near the boundary and retaining walls which are 1.0m or greater in height require a Building Permit. However, in all cases it is the owner and/or builders responsibility to ensure that retaining walls are constructed to all relevant structural standards, preventing danger or potential collapse.
- Retaining walls visible from the street or a public space must not exceed a height of 1.2m.
- Appropriate landscaping should be provided to retaining walls to minimise their visual impact. This could include landscaping to the front and/or side of a retaining wall, or on top of a retaining wall.
- Any proposed earthworks and/or retaining walls must be detailed on the plans and approved by the DAP.

DRIVEWAY

- Driveway must be constructed prior to occupation of the dwelling.
- Only 1 driveway and crossover is permitted per lot.
- The driveway must be setback from the closest side boundary by at least 300mm to allow for a 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 approved.
- The driveway must be constructed using coloured concrete, stamped or stencilled coloured patterns, exposed aggregate and/or pavers.

Examples of acceptable driveway finishes:



GARAGES

- To avoid garage dominance of the streetscape, the garage shall:
 - Provide a garage door(s) which does not exceed 40% of the lot frontage, where the house proposal is single storey. This provision does not apply to double storey dwellings or 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.

LANDSCAPING

- Front landscaping shall be completed within 180 days of the Certificate of Occupancy.
- It is encouraged that letter boxes match the style of the dwelling and are constructed from materials such as brick, render and timber.
- 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 1 tree (semi advanced at planting)
 - 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 a purchaser 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.

FENCING

SIDE AND REAR FENCING

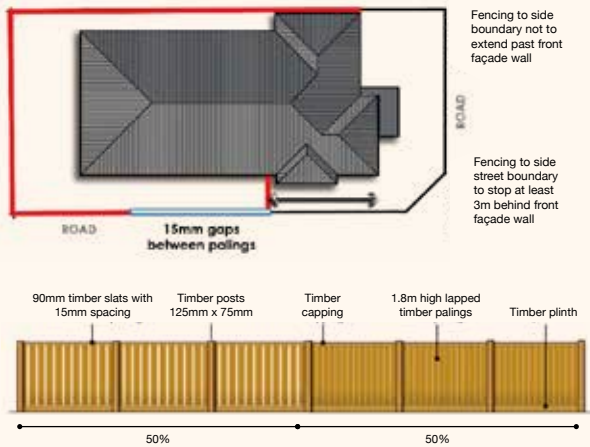
- **Side and rear boundary fences must be:**
 - Constructed of timber palings, with timber capping and exposed posts
 - Constructed to a height of 1.8m–1.95m (allowing for plinth and capping)
 - Constructed prior to occupation of the dwelling.
- Side boundary fences between lots must not extend beyond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

CORNER LOT FENCING

- **Side street boundary fences must:**
 - Stop at least 3.0m behind the closest corner of the front facade 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.

Example of fencing to side street boundary including 15mm gaps:

CORNER LOT

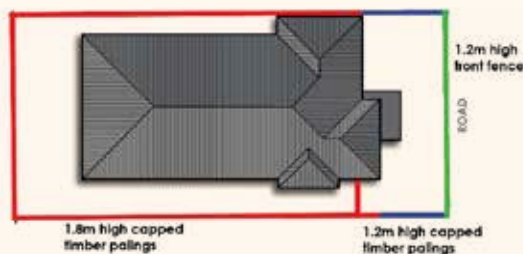


- Side boundary fencing must return at 90 degrees to abut the dwelling. Return fences (including any gates) must be constructed in a style that complements the front facade design.

FRONT FENCING

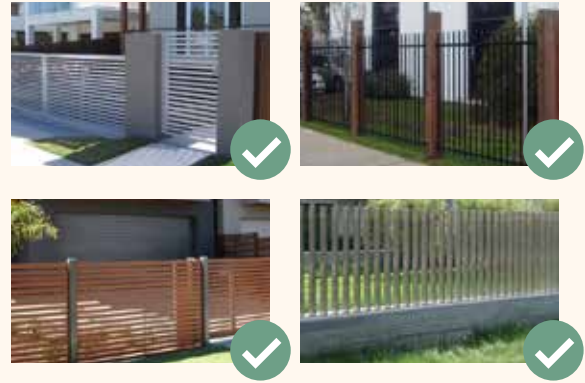
- Front fencing is permitted with approval from the DAP. Front fencing shall be at least 30% transparent (not a solid mass) and not exceed a height of 1.2m. Note: a 1.0m height limit shall apply where applicable for corner lot proposals in accordance with Council's planning scheme and Part 5 of the Building Regulations 2018.
- 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

- Unightly 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
 - Hot water units.
- 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.
- Where applicable, sheds and outbuildings must also comply with building envelope requirements as set out in the MCP.
- All dwellings must include a minimum 3,000L rainwater tank connected to supply water for toilet flushing and outdoor usage.

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.

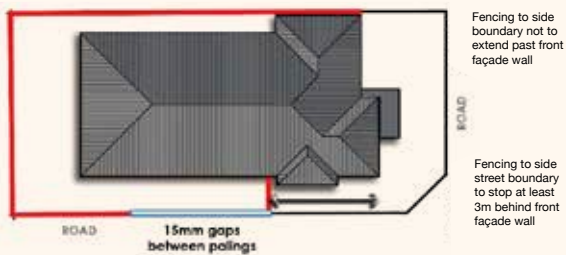


FENCING TEMPLATE

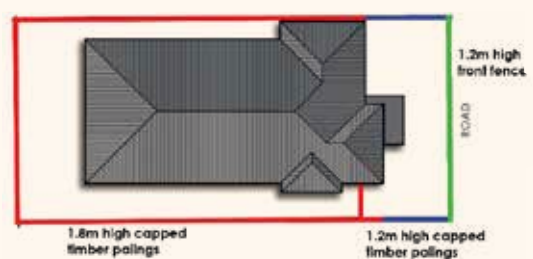
- I/we, being the property owners of **LOT** _____ hereby confirm that I/we will construct all fencing in accordance with the Willow Design Guidelines, including the fence height, location, style and materials.

Note - Signed fencing template must be submitted to the DAP.

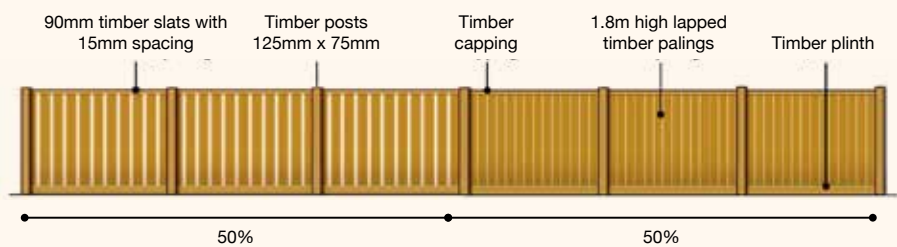
CORNER LOT



STANDARD LOT (WITH FRONT FENCE)



EXAMPLE OF FENCING TO SIDE STREET BOUNDARY INCLUDING 15MM GAPS:



Name:

Name:

Signed:

Signed:

Date:

Date:



39 Willowbank Road, Gisborne

For more information call 03 9684 8174

willowgisborne.com.au

DEVELOPED BY



MARKETED BY

