

# DESIGN GUIDELINES

FOR



## 1. Purpose

The purpose of the Design Guidelines (Guidelines) is to set standards for good design to be used in the Evadene estate.

The Guidelines are intended to encourage people to build well designed homes in a variety of styles which are compatible with the streetscape.

The Guidelines will reduce inappropriate development that may detract from the attractiveness of the estate.

In considering designs, the Design Assessment Panel (DAP) may exercise discretion to waive or relax a requirement.

ResCode regulations apply in any area that the Guidelines do not specify.

The Guidelines are subject to change at any time without notice. All decisions regarding these Guidelines are at the discretion of the DAP.

## 2. Approval Process

The following steps illustrate the process for each purchaser to take in order to construct a house at Evadene. All proposed building works including houses, garages, outbuildings and fencing shall be approved by the DAP in relation to these Guidelines prior to seeking a Building Permit.

### Step 1 - Awareness

Homes must be designed in accordance with the Guidelines. Preliminary advice may be sought from the DAP at the time of purchase to ensure that concept designs will meet the requirements of the Guidelines.

### Step 2 - Submission

Designs are to be submitted **in duplicate** to the DAP for approval as follows:

- House floor plans (1:100 scale)
- Elevations from four sides (1:100 scale)
- Roof plan
- Site plan (1:200 scale) showing:
  - setbacks from all boundaries
  - building envelope
  - existing contours
  - proposed finished floor levels and site levels
  - external features including driveways, paths, fencing and outbuildings
  - landscaping
- Schedule of external materials and colours
- Completed check list (refer Section 16 of Guidelines)

Submit all information to:

**EVADENE DESIGN ASSESSMENT PANEL**  
c/- Stephan P. Kosa & Associates Pty Ltd  
PO Box 356  
Mont Albert Vic 3127



### Step 3 - Approval

The DAP will promptly approve plans that comply with the Guidelines. If all documents have been submitted and meet compliance, you should allow approximately 10 working days for approval.

### Step 4 – Re-submission

Plans that do not comply with the Guidelines will be returned with the areas of non-compliance highlighted. Amended plans can be resubmitted for approval. Any alterations made to the resubmission other than the initial non-compliance should also be highlighted on the plans or an accompanying letter.

### Step 5 – Building Permit

After approval from the DAP, you must then obtain a building permit from the City of Wyndham or a private building surveyor.

**Note:** Design approval from the DAP does not exempt the plans from any building or statutory regulations. Separate approval must be obtained from the relevant authorities. Approval by the DAP does not infer compliance under the Building Code of Australia, ResCode and other applicable planning or building regulations.

### Step 6 – Construction

Once a building permit has been obtained, construction of your house may begin.

## 3. Dwelling Size & Setbacks

The following table shows the minimum floor area required for each dwelling (excluding garages & verandahs) and the minimum and maximum front setback for each lot. Garages must be set back from the street frontage at least 5.0 metres from the street boundary (some duplex lots exempt as specified by the DAP).

Lot Size (m <sup>2</sup> )	Minimum Floor Area (m <sup>2</sup> )	Minimum Front Setback (m <sup>2</sup> )	Maximum Front Setback (m <sup>2</sup> )
Up to 450	100	4	4.5
451 – 550*	120	4	4.5
551 – 650	140	4.5	5.5
651 or greater	150	4.5	5.5

\*Lot 59 is exempt from this requirement and has a minimum floor area of 100m<sup>2</sup>.

\*Lot 110 is exempt from this requirement.

Building envelopes have been applied to non standard lots to provide guidance (identified in Restriction A on the plan of subdivision) and are those plans endorsed by Wyndham City Council under condition 5 of planning permit WYP2231/08.

For all standard lots with no building envelope, rear and side setbacks are governed by ResCode. Encroachments into the specified setbacks or building envelopes may be allowed as specified in ResCode.

## 4. Streetscape Variation

Two houses of the same front facade must not be built within 5 house lots on either the street frontage side of the subject property or on the lots opposite. This provision will not apply to duplex lots as nominated by the DAP.

## 5. Building Height

A maximum of two storeys is permitted. The maximum building height is 10m, and the maximum wall height is 7.2m measured from the ground level after the engineering works associated with the subdivision are completed.

It is important that two storey houses are designed to comply with ResCode requirements and sited correctly to minimise overlooking and overshadowing.

The stepping-back of the front of the upper level of two-storey houses is encouraged to avoid dominating the streetscape.

## 6. Timing of Works

Construction of all dwellings must commence within eighteen (18) months of settlement and construction must be completed within twelve (12) months of work commencing.

Incomplete building works must not be left for more than three months without work being carried out on them and all building works must be completed within twelve months of their commencement.

## 7. Driveways and Vehicle Access

Only one driveway will be permitted for each lot, unless there are special circumstances which will be considered by the DAP.

Driveways must be fully constructed from the front lot boundary to the garage prior to occupying the dwelling.

The driveway shall be no wider than the total width of the garage with a maximum of 4.0 metres in width at the front boundary line (Exemptions apply to lot 110 and the shared driveway for lots 131 and 136).

Driveways must be constructed of

- Brick and/or concrete pavers;
- Coloured concrete;
- Concrete with exposed aggregate;
- Asphalt with brick borders.

Screen planting is encouraged between the driveway and the side boundary.

## 8. Garages

Garages must be incorporated into the design of the house.

For lots with a frontage of 14.0m or greater a lockup garage must be provided for at least two vehicles.

For lots with a frontage of less than 14.0m a lockup garage must be provided for at least one vehicle.

For lot 110, at least one lockup garage must be provided for each dwelling or as required by the planning permit.

All garages must have a slimline or panel lift door to all street frontages. Roller doors will not be permitted. Side garage walls facing the front boundary are not permitted.

All garages must be constructed in harmony with the main house by using materials and colours which reflect the overall architectural theme of the house.

Secondary garages are discouraged. The design for an additional garage would need to be discussed with the DAP and it must be disguised and out of view from the main street frontage.

## **9. Fencing**

No front fencing will be permitted to enhance the park-like character of the estate. On side boundaries, no fencing is permitted forward of the building line.

All side and rear fences are to be constructed of standard 1.8 metre timber palings with exposed posts, a 0.15 metre plinth at the bottom, and capped across the top to a height of 1.95 metres (excluding a screen required for overlooking purposes).

The owner is solely responsible for the maintenance or replacement of fencing between a lot and any adjoining recreation reserve.

If a lot already has a fence or wall being part of a fence or wall erected by the developer, the owner must not remove, damage or disfigure it and must maintain it in good condition.

## **10. Building Materials and Colours**

In addition to the requirements set out in the restrictive covenants to be registered on each title:

- External walls (excluding windows) of any house must be constructed of not less than 50% brick masonry or other approved texture coated material.
- Roof materials must be constructed from masonry and/or terracotta tiles, Colorbond or colour treated non-reflective materials (note: uncoloured galvanized or aluminium finishes must not be used) .
- The use of external materials and colours for wall cladding, fences, storage facilities and retaining walls must enhance the streetscape and façade of the dwelling.
- Building materials encouraged to be used include timber cladding, rendered finishes which reflect the theme of the dwelling, face brick, feature stone walls and selected colour trims. It is intended that the colours and materials used will enhance the overall architectural theme of the house and surrounding landscape.
- Unpainted and/or untreated metalwork is not permitted unless approved by the Design Assessment Panel.

- Reflective glazing and excessively tinted glass will not be permitted.
- Fibre-cement sheeting may be permitted if finished in either a textured or rendered surface.

## **11. Landscaping**

Front landscaping must be completed within 3 months of the occupancy permit being received.

Landscape design and plant selection should minimise the need for garden watering with native plant species or other appropriate drought tolerant plants. Purchasers should make their own enquiries with the City of Wyndham and obtain a list of allowable vegetation.

No tree or shrub with a mature height greater than 3 metres should be planted closer than 2 metres to the house.

## **12. Additional Buildings, Structures and External Fixtures**

The design, appearance and external colours and material of all outbuildings should be aesthetically integrated with the house. Galvanised iron or zinc/aluminium uncoloured finishes, and non-rendered fibre-cement sheeting must not be used. External plumbing must be out of public view.

The Purchaser is responsible to ensure that any permits or requirements from local Council for outbuildings and structures are met.

Sheds will be permitted only if constructed with a muted/earthy tone Colorbond material and restricted in size to 3m x 3m x 3m.

No tent or other temporary living shelter of any kind may be erected. No caravan, boat, or trailer shall not be permitted to be parked on a lot so that it is visible from any street.

External fixtures must be below the ridgeline of the roof (or inside it), generally unobtrusive to the public view, and must not be visible from the front street elevation. This includes television antennae, clothes lines, garden sheds, external hot water services, ducted heating units, rainwater tanks, air-conditioning and evaporative cooling units, satellite dishes and similar fixtures.

Externally mounted spa equipment attached to side boundary walls of any dwelling must be positioned out of public view, be painted in a colour matching the adjoining wall surface and fitted with a noise baffle.

## **13. Window Furnishings**

Internal windows furnishings which can be viewed by the public must be fitted within three (3) months of occupancy. Sheets, blankets or similar materials for which window furnishing is not their primary use will not be permitted.

## 14. Signs

No signs including "For Sale" signs may be erected by the Purchaser prior to commencement of a dwelling house and thereafter no more than one sign may be erected without the approval of the Vendor.

Builders' signs may be permitted (up to 600mm x 600mm) where they are required on lots during construction. These signs must be removed at the completion of construction or may remain with the Vendor's written permission.

The Purchaser authorises the Vendor or its Agents to enter upon and have access across a lot for the purpose of removing any sign erected without written consent. Such entry and access shall not constitute trespass and the Purchaser shall not make any claim against the Vendor arising from such entry or access.

## 15. Maintenance of Lot

The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on the lot (unless the rubbish is neatly stored in a suitable sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lot. The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land or in any waterway. The Vendor or its Agent may enter upon and have access over the lot at any time without creating any liability for trespass or otherwise to remove rubbish, maintain, slash or mow the lot and the Purchaser agrees to meet the Vendor's reasonable costs of doing so.

The Purchaser shall rectify any damage caused to the crossover, footpath and/or nature strip during construction within 30 days of the issue of the Occupancy Permit and shall also provide appropriate protection works to avoid such potential damage from occurring.

## 16. Notes and Definitions

### Notes on Restrictions

- Ground level after engineering works associated with the subdivision is to be regarded as natural ground level.
- In the case of a conflict between the Building Envelope plan and these written notations, the specifications in the written notations prevail.
- Buildings must not cover registered easements unless provided for by the easement.

### General Definitions

If not defined above, the words below shall have the meaning attributed to them in the document identified:

In the *Building Act 1993*:

- Building
- Lot

In Part 4 of *Building Regulations 2006*:

- Height
- Setback

- Site coverage
- Window
- North (true north)

In the *Victoria Planning Provisions*, 31 October 2002:

- Frontage (Clause 72)
- Dwelling (Clause 74)
- Storey (Clause 72)

### **Additional Definitions**

**Side boundary:** A boundary of a lot that runs between and connects the street frontage of the lot to the rear boundary of the lot.

**Street:** For the purposes of determining street setbacks, street means any road other than a lane, footway, alley or right of way.

**Standard lot:** A single lot that accommodates a freestanding house detached from adjoining houses and of an individual style.

**Duplex lot:** A single lot that accommodates a house which shares a common wall with an adjoining house of similar or same style.

## 17. Checklist

This check list will assist in determining whether your house design complies with the Evadene Design Guidelines.

If your plans comply, you can expect your plans to be approved by the DAP within ten working days.

Please complete this check list and submit to the DAP with your plans for approval to:

**EVADENE DESIGN ASSESSMENT PANEL  
c/- Stephan P. Kosa & Associates Pty Ltd  
PO Box 356  
Mont Albert Vic 3127**

<b>LOT NO:</b>	
<b>NAME:</b>	
<b>POSTAL ADDRESS:</b>	
<b>TELEPHONE (BH):</b>	
<b>DESIGNER/ARCHITECT:</b>	
<b>BUILDER:</b>	

<b><u>For DAP Use Only</u></b>	
<b>Date Submission Received:</b>	
<b>Re-Submission Required:</b>	
<b>Areas of Non-Compliance:</b>	
<b>Date Approval Granted:</b>	

**IS THE FOLLOWING INFORMATION INCLUDED IN YOUR APPLICATION?**

	YES	NO
House floor plans at a scale of 1:100 ( <b>two copies</b> )		
Elevations from four sides at a scale of 1:100 ( <b>two copies</b> )		
Roof plan ( <b>two copies</b> )		
Site plan at scale of 1:200 showing ( <b>two copies</b> ) <ul style="list-style-type: none"> <li>- Setbacks from all boundaries</li> <li>- Building envelope</li> <li>- Existing contours</li> <li>- Proposed finished floor levels and site levels</li> <li>- External features including driveways, paths, fencing and outbuildings</li> <li>- Landscaping</li> </ul>		
Schedule of external materials and colours		

**DOES YOUR HOUSE DESIGN COMPLY WITH THE GUIDELINES?**

	YES	NO
<b>CONSTRUCTION OF YOUR HOME:</b>		
On what date did you settle the purchase of your lot? _____		
Will you commence construction within 12 months of settlement?		

<b>SITING &amp; ORIENTATION:</b>	YES	NO
Do you propose to build only one dwelling on the lot?		
Will your proposed house face the main street?		
Does your lot have a building envelope provided in Appendix A?  If so, will your home and associated buildings, including the garage, be contained within the building envelope?  If not, will your home and associated buildings, including the garage, be contained within the allowable area as governed by ResCode?		
Will your proposed house encroach into the specified setbacks?  Are they allowable encroachments?		

<b>BUILT FORM:</b>	<b>YES</b>	<b>NO</b>
<b>ROOF</b> Material _____ Colour _____		
<b>WALLS</b> Material _____ Colour _____		
<b>TRIM</b> Material _____ Colour _____		
Does your proposed home exceed the minimum floor size required specified in the Guidelines excluding garage? What is the floor size (excluding Garage)? _____		
Is your proposed garage situated at least 5.0 metres from the street frontage?		
Are you proposing a second garage? If so, is only one double garage door visible from the main frontage of the house?		
Is your proposed house two-storey? If so, is the upper level stepped back?		
Does your proposed house overlook/overshadow your neighbour's private open space areas?		
Does your proposed house allow you to look into your neighbour's habitable rooms?		

<b>EXTERNAL CONSIDERATIONS:</b>	<b>YES</b>	<b>NO</b>
Does your design allow for only one driveway?		
Does your design accord with the No Front Fence restriction?		
Does your design propose fencing between the front lot boundary and the building line?		
Does your proposed side and rear fencing comply with the fencing guideline?		
Do you intend to place external fixtures such as clothes-line, solar water heaters etc in positions that are not visible from the street?		
Have you made provision for locating your antenna within the roof of the house or out of public view?		
If you are proposing an air-conditioner, is it located below the eaves line at the rear of the house?		
If you are proposing an evaporative air cooler, will it be visible from the front of the street? What colour will it be? _____		
Will the landscaping of your front garden be complete within three months of you occupying your house?		