



# DESIGN GUIDELINES

*Stages 21 – 38*

SELLING AGENT



# Contents

1.	A MESSAGE FROM VILLAWOOD .....	4
1.1	OPERATION OF THE DESIGN GUIDELINES .....	5
1.2	CONSTRUCTION OF YOUR HOME .....	5
2.	APPROVAL PROCESS .....	6
2.1	PROCESS FOR APPROVAL .....	6
2.1.1	LOTS 300m <sup>2</sup> AND GREATER .....	6
2.1.2	LOTS SMALLER THAN 300m <sup>2</sup> .....	7
2.2	DAP PROCESS .....	9
2.3	PLAN SUBMISSION .....	10
2.4	RESUBMISSION .....	11
2.5	APPROVAL .....	11
2.6	BUILDING PERMIT .....	11
2.7	CONSTRUCTION .....	11
3.	SITING AND ORIENTATION .....	12
3.1	CONSIDERATIONS .....	12
3.2	LAND USE .....	12
3.3	HOUSE ORIENTATION .....	12
3.4	DWELLING ARTICULATION .....	12
3.5	BUILDING ENVELOPES AND SETBACKS .....	14
3.6	BUILDING HEIGHT .....	16
3.7	SLOPE CONSIDERATIONS .....	16
3.8	SITE COVERAGE .....	16
4.	BUILT FORM .....	18
4.1	ARCHITECTURAL STYLE .....	18
4.2	MATERIALS AND COLOURS .....	18
4.3	DWELLING SIZE .....	19
4.4	TERRACE STYLE DWELLINGS .....	19
4.5	TWO STOREY DWELLINGS .....	19
4.6	CORNER ALLOTMENTS .....	20
4.7	ENERGY EFFICIENCY .....	20
4.8	ROOFS .....	21
4.9	GARAGES .....	21
4.10	OVERSHADOWING .....	23
4.11	PRIVACY AND OVERLOOKING .....	23

5.	EXTERNAL CONSIDERATIONS .....	23
5.1	ACCESS AND DRIVEWAYS.....	23
5.2	FENCES .....	24
5.3	WATER SAVING INITIATIVES.....	26
5.4	LETTERBOXES .....	27
5.5	GENERAL.....	27
5.6	LANDSCAPING AND TREE PROTECTION .....	31
5.7	CONSTRUCTION MANAGEMENT .....	32
5.8	BROADBAND NETWORK.....	32
6.	NOTES AND DEFINITIONS .....	34
6.1	NOTES ON RESTRICTIONS.....	34
6.2	GENERAL DEFINITIONS .....	34
6.3	ADDITIONAL DEFINITIONS .....	35
7.	BUILDING ENVELOPES & REGULATIONS .....	35
8.	BUILDING ENVELOPE PROFILES.....	35

# 1.A MESSAGE FROM VILLAWOOD

Aspire continues a proud tradition of high quality developments by Villawood Properties that offer a lifestyle focused standard of living that residents are proud to call home.

From its abundance of green spaces, through to its established and thriving neighbourhoods, this exceptional master-planned community will create a truly unique sense of place.

Welcome to aspire<sup>®</sup>

The principal aim of these Design Guidelines ('Guidelines') is to create a coherent vision for the Aspire community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes are built to a high standard whilst encouraging a variety of housing styles which are in harmony with the streetscape. The Guidelines will assist in providing you with peace of mind that your investment will be enhanced in the future by guarding against inappropriate development that may detract from the appeal of Aspire.

Each individual house design should contribute to the surrounding environment and to the estate in a positive way. The Guidelines encourage home owners to construct innovative and appropriate designs that address sustainability issues and present a cohesive residential image.

To complement the Guidelines, we encourage homes to be built with the benefit of Villawood's Positive Change initiative and the Green Savings Calculator. The Green Savings Calculator is a helpful online resource for when you are looking to build a new home or renovate, and can help you save water, energy and money.

To learn more about Villawood's Positive Change program and ideas you can incorporate into your new home, please visit our website: [www.villawoodpositivechange.com.au](http://www.villawoodpositivechange.com.au).

We hope you will see the value in the Design Guidelines and we look forward to working with you through the process of making Aspire your home.

## **I.1 OPERATION OF THE DESIGN GUIDELINES**

The Design Assessment Panel ('DAP') has been formed to oversee the implementation of the Guidelines. It will comprise an Architect and a representative of Villawood. The makeup of the DAP may be varied.

All proposed building works including houses, garages, outbuildings and fencing shall be approved by the DAP prior to seeking a Planning Permit (if required) and a Building Permit.

Small sheds and outbuildings less than 10m<sup>2</sup> and swimming pools do not require DAP approval.

In considering designs, the DAP may exercise discretion to waive or relax a requirement. The Guidelines are subject to change by Villawood at any time without notice. All decisions regarding these Guidelines are at the discretion of the DAP.

The submission of enquiries and preliminary designs to the DAP are welcome, and it is recommended that you provide a copy of the Guidelines to your builder at the earliest possible time.

## **I.2 CONSTRUCTION OF YOUR HOME**

Incomplete building works must not be left for more than 3 months without work being carried out. All building works must be completed within 12 months of commencement.

## 2. APPROVAL PROCESS

### 2.1 PROCESS FOR APPROVAL

The process for approval of your house design depends on the size of your lot, and the details of your proposed house design.

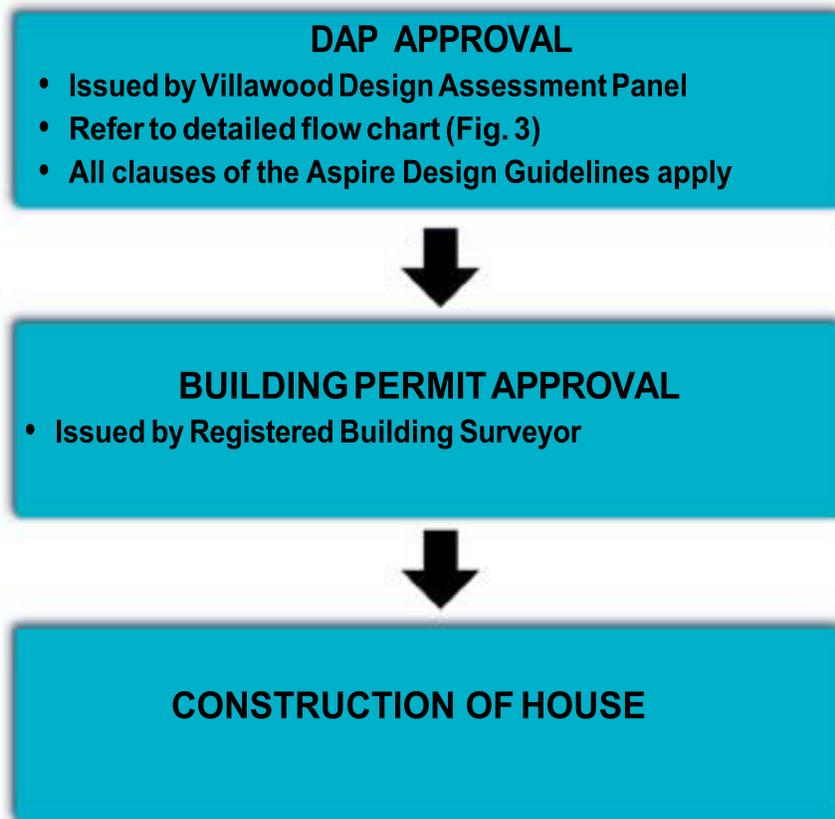
All documents are to be lodged via the Villawood Properties Builders Portal, which can be accessed by visiting the website [www.villawoodproperties.com.au](http://www.villawoodproperties.com.au).

General enquiries should be directed to the DAP via email [dap@kosaarchitects.com.au](mailto:dap@kosaarchitects.com.au).

#### 2.1.1 LOTS 300m<sup>2</sup> AND GREATER

If your lot is 300m<sup>2</sup> or greater in size, then the following approvals process applies:

Figure 1. Approval Process for Lots Greater than 300m<sup>2</sup>



## 2.1.2 LOTS SMALLER THAN 300m<sup>2</sup>

If your lot is smaller than 300m<sup>2</sup> in area, Melton City Council ('Council') requires that your house design be assessed against the Small Lot Housing Code. A copy of the Small Lot Housing Code ('Code') can be obtained from Council or [www.mpa.vic.gov.au](http://www.mpa.vic.gov.au).

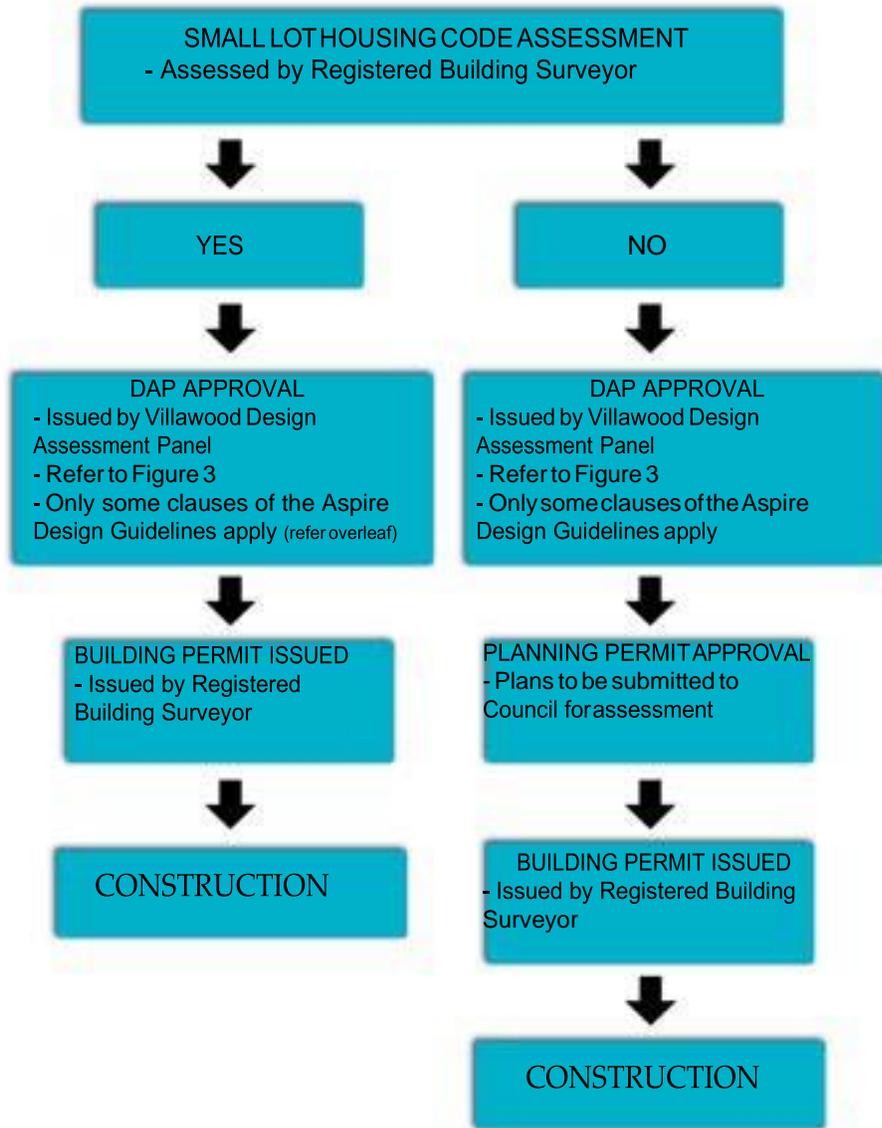
If your house design complies with the Code, the process is like that outlined in Figure 1. However, if your house does not comply, you can seek discretionary approval from Council. Refer to Figure 2 for an outline of the process.

The Small Lot Housing Code covers many of the siting requirements specified in the Guidelines. As such, if your house design complies with the Code, you are exempt from the following clauses of the Guidelines.

- 3.3 House Orientation
- 3.5 Building Envelopes and setbacks
- 3.6 Building Height
- 3.8 Site Coverage
- 4.10 Overshadowing
- 4.11 Privacy and Overlooking

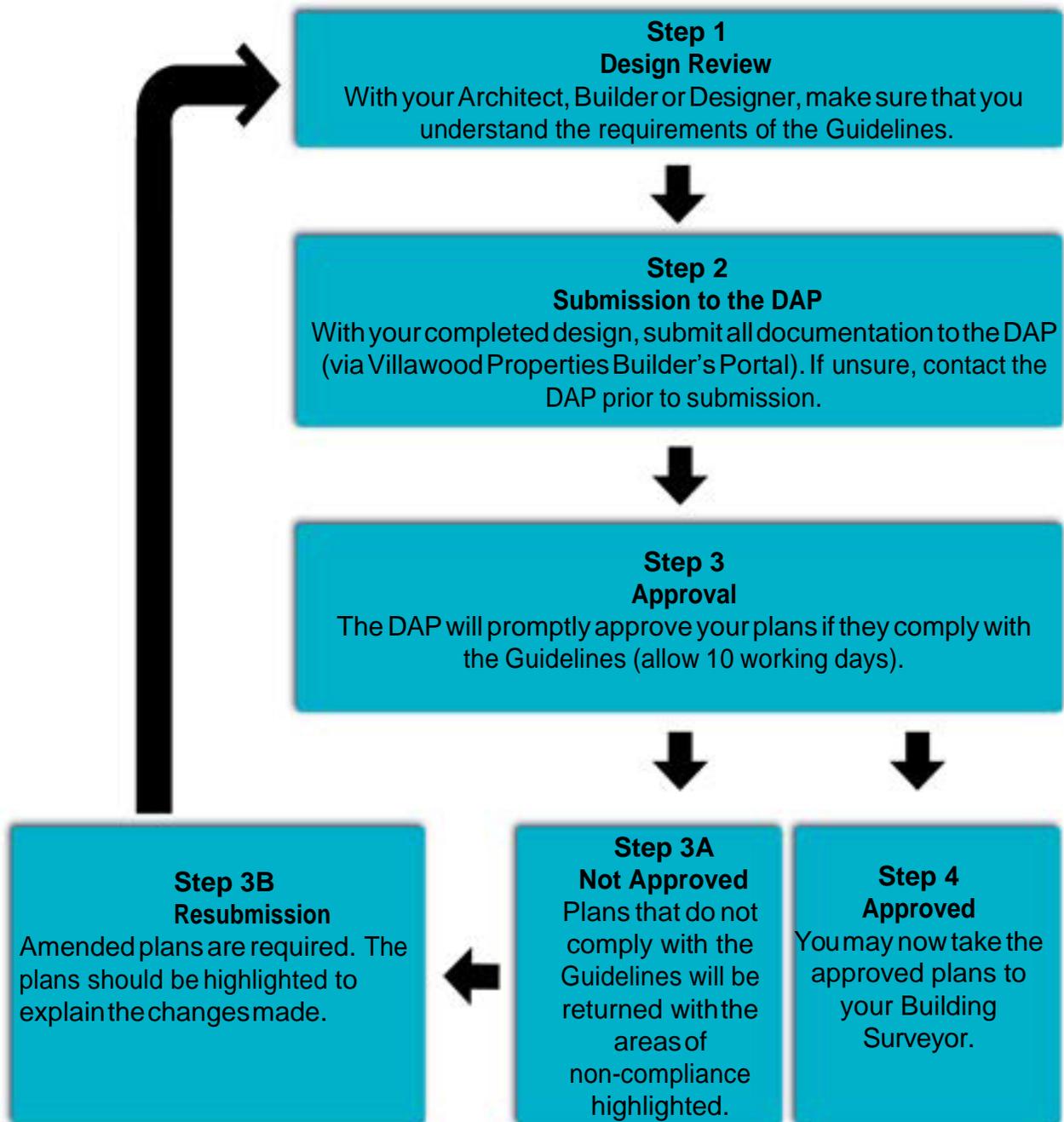
If there is any uncertainty regarding interpretation of the Small Lot Housing Code versus the Guidelines, the Code takes precedence.

Figure 2. Approval Process for Lots Smaller than 300m<sup>2</sup>



## 2.2 DAP PROCESS

Figure 3. DAP Process



## 2.3 PLAN SUBMISSION

After reviewing and understanding the Guidelines, including discussing with your Architect, Builder and or Designer, you will need to submit the following to the DAP:

**Provide PDF copies in A4 or A3 format to the DAP for approval as follows:**

- 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, outbuildings and rainwater tanks
  - Landscaping plan
- House floor plans (1:100 scale)
- Elevations from four sides (1:100 scale)
- Schedule of external materials and colours. Colours swatches must be provided.
- **Note: Do not include internal fit-out details such as kitchens, electrical plans, etc.**

**Submit all information via the Builders Portal on the Villawood website:**  
[www.villawoodproperties.com](http://www.villawoodproperties.com)

**Submit all enquiries to:**

**ASPIRE DESIGN ASSESSMENT PANEL**

[c/- dap@kosaarchitects.com.au](mailto:c/-dap@kosaarchitects.com.au) or  
**phone 03 9853 3513**

## 2.4 RESUBMISSION

Plans that do not comply with the Guidelines will be returned with the areas of non-compliance highlighted. Amended plans need to 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.

## 2.5 APPROVAL

The DAP will promptly approve plans that comply with the requirements of the Guidelines. Allow approximately 10 working days for approval.

## 2.6 BUILDING PERMIT

After approval from the DAP, you must then obtain a Building Permit from the Council or a Private Building Surveyor.

**Note:** Design approval from the DAP does not exempt the plans from any building or statutory regulations other than the regulations that are superseded by the approved Building Envelopes and approved Profile Diagrams.

Approval must be obtained from the relevant authorities for Building Permits, build over easements and connections etc.

Report and consents cannot be requested for regulations that are covered under the approved Building Envelopes.

Approval by the DAP does not infer compliance under the Building Code of Australia, Res-code and other applicable planning or building regulations.

## 2.7 CONSTRUCTION

Once a Building Permit has been obtained, construction of your house may begin.

## 3. SITING AND ORIENTATION

### 3.1 CONSIDERATIONS

The siting of your home will be integral in developing the neighbourhood theme within the community. Consideration must be given to:

- Ensuring best visual presentation from the street;
- Maximising the benefits of solar access;
- Promoting energy efficiency;
- Minimising overlooking & over shadowing, and
- Respecting the privacy and amenity of neighbours.

### 3.2 LAND USE

One dwelling only is permitted per allotment. Dual occupancy and further subdivision is not allowed. This does not apply to allotments identified by the developer as medium density allotments.

### 3.3 HOUSE ORIENTATION

Houses must face the main street frontage and present an identifiable entrance to the street. The front door may face some side street frontages; this should be verified with the DAP. Where possible, houses should be sited so that habitable rooms and private open spaces face northwards to receive maximum solar efficiency.

### 3.4 DWELLING ARTICULATION

To ensure that dwellings constructed within the community are designed to a high quality contemporary standard, they should be designed so that front and secondary street frontage facades are well articulated. Broad flat surfaces extending greater than 6 metres shall not be permitted.

Articulation can be achieved through a variety of ways and must incorporate at least one of the following features:

- Use of different materials and features;
- Variable wall setbacks to the front and side street boundaries;
- Introduction of verandahs, porticos and pergolas;
- Feature gable roof, and
- Continuation of window style.



Acceptable articulation



Unacceptable articulation

## 3.5 BUILDING ENVELOPES AND SETBACKS

### Building Envelopes

Building Envelopes have been prepared for the lots in each stage at Aspire and are contained within the Plan of Subdivision for each relevant stage. The construction of buildings or associated buildings, including garages, must be contained within the Building Envelope specified for that allotment, and in accordance with the Profile Diagrams, also specified for that allotment in the relevant Plan of Subdivision.

### Setbacks

Generally standard lots have setbacks of 4 metres to the front and 3 metres to the rear, please refer to the building envelope plan that relates to your lot.

The following setbacks for houses and garages must be met.

#### (i) The Front Street

The front street setback is designated on the specified Building Envelope for each allotment. All houses must be set back from the main street frontage by the minimum distance indicated.

Garages must be located or set back behind the front facade of the home.

#### (ii) Splayed and Curved Street Frontages

Unless noted on the plan, the minimum front setback on a splayed or curved corner between two street frontages is on an arc connecting the front street setback line to the side street setback line commencing at the points that are perpendicular to the points where the street alignment commences to arc.

Front entrances are to be easily accessible from the main street frontage.

#### (iii) The Side Boundaries

The side setback is designated on the specified Building Envelope for each allotment. A building must be set back from a side boundary not less than the distances specified in the Building Envelope Profiles and shown on the Building Envelopes by a setback identifier code. Garages may be built to the side boundary if provided for on the Building Envelope and adjacent buildings allow. The measurements are taken from the natural surface levels to the top of the wall.

Unless otherwise noted on the building envelope plan, the building to boundary zone is applicable to one side only, preferably the opposite side to the garage.

#### (iv) The Side Street Boundary

The side street setback is designated on the specified Building Envelope for each allotment.

#### (v) The Rear Boundary

Generally, a rear wall of a building not exceeding 3.6 metres in height must be set back from the rear boundary a minimum of 3 metres, and a rear wall of a building exceeding 3.6 metres in height must be set back from the rear boundary a minimum of 5.5 metres for standard lots. The maximum

height of a building facing a rear boundary must not exceed the maximum building height allowed by the side envelope profile as shown in the Profile Diagrams, or a height limit for a rear setback as dimensioned on the Building Envelope plan.

#### **(vi) Walls on Boundaries**

Unless otherwise noted on the Building Envelope, walls and associated parts of a building within 1.0 metre of a boundary are restricted to areas within a Building to Boundary Zone (BBZ). The BBZ spans the length of the side boundary between the front and rear setbacks permitted by this Building Envelope. Total length of walls in the BBZ is limited to 60% of the length of the boundary except for terrace style lots where walls are permitted to the extent of the nominated BBZ.

Within the BBZ, the following apply:

- Walls within the Building to Boundary Zone are allowed;
- Carports and verandahs are not permitted to be built to the boundary;
- Maximum height of a wall in the BBZ is restricted to 3.6 metres, and
- Walls less than 1.0 metre from the boundary must be within 200mm of the boundary.

#### **(vii) Encroachments**

**Side, Side Street and Rear:** The following may encroach into the specified setback distances by not more than 600mm (for the purposes of these guidelines, gutters are not a measured item):

- Porches, eaves and verandahs;
- Masonry chimneys;
- Screens, but only to the extent needed to protect a neighbouring property from a direct view;
- Rainwater tanks, and
- Heating and cooling equipment and other services.

The following may encroach into the specified setback distances:

- Landings with an area of not more than 2m<sup>2</sup> and less than 0.8 metres high;
- Unroofed stairways and ramps;
- Pergolas;
- Shade sails, and
- Eaves, fascia, gutters.

**Front:** The following may encroach into the specified front street setback distances by no more than 1500mm (for the purposes of these guidelines, gutters are not a measured item):

- Porches and verandahs to a maximum height of 4 metres;
- Decks and uncovered landings of not more than 2m<sup>2</sup> and less than 0.8 metres high from natural ground, and
- Eaves.

#### **(viii) Edge boundary**

Exemptions relating to side setbacks and relating to siting matters do not apply to an Edge Boundary.

Building regulation 74 & 79 are superseded by building envelopes.

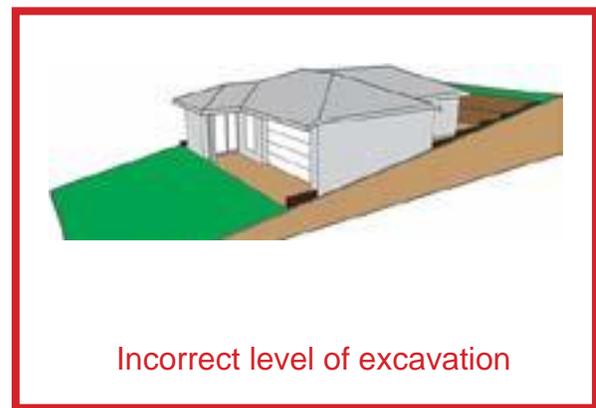
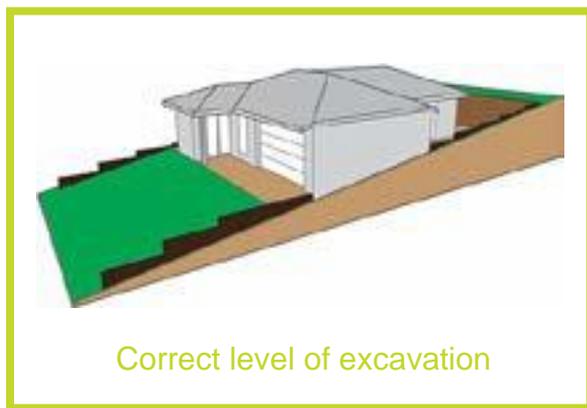
## 3.6 BUILDING HEIGHT

A maximum rise of 2 storeys is permitted.

For the purpose of the Guidelines, a maximum wall height of 7.2 metres is permitted above natural ground level. Natural ground/surface level is defined as the ground level after engineering works associated with the subdivision have been completed. Sloping sites which may allow additional built area under the ground floor level will be considered and may be approved depending upon overall design and setback requirements. Large bulk excavations or high retaining walls are not permitted. For the purpose of the Guidelines retaining walls greater than 1 metre are considered excessive.

## 3.7 SLOPE CONSIDERATIONS

Houses and garages should be sited and designed to take advantage of the natural slope conditions at Aspire. Split level designs, for example, can be designed to follow the fall of the land and avoid unsightly and expensive earthworks that scar the natural landscape.



Unsightly cut or fill should be avoided and limited to 1.0 metre in depth. Landscaped terraces are preferred as per the above with engineer-designed retaining walls.

## 3.8 SITE COVERAGE

Unless otherwise specified in the notations to the Building Envelopes as they apply to allotments, buildings must not occupy more than 60% of the lot.

In calculating site coverage, eaves, fascia and gutters not exceeding 600mm in total width, and unroofed swimming pools, terraces, patios, decks and pergolas should be disregarded. Roofed areas of terraces, patios, decks and pergolas are to be included in overall calculations.

Please be aware of the building regulations with regards to timber framed structures such as pergolas, verandahs and decks. Refer VBA's [website](#) for further information.

Those lots noted accordingly in the Building Envelopes may have maximum permitted site coverage of

70% but must have a private open space area that measures 25m<sup>2</sup> with a minimum dimension of 3 metres in width.

# 4. BUILT FORM

## 4.1 ARCHITECTURAL STYLE

At Aspire, high standards of house design will be required and a variety of styles are encouraged. Designs should be responsive to the individual attributes of the lot, having regard to any slope or vegetation. Designs that break the front of the dwelling into distinct visual elements will be supported.

The inclusion of projections integral to the design and style of the dwelling such as verandahs are encouraged. Further enhancement can be achieved using detail and shade in the form of pergolas and extended eaves.

The front façade is to achieve a high level of surveillance by maximising street facing windows.

Houses with identical facades may not be constructed in close proximity and must be separated by a minimum of five houses in any viewed direction. This will only be permitted where lots are less than 300m<sup>2</sup> and are located next to each other, but do not share a common street frontage. The appearance of dwellings should provide a degree of richness and variety ensuring the creation of pleasant, interesting streetscapes.

Houses which have long uninterrupted expanses of wall must be avoided. Features, which may detract from the appearance of a house from the street, including small windows, obscure glass, window security shields, canvas and metal awnings, are strongly discouraged.

## 4.2 MATERIALS AND COLOURS

The materials and colours of the walls and roofs of houses will have a major impact on the visual quality of Aspire. The use of a combination of finishes is encouraged to achieve a degree of individuality and interest.

Thoughtful selection of materials and colours will achieve a degree of visual harmony between houses and will avoid colours that are out of character with neighbouring houses. For these reasons, purchasers are requested to submit roof and wall materials and colours for approval. Colours which reflect the natural tones of the environment at Aspire are recommended.

### External Walls

- The external walls (excluding windows) are to be constructed of brick, brick veneer, texture coated material, weatherboard or other material as approved by the DAP. Colours of trims should be selected to complement the main body of the house & the natural environment.
- Dwellings must have an alternate material, the use of one material must not exceed 70% of total wall coverage of a dwellings façade (excluding windows / openings).



## Roofs

- The roof is to be constructed of steel or masonry or as approved by the DAP. Roof colours which reflect the natural tones of the environment at Aspire are recommended and the use of Colorbond is encouraged.

## 4.3 DWELLING SIZE

The minimum dwelling size is:

- 75 square metres in the case of a lot having an area of less than 300m<sup>2</sup>; or
- 100 square metres in the case of a lot having an area of 300m<sup>2</sup> or greater, but less than 400m<sup>2</sup>; or
- 130 square metres in the case of a lot having an area of 400m<sup>2</sup> or greater, but less than 500 m<sup>2</sup>; or
- 160 square metres in the case of a lot having an area of 500m<sup>2</sup> or greater.

## 4.4 TERRACE STYLE DWELLINGS

Terrace style dwellings and dwellings on lots less than 10 metres wide must have a greater degree of articulation to the front facades. Stepping of the materials and the use of alternate materials must be incorporated to accentuate the articulation. Consideration of garage location and treatment must be considered so as not to dominate the streetscape.

## 4.5 TWO STOREY DWELLINGS

All two storey dwellings must be articulated to the front facade as a minimum, alternate materials are encouraged as a method of providing the visual break from a monotone and bleak facade. Treatments such as pergolas, verandahs etc. are recommended to break the line of sight. This recommendation also reflects to double storeys dwellings to corner allotments.

It is important to ensure that two-storey houses are designed and sited correctly to minimise overlooking and overshadowing. It is recommended that initial concepts for two-storey houses be discussed with the DAP.

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

## 4.6 CORNER ALLOTMENTS

The home design must address both the primary and secondary street frontages and be of a consistent architectural design. Eaves of a minimum width of 450mm are encouraged to the primary and secondary street frontages.

Corner dwellings should include at least one habitable rooms with a clear view to secondary streetscapes

Long uninterrupted expanses of wall greater than 6 metres will not be permitted. The introduction of recesses and or raised materials is to be incorporated to break up the length of the wall.

Design elements (such as verandahs, detailing, feature windows & materials) used on the primary frontage must continue on that part of the secondary frontage that is visible from the public realm.

It is encouraged that:

- Corner dwellings with a pitched roof incorporates a continuous eave with a minimum of 450mm overhang on the primary and secondary street frontages.
- A pitched roofs to dwellings must incorporate a minimum eave of 450mm to the front facade and a return to the point of the first habitable room window or three metres, whichever is greater



Acceptable articulation



Unacceptable articulation

## 4.7 ENERGY EFFICIENCY

An energy smart home takes advantage of the sun's free warmth and light and with the inclusion of energy efficient appliances and systems, will save a great deal of energy.

Well-designed homes reduce the demand on heating and cooling. Any style of house can be energy efficient. Energy smart homes have a combination of features which work together to ensure you achieve the highest degree of comfort with minimum energy use.

Homes at Aspire must achieve a minimum 6 Star Energy Rating in accordance with the Victoria Home Energy Rating System or greater if legislated by the building regulations. An energy rating certificate will not be required prior to DAP approval; however, a certificate will be required prior to obtaining a Building Permit.

## 4.8 ROOFS

Articulated roof shapes are preferred with hips and gable roof forms, coastal skillion roof styles and higher degrees of pitch are encouraged, although each design will be considered on its merits by the DAP.

If a dwelling incorporates pitched (gabled/hipped) roofs, it is encouraged that the roof pitch must be a minimum of 22 degrees

If a dwelling incorporates skillion roof, it is encouraged the roof pitch be 10 degrees (stand-alone) and 22 degrees where the skillion presents to the front of a roof line that is majority pitched.

It is encouraged that corner dwellings with a pitched roof incorporate a continuous eave with a minimum of 450mm overhang on the primary and secondary street frontages.

## 4.9 GARAGES

The garage and family car(s) have a significant impact on the streetscape. The design and location of garages should endeavour to make them an integral and unobtrusive part of the house. All homes must allow for an enclosed garage for car accommodation.

For lots with a frontage under 12.5m, a single garage is required with a maximum door width of 2.6m.

Double garages must be provided for on lots greater than 12.5 metres in width. For lots with a frontage of 12.5m or greater and 14m or less, the maximum width allowable for the garage door is 5.5m. Lots with a frontage of 15m or greater may have a garage with a greater maximum width if it does not exceed 40% of the width of the lot.

Garages must be constructed within the Building Envelope and sited a minimum of 5.0 metres from the front street boundary. The garage setback also applies for entry to the garage from the side street boundary. This applies for standard lots greater than 12.5 metre frontages.

For two story dwellings, garages that exceed 40% of the width of the allotments frontage are discouraged. Notwithstanding, they will only be permitted where balconies or windows are provided above the garage.

It is preferable for garages to be constructed under the main roof of the house. If garages are free standing and/or visible from the street, they should match the roof form and be constructed of the same materials as the house. The garage may be constructed to the side boundary, depending on the location of adjacent buildings and garages relative to the side boundaries and whether permitted by the Building Envelope.

Terrace style lots may have garage access from alternate roads at the rear of the site, if this occurs then the siting of the garage must be located within the confines of the Building Envelope. Generally, a 1 metre pedestrian access path must be left from the rear of the lot beside the garage.

Deep excavations on the boundary will not be permitted as this would cause detriment to adjoining properties.

Triple garages are strongly discouraged. Notwithstanding, they will only be permitted on lots with primary frontages 18m and above, or on corner lots with primary frontages 20m and above. Triple garages must comprise either one double and one single garage element or three single garage elements with a column /pillar dividing at least two of the elements

Accessibility to the garage from the street must be considered in the siting of the garage and may necessitate the re-positioning of the crossover location.

Standard turning circles are to comply with the Australian Standard and may need to be provided to prove proper access is created.

One crossover is permitted to each lot frontage. There may be some instances where a shared crossover will be constructed. No additional crossovers are permitted.

When designing garages, consideration must be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard. The garage door is a major visual element of the streetscape and doors facing the street must be panelled and of a colour which complements the house. The inclusion of windows, recesses or projections in the garage door should be considered to present an interesting and integrated facade.

For corner dwellings, garages must not be located on the corner where the primary and secondary frontages meet.

For lots with frontages less than 8.5m that are not rear-loaded, refer to the Small Lot Housing Code incorporated into the Melton Planning Scheme.

## 4.10 OVERSHADOWING

This item is covered within the Building Envelope plan and Profile Diagrams. Building Regulations 81, 82, 83 are superseded by this Guideline.

## 4.11 PRIVACY AND OVERLOOKING

This item is covered within the Building Envelope plan and Profile Diagrams. Building Regulation 84 is superseded by this Guideline.

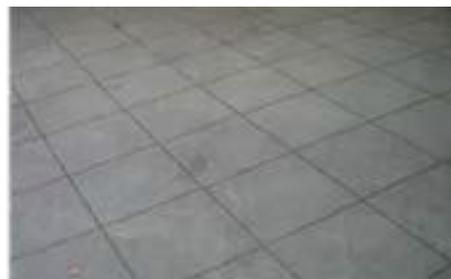
# 5. EXTERNAL CONSIDERATIONS

## 5.1 ACCESS AND DRIVEWAYS

Driveways are a major visual element at Aspire and should be constructed using materials that blend with, or complement the dwelling textures and colours. Only one driveway will be permitted for each lot, unless there are special circumstances, which are to be discussed with and confirmed by the DAP.

Driveways must not be wider than 5 metres at the street boundary of a lot and planting between the driveway and property boundary is encouraged. Driveway widths - The driveway should not exceed the width of the garage opening.

Driveways must be constructed of brick and/or concrete pavers, coloured concrete, saw-cut coloured concrete, or concrete with exposed aggregate. Plain concrete is not permitted.



*Examples of approved driveway finishes.*

All driveways must be completed within three months of the Occupancy Permit being issued.

## 5.2 FENCES

The objective of the DAP is to provide a degree of uniformity throughout the estate and thereby avoid an untidy mix of various fence standards, colours and types.

To enhance the park-like character of the estate, no front fencing will be permitted.

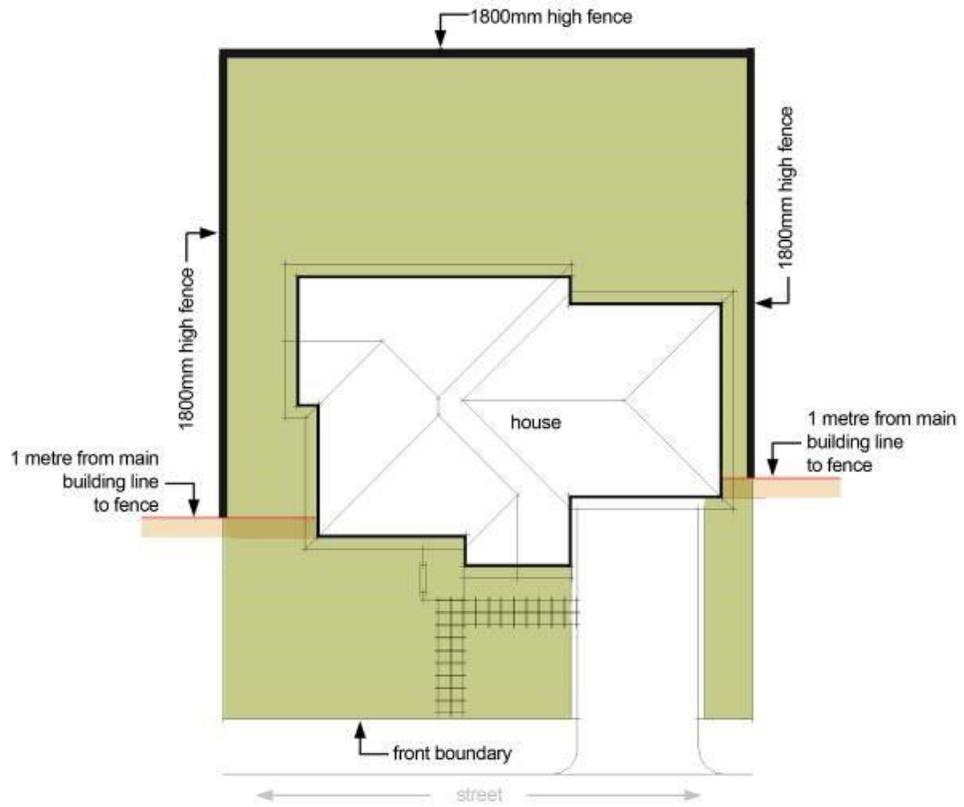
Fences may be stained with a clear finish but must not be painted with coloured stains or paint.

On side boundaries, no fencing is permitted forward of the building line.

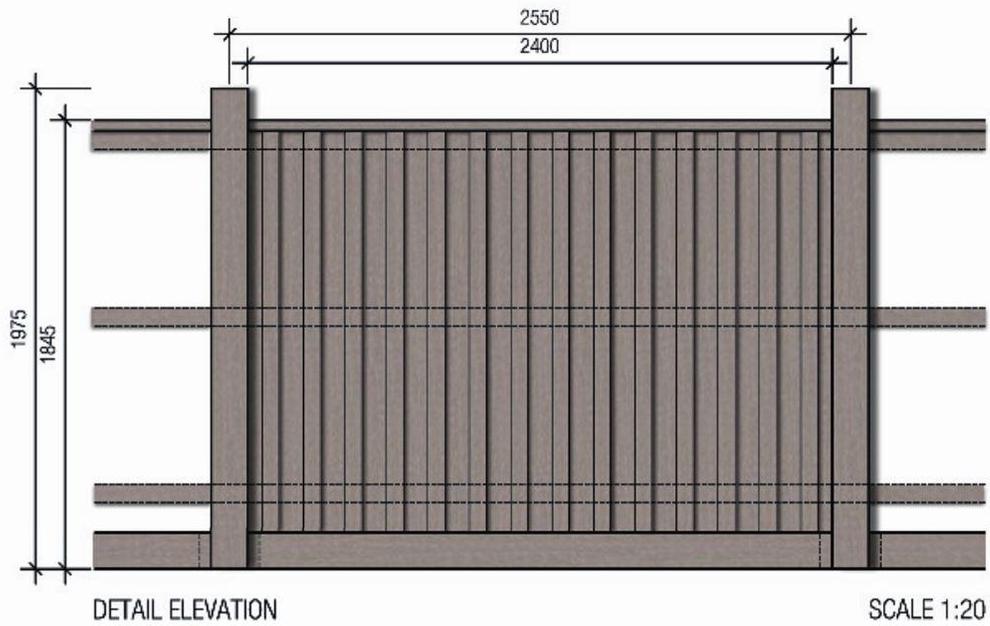
All side and rear fences are to be constructed of timber palings with exposed posts and capped across the top to a maximum height of 1.8 metres (excluding a screen required for overlooking purposes).

All fencing must be constructed in accordance with the Restrictive Covenant as detailed on the relevant Plan of Subdivision and as approved in writing by the DAP. For the purposes of the Guidelines, the prescribed fence height of 1.8 metres to the side street, side and rear boundaries will be exempt from the provisions of the Building Regulations.

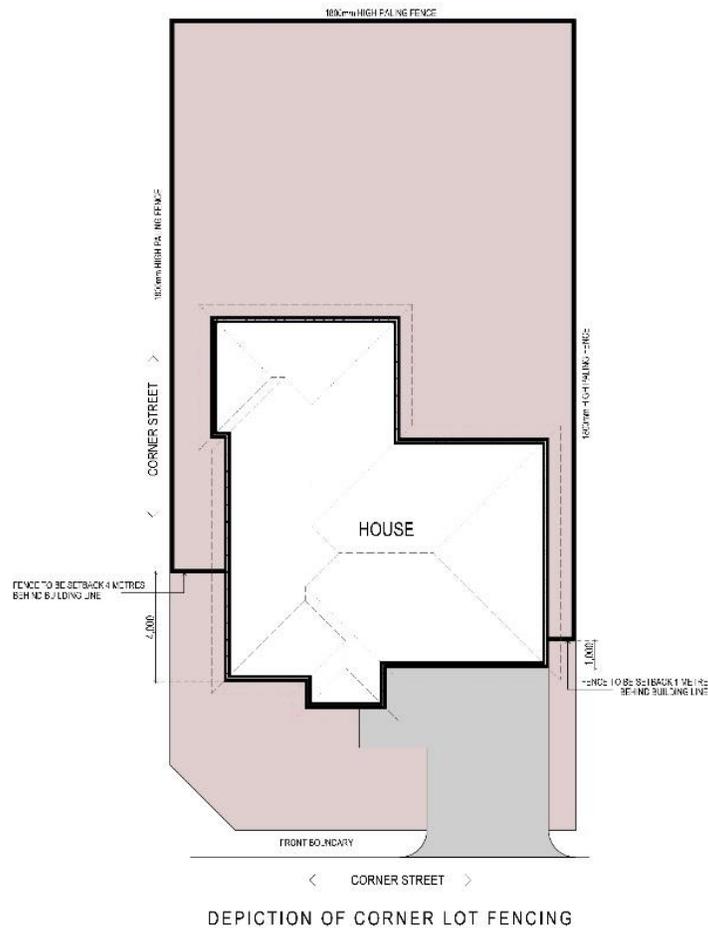
Fences permitted by the Guidelines are not deemed to overshadow the recreational private open space on the allotment.



*Depiction of typical boundary fencing location*



*Elevations of typical paling fence*



## 5.3 WATER SAVING INITIATIVES

All homes with a lot area equal to or greater than 300m<sup>2</sup> must include a rainwater tank with a minimum capacity of 2,000 litres which is to be connected for use in the toilet, laundry and garden.

All residents are encouraged to consider other water saving initiatives in the home including:

- Grey water systems;
- Solar hot water systems, and
- Energy efficient tapware and appliances.

## 5.4 LETTERBOXES

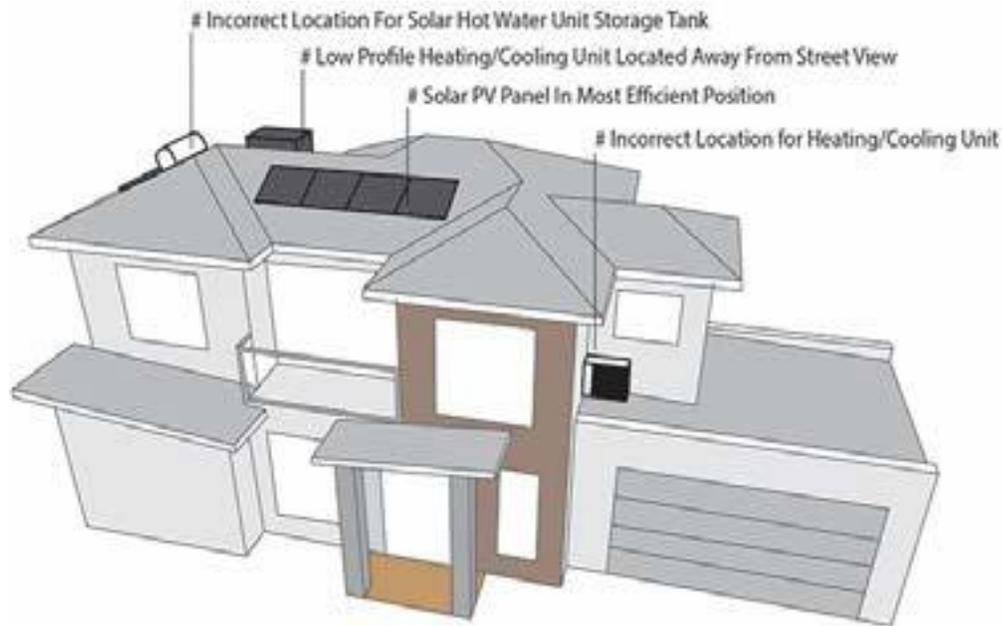
- Letterboxes should be designed to match the house using similar materials and colours and must be erected prior to occupancy permit.
- The size and position of the letterbox must comply with Australia Post requirements. The street number must be clearly identifiable, suitably sized and located and must not interfere with the overall streetscape.



## 5.5 GENERAL

External fixtures must achieve the following objectives and the location must be noted on plans to be submitted to the DAP:

**Clothes-lines, Garden Sheds, External Hot Water Services, Ducted Heating & Cooling Units and Rainwater Tanks** must not be visible from the street.



**Solar Water Heaters** are permitted and, where possible, are to be located out of view from the street front- age. The solar panels shall be located on the roof, not on a separate frame.

**Solar Panels** (photovoltaic) are encouraged and not restricted, the photo voltaic panels must be laid flat to the roof cladding and not on tilted frames.

**Air-Conditioning Units**

Evaporative air-conditioners must be positioned so that they are not visible from the main frontage of the dwelling. They must be painted to match the colour of the roof, be low profile units and installed as low as possible below the roof ridgeline towards the rear of the house. Wall mounted air-conditioners must be located below the eaves line, screened from public view and suitably baffled to reduce noise.



**Television Antennae** are not permitted as television services are available through the OptiComm Fibre Network.

**Satellite Dishes** will only be approved if located below the roofline of the house and must be screened from public view.

**Rainwater Tanks** must be not visible from the street frontage. No external **Plumbing** to a dwelling shall be visible from a street or dwelling. All plumbing on double-storey houses, except downpipes, must be internal so as not to be visible from the street or neighbouring properties.

**External lighting** including spotlights, flood lights and any lights illuminating any outdoor area are to be approved by the DAP and the use of LED or solar lighting is encouraged.

**Rubbish Bins & Recycling Bins** should be stored out of view from the street.

**Commercial Vehicles** with a carrying capacity of 1 tonne or more or any boat, caravan or trailer shall not be permitted to be parked on a lot so that it is visible from any street.

### **Advertising Signage**

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

- Only one advertising sign will be permitted to be erected on a lot that is being advertised for resale AND only after the developer has sold ALL lots in the relevant stage.
- Display home signage will be permitted but only with the written approval of the DAP and the council.
- Builders or tradespersons identification required during construction of the dwelling to a maximum size of 600m x 600m. Such signs must be removed within 10 days of the issue of the Occupancy Permit.

### **Sheds**

Sheds should be restricted in size and must be in harmony with the other buildings. Sheds less than 10m<sup>2</sup> do not require DAP approval, sheds greater than 10m<sup>2</sup> require both DAP approval and a building permit. It is your responsibility to ensure that the requirements relating to location, size and height for all outbuildings adhere to governing authority requirements.

All sheds are to be erected with muted/earthy colour tones, Colorbond material is acceptable.

### **Carports**

No carports are permitted to the front of the dwelling.

### **Pools**

Swimming pools do not require the approval of the DAP.

### **Window Furnishings**

Internal window furnishings which can be viewed by the public 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.

## 5.6 LANDSCAPING AND TREE PROTECTION

### General Guidelines

Your garden design will require careful thought to ensure that the appropriate plants are selected for the lot conditions.

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 and aggregate.

At least 30% of the softscape area must consist of a planted garden bed. Avoid the use of invasive weed species and refer to Melton City Council's preferred landscaping list of plants.

The objective is to achieve a cohesive blend of indigenous vegetation and other landscape elements, integrating street and parkland landscaping with private gardens so that the streetscape presents as a landscaped garden.

Landscape design and plant selection should minimise the need for garden watering. No tree or shrub with a mature height greater than 3 metres should be planted closer than 2 metres to the house. You should contact the Melton City Council landscape guidelines.

### Front Gardens

All landscaped areas to the front of the house must be established within three months of the issuing of the Occupancy Permit to ensure good presentation is achieved for the local community. The front garden should include a variety of plants, lawn, garden beds that incorporate ground covers, small to medium shrubs and at least one advanced feature tree from a 75-litre pot.



*Examples of acceptable landscaping treatments*

## Embankments

Embankments should not exceed a slope of 1 in 5. Retaining walls are preferred to steep embankments and should be kept to a maximum height of 1 metre – several small terraces are preferred.



*Not acceptable*



*Acceptable*

## 5.7 CONSTRUCTION MANAGEMENT

During the construction period, the builder must install a temporary fence and ensure that rubbish and building waste is contained within the building site. Damage to nature strips caused during the construction period is solely the responsibility of the landowner and their builder.

## 5.8 BROADBAND NETWORK

Aspire is an OptiComm Fibre Connected Community. This means that all homes in Aspire will have access to the OptiComm high speed broadband network. Some benefits of high speed broadband are:

- Distribution of digital free to air television;
- Ultra-high speed internet - even in high usage times and not affected by distance from an exchange;
- PAY TV - choice of providers, and
- External aerials and satellite dishes are not required.

### What you need to do to prepare for High Speed Broadband:

#### Step 1. Conduit (Pipe) Installation

You must make sure your builder has installed a 32mm white telecommunications conduit from the front boundary of your lot to the meter box location on the side of your house. Your builder can install this conduit, or you can arrange for OptiComm, who undertake all Optic Fibre Network Connections, to install this conduit for you. The OptiComm Customer Connection Information Desk can be contacted on 1300 137 800. This conduit should be installed during construction of your home.

#### Step 2. Prepare your home to be able to distribute the Internet, Telephone, TV and other services throughout your rooms

Structured Cabling of your home is optional, but highly recommended, as it will enable you to take advantage of all features the Aspire Optical Fibre Network has to offer. It is recommended that you arrange a quote to cable your new home from your builder or OptiComm's contractors early in your construction phase or at contract negotiation as the wiring should be done at the frame stage of construction. Structured Cabling is an additional cost to the conduit and customer connection.

### **Step 3. Connection to the Optical Fibre Network**

When you have received your Certificate of Occupancy or are about two (2) weeks before you move in, call OptiComm's Customer Connection Information Desk on 1300 137 800 to arrange the connection to the Optical Fibre Network.

The typical customer connection cost includes the following services:

- Installation of Optical Network Terminal and the Power Supply Unit (back-up battery not included);
- Access to free to air digital TV signal, and
- Access to Foxtel Pay TV signals (resident to arrange for Foxtel connection at their cost).

### **Step 4. Contact a Retail Internet and Telephone Service Provider**

Finally, the last step involves contacting a Retail Service Provider to arrange the connection of your Retail Internet and Telephone Services. You will be contacting the Retail Service Provider to provide the Internet and Telephone Services over the OptiComm Wholesale Network.

Hints when discussing your requirements:

- Tell them you are in an Opticomm Fibre Community
- Make sure you tell them you are at Aspire in Frasers Rise
- Make sure you give them your full address
- Tell them whether you have moved in yet
- Advise them whether you have had Opticomm install the Optic Fibre and Hardware in the enclosure near your meter box - this will affect the time it takes to connect services
- If speaking with Foxtel make sure you tell them you are in an Opticomm Fibre Estate and the "ONT" is installed

For further information please refer to: <http://www.opticomm.net.au>

# 6. NOTES AND DEFINITIONS

## 6.1 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 or Profile Diagrams and these written notations, the specifications in the written notifications prevail.
- Buildings must not cover registered easements unless provided for by the easement.

## 6.2 GENERAL DEFINITIONS

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

- Building
- Lot

In Part 5 of *Building Regulations 2018*:

- Clear to the sky
- Height
- Private open space
- Recreational private open space
- Raised open space
- Setback
- Site coverage
- Window
- Single dwelling
- North (true North)

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

- Frontage (clause 72)
- Dwelling (Clause 74)
- Habitable room (Clause 72)
- Storey (Clause 72)

## 6.3 ADDITIONAL DEFINITIONS

### **Edge Boundary**

Edge Boundary means the boundary or part of a boundary of a lot on the Plan of Subdivision that abuts a lot, which is not shown on the Plan of Subdivision. An Edge Boundary lot is marked “E” on the Building Envelope plan.

### **Front street or Main Street frontage**

Front Street means the street or road that forms the frontage to the lot concerned. Where there is more than one road which adjoins a lot or where it may be otherwise unclear, the Front Street may be identified by the letter “F” in the Building Envelope plan or will be as stated in writing by the DAP.

### **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.

## 7. BUILDING ENVELOPES & REGULATIONS

### **Refer to the Aspire Plan of Subdivision for Building Envelopes**

Building regulation 73, 74, 75, 79, 81, 82, 83, 84 & 85 are superseded by the Approved Building Envelopes.

Building regulations 76, 77, 78, 80 & 86 are superseded for the VillaRange product only and is covered by a town planning permit.

The Building Envelopes are to be read in conjunction with Building Envelope Profiles (refer Section 8) and Plan of Subdivision for relevant stage.

## 8. BUILDING ENVELOPE PROFILES

### **Refer to the Plan of Subdivision for Building Envelope Profiles**

To be read in conjunction with Building Envelopes (refer Section 7).