

**SERENITY**

**DESIGN GUIDELINES**

A large teal square containing the Serenity rockbank logo. The word "Serenity" is written in a bold, rounded, yellow sans-serif font. Below it, the word "rockbank" is written in a smaller, white, lowercase, italicized sans-serif font.

**Serenity**  
*rockbank*

# 1.0 INTRODUCTION

## *Estate Vision and Purpose of the Guidelines*

The principal aim of these Design Guidelines ("Guidelines") is to create a coherent vision for the Serenity community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes at Serenity are built to a high standard whilst encouraging a variety of housing styles in harmony with the streetscape.

Streetscape with high levels of presentation will be provided throughout the Estate to create an attractive natural environment.

The requirements and standards outlined in this document have been prepared to provide home owners and builders:

- Guidance on what the developer's standards are for the development to ensure it is in line with Council's expectations;
- A framework for materials, siting, setbacks and built form parameters to ensure there is general consistency throughout the Estate.

The Guidelines will assist in providing peace of mind that your investment will be enhanced in the future, guarding against inappropriate development that may detract from the area.

## Approval Process

All proposed building works including houses, garages, outbuildings and fencing shall be approved by the Design Reviewer in relation to these Guidelines prior to seeking any Permit.

Applications will be assessed against (and must comply with) the current issued version of the Guidelines. The final decision regarding all aspects of the Guidelines will be at the discretion of the Design Reviewer.

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 amendments to legislation affecting building approvals.



## 2.0 SITING & ORIENTATION

### *Building envelopes and setbacks*

Appropriate siting of houses and garages is important to ensure a good streetscape presentation, dwellings amenity and energy efficiency benefits from enhanced solar access through passive design, and the amenity of neighbours is maintained as overlooking is minimised. The construction of two dwellings on a lot is strongly discouraged, and is subject to planning permit approval by Melton City Council which will be the responsibility of the purchaser.

General setbacks (lots 300sqm & above):

- Dwellings must face the front boundary and have a minimum front setback of 4 metres and a rear minimum setback of 2 metres.
- Porches, verandas and porticos less than 3.5 metres in height may encroach up to 1.5 metres into the minimum front setback.
- Garages are to be setback a minimum of 5.4 metres from the principal street frontage and be located behind the minimum front setback.
- Eaves, facias, gutters, chimneys, flue pipes, water tanks and heating/cooling or other services may encroach no more than 0.5 metres into the setback around the whole dwelling excluding garage walls on the boundary.

Corner lots:

- Dwellings on corner lots must be setback a minimum of 2 metres from the secondary street frontage.
- Where facing the secondary street frontage, the garage must be setback a minimum of 5.0m from the secondary street frontage. An easement running along the rear of the lot cannot be built over, and the garage may have to be setback from the rear boundary to accommodate the easement. Garages must be located adjacent to the lot boundary but are not permitted adjacent to boundaries abutting public open space.
- The garage must be located at the furthest point from the intersection of the streets.

Small lots (lots less than 300sqm):

- Dwellings must apply the Small Lot Housing Code as determined in the approved Plan of Subdivision. The current Small Lot Housing Codes can be found on the Victorian Planning Authority website ([www.vpa.vic.gov.au](http://www.vpa.vic.gov.au)).

All setbacks must comply with any Building Envelope. Where a setback requirement is not specified by the Building Envelope, the applicable Building Regulations must be complied with.

## 3.0 DWELLING DESIGN

### *Architectural Style & Façade Replication*

A variety of architectural styles are encouraged and permitted, however, each design will be assessed on its merit. Integration with the wider streetscape will be considered, specifically in relation to the built form and façade detailing of traditional proposals. Front facades must sufficiently address the street - large areas of blank or long walls will not be permitted. Details to be considered include:

- Front entries should be clearly visible from the street and should include protruding elements such as a veranda to reinforce the dwellings sense of address.
- Habitable rooms should be located on the primary facade to provide a clear view to the primary streetscape.
- Where the dwelling incorporates a masonry facade, the window and door lintels and surrounds must be finished in the same masonry, and avoid the use of light-weight in fill panels. This applies to all sides of the building facade.
- Articulate building facades along both primary and secondary frontages using openings, balconies, variation of materials, recessed and projected elements on ground and upper floor. This will reduce the overall mass of buildings.
- A dwelling must avoid replicating an identical facade of a dwelling within three lots in either direction on the same side of the street or within three lots on the opposite side of the street.
- Garages should be setback from the front facade to limit impressions of garage dominance.
- Corner dwellings must address both their primary and secondary street frontages using wrap around verandas, feature windowing and detailing etc.
- Corner dwellings should include a habitable room with a clear view to secondary streetscapes.
- Materials and articulation treatments used on a corner dwelling's front facade should continue onto other facades facing the secondary streetscape.
- All dwellings are required to ensure compliance with Clause 54 or 55 of the Melton Planning Scheme.



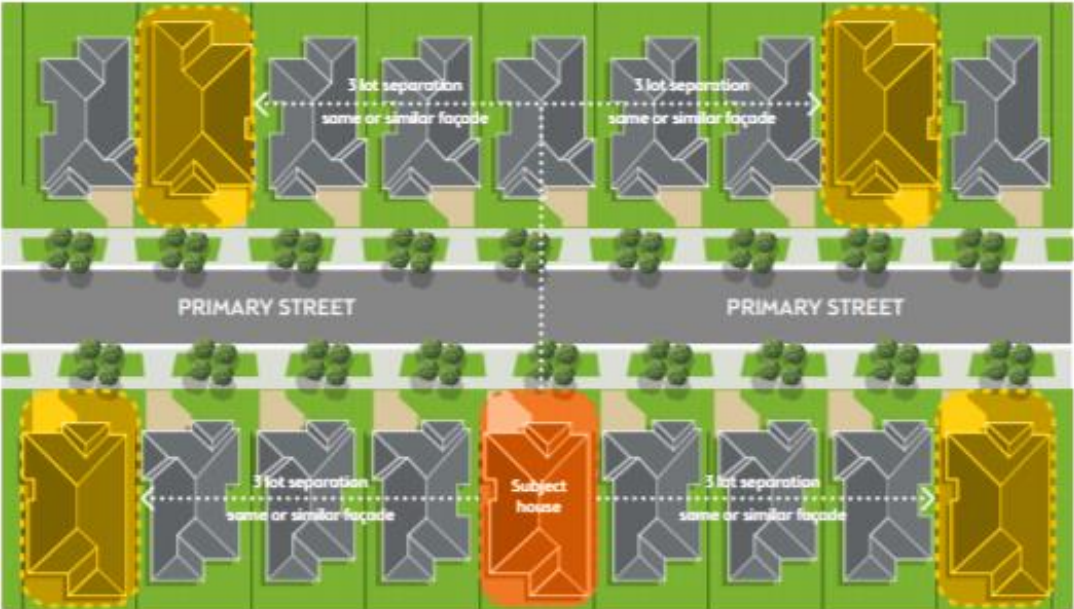
*Acceptable articulation*



*No articulation*

# Architectural Style & Façade Replication continued

Two dwellings of the same or overly similar front façade shall be discussed from being or in close proximity to each other as determined by the Design Reviewer. The same, or overly similar façade must not be used within three contiguous lots of the subject lot on either side of the street.



## **Materials and Colours**

External walls should be constructed from at least 25% brick or rendered finish. The front façade must contain at least 2 of the following contrasting materials (to the satisfaction of the Design Reviewer):

- Face brick
- Render
- Stone
- Weatherboards or other composite cladding material
- Tiles
- Other materials may be permitted at the discretion of the Design Reviewer.

All ancillary items such as balconies, posts, verandas, porticos, pergolas, balustrades, down pipes and gutters and other minor architectural detailing items must be of a similar colour to one of the selected facade colours.

Primary building colours must reflect a neutral, muted palette that will blend with the landscape setting. Example of colours are shown below.



## **Dwelling Size**

Dwellings must be a minimum of 130 square metres in area (excluding garages, porches, verandas, balconies and alfresco areas). The size and proportion of the dwelling should consider the dimensions and size of the lot. It is encouraged dwellings are to be appropriately sized to the size of the lot.

## Roofs

A variety of roof and eave forms are encouraged.

- Roof forms must generally be pitched with some flat elements permitted where box guttering is hidden from the street view. Alternative roof forms can be considered on subject to design assessment.
- All 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.
- Corner dwellings with a pitched roof must incorporate a continuous eave with a minimum of 450mm overhang on the primary and secondary street frontages.
- If a dwelling incorporates pitched (gabled/hipped) roofs, the roof pitch must be a minimum of 22 degrees.

Dwellings must have metal sheet roofing or roof tiles. The final decision regarding roof design will be at the discretion of the Design Reviewer.





## 4.0 EXTERNAL CONSIDERATIONS

### *Garages & Driveways*

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 so as to present an interesting and integrated façade. Examples of an acceptable garage door are shown below.

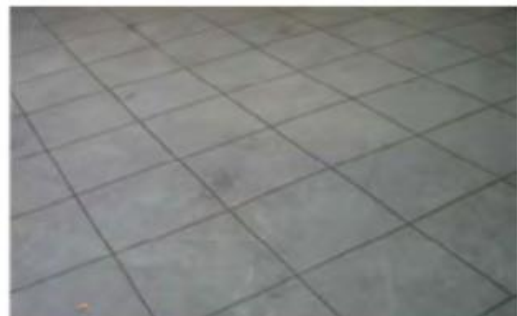
- For lots with a frontage under 12.5m, a single garage is required with a maximum door width of 2.6m.
- For lots with a frontage of 12.5m or greater, the maximum width allowable for the garage door is 5.5m. Lots with a frontage of 15m or greater may have a garage with a greater maximum door width if it does not exceed 40% of the width of the lot.
- For two storey dwellings, garage doors 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.
- Triple garages are strongly discouraged. Notwithstanding, they will only be permitted on lots with primary frontages 18m and above.
- For corner dwellings, garages must not be located on the corner where the primary and secondary frontages meet.

The architectural character of garages should adopt the same roofline as the dwelling.



Driveways must be constructed of brick and/or concrete pavers, coloured concrete, or exposed aggregate.

All driveways must be completed prior to the occupation of the home.



*Examples of approved driveway finishes.*

## Fences

Side and rear boundary fencing must be constructed from timber palings with a plinth.

Fencing must be constructed to a height of 1.8m and must not extend past the front façade of the dwelling.

Fencing to the side street of a corner lot must stop at least 2m behind the front facade and behind the corner feature.

Fencing must return from side boundaries at 90 degrees to abut the dwelling or garage. Where applicable, this 'wing fencing' must be setback to allow access to meter boxes. Gates may also be included where required. All wing fences and gates must be constructed to match the boundary fencing, or from a complimentary timber style.

Fencing must also be constructed along the side boundaries in the front yard, however, this fencing must be constructed from timber palings with a plinth, to a height of 1.0m.

Subject to approval, front fencing is permitted. It must be no more than 1.2 metres in height and largely transparent (i.e. 50% or more). Low masonry walls not exceeding 0.9 metres in height, which compliment the façade of the dwelling may be permitted.

The boundary fencing described above should be constructed prior to occupation of the home.

## Letterboxes

Letterboxes should be designed to match the house using similar materials and colours and must be erected prior to Occupancy. The size and position of the letterbox must comply with Australia Post requirements.



*Acceptable*



*Not acceptable*

## *Landscapes*

Planting should enhance the architecture by providing form and texture. The following should all be considered and implemented into the landscape concept plan:

- Front gardens should be planted with a minimum of one semi-mature tree per standard residential lot frontage combined with lower scale planting. The canopy tree should achieve a minimum mature height of 4 metres.
- 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. No more than 25% of the ground cover to be made of rock or like material.
- At least 30% of the softscape area must consist of planted garden bed.
- Avoid the use of prohibited invasive weed species.

## 5.0 Services, Plant Equipment & Miscellaneous

To ensure that dwellings are attractive from a streetscape perspective, the following requirements will provide guidance on how miscellaneous items can be concealed or positioned in a non-intrusive way.

- 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
- Meter boxes and gas meters shall be located in the least visually obtrusive location from public view.
- Satellite dishes, television antennae, clothes lines, hot water services, evaporative units must be located away from direct view lines from the street or public realm.
- Roof mounted building services must be located away from the streetscape or appropriately concealed by a parapet or roof structure that is a part of the overall dwelling design.
- Garbage bins that are to be stored to the front of the property, should be screened from view from the public realm by an integrated enclosure, screen or fencing appropriate to the design of the dwelling.
- Detached garages, sheds or ancillary storage of boats, caravans or alike must not be visible from the public realm.
- 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.
- Commercial Vehicles with a carrying capacity of 2 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 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 as a House and land package only
  - No signage is allowed for the resale of vacant land while Serenity stock is still for sale.
- Sheds should be restricted. To have a maximum wall height of 2.4m, maximum ridge height of 3 metres and a maximum floor area of 9 square metres. It is the responsibility of the Purchaser 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 a muted/earthy tone colour-bond material in harmony with the dwelling.
- 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.

All other services/ancillary items must also be of an appropriate size and colour and positioned to minimise visibility from the street and adjoining properties.

## 6. NBN Broadband Network

Serenity is part of Australia's NBN Broadband Network. In your newly-built home, both your internet and landline phone services will be delivered over the **nbn™** network, giving you access to fast and reliable broadband services for decades to come.

Before you start enjoying all the benefits of the **nbn™** network, there are a few steps you need to take during the construction of your new home.

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

You must make sure your builder has installed a Lead-in Conduit using a nominal P20 White Telecommunications Conduit (23mm Internal Diameter) from the proposed external **nbn™** utility box (located at the dwelling) to the property boundary. Your builder must then install an internal nominal P20 White Telecommunications Conduit from the external **nbn™** utility box location to the internal **nbn™** connection box.

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

Talk to your builder about your preferences for voice and data ports now so they can mark these up on the building plans and provide a quote for any additional wiring work required.

#### ***Questions to consider***

##### **Data ports**

- Where will you use home computers?
- Will you be considering smart kitchen appliances in the future that might require fixed or Wi-Fi internet access?
- Where would be the best place to locate a wireless router for Wi-Fi devices?
- Are you planning to have a security or medical alarm system installed that will need a hard-wired internet connection and/or special wiring (e.g. Mode 3 phone cabling)?
- Where will you want to place TVs to use internet TV services and other internet connected devices like gaming consoles?

##### **Voice ports**

- Where will you want to have fixed-line connections?
- Will you need a phone line in your study or home office?
- Do you have a medical alarm service that will need a fixed phone line?
- Will you have a security alarm that will need a fixed phone line and/or special wiring (e.g. Mode 3 phone cabling)?

## 7.0 ESD/Sustainability

When preparing home designs, consideration should be given to reducing energy, waste and water usage. Designs should consider energy efficiencies, building orientation and solar access to create a more sustainable and environment-friendly outcome. Such factors are shown below:

### Energy Efficiency & Lighting:

- All dwellings are encouraged to be designed and built to achieve a 10-20% reduction in greenhouse gas emissions in line with the relevant rating tools such as Green Star (GBCA), NABERS and AccuRate.
- It is encouraged that all internal light fittings such as down lights, pendants, wall mounts etc allow for compact fluorescents or LED.
- External light fittings must not result in excessive light spill.

### Passive Design

- Locate living spaces to the north of the dwelling to facilitate solar access in winter months.
- Where possible, provide adequate shading such as retractable shading devices, trees, tinted glass, etc to prevent summer solar access.
- Where possible, locate private open space on the north side of the allotment and avoid being located along a primary frontage.
- If possible, zone dwelling layout to enable main living areas to be separately heated and cooled.

# 8.0 APPLICATION FORM

**PLEASE COMPLETE THIS CHECK LIST AND SUBMIT TO THE DAP WITH YOUR SUBMISSION DOCUMENTS FOR APPROVAL TO:**

## Allotment details

Lot Number..... Street .....

## Owner details

Name.....

Mailing address.....

## Contact

Phone Number..... Email .....

## Builder details

Company.....

Contact person.....

Mailing address.....

Phone number..... Email .....

**Correspondence** to be sent to Owner or Builder/Draftsman (please circle one)

## Attachments

Site plan (1:200)

Floor plan/s (1:100)

Elevations (1:100)

Schedule of external colours and materials

Note: If submitted via the post, plans must be A3

If submitted via email, all documents must be in pdf format

For submissions and questions:

[kelly@sheltonfinnis.com.au](mailto:kelly@sheltonfinnis.com.au)