
DESIGN GUIDELINES



ELLERTON ESTATE

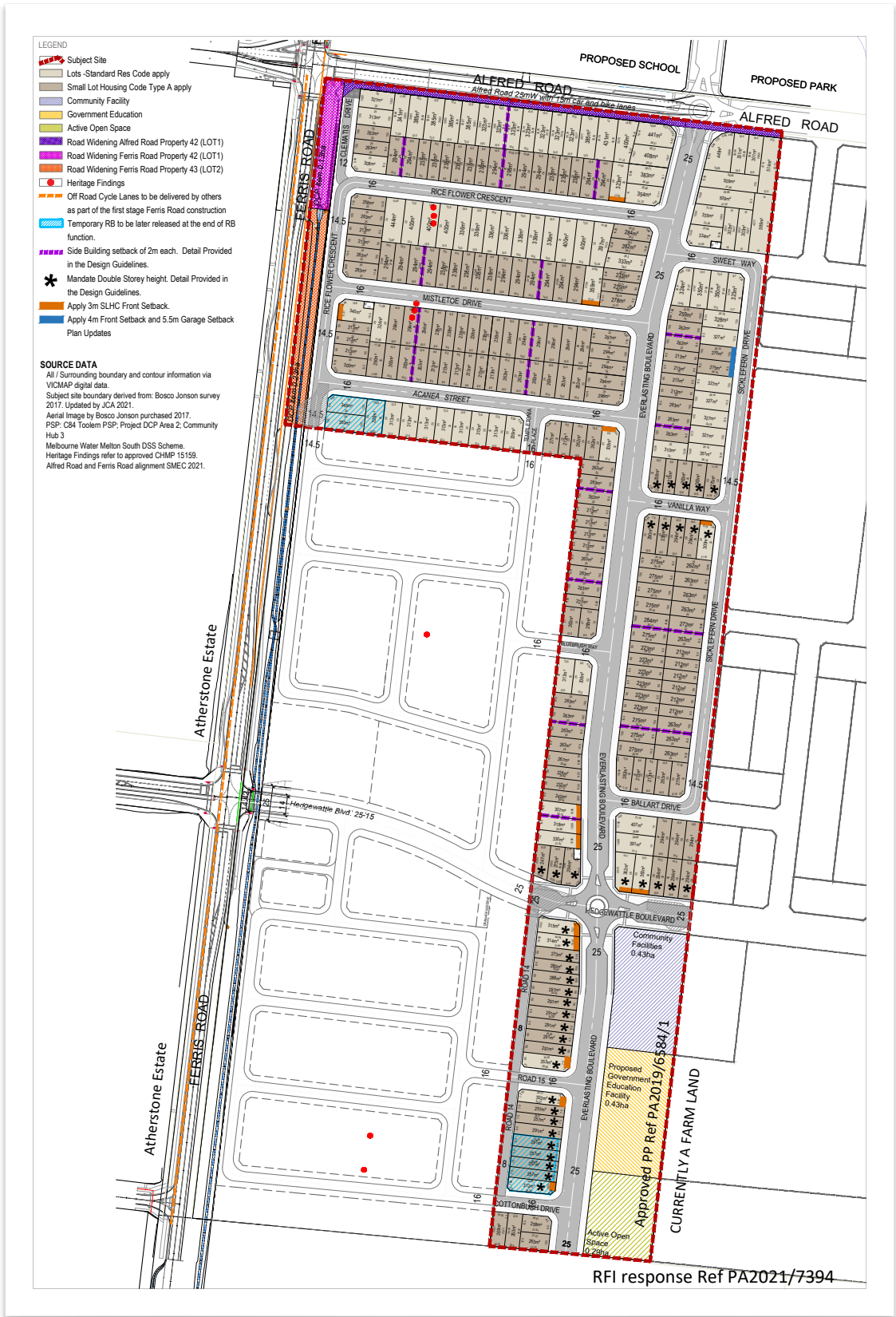
MEDIUM DENSITY HOUSING DESIGN GUIDELINES



VISION

Ellerton Estate aims to deliver a vibrant neighbourhood, telling many individual stories, through different precincts, while providing for diverse and inclusive community. With its location, design and colour, Ellerton Estate will be visually distinct from other neighborhoods and it will provide a desirable destination.

Having government school, community centre and open space, this estate will be a destination and a home for many families aspiring to be part of a vibrant precinct and to live near future town centre.



PURPOSE OF THIS GUIDELINES

These Design Guidelines are placed as a restriction on the title of your Plan of Subdivision.

DESIGN REVIEW PANEL

The plans checking and approval process are compulsory, and Design Review Panel will review and issue you a design approval prior to design being sent for Building Permit.

PROCESS

One set of plans should be submitted via email in PDF format including:

1. Application form
2. Lot housing code checklist (SLHC or Standard ResCode)
3. Site plan SC 1:200
4. Floor Plans, Elevations SC 1:100
5. External colour and material selection, including brands, colour names and colour swatches where possible.
6. Send submission to home@alfredroad.com.au or call your home design assistant on mobile: **0451 241 805**
7. Receive the approved DRP report and stamped drawings.
8. Your home builder or an architect will submit plans to the appointed building surveyor for a Building Permit. The approved DRP document must be included.

STATUTORY OBLIGATIONS

Design guidelines do not replace Building Permit issued by a registered building surveyor, which are required after you receive Design Review Panel approval. Please see the end of this document for application form.

LAND USE

No more that one dwelling may be constructed on the lot. Lots are not permitted to be further subdivided.

SERVICES

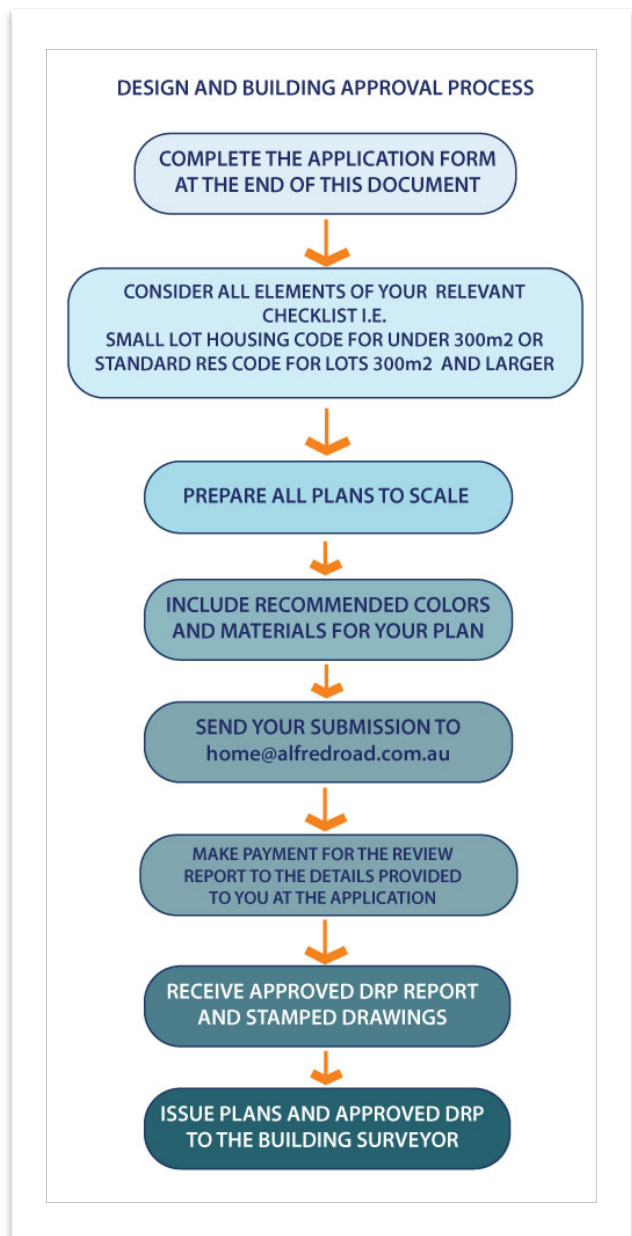
Your home must be connected to all available in ground services according to the service provider's standards.

SMALL LOT HOUSING CODE

Lots under 300m² in size must comply with the requirements of the Small Lot Housing Code Type A. Should this Design Guidelines contradict Small Lot Housing Code requirement, the Small Lot Housing Code will take precedence.

RESCODE

Lot equal or greater than 300m² in size must comply with all requirements of ResCode in the most current Building Regulations.



SETBACKS

All dwellings, garages and outbuildings must be constructed within the Building Envelope Plan found on the relevant Memorandum of Common Provisions (MCP). Encroachments into the minimum setback are in accordance with ResCode in the most current Building Regulations.

Your purchase documents will include building envelope plan for all specific conditions that apply to your individual lot parcel.

SUSTAINABILITY

All dwelling designs are to achieve the minimum or higher energy rating requirements for energy-efficient dwelling design at the time of construction. Please refer to the relevant Government approved rating scheme or visit the Green Smart Section of the HIA website at www.hia.com.au

Deliver best possible cross ventilation in conjunction with the thermal mass insulation and the use of high star rating appliances to minimise the environmental impact of this precinct.

To satisfy star rating current to your construction time consider:

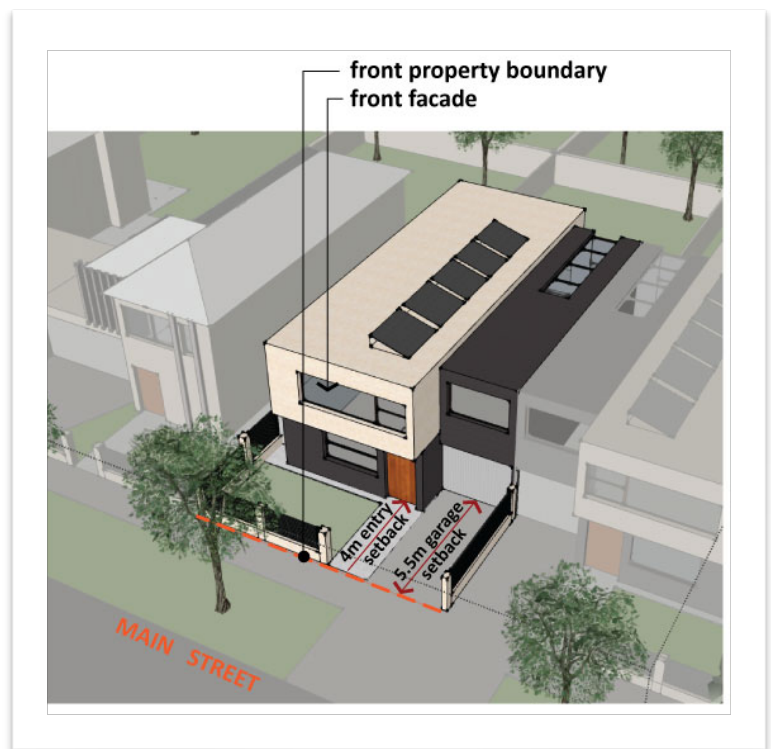
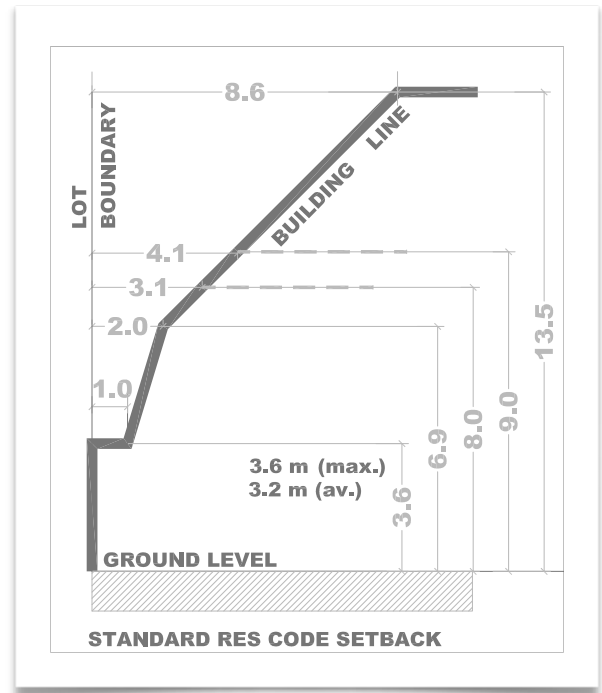
- energy efficient appliances,
- LED lighting,
- Solar hot water on the north facing roofs,
- Rainwater tank at the rear where practical,
- Locate solar panels on north facing roofs.

ENERGY EFFICIENCY

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

CONNECTIVITY

All dwellings must be provided with high optical fibre connection installed in accordance with the relevant preparation and installation guide.



LOT HOUSING CODE CHECKLIST

SMALL LOT HOUSING CODE TYPE A (LOTS LESS THAN 300M2)

Item	Description	Requirement	YES/NO
1	General setback rule	All allotments will be provided with the building envelope plan. Apply building envelope restriction to your home design.	
2	Front street setback	Min 3m setback facing residential street plus additional 300mm setback for 25% of the front façade. Min 4m facing declared road from the front property boundary to the front façade.	
3	Front setback overlooking the park	Min 1.5m setback from the front property boundary to the front façade.	
4	Secondary street frontage, side setback	1.5m from the secondary property boundary to the side façade. If a wall is more than 10m in length, for each 10m length of wall no less than 10% of the area of the wall must be setback at least an additional 300mm.	
5	Site coverage	Max 90% site coverage. The percentage may be calculated as the average of allotments that have simultaneously approved attached dwellings.	
6	Permeability	Maximum impermeable surface 90%. The percentage may be calculated as the average of allotments that have simultaneously approved attached dwellings.	
7	Car-parking for two-bedroom house	1 car parking space if the building has two or less bedrooms.	
8	Car-parking for three-bedroom house	2 car parking spaces if the building has 3 bedrooms or more.	
9	Garage door openings	On the front loaded allotment, garage door must not exceed 40% of the width of allotment unless subject to exemption items 10 and 11.	
10	Garage for single-storey house	On front-loaded allotments with a frontage under 12.5m, a single garage is required with a maximum garage door width of 2.6m. Tandem garage is permitted.	
11	Garage for two-storey house	On front-loaded allotments with a frontage under 10.5m, a single garage is required with a maximum garage door width of 2.6m. Tandem garage is permitted.	
12	Side setback	Both side setbacks can be 0m If either of side setbacks are not 0m than SLHC Type A applies. 1m side setback up to 3.6m height 1m+0.3m for every meter of height up to 6.9m height 2m setback+1m for every meter of height over 6.9m	
13	Overshadowing	A building and/or fence must not reduce the sunlight to any recreational private open space of an existing building on an adjoining allotment to less than 6m ² , with a minimum dimension of 2m.	

14	Overlooking	A window in a habitable room, where the floor level of the room is more than 2.5m above natural ground level and the window faces a side or rear boundary, the window must either: (a) be setback from side and rear boundaries by at least 4.5m; (b) have a sill height at least 1.7m above floor level; or (c) have fixed obscure glazing in any part of the window below 1.7m above floor level.
15	Daylight to habitable room windows	Provide daylight to all habitable room windows or as described in (SLHC chapter 13 page 7)
16	Private open space for allotment with three or more bedrooms it must have:	(a) at least 24sqm of private open space at the side or rear of the building with a minimum dimension of 3m; or (b) a balcony or roof-top area of at least 12m ² of private open space with a minimum dimension of 3m.
17	Private open space for allotment with two or less bedrooms it must have	At least 12m ² of private open space at the side or rear of the building with a minimum dimension of 3m; or a balcony or rooftop area that is at least: • 10% of the total floor area of the building excluding garages and carports; or • 6m ² with a minimum dimension of 2m, whichever is greater.
18	Front fence height	Max 2m facing declared road Max 1.2m facing any other street
19	Front garden	Front garden should be planted with a minimum one canopy tree per standard residential lot frontage combined with lower scale planting. The canopy tree should have minimum mature height 4m.
20	Landscape soft-scape	A minimum of 60% of the front garden should be covered in the soft scape.
21	Landscape pavement	Design pavement to drain into the lawn and garden beds for passive irrigation.
22	Garden beds	At least 30% of the soft-scape area must consist of planted garden beds.
23	Retaining walls	Retaining walls must not exceed 0.8m in height.



LOT HOUSING CODE CHECKLIST

STANDARD RESCODE APPLY (LOTS EQUAL OR LARGER THAN 300m²)

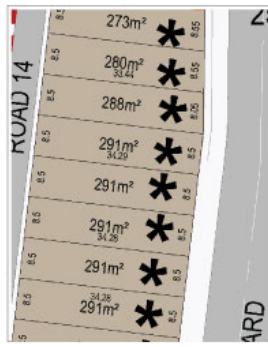
Item	Description	Requirement	YES/NO
1	Front setback exception	Where standard allotment is in the row of SLHC allotments provide reduced front setback of 3m for consistency. Map provided.	
2	General setback rule	All allotments will be provided with the building envelope plan. Apply building envelope restriction to your home design.	
3	Front setback, primary street frontage	Min 4m setback from the front property boundary to the front façade. Habitable room windows must be located on the primary façade to provide clear view to the primary streetscape.	
4	Garage setback	Min 5.5m setback from the front property boundary to the garage door.	
5	Porches, verandas and porticos of less than 3.5m in height	May encroach up to 1.5m into the minimum front setback.	
6	Secondary street frontage, side setback	Min 2m setback from property boundary to the side façade.	
7	Residential lot side setback (except corner lots)	One side setback must be a minimum 1m from the side property boundary. Second side setback is allowed to be 0m for the first 3.6m height, 1m+300mm/m over 3.6m or 2m+1m/m over 6.9m height.	
8	Rear setback	Min 2m rear setback or as specified by services plan at the rear of your lot.	
9	Eaves, fascias, gutters, chimneys, flue pipes, water tanks and heating or cooling and other services	All ancillary items may encroach no more than 0.5m into the setback around the whole dwelling excluding garage walls on the boundary.	
10	Boundary wall height	Max 3.6m high with average of 3m.	
11	Boundary wall length	10 m + [(length of boundary of an adjoining lot – 10 m) x 0.25].	
12	Building height	Max 13.5m height including all necessary side setbacks.	
13	Balconies	Overhanging balconies are encouraged within the building envelope. Where possible, provide balcony over double garage on a two storey house.	
14	Private open space	Min 40m ² with min 3m dimension at side or rear.	
15	Site coverage by building	Max 60% site coverage, not encroaching into min 40sqm open space.	
16	Front fence	1.2m high 50% semi-transparent front fence facing main road.	
17	Side fence	1.2m high fence within 3m of the front façade. The rest of the side fence can be no taller than 1.8m.	
18	Rear fence	Non-transparent 1.8m height rear fence.	

19	Secondary street frontage, fencing	Secondary street frontage, fencing is to be set back a minimum of 4m from the dwelling's front facade.	
20	Overlooking	Overlooking should be prevented where a window in habitable room has a floor level of more than 2.5m above natural ground level by providing <ul style="list-style-type: none"> • Window must be setback or • Have fixed obscured glazing 	
21	Overshadowing	Open space should have full sunlight over 24m ² for five hours between 9am and 3pm on 22 September. Shadow diagram is to be provided.	
22	Raised open space	Must be screened to 1.7m above its floor level.	
23	Corner lot setback	Provide 2m side setback to the secondary street. Include habitable room windows overlooking secondary street. Garage must not be located on the corner where primary and secondary frontage meet.	
24	Corner lot facade	Provide minimum of 4m wrap around façade treatment to the secondary façade. Provide window/s facing secondary street for passive surveillance. Articulate building façade through the use of openings, balconies, variation of materials on ground and upper floor. This will reduce visual bulk.	
25	Corner lot fence	1.2m front fence must turn around for 3m on the secondary lot boundary. 1.2m fence must be 50% see through. High quality fencing treatment should be employed on secondary frontage.	
26	Internal and wing-wall fencing	Must be setback min 1m from the front building façade.	
27	Roof angle	Roof angle to be between 15 and 30deg. Some elements of flat roofs are permitted where box gutter is hidden. Alternative roof forms can be considered subject to design assessment.	
28	Roof eaves	Min 450mm eaves cantilevering from the external surface of the vertical façade.	
29	Roof colour	Avoid dark and black roof colours to minimise overheating effects in summer.	
30	Garage door openings	On the front loaded allotment, garage door must not exceed 40% of the width of allotment unless subject to exemptions items 31,32,33,34,35.	
31	Garage for single-storey house	On front-loaded allotments with a frontage under 12.5m, a single garage is required with a maximum garage door width of 2.6m. Tandem garage is permitted.	
32	Garage for two-storey house	On front-loaded allotments with a frontage under 10.5m, a single garage is required with a maximum garage door width of 2.6m. Tandem garage is permitted.	

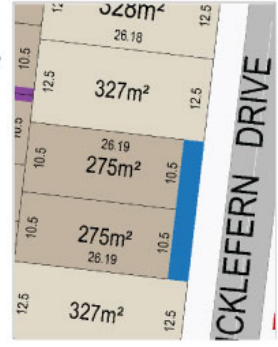
33	Corner lot garage	Where facing the secondary street frontage, the garage must be setback a minimum of 5.0m from the secondary street frontage. Garage can not be built over easement. Garage can not be built on the boundary abutting open space.	
34	Two storey house front-loaded	Allotment of 10.5m to 12.5m double garage might be permitted if <ul style="list-style-type: none"> garage door is max 4.8m wide. 70% of upper floor directly above garage providing clear view to the street. Preferably provide a balcony. provide habitable room large scale window over the garage, providing clear view to the street. 	
35	Two storey house front-loaded. Ratio of garage doors to the second storey fenestration.	<ul style="list-style-type: none"> Garage door should not exceed 50% of the allotment frontage. Maximum allowable garage door is 5.5m. 70% of upper floor directly above garage has a habitable room window providing clear view to the street and preferably a balcony. 	
36	Front garden	Front garden should be planted with a minimum one canopy tree per standard residential lot frontage combined with lower scale planting. The canopy tree should have min mature height 4m.	
37	Landscape soft-scape	A minimum of 60% of the front garden should be covered in the soft scape.	
38	Landscape pavement	Design pavement to drain into the lawn and garden beds for passive irrigation.	
39	Garden beds	At least 30% of the soft-scape area must consist of planted garden beds.	
40	Retaining walls	Retaining walls must not exceed 0.8m in height.	

SPECIAL RESTRICTIONS NOTED ON THE PLAN

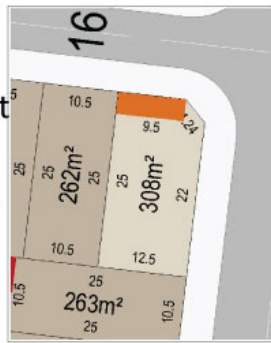
Where noted with the star provide minimum two storey house.



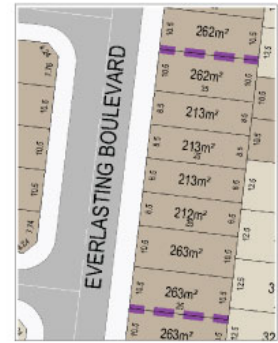
Where noted with the blue line in front of the lot provide 4m front setback to match with standard lot on either side.



Where noted with the brown line in front of the lot provide 3m front setback to match with small lot on either side.



Where noted with purple dashed line provide 2m side setback on both sides of the purple dashed line.



HOME DESIGN AND COLOUR

High-quality residential neighborhood character is maintained by good choices of external building materials, colours, and facade finishes. Building materials need to be durable to reduce future maintenance, and repairs.

A minimum of two different material finishes must be used on the front facade, one of which must cover a minimum of 25% of the facade. Refer to suggested facade colour for all colour options. Full face brick facades are not permitted. All external surfaces are to be in the finished state (painted or coated where required) before residing in the house.

Home design and colour



FACADE COLOUR



ACCENT COLOUR

FRONT FACADE

Provide facade articulation and interest to distinct one house from the next in the same street.

Facade colours are provided to give guide in acceptable colour scheme of Ellerton estate. Light colours of the majority of the facade are carefully chosen to minimise summer month overheating. Dwelling facade must incorporate up to 75% of total wall coverage(excluding windows and openings) with up to 25% of the facade elements, like columns, main door and window frames in accent colours.

Muted colours and finishes must be used to blend with the natural setting and a minimum of two different material finishes must be used on the front facade, one which must cover a minimum of 25% of the facade.

Porches, verandahs and porticos of less than 3.5m in height may encroach up to 1.5m into the minimum front setback.

Window frames and glazing selection should be complementary to the overall house colour palette.

Full-size habitable room windows must be provided at the primary street frontage to provide a clear view to the primary streetscape and adequate streetscape activation in accordance with ResCode.

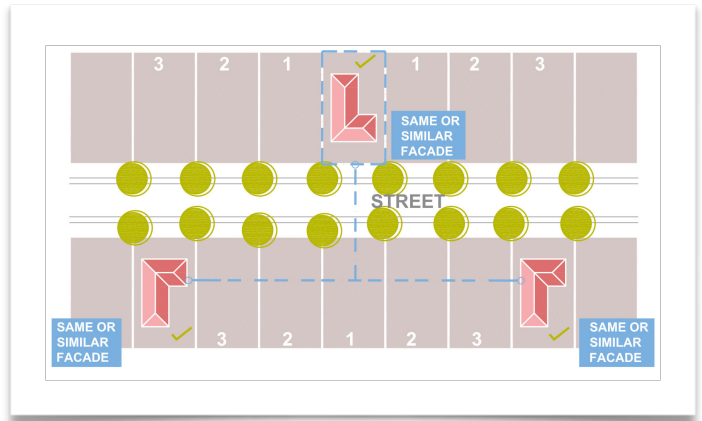
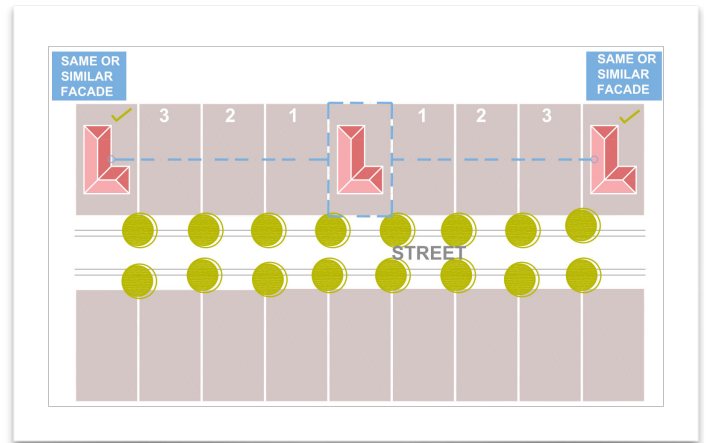
A dwelling must avoid replicating an identical facade of a dwelling within three lots in either direction on the same side of the street or within three lots on the opposite side of the street.

Balconies and upper floor 'overhangs' are encouraged.

Roller shutters or plantation shutters are allowed providing they match the facade colour palette.

All external lighting must be baffled to minimise light intrusion to adjoining neighbours.

Where noted on the plan and as a condition on the permit, Lots facing community buildings, must have a minimum of two stories.



CORNER LOTS

For corner lots where houses are facing two streets, the setback from the front property boundary must be no less than 4m. All garage setbacks must be a minimum of 5.5m from the front property boundary or 1.5m behind the entry feature. The building line setback facing the secondary street must be no less than 2m. Dwellings must address the secondary street frontage by continuing the facade treatment from the primary facade frontage for a minimum distance of 4m.

It must be ensured that 1.8m side fencing does not commence within 4m of the front building line so it



does not visually block these activation treatments. Wrap around verandah, terrace, habitable windows, facade detailing, and articulation are encouraged.

DRIVEWAYS

Only one driveway is permitted per lot, located to comply with the crossover as shown on the council’s approved engineering plan. Driveway area must not cover more than 40% of the overall front yard.

Driveways must be completed before the dwelling is occupied. The colour selection must complement the building design and external colour scheme, and it must be a neutral tone. Consider lighter colours of concrete to generate less radiant heat in summer.

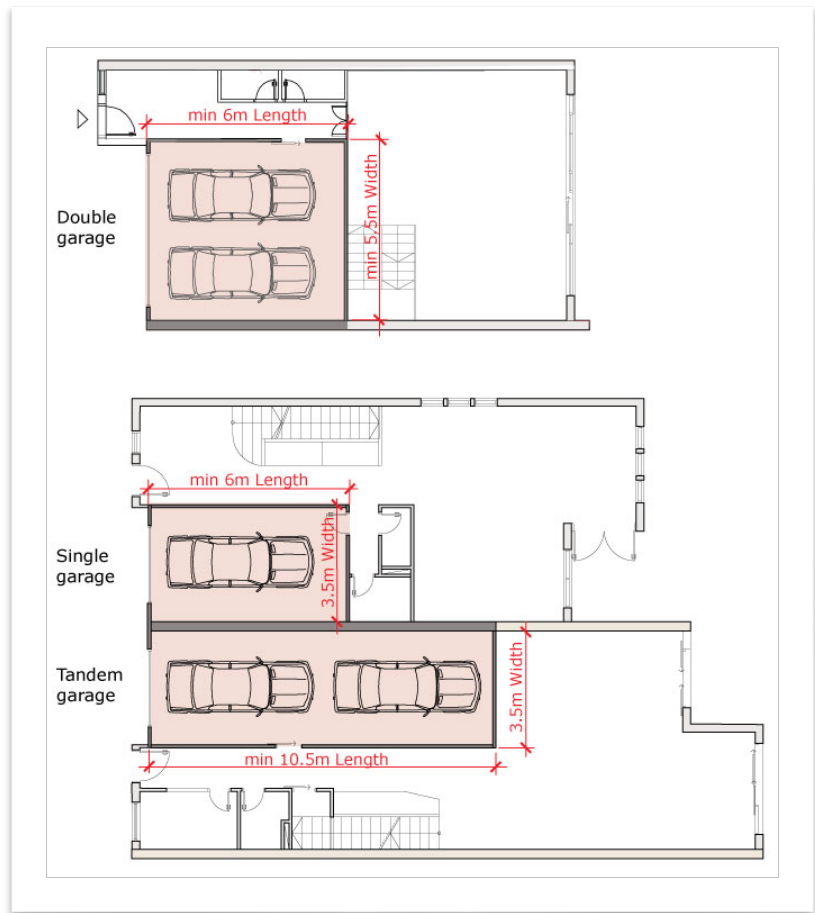
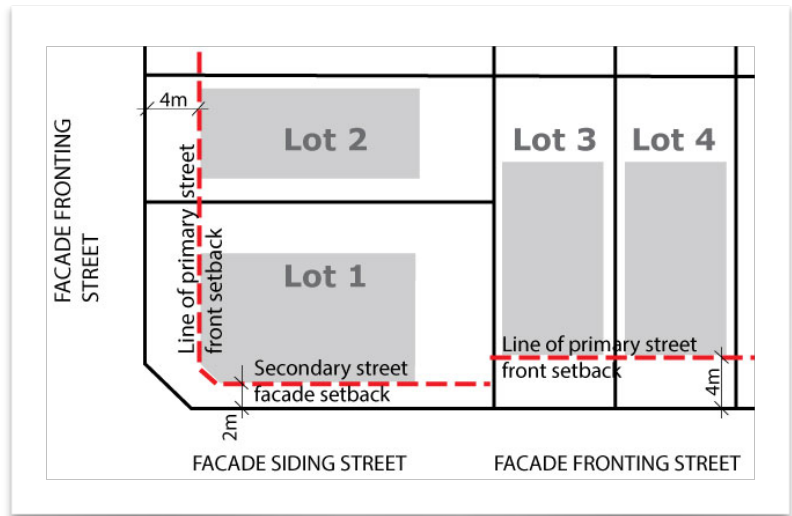
Approved driveway materials are pavers, exposed aggregate and concrete. Consider permeable surface driveway to minimise rain runoff from your land parcel.

GARAGE AND CAR PARKING

The car parking space(s) must be accessible from public street or a laneway. Provision must be made for the number of car parking space(s) specified. The architectural character of garages should adopt the same roofline as the dwelling.

Garages and car parking space size and numbers are specified in the checklist, specific to your land parcel size.

Carports under a two storey house are allowed if a more affordable housing type can be achieved. Approved car parking lifts are permitted, with the ability to stack two cars one above the other.



ROOF DESIGN

Roof design needs to establish the longevity of the house structure, minimise repair over time, and provide uniform house typology.

On the north-facing roof surface, it is strongly encouraged to provide maximum coverage with solar or hot water panels or solar tiles.

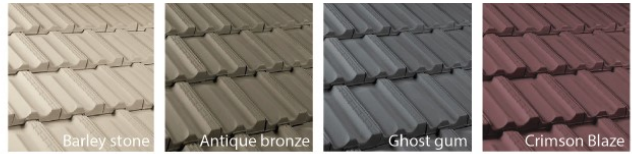
The roof design can be flat or pitched between 15 and 30 degrees.

All sloping roofs are to have a minimum of 450mm eaves cantilevered from the most external surface of the vertical facade to the front and rear of the building, and on the sides where the setback is 1 meter.

Corner lot dwellings must continue the minimum of 450mm roof eave to both street frontages.

Treatments to gable ends must be contemporary and must not have ornate decorations or period detail.

Roof design



Roof Colours – example only <http://monier.com.au>



North facing roof can have solar tiles or solar panels.

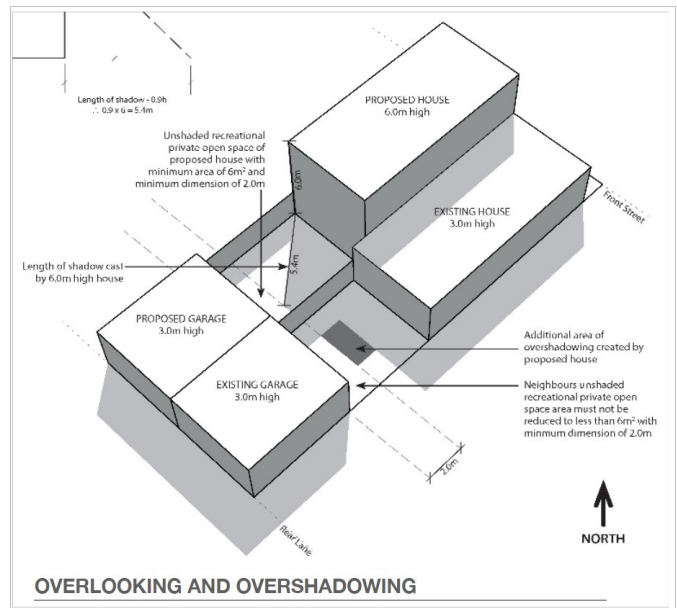


ROOF COLOUR

PRIVATE OPEN SPACE

Private open space must be accessed by living or dining areas. Private open space needs optimal amounts of direct sunlight and it should be located, where possible, on the north side of the dwelling. Private open space can have a 1.8mH fence surrounding it.

For dwellings under 300m2 provide a minimum of 24m2 of private open space at the side or rear of the building that is a minimum of 3m wide. For dwellings of 300m2 and greater provide a minimum of a 40m2 of open space at the side or rear of the building that is a minimum of 3m wide.



FENCES

The design of the front fence should complement the design of the dwelling. The front fence facing the main street should be no higher than 1.2mH and it should be at least 50% see-through or 50% transparent. A front fence within 3m of the front property boundary should not exceed 1.2mH.



Beyond the 3m setbacks, the side and rear fences should not exceed 1.8m. Side fencing must taper down over a maximum of 50% of the front setback requirement for the full height fence. Full height fences are to start in line with front facade wall.

A fence on a rear boundary must not exceed 1.8m in height above natural ground level. Internal and wing-wall fencing must be set back a minimum of 1m from the front building facade.

OUTBUILDINGS AND ANCILLARY ITEMS

Outbuildings must be located away from the primary street view. Dimensions must not exceed 20m² and 2.5m high. The design, colour and materials must be consistent with the external house design. Swimming pools are permitted.

Ancillary items including (but not limited to) clotheslines, rainwater tanks, hot water services, heating and cooling plants, and bin storage areas must not be visible from the street. Solar hot water systems, satellite dishes, TV antennae's where placed on the roof should be at the rear and below the ridge line.

Letterboxes should be designed to complement and match the dwelling, using similar material, colour and finish. The street number must be visible, suitably sized and located, and must not interfere with the overall streetscape. External light fittings must not result in excessive light spill.



GARDEN LANDSCAPING

Investment in quality landscaping adds significant value to any community. It promotes an attractive neighborhood, and also improves the value of your dwelling.

Gardens are encouraged to be environmentally sensitive by utilising appropriate drought-tolerant and native plants, organic or mineral mulches, and drip irrigation systems from rainwater tanks. A small to medium canopy tree should be provided where appropriate, however it should not be placed directly on property boundaries.

Limit the area of hard surfaces and use 'soft' coverings such as garden beds, shrubs, ground cover, and trees. A minimum of 60% of the front garden should be covered in the soft scape. Design paved areas to drain into lawns and garden beds for passive irrigation. Use landscaping effectively in your front garden to help define your boundary.

Avoid the use of prohibited invasive weed species.

Grass lawn (pre-grown turf) must be a warm season turf variety. The lawn should be maintained and regularly edged to present neatly. Grass is to be installed on a minimum 100mm depth of suitable topsoil.

Minimum 200mm depth of suitable topsoil is to be installed to all garden bed areas. Garden bed areas are to include an 80mm depth of mulch to retain moisture within the soil and suppress weed growth.

All plants are to be selected from the plant species list delivered from Council's Landscape Design guidelines or from a brief excerpt below.

LANDSCAPE PLANT SPECIES AND MATERIALS CHECKLIST

Plant species and material used in the construction and landscaping of your garden must be consistent with Council's Landscaping Guidelines.

<https://www.melton.vic.gov.au/Services/Building-Planning-Transport/Statutory-planning/Landscape-Guidelines>

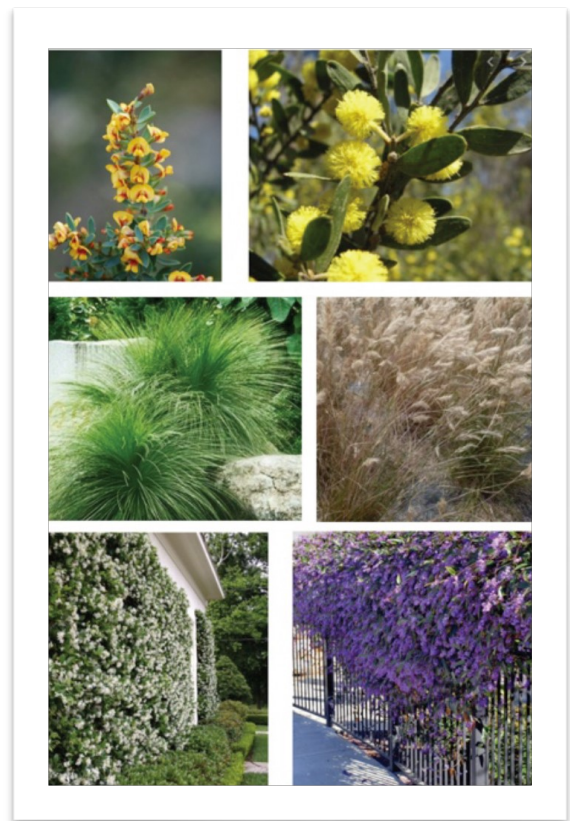
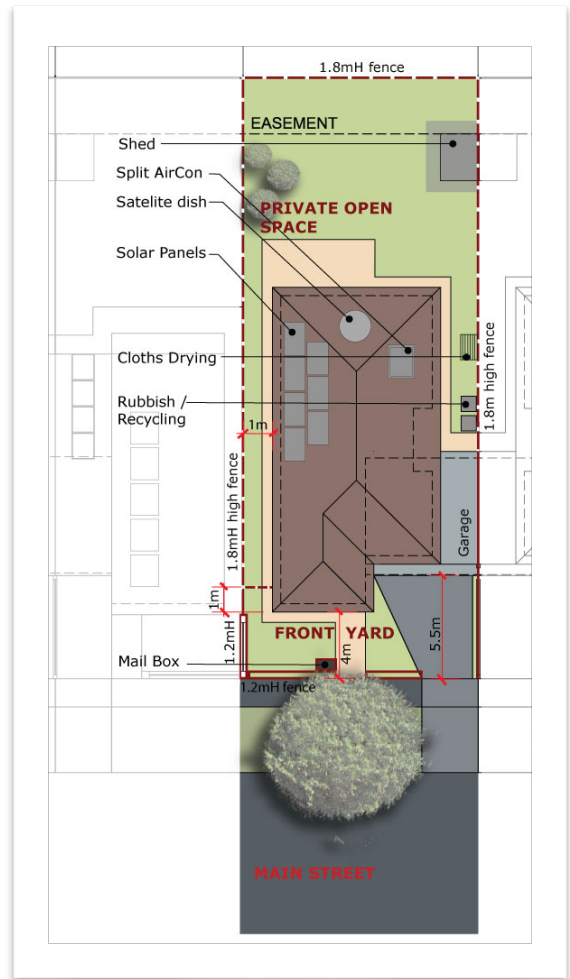
PLANTING SCHEDULE

Suggested indigenous shrubs

1. *Accacia paradoxa* Hedge Wattle
2. *Accacia verniciflua* Varnish Wattle
3. *Eutaxia difusa* Eutaxia
4. *Melicytus dentata* Tree Violet

Suggested indigenous grasses

1. *Austrostipa beigeniculata* Tall Spear grass
2. *Austrodanthonia duttoniana* Brown Black Wallaby Grass



Suggested native climbers

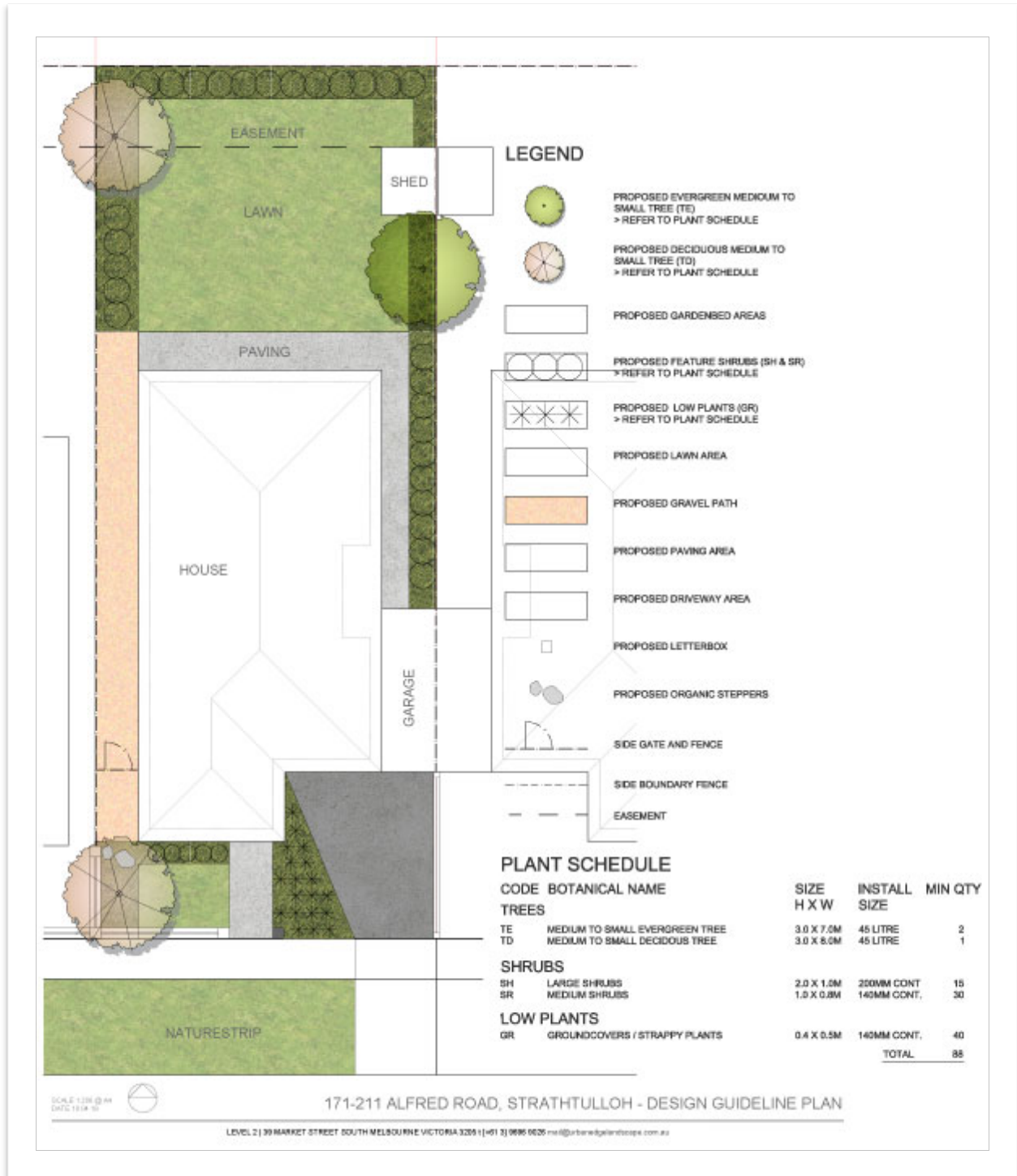
1. Hardenbergia comptoniana Lilac Vine
2. Trachelospermum jasminoides Star Jasmine

Trees

1. Fraxinus angustifolia Desert Ash
2. Salix Willow

Environmental weeds

1. Nassella trichotoma Serrated Tussock Grass
2. Rosa rubiginosa Sweet Briar



DESIGN APPROVAL APPLICATION FORM

ALLOTMENT DETAILS

Lot number:Street:

Owner details

Name:

Mailing address:

.....

Contact Number:Email:

Builder details

Name:

Mailing address:

.....

Contact number:Email:

Please submit your Design Checking Submission Package to home@alfredroad.com.au for approval or call your home design assistant on M: 0451 241 805.

Design review fee applies.