
DESIGN GUIDELINES



ELLERTON ESTATE

APARTMENT DESIGN GUIDELINES



VISION

The apartment design guidelines vision is to deliver flagship livable and sustainable residential buildings while incorporating all elements of good design principles.

PURPOSE OF THESE GUIDELINES

These guidelines apply to the four superlots along Hedgewattle Boulevard.

Good apartment design in this area will ensure a variety of housing choices for residents.

This document mandates compliance with 'Better Apartment Guidelines' and ResCode, including items that can be addressed to deliver a good, site-responsive outcome.

The design guidelines are created in collaboration with Melton City Council.

DESIGN REVIEW PANEL

The plans checking and approval process are compulsory, and Design Review Panel (DRP) will review and issue design approval. Following DRP-approval, you will apply for Building Permit. Design Review fee applies for DRP review.

PROCESS

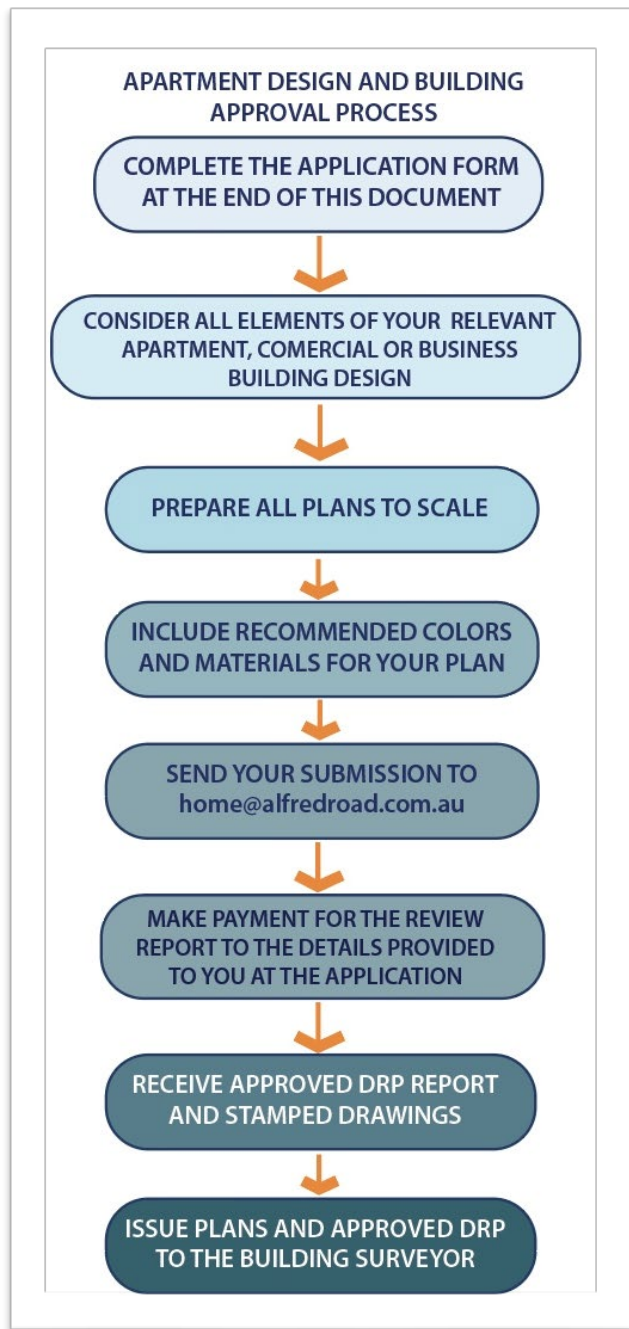
Send one set of plans via email in PDF format to below email address.

Include:

1. Application form
2. Site plan
3. Floor Plans, Elevations
4. External materials and colour selection
5. Send submission to home@alfredroad.com.au or call your home design assistant on mobile: **0451 241 805**
6. Receive the approved report and certified drawings.
7. Design Architect will submit DRP-approved plans to the appointed building surveyor for Building Permit.

STATUTORY OBLIGATIONS

The DRP approved apartment design does not replace a building permit issued by a registered building surveyor. Please see the end of this document for an application form.



INTRODUCTION

The east-west traversing the Hedgewattle Boulevard is planned to be surrounded by proposed apartment sites as part of four superlots.

The small scale apartment buildings of three stories + basement are planned to be delivered in this location, with proximity to essential services. The overall layout and design of the development need to have a good mix of public and private open spaces for residents.

URBAN CONTEXT

The apartment buildings should be located on the perimeter of each superlot. All individual apartments should address either inner green courtyard or the perimeter street. Where noted on the plan as 'positive interface and active frontage' provide gateway site with corner treatment emphasizing façade design with expressed roof forms.

The ground floor built form should be addressing the Hedgewattle Boulevard with the walkable public realm and easily accessible shops, or offices. Street frontages should avoid blank walls or high fences. This will ensure a pleasant pedestrian experience that improves walkability and amenity of the public realm.

Great attention should be given to street landscape and internal landscaped courtyards to provide seamless pedestrian connections to and from Community Centre, school, and other open spaces.



Figure 1: Perimeter built form with internal courtyard over basement car parking.

SITE DESIGN

The superlot design will include a mix of apartments, some townhouses, and central functions such as business and commercial buildings. Good pedestrian and vehicular traffic will service apartments and town center functions.

The apartment buildings should have a good street interface and access to the landscaped courtyard. Legible pedestrian and bike access should link most streets north to south and west to east.

The built form should:

- Provide and ensure passive surveillance on the street, internal amenity, and solar access.
- Provide adequate building separation (or staggering) between secondary outlook frontages.
- Provide appropriate setback from side and rear property boundary to achieve daylight, outlook, and privacy.
- Ensure the design provides for adequate natural light as well as protects future development potential of adjoining sites.
- Provide clearly defined individual pedestrian entries on the ground floor.
- Design vehicular access points to minimize the impact on streetscape.
- Where appropriate, provide building separation with open to sky through link with good natural light and amenities for safety.

PUBLIC REALM INTERFACE

The built form should address Ferris Road and Hedgewattle Boulevard with positive interface, active frontage, and gateway sites. Corner buildings should include expressed roof form and corner treatment. Building facades should provide location specific design as a way-finding important structure.

The traffic flow along Hedgewattle Boulevard will require pedestrian shelters, public seating area and appropriate landscape. Areas for bicycle parking should be allocated near important junctions. Car parking entrances and waste collection areas should not be visible from the street.



Figure 2: Direct Street access allowing for passive surveillance and activation on the pedestrian level.

MOVEMENT & ACCESS INCLUDING BUILDING ENTRY AND CIRCULATION

The pedestrian, bike, and vehicular movement along the superlots should be legible and clear. All pedestrian entries should be visible and all access friendly. All vehicular entries should preferably be away from the Hedgewattle Boulevard safe, visible, and well-marked.

Where possible, provide night lights and way finding signage in addition to the streetlights. Building's ground floor along Hedgewattle Boulevard should provide shelters or awnings.

The superlots green inner courtyards should be connected to the greater pedestrian and bicycle network. Building's ground floor should be levelled and well connected, to accommodate for prams and all abilities access, leading to the pedestrian crossings. Building entries should be accessible and distinct from retail and commercial use on the ground floor.

Encourage pedestrian movement to and from school and community buildings. Provide pedestrian connections through and around the superlot.

BUILDING LAYOUT & DESIGN

- Ensure the internal layout of the building provides amenity for residents.
- Ensure circulation space is safe, pleasant, and accessible.
- Ensure sufficient storage is provided for residents.
- Ensure views into the secluded private open space and habitable room windows are limited.
- Ensure balconies have a wide frontage to the street to maximise usability and natural light in the apartment unit.
- Minimise internal overlooking and direct views through careful design of windows and facades and if required to internal facades along the corridors.
- Ensure the design of the windows considers the orientation of the facade.
- Minimise overlooking of adjoining properties through design of windows and balconies.



Figure 3: Raised ground floor apartments for privacy and consider retail and commercial on the ground floor

BUILDING APPEARANCE

The building elements should be well proportioned and coherent using robust materials that age well with time. Roof treatments should be integrated into the building design and positively respond to the street. Good apartment design needs to limit direct views between dwellings and private open spaces. This can be achieved by creating oblique and controlled views, limiting the length of facades that overlook adjoining rooms. Additional features should include using sill heights and depths to control views downwards, using pergola and shading devices to screen views. By using these design strategies, apartment buildings can provide residents with a greater sense of privacy and security.



Figure 4: Different windows and facades.

SITE SERVICES

- The mailboxes and intercoms to be conveniently located at the entry for residents and visitors.
- Provide the mailboxes in a sheltered location near the main entrance.
- Air conditioning units should be integrated in the design of balconies and not become an afterthought feature on the facades.
- Plant and equipment on the roof should be screened to reduce their dominance from the public realm.

LANDSCAPING

Landscaped areas should be provided for all new apartment developments. Building design should deliver inner courtyard communal open spaces for residents' health and wellbeing and to provide urban cooling. The landscaped spaces should be accessible, functional, and easy to maintain.

The canopy trees and landscaping should be included during the design process providing ample space for the tree species maturity. Summer shaded outdoor zones should provide enough space for all residents to share.

There should be easy to find pedestrian link with inner courtyard and streetscape for ease of commuting to and from the precinct.

PLANT SPECIES CHECKLIST

The plant species and materials used in the construction and landscaping of the courtyards and streetscapes must be consistent with Council's Landscaping Guidelines.

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



DESIGN APPROVAL APPLICATION FORM

ALLOTMENT DETAILS

Apartment number/Building number:

Street:

Owner details

Name:

Mailing address:

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Contact Number:Email:

Builder details

Name:

Mailing address:

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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.