



Heritage Rise

E S T A T E

Stage 4

Building Design Guidelines

TRULY ELEVATED LIVING

HERITAGE RISE

A unique boutique land development respecting the original Fairwood Park Cottage which reminds us of the pioneer days and the earlier settlers of the Officer area.

Fairwood Park Cottage is a significant historical property and it is to be authentically restored and maintained and will hold pride of place at Heritage Rise.

With a magnificent stand of original trees, along with further selective planting, the Cottage will retain its aspect from Princes Highway and its character will be visually enjoyed from within the estate.

Heritage Rise itself, enjoys a gradual rise in elevation across the Estate providing the potential for open outlooks from building blocks, and along with its orientation, there is the opportunity to maximise on sunny aspects.

Heritage Rise will be a great place to call home, located close to all existing and proposed facilities that Officer has to offer.

OVERVIEW

Heritage Rise Building Design Guidelines are designed to provide the framework to protect the integrity and qualities of the Estate and to ensure dwelling designs are in the best interests of the Neighbourhood.

History has shown that a well-designed Neighbourhood will improve the potential for future value both financially and in the lifestyle to be enjoyed here.

The Guidelines ensure a consistency and standard in the Estate but encourage individual innovation, helping to create an enviable Neighbourhood environment.

The Guidelines do not apply to Lot 84, which will be the subject of further planning approvals.

1. GAINING APPROVAL

Approval is required from the Design Assessment Panel for the construction of new houses, garages, fences and any other structures on any allotments within Heritage Rise before work can commence.

To obtain the Design Assessment Panels approval, you must forward the following documents in PDF format for approval to:

Heritage Rise Design Assessment Panel
Email to heritagerise@sheltonfinnis.com.au
or phone 03 9699 2133

- house floor plans including roof plan;
- elevation from four sides including building heights, roof forms and pitches;
- site plan showing setbacks from all boundaries;
- details of fences, outbuildings and other ancillary structures;
- all drawings must be to a conventional scale and contain a north point;
- schedule of external materials and colours;
- landscape plan;
- retaining wall details (where applicable) and nature of materials used;
- all other relevant information regarding the application for design approval, whether drawn or scheduled, to allow complete assessment of the documents against the criteria as set out in the Heritage Rise Building Design Guidelines and Restrictions (shown on Title).

The final decision of all aspects of the Building Design Guidelines is at the discretion of the Heritage Rise Design Assessment Panel.

The Design Assessment Panel will assess all designs and either provide a notice of approval or specify how the design does not conform to the guidelines. The Design Assessment Panel may make suggestions intended to improve the design and will use its best endeavours to assess proposals in the shortest possible time – generally within 14 business days of receipt of a fully completed application i.e. submission of all the above information.

The Heritage Rise Design Assessment Panel on behalf of the Developer/Vendor reserves the right to request further information and changes to the plans.

You must then obtain approval of the building plans (Building Permit) from the Cardinia Shire Council or relevant Building Surveyor and any other relevant authority.

The Officer Small Lot Housing Code (September 2011) requirements apply where lots are less than 300m². In the event of a conflict between the Officer Small Lot Housing Code (September 2011) and the Heritage Rise Building Design Guidelines, the requirements of the Officer Small Lot Housing Code will prevail. The requirements of the Heritage Rise Building Design Guidelines apply to lots of less than 300m² in area to the extent that the outcomes required by the Design Guidelines are not addressed in the Officer Small Lot Housing Code.

Design approval/accordance with the Building Design Guidelines, refers only to compliance with the applicable building design guidelines. It does not refer to and should not be treated as compliance with the laws or regulations of local, state or federal government, statutory authorities or any building codes or standards imposed or administered by them(eg, town planning controls or Rescode).

2. SITING YOUR HOME

In addition to Building Code requirements, we recommend you site your home to maximise the natural attributes of the Estate, in particular for solar orientation and elevation.

It is in your interests and those of your future neighbours, to think carefully about the street appeal of your home and how it is placed on your site. Additionally, you should think carefully about your landscaping, and the impact and relationship this will have with neighbouring homes, overall Estate appeal, and long term value.

3. BUILDING SETBACKS

A Building Envelope plan forms part of the Plan of Subdivision and is included in your Title details. Refer to the Plan of Subdivision and Building Envelope for the minimum required setbacks from lot boundaries.

For lots equal to or greater than 300m², the minimum front setback is 4 metres unless shown otherwise on the Building Envelope plan forming part of the Plan of Subdivision. As set out below, allowable encroachments to enhance street appeal are encouraged.

For lots less than 300m² the Officer Small Lot Housing Code (September 2011) applies, the building envelope for these lots is as stipulated in the Officer Small Lot Housing Code.

In addition, Garages on lots equal to or greater than 300m², must be setback from the street frontage by a minimum of 5m from the front boundary and a double garage should not directly abut another double garage on an adjoining lot. The Building Envelopes and vehicle crossings have been located to achieve this outcome.

Garages are not permitted to be built forward of the main building line of the dwelling. Garages must be set back a minimum of 500mm behind the dwelling line to provide articulation and improve your home's street appeal. This requirement does not apply to rear loaded lots (lot with two street frontages and garages to the rear, accessed from a laneway). Garages on rear loaded lots can have zero setbacks or up to a maximum setback of 0.8metre from the lot rear boundary.

Double Storey dwellings must also comply with side and rear setbacks, for a second storey, as detailed in clause 54 of the Cardinia Planning Scheme and the Building Regulations 2006 (VIC) Part 4.

Any dwelling on Lots equal to or greater than 300m² on a corner lot, must be set back from the side street boundary by at least 2 metres, unless shown otherwise on the Building Envelope Plan.

4. STREET APPEAL

All dwellings must have an entrance that is visible from the street. A porch, portico or a verandah is required to distinguish the entrance. These should be designed to form part of the articulation and appeal of the façade and reduce the visual impact of garages to the street. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard as specified in Clause 54 of the Cardinia Planning Scheme.

We encourage you to consider options that are available, such as exceptions to setbacks in the relevant Building Regulations and Planning Scheme, that enable you to create interest in your dwelling, particularly for Lots equal to or greater than 300sqm.

For lots less than 300sqm, refer to the Officer Small Lot Housing Code (September 2011) for setback encroachment allowances.

Vehicle crossings have been placed to complement the Building Envelopes and to comply with the Cardinia Shire Councils requirements. Relocating crossovers is not encouraged. Any additional cost to relocate will be the responsibility of the purchasers of the lot.

Only one crossover is permitted for each lot.

5. DWELLING SIZE

On any lot less than 300square metres, a dwelling shall have a minimum building area of 110 square metres (to be measured external walls to external walls, excluding eaves, garages, portico and decks).

On any lot equal to or greater than 300 square metres, a dwelling with a building area of more than 130square metres is the minimum and 120square metres is the minimum for lots 62 to 76 inclusive (to be measured external walls to external walls, excluding eaves, garages, portico and decks).

Only one dwelling per lot is allowed. This requirement does not apply to Lot 77 however Council approval would be required to construct any additional dwelling on this lot. The existing cottage on Lot 72 is not considered a second dwelling house for the purpose of this requirement that only one dwelling be constructed.

Relocated or Kit homes are not allowed.

6. EXTERNAL FINISHES

Dwellings must be constructed using external finishes of clay or masonry bricks, painted weatherboard, rendered masonry block, rendered brick, or rendered cement sheeting.

The Heritage Rise Design Assessment Panel encourages the use of other innovative building materials and is open to consideration of any of these as options, if approved by Cardinia Shire Council.

External colours are to be in neutral, complementary tones. Reflective glazing and excessively tinted glass is not permitted.

7. ROOF FINISHES

Roof materials must be of low-reflectivity (below 40 Light Reflectivity Value LRV) and neutral toned. Masonry roof tiles, 'Colorbond' style sheet roofing , terracotta tiles or slate shingles are options .

Facia boards, gutters and downpipes to be colour coordinated with the roof and façade of the dwelling.

8. ROOF DESIGN

Roof pitches have a huge impact on the look and street appeal of a dwelling. Careful consideration needs to be given to this building element.

Roof pitch has not been specified in order to encourage diversity in the design of rooflines.

However, modern designs would suggest the roof pitch to be 28 degrees or less, to enhance the look and appeal of your home and complement your new Neighbourhood.

Eaves are encouraged, but are not mandatory. When eaves are used as part of a front façade they must return a minimum of 3m around side elevations. When eaves are used as part of a front façade of a dwelling constructed on a corner lot, they must return the length of the second frontage.

We suggest you consider articulated roof forms with the use of raised porticos, gables, verandahs and balconies.

Garage roof sections are to be part of, and complement the main roof structure of the residence.

9. FAÇADE

An attractive street front can add value to your residence and will enhance the overall street appeal.

We suggest you consider incorporating feature elements such as articulation, feature brick, rendered sections, feature front doors and windows, feature verandahs or porches, porticos etc. to add to the appeal of your dwelling.

Garages should not dominate the dwelling, garage openings must not exceed 40% of the frontage of the dwelling lot for single storey dwellings and must not exceed 25% of the area of the front façade of any dwelling larger than single storey.

Lots with frontages less than 12.5 metres in width are restricted to single garages when single storey unless a rear loaded garage on a rear load lot.

Garage doors facing the street must be panel style and colour coordinated with the dwelling. Roller doors are not permitted if visible from any street, laneway or ROW.

Garage pillars are to be constructed of a similar or complementary finish and material to the façade of the dwelling. Single timber or steel posts are not permitted if visible from any street, laneway or ROW.

Detached garages are to be designed to complement the dwelling by utilising similar wall finishes, windows, roof forms, colours and materials.

Two dwellings of the same front façade design must not be built within three dwelling lots of the subject property: this would include lots on either side and opposite the subject lot.

10. CORNER ALLOTMENTS

Dwellings on corner allotments need to be designed to address both street frontages and should include design features that provide a complementary side aspect to the side street frontage of the home.

The addition of glazing, articulation and façade features to the side of the house that matches the front is required. A second /side frontage on a corner lot must have an appropriate treatment to the side façade for a minimum of 4m complementing the front façade with at least one habitable room window, forward of the side boundary fence. If the dwelling is double storey at least one habitable room window must be provided at each level.

Lots 66 and 67 in particular, are required to have housing designs that continue the front façade features a minimum of 50% of the dwelling depth measured from the front building line, with habitable room windows along the second /side frontage, facing Princes Highway.

For the purpose of this Guideline, 'habitable room' has the same definition as that included in the Cardinia Planning Scheme: *Any room other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic darkroom, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.*

The sides of garages must not be located on the side street part of any allotment facing 2 streets, laneway or ROW; garages must be located on or close to the side boundary that adjoins the neighbouring allotment. The exceptions are Lot 61 where the garage is to face the street to the north and Lot 72 where the garage is to face the ROW to the north. The side of the garage to Lot 61 (along Oakwood Close) is to be no greater than 8 metres in length and built inside the side boundary fence. On Lot 61, Lot 62 and Lot 73, the side boundary fence can finish and return in line with the front façade of the respective dwelling; Lots 61, 62 and 73 are exempt from the limits to the extent of 1800mm high side fences on corner lots included under item 12 "Fence Design". Likewise, Lot 72 has lot-specific fence requirements.

11. DRIVEWAY AND LANDSCAPE DESIGN

Driveway, path and landscape design are critical to the overall appeal of your dwelling and your new Neighbourhood.

It is recommended you consult a landscape professional to assist in capturing a total look so hard paving surfaces are softened with complementary landscaping. Landscaping should be designed to suit the style of the residence and the use of drought tolerant plants is encouraged.

A minimum of 60% of the area between your dwelling and the front boundary must be landscaped and permeable.

Driveways and paths are to be constructed in masonry paving, natural stone, exposed aggregate concrete, coloured concrete which is stamped, stencilled or textured. Gravel or compacted driveways or paths and plain concrete are not allowed if visible from the street.

Driveways are to be laid to provide a minimum 500mm of screen planting between driveways and side boundaries, unless otherwise approved in writing by the Heritage Rise Design Assessment Panel and Council.

You must include at least one canopy tree within the front garden. A suitable species that would grow no more than 4-5 metres, and not cause future root damage to your dwelling or paving should be selected.

Your letter box should complement your façade by matching the material and style of your home. It is recommended the larger style is used, with minimum dimensions of 300mmx300mm for the full height.

Driveways, paths and front landscaping must be completed within 3 months of obtaining a Certificate of Occupancy.

12. FENCE DESIGN

Fence design, location and setbacks are very important in creating a pleasant and appealing streetscape.

Individual lot owners are solely responsible for the construction and maintenance of fencing between adjoining lots.

12.1 General Fencing Requirements

Front fencing is not permitted, with the exception of lot 72, as detailed below.

All boundary fences on the lots, unless specified otherwise below, are to be constructed in treated paling, with treated timber capping at a height of 1800mm above finished ground level. Posts and railings are not to be visible from the public realm.

Side boundary fencing of 1800mm in height between properties is to finish no further forward than 1 metre behind the dwelling line with a fence return, unless also forming the rear boundary fence of a corner lot, in which case the fence is to extend to join with the corner lot fence facing the side street, laneway or ROW.

Any fencing forward of a point 1 metre behind the dwelling line must be a maximum height of 1m above finished ground level and built in timber with plain posts (square tops) and square top pickets with 50-70mm between the pickets.

12.2 Corner Lot Fencing

Any fences facing a side street, laneway or ROW on what could be described as a Corner Lot (lots 3,4,8,12,17,24,25,34,36,45,49,61,62,72,73,79,83) are to be constructed in treated paling, 1800mm above finished ground level in height. They must be constructed with 100mm x 100mm exposed pine posts, with treated capping to the top of the palings between posts with pyramid cut tops approximately 100mm overall above top of capping level.

The 1800mm high fence is to extend no further forward than 4 metres behind the front dwelling line (with the exception of the Eastern Boundary of Lot 61, the Eastern boundary of Lot 73, the Northern Boundary of Lot 62 and the Northern Boundary of Lot 72). On Lot 61, Lot 62 and Lot 73, the side boundary fence can finish and return in line with the front façade of the dwelling. Fencing requirements for Lot 72 are set out below. Railings are to be on the inside and must not face the street, laneway or ROW.

Should a corner lot propose extending a fence further along the side street, laneway or ROW, than a point 4 metres behind the front dwelling line then that part of the fence must be constructed to be visually transparent (40% minimum) with a maximum height of 1m above finished ground level and built in timber with plain posts (square tops) and square top pickets with 50-70mm between the pickets, any included pedestrian gate to be of the same pickets. Refer to allowed exemptions for Lots 61, 62, 72 and 73.

12.3 Lots 66 & 67 – Additional Fence Requirements

Lots 66 and 67 with side boundaries to Princes Highway, are required to have 50% minimum transparent fencing to a maximum height of 1.2m above finished ground level for the length of the Princes Highway frontage. The fence is to be built in timber with plain posts (square tops) and square top pickets with 50-70mm between the pickets, any included pedestrian gate to be of the same pickets.

12.4 Lot 72 – Additional Fence Requirements

The following additional fence requirements apply to Lot 72, to maintain view lines to Fairwood Park Cottage on that lot. Refer to the document Fairwood Park Conservation Management Plan (Context Pty Ltd 2015).

Fencing is to respect the heritage character of this lot.

Northern Boundary Fence

The Lot 72 Northern Boundary Fence is to be constructed in treated paling, 1800mm above finished ground level in height with 100mm x 100mm exposed pine posts, with treated capping to the top of the palings between posts with pyramid cut tops approximately 100mm overall above top of capping level. The 1800mm high fence can only extend along the Northern boundary from the West side of the lot to a point on the boundary that is no further forward (East) than the West side of any garage/crossover to the new dwelling. Railings are to be on the inside and must not face the Driveway access to Lots 73 - 76.

Any fencing along the North boundary that is forward (East) of a garage/crossover to the new dwelling is to be 50% transparent and a maximum height of 1.2 metres. It is to comprise a Picket Fence with plain posts (square tops) and square or pointed pickets with a gap of 50-70mm between the pickets.

Southern Boundary Fence

The Lot 72 Southern boundary fence is to be constructed in treated paling, with treated timber capping at a height of 1800mm above finished ground level and is to finish no further forward than the front lot boundary of Lot 71.

Any fencing along the southern boundary that is forward of the front lot boundary of Lot 71 is to be 50% transparent and a maximum height of 1.2 metres. It is to comprise a Picket Fence with plain posts (square tops) and square or pointed pickets with a gap of 50-70mm between the pickets (or other agreed transparent fence type that respects the heritage character of the cottage).

Eastern Boundary Fence

The 50% transparent and maximum height of 1.2 metres fence along the Southern boundary forward of Lot 71 can extend along the Eastern boundary of Lot 72 to its intersection with the north boundary.

13. OTHER ITEMS THAT MAY FORM PART OF YOUR DWELLING.

Thought should be given to the location of all items to be attached or fitted on the outside of your dwelling, such as air-conditioning and heating units, hot water systems, evaporative cooling, water storage and catchment tanks etc. If visible from the street, these items can reduce the appeal of your home.

Items that would be normally located on the roof, are to be positioned so they are not visible from the street and therefore are to be located to the rear of the dwelling. Consideration should be given to low profile units or locating the items elsewhere. For example, locating TV aerials in the roof cavity, or positioning heating or cooling units beside the dwelling.

Clothes lines, utility meters and rubbish bins are to be located or screened so they are not visible from the street.

Solar panels of any form (includes but not limited to hot water panels) must be installed on the side or rear of the residence and are not to be installed on the front façade roof section. Solar collector panels are to be supported on the roof and not on a separate frame. Storage tanks are to be detached and concealed from view by locating them within the roof cavity or beside or within the dwelling and not visible from the street.

Any supporting framework, surrounds, piping and conduits for any of the items located on the roof are to be finished in non-reflective material and coated to match the roof finish.

Recycled water infrastructure is available for connection within Heritage Rise and designed to provide recycled water for use in toilet flushing and garden watering which your plumber should allow for. We would also encourage installation and connection of your own water tanks but they must be located or screened so as not to be visible from the public realm.

External roller shutters and security screens are not permitted if visible from the public realm.

14. RETAINING WALLS

Retaining walls visible from the street must be constructed from suitable materials. Unpainted timber panels/boards are not permitted unless they are of a high architectural quality such as recycled sleepers. Unfinished concrete walls/ blocks are not permitted.

The maximum permissible height for retaining walls visible from the public realm is 1.2m.

Side fencing constructed on top of a retaining wall may not exceed a combined height of 2.9m.

15. RESPONSE TO TOPOGRAPHY

Dwellings on steep lots must be designed to follow the fall of the land and must integrate into the natural slope of the site to the extent practicable. Cut and fill on these sites must be minimised. Dwellings should step down with the topography of the site (split level) when necessary.

16. PARKING OF VEHICLES

For safety and the appeal of Heritage Rise, all residents are to ensure that passenger vehicles park in designated parking areas, including the driveway and garage forming part of the dwelling and for visitors' vehicles to be parked in any designated street parking within the Estate. Vehicles are not to be parked on any nature strips.

Trucks, mobile machinery, trailers or other commercial vehicles or equipment or recreational vehicles such as caravans, motorhomes, dune buggies, motorcycles and boats are not to be parked in view of the street and are to be parked behind the front building line and be screened from public view or within the garage of the dwelling.

17. BUILDING TIMELINE AND RESPONSIBILITIES

Construction of the dwelling on the lot is to commence within 18 months of the settlement date of the respective lot, and construction completed within a further 12 months.

The Lot owner has the responsibility to maintain the lot in a tidy state at all times, including the cutting/slashing of long grass or weeds and the removal of rubbish, and not to store or allow to be stored any rubbish or waste material on the lot or any adjoining lot.

The Lot owner is ultimately responsible for any damage to curbing, paving, nature strips and landscaping adjoining their Lot that may occur during construction. We recommend you take the necessary precautions to cover yourself for any likely damage, as well as including building rubbish removal, as part of any agreement you have with your contractors.

Unightly signage can detract from the street scape and we ask that sign usage be minimised. Any construction signage is to be removed once the dwelling is completed. Signage must comply with the Cardinia Council Planning Scheme requirements.

18. RIGHT TO VARY AND AMEND

The Heritage Rise Design Assessment Panel reserves the right to consider and approve or exclude minor requirements under these Guidelines, subject to Council approval, from time to time, provided they consider any variation to be in keeping with the standard encouraged at Heritage Rise.

The Design Assessment Panel also reserves the right to amend these Guidelines from time to time, subject to Council approval. Any amendment would not retrospectively apply to plans approved by the Design Assessment Panel.

Note: In the case of conflict between these Design Guidelines and the relevant Building Codes/Regulations, the Building Regulations and Planning Scheme objectives will prevail.

