



# Heritage Rise

E S T A T E

## Stage 5

### 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.

## 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: [heritagerise@sheltonfinnis.com.au](mailto:heritagerise@sheltonfinnis.com.au)

Phone: 03 96992133

- 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 300m<sup>2</sup>. 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 300m<sup>2</sup> 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 300m<sup>2</sup>, 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 300m<sup>2</sup> 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 300m<sup>2</sup>, must be setback from the street frontage by a minimum of 5m from the front boundary

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 0.8 metre 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 300m<sup>2</sup> 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 (to be measured external walls to external walls, excluding eaves, garages, portico and decks).

Only one dwelling per lot is allowed.

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

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,. When eaves are used as part of a front façade they must return a minimum of 4m 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.

Feature elements such as articulation, feature brick, rendered sections, feature front doors and windows, feature verandahs or porches, porticos etc. are to be included and 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, laneway or ROW 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 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.

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 should not be located on the side street part of any allotment facing 2 streets, laneway or ROW; garages should be located on or close to the side boundary that adjoins the neighbouring allotment.

## **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

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.

Front fencing is not permitted, except for Lots 90-98 where front fencing must be visually transparent (minimum 40% transparent) with a maximum height of 1m above finished ground level and built with plain posts with square tops and vertical slats or square top pickets, and must include a pedestrian gate to each lot.

Front fencing to lot 90 to include the north west boundary

For lots 90 – 98 any side fencing which returns from the front fence to the side boundary fence must be constructed from the same materials as the front fence and finish no further back than 1m behind the dwelling line.

### **12.1**

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, ROW or Pink Hill Boulevard for lots 89 and 90.

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, with the exception of lot 90 thru to and including lot 98 in which case this fencing must be constructed in the same materials and form as the front fencing of the particular lot.

### **12.2 Corner Lot Fencing**

Any fences facing a side street, laneway, ROW or Boulevard on what could be described as a Corner Lot (lots 85,86,89,90) are to be constructed in treated paling, 1800mm above finished ground level in height. They must be constructed with 100x100 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.

The Lot 90 side boundary fence facing Pink Hill Boulevard is to finish no further forward than the western end of the Lot 90 northern boundary and abut the front fence of lot 90 on its north western boundary.

Railings are to be on the inside and must not face the street, laneway, ROW or Boulevard.

Should a corner lot propose extending a fence further along the side street, laneway, ROW or Boulevard 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. The exception, lot 90 in which case this fencing must be constructed in the same materials and form as the front fencing of that lot.

### **13. OTHER ITEMS FORMING PART OF 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 are to be located for maximum efficiency. 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. 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, 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.

