

Version 1 - January 2020
Subject to council approval



Design Guidelines



A photograph of a man with a beard, wearing a denim jacket and jeans, holding a baby in a yellow outfit. They are standing in a grassy field with trees in the background. The image is partially obscured by a grey rectangular block at the top and a white rectangular block on the right, which contains the table of contents.

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1.0 Overview

1.1 Vision

Goldenvue is a new development within Ballarat's growth areas, taking advantage of tranquil greenery, abundant historical attractions, contemporary shopping, amenities, schools, and more. Its elevated position and undulating land create a sense of prestige.

Goldenvue has been meticulously planned to complement the natural landscape, with every detail carefully chosen to create an address of serenity and distinction.

1.2 Objectives

These carefully considered Design Guidelines have been put in place to ensure that all homes built at Goldenvue are quality homes and respect the amenity of other residents. They help protect the integrity of your investment and provide you with peace of mind about the high standards of house design within your neighbourhood, whilst still allowing flexibility and individuality to create your own home.

1.3 Application of the Design Guidelines

These Guidelines do not apply to lots with an area less than 300 square metres or those lots identified as a Medium Density Site.

1.4 Design Approval Process

All homes built at Goldenvue must be approved by the Goldenvue Design Assessment Panel prior to lodging for any Building Permit or commencing any construction of works. The DAP is appointed by the developer to oversee and implement the objectives of the Design Guidelines.

Please note that any proposal or element of a proposal, which meets the objectives of the Design Guidelines but is not strictly in accordance with the wording of the Design Guidelines, may be approved by the DAP.

Approval by the DAP however does not exempt the plans from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation. Separate approval must be obtained from the relevant authorities.

No claims shall be made to the developer or their representatives with respect to the decisions made.



1.5 Submission Requirements

All submissions for Design Approval must be in PDF format and include the following information:

- Site plan at 1:100, with dimensions and showing:
 - Lot boundaries and any easement(s) on title
 - Proposed building footprint and all
 - Proposed setbacks
 - Contours (at 0.5m interval or less) or spot levels
 - On-site car parking and driveways
 - Other external structures (including pools and spas)
 - All ancillary items, including but not limited to:
 - water tanks and storage units
 - solar panels
 - television antennas
 - air-conditioning units
 - evaporative cooling units
 - heating units
 - bin storage area
 - sheds and any outbuildings.
- All floor plans, roof plans and elevations at 1:100, with dimensions and showing:
 - internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings
 - proposed floor levels to AHD
- Finishes and colour samples:

Provide samples or images (swatches, colour photos, paint chips etc.) of all proposed external materials and colour selections.
- Landscape plan at 1:100, with dimension and showing:
 - indicative extent of all hardscape and softscape
 - planting schedule that lists all proposed species referenced on landscape plan.
- For lots with greater than 1.5m land fall, please include the following, at 1:100:

at least one sectional drawing that explains the extent of proposed cut and fill location and heights of proposed retaining walls.
- Completed Check List

1.6 Submissions

When you are ready to make your submission for Design Approval, you can lodge it via email at xxx

Handy Hint:

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Design Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

1.7 Re-Submissions

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

1.8 Timing

1. Construction of the house must commence within 12 months after settlement and be completed 12 months from commencing. Any damage to the footpath, kerb, cross-over, nature strips (including street trees) or adjoining property during construction must be rectified within this time frame.

2. All front gardens must be landscaped in accordance with these Guidelines (including all turf, soft landscape, driveways and pathways) within 6 months of issue of the Certificate of Occupancy.

3. Fencing must be constructed within 30 days of the issue of the Certificate of Occupancy.

1.9 Other Approvals

The requirements detailed in this document are in addition to, and not in lieu of, any other legal requirements. It is the responsibility of the owner to ensure any other approvals, authorisation permits, or other requirements are obtained and satisfied.

1.10 Definitions

For the purposes of these guidelines:

- *Public Realm is any land that is within the ownership of a public body, including Council and servicing authorities.*
- *Building Envelope Plan means the Building Envelope detailed on the Plan of Subdivision for a particular lot.*
- *A corner lot is any lot that has more than one boundary that abuts the public realm.*
- *A Return Fence is the fence that is situated between the dwelling and the interlot fence, or the dwelling and the fencing to Public Realm boundary, as per the detailed requirements of Sections 4.3.2 and 4.3.3'*



2.0 Lot Planning

2.1 Lot Layout

1.
Only one dwelling is permitted per lot, unless otherwise provided on the relevant Plan of Subdivision.

2.
On corner lots, the primary street frontage is the shorter one adjacent to the street, unless otherwise noted on the Plan of Subdivision or MCPs.

3.
Dwellings must comply with the following minimum dwelling size, unless otherwise approved by the DAP:

Lot Size	Minimum Dwelling Size
Less than or equal to 400 m2	110m2
More than 401 m2	130m2

2.2 Building Setbacks

All dwellings must be contained within the Building Envelope Plan applied to the lot. Please refer to the Plan of Subdivision for details of the building envelope for the lot.

Generally, dwellings must be set back as follows:

Front Setbacks

1.
For lots equal and above 300m2 -
Dwellings must be set back a minimum of 4m and a maximum of 5m from the front boundary.
2.
For lots under 300m2 – small lots housing code applies
3.
Garages must be set back a minimum of 5m from the front boundary.

4.
Garages must be stepped back a minimum of 840mm from the front building line.

Front Encroachments

5.
The following may encroach into the front setback by not more than 1.5 metres:
- Balconies, verandahs, open porches, covered walkways and porticos that have a maximum height less than 4.5 metres above the ground level.
 - Facade treatments and / or covered balconies or verandahs on the second storey of a building that have a maximum height of less than 6.6 metres above ground level.
 - Eaves, fascia and gutters;
 - Other items as noted in the MCPs

Corner Lots

6.

Generally, dwellings must be setback a minimum of 2m from the secondary street frontage. Refer to the Building Envelope Plan for more detail.

Side and Rear Encroachments

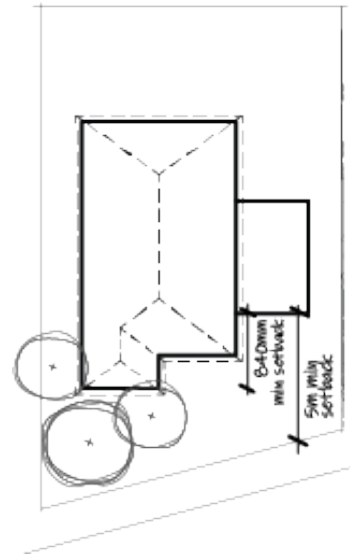
7.

The following may encroach into the side and rear setback distances by not more than 600mm:

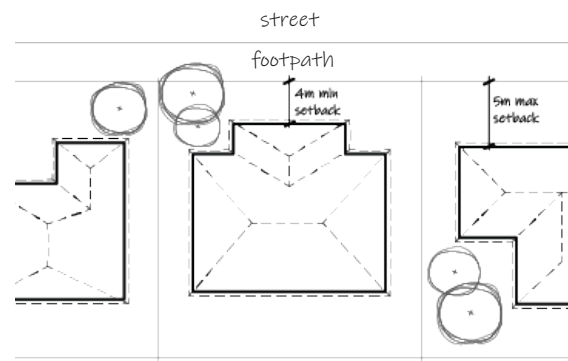
- Porches and verandahs
- Eaves, fascia and gutters
- Screens, but only to the extent needed to protect a neighbouring property from a direct view
- Domestic fuel tanks and water tanks
- Heating and cooling equipment and other services.
- Other items as noted in the MCPs

Landscaping Considerations

In addition to the minimum prescribed setbacks described above, consideration should be given to the mature size of any proposed planting, particularly in the front setback, to allow plenty of space for roots and branches to spread



Garage setback compliance figure 1



Front setback compliance

figure 2

2.3 Built Form Variety

1.

Similar façades are not permitted within 3 lots of each other along both sides of the street.

2.

The determination of this issue will be at the sole discretion of the DAP.

3.

If any two façades are deemed not to comply with this requirement, the earlier application will take precedence.

3.0 Built Form

3.1 Character and Visual Style

As a general rule, facades must be contemporary in style.

- *Period styles, such as Edwardian and Georgian etc., are not permitted.*
- *Period detailing, such as quoins, fretwork, lace*

work etc., are not permitted.

There is, however, scope for the use of these or similar elements as part of a contemporary design. The determination of this issue will be at the sole discretion of the DAP.

3.2 Corner Lots

1.

Dwellings on corner lots must address the secondary frontage by incorporating the same or similar design features to those used on the primary frontage. Acceptable features may include:

- *Windows*
- *Highlight materials and finishes that wrap around from the primary facade*
- *Pergolas, Porticos, Porches, Verandas and Balconies*
- *Roof Elements, such as feature gables*
- *Other treatments, to the satisfaction of the DAP*

2.

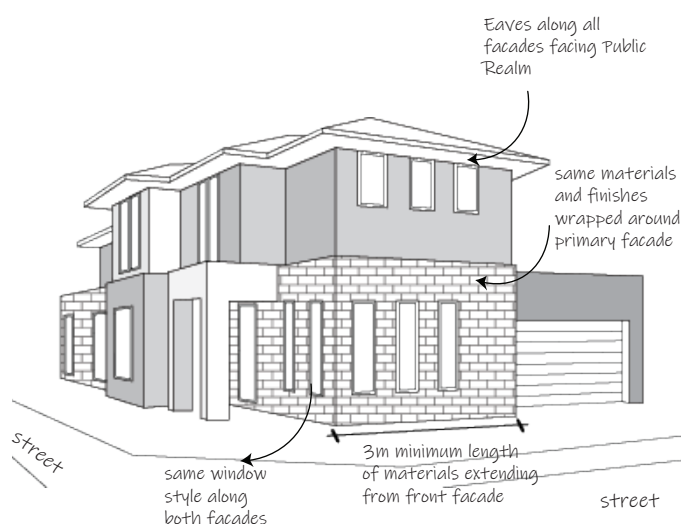
Materials used on the front façade must extend to the secondary frontage for a minimum of 3m.

3.

Corner features must be forward of the return fence and/or readily visible from the public realm. Please note that blank walls forward of the return fence are not permitted.

4.

In addition to the above requirements, dwellings on corner lots must include eaves to all sides facing the Public Realm, unless otherwise approved by the DAP.



Corner treatment compliance

figure 3

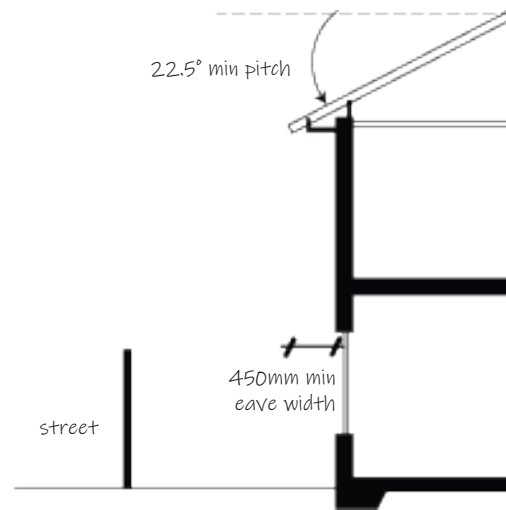
3.3 Roofing Styles

A variety of roofing forms and styles is encouraged.

Articulated roof shapes with elements such as hips are preferred.

Gables, Dutch gables and/or dormer windows will be assessed on their design merit.

Skillion, curved, or other innovative roof designs that incorporate some flat elements will be assessed on their design merit.



Hip & Gable End roof compliance figure 4

1.

Hip or Gable End roofs must have:

- a roof pitch of at least 22.5°
- a minimum eaves width of 450mm to the front facade
- the front eaves returning along the side wall for at least 3m on single storey dwellings
- a minimum eaves width of 450mm to the entire upper level on two storey dwellings

2.

Galvanized, zincalume or unfinished roof materials and rainwater fixtures are not permitted. Rainwater tanks must complement the dwelling in terms colour and style.

3.

Walls constructed on side boundaries (zero lot line) will be exempt from the eaves requirements.

3.4 Character and Visual Style

1.

The front façade must be finished with a mixture of external materials and finishes.

2.

Face brickwork must not account for more than 80% of the front façade (not including the garage door or windows)

3. Other front façade materials may include:

Stone

Masonry blocks

Weatherboard (Painted) – requires approval from the DAP.

Lightweight cladding

Timber cladding

Render

other materials approved by the DAP

4.

No dwelling is to be built with any exposed stumps.

5.

Colour schemes should adopt a palette of muted neutral tones.

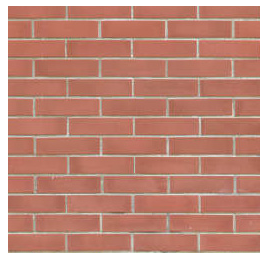
6.

The front façade (and secondary frontages) must not include recessed lightweight infill panels above doors, windows or garage doors.

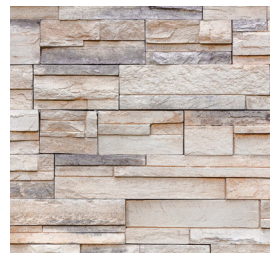
7.

Roll down security shutters must not be visible from the public realm

Examples of permissible front facade materials



Grass



Stone



Masonry blocks



Render



Lightweight cladding



Timber cladding



Example of mixed material facade

3.0 Garage

4.1 Garage

1.

Carports visible from the street must be enclosed with brick or rendered block work to match the architectural style of the house and appear as a garage. Plain steel or exposed timber carports will not be permitted.

2.

Garages are required to be set back a minimum of 5.0m from the front boundary unless otherwise approved by DAP.

3.

Garages must be integrated into the overall form of the dwelling.

4.

Garages must be enclosed.

5.

The garage doors visible from the public realm must be either a panel lift, sectional overhead or other similar type.

Roller doors are not permitted if they are visible from the public realm.

6.

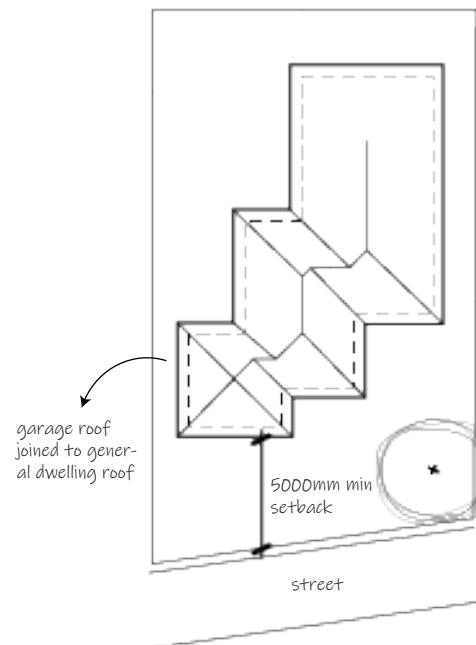
Use of two single garage doors in lieu of one double garage door will not be accepted.

7.

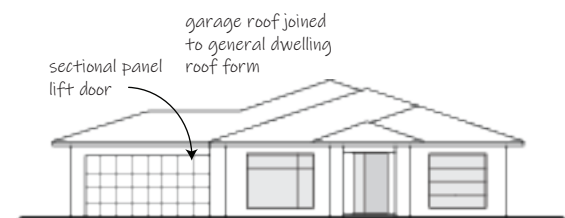
Commercial / recreational vehicles, trucks and other mobile machinery may not be stored where they are visible from the street, and must be contained within the rear yard.

8.

Boats and Caravans may be stored at the front of the lot, as long as they are screened.



Garage positioning compliance figure 5



Garage positioning compliance figure 6

5.0 Other External Elements

5.1 Driveways

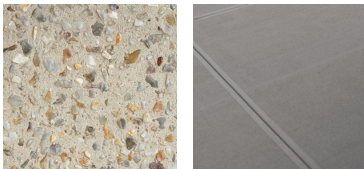
1.

Each lot must have a maximum of one cross-over per frontage, unless approved by the DAP.

2.

Driveways must be constructed from:

- *Exposed aggregate concrete;*
- *Coloured-through concrete;*



3.

Driveway colours should be muted.

4.

Plain (uncoloured) concrete driveways are not permitted.

5.

The driveway must be set back a minimum of 0.5m from the side boundary to provide a strip for

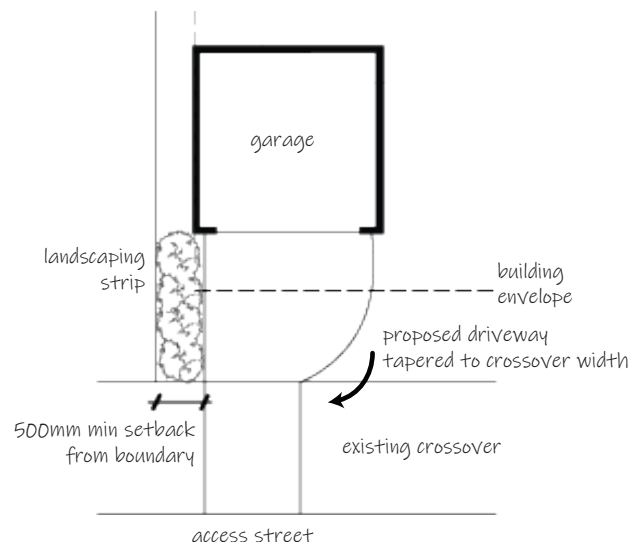
landscaping.

6.

Driveways must not be wider than the garage door where they meet the garage and must taper to the width of the crossover at the boundary.

7.

The driveway must be constructed prior to the occupancy of the dwelling.



Driveway compliance

figure 7

5.2 Fencing

Front Fencing

1.

Front fences and side boundary fences forward of the building line are not permitted.

2.

Interlot fencing must be:

- *Constructed with timber posts and lapped palings*
- *A maximum height of 1.8m above natural ground*

- Terminated a minimum of 1m behind the closest front wall of the dwelling, unless it is on the rear boundary of an adjoining lot
- Terminated by returning to meet the closest wall of the dwelling (return fence).

3.

Colorbond Fencing is not permitted.

Corner Fencing (Fencing to Public Realm Boundary other than the Frontage)

4.

Corner Fencing must be either timber or brush:

- Timber corner fencing must be constructed with:

- Minimum 2m high, exposed timber posts; and
- Maximum 1.8m high, lapped and capped palings; and
- 150mm bottom plinth.

- Brush corner fencing must be constructed with:

- A maximum height of 1.8m; and
- 150mm bottom plinth.

- All corner fencing must be:

- Terminated a minimum of 3m behind the closest front wall of the dwelling or 1m behind any corner treatment, whichever is greater; and
- Terminated by returning to meet the closest wall of the dwelling (return fence).

Return Fencing

5.

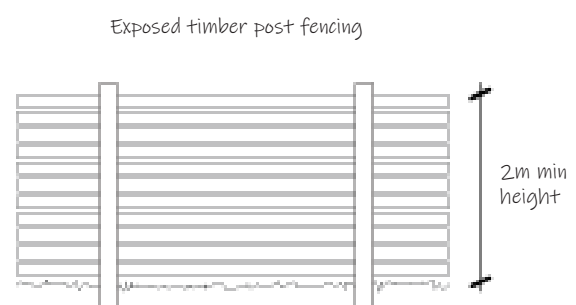
Return fences must be:

- Constructed with materials and finishes to match or complement the adjacent fence
- The same height as the adjacent fence

Gates

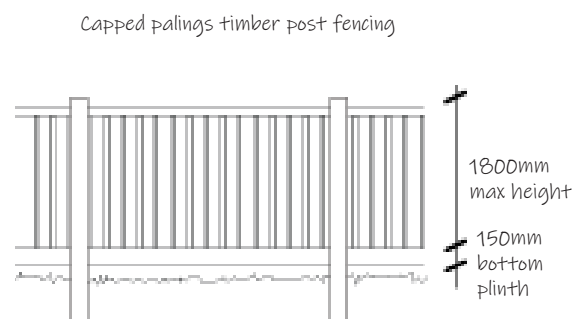
6.

Any gate in a fence must match or complement the fence in terms of materials and finishes



Exposed timber post fencing

figure 8



Capped palings timber post fencing

figure 9

5.3 Outbuildings & Ancillary Items

Sheds and Outbuildings

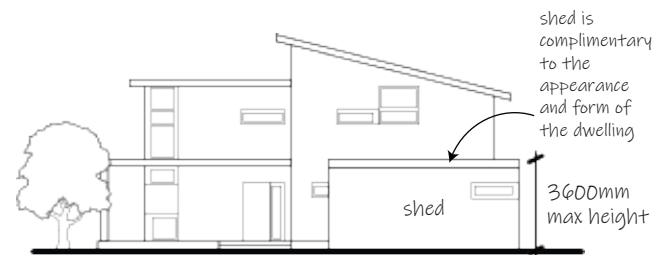
1.

If less than 10m² in area, sheds and outbuildings must not be readily visible from the public realm.

2.

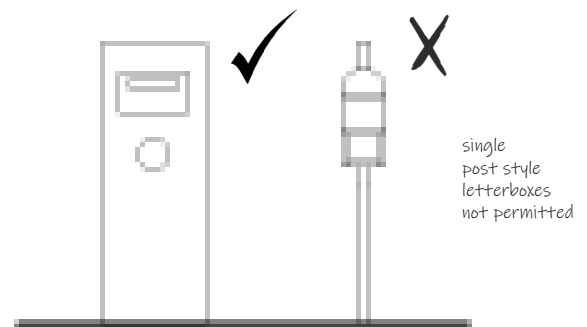
If more than 10m² in area, sheds and outbuildings must:

- match or complement the appearance of the dwelling in form, colour and materials; and
- have a maximum height of 3.6m at the ridgeline, measured from natural ground level; and
- have a maximum height of any perimeter wall, excluding the gable infill, of 2.4m, measured from the natural ground level.



Shed design compliance

figure 10



Letterbox compliance

figure 11

Letterbox

3.

Letterboxes must complement the dwelling in terms of materials, colour and style.

4.

Single post supported letterboxes are not permitted

Service Equipment

5.

Satellite dishes, antennae or external receivers must be:

- located to the rear of the dwelling; and
- not readily visible from the public realm

6.

Heating and cooling units must be:

- located towards the rear of the dwelling;
- not readily visible from the street; and

if located on the roof, Heating and Cooling Units must be

- positioned below the ridge line
- positioned to the rear of the roof and
- coloured to match the roof as far as practical.

7.

Photovoltaic cells, solar panels and the like must not be located to the front of the roof line.

Screening

8.

Ancillary structures and elements must be located so that they are not readily visible from the public realm. This include items such as

- rubbish bin storage areas
- washing lines
- hot water systems
- any water storage tanks
- swimming pools
- spa pumps
- external plumbing other than that for rain water

Signage

9.

Signs to advertise the sale of a vacant lot are not permitted unless approved by the Developer

10.

One sign only may be erected to advertise the sale of a completed dwelling.

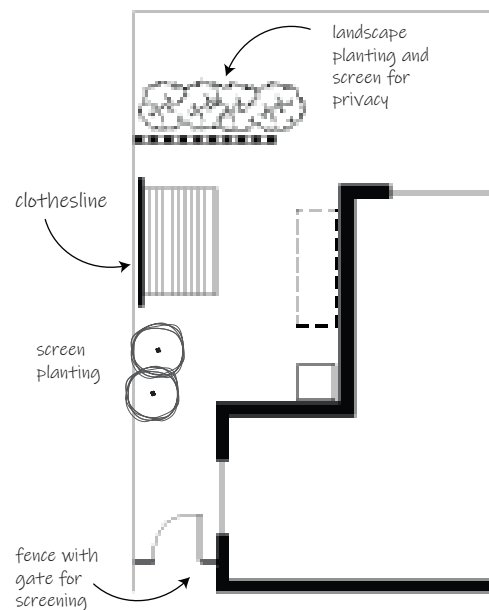
Maintenance of Lots

11.

The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lots.

12.

The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land, reserve or in any waterway.



Ancillary items compliance

figure 12

5.4 Landscaping

1.

Landscape works are part of the design approval process. A landscape plan must be included with the submission for design approval and approved prior to the commencement of construction;

2.

No more than 50% of the front garden is to comprise hard paved surfaces.

3.

The front garden must contain free draining surfaces such as:

- Grass
- Garden beds containing trees, shrubs, tufting plants
- Groundcovers
- River pebbles or Lilydale toppings or similar

This reduces rain runoff and can keep the garden cooler in summer.

Scoria or Quartz should be avoided.

4.

On lots that are 12.5m or wider, at least one advanced evergreen tree and one deciduous tree, both with a minimum installation height of 2.0 metres, should be planted between the front building line and street boundary.

5.

On lots that are less than 12.5m wide, at least one tree with a minimum installation height of 2.0 metres, should be planted between the front building line and street boundary.

This will provide shade and help reduce the local

temperature on hot days or protect from frost.

Consideration should be given to the mature size of the tree to allow plenty of space for roots and branches to spread.

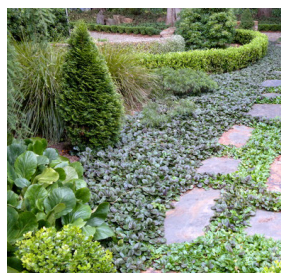
Examples of free draining surfaces



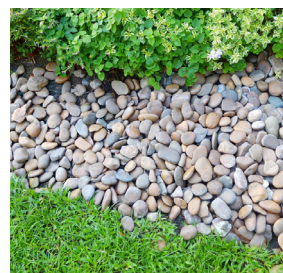
Grass



Garden beds



Groundcovers

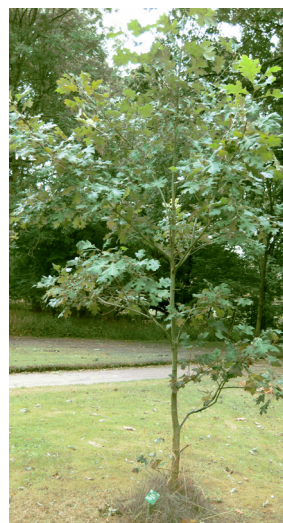


River pebbles

Examples of landscaping trees



Advanced evergreen tree



Other trees

6.

All garden bed areas within the front yard must be edged using brick, timber, steel or spaded edges and be planted with:

- A minimum of 10 medium to large shrubs (from 200mm pot size at installation); and
- A minimum of 20 smaller shrubs (from 150mm pot size at installation); and
- A minimum of 20 ground cover plants (from 150mm pot size at installation)

7.

Consideration should be given to locating garden beds at the edge of the lot, rather than lawn or paving.

8.

All garden beds should be at least 500mm wide. This is enough for some low shrubs. Beds of 1.0m and over offer opportunities for larger shrubs to provide screening and smaller plants adding layers in front;

9.

All garden beds should be densely planted to ensure good coverage of growth. Empty spaces between species should be avoided;

10.

All garden beds should be mulched to help keep the soil moist. Use pine bark or other organic matter, or decorative pebbles.

Front yard edging materials & plants



Brick



Timber



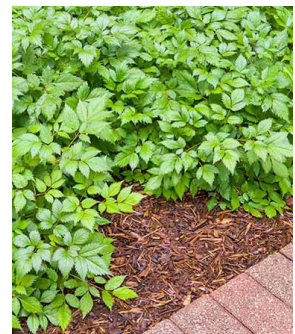
Metal



Spaded



Small shrub



Ground cover plant



Large shrub

6.0 Design Approval Checklist

All applications should be emailed to approvals@limebrook.com.au

The information required to lodge an application includes:

Allotment details

Lot number: _____

Street name: _____

Owner Details

Name: _____

Address: _____

Contact details: _____

Builder details

Name: _____

Address: _____

Contact details: _____

Applicant details

if the applicant is not any of the above parties

Name: _____

Address: _____

Contact details: _____

The design information listed in Section 1.5, Submission Requirements, including:

- ☐ Site plan
- ☐ Floor plan
- ☐ Elevations
- ☐ Landscape Plan
- ☐ Materials and Finishes samples

Please note that incomplete or partial applications will be returned without assessment.



