

TOWER HILL - STAGE 10

DESIGN STANDARDS

August 2016

CONTENTS

1	INTRODUCTION	3
2	ABOUT THE DESIGN STANDARDS	4
2.1	How Do The Design Standards Work?	4
2.2	How Do I Gain Approval?	4
2.3	The Design Approval Process	5
2.4	Contact	6
3	DESIGN OBJECTIVES	7
4	DESIGN PRINCIPLES	8
5	DESIGN STANDARDS	9
5.1	Minimum Building Setbacks	9
5.2	Driveways And Garages	9
5.3	Corner Lots	10
5.4	Materials And Appearance	10
5.5	Sustainability	11
5.6	Landscape	11
5.7	Fencing	12
6	APPENDICES	14
	Appendix 1 – Tower Hill Masterplan	15
	Appendix 2 – Application Checklist	17
	Appendix 3 – Mandatory Standards Checklist	19
	Appendix 4 – Building Envelope Plans	22

Tower Hill - a new residential neighbourhood for Swan Hill

Tower Hill, being developed by Places Victoria in partnership with the Swan Hill Rural City Council, is a new residential neighbourhood of some 150 Ha. (Refer to the Masterplan in Appendix 1). This new neighbourhood is a high quality residential development that promotes community well being, good neighbourhood amenity, environmental sustainability, safety and security, and will be an exceptional place to live.

The Tower Hill development:

- features wetlands and native landscape habitat for wildlife;
- is located just less than 3km west of Swan Hill's CBD;
- promotes the use of native and indigenous vegetation appropriate to the various site conditions;
- has a high quality streetscape which complements the parklands;
- promotes environmental sustainability both in public areas and individual houses;
- provides a pedestrian friendly environment with footpaths, shared pedestrian and bicycle paths and access to public transport;
- has a high level of amenity; and
- has a strong sense of community.

The Tower Hill Masterplan (Appendix 1) defines the development, street layout, public open space, pedestrian and bicycle shared paths, parkland and wetlands, as well as the quality and character of landscape.

Design standards are in place to ensure an appropriate level of quality is maintained across all houses built at Tower Hill. This means that all houses will follow some basic principles ensuring they contribute to the quality of the area while still allowing homes to be built with their own charm and character. The design standards also encourage sustainable design principles to ensure homes are more comfortable in all seasons, with less reliance on heating and cooling.

The requirements of the design standards follow a step by step process, guiding you, your builder and/or architect through the process of designing a sustainable home at Tower Hill. You will be fully supported by Places Victoria throughout this process which is intended to encourage creative and innovative design while ensuring quality homes and streetscapes at Tower Hill.

2.1 HOW DO THE DESIGN STANDARDS WORK?

The design standards are legally enforced through a Memorandum of Common Provisions under section 91A of the Transfer of Land Act, 1958. By purchasing land at Tower Hill you are agreeing to adhere to the specified design standards. A Design Review Panel formed by Places Victoria, the land developer, is responsible for reviewing and granting approval for all house designs in accordance with the design standards.

The Memorandum of Common Provisions includes these design standards and the building envelope plan.

The Design Standards cover all types of residential development that are appropriate in the estate - these are described on page 7.

2.2 HOW DO I GAIN APPROVAL?

Approval is required from Places Victoria for the construction of new houses, garages, carports, fences and landscaping.

This is achieved by the submission of an 'application package' to Places Victoria (refer Application Checklist in Appendix 2). Your builder and/or architect can help you to put together this application package which must include the following:

- Site plan at minimum 1:200 scale showing:
 - all buildings including garages and carports;
 - setback dimensions for all buildings;
 - vehicle crossovers, both existing and proposed;
- the alignment of the driveway (including its width and setbacks from side boundaries);
- specification of materials, finishes and colours;
- percentage of site coverage;
- critical levels in AHD format;
- clotheslines, rubbish bin storage areas, sheds, water tanks and any other freestanding storage areas;
- air conditioners, solar panels and any other roof mounted equipment;
- size and location of all private open space areas;
- fencing location, height and material; and
- neighbouring dwellings (where relevant) including building setbacks and window locations
- Floor plans at minimum 1:100 scale showing:
 - all buildings including garages and carports;
 - internal room layouts;
 - dimensions;
 - al fresco/outdoor dining
 - window positions; and
 - services.
- Elevations at minimum 1:100 scale showing:
 - building heights;
 - roof design and materials;
 - eave depths;
 - façade materials and finishes; and
 - external equipment / services, including roof mounted equipment.
- Landscape plans for all front gardens and side gardens to corner allotments where in public view at minimum 1:100 scale showing:
 - paths, driveways and fencing;
 - location of all garden beds and lawn areas;
 - proposed planting;
 - materials and finishes for all elements, including letterboxes and fencing; and
 - dimensions for all elements.

Note: All plans must contain a north point.

- Energy rating assessment, prepared by an accredited energy rater, showing that the dwelling achieves the mandatory minimum 6 star rating.

2.3 THE DESIGN APPROVAL PROCESS

Places Victoria will assess each application package and either grant or withhold approval based on the following process:

Pre purchase consultation

Prior to signing the sales contract, we encourage you to review the design standards thoroughly and discuss any issues or queries with Places Victoria.

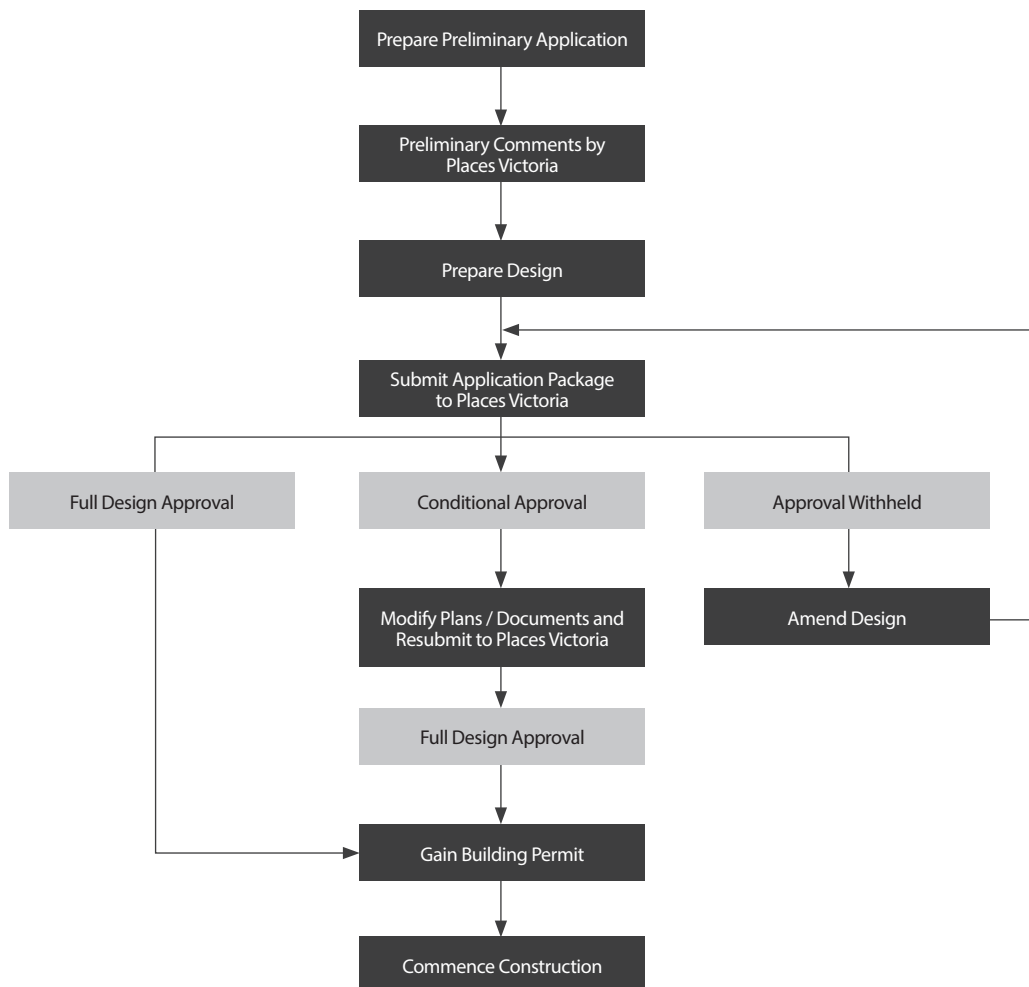
Prepare a preliminary application

Applicants are encouraged to complete a preliminary application which may be in the form of a meeting with

members of Places Victoria or by sending preliminary drawings (marked "Preliminary Only"), from which Places Victoria will offer initial comments. This will speed up the process and ensure that the applicant does not submit a design package for approval which does not comply with the design standards and require major design changes.

Preliminary Comments by Places Victoria

This would involve consultation between you and your builder or architect to ensure all preliminary comments by Places Victoria are addressed and mandatory standards are satisfied.



Prepare Design

This will involve you working closely with your builder or architect to finalise the design of your new home in accordance with Places Victoria design standards.

Submit application to Places Victoria

In order to obtain approval, you will need to prepare and submit a full application containing all of the information described in Section 2.2. (Refer also the Application Checklist in Appendix 2). Applicants must also ensure that all mandatory standards have been satisfied. (Refer Mandatory Standards Checklist in Appendix 3). There are three possible outcomes resulting from this process:

- Full Design Approval
- Conditional Design Approval
- Approval Withheld

If full design approval is granted, one copy of the plans provided in your application package will be stamped “Approved” and a letter confirming approval will be issued by Places Victoria. At this point, you may proceed to submit plans (including a copy of Places Victoria’s approval letter) to the Swan Hill Rural City Council or a Private / Independent Registered Building Surveyor for a Building Permit. This process will follow the standard Council building permit approval process.

If conditional design approval is granted, this will normally involve rectification of minor deviations from the design standards which must be rectified prior to resubmitting plans or other documentation described in the conditional approval letter issued by Places Victoria. Once all issues are rectified, full design approval will be granted by Places Victoria.

If “Approval Withheld” is specified, a letter will be issued by Places Victoria clearly indicating which elements of the Application Package do not comply with the design standards. These elements will need to be rectified and a full Application Package must be resubmitted. At this point, you are encouraged to communicate or meet with Places Victoria to discuss the areas of non-compliance.

Places Victoria will endeavour to assess the proposals in the shortest possible time. Timing for the application process will vary depending on whether the pre-design consultation process has been followed. Provided plans are consistent with the design standards, they should be assessed and approved by Places Victoria within 14 calendar days of receipt of the full application package.

There are no costs imposed by Places Victoria for this application / approval process. However, applicants will be responsible for their own costs associated with the design of their new home.

Places Victoria endorsement is additional to and not in lieu of any State or Local Government building approval requirements. No building permit application will be considered by the Swan Hill Rural City Council or a Private / Independent Registered Building Surveyor without prior endorsement by Places Victoria.

For private purchasers, construction works must commence within 24 months of the purchase date and be completed within 12 months of commencement of construction.

For builders, construction works must commence within 18 months of the purchase date and completed within 12 months of commencement of construction.

The requirement for endorsement of home designs by Places Victoria ceases to have effect on a property four years after an Occupancy Permit under the Building Act 1993 is issued for the whole of the dwelling on that property.

2.4 CONTACT

All applications including “preliminary” and “final” designs should be directed to:

Attn: Places Victoria
710 Collins Street,
Docklands, VIC, 3008

Tel: (03) 8317 3400
E-mail: towerhill@places.vic.gov.au

Tower Hill provides an opportunity to develop new homes that will complement each other and play a part in contributing to the desired character of the development. Attention to some fundamental design objectives will help ensure that high quality housing is achieved. In particular, it is intended that Tower Hill will:

- promote excellence in development and design standards;
- provide leadership in testing innovative forms of housing and urban design outcomes;
- create and maintain a desired and attractive neighbourhood character based on high quality contemporary urban design;
- promote well considered and creative housing design solutions;
- implement ecologically sustainable development principles, including energy and water conservation;
- provide a safe public realm with streets and public spaces that benefit from passive surveillance; and
- minimise the visual impact of driveways, garages and carpools on the streetscape

3.1 DEVELOPMENT TYPES

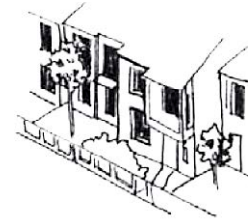
At Tower Hill, there are three distinct lot types, referred to as Type A, B and C.

These lots may have different standards or suggestions, and will be marked accordingly as A, B and C. Any Standard or Suggestion not marked with an A, B or C applies to all housing lots.

Type A lots are medium density townhouse lots, two to three storeys in height, built closer to the front boundary with garages accessed from a rear lane.

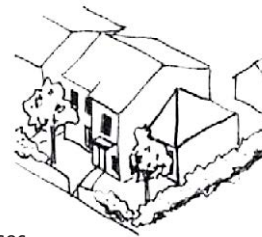
Type B lots are one to two storeys in height, set back further from the front boundary, with garages accessed from a rear lane.

Type C lots are typical housing lots, also one to two storeys in height, with a generous front set back and garages accessed from the front of the property.



Type A Houses
Indicative Character

Two or three storey townhouses with rear vehicular access.



Type B Houses
Indicative Character

One or two storey houses that may be townhouses – detached or semi-detached with rear vehicular access.



Type C Houses
Indicative character

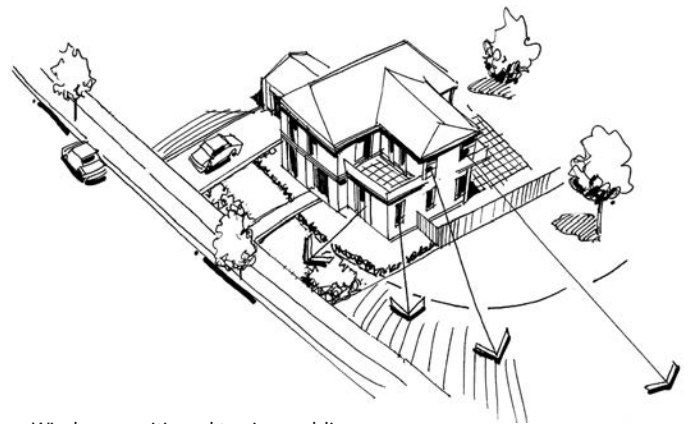
One or two storey houses with vehicular access from the front.

House plans to be submitted to Places Victoria for endorsement must be prepared based on the following house siting and design principles that are considered appropriate for the local context and environment.

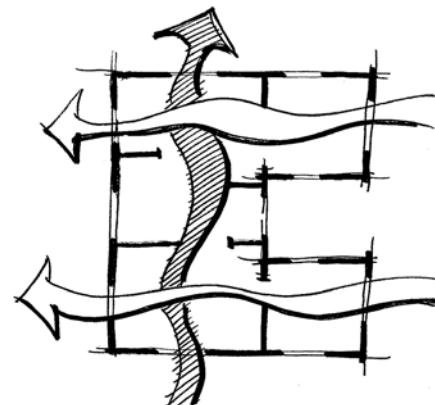
- Dwellings must control solar access with indoor and outdoor living spaces positioned to maximise northerly aspect and include eaves to shade windows from summer sun;
- Dwellings must include windows positioned to provide viewing of streets, pathways and other public and semi-public spaces to increase safety of residents and visitors;
- Dwellings should take advantage of cross-ventilation with windows and other openings such as doors positioned opposite each other to create air-flow through the house and reduce reliance on powered ventilation and cooling;
- Dwellings must be designed to avoid overlooking of neighbouring properties;
- Garages and carports must be integrated with the design of the dwelling and should not dominate the front façade or streetscape;
- Front entry to dwellings must be clearly visible from outside the property for the safety and convenience of those entering the property and must incorporate an outdoor sheltered space in the form of a verandah or balcony of at least 3m² and a minimum depth of 1.5m;
- Dwellings must include provision of adequate internal and external storage; and
- Pergolas or other structures should be provided for shade and as a transition from internal living spaces to outdoor living areas.
- Sun shading must be provided in the form of eaves, pergolas and/or other devices.



Contemporary in design



Windows positioned to view public space



Cross-ventilation

This section sets out the design standards for Stage 9A of Tower Hill. The mandatory standards checklist in Appendix 3 is included to assist applicants ensure that all mandatory standards contained within this section are satisfied.

5.1 SETBACKS AND SITING

- Front, side and rear setbacks must comply with the Building Envelope Plans (BEP) included in Appendix 4 and the Vendor's Statement in PS 510325C. Dwellings must not be constructed outside these envelopes. The figure beside each boundary represents the minimum required dwelling setback from that property boundary.

Type A houses must:

- be set back according to the plan shown on the BEP, which is usually 2.5m from the front boundary and it is recommended vary between adjacent lots by at least 300mm; and
- be built to the side boundary unless the lot is located on a corner, in which case the corner lot guideline described below should be applied.

Type B houses must:

- be set back according to the plan shown on the BEP, which is usually at least 4m from the front boundary;

Type C houses must:

- be set back according to the plan shown on the BEP, which is usually at least 4m from the front boundary; and
- be set back at least 2m from the northern side boundary

- Except with the approval of the relevant servicing authority, no buildings are to be constructed on easements. Buildings shall be designed so that they do not adversely affect the intended function of nearby easements.
- Dwellings must comply with the Building Regulations with respect to any walls built on the boundary and setbacks relating to building height requirements (including two storey dwellings).
- Dwellings must incorporate an outdoor sheltered space at the front entry of the dwelling in the form of a balcony or verandah of at least 3m² and minimum depth of 1.5m.
- Exceptions to the setbacks indicated by the Building Envelope Plan include:
 - verandas, porches and pergolas less than 3.6 metres high may encroach up to 2.5 metres into the front setback for Type B + C houses, but may not be permitted to be built up to the front boundary; and

- balconies, sun blinds or other shading devices, bay windows, eaves, fascias, gutters and masonry chimneys may encroach up to 2.5 metres into the front setback for Type B + C houses.

- Unless otherwise specified on the Building Envelope Plan, only one dwelling will be permitted on each lot. This does not include a dependant person's unit.
- Transportable buildings are prohibited.
- Rainwater tanks, solar collectors, air conditioning units, aerials or antennae, electricity and gas meters, heating and hot water services and other building services must be positioned to minimise visual intrusion to neighbours or from the street.
- Outbuildings such as sheds and workshops, and service areas such as clothes drying areas, must be positioned to minimise visual intrusion to neighbours, open space and the street.
- Any outbuilding at the rear of a corner lot must be set back from the side street boundary at least as far as the side of the dwelling is set back from that boundary.
- Rubbish bins are to be stored behind the fence line to minimise the visual intrusion to neighbours, open space and the street, except on rubbish collection days.

5.2 CORNER LOTS

- A dwelling constructed on a corner lot must be sited with its frontage to the boundary with the greater setback from a road reserve as specified by the Building Envelope Plan.
- A dwelling constructed on a corner lot must address both streets so that:
 - habitable room windows overlook the side street;
 - there are no external services visible from either street; and
 - siting and design of the dwelling and outdoor living areas minimise the need for, and amount of, fencing within either street reserve setback.

5.3 DRIVEWAYS AND GARAGES

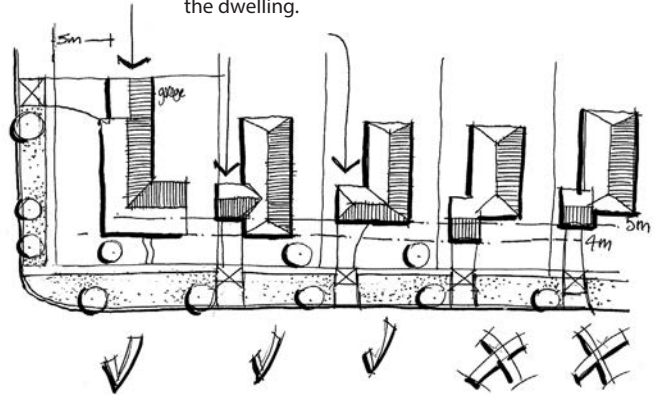
- A garage or carport must:
 - comply with any other State or local government building approval requirements;
- All dwellings must include either a garage or carport;
- Garages or carports for type C lots must be at least 300mm behind the front of the dwelling and must be set back at least 5m from the front lot boundary and side boundary of corner lots (Note: dwelling excludes verandas, porches, pergolas, balconies, shading devices, bay windows, eaves, fascias, gutters and masonry chimneys)

- Garages or carports on type A and B lots must be accessed from the rear lane;
- Garage doors in total must not exceed 6 metres in width for Type C lots.
- The garage or carport must be integrated with the design of the dwelling and not dominate the street aspect.
- Where garages provide the only access to the rear yard (without passing through the house) they must incorporate a door at the rear yard end that is at least 2 metres wide to facilitate adequate storage of additional cars, boats etc, behind the house.
- For Type C lots, the driveway must be offset at least 1 metre from the nearest side boundary. Landscaping is to be located in this space.
- Driveway materials and finishes must complement those of the dwelling.
- The driveway must be completed within 60 days of issuing of the Certificate of Occupancy.
- A crossover connecting the driveway to the road has been constructed by Places Victoria. Any change to its position requires approval from Places Victoria and the new crossover must match the style, colour and materials of the original crossover. The cost of removing the original crossover, reinstating the area and constructing the new crossover must be met by the lot owner.
- Large commercial vehicles including large utility trucks and vans must be accommodated within a garage and must not be visible from the street or an adjoining park.

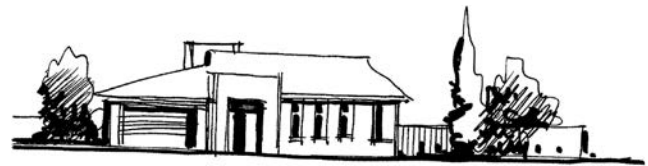
5.4 MATERIALS AND APPEARANCE

- The design, appearance, materials and colours of sheds, workshops and other outbuildings must be compatible with the dwelling.
- The external colours, materials and appearance of all buildings, structures or works must be clearly shown on plans and elevations and are subject to approval by Places Victoria.
- Dwellings must be designed so as to break-up the front wall / facade through variations in the building line and / or details such as verandas, balconies, porches, pergolas or different materials / finishes.
- The use of more than one roof material and colour is prohibited where seen from the street. Roof finishes must be non-reflective (Zincalume is prohibited). Colorbond, slate, concrete shingles, cement or terracotta tiles are encouraged.
- Commercial advertising signage is prohibited, with the exception of one sign advertising the builder during construction and one sign advertising the selling agent if and when the property is offered for sale.

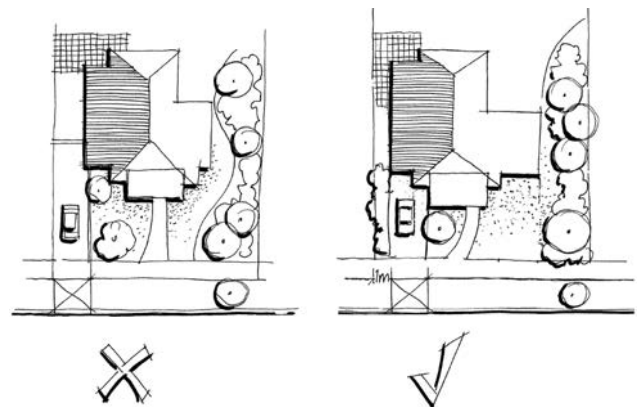
Garages must be setback a minimum of 5 metres from the front lot boundary and at least 300mm behind the front of the dwelling.



Garage or carport setbacks



Garage or carport integrated with design of dwelling



Driveway offset from side boundary

- Contemporary detailing is encouraged and reproduction or mock period details are discouraged. Brick, brick veneer, stone, rendered or weatherboard finishes are encouraged throughout the development.
- Downpipes must be finished to match or complement the external wall colour(s).

5.5 SUSTAINABILITY

All dwellings must achieve a minimum 6 star rating and include:

- A rainwater tank with minimum capacity 2,500 litres must be incorporated into any lot over 600m². It must be fitted with an electronic solenoid system to automatically switch the dwelling to potable water when the rainwater tank is empty or near empty (Note: this system must not allow for top up of the rainwater tank with potable water). The rainwater tank must be plumbed to:
 - toilet, laundry and garden; or
 - hot water and garden;
- Elsewhere, the incorporation of a rainwater tank is strongly encouraged and should be set back at least as much as the building. Water tanks should preferably not be visible from the street;
- An instantaneous or gas boosted solar hot water system is strongly encouraged;
- 3 star rated (or better) water fittings, fixtures and appliances within the dwelling;
- Where heating and cooling appliances are used, a minimum 4 star rating is required;
- Eaves at a minimum of 450mm deep (excluding spouting) must be incorporated into the house design unless other shading devices are proposed that will satisfy the requirement to control solar access; and
- At least one roof panel be orientated within 10 degrees of north.

Also, it is strongly encouraged that:

- Lots less than 600m² incorporate a rainwater tank
- Rainwater be plumbed to toilet, laundry, hot water and garden (Note: if rainwater is to be plumbed to all specified uses, it would be beneficial to install a larger rainwater tank, with capacity up to 5,000 litres, to improve reliability of supply and to maximise potable water savings); and
- Plumbing should be installed to divert grey water to an external outlet for future garden use.

5.6 LANDSCAPE

- Within 3 months of the issuing of a Certificate of Occupancy, lot owners must landscape front gardens and, where in public view, side gardens to corner allotments. Where seasonal conditions do not support this, an extension of up to 6 months following issuing of the Certificate of Occupancy may be granted upon request.
- Landscape to all front gardens and, where in public view, side gardens to corner allotments must be completed in accordance with a landscape plan submitted as part of the application package for endorsement by Places Victoria.
- In type A lots, at least one shrub or tree must be planted in the front yard that matures to about 2m and have an open canopy.
- In type B and C lots, at least one canopy tree must be planted in the front yard of a species with a mature height greater than that of the dwelling.
- 40% of the total front yard area must be a soft landscape treatment such as planted and mulched garden bed/s or lawn.
- In type B and C lots, one or more trees must be planted in the rear yard of a species with a mature height of at least 4m.
- Garden landscaping must maximise its ability to absorb rainwater, through the maximum use of vegetated areas, permeable path surfaces or the design of paved surfaces that drain into the garden.
- Letterboxes must complement the dwelling and / or any front fencing.
- Indigenous and native drought tolerant tree and plant species are strongly encouraged. An exception might be made for trees located to the north or north-west of a house where deciduous species may be more appropriate.

Also, it is strongly encouraged that:

- If an irrigation system is to be installed it must be a subsurface drip type system.

5.7 FENCING

All fencing must be installed by lot owners, at the lot owners' expense, in accordance with the design standards. In these design standards, any standards referring to a fence include a fence and a gate.

5.7.1 Fences Forward of Front Building Line

Tower Hill has been designed to be an open, friendly community where fences and other enclosed barriers are kept to a minimum. In such instances:

- Front fences must be provided on lots facing Tower Avenue and parks. Lots facing other streets need not have a front fence. Fences on Tower Avenue and parks can be positioned on the front property line;
- Front and side fences forward of the property building line must not exceed a maximum height of 1.2 metres;
- Front fences must be at least 50 per cent transparent for the safety of residents and visitors; and
- Front fences must be of a design, appearance and colour in keeping with the dwelling, other fences, and reflect an integrated design approach.
- Side fences between the front building line and the front boundary are permitted up to a maximum of 1.8 metres in height if the fence forms the rear fence of an adjacent corner lot. Otherwise side fences must not exceed 1.2 metres in height.
- Side fences must be totally opaque ('visually solid') and made of 'Paperbark' Colorbond coloured sheet metal, unless they match the front fence.
- Side fences in front of the building line must drop straight down to a height of 1.2 metres.

5.7.2 Fences Behind the Front Building Line

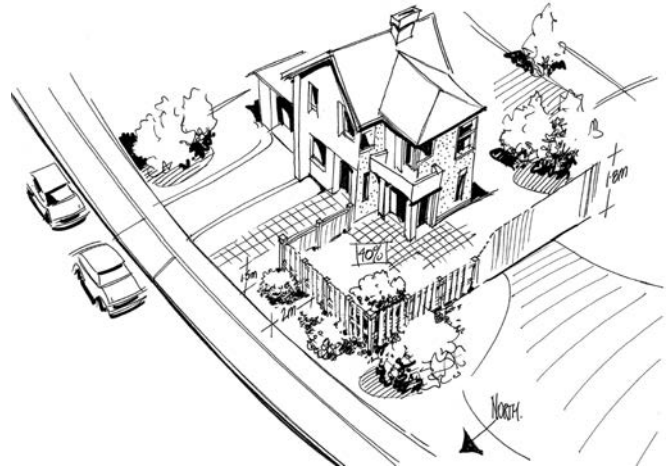
Rear fences and side fences from the front building line to the rear boundary must:

- not exceed a maximum height of 1.8 metres;
- be totally opaque ('visually solid'); and
- be made of 'Paperbark' colour Colorbond sheet metal.

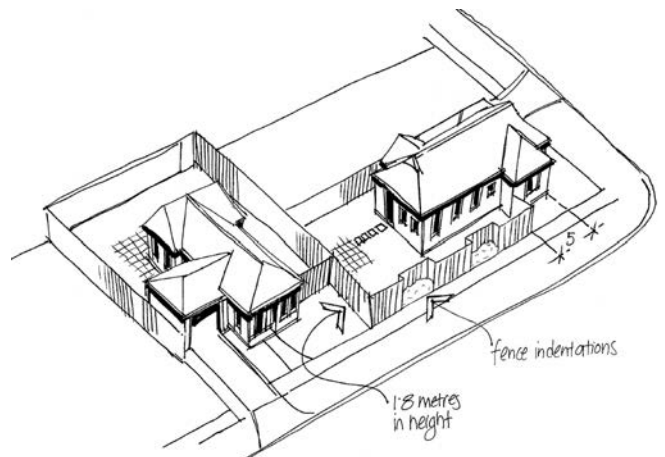
5.7.3 Corner Lot Side Fences

In almost all instances, a fence along the side street of a corner lot must:

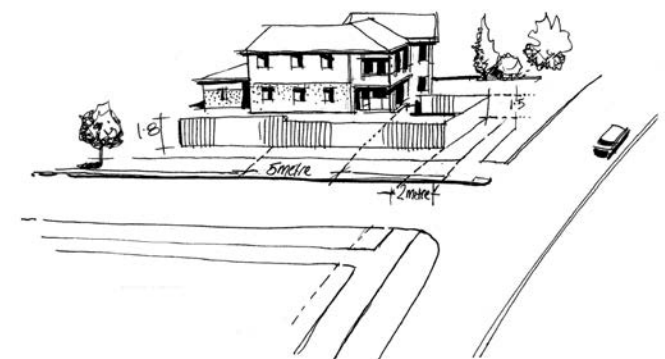
- not exceed a maximum height of 1.8 metres;
- be at least 5 metres behind the front building line of the lot's dwelling;
- be of a design, appearance and colour in keeping with the dwelling, other fences, and reflect an integrated design approach.



Front fences to north facing front yards



Side fence that is part of a rear fence of an adjacent lot



Corner lot fencing to reflect an integrated approach

- when greater than 15m in length, incorporate indentations for landscaping up to 5m long and with a depth of 600mm. Alternate colours and materials within indentations will be considered on application.

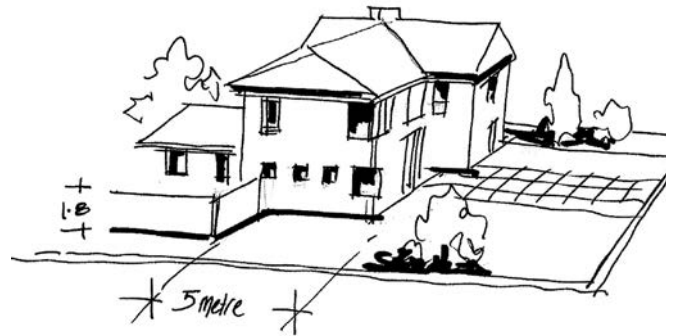
A fence along the side street of a corner lot may be within 5m of the front building line of the dwelling if it is needed:

- to create a private open space with northerly aspect; or
- for the provision of reasonable privacy.

5.7.4 Approval of Fences

In determining whether or not to endorse any fencing between the front building line and the street reserve, Places Victoria will consider whether:

- the design and height of any proposed fence is compatible with adjacent dwellings and the neighbourhood streetscape;
- the proposed fence is to be constructed with appropriate fencing materials;
- the colour of the proposed fence is complementary with those of the dwelling, garage or carport, and other fencing; and
- any special circumstances exist that may warrant a fence outside the specified requirements.



Appendix 1 – Tower Hill Development Plan and Stage 9A Plan

Appendix 2 – Application Checklist

Appendix 3 – Mandatory Standards Checklist

Appendix 4 – Building Envelope Plans

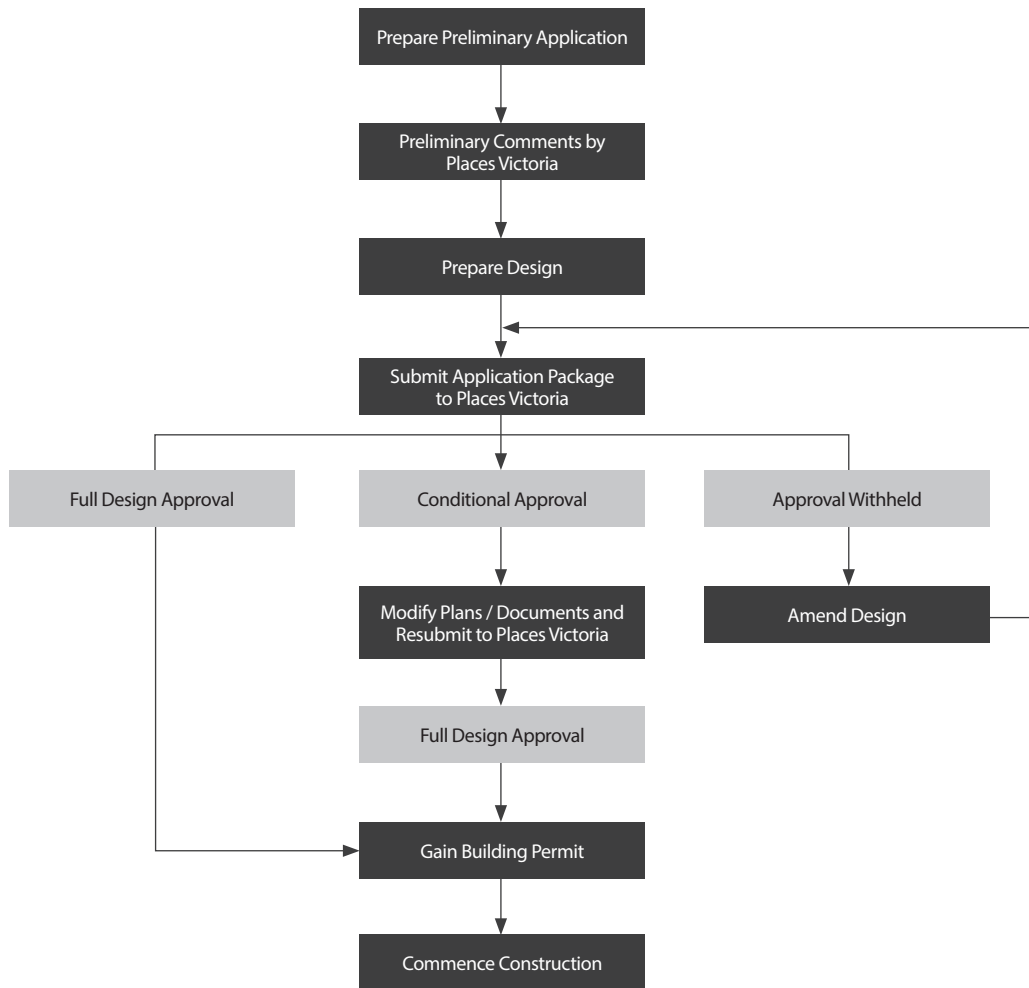




Tower Hill, Stage 9A Design Standards - Application Checklist

The following application checklist is provided to assist applicants in ensuring their submission meets all requirements.

- Pre-application discussion(s) with Places Victoria
- Copy of all documentation
- Site plan at minimum 1:200 scale showing:
 - all buildings including garages and carports
 - setback dimensions for all buildings
 - vehicle crossovers, both existing and proposed
 - the alignment of the driveway (including its width and setbacks from side boundaries)
 - specification of materials, finishes and colours
 - percentage of site coverage
 - critical levels in AHD format
 - clothes lines, rubbish bin storage areas, sheds water tanks and any other freestanding storage areas
 - air conditioners, solar panels and any other roof mounted equipment
 - size and location of private open space areas
 - fencing location, height and material
 - neighbouring dwellings (where relevant) including building setbacks and window locations
- Floor Plans at minimum 1:100 scale Showing:
 - all buildings including garages and carports
 - internal room layouts
 - dimensions
 - window positions
 - services
- Elevations at minimum 1:100 scale showing:
 - building heights
 - roof design and materials
 - eave
 - façade materials and finishes
 - external equipment / services, including roof mounted equipment
- Landscape Plans for all front gardens and side gardens to corner allotments where in public view at minimum 1:100 scale and showing:
 - paths, driveways and fencing
 - location of all garden beds and lawn areas
 - proposed planting
 - materials and finishes for all elements, including letterboxes and fencing
 - dimensions for all elements
- Energy rating calculations, by an accredited energy rater, showing that the dwelling achieves a minimum 6 star rating



Tower Hill, Stage 10 Design Standards - Mandatory Standards Checklist

The following mandatory standards checklist is provided to assist applicants in ensuring their submission meets all mandatory requirements.

Design Principles 4

- Dwelling must be contemporary in design
- Dwellings must control solar access with indoor and outdoor living spaces positioned to maximise northerly aspect
- Dwellings must include windows positioned to view streets, pathways and other public and semi-public spaces
- Dwellings should take advantage of cross-ventilation to increase air-flow through the house and reduce reliance on powered ventilation and cooling
- Dwellings must be designed to avoid overlooking of neighbouring properties
- Garages and carports must be integrated with the design of the dwelling and not dominate the front façade or streetscape
- Front entry to dwellings must be clearly visible from outside the property for the safety and convenience of those entering the property and include an outdoor sheltered space (porch/verandah) of at least 3m² and min. depth of 1.5m.
- Dwellings must include adequate internal and external storage
- Sun shading must be provided in the form of eaves, pergolas and / or other devices

Minimum Building Setbacks and Siting 5.1

- Front, side and rear setbacks must comply with the Building Envelope Plans included in Appendix 4. Dwellings must not be constructed outside these envelopes.
- Except with approval of the relevant authority, buildings must not be constructed on easements
- Dwellings must comply with Building Regulations with respect to any walls built on the boundary and setbacks relating to building height requirements (including two storey dwellings)
- Unless otherwise specified on Building Envelope Plans, only one dwelling shall be permitted on each allotment
- Transportable buildings are prohibited
- Rainwater tanks, solar collectors, air conditioning units, aerials or antennae, electricity meters, heating and hot water services and other building services must be positioned to minimise visual intrusion to neighbours or from the street
- Service areas such as clothes drying areas, sheds, workshops or other outbuildings must be positioned to minimise visual intrusion to neighbours, open space and the street
- Rubbish bins are to be stored behind the fence line to minimise the visual intrusion to neighbours, open space and the street, except on rubbish collection days.

Corner Lots 5.2

- A dwelling constructed on a corner lot must be sited with its frontage to the boundary with the greater setback from a road reserve as specified by the Building Envelope Plan
- A dwelling constructed on a corner lot must address both streets

Driveways and Garages 5.3

- Dwellings must include either a garage or carport
- The garage or carport of a type C lot must be at least 300mm behind the front of the dwelling and must be set back at least 5m from the front boundary of a lot or side street boundary of a corner lot.
- The garage or carport must be integrated with the design of the dwelling
- For Type C lots the driveway must be offset at least 1 metre from the nearest side boundary with this area to be landscaped as part of the front garden
- Driveway materials and finishes must complement those of the dwelling
- The driveway must be completed within 60 days of issuing of Certificate of Occupancy

- Any change to the position of a crossover must match the style, colour and material of the original crossover

Materials and Appearance 5.4

- The design, appearance, materials and colours of sheds, workshops and other outbuildings must be compatible with the dwelling
- The external colours, materials and the appearance of all buildings, structures or works must be clearly shown on plans and elevations and are subject to approval by Places Victoria
- Dwellings must be designed so as to break-up the front wall / façade through variations in the building line and / or details such as verandas, balconies, porches or pergolas or different materials / finishes

Sustainability 5.5

- Dwellings must achieve a minimum 6 star rating
- Dwellings must also have a rainwater tank with minimum capacity 2,500 litres incorporated into any lot over 600m². It should be fitted with an electronic solenoid system to automatically switch the dwelling to potable water when tank is empty or near empty.
- Rainwater tank must be plumbed to toilet, laundry and garden or hot water and garden
- Dwellings must have 3 star rated (or better) water fitting, fixtures and appliances
- Dwellings must have minimum 4 star heating and cooling appliances

Landscape 5.6

- Within 3 months of the issuing of a Certificate of Occupancy, dwellings must have landscaping completed to front gardens and, where in public view, side gardens to corner allotments
- Landscaping to front garden must include at least one canopy tree that will mature to a height above that of the dwelling.
- 40% of the total front yard area must be a soft landscape treatment such as planted and mulched garden bed/s or lawn.
- Letterboxes must complement the dwelling and / or any front fence

Fencing 5.7

Fences - Forward of Front Building Line 5.7.1

- For lots fronting Tower Hill Avenue and parks, front fences can be positioned on the front property line. Lots facing other streets need not have a front fence. Also:
- not to exceed a maximum height of 1.2 metres;
- be at least 50 per cent transparent in the case of front fences; and
- be of a design and appearance keeping with the dwelling. Side fences are to be Colourbond 'Paperbark' in colour.
- Side fencing, in front of the building line, must drop down to a height of 1.2 metres

Corner Lots 5.7.2

Fencing along the side street boundary of a corner lot will only be considered where it creates private open space with northerly aspect or it can be demonstrated that it is required for the provision of reasonable privacy and must:

- not exceed a maximum height of 1.8 metres;
- not to be constructed within 5m of the front property line;
- be of a design, appearance and colour in keeping with the dwelling and other fences; and
- when greater than 15m, must incorporate 600mm deep indentations up to 5m in length.

Fences Behind the Front Building Line 5.7.3

Side fences from the rear boundary to the front building line and rear fences must:

- not exceed a maximum height of 1.8 metres
- be of solid Colorbond construction and 'Paperbark' in colour.

Stage 10

August 2016



tower hill



- Notations:**
- Building Envelope
 - Setback (width in meters)
 - Easement (width in meters)
 - Lot Number 289
 - Lot Type C



Scale 1:1000 at A3