



NEWGATE

siting, building and design guidelines
April 2017



INTRODUCTION

These Design Guidelines present a series of measures designed to protect the design integrity of your new house at Newgate, Tarneit that will support the value of the investment in your home.

The Design Guidelines operate to support the creation of the character of the neighbourhood, and to achieve an appropriate level of quality for housing and streetscape development at Newgate, Tarneit. They are to be read in conjunction with the building envelopes attached to the plan of subdivision.

The guidelines demonstrate a commitment to the creation of high quality living environments. They set out to:

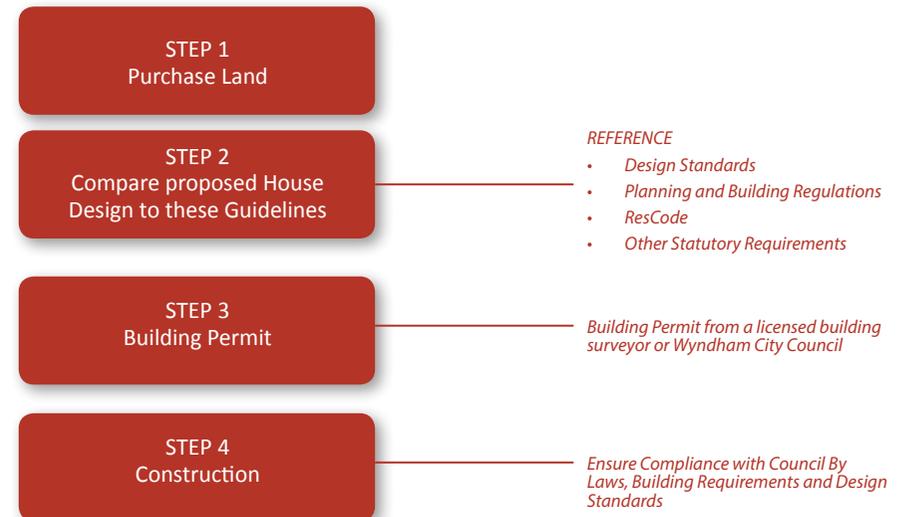
- Enhance the amenity of Newgate, Tarneit.
- Provide a high quality appearance and presentation
- Promote the development of a variety of housing styles that complement each other and the streetscape

PROCESS

These Design Guidelines do not remove any requirements set out in the Wyndham Planning Scheme (the Scheme), the Building Regulations of Victoria (Regulations) the Riverdale Precinct Structure Plan, the relevant approved building envelope plan or any other statutory document affecting your land. These documents must be adhered to by the owner.

A planning permit is generally not required for a single dwelling at Newgate, Tarneit but the house siting and design must comply with the requirements of the Regulations as varied by any relevant approved building envelope plan.

Building permits are required for all houses. The house siting and design must comply with the Regulations. A building permit must be obtained from a licensed building surveyor or Wyndham City Council before commencing construction.





DESIGN GUIDELINES

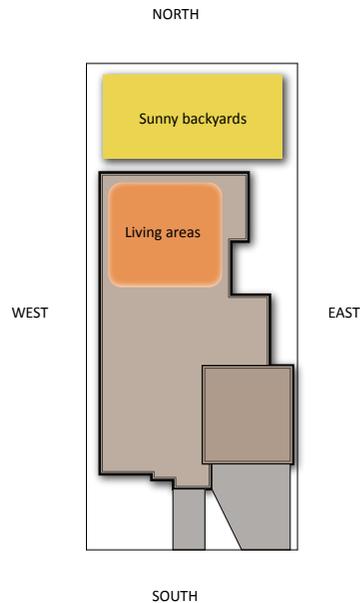
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01 HOUSE SITING

siting the house to maximise the northern aspect

The dwelling must be sited taking into consideration the Instrument (which includes the Building Envelope Plan) noted in the Restriction covering your lot and the location of the driveway.

The dwelling should be sited to maximise the northern aspect to make best use of the sun to minimize heating and cooling costs and maximize daylight in the home.



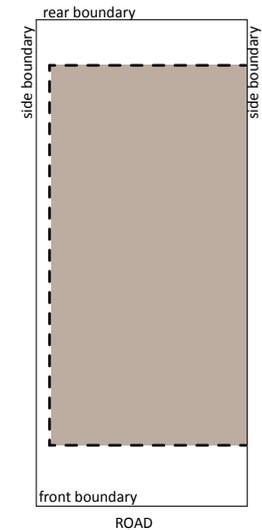
02 BUILDING ENVELOPES

siting requirements documented in the approved building envelope for the lot

Approved building envelopes allow for flexibility in the siting, design and building of your house, taking into account the shape and any slope of the lot.

The approved building envelope identifies the required minimum building setbacks from lot boundaries. The Plan of Subdivision also identifies the service and party wall easements, where applicable and any other relevant mandatory requirements.

Development of each lot must be in accordance with the approved building envelope plan and all other requirements in the Scheme and Regulations.



03 DWELLING SIZE AND SITE COVERAGE

size of the dwelling in proportion to the size of the lot

Buildings should not exceed 70% of the lot area (unless stated otherwise in the approved building envelope plan) regardless of the extent of the area indicated on the approved building envelope attached to the plan of subdivision.

The use of pervious materials for areas that are not built upon is encouraged to increase rain infiltration and reduce storm water runoff.



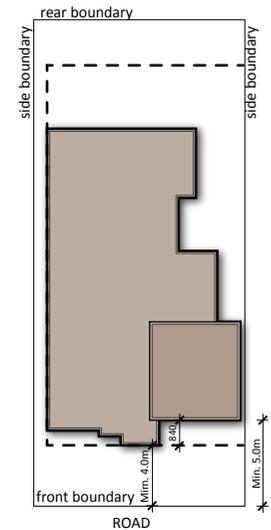
04 SETBACKS

The minimum length a dwelling can be located from a property boundary

The setbacks of dwellings from lot boundaries must comply with the building envelope plan attached to the plan of subdivision and contained within each contract of sale.

The garage should be setback at least 5.0m from the front boundary of the wall, except for where otherwise allowed by way of restriction on the plan of subdivision.

The garage should be setback a minimum of 840mm from the front line of the dwelling so that it does not dominate the facade of the dwelling.



05 STREETSAPES

collective appearance of all dwellings, footpaths and gardens along a street

The streetscape character is a major contributor to the quality of the overall neighbourhood. The quality of the streetscape is determined by various factors such as front verandahs, porticos, building articulation, the use of different materials and landscaping.

All dwellings must address the Primary and Secondary Streets for corner lots, and Public Open Spaces.



06 FACADES

the character of the front of the dwelling

Designs incorporating a variety of modern Australian architectural styles are encouraged.

The neighbourhood of Newgate will be enhanced by contemporary designs in which certain features may be informed by period style but overall providing a reflection of present and future trends. Contemporary architectural style should be achieved through the use of architectural elements or features and varied materials that successfully separate the building mass into smaller sections.

Architectural features such as verandahs, porticos, feature windows and façade detailing are encouraged.

To establish the individuality and uniqueness of the dwelling a variation in façade design is encouraged, the façade design of a dwelling should not be identical to one within 5 lots either side or on the opposite side of the street.



07 PORCHES AND ENTRIES

the point of arrival to the dwelling

Front verandahs and entry porches should be provided as an address, to enhance the sense of arrival and to enable a transition between indoors and outdoors. An entry feature that complements the dwelling should be incorporated, this can be a porch, portico, balcony or verandah. The entry feature may be central to the façade of the dwelling or located to the end. Appropriate location of the entry feature will provide each home with its own identity within the streetscape.



08 ROOF ELEMENTS

the shape and character of the roof

A variety of roofing styles is welcomed; a minimum roof pitch of 22 degrees is encouraged. Where a skillion roof is proposed the pitch should be a minimum of 16 degrees.

Roof materials should be non-reflective and of colours that complement the wall colours.

Eaves with a minimum overhang of 450mm are encouraged to all areas of the roof visible from the street and wrap around a minimum of 2100mm along the side of the dwelling from the street frontage (except where built to the boundary).

A minimum ceiling height of 2700mm is encouraged for the ground floor of all dwellings and 2400mm for the upper storeys of all dwellings.



09 BUILDING MATERIALS

elements used to give character and form to the elevation of the dwelling

Building materials such as masonry render, natural stone and timber cladding should be used.

At least 25% of the facade of the home should be finished in a contrasting/feature element of a different texture, material or colour.

On a corner lot materials and colours on the side street façade are to repeat the palette used on the front facade, providing a continuous appearance on both the front and side street elevations.



10 DRIVEWAYS

area provided to access the garage by vehicle

Driveway should be constructed of impervious materials such as asphalt or concrete (patterned, stamped, stencilled, exposed aggregate or pavers).

The colour of the driveway should complement the overall colour scheme of the dwelling. Plain concrete should not be considered.

The driveway should be offset a minimum of 300mm from the side boundaries to allow for landscaping alongside the boundary.

Driveways should taper to align with the location of the crossover provided to the lot.



11 GARAGE DESIGN

Elements used to give character to covered structures to accommodate one or more vehicles

A garage should be provided on all properties, and be setback at least 5.0 metres from the front boundary of the lot, except for where otherwise allowed by way of restriction on the plan of subdivision.

Where located adjacent to the dwelling, garages should be integrated into the building form.

Garages may be located adjacent to the lot boundary but should not be built adjacent to boundaries abutting public open space.

Where garage doors are located at the front of a dwelling, the door or opening of any garage should not occupy more than 40% of the width of the lot's street frontage if the dwelling is single storey and 25% of the area of the facade for a double storey dwelling.

Garage doors should be sectional or tilt up panels.

Carports are not encouraged.



12 CORNER LOTS

the character of the dwelling on a corner lot

Dwellings constructed on corner blocks and on lots that abut public open space areas such as a park or reserve should address both street frontages through the use of wrap around verandahs, feature windows, detailing, etc.

Well-articulated architectural treatments should be provided where built form is visible beyond the side fence line and at upper levels.

Overall facade articulation and material variation is strongly encouraged.



13 PRIVATE OPEN SPACE

open space for the reasonable recreation and service needs of residents

Private open space should be located to have a northerly orientation to take advantage of the path of the sun where possible. Dwellings should incorporate north facing windows to main living areas and habitable rooms to improve the energy efficiency of the home.



14 OVERSHADOWING

built form casting a shadow

Siting of a dwelling should take advantage of the sun and natural light, along with ensuring impacts on adjoining properties are minimal when designing a home.

Refer building regulations and building envelopes for requirements.



15 FENCING

defines the height and materials of fencing

Front fencing may be installed to a maximum height of 1.2m. Front fences should be constructed in materials to complement the materials used to construct the front facade of the dwelling. Front fencing should include predominantly open panels with piers/posts and plinth components which can be solid.

On a corner lot, the side return of the front fencing should be installed to a maximum of 1.2m high for a minimum length of 3m along the side boundary in the same style as the front fencing.

Side and rear boundary fences should be installed to a height of 1.8m. All side fences should terminate and return at 90° to the dwelling, at least 1 metre behind the front building line of the dwelling or garage. On a lot with a side boundary that forms the rear boundary of an adjoining lot, the side fence on that boundary can continue to the front boundary.

On sloping sites fences should be stepped. All fencing shall be set true and plumb.



16 LANDSCAPING

landscape elements visible from the primary street

Residents are encouraged to install quality landscaping to promote an attractive neighbourhood. Planting of canopy trees in appropriate locations will enhance the overall presentation of the dwelling and street.

Plantings should be carefully chosen so that their form and texture complement and enhance the architecture of the dwelling.

Appropriate drought tolerant native plants, organic or mineral mulches and drip irrigation systems in the gardens will ensure environmental sensitivity. Native plants that are common to Victoria and the local region are recommended.

Landscaping to the front garden of dwellings should be completed within six months of the issue of the Occupancy Permit.



17 SUSTAINABILITY

sustainability elements to be incorporated into the design

Land owners are encouraged to adopt a sustainable approach to the construction of their home and its operation.

Solar Panels

Solar panels (if utilised) are to be integrated with roof profiles. Solar panels should not be located on roofs that front the street.

Waste Minimisation

Builders are encouraged to minimise waste in the construction of the home, and recycle waste materials wherever possible.

Broadband Access

All homes at Newgate, Tarneit will have access to Broadband. Connection to the network is recommended.

Consideration of the following ESD principals are encouraged:

- *Orientate living area to the north where possible*
- *Review overall size of home (compact housing forms are more generally energy efficient and easy to maintain).*
- *Design to take advantage of passive solar heating and cooling by:*
 - *Maximise north glazing*
 - *Provide reasonable summer shading of north facing windows*
 - *Minimise east and in particular west orientated glazing*
- *Orientate your home to catch prevailing breezes and take advantage of cross ventilation (including internal doors)*
- *Include eaves*
- *Consider landscaping to provide shade*

18 ANCILLARY STRUCTURES

visible elements required to the function of the dwelling

Sheds/outbuildings should be located to minimise their visual impact with a maximum height of 2.5m, and area of 12 square metres. They should be located at the rear or side of a dwelling where they are not visible from the street. Finishes are to complement the home.

Plumbing should be concealed within the building fabric and where necessary, fixtures such as vents and pipes should be located and coloured so as to limit their visual impact. It is preferred that downpipes not be located on the front façade of the building. TV Antennae, Satellite Dishes and Evaporative Cooling units should be located towards the rear of the dwelling, sited to have limited visibility from the street and limited impact on abutting properties.

Other services should not be visible from the public open space and should be screened or painted to blend with adjacent finishes.



Locate solar panels away from view from the street



Locate air conditioning units, antennae and plumbing so that they are not visible from the street

19 MAINTENANCE AND PRESENTATION

defines how the house should present to the street

Lots are to be maintained in a clean and tidy condition at all times including prior to building and throughout the building period.

No rubbish, site excavation material or builders rubbish is to be stored on site unless in a suitable receptacle during the building period. All rubbish is to be appropriately disposed of.

Commercial vehicles, boats over 3.0m in length, caravans, trucks and other mobile machinery may not be stored on allotments unless they are in locations not visible from the street.

