DESIGN & DEVELOPMENT GUIDELINES

Tulloh St.

43-57 Alfred Road, Strathtulloh

Date: September 2024

Version: 4

CITY OF MELTON

MELTON PLANNING SCHEME
This plan is endorsed as satisfying Condition 2 of
Planning Permit No. PA2014/4330/2

pages 1 to 22

Shane Trenerry
Signature of Responsible Authority
Date 4/10/2024

1 VISION

It is our vision at the TullohSt Estate to create a community which:

- offers residents a vibrant place to live in with high quality residential dwellings within a fast-growing urban precinct;
- encourages its residents to have a healthy and active lifestyle with the 20-minute neighbourhood concept by making facilities and amenities accessible to the families who live here;
- caters to different lifestyles and housing needs of the families that will live here to enable them to grow and prosper in their neighbourhood.

2 THE PURPOSE OF THE GUIDELINES

The primary objective of the Guidelines is to provide purchasers and residents with a clear and concise set of building and design standards to guide new residents moving into TullohSt Estate:

- Provide for a diverse range of single and double storey homes that will offer residents a high amenity environment founded on a strong sense of community spirit;
- Provide for diverse but appropriate residential outcomes that will complement the thriving Cobblebank Village and open green spaces;
- Protect the interests of both purchasers and residents within the Estate against inappropriate development. A consistently high standard of house design will be encouraged with due recognition given to innovative architectural treatments and design.

The Design Guidelines for TullohSt Estate are set out as follows so that it can be simply followed by every homeowner. The Guidelines will be placed as a restriction on the Plan of Subdivision that is registered on the title to the land.

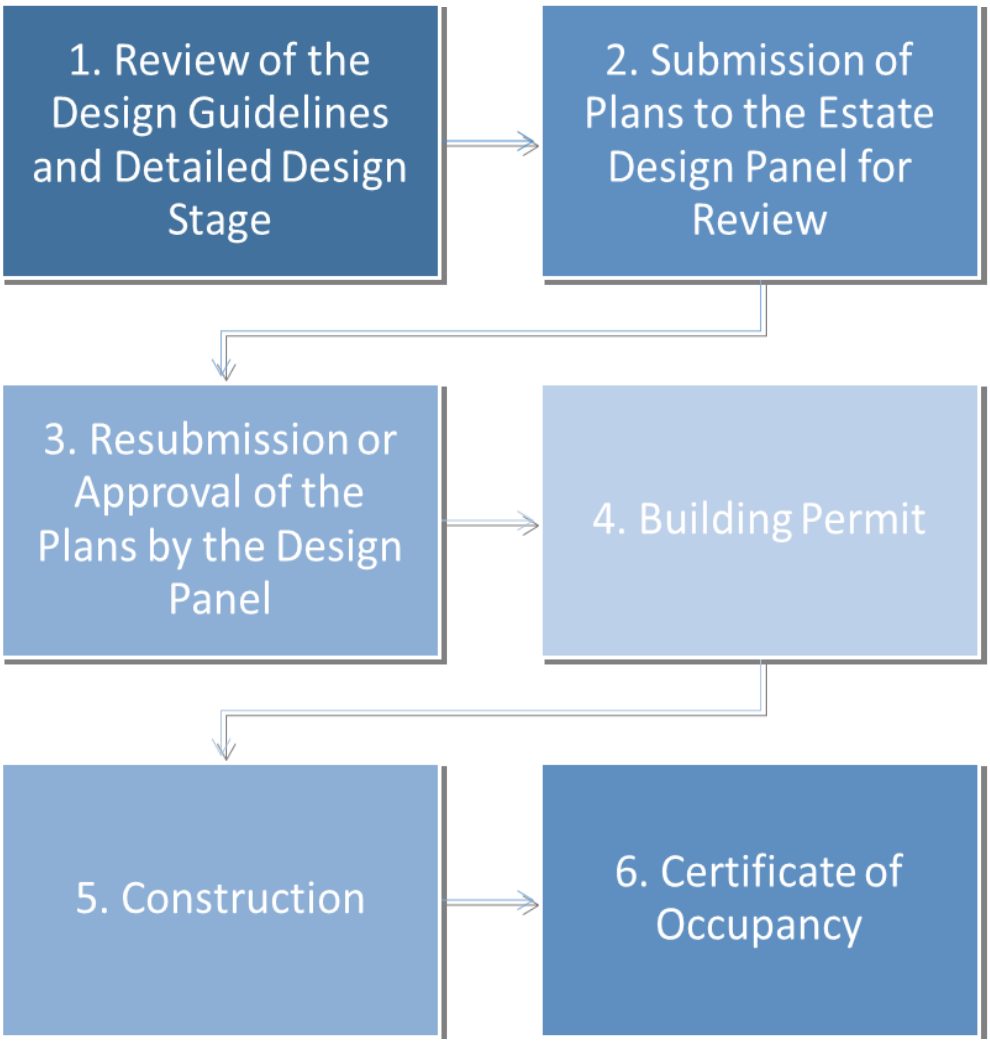
These Design Guidelines will apply to all single dwelling lots including lots less than 300sqm which are identified on the Plan of Subdivision as being subject to the Small Lot Housing Code (SLHC).

3 APPROVAL PROCESS

This document relates to the proposed subdivision at 43-57 Alfred Road, Strathtulloh, known as TullohSt Estate as shown on the Estate Development Plan as endorsed and amended from time to time with the consent of Council. A copy of this plan is attached at **Appendix A**.

The Guidelines Manager will review the merits of each application in accordance with the Guidelines. **Building works on an allotment cannot take place without stamped approval from the Guidelines Manager. The Guidelines Manager's approval is additional to, and does not replace, any other approvals which may be required under current State and/or Local Government control.**

Gaining approval from the Guidelines Manager is a simple process as detailed in the steps below.



Step 1: Review of the Design Guidelines and Detailed Design Stage

In working up the detailed design drawings for your house, landscaping and any other additional structures, purchasers must be mindful of the TullohSt Estate Design Guideline requirements. We recommend that purchasers and their builder and/or architect take time to familiarise themselves with the contents and requirements of these Guidelines to ensure additional time or expense is not incurred revising plans at a later stage if required.

Step 2: Submission of Plans to the Estate Design Panel for Approval

Once you are satisfied that your plans will meet the requirements of the Guidelines, you must complete the checklist and Design Approval Form in Section 13 to submit alongside your plans/other documentation to the Design Guidelines Panel.

Your application can be submitted either via the post or via email to:
The Guidelines Manager, C/- Finnis Communities
339 Ferrars Street, South Melbourne VIC 3205 OR approvals@finnis.com.au

- Applications submitted via email must be submitted in PDF format, with the subject of the email to include the lot number and street name.
- Plans submitted via the post must be in A3 format.

Please note that a submitted design proposal may be approved that is not strictly in accordance with the Guidelines, if the Guidelines Manager deems that the design is in accordance with the general objectives and vision of TullohSt Estate.

The Developer also reserves the right for the Guidelines Manager (on behalf of the Developer) to refuse a design which in the opinion of the Guidelines Manager is of poor quality and may adversely impact upon the neighbourhood character of the community, even though the design may comply with the Guidelines.

Step 3: Submission of Plans to the Estate Design Panel for Approval

The Guidelines Manager will assess all designs provided and either provide a Notice of Approval or specify how the design does not adhere with the Guidelines.

The Design Guidelines Panel will provide their approval once all standards are met.
If plans do not comply with the standards outlined in the Guidelines, it will be returned with the areas of non-compliance highlighted. Amended plans will then need to be resubmitted for approval by the Estate Design Panel.

Step 4: Building Permit

The purchaser and builder must obtain approval for a Building Permit.

Step 5: Construction

Once a building permit has been obtained, construction of your dwelling may commence.

Step 6: Certificate of Occupancy

Once your dwelling is complete and a Certificate of Occupancy is obtained, you can move into your new house.

4 GLOSSARY KEY DEFINITIONS

For the purposes of this document, the following definitions apply:

General construction terminology	
Building	Any structure except a garden shed or fence
Envelope	The volume within an allotment within which the building must be contained
Development	Building works or construction activity
Dwelling	House
Frontage	That part of the lot or building that faces the principal street
Setback	Distance between an allotment boundary and the nearest wall of a building
Lot	Allotments as shown on the attached Development Plan
Conventional allotments	Those residential lots not located on Multi-Dwelling Sites, as shown on the attached Development Plan
Medium density allotments	Those lots located on Multi-Dwelling Sites as shown on the attached Development Plan
Principal street frontage	That part of the lot or building that faces the principal street
Secondary street frontage	That part of the lot or building that faces the secondary street
Other definitions used in these Guidelines	
The Allotments	All lot shown on TullohSt Estate Development Plan, 43-57 Alfred Road, Strathtulloh, as endorsed under Planning Permit PA2014/4330/1.
Council	City of Melton
Developer	FSPG Communities Pty Ltd, C/o 480D Glen Huntly Road, Elsternwick, VIC 3185
Guidelines Manager	TBC
Guidelines	The Design & Development Guidelines of 43-57 Alfred Road, Strathtulloh (this document)
Plans	Estate Development Plan Ref 23862P prepared by Reeds Consulting Pty Ltd, as endorsed under Planning Permit PA2014/4330/1, as amended from time to time with the consent of Council.

5 SITING OF DWELLING

To ensure good and cohesive streetscape presentation, the following setbacks for houses and garages are a mandatory requirement of the Guidelines which purchasers, architects and builders must comply with. Variations to these Guidelines will not be permitted, unless specifically approved in writing by the Guidelines Manager.

Council approval is also required for any building outside of a building envelope. The building envelopes will be contained within the Plan of Subdivision and referred to in a restriction on title. **The following points in these Design Guidelines are mandatory. A variation to these requirements cannot be considered unless the lot is irregular in shape and the Guidelines Manager is satisfied that the variation does not adversely affect the amenity of neighbours and the quality of the streetscape.**

5.0 Building Envelopes

A number of the allotments within the estate are subject to front setback variations, which are outlined within the Building Envelopes.

GENERAL (LOTS 300m^2 AND ABOVE)

5.1 Front Setbacks

The front setback is designated on the specified Building Envelope for each allotment. All dwellings must be set back in accordance with the Building Envelope incorporated into the applicable Plan of Subdivision.

- The minimum front setback must be 4 metres.
- Porches, verandahs and porticos less than 3.5 metres in height may encroach up to 1.5 metres into the minimum front setback.
- Garages are to be setback a minimum of 5 metres from the principal street frontage and be located behind the predominant wall of the dwelling.

5.2 Side and Rear Setbacks

The side and rear setbacks are also designated on the specified Building Envelope for each allotment. All dwellings must be set back in accordance with the Building Envelope incorporated into the applicable Plan of Subdivision.

- A rear setback of 2 metres applies to dwellings on lots above 300sqm.
- For dwellings on lots with frontages of 20 metres and greater (except for corner lots), the side boundary setbacks including that of garages must be a minimum of 1 metre.
- Eaves, facias, gutters, chimneys, flue pipes, water tanks and heating or cooling or other services may encroach no more than 0.5 metre into the setback around the whole dwelling excluding garage walls on the boundary.
- For dwelling on lots with frontages less than 20 metres (except corner lots), at least one side boundary including that of the garage must be set back a

minimum of 1 metre.

All dwellings must be set back in accordance with the Building Envelope incorporated into the applicable Plan of Subdivision.

5.3 Corner Lots

- Any dwellings on corner lots must be setback a minimum of 2 metres from the secondary street frontage.
- Where facing the secondary street frontage, the garage must be setback a minimum of 5.04m from the secondary street frontage. An easement running along the rear of the lot cannot be built over, and the garage may have to be setback from the rear boundary to accommodate the easement.
- Garages must be located adjacent to the lot boundary but are not permitted adjacent to boundaries abutting public open space.
- The construction of two dwellings on a lot is strongly discouraged unless they are on corner allotments of 600sqm or above, subject to planning permit approval by the City of Melton Council.

SMALL LOTS (LOTS LESS THAN 300m^2)

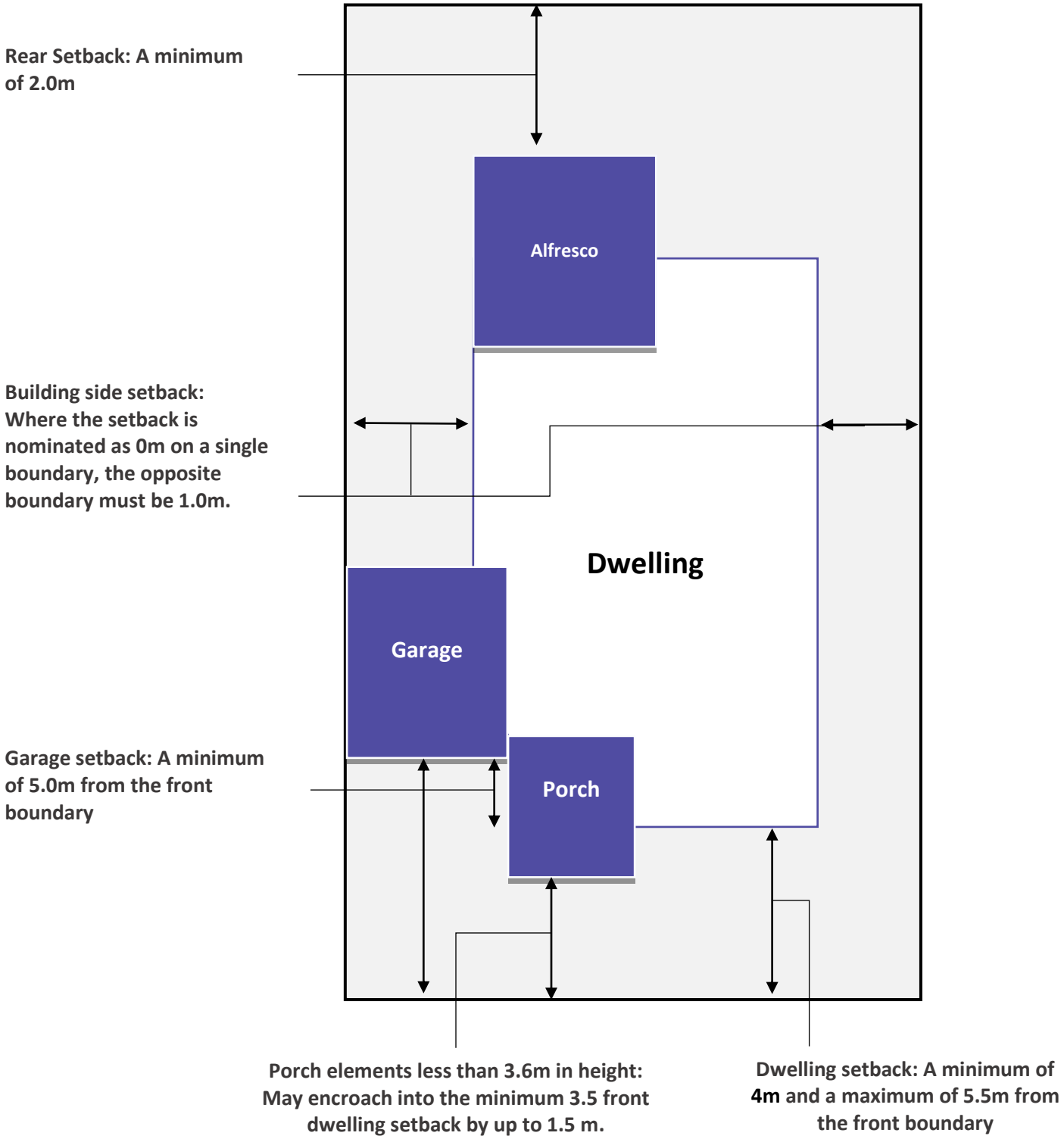
5.4 Small Lots

- The Small Lot Housing Code applies to the construction of a house and associated outbuildings on lots less than 300 sqm.
- A Restriction will be placed on the formal Plan of Subdivision to identify each lot as “Type A” or “Type B” under the Small Lot Housing Code.
- Lots less than 300sqm must comply to the setbacks outlined in the SLHC.

The Building Envelopes for the allotments have been prepared for the lots in each stage at the TullohSt Estate and are contained within the formal Plan of Subdivision.

All buildings, including garages, must be contained within the Building Envelope specified for that allotment and in accordance with the profile diagrams and must comply with ResCode and any other governing Authority requirements.

Figure 1: Typical Dwelling Setbacks



6.0 DWELLING DESIGN

Dwellings should be designed and orientated on allotments to achieve cohesiveness within the Estate, but also achieve a difference in the look and comfort of all dwellings from the design of the façade, the colours and materials, and through to the design of the roofs and garages.

All dwellings within the estate should be well-articulated and proportioned to minimize the visual mass of the building.

Street facing windows should be maximised to achieve a high level of street surveillance.

The impacts of garage doors and driveways to the street and dwelling should be minimised.

The use of well-articulated architectural treatments where built form is visible beyond the side fence line, and at upper levels.

Ensure entries and/or garages facing the secondary street frontages are considered where they are located adjoining open space and linear pedestrian open space links.

(NOTE: The approval of plans by the Guidelines Manager is not an acknowledgment that the plans comply with ResCode or other governing authority requirements).

6.1 Façade Design

Front entries should be clearly visible from the street and include protruding elements such as a verandah to reinforce the dwellings sense of address.

Habitable rooms should be located on the primary façade providing a clear view to the primary streetscape.

If a dwelling uses a masonry façade, the window and door lintels and surrounds must be finished in the same masonry. The use of lightweight in fill panels should be avoided. This applies to all sides of the building façade.

The building facades should be articulated along both primary and secondary frontages using openings, balconies, variation of materials, recessed and projected elements on ground and upper floor to reduce the overall mass of buildings.

A dwelling must avoid replication of an identical façade of a dwelling within three lots in either direction on the same side of the street or within three lots on the opposite side of the street.

Garages should be setback from the front façade to limit impressions of garage dominance.

6.2 Corner Dwellings

Corner dwellings must address both primary and secondary street frontages

using wrap around verandahs, feature windowing and detailing.

Corner dwellings should include a habitual room with a clear view to secondary streetscapes.

Materials and articulation treatments used on a corner dwelling's front façade should continue onto other facades facing the secondary streetscape.

Corner dwellings with a pitched roof must incorporate a continuous eave with a minimum of 450mm overhang on the primary and secondary street frontages.

6.3 Building and Ceiling Heights

The maximum building height of dwellings, inclusive of the roof structure should not exceed 9m.

6.4 Colour, Materials & Finishes

The use of bright or fluorescent colours would not be supported unless it is deemed to be complementary to the design and palette of the dwelling.

All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, down pipes and gutters including other minor architectural detailing items must be of a similar colour to one of the selected façade colours.

Dwelling facades must incorporate a maximum of 75% total wall coverage (excluding windows/ openings) of any one material or colour.

6.5 Roofs

The roof forms must generally be pitched with some flat elements permitted where box guttering is hidden from street view. Alternative roof forms can be considered on subject to design assessment. Refer to **Figure 2** as an example.

All pitched roofs to dwellings must incorporate a minimum eave of 450mm to the front facade and a return to the point of the first habitable room window or three metres, whichever is greater.

If a dwelling incorporates pitched (gabled/hipped) roofs, the roof pitch must be a minimum of 22 degrees.

If a dwelling incorporates skillion roofs, the roof pitch must be 10 degrees (standalone) and 22 degrees where the skillion presents to the front of a roof line that is majority pitched.

Figure 2.

7.0 GARAGES

The architectural style and finish of the garage must be in keeping with and compliment the proposed dwelling, see **Figure 3**, and the architectural character of garages should adopt the same roofline as the dwelling.

- For lots with a frontage less than 12.5m, a single garage is required with a maximum door width of 2.6m.
- Whereas for lots with a frontage of 12.5m or greater and 14m or less, the maximum allowable width for the garage door is 5.5m.
- Lots with a frontage of 15m or greater can have a garage with a greater maximum width if it does not exceed 40% of the width of the lot.

Figure 3

For two storey dwellings, garages that exceed 40% of the width of the allotment's frontage would be discouraged. Notwithstanding, they will only be permitted where balconies or windows are provided above the garage.

Triple garages are strongly discouraged. Notwithstanding, they will only be permitted on lots with primary frontages of 18m and above, or on corner lots with primary frontages 20m and above. Triple garages must comprise either one double and one single garage element or three single garage elements with a column/pillar dividing at least two of the elements.

Each dwelling should have a single crossover and the driveway should not exceed the width of the garage opening.

For corner dwellings, garages must not be located on the corner where the primary and secondary frontages meet.

For lots with frontages less than 8.5m that are not rear loaded, please refer to the Small Lot Housing Code incorporated into the Melton Planning Scheme. As for those allotments under 300 square metres where a dwelling is being developed under the Small Lot Housing Code, the requirements of the Small Lot housing Code apply.

8.0 FENCING

8.1 Fencing Details

Front fences of no more than 1.2m in height are permitted, subject to being largely transparent (i.e., 50% or more) in construction. Front fence design must complement the dwelling's architectural style, materials and colours.
See **Figure 4** for an example.

Figure 4

Internal and wing-wall fencing must be setback a minimum 1m front the front building façade.

If masonry walls are used, it may be permitted so long it is complementary to the building's façade and it does not exceed 0.9m in height.

Secondary street frontage fencing to be set back a minimum of 4m from the dwelling's front façade.

All side and rear fencing to be 1.8 metres high colourbond, in the universal colourbond fencing colour for Tullohst Estate, which is 'Monument'. Refer to **Figure 5** for Monument. All panels, posts and rails must be constructed in this shade.

Timber fencing is not permitted.

Figure 5.

8.2 Corner Dwellings and Fencing

Where a front fence is to be constructed on a corner lot, it must turn around and extend to meet the side fence.

For corner dwellings, high quality fencing treatments should be employed on secondary frontages.

9.0 SERVICES/PLANT EQUIPMENT/MISCELLANIOUS

TullohSt Estate's Design Guidelines aims to establish the most appropriate location for the essential items in a resident's everyday living but refers to items that do not necessarily contribute to a visually appealing streetscape.

The following matters will ensure that the dwellings remain attractive from a streetscape view. The guidelines also offer guidance for how purchasers/builders can conceal or position miscellaneous items non-intrusively to maximise streetscape appeal.

- Water tanks must be located behind the main street address of the dwelling with appropriate screening via front or side fencing, subject to the appropriate regulatory requirements.

- Meter boxes and gas meters should be located in the least visually obtrusive location from public view.

- Items such as satellite dishes, television antennae, clothes lines, hot water services and evaporative units must be located away from direct view lines from the street or public realm.

- Roof mounted building services must be in a location away from the streetscape or be concealed appropriately by a parapet or roof structure that fits in with the overall dwelling design.

- If garbage bins are stored in front of the property, they should be screened from street view through an enclosed or screened storage area.

- North-facing solar panels if applicable, should follow the roof pitch to minimize visibility from the street.

- Detached garages and sheds must not be visible from the street. The maximum size of shed permitted is nine (9) square meters.

10.0 LANDSCAPE

The texture and forms of the plant species and materials should be complementary to the dwelling and enhance the chosen architectural style of the dwelling.

At a minimum, the following landscape requirements listed below in the Tullohst Design Guidelines provide guidance on the type and extent of planting for conventional and corner lots.

10.1 Front and Landscape Area

The front garden should be planted with a minimum of one canopy tree per standard residential lot frontage combined with lower scale planting. The minimum mature height of the canopy tree should be 4 metres.

Impermeable hard surface materials must not exceed 40% of the front garden area including the driveway and front path.

A minimum softscape area of 60% of the total garden area is to be installed. The softscape should consist of turf, garden beds and permeable surface materials including decorative stone aggregate or pebbles.

At least 30% of the soft scape area must consist of planted garden bed.

Avoid the use of prohibited invasive weed species.

10.2 Landscape Materials

Grass lawn (specifically pre-grown turf) must be a warm season turf variety. The lawn should be maintained and regularly edged to present neatly.

The grass to be installed must be a minimum 100mm depth of suitable topsoil.

A minimum 200mm depth of suitable topsoil is to be installed on all garden bed areas. Garden bed areas are to include an 80mm depth of mulch to retain moisture within the soil and suppress weed growth.

10.3 Plant Species

The plants to be selected must be from the plant species list derived from Council's Landscape Design Guidelines. Refer to **Figures 6-9** for some examples of permitted plant species.

The plant species used in front gardens are to be hardy, appropriate to the site and have reasonable drought tolerance to reduce the need for irrigation.

Figure 6

Figure 7

Figure 8

Figure 9

11.0 ESD/SUSTAINABILITY

Homes on TullohSt Estate should be developed with consideration for reducing energy, waste and water needs and usage for homeowners. The Design Guidelines includes the following energy efficiency, building orientation and solar access requirements.

11.1 Energy Efficiency & Lighting

All dwellings are encouraged to be designed and to be built to achieve a 10-20% reduction in greenhouse gas emissions in line with the relevant rating tools such as Green Star (GBCA), NABERS and Accurate.

All internal light fittings such as down lights, pendants, wall mounts etc., are encouraged to allow for compact fluorescents or LED. Refer to **Figure 10** for an example of down lights.

Figure 10

External light fittings must not result in excessive light spill.

11.2 Passive Design

Locate living spaces to the north of the dwelling to facilitate solar access in winter months.

Where possible, adequate shading to be provided through shading methods such as retractable shading devices, trees, tinted glass etc. to prevent summer solar access.

Where possible, locate private open spaces on the north side of the allotment and avoid being located along a primary frontage.

If possible, zone dwelling layout to enable main living areas to be separately heated and cooled.

11.3 Water Efficiency

All dwellings are to be connected to recycled water and plumbed to a front and rear outdoor tap as well as all toilets at the minimum.

All dwellings are encouraged to have a rainwater tank connection.

12.0 MISCELLANEOUS

The style of the driveways, letter boxes and fencing utilised in TullohSt Estate should complement the design and colours of the dwellings. The Design Guidelines offers guidance on driveway, fencing and letter box matters to encourage a harmonious and cohesive environment in this Estate.

12.1 Driveways

The driveway paving must be finished in either coloured concrete, exposed aggregate concrete, stone pavers or concrete pavers.

Only a single driveway is permissible per allotment.

12.2 Letter Boxes

Letter boxes must be located at the front of the property and positioned on the boundary next to the driveway.

12.3 Connectivity

All dwellings must be provided with high optical fibre connection that is installed in accordance with the relevant preparation and installation guide.

13.0 DESIGN GUIDELINES APPLICATION FORM

This application form must accompany the submission documents.

Lot Number: _____

Owners Name: _____

Builder: _____

Applicants Name: _____

Postal Address:_____

_____

Contact Number/s: _____

Email Address: _____

Documents to be submitted with this form:

Floorplans at 1:100 scale

Elevation Drawings (front, rear & both side elevations) at 1:100 scale

Roof Plan at 1:100 scale

Site Plan at 1:200 scale detailing:

- Setbacks from all boundaries.
- Building envelope.
- Existing contours.
- Proposed finished floor levels and site levels.
- Proposed driveways, paving and paths.
- Details outbuildings and landscaping.

Schedule of external finishes, materials and colours.
Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries.

Please submit this form and the required plans on the previous page to:

The Guidelines Manager
C/- Finnis Communities
339 Ferrars Street
South Melbourne VIC 3205
OR
approvals@finnis.com.au

Appendix A

Endorsed Estate Development Plan

CITY OF MELTON

MELTON PLANNING SCHEME
This plan is endorsed under the secondary consent provisions of Condition 1 of
Planning Permit No. PA2014/4330/2
Plan 1 of 1

Shane Trenerry
Signature of Responsible Authority
Date 28/05/2024

HOUSING TYPE BY LOT SIZE

LOT SIZE CATEGORY	LESS THAN 300m²	300m² - 599m²	
SMALL LOT HOUSING / COMPACT LOTS	76	0	
DETACHED HOUSING	0	132	TOTAL
TOTAL No. OF LOTS	76	132	208

LEGEND

- SUBJECT SITE
- CONSERVATION OPEN SPACE
- TREE RESERVES (UNENCUMBERED)
- CONVENTIONAL ALLOTMENTS
- SMALL LOT HOUSING CODE LOTS - TYPE A
- SMALL LOT HOUSING CODE LOTS - TYPE B
- PROPOSED ROAD RESERVES
- PROPOSED ROAD WIDENING
- POTENTIAL BUS ROUTE
- ON ROAD CYCLE LANES (1.7m WIDE)
- 3m BUILDING SETBACK
- 1.5m BUILDING SETBACK
- STAGE BOUNDARIES
- TEMPORARY DETENTION BASIN
- * MANDATORY TWO STOREY DWELLING
- SUBSTATION RESERVES

NOTATIONS

This plan has been prepared for review and comment only and should not be used for any other purpose without the written consent of Reeds Consulting PTY LTD. The planning, engineering, design and approval from council and all other relevant authorities. Findings from flora and fauna reports, cultural heritage assessments and other site investigations may result in changes to the design. All landscape and paving detail shown hereon is indicative only. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land.

The Subject Site is comprised of one Certificate of Title, being Lot 2 on PS517933P (Vol. 11244 Fol. 140). The title dimensions, bearings and areas are based upon the Reeds Consulting field survey undertaken on 15/08/21 and represent the available dimensions to the subject title.

The locations of bicycle lanes, landscaping, kerbs, shared paths, footpaths, driveway links, bus stops and substations are indicative only and subject to engineering design and referral authority approval.

The Small Lot Housing Code applies to the construction of a house and associated outbuildings on lots less than 300 square metres. A Restriction will be placed on Title to identify each lot as "Type A" or "Type B" under the Small Lot Housing Code on the form of Plans of Subdivision that will be submitted for Certification on a stage by stage basis.

Where setbacks are not shown to the primary street frontage, a 4m setback will be adopted with the exception of the lots identified as Type B Small Lot Housing Code which will have a 1.5m front building setback.

STATISTICS

Site Area	10.27	ha
Conservation Open Space	0.016	ha
Area of Road Widening	0.068	ha
Net Developable Area	10.19	ha
Area of Internal Roads	3.456	ha
Tree Reserves	0.064	ha
Substations	0.010	ha
Area of Residential	6.656	ha
Total Allotment Yield	208	No.
Average Lot Area	320	m²
Total Lots Per Hectare	20.4	dph

STAGE SEQUENCING ORDER

Stage No.	Construction Order	Number of Lots	Cumulative Total
1	1	40	40
2	2	38	78
3	4	38	115
4	3	36	151
5	6	10	161
6	5	31	192
7	7	16	208

ESTATE DEVELOPMENT PLAN

43-57 ALFRED ROAD, STRATHTULLOH

20 10 0 20 40 60 80 100
SCALE 1:1000 SHEET A1

REF 23862P VERSION E DATE 17/04/2024

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501 SWANSTON STREET
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PLANNING@REEDSCONSULTING.COM.AU
WWW.REEDSCONSULTING.COM.AU

PRELIMINARY

REEDS CONSULTING