

Bloomdale

Diggers Rest

Design Guidelines
July 2013
Stage 2

MELTON PLANNING SCHEME	
This plan is endorsed as satisfying condition	
No. <u>1</u> of Planning Permit No. <u>2012/3187</u>	
<i>stage 2</i>	
	<u>18/7/13</u>
Signature of Responsible Authority	Date

Bloomdale

Diggers Rest

ILLUSTRATIVE MASTER PLAN



CONTENTS

01	INTRODUCTION	5
1.1	Design Guidelines	5
1.2	Developers Approval	6
1.3	Covenants	7
1.4	Statutory Obligations	7
02	DWELLING DESIGN	8
2.1	Dwellings	8
2.2	Identical Façade Assessment	8
2.3	Architectural Characteristics	8
2.4	Corner Lot Characteristics	9
2.5	Porches & Entries	10
2.6	Dwelling Size	10
2.7	Building Heights	10
2.8	Roofs	11
2.9	Garages	11
03	STREETScape & SITING	12
3.1	Standard Lot Setbacks	12
3.2	Standard Corner Lot Setbacks	13
3.3	Building Envelopes	13
04	EXTERNAL MATERIALS AND COLOURS	14
4.1	Materials	14
4.2	Colour Schemes	14
05	DRIVEWAYS, FENCING & LANDSCAPING	15
5.1	Driveways	15
5.2	Boundary Fencing	15
5.3	Landscaping	16
5.4	Letterboxes	16
06	ENVIRONMENTAL SUSTAINABILITY	17
6.1	Liveability Considerations	17
6.2	Solar Heating Panels	17
6.3	Rainwater Tanks	17
6.4	Recycled Water	18
6.5	Energy Ratings	18
6.6	NBN Co	18
07	ADDITIONAL BUILDINGS & ANCILLARY STRUCTURES	19
7.1	Sheds	19
7.2	Pergolas, Patios & Decking	19
7.3	Ancillary Items	19
08	GENERAL	20
8.1	Maintenance of the Lot	20
8.2	Commercial Vehicles	20
8.3	Signs	20
09	DEFINITIONS	21
010	APPENDIX 1	22
10.1	Building and Design Approval Application Form	22

Bloomdale

Diggers Rest

ILLUSTRATIVE MASTER PLAN



LEGEND

- Permit 1 Boundary
- - - Bloomdale Design Guidelines Lots 201 to 211 Boundary
- Land lots in second stage
- Land lots

NOTES:

- The dimensions shown on the illustrative master plan are indicative only. Detailed lot dimensions are shown on Plan of Subdivision PS714929F.
- The depiction of landscaping, footpaths street tree planting, embellishment of parks and the like are indicative only and do not necessarily reflect final design that requires the inputs and approvals by various authorities.

01 INTRODUCTION

Bloomdale, Diggers Rest is a vast new residential development designed to create an exceptional living environment for all residents. Residents will be provided with a host of desirable and functional services, with a focus on quality of lifestyle.

The Bloomdale master plan has been developed as a specific response to its natural environment, with the intent of nurturing a cohesive neighbourhood and promoting the needs of its community. Ranging in lot size, the Bloomdale master plan is delivering in excess of 1600 dwellings in a community based environment.

In addition to the natural attributes offered at Bloomdale, master planning will also cater for an architecturally designed activity centre. Proposed to be centrally positioned, this facility will form the hub for many community based activities and reflect the progressive architectural principles of design which will be encouraged and reflected throughout the entire community.

1.1 Design Guidelines

The Bloomdale Design Guidelines apply to lots 201 to 211 on Plan of Subdivision PS714929F.

The Design Guidelines document has been prepared to assist Owners, Designers and Builders by guiding the design of the built environment within Bloomdale. These Design Guidelines present a series of measures designed to protect the design integrity of Bloomdale and ensure a high standard of innovative, contemporary and environmentally compatible design that will support the value of the investment in your home.

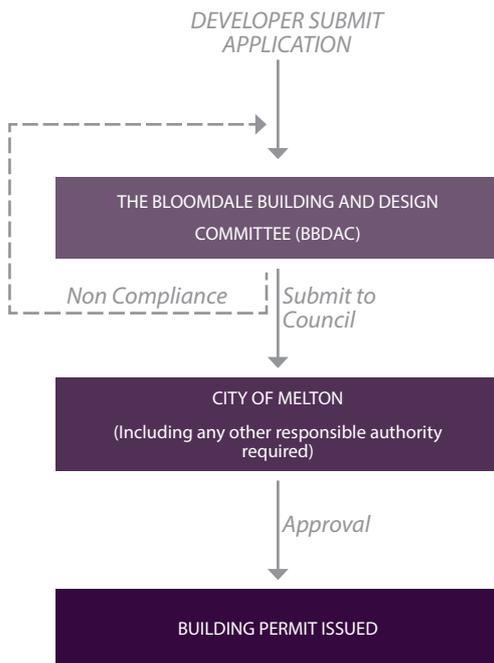
The Design Guidelines will also support the creation of the character of the neighbourhood, and to achieve an appropriate level of quality for housing and streetscape development at Bloomdale.

These Design Guidelines may be amended on occasions at the developer's discretion to reflect changes in design trends or to coincide with the release of later stages.

All care has been taken to ensure that the Design Guidelines comply with current building legislation. However, the Owner is responsible for ensuring compliance with all statutory requirements.

Owners, Designers and Builders should review these Design Guidelines in conjunction with the land sales contract.

DEVELOPERS APPROVAL



1.2 Developers Approval

The siting and design of homes at Bloomdale is to be approved by The Bloomdale Building and Design Approval Committee (BBDAC). Approval by the BBDAC is required before applying for a building permit for the construction of a new dwelling. Approval by the BBDAC is not a building approval nor does it imply compliance with the building code, Building Regulations or City of Melton Planning Scheme.

The BBDAC also reserves the right to vary or waive a requirement contained in the Design Guidelines if the BBDAC is satisfied that the design demonstrates architectural merit, excluding those requirements of the Design Guidelines that appear as a restriction within the MCP.

It is applicant's responsibility to ensure that plans meet the relevant planning and building requirements, in addition to these design guidelines.

The BBDAC Approval application form and checklist is included as Appendix 1 to this document.

Only a fully scaled set of application documents will be considered. No concept designs will be accepted.

The BBDAC will assess all designs and if they are compliant with the Design Guidelines, provide a letter of approval along with an endorsed copy of the plans and external colour schedule. Applications that substantially comply with the Design Guidelines may be given a letter of approval with conditions requiring the rectification of minor deviations. These deviations may also be noted on the plans. The BBDAC may also offer suggestions intended to improve designs.

If the design submission does not comply with the Design Guidelines, the BBDAC will advise the applicant of the reasons of non-compliance and suggest amendments. Applicants will then be required to re-submit amended plans in order to gain approval.

The final decision of all aspects of the Design Guidelines will be at the discretion of the BBDAC.

The BBDAC also reserves the right to approve applications based on architectural design merit,, excluding those aspects of the Design Guidelines that appear as a restriction within the MCP.

The BBDAC will endeavour to process applications as quickly as possible, generally within 7 business days of receipt. Once approval is obtained an application for a building permit may be lodged with the City of Melton or an accredited building surveyor.

1.3 Covenants

In conjunction with these Design Guidelines, additional covenants have been created requiring that built form and other related standards of performance are observed and specific criteria are met in the development of Bloomdale. These covenants will take the form of Restrictions noted on the Plan of Subdivision and Memorandums of Common Provisions (MCP).

In the event that requirements under the Design Guidelines contradict covenants defined within the Plan of Subdivision or the MCPs, the Plan of Subdivision or the MCP will prevail.

From time to time additional MCPs may be created for the purpose of including specific covenants and Building Envelopes as required by council and the developer.

1.4 Statutory Obligations

Together with the Design Guidelines and Covenants, it will be the purchasers responsibility to ensure all submitted documents comply with the Victorian Building Code, Rescode and all other planning and authority requirements, along with current Victorian energy rating standards prior to construction.

02 DWELLING DESIGN



Example of non compliance facades, identical facades to close together

2.1 Dwellings

Only one dwelling is permitted per property for lots under 450m².

Subject to approval from the BBDAC and City of Melton an additional dwelling may be considered for:

- (a) A dependant persons unit on lots greater than 600m² and
- (b) Corner lots.

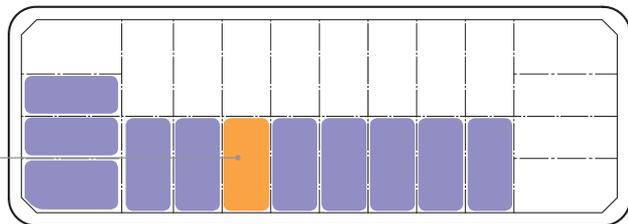
2.2 Identical Façade Assessment

In order to uphold the integrity of all new homes, 2 dwellings of the same front facade shall not be built within 5 contiguous lot spaces of the original lot. Provision includes lots either side, opposite and encompassing other street frontages where applicable. Variations to this requirement will be considered by the BBDAC on their merit.

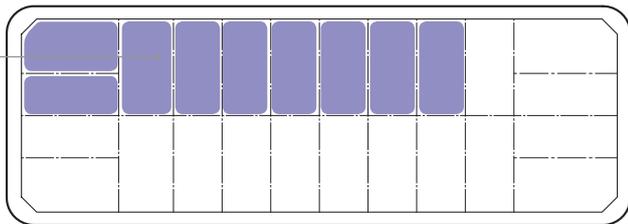
This provision will not apply to integrated housing developments or allotments 300m² or less.

IDENTICAL FACADES DIAGRAM

Orange Facade Approved



Approval will not be permitted in purple if building a lot identical to orange facade



Example of compliant architectural characteristics, contemporary design with architectural features.

2.3 Architectural Characteristics

Designs incorporating a variety of modern architectural styles are encouraged. Unique dwelling designs displaying innovation and originality will be assessed favourably if they are shown to be in keeping with the contemporary design intent of Bloomdale.

Architectural features such as verandahs, porticos, feature windows, façade detailing, roof features and articulated building forms are required. Building materials such as masonry, render, natural stone and timber cladding should be used and paint work should be complementary in colour selection.

Contemporary roof and awning themes coupled with articulation of single and double storey volumes are also preferred design initiatives.

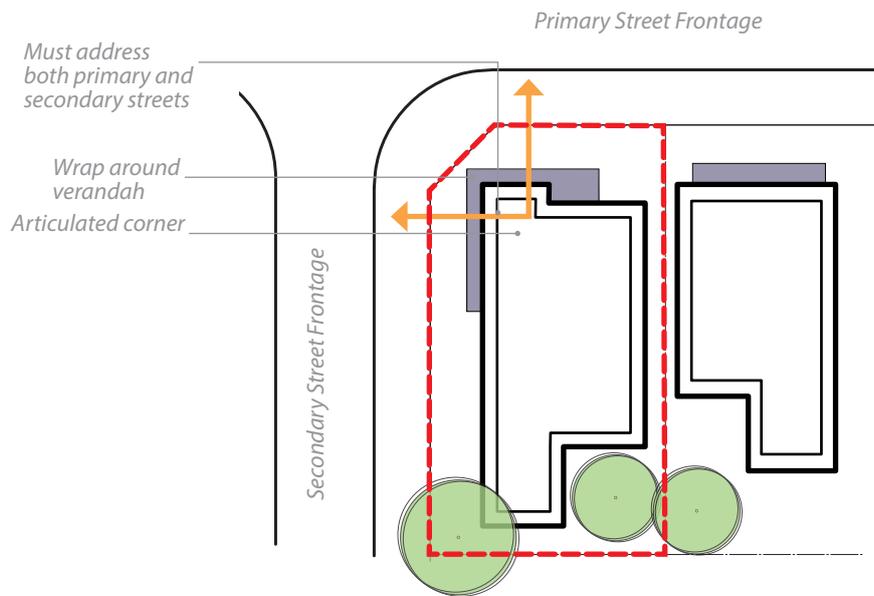
2.4 Corner Lot Characteristics

Dwellings constructed on corner blocks and on lots that abut public open space areas such as a park or reserve must address both street frontages through the use of wrap around verandahs, feature windows, detailing, etc. The use of well-articulated architectural features will create visual interest when observed from the secondary street frontage.

Overall facade articulation and material variation is strongly encouraged. It will be at the discretion of the BBDAC to determine acceptable corner treatment for each corner lot submission.

Entries and/or garages facing the secondary street frontage may be considered by the BBDAC.

CORNER LOT CHARACTERISTICS DIAGRAM



Example of compliant treatment, articulation of corner and verandah wrapping the corner.



Example of non compliant treatment, no articulation or addressing open space.



Example of compliant treatment, articulation of corner and verandah wrapping the corner.

MINIMUM DWELLING SIZES

LOT SIZE	MINIMUM DWELLING SIZE
400m ² or Less	90m ²
401m ² - 499m ²	120m ²
500m ² - 550m ²	140m ²
In excess of 550m ²	170m ²



Example of compliant treatment for facade, entry made a feature.



Example of non compliant treatment for porches and entries, no features.

2.5 Porches & Entries

An entry feature complementary to the dwelling design must be incorporated to create a sense of entry. This can be a porch, portico, balcony or verandah and can be a central feature of the façade or located towards the end. Appropriate location of the entry will increase the character of the dwelling and contribute to a varied streetscape.

2.6 Dwelling Size

The siting and proportion of the dwelling on the lot should be a well thought out response to the site.

To assist with this consideration, minimum dwelling sizes have been established and must be adhered to (refer to table below).

The minimum dwelling size is to be calculated as the useable enclosed area of a dwelling after deducting garages, alfresco, verandahs, porches, balconies and any other external covered areas.

2.7 Building Heights

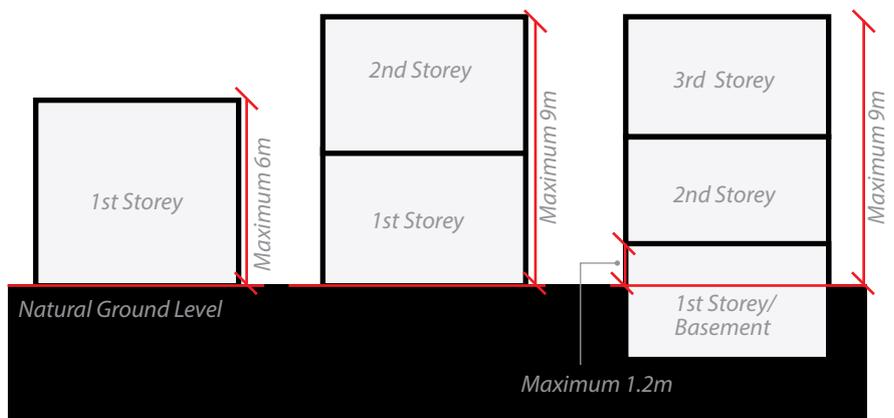
The scale and proportion of the surrounding streetscape should be taken into account in order to determine an appropriate building height. Dwellings should also be designed to minimise overshadowing to adjoining lots.

Double storey dwellings are to have a maximum building height of 9.0m, which is to be measured vertically from the natural ground level directly below. Single storey dwellings should have a maximum height of 6.0m which is also to be measured vertically from the natural ground level directly below.

Triple storey dwellings and/or basements will only be permitted for split-level dwelling designs, if they adhere to the relevant height requirements. Basements may have a maximum projection of 1.2m above natural ground level.

Unless approved by the BBDAC, a minimum ceiling height of 2590mm is required for all single storey dwellings and the ground floor of double storey dwellings.

BUILDING HEIGHT DIAGRAM





Example of compliant treatment for garage, integrated into, and complements built form character.



Example of potential compliant treatment for single garage



Example of non compliant treatment for garage, set forward from the main built form.

2.8 Roofs

Applicants are encouraged to explore varying roof forms which could include combinations of pitched and flat roofs as well as curved elements. The minimum roof pitch must be 22 degrees while skillion and accent sections may have a minimum pitch of 16 degrees.

Permitted roof materials include masonry, slate, terracotta tiles or Colorbond®. Other non-reflective materials may be considered for review by the BBDAC.

2.9 Garages

A lockup garage for at least 2 vehicles must be provided on all properties with frontages greater than 12.5m. Open carports to the front of the dwelling will not be permitted. Single garages will be considered for lots with a street frontage of 12.5m or less.

With the exception of accessed from a rear lane lots and corner lots all garages should be integrated into the main body of the dwelling. The architectural character of the garage must be harmonious to the main body of the dwelling.

Garages must have a slim line, sectional, tilt or panel lift door to all street frontages. Roller doors will only be permitted at the rear of the garage, as an opening to the backyard and where they are not within public view.

Where garage doors are located at the front of a dwelling, the door or opening of any garage must occupy no more than 40% of the width of the lot's street frontage if the dwelling is single storey.

Refer to the Streetscape and Siting section for garage setback requirements.

03 STREETScape & SITING

3.1 Standard Lot Setbacks

Dwellings must be setback from the front boundary by a minimum of 4.0m and a maximum of 6.0m.

Porches, porticos and verandahs less than 3.6m in height may encroach up to 1.0m into the minimum front setback.

Unless rear loaded, garages must be located behind the front wall of the main dwelling (not including the porch, portico or verandah) or a minimum of 4.9m from the front boundary, whichever is greater.

Garages may be built on side boundaries in accordance with Rescode and/or any other governing authority requirements.

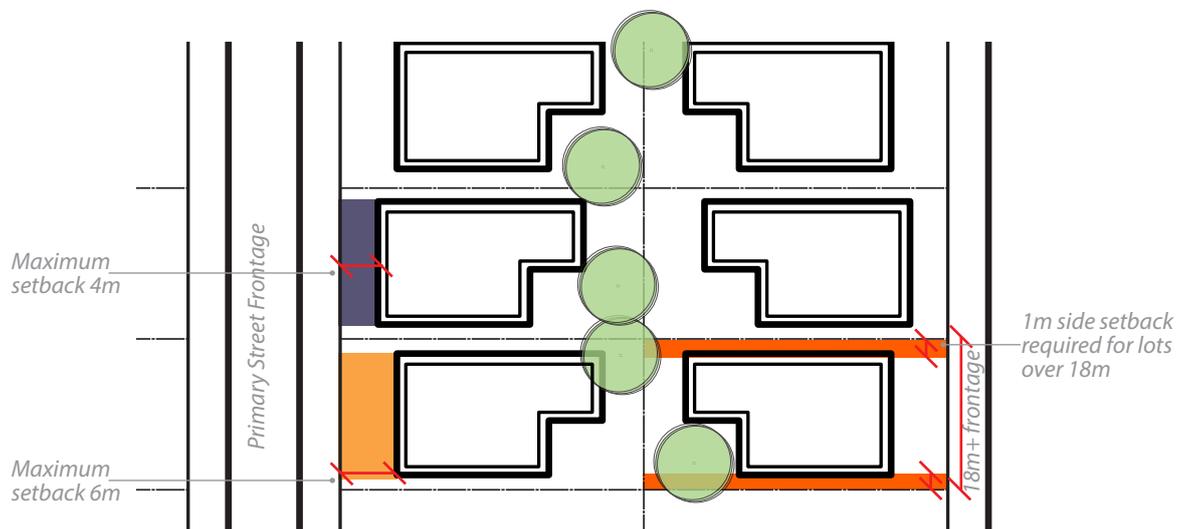
Single storey dwellings on lots 18m or wider must be setback from side boundaries by a minimum of 1.0m.

Double storey dwellings must be setback from side boundaries in accordance with Rescode and/or any other governing authority requirements.

Rear setbacks are to be in accordance with Rescode and/or any other governing authority requirements.

These requirements may be varied with the written approval of the BBDAC.

STANDARD LOT SETBACK PLAN





Example of compliant standard lot corner treatment.

3.2 Standard Corner Lot Setbacks

Where applicable, standard corner lots must comply with the setback requirements listed in section 3.3, as well as the following.

Setbacks from the secondary street frontage must comply with Rescode and/or any other governing authority requirements.

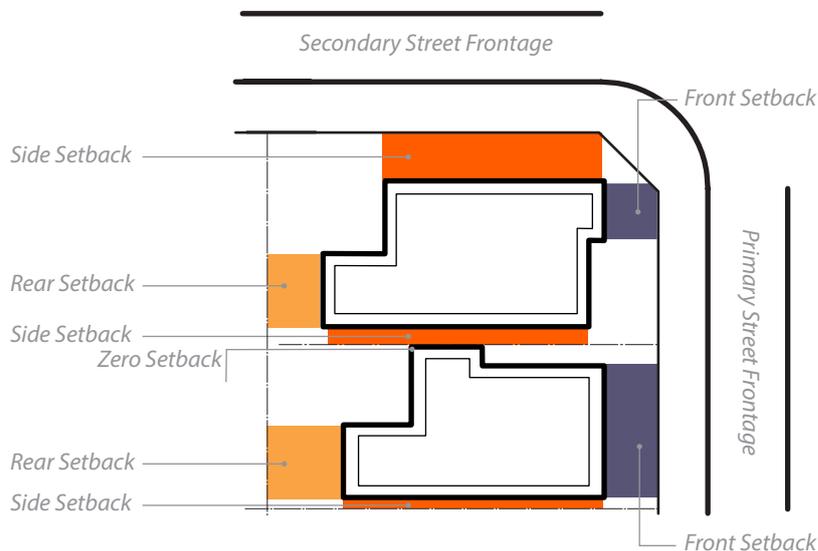
Where facing the secondary street frontage, the garage must be setback a minimum of 5.0m from the secondary street frontage. An easement running along the rear of the lot cannot be built over, and the garage may have to be setback from the rear boundary to accommodate the easement. Garages must be located adjacent to the lot boundary but are not permitted adjacent to boundaries abutting public open space.

3.3 Building Envelopes

Any building envelope shown on the plan of subdivision must be adhered to.

It is the responsibility of the applicant to investigate the existence of any building envelopes prior to design and submission to the BBDAC.

BUILDING ENVELOPE DIAGRAM



04 EXTERNAL MATERIALS AND COLOURS

4.1 Materials

External walls must be constructed from a minimum of 75% face brick, brick or masonry veneer or other approved texture coated material. At least 25% of the facade of the home must be finished in a contrasting/feature element in a different texture, material or colour.

The utilisation of materials such as natural stone, exposed timber or other feature cladding materials will be considered and encouraged as key design articulation elements. Use of quality materials and finishes is encouraged to give a timeless appeal.

Homes in kit or modular form and the use of second hand materials will be subject to approval by the BBDAC and City of Melton. New building materials based on recycled content is permitted.

Unpainted and/or untreated metalwork and reflective glazing will not be permitted. Infill fibre sheet panels are not permitted above window and door openings where visible from the street.

Fibre-cement sheeting may be permitted if finished as either a textured, painted or rendered surface except as above.



Example of compliant material treatment, complementary materials and colours.



Example of compliant material treatment, complementary treatment and colours.



Example of non compliant materials treatment, no differentiating materials.



Example of non compliant colour schemes.

4.2 Colour Schemes

A harmonious colour palette consisting of natural, subdued hues which are complimentary to the surrounding environment and colour tones which reflect the theme of the dwelling will be encouraged. Limited use of strong or bold colours may be adopted to reinforce the contemporary nature of the dwelling design.

In order to avoid further information being requested in regards to colour schedules, the applicant must ensure that all relevant information is provided when applying for design approval.

05 DRIVEWAYS, FENCING & LANDSCAPING

5.1 Driveways

There must be only one driveway per lot, located to align with the crossover. Garages should be sited on the lot in response to the location of existing crossovers with driveways tapered to match crossover width. There must be at least 300mm of screen planting between the driveway and the adjacent side boundary.

Driveways must be fully constructed prior to the issue of the Occupancy Permit.

All driveways, porches and any other concreted areas within the front yard must be constructed of masonry pavers, exposed aggregate, coloured concrete, fixed granular surfaces or stamped or stenciled masonry surface. The colour selection must complement the building design and external colour scheme.

No plain concrete will be permitted unless it is out of public view.



Example of compliant driveway, aggregate driveway with planting on boundary.

5.2 Boundary Fencing

Fencing type will be consistent throughout Bloomdale. Fencing will be the common link binding the streetscape and highlighting the individuality of each dwelling.

Front fencing is permitted subject to approval. Proposed front fences that are up to 1.2m in height and are largely transparent (ie. 50% or more) in construction will generally be approved. It is expected that any front fences will return along the side boundary, and extend to meet the side fence. Low masonry walls not exceeding 0.9m height which complement the façade of the building will be permitted.

For the Display Village, the builder can incorporate a temporary front boundary fencing. The temporary fence can be pool type flat topped black powder coated fence with a maximum height of 1.2m. Any such temporary front fence will be permitted within the confines of the Display Village only.

For corner lots, fencing to the secondary street frontage will be constructed of timber slats. This fencing will be setback a minimum of 3.0m behind the nearest corner of the front facade. Where a front fence is to be constructed on a corner lot, it must turn around and extend to meet the side fence.

All other side and rear boundary fencing will be constructed from timber palings and exposed posts to both sides, to a height of 1850mm (+/-50mm). Side boundary fencing will terminate and return to the dwelling at least 1.0m behind the front building line. This fence which returns to the house is known as a wing fence. Wing fencing must also be constructed from timber palings and exposed posts to both sides, unless approved by the BBDAC. Wing fencing must be 1850mm (+/-50mm) in height. It is encouraged to include a gate within the wing fencing; however, direct access to the rear yard may be possible either via a gate or directly from your garage. Timber paling fence with timber capping is encouraged.

Fencing constructed along the side boundary forward of the dwelling or along the front boundary is not encouraged.

On a lot with side boundary that forms the rear boundary of an adjoining lot, the side fence on that boundary can continue to the front boundary. Fencing to boundaries abutting a reserve will be constructed of timber slats.

All fencing must be shown on plans submitted to the BBDAC for approval.



Example of non compliant driveway, plain concrete not permitted.



Example of compliant front fencing, greater than 50% transparent and less than 1.2m in height.



Example of compliant garden planting, good use of texture and colour.



Example of compliant letterbox.

5.3 Landscaping

To promote an attractive neighbourhood, residents are encouraged to install quality landscaping.

The form and texture of the plantings should complement and enhance the architecture of the dwelling. Planting of canopy trees in appropriate locations is encouraged. Landscape designs should be prepared with an objective for low water usage. Hard paved or impervious surfaces shall be limited to driveways and pedestrian pathways only.

Gardens are encouraged to be environmentally sensitive by utilizing appropriate drought tolerant native plants, organic or mineral mulches and drip irrigation systems. Native plants that are common to Victoria and the Region are also encouraged.

Landscaping of your front garden must be completed within 6 months of issue of the Occupancy Permit.

The minimum front landscaping works will include:

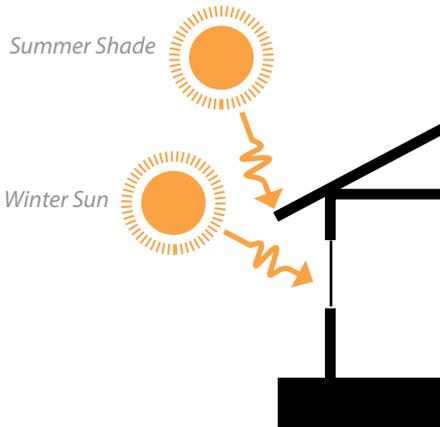
- Fine grading and shaping of landscaped and lawn areas.
- Cultivation of existing soil in the garden beds to a 200mm depth, the addition of imported topsoil and fertiliser to all landscaped areas, as well as the use of mulch and/or other selected topping.
- At least 1 mature tree (2.0m minimum height).

5.4 Letterboxes

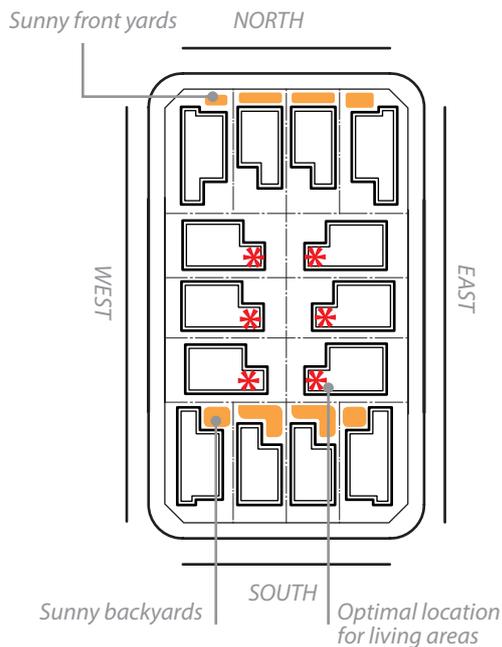
Letterboxes must be designed to match and compliment the dwelling design. Single post supporting letterboxes will not be permitted.

06 ENVIRONMENTAL SUSTAINABILITY

ENERGY EFFICIENCY TECHNIQUES



ORIENTATION



6.1 Liveability Considerations

Applicants are encouraged to submit designs that are environmentally responsible.

The orientation of your lot will determine the best siting of the house on the lot. A building's orientation plays a large part in achieving the optimum solar access for your home during winter.

Lots on the north side of a street will have sunny backyards – good for private outdoor living.

Lots on the south side of a street will have sunny front yards – good for show piece gardens.

Lots facing east-west will have sunny side yards – these houses should be sited to leave the largest possible outdoor living space along the northern boundary.

Dwellings can become more liveable by taking into account the orientation of rooms and windows, shading of windows and walls, ceiling heights, sustainable building materials, cross flow ventilation, covered open spaces, insulation and water efficient fixtures. Eave design can act as excellent shading devices during warmer months. Implementing these features can also result into substantial financial savings for the home owner.

Double storey homes must respect the privacy of neighbouring dwellings, including potential overshadowing issues that may arise as a result of siting choices. It is the responsibility of applicants with double storey proposals to ensure their design has demonstrated these factors and to receive approval from the relevant authority and/or Building Surveyor prior to construction.

6.2 Solar Heating Panels

Solar heating panels must be located on roof planes preferably not visible from public areas.

The panels should follow the roof pitch and not be on separate elevated frames.

Where visible from public areas, solar panels will be assessed on their merits with regard to scale, form and colour.

6.3 Rainwater Tanks

Rainwater storage is encouraged. The rainwater tank and all accessories must not be located in front of the dwelling or be visible from the street and public spaces. The rainwater tank and all accessories must be coloured to match the dwelling.

To help calculate the size of water storage that you may require please contact the Department of Sustainability and Environment for appropriate storage requirements in relation to the collection area provided.

6.4 Recycled Water

Recycled water will be in use at Bloomdale for toilet flushing and garden usage. All residents are required to connect to this service to reduce the consumption of potable water.

For more information, please visit www.westernwater.com.au, or visit the link below to find out about recycled water in the home, and download the 'recycled water in the home information kit'.

<http://www.westernwater.com.au/wsservices/Recycledwater/Pages/Recycledwaterinthehome.aspx>

6.5 Energy Ratings

It is the applicants' responsibility when building a home to comply with Victoria's energy rating requirements. Dwelling designs should be assessed by a licensed energy rating company, and they in turn will make recommendations regarding insulation and other resource saving measures. Dwellings must achieve the minimum standard as currently legislated.

6.6 NBN Co

The development qualifies for future NBN roll out. All premises must be aware of and conform with the NBN Co Preparation and Installation Guide for SDU's and MDU's.

<http://www.nbnco.com.au/assets/documents/preparation-and-installation-guide-for-sdus-and-mdus.pdf>

07 ADDITIONAL BUILDINGS & ANCILLARY STRUCTURES

7.1 Sheds

Sheds should be constructed of materials and colours consistent with and complimentary to, the materials used for the dwelling. Colorbond® and similar products are acceptable materials.

Sheds must be screened from any street and/or public view by locating to the rear or side of the dwelling. An appropriately located carport out of public view must be considered to store boats, trailers or any similar vehicles.

Sheds must cover a maximum area of 15m² and a maximum height of 2.5m.

7.2 Pergolas, Patios & Decking

Any proposed additional buildings or ancillary structures including decking, pergolas, patios, carports, swimming pools, BBQ areas or similar, must be submitted to the BBDAC for approval. This can be done at the time of submitting the dwelling design or done at a later date as a standalone submission.

The BBDAC will assess these on their merits.

Please note that later date stand-alone submissions will incur an additional assessment fee.

7.3 Ancillary Items

All external plumbing must be out of public view, with the exception of gutters and downpipes.

No downpipes must be located on the front façade of the dwelling.

External TV antennae and other aerials must be unobtrusive and located towards the rear of the dwelling.

Satellite dishes will only be approved if out of public view. Clothes lines must not be visible from public areas.

Externally mounted spa equipment attached to side boundary walls of any dwelling must be positioned out of public view, be painted in a colour matching the adjoining wall surface and fitted with noise baffles.

Evaporative cooling units are to be located out of public view where possible and must be of low profile, located below the ridgeline and coloured to match the roof.

Metal security shutters are not permitted.

08 GENERAL

8.1 Maintenance of the Lot

Prior to the occupation of a dwelling, the lot must be maintained by keeping the grass cut, and the lot free from rubbish. Builder's waste materials and rubbish during construction must be removed on a regular basis and must not be allowed to accumulate. Should lots not be maintained to an acceptable level, the Developer reserves the right to carry out clean up works as necessary. Any such costs incurred by the Developer will be passed on to the lot owner.

After occupation of the dwelling, front yards must be maintained to an acceptable level. Rubbish and recycle bins must be stored out of public view. It will be at the discretion of the BBDAC to determine if allotments are being maintained to an acceptable level.

8.2 Commercial Vehicles

Trucks or commercial vehicles (exceeding 1 tonne), recreational vehicles and caravans shall be screened from public view when parked or stored.

8.3 Signs

No signs, including 'For Sale' signs may be erected by the Purchaser other than a 'Home for Sale' sign which may be erected after completion of construction of a dwelling.

Builder's signs may be permitted (600mm x 600mm maximum) where they are required on allotments during construction. Only one advertising sign permitted per dwelling at any one time and these signs must be removed once the property is sold.

09 DEFINITIONS

ARTICULATION means both horizontal and vertical projection forward and back from the primary building face.

BBDAC means The Bloomdale Building and Design Approval Committee that includes **INVESTA NOMINEES 2 PTY LTD** as the developer/owner of Bloomdale Residential Estate.

BUILDING has the same meaning as in the Building Act;

BUILDING ACT means the act of the Victorian Parliament known as the Building Act 1993;

BUILDING ENVELOPE means an area within each lot (defined by the particular lot setbacks) where development of a dwelling, shed and garage is allowed subject to the particular provisions of this document, and the Scheme;

BUILDING ENVELOPE PLAN means the plan which shows the approved building envelopes, setbacks and other related matters for the lots within the Plan of Subdivision;

BUILDING PERMIT means a building permit in terms of the Building Act;

CORNER LOT means a lot with a corner where each boundary connects to a street or public open space;

DESIGN GUIDELINES Design Guidelines mean the building design guidelines referred to on the Plan of Subdivision, a draft of which are attached to this document as Annexure A, and which will be finalised in accordance with the requirements of the responsible Authority, as they may be amended from time to time.

DWELLING means a building used as a self-contained residence which must include:

- a kitchen sink;
- food preparation facilities;
- a bath or shower; and
- a closet pan and wash basin.

It includes out-buildings and works normal to a dwelling,;

FRONTAGE means the road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces.

FRONT GARDEN includes any area between the building line and the front boundary of a lot and side street boundary or boundary abutting public open space of a corner lot that is visible from a street;

HEIGHT has the same meaning as in the Regulations;

LOT has the same meaning as in the Building Act;

ON THE BOUNDARY means a setback of up to 150 millimetres from the lot/property boundary is deemed to be on the boundary;

PRIVATE OPEN SPACE means an unroofed area of land; or a deck, terrace, patio, balcony, pergola, verandah, gazebo or swimming pool;

REGULATIONS means the Building Regulations 2006 or any subsequent regulations made pursuant to the Building Act which relate to the siting of a building;

SCHEME means the City of Melton Planning Scheme;

SECLUDED PRIVATE OPEN SPACE means that part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy;

SECONDARY STREET means the street that runs along the side boundary of a property when located on a corner;

SETBACK means the minimum distance from any allotment boundary to a building;

SIDE BOUNDARY means a boundary of a lot that runs between and connects the street frontage of the lot to the rear boundary of the lot;

SITE COVERAGE means the proportion of a site covered by buildings;

STOREY means that part of a building between floor levels. If there is no floor above, it is the part between the floor level and ceiling. It may include an attic, basement, built over car parking area, and mezzanine,;

STREET, for the purposes of determining streets, setbacks, means any road other than a footway or carriageway easement; and

WINDOW has the same meaning as in the Regulations.

010 APPENDIX 1

10.1 Building and Design Approval Application Form

Bloomdale

Building and Design Approval Application Form

Land Owners Details

Name	
Current Address	
Phone	
Email	

Property Number

Lot Number	
Street Address	

Builder | Designer | Architect

Company Name	
Contact	
Address	
Phone	
Email	

Building Design Details

Builder	
Building Model if Applicable	
Floor Area	

Submission Requirements.

2 x copies of each of the following plans are required:

- Site Plan
Showing proposed structures, setbacks from all boundaries, eaves overhang, fencing locations, outbuildings, driveway and path areas. Minimum Scale 1:200.
- Floor Plan/s
Including Roof Plan Minimum Scale 1:100.
- Elevations
All elevations of the structure(s) including building and roof heights, roof forms and roof pitch. Minimum Scale 1:100.
- Landscape Plan
Including driveway location and material, planting locations, lawn areas and planting schedule. Minimum Scale 1:200.
- Schedule of Materials and Colours
In the form attached.

Approval of the Building proposal as detailed in this submission is requested. I/we acknowledge that an incomplete application cannot be considered and that approval by the BBDAC is not a building approval nor does it imply compliance with the building code, Building Regulations or City of Melton Planning Scheme.

Builder/Designer/ Owner

Date

DISCLAIMER:

1. The receipt of documents, including building plans, colour and materials specifications, any assessment of compliance by Investa or the Covenant Administrator, their review, assessment or comment on the those documents or any other documents prepared by or on behalf of or provided by the Owner, does not result in the assumption of any obligation or liability by Investa or the Covenant Administrator and does not affect the Owner's obligations or absolve the Owner from its obligations and its responsibility to comply with these Design Guidelines. Owners, Designers and Builders should review these Design Guidelines in conjunction with the land sales contract.
2. Investa may from time to time, in its absolute discretion, vary, relax or waive any of the requirements under these Design Guidelines. In the event that Investa allows a variation, relaxation or waiver of the application of the Design Guidelines, this will not set a precedent nor imply that any such action will apply again

Bloomdale

Diggers Rest