




# **Subdivision & Housing Design Guidelines**

## **963-987 Melton Hwy Plumpton**



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MELTON**

**MELTON PLANNING SCHEME**

**This plan is endorsed as satisfying Condition 7 of  
Planning Permit No. PA2018.6355**

**Plan 2 of 12**

<b>Project Name</b>	963-987 Melton Highway, Plumpton	
<b>Client</b>	Alteri Constructions P/L	
<b>Client Project Manager</b>	Chris Marshall	<b>Karan Banger</b>
<b>Author</b>	Chris Marshall	<b>Signature of Responsible Authority</b>
<b>TGM Reference</b>	13566-02	
<b>Date</b>	14 October 2020	

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## ESTATE VISION



### MELTON PLANNING SCHEME

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To create a modern well landscaped residential estate close to community, commercial and open space opportunities that exceeds the expectations of the broader community.

**Karan Bangera**

**Signature of Responsible Authority**

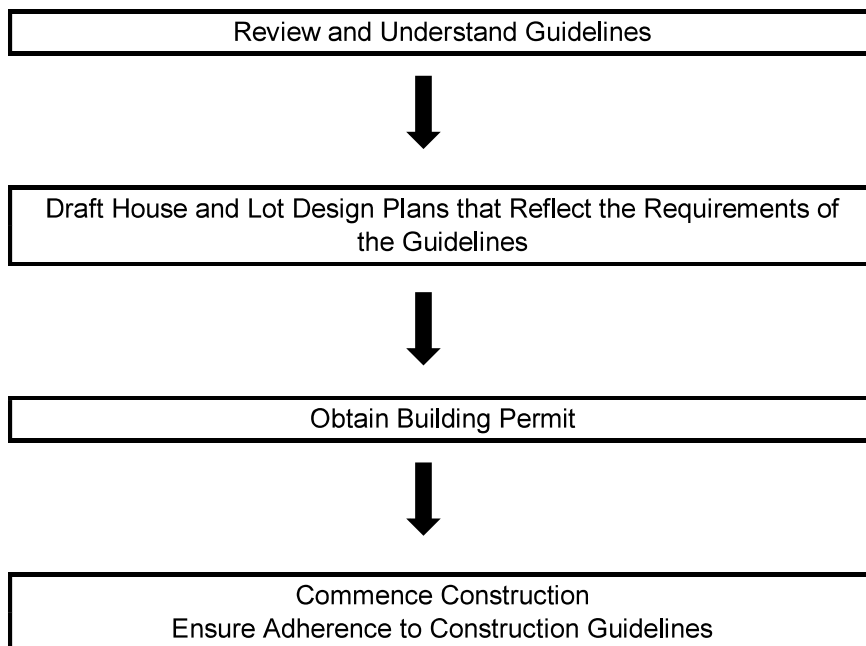
**Date 10/11/2021**

## PURPOSE

The guidelines have been drafted to guide the development of this estate to achieve an overall high-quality urban environment whilst encouraging individuality and contemporary design.

The guidelines are endorsed by the Melton Council to assist home builders in understanding preferred detailed design outcomes that will reinforce and implement the vision for the estate.

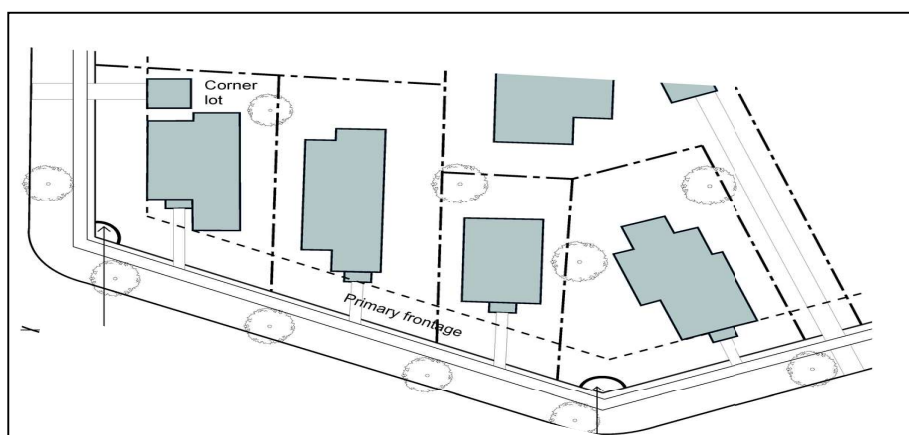
Purchasers have the responsibility to familiarise themselves with the guidelines to ensure that they are reflected in the detailed design plans for their dwellings and all relevant approvals are attained prior to the commencement of the development.





The siting of dwellings should seek to positively contribute to the urban character of the estate by providing sufficient front setbacks for native landscaping, avoiding overlooking, providing positive street presentation and utilising solar access opportunities via the appropriate siting and contemporary design features of each dwelling.

- One dwelling is permitted for each lot.



- Dwellings constructed on allotments less than 300m<sup>2</sup> must comply with the Small Lot Housing Code.
- Dwellings must face and address the street frontage with a vehicle entrance.



*Garage Setback from Front Facade*

- Garages should be setback from the front dwelling façade.
- Porches, verandas and porticos less than 2.5 metres in height may encroach up to 1.5 metre into the minimum front setback.



*Front Setback to Facilitate Landscaping*

- Dwellings should be sited to provide a sufficient front setback to facilitate landscaping with drought resistant native vegetation.
- Dwellings should be sited to maximise solar access.
- Two detach dwellings of the same front façade shall not be built within 3 allotments of each other in any direction or across the street.
- Corner dwellings must address both primary and secondary street frontages via the use of materials that extend from the front to side façade.



*Corner Dwelling Addressing Privacy and Secondary Frontage*



## STREET CHARACTER GUIDELINES

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Minimum Street Setbacks

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- To establish a consistent streetscape the front facade of each dwelling should be setback from the street boundary not less than 4 metres.
- For lots less than 300m<sup>2</sup> the minimum setback from the front street alignment must accord with the Small lot Housing Code requirements.

### Streetscape Design Response

- Front fences of no more than 1.2 metres high are permitted and ideally at least 50% transparent in construction.



*Front Fence Example*

- Letter boxes must be located at the front of the property and either be incorporated in the fence design or be freestanding contemporary design.

- Driveway pavement must be finished in either coloured concrete, exposed aggregate concrete, stone or concrete pavers and only one driveway is permitted for each lot



*Paving Option for Driveways*

- To avoid the garage dominance the garage should be integrated with the dwelling structure. Preferably the garage should be set behind the house frontage minimum of 500mm. No carports are permitted.

## Dwelling Design Guidelines



- The dwelling design should be well articulated, providing a variety of materials, colours and architectural features to provide a sense of satisfying Condition 7 of the Planning Permit No. PA2018.6355

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*Articulated Dwelling Design*

- Ideally habitable rooms should be located on the front façade to provide a clear view to the landscaped frontage and streetscape
- Front entries should be clearly visible from the street and should include protruding elements such as a veranda to reinforce the dwellings sense of address.





*Visible Dwelling Entry*

- A minimum roof pitch is not specified to allow diversity of design. Alternative roof designs will be considered subject to a design assessment.
- Dwellings should be sited and designed to meet where possible ESD outcomes to reduce greenhouse gas emissions and to provide energy efficient outcomes.
- No external fixtures such as air conditioning units, rainwater tanks, solar panels, clothes lines, satellite dishes etc should not be visible to the street or public realm.

- Dwelling designs must be consistent with the relevant provisions of Clause 54 of the Melton Planning Scheme.



*Avoid Visible Fixtures*

## Colours, Materials and Finishes

- Colour schemes of dwellings should avoid the use of bright or florescent colours and should be natural, earthy colours and tones.
- Front dwelling facades should be articulated using contrasting materials and colours to ensure no dominance of one material and to reduce building bulk. No full-face brick work along the front facade is permitted.

## Landscaping Guidelines

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*Landscape Frontage*

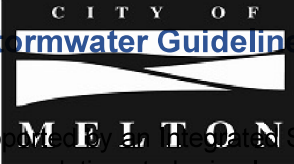
## Connectivity

- All dwellings must be provided with a high optical fibre connection installed in accordance with the relevant preparation and installation guidelines.

## Construction Guidelines

- During the construction of each lots the builder must install a temporary fence and ensure that all waste is retained on-site and removed regularly to avoid accumulation.
- Any damage to nature strips, footpaths or crossovers as a consequence of construction activities is the sole responsibility of the builder and owner to be reinstated.

## Integrated Stormwater Guidelines

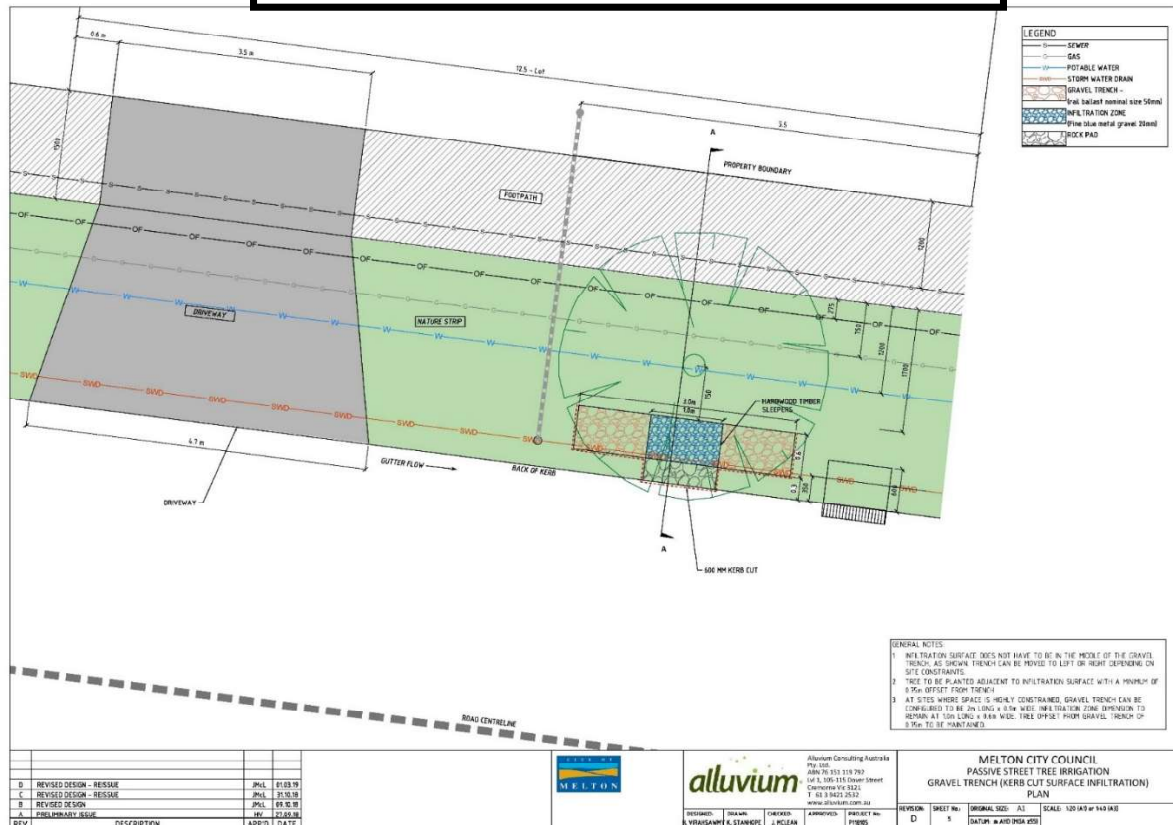


The proposed subdivision of this estate is supported by an Integrated Stormwater Management Plan developed by Cardno TGM. The main recommendations to be implemented include the following:

### MELTON PLANNING SCHEME

- A 3kl rainwater tank is proposed to be installed for each dwelling for rainwater harvesting.
- Councils preferred 'kerb cuts' (as indicated below) are proposed to be implemented for the designed road reserves to irrigate nature strips by diverting stormwater from the road surface.

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- A mix of passive irrigation strategies have been proposed within the Open Space Reserve. These strategies aim to better utilise stormwater onsite by, capturing, redirecting, containing and providing additional or modified mean by which the water can more readily infiltrate into the soils profile.