

Housing and Design Guidelines



MELTON PLANNING SCHEME			
This plan is endorsed under the secondary consent provisions of			
Condition/s	<u>2</u>		of
Planning Permit No.	<u>PA2013/3925/7</u>		
Pages	<u>1</u>	to	<u>26</u>
		24 November 2021	
Signature of Responsible Authority		Date	

“The **20-minute** neighbourhood of the future”

A Miravor Property Group Project



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Part A:

Estate Vision

The Place

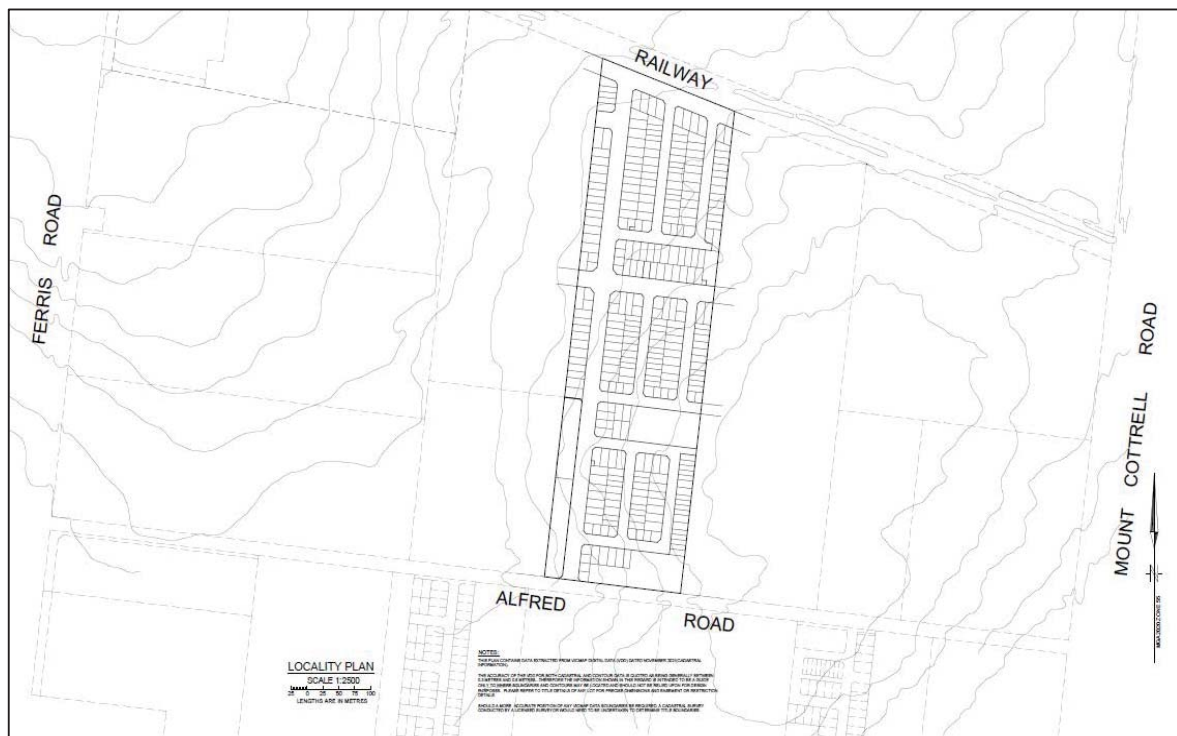
Meet the Robinsons

Located within Victoria's western district, on the Victorian volcanic plains, Robinson's Rise Estate is steeped in history and set in the captivating surroundings of Cobblebank (formerly Melton South). This high-end residential development is a true *"20-minute neighbourhood of the future"* – where residents can enjoy all aspects of work, rest and play within 20 minutes from their front door.

Why Robinsons Rise?

One of the main attractions of this new neighbourhood is its close proximity to the principal town centre, Melton. Melton's development of a vibrant and pedestrian-friendly, safe precinct in the heart of the business district will offer greater opportunities for community engagement with people visiting the shopping facilities, the library, the community hub and workplaces. In addition, Melton prides itself on its educational institutes with 14 schools in the area, as well as its pristine natural environment, including a sports reserve, a lake, wetlands and nature parks. There are many points of interest that are within walkable distance from Robinson's Rise.

The transport links make travel quick and easy to Melbourne, it is approximately a 30-minute travel duration, with Melbourne CBD (Central Business District) being just 6 stops away on the train line. A new train station is planned for construction between Melton & Rockbank, this will become the nearest station to Robinson's Rise, about a 10-minute walk from the Estate. The outskirts of Melton CBD are a 20-minute walk from the neighbourhood of Robinsons Rise.



Victoria's Growth Corridor

Robinsons Rise sits in the heart of Victoria's growth corridor and offers outstanding opportunities for investors and homeowners. The development is located in the City of Melton, which has experienced rapid expansion and growth over the last decade and is ranked the third fastest among Local Government Area's (LGAs) in Victoria in 2010.

The Vision

'The build of 325 modern-style homes in a medium density development within the land, in part curtailed by the Railway line, Alfred & Mount Cottrell Roads, features green technology and higher performing energy systems, while a quarter of the project is dedicated to vast open spaces, parks, gardens, waterways, and hike-bike trails. Robinsons Rise is ideal for investors, young professionals, first home buyers and downsizers wishing to live a more convenient and interconnected lifestyle.'

Robinsons Rise: 20-Minute Neighbourhood of The Future

- A sustainable project enabling a smarter connected and networked neighbourhood.
- Construction of 6 Star homes to assist residents in reducing operating costs whilst being kind to the environment through offering medium density living options.
- Community vegetable patch in the neighbourhood.
- 5-minute bike ride to the new train station, 6 stops to the CBD.
- 20-minute walk to the sports reserve.
- 15-minute walk to the main shopping area precinct.
- Minutes' walk to a beautiful, seasonal lake.
- Energy conservation technology.
- Fibre Optic connection to all homes.
- Low energy streetlights.
- Linear parks, on-road bike lanes and shared use trails.
- A short drive from Werribee River and parklands.



Purpose of the Guidelines

Purpose Statement

The Robinson's Rise design criteria are in place to assist outcomes that enhance community harmony and pride. They set out parameters for the built form and siting on the parcel of land in consideration of setting and proximity to adjacent development. The design requirements also seek to encourage certain qualities.

Guiding development activity in this way assists to provide the Investor with peace of mind, knowing that the investment will grow into the future by being protected from inappropriate development within Robinson's Rise.

The "*Robinson's Rise Housing and Design Guidelines*" are applicable for all single dwelling proposals on allotments of greater than 300sqm and that are not nominated as small lot or medium density super lots. All allotments at Robinson's Rise less than 300sqm will be subject to assessment under the Small Lot Housing Code.

A limited number of larger corner lots within the development have been identified as potentially suitable for construction of two dwellings on a lot. These will be subject to a separate planning permit assessment and approval by Melton City Council.

Appendix 1 of this document provides a plan indicating the relevant controls and guidelines applicable to all lots within Robinson's Rise.

How to use these Housing and Design Guidelines

The guidelines are presented to express objectives and define controls for dwelling design that occurs within Robinson's Rise. They will allow for flexibility in selection and choice of housing across the Estate. Meeting the intent of the objectives can, in most cases, be achieved in a variety of ways. Some are prescriptive, others performative.

The objectives are broken down into four areas of concern. These areas of concern can be addressed by thoughtful design, and thus form the basis of the "*Robinson's Rise Housing and Design Guidelines*". Namely, these four areas of concern are as follows:

- the siting of the dwelling on its parcel of land
- the built form or dwelling envelope - the massing and visual bulk of the proposal
- the level of natural amenity with regards drainage, solar access, privacy and safety, both on-site and as they impact upon the neighbour
- the detailed design aims to consider streetscape presence, the desired Estate character, and coherence of the development as the area becomes populated with buildings

A proposal for development is required to consider, incorporate and justify the response to the objectives within the designed response. The proposal is then submitted to the Robinson's Rise Assessment Panel for Design approval, prior to commencement of working drawings / construction documentation.

Enforcement of the Housing and Design Guidelines

The "*Robinson's Rise Housing and Design Guidelines*" are executed by enforcement through the conditions of the Contract of Sale, pertaining to certain parcels of land within the Estate.

Exclusions

- Lots identified as suitable for two dwellings on a lot are subject to review by Melton City Council under the State Planning Policy Framework clause 55 assessment.

Development Approval Process

Development Approval Procedure

To meet the conditions of land sale imposed by the “*Robinson’s Rise Housing and Design Guidelines*”, any single dwelling proposal for development, on land greater than 300sqm in area, will need to gain Development Approval from the Robinson’s Rise Assessment Panel (RRAP) prior to seeking Building Permit approval. The following email address is to be used to contact the RRAP: designrrr@miravor.com.au

In the first instance, please contact the RRAP via the email address above. Information on what documents to submit, the format to lodge documents, fee to process and timeframe of assessment period can be provided at the time of initial contact. Your project will also be assigned to a prime contact person for all future communications. Generally, a 10 day turn around period from receipt of submission to granting of approval is offered. Where approval is withheld, solutions will be offered by the RRAP and a meeting to resolve the points of concern, arranged, if required.

Planning Controls

Robinson’s Rise has an applied zone of Urban Growth Zone (UGZ). The purpose of this zone is to allow management of land transitioning from non-urban to urban land in accordance with a precinct structure plan. The Toolern Precinct Structure Plan encompasses the land at Robinson’s Rise. This precinct plan proposes new sporting grounds, extension of the business activity centre, extended walkways and other development immediately around the Robinson’s Rise Estate. The land at Robinson’s Rise will transition to a General Residential Zoning (GRZ).

- Lots less than 300 sqm must be designed in accordance with the Small Lots Housing Code (SLHC). **Lots less than 300sq.m must comply with this code to not require a formal planning permit.** The SLHC can be found at the following link; <https://vpa.vic.gov.au/strategy-guidelines/small-lot-housing-code/>
- Lots greater than 300 sqm are required to be submitted to the RRAP for approval. In accordance with the GRZ a planning permit from Melton City Council is not required for the construction of a single dwelling on a lot greater than 300 sqm in area.
- Where more than one dwelling is proposed on any parcel of land, planning approval will be required from Melton City Council.

Appendix 1 of this document provides a plan indicating the relevant controls and guidelines applicable to all lots within Robinson’s Rise.

A Building Permit is always required, and submission for Building approval is made following any Design and/or Planning approval requirement.

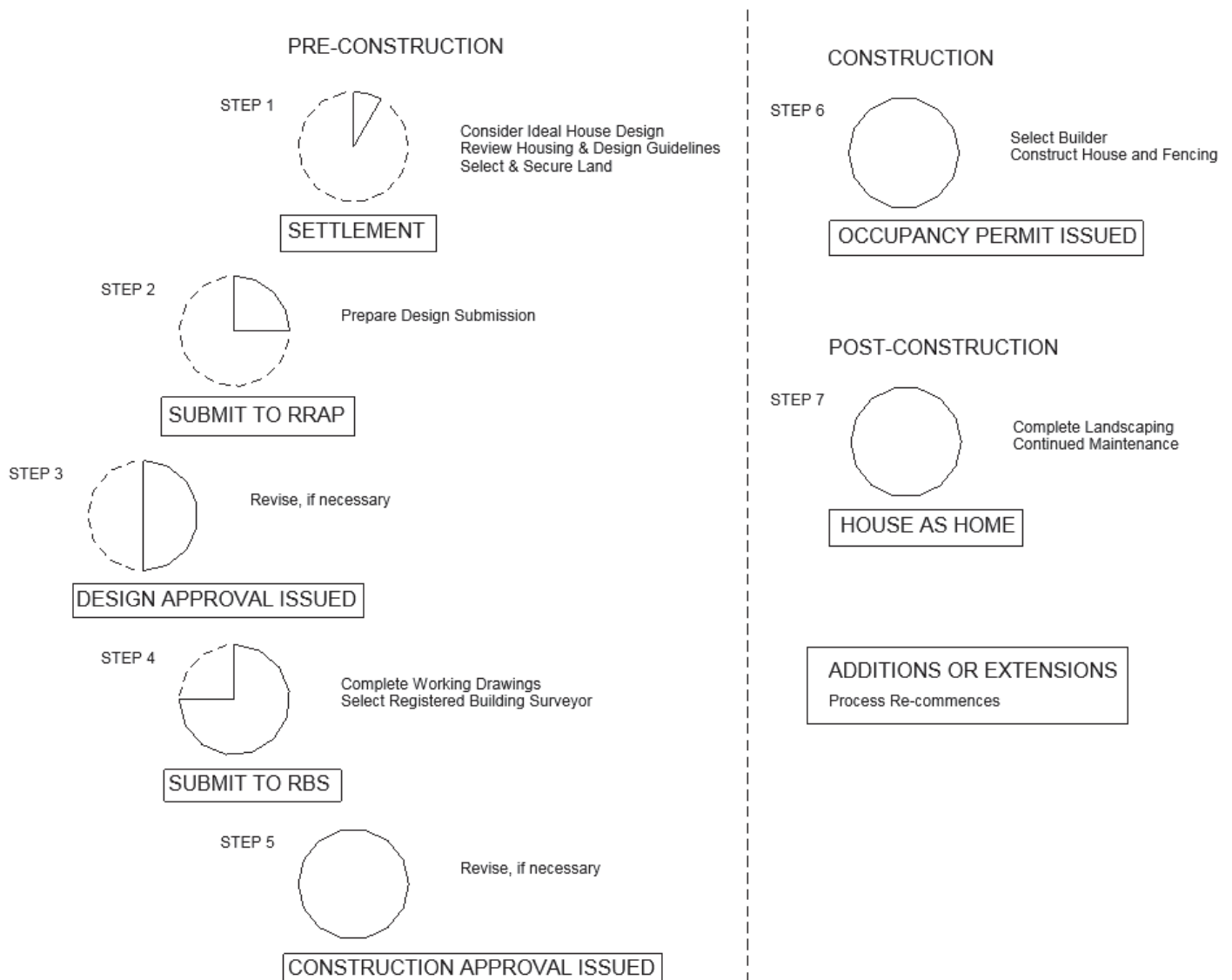
Construction of your Home

After you have received approval for development from RRAP you must then obtain a Building Permit from Melton City Council or a Private Building Surveyor.

Note: Design approval from RRAP does not exempt the plans from any building or statutory regulations. Approval by the RRAP does not infer compliance under the National Construction Code of Australia, nor other applicable planning or building regulations.

Construction of the dwelling on the land is to be within 2 years of settlement or a penalty will be applied.

Approval Process Flowchart



Part B:

Siting Requirements

for lots 300sqm and above

To achieve residential development which contributes to a preferred neighbourhood character.

1. Front Setbacks – All Levels

Objective:

To ensure that street setbacks contribute to an acceptable neighbourhood character and make efficient use of the site.

Control 1

Front wall line is to be setback from the front boundary by at least 4m. This does not include balconies, porticos and verandahs.

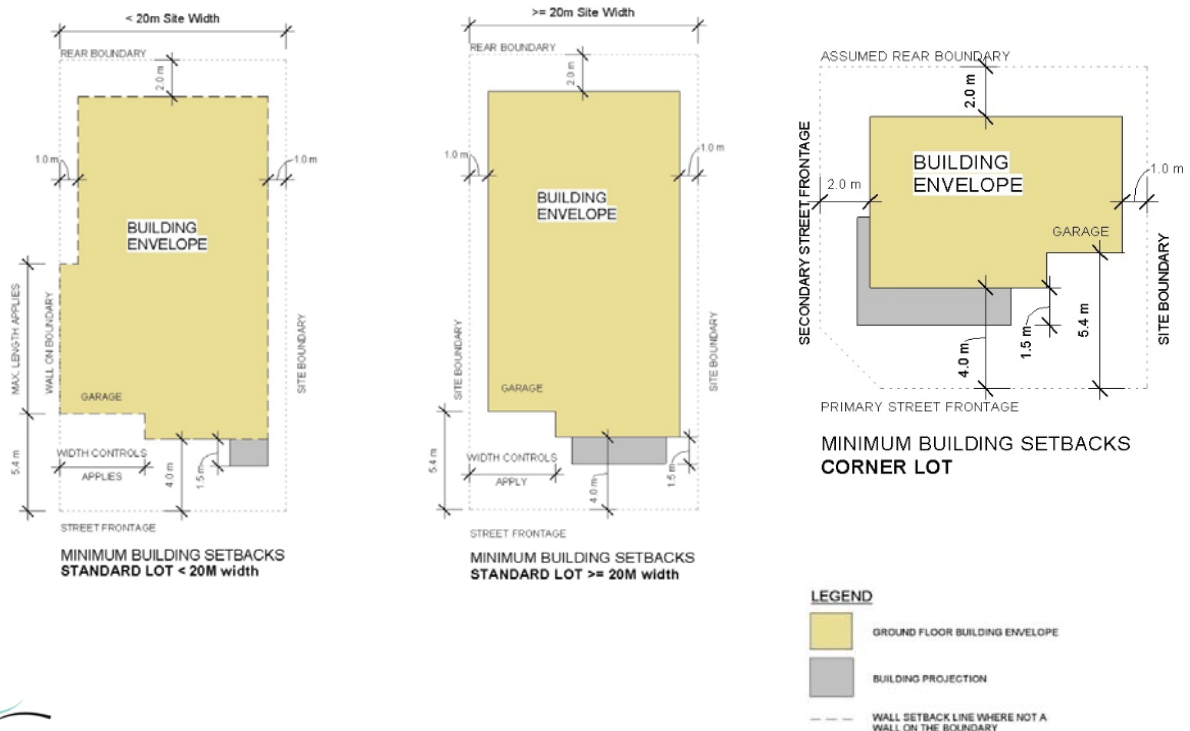
2. Side and Rear setbacks – Ground level

Objective:

To ensure that the height and setback of a building from a boundary respects the preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Control 2

- Rear wall line is to be setback from the rear boundary by not less than 2m. No walls on boundary are permitted along the rear boundary.
- Where a lot has a street frontage of less than 20m, a wall facing the side boundary must be setback at least 1m, unless it is set on or within 200mm of the boundary.
- Where a lot has a street frontage of 20m or more, all side boundary setbacks must be at least 1m, including garage walls.
- Where a lot is a corner lot, the primary frontage is considered to be the shorter of the two street frontages. Where boundaries are equal in length, refer to the RRAP for a determination. Secondary street boundary setbacks, on corner lots, are to be a minimum of 2m.
- Corner lots are to have walls that do not encroach the primary and secondary setbacks and such walls are to be perpendicular. Walls are not to be angled to align with any boundary corner splay.
- Setbacks to walls facing Reserves are to be a minimum of 2m.
- Easements running along the rear boundary of the site are not to be built over.



3. Projections and Encroachments

Objective:

To ensure that the visual bulk of encroachments into setbacks are contained and permissible.

Control 3

- Balconies, porticoes and verandahs (including eaves) are not to project into the minimum front setback by more than 1.5m.
- Balconies, porticoes and verandahs extending into the minimum front setback must not exceed in height 3.6m above ground level.
- Wall projections, eaves, fascia's, chimneys, flues, water tanks and heating or cooling or other services may encroach no more than 0.5m into the setback around the whole dwelling, excluding garage walls on the boundary.
- Decks less than 800mm above ground level may encroach into the setback.
- Raised open space, where the height is 800mm above ground level or greater, must be setback 4.5m from a side or rear boundary or be screened to a height of 1.7m above floor level for any part for the perimeter within the 4.5m setback.

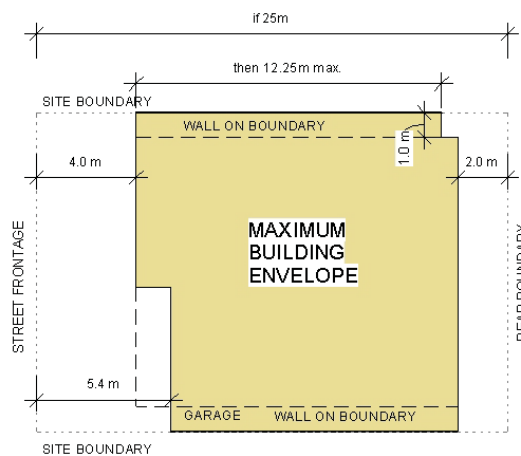
4. Walls on Boundary

Objective:

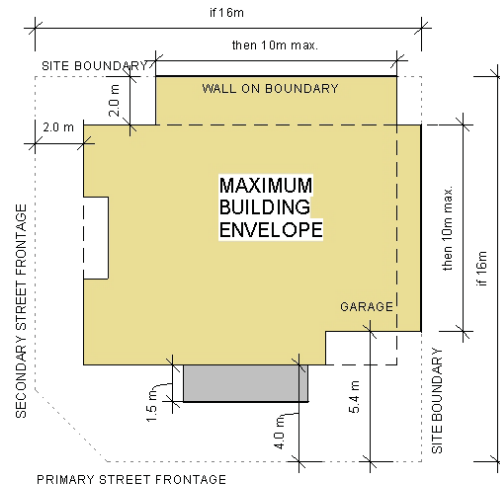
To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits impact on the amenity of existing dwellings.

Control 4

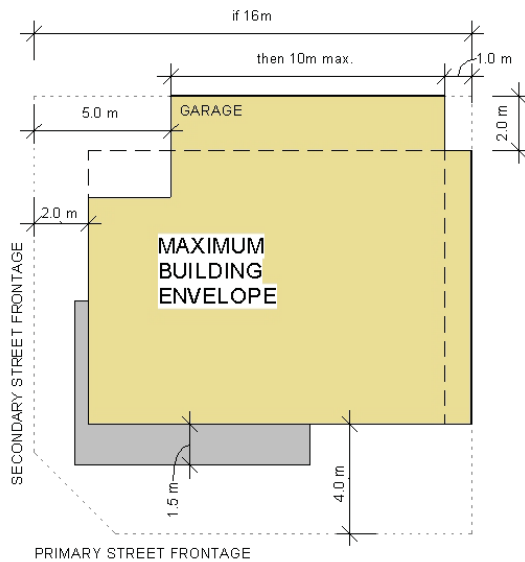
- Rear boundaries may not have a wall on boundary, setback is required, except to corner lots.
- No walls on boundary are permitted to street frontages, except masonry low wall fencing.
- No walls on boundary are permitted to boundaries abutting a recreational, drainage or rail Reserve.
- Where there are back to back walls on adjacent allotments, the length of walls may extend no more than 2m beyond the abutting neighbours wall on boundary.



**WALLS ON BOUNDARY
STANDARD LOT**



**WALLS ON BOUNDARY
CORNER LOT**



**WALLS ON BOUNDARY
CORNER LOT**

LEGEND

- GROUND FLOOR BUILDING ENVELOPE
- BUILDING PROJECTION
- WALL SETBACK LINE WHERE NOT A WALL ON THE BOUNDARY

5. Garages

Objective:

To ensure that the siting of garages does not dominate building façades.

Control 5

- Garages are to be integrated into the main building envelope of the dwelling.
- Garage wall lines are to be recessed behind the predominant wall line by a minimum of 300mm.
- Garage walls are not to be set closer to the street frontage boundary than 5.4m.
- Where garage walls face a secondary street frontage, eg: corner lots, the garage must be setback a minimum of 5.4m from the street frontage.
- Garages are not permitted to be located adjacent to boundaries abutting public open space.
- On corner lots garages are not to be located at the corner where the primary and secondary frontages meet.
- Where walls are built to the boundary both sides of the dwelling, the Garage must provide direct egress through to the rear garden.

Built Form Requirements

for lots 300 sqm and above

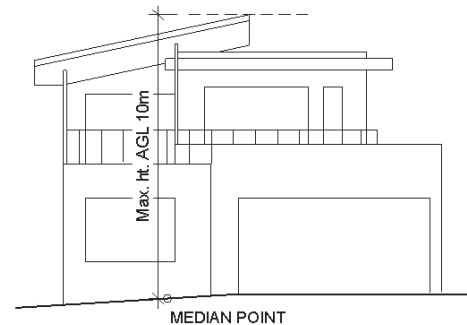
6. Building Height

Objective:

To develop a neighbourhood scale that does not inhibit the enjoyment of neighbouring sites ability to access sun and daylight, nor overload the infrastructure.

Control 6

- The building height is not to exceed 10m above finished surface level along the front boundary, median level for sloping land.
- Dwellings must have no more than two storeys.



MAXIMUM BUILDING HEIGHT

7. Façade Design

Objective:

To ensure that the architectural features of the design and form are considered to each frontage. Where particular consideration is required, this has been raised under the general provisions within this document. Each home at Robinson's Rise will contribute to the character of the streets and neighbourhood. The Design Guidelines make use of a range of factors to encourage a development that is holistically designed. To ensure that the results avoid a uniform result, individual response to the following elements are included for consideration when designing your new home.

Control 7a

Dwelling façade should be articulated and proportioned to reduce visual bulk of built forms.

Decision Guideline

- Elements may be added to the wall surface to break the surface extent, such as awnings, fin walls and the use of window articulation.
- The wall surface may include a niche, a stepped wall or differing materials may be applied across the wall surface to create a delineation across the height or to accentuate a change in wall plane.
- Corner lots are to articulate both primary and secondary frontages by the means of a wraparound porch, a design feature to match the porch and windows for passive surveillance.
- Two storey developments are to articulate both levels of the façade.



Image source: McLachlan Homes
Gold Coast website



Image source: GJ Gardner
Gold Coast website

- Corner lots should include a habitable room with a clear view to the secondary streetscape.

Control 7b

Street surveillance and security is to be enhanced by the placement of windows that face the street frontage.

Decision Guideline

- Habitable rooms are to be located along the primary façade.

Control 7c

To ensure that the siting of garages does not dominate building façades.

Decision Guideline

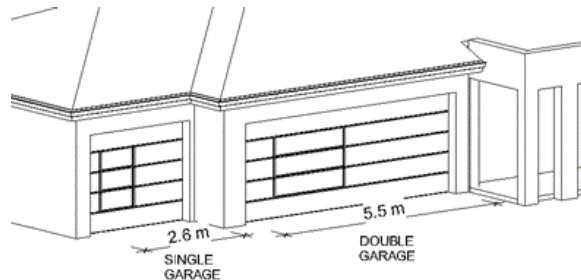
- Lots with a street frontage of less than 12.5m, a single garage is required with a maximum door width of 2.7m
- Lots with a street frontage of 12.5m or greater, the maximum width allowable for the garage door is 5.5m
- Where a development is two storeys and the garage door width exceeds 40% of the allotment width, then balconies or windows are to be placed above the garage.
- Each dwelling should have a single crossover and the crossover width should not exceed the width of the garage opening.
- Triple garages may only occur on lots with a street frontage greater than 18m or on corner lots with a primary street frontage greater than 20m. Triple garages must be broken down into two parts, a single entry of max. width 2.6m opening and double entry point of max. width 5.5m opening. The two parts must step, with a fixed setback of 500mm between the two wall faces.
- The architectural character of the garage should adopt the same roofline as the dwelling.
- Garage doors are to be coloured to match the colour arrangement of the house and are to be either panel lift or slimline. Roller doors will not be permitted within public view.

Note:

Minimum internal dimensions of garages are to be in accordance with ResCode as follows:

Single garage – 3.5m width x 6.0m length

Double garage – 5.5m x 6.0m length



Control 7d

Dwelling entry is to be clearly defined and visible from the street frontage.

Decision Guideline

- Colour accent may be used at the entry.
- Protruding elements may draw the eye towards the entry.
- The sense of address is to be reinforced by the design and placement of the entry.



Image source: Bourjon Homes website.

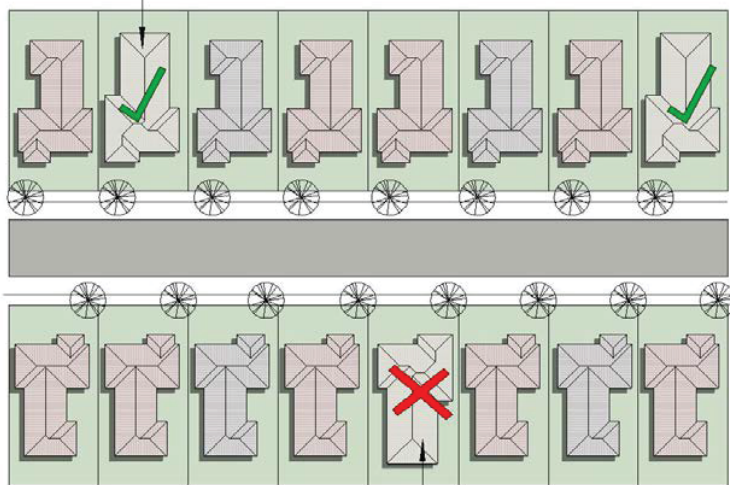
Control 7e

Desired neighbourhood character is dependent on the careful distribution of building elements and to create an attractive streetscape composition. Variability in housing facades and forms is important in upholding the integrity of the streetscape and façade Replication is to be avoided.

Decision Guideline

Two dwellings with the same front façade shall not be built within five contiguous lot spaces of the original lot. Provision includes lots either side, opposite and encompassing other street frontages where applicable

Dwelling with same front
façade separated by five
contiguous dwellings
from original



Dwelling with same front
façade located within five
contiguous dwellings
from original

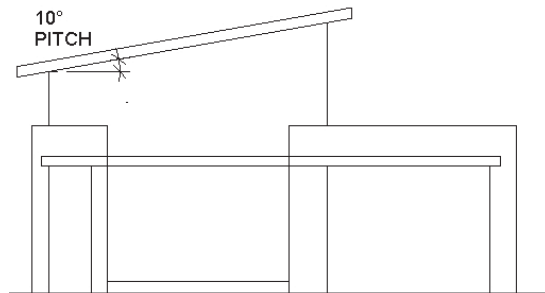
8. Roof Forms

Objective:

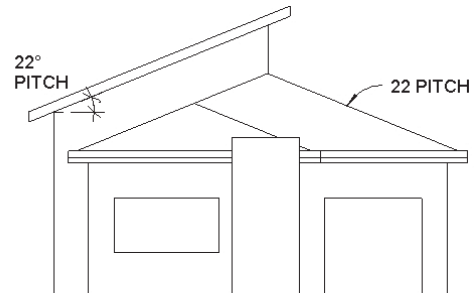
To ensure natural daylight is not unduly limited to neighbouring properties and to provide visual continuity across the development.

Control 8

- Pitched roofs are to be pitched at 22.5°.
 - Eaves are to be a minimum of 450mm deep.
 - An eave is required for pitched roof dwellings on the front façade, this must return along the side elevation to the point of the first habitable room window or a distance of 3m, whichever is the greater, unless meeting a parapet wall on boundary
 - Corner lot dwellings are to have a constant 450mm overhang to pitched roofs along both the primary and secondary frontage with a 3m return to the rear of the dwelling.
- Skillion roofs are to be pitched at 10° (standalone) and 22° where the skillion presents to the front of a roof line that is majority pitched, in this case the eaves overhangs to both ends of the slope are to be equal.
- Flat roofs are to conceal any box gutters and bargeboards behind a parapet.



STANDALONE SKILLION



SKILLION ON MAJORITY PITCHED

Amenity Requirements

for lots 300sqm and above

9. Fencing & Enclosure

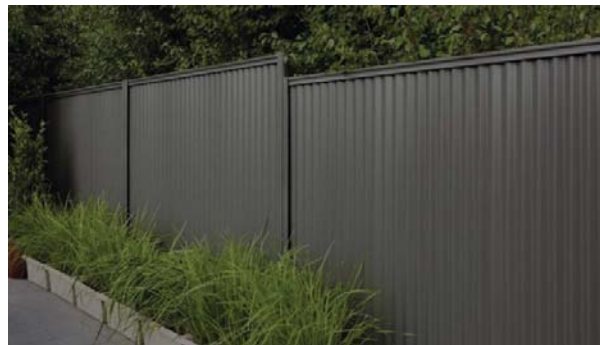
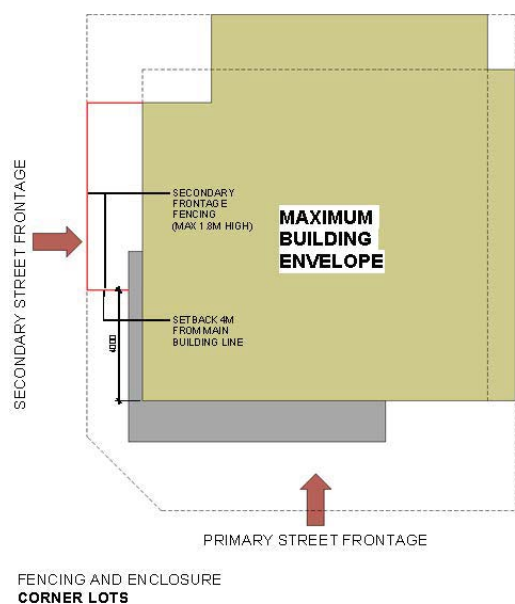
Objective:

To ensure that visual obstruction and transparency, as affected by the locations of fencing and enclosures, don't cause undue overshadowing or loss of privacy, to the detriment of neighbouring properties.

Control 9

- Boundaries adjoining open space or drainage reserves are to have 70% transparent fencing, finished in a dark or muted tone.
- Side, rear and internal fencing may be constructed to a maximum height of 1.8m
- Side boundary and internal fencing is not to project beyond the front wall line of the house, unless it forms part of the neighbouring lots rear boundary. The front fence may return to meet the side fence or wall on boundary.
- Front fencing, if required, is not to be more than 1.2m in height and is to be largely transparent, unless it is constructed of masonry, in which case the maximum height is to be 0.9m.
- Internal "wing" fencing should be fitted with a gate to provide rear yard access in at least one location and must be setback a minimum of 1m from the building line to be visually recessive.
- Secondary frontage fencing on corner lots must be setback a minimum of 4m from the closest front building line to maximise activation of the secondary frontage.
- Secondary frontage fencing may be a maximum of 1.8m in height.
- All boundary fences are to be constructed prior to occupancy.
- Material to be Colorbond steel fencing or equivalent in dark muted tones.

Example of permitted fencing



10. Services/ Plant Equipment & Ancillary Structures

Objective:

The Design Guidelines assist to establish the best way to locate items that are essential for everyday living, but do not contribute to an appealing streetscape environment.

Control 10

- Water tanks are not to be placed forward of the front wall line. They are to be screened by front or side fencing, if visible from the street frontage.
- Meter boxes and gas meters shall be located where they are not visually obtrusive to the public.
- Satellite dishes, TV antennas, clothes lines, hot water services, evaporative units must be located away from direct view lines from the street.
- Roof mounted building services must be located away from the street frontage or concealed by a parapet or roof structure that is part of the overall dwelling design.
- Bins are to be stored towards the front of the property and be screened or enclosed.
- Detached garages, sheds or ancillary storage for boats, caravans and the like must not be visible from the street.
- Sheds are not to be greater in height than 2.6m, nor larger than 6 sqm in floor area.
- Generally, solar panels should follow the pitch of the roof.

11. Acoustic Requirements

Objective:

To ensure any stage of development which adjoins the railway line, noise attenuation measures must be provided within the development site.

Control 11

The following lots, or in the instance where lot numbers may change, any future lot which any part of it sits withing 45 metres of the or any lot with any part of the Melbourne-Ballarat rail corridor boundary are assumed to be located within the rail noise amenity area and all dwellings must be designed so as to reduce noise levels in living areas and bedrooms.

- Lots 335-340
- Lots 364-367
- Lots 388-391

Dwellings on any lots deemed to be withing the rail noise amenity area will need to include glazing for habitable rooms (bedrooms and living rooms, including kitchens) that are facing West, North, East and South as per the following tables:

Lot number	Location	Total combined window size for the entire room	Glazing Thickness	Acoustic Seals	External Wall	Roof/Ceiling
• 335 • 336 • 337 • 338 • 339 • 340 • 364 • 365 • 366 • 367 • 388 • 389 • 390 • 391	Living Room West, North and East facing windows	Less than 3m ²	6mm single glazed or 6mm/12mm airgap/6mm IGU	Yes	Brick veneer or 75mm Hebel panel veneer with a separate stud wall internally lined with plasterboard and insulation.	Pitched concrete tile roof with minimum 13mm fire-rated plasterboard ceiling and bulk glasswool or polyester insulation laid over or Pitched sheet metal roof with minimum 2 layers of 13mm fire-rated plasterboard ceilings and bulk glasswool or polyester insulation laid over
		3m ² – 5m ²	6.38mm laminated single glazed or 6.38mm laminated/12mm airgap/6mm IGU	Yes		
		5m ² – 10m ²	10.38mm laminated single glazed or 10.38mm laminated/12mm airgap/6mm IGU	Yes		
	Living Room South facing windows	Less than 10m ²	6mm single glazed or 6mm/12mm airgap/6mm IGU	Yes		

Lot number	Location	Total combined window size for the entire room	Glazing Thickness	Acoustic Seals	External Wall	Roof/Ceiling
• 335 • 336 • 337 • 338 • 339 • 340 • 364 • 365 • 366 • 367 • 388 • 389 • 390 • 391	Bedroom West, North and East facing windows	Less than 1.5m ²	6mm single glazed or 6mm/12mm airgap/6mm IGU	Yes	Brick veneer or 75mm Hebel panel veneer with a separate stud wall internally lined with plasterboard and insulation.	Pitched concrete tile roof with minimum 13mm fire-rated plasterboard ceiling and bulk glasswool or polyester insulation laid over or Pitched sheet metal roof with minimum 2 layers of 13mm fire-rated plasterboard ceilings and bulk glasswool or polyester insulation laid over
		1.5m ² – 2m ²	6.38mm laminated single glazed or 6.38mm laminated/12mm airgap/6mm IGU	Yes		
		2m ² - 5m ²	10.38mm laminated single glazed or 10.38mm laminated/12mm airgap/6mm IGU	Yes		
	Bedroom South facing windows	Less than 5m ²	6mm single glazed or 6mm/12mm airgap/6mm IGU	Yes		

External Doors: are to be a minimum 40mm solid core doors with full perimeter acoustic seals.

Eave Lining & Window Infills: The eave soffit lining and the external lining of the window infills shall be a minimum of 6mm FC sheet. Any penetration shall be acoustically treated to maintain the acoustic performance of the lining.

Detailed Design Requirements

12. External Materials

Objective:

To encourage the use of materials that are contemporary, including low environmental impact across the material's lifecycle, high thermal performance properties.

To ensure that the application of these materials contributes to the residential streetscape appeal and consistency across the Estate.

Control 12

- A dwelling façade must incorporate a maximum of 75% total wall coverage (excluding windows / openings) of any one material or colour.
- Where the dwelling incorporates masonry, the window and door lintels and surrounds must be finished in the same masonry, and avoid the use of lightweight infill panels. This applies to all elevational treatments.
- Reflective glazing will not be permitted. Dark, tinted or coloured treatments are acceptable.
- Unpainted or untreated metalwork is not permitted.
- Fibre-cement sheeting and concrete blockwork may be permitted if finished with either a textured, painted or rendered surface.
- Brickwork may be fair faced. Uniform colour is encouraged.
- Timber sheets and or boards may have a clear coating as a finish, or have an applied surface finish.
- Aluminium, stone and steel elements should only be used in the façade and as points of interest.
- Structural wall panels are viewed favourably as a method to fast track construction time. The surface treatment must meet those stipulated for fibre cement sheet or may be an aluminium sheet cladding with articulated detailing at junctions.
- Dwelling elevations not visible from the street are to be finished in a manner consistent with the front façade materials and colours.
- Kit homes are required to perform to the controls set out in these Design Guidelines.
- Materials and articulation treatments used on a corner dwelling's front façade should continue onto the secondary streetscape façade.

13. Colours

Objective:

To create a backdrop of tonal transition across neighbouring dwellings. Vivid colours are to be used as accents only, and are not to dominate the elevational treatment.

To encourage a selection of wall colours from a palette range of whites, neutrals, creams, rusts, browns, greys through to slate.

Where colorbond metal roofing is to be installed, the roof colours are to be matte finish (non-reflective) colours. Greys, off whites and neutral toning only. Tiled roofs are permissible, including solar tiled roofs.

Control 13

- All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, downpipes and gutters and other minor architectural detailing items must be of a similar colour, and relate to the palette selected for the façade treatment.
- The application of bright and / or fluorescent colours will be subject to the RRAP approval.
- Examples of acceptable tonal colours are provided below.



E. Reference: Porter's Paints

Blue Steel with Old Havana, Icelandic Stone, Dragons Eye, Garam Masala, Hot Ginger, String, Western White, Double Wood, Truffle.

14. Sustainable Features

Objective:

To allow for the use of features that add to the home's self-sufficiency.

Control 14

- Energy rating is to achieve a 6-star rating and be conducted in accordance with the requirements of the National Construction Code.
- All dwellings are encouraged to be designed and built to achieve a 10-20% reduction in greenhouse gas emissions as assessed by relevant, Building Surveyor approved, rating methods.
- Where possible, living areas are to be located to the north of dwellings to facilitate solar access in winter
- If possible, zone the dwelling layout to enable main living areas to be separately heated and cooled.
- Where possible locate private open space along the north side of the allotment. Avoid placing it along the primary frontage.
- Where possible provide for the inclusion of sun shades and retractable awnings to prevent Summer solar access, while allowing Winter solar access.
- Rainwater tank or solar panels are to be installed.
- Lighting selections should rely upon LED and compact fluorescent fittings, or equivalent energy saving types.

15. Landscaping

Objective:

To ensure dwellings are contextually related to a landscaped area from the street front.

To ensure planting schedules incorporate plants from the ecological vegetation class (EVC) 132_63.

To ensure each front garden is planted with at least one canopy tree combined with lower scale planting.

Control 15

- Front garden area includes driveway, path and area contained within the setback, back to the internal fence line, where there is one.
- Front gardens should be planted with a minimum of one canopy tree per standard residential lot frontage combined with lower scale planting. The canopy tree should have a minimum mature clear trunk height of 2m.
- A minimum soft scaped area of 60% of the total front garden area is to be installed. The soft scape should consist of turf, garden beds, and permeable surface materials, including decorative stone aggregate or pebbles.
- Impermeable hard surface materials must not exceed 40% of the front garden area including the driveway and front path
- At least 30% of the soft scaped area must consist of a planted garden bed.
- Irrigation is discouraged unless a rainwater tank facilitates this function.
- Avoid the use of prohibited invasive weed species.
- Generally, plant selections are to be hardy, reasonably drought tolerant and compatible with the average rainfalls offered within the region.
- Grass lawn is to be a warm season turf variety. The lawn should be maintained and regularly edged to present neatly. Grass is to be installed on a minimum 100mm depth of suitable topsoil.
- Minimum 200mm depth of suitable top soil is to be installed to all garden bed areas. Garden beds are to include an 80mm depth of mulch to retain moisture within the soil and suppress weed growth.
- All plants are to be selected from the plant species list derived from Melton Council's Landscape Guidelines for the Shire of Melton, current issue.
- Lighting may form part of the external landscape design. Excess light spill must not result from any external light fittings. Fittings should be positioned down or inwards towards the dwelling façade.
- Landscaping is to be completed within 3 months of the completion of the construction of the dwelling. i.e.: within 3 months of the issue of the Certificate of Occupancy.
- Clotheslines are to be provided

Landscaping Plans shall be submitted to RRAP at the time of submitting the House plans and should detail the following elements:

Existing Site Considerations

- Details of existing trees and other significant vegetation, including the accurate location, height, species, tree protection zone and a condition report for all canopy trees including the canopies of trees that overhang the land. The provision of this information is important as the removal of any trees may require a planning permit
- Existing boundary fencing, including height and style
- Location of any overhead or underground services
- All streetscape features such as street trees, nature strip, power poles, bus shelters, or service pits
- Details of existing trees on adjoining sites including location, height and species

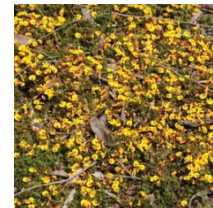
Proposed Landscape Elements

- Turf extent and area in sqm (damaged nature strips are to be turfed or sown upon completion of works)
- Garden beds, including ground cover finish, planting schedule and types of borders installed.
- Retaining walls, including location, height and type.
- Overland stormwater drainage management.
- Any irrigation installations.
- Permeable and impermeable surfaces, extent and area in sqm
- Trees to the front and rear gardens, including quantity, location, species and mature height.

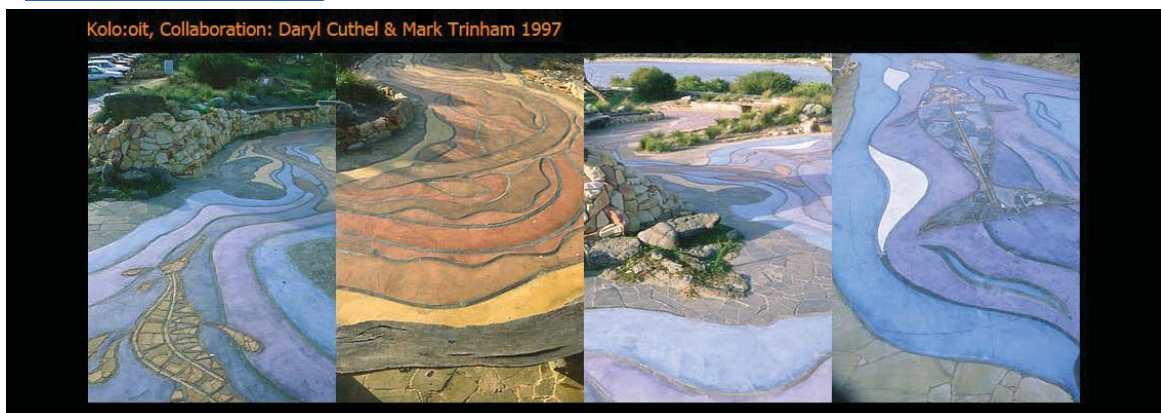
All Landscape plans should be prepared in accordance with the ***'Landscape Guidelines for the Shire of Melton 2010'***

Landscaping Theme

Evocative Imagery to convey theme.



Extract below: www.glenromanis.com/1996....2000, Accessed 20/04/2017.



EVC 132_63 – Plant selection options

Species typical of at least part of EVC range

Pimelea curviflora s.s.
Atriplex semibaccata
Ptilotus macrocephalus
Acaena echinata
Plantago gaudichaudii
Maireana enchylaenoides
Calocephalus citreus
Solenogyne dominii
Oxalis perennans
Chamaesyce drummondii
Goodenia pinnatifida
Austrostipa bigeniculata
Austrostipa scabra
Austrostipa nodosa
Whalleya prolata
Austrodanthonia duttoniana
Centrolepis strigosa ssp. *strigosa*
Centrolepis aristata
Convolvulus erubescens spp. agg.

Common Name

Curved Rice-flower
 Berry Saltbush
 Feather-heads
 Sheep's Burr
 Narrow Plantain
 Wingless Bluebush
 Lemon Beauty-heads
 Smooth Solenogyne
 Grassland Wood-sorrel
 Flat Spurge
 Cut-leaf Goodenia
 Kneed Spear-grass
 Rough Spear-grass
 Knotty Spear-grass
 Rigid Panic
 Brown-back Wallaby-grass
 Hairy Centrolepis
 Pointed Centrolepis
 Pink Bindweed

Excerpt:

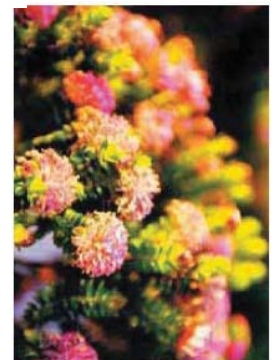
Department of Sustainability and Environment, "Victorian Plain bioregion EVC 132_63: Low-rainfall Plains Grassland", 2004.

Small to Medium Indigenous Trees for streets and parks

<i>Acacia implexa</i>	Lightwood	<10
<i>Acacia retinodes</i>	Wirilda	< 8
<i>Acacia pycnantha</i>	Golden Wattle	<10
<i>Allocasuarina leuhmannii</i>	Buloke	<10
<i>Allocasuarina verticillata</i>	Drooping Sheoke	5 - 10
<i>Eucalyptus behriana</i>	Bull Mallee	<10

Excerpt:

Shire of Melton, "Landscape Guidelines for Melton Shire Council 2010", 2010, p9.
 Refer to pp. 9-14 for recommended plant selections.



Pimelea species

16. Miscellaneous

- Crossovers: -Each dwelling is to have only one, single sized crossover.
- Driveway: -May be permeable in surface treatment. The surface of the driveway is to be constructed to present as either a coloured concrete, exposed aggregate, stencilled or stamped masonry surface, stone or concrete paver. Trafficable permeable pavers or a porous material finish are acceptable as a permeable finish. Gravel or loose pebbled driveways will not be accepted. Driveways are to be offset from the fence line by 500mm minimum by planting strip. Driveway is to taper to match the crossover width.
- Paths: -Should blend with the driveway finish. No plain concrete is to be visible in the frontage.
- Letterboxes: -Must be positioned along the front boundary next to the driveway.
- Plumbing: -External plumbing to be out of view with the exception of gutters, downpipes and garden taps.
- Window Treatment: -Metal security roller shutters and fabric awnings are not permitted to the façade.
- Connectivity: -All dwellings must be provided with high optical fibre connection installed in accordance with the relevant preparation and installation guide.
- Signage: -Builder's signs may be erected on site (maximum dimensions of 600mm x 600mm) where they are required during construction.
-Advertising signs are permitted but must be removed upon completion of the construction of the house or once the property has been sold.
"For Sale" signs must not be erected until the dwelling has the Certificate of Occupancy and construction has been completed.
- Deliveries & Storage: -All building materials, temporary toilets and building equipment must be stored within the property boundaries of your allotment at all times. The nature strip, footpaths, road way, adjoining properties and public areas must be kept clear at all times.
-The land owner will be responsible to rectify any damage caused through deliveries or by construction vehicles associated with the construction of the house.
-The Builder and their sub-Contractors must not park on the nature strips or any areas of the neighbouring allotments.

Part C:

Land Owner's Responsibility

Maintenance

The land Owner has a responsibility to keep the allotment neat and tidy in appearance at all times.

APPENDIX 1

ROBINSON'S RISE - PLAN OF APPLICABLE LOT PLANNING & DESIGN CONTROLS

