

Our Ref: PA2018/6127

9 July 2019

Aran Barker- Senior Associate  
Spiire  
Level 6 414 La Trobe Street  
MELBOURNE VIC 3000

Dear Aran,

### Satisfaction of a Permit Condition

**No.:** PA2018/6127  
**Land:** 937-961 Melton Highway, Fraser Rise  
**Proposal:** Staged subdivision of land adjacent to a road in a Road Zone Category 1, creation of access and native vegetation removal.

I refer to the Housing and Design Guidelines submitted under Condition 7 of the above permit.

I wish to advise that the Housing and Design Guidelines are satisfactory to council and have been endorsed.

A copy of the endorsed document is enclosed.

If you have any queries regarding this matter please contact Kari Nithianandarajah 9747 5781.

Yours sincerely,



Kari Nithianandarajah  
**Planning Assistant**

Encl.

A thriving community  
where everyone belongs

**Civic Centre**  
232 High Street  
Melton VIC 3337

**Melton Library  
and Learning Hub**  
31 McKenzie Street  
Melton VIC 3337

**Caroline Springs Library  
and Learning Hub**  
193 Caroline Springs Blvd  
Caroline Springs VIC 3023

**Postal Address**  
PO Box 21  
Melton VIC 3337

☎ 03 9747 7200  
@ csu@melton.vic.gov.au  
🌐 melton.vic.gov.au  
f cityofmelton

DX 33005 Melton  
ABN 22 862 073 889



MELTON PLANNING SCHEME	
This is the document referred to in Planning Permit	
No. <u>PA2018/6127</u>	Pages <u>1</u> of <u>11</u>
Condition <u>7</u>	
<u>[Signature]</u>	<u>9/7/2019</u>
Signature of Responsible Authority	Date



# Kerani

## Heights

# INTRODUCTION

## VISION

”To maintain a standard of presentation whilst allowing individuality that is consistent with the natural surroundings”

Kerani Heights is envisioned to be a thriving, vibrant community located nearby to shopping, schools and open space.



# APPROVAL PROCESS

## PROCESS

These Design Guidelines will help promote a built-form appearance and overall character that is in line with the vision for Kerani Heights.

The Guidelines have been approved by Melton Council and are intended to help guide and inform the preparation of detailed house plans.

It is the purchaser's responsibility to ensure that proposed house plans have the proper regard to these Guidelines and that all necessary permits and approvals are obtained prior to the commencement of construction.

The general approval process to be followed is:



# GUIDELINES

## GENERAL GUIDELINES

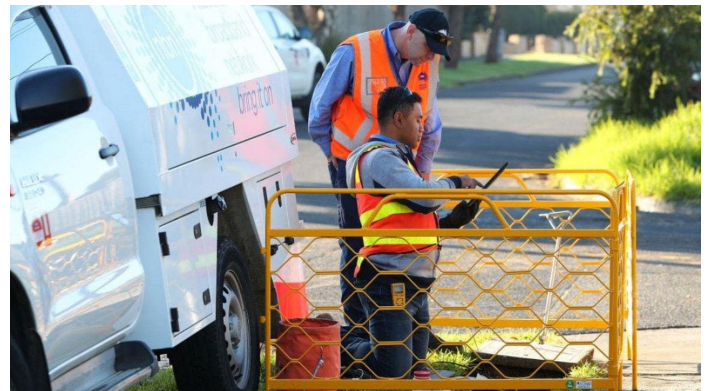
1. Dwellings constructed on allotments less than 300m<sup>2</sup> must comply with the Small Lot Housing Code. Refer to the Plan of Subdivision to determine whether your lot is subject to this Code.
2. Only one dwelling is permitted per allotment.
3. All dwellings require a NBN connection (please consult your builder).
4. All dwellings over 300m<sup>2</sup> must include a rainwater tank of minimum capacity 2000ltrs and plumbed for toilets and irrigation purposes.



1. Dwellings less than 300m<sup>2</sup> must comply with SLHC



2. Only 1 dwelling per allotment



3. All dwellings require an NBN connection

## CONSTRUCTION GUIDELINES

5. During construction, the builder must install a temporary fence and ensure that no rubbish is allowed to accumulate on the property unless stored in a skip or bin. Trade vehicles must not park on verges, footpaths or nature strips. Damage to the nature strip, footpath, cross-over and or kerb and channel caused during the construction period is solely the responsibility of the landowner and their builder.
6. Landscaping, including driveway to be complete within 3 months of issuing the occupancy permit.



5. Skip bins must be utilised during construction



6. Landscaping must be complete within 3 months of occupancy

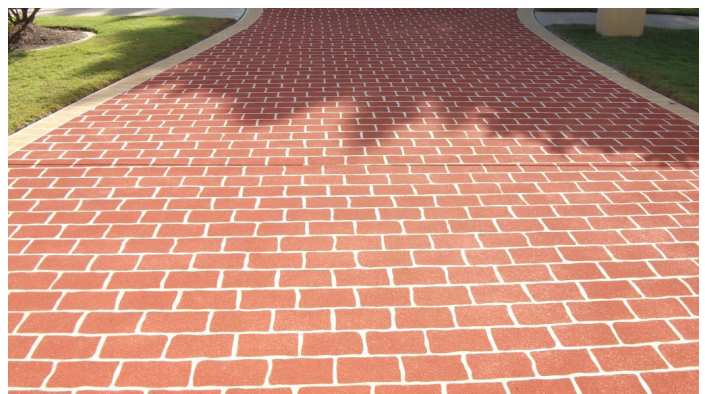


## STREETSCAPE GUIDELINES

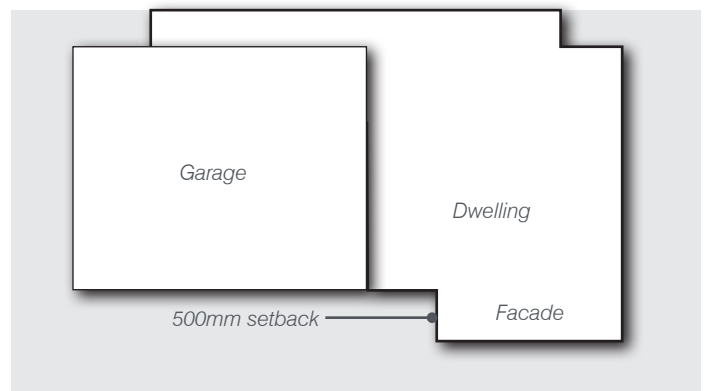
7. Dwellings must be sited in accordance with the relevant provisions of the Small Lot Housing Code or the Building Regulations (whichever is applicable)
8. The front of the house must face the main street and the entrance easily identifiable.
9. Letter boxes - where there is a front fence letterboxes must be incorporated into the fence design and complement the dwelling. Free standing letterboxes must be of a robust and contemporary design.
10. Driveway must be constructed in one of the following materials. Plain, coloured, stamped or stenciled concrete. Exposed aggregate is also acceptable. Concrete to cover no more than 40% of the front yard.
11. To avoid garage dominance, the garage should be integrated into the house structure. Preferably the garage should be set behind the house structure min 500mm. Side garage boundary walls facing the front boundary are not permitted unless treated with windows that complement the front façade. No carports allowed.
12. The garage entrance width should not exceed 4.8m on lots that are less than 12.5m wide. Single garages are encouraged.
13. Triple garages are not permitted.



9. Letterboxes should be a contemporary design



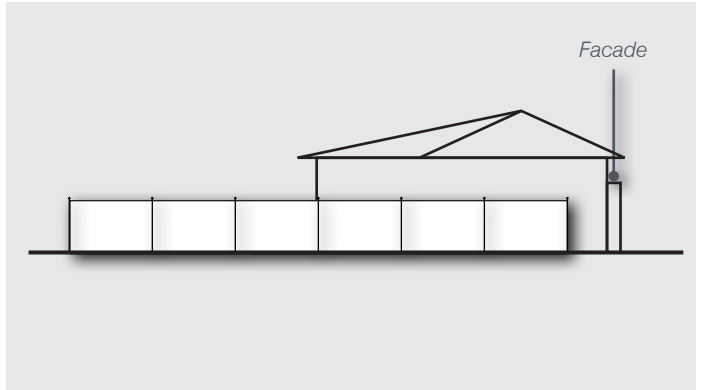
10. Example of acceptable stenciled concrete driveway



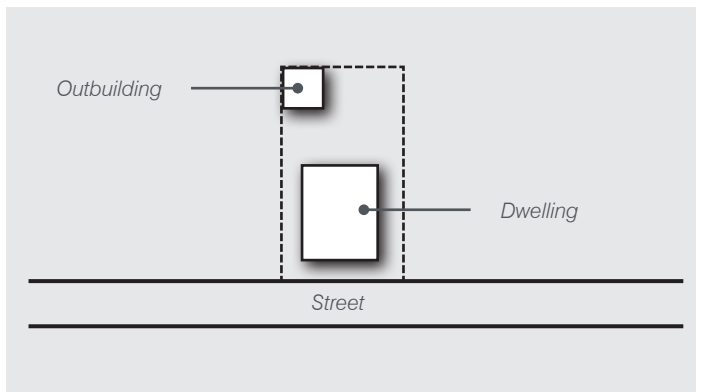
11. Integrated garage with setback from dwelling facade

## STREETSCAPE GUIDELINES

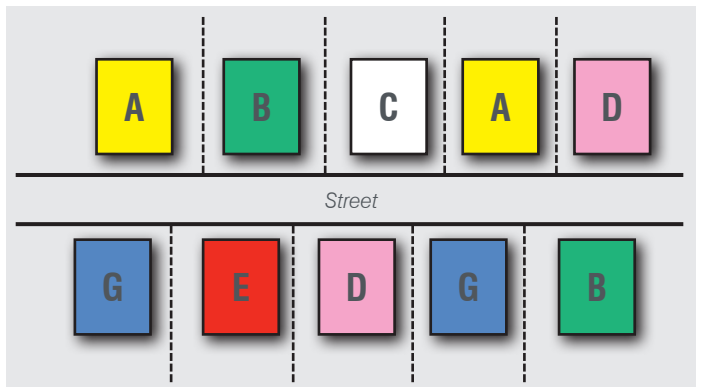
14. Front fencing is acceptable so long as the colour and materials are incorporated into the design of the dwelling and have a minimum transparency of 50% and a maximum height of 1.2m.
15. Fencing must be completed prior to occupancy of the dwelling, be constructed of timber, be 1.8 meters in height above the natural surface level of the lot and finish 1.0 meters behind the front façade. Corner lots to have exposed post to the public realm.
16. Outbuilding not attached to the dwelling incl. sheds, workshops and storage sheds should not be visible to the public realm.
17. Two detached dwellings of the same front façade shall not be built within 3 allotments of each other in any direction or across the street. This is to ensure a varied and visually interesting streetscape with limited repetition.



15. Side fencing must stop 1.0 metres behind the front facade



16. Outbuildings should be located away from the public realm



17. Two of the same dwelling facade cannot be within 3 lots of each other



## DESIGN FEATURE GUIDELINES

18. Eaves are encouraged to provide visual interest and articulation to the built form of the house.
19. Eaves should overhang the wall of the house by a minimum of 450mm on all primary facades and for a minimum return to the first habitable window or 3m of the secondary elevation, which ever is greatest.
20. A minimum roof pitch has not been specified to allow diversity of design. A minimum roof pitch of 22 degrees is generally encouraged.
21. Air-conditioning, heating units, rainwater tanks and solar panels (an other similar infrastructure) should not be visible to the street/public realm.
22. External plumbing and fixtures such as clothes lines should be positioned away from public realm.
23. External TV antenna including satellite dishes should be located to the rear of the dwelling.



20. No standard roof pitch is required



21. Solar panels and other infrastructure should not be visible from the street



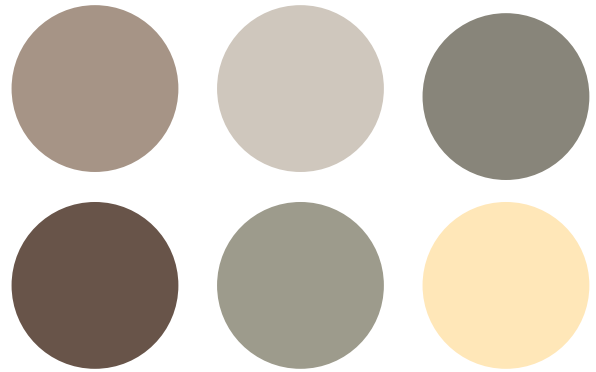
23. External TV antennas and dishes should be located at the back of the dwelling

## COLOURS & MATERIALS GUIDELINES

24. Front façades of homes should utilise a 30/70 – 2 contrasting colours or materials ratio. Full face brick is not permitted. This is to ensure there no singular dominance of materials or colours across homes.
25. Colour schemes should be natural, earthy colours and tones.
26. Corner treatments of buildings are encouraged, consider the usage of contrasting materials or colours to facilitate this.



24. Example of preferred material/colour ratio



25. Examples of preferred colour scheme



26. Corner treatments are encouraged

## LANDSCAPING GUIDELINES

27. Plant species and materials should be generally consistent with council landscaping guidelines.

### HARDSCAPING EXAMPLES

Concrete

Granitic Gravel

Composite Timber

### SOFTSCAPING EXAMPLES

*Pennisetum alopecuroides*

*Lomandra longifolia*

*Austrostipa mollis*

*Atriplex cinerea*

*Banksia spinulosa*

*Correa alba*

*Kniphofia uvaria*

*Senecio serpens*

*Westringia fruticosa* 'Smokey'

*Poa poiformis*



27. Examples of council landscaping guidelines

