

LIVE IT UP AT

COBURNS RISE



COBURNS RISE DESIGN GUIDELINES

18 June 2020

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1. INTRODUCTION

1.1 Our Vision for Coburns Rise

Located in the desirable northern precinct of Melton, Coburns Rise is only minutes from the Melton City Centre.

Whilst being situated in the hub of the bustling western region, Coburns Rise also represents a peaceful lifestyle and boasts a serene aspect of the picturesque Macedon Ranges.

Just 40 minutes from the CBD, 30 minutes from Melbourne Airport and an hour to Geelong, Coburns Rise ensures its residents are located in easy reach to all amenities.

Coburns Rise residents will be able to take advantage of established amenities and facilities surrounding the community, with great schools, shops and transport services all close by.

1.2 Why Design Guidelines?

Design guidelines are a means of ensuring the vision of the project is delivered through the built form. The clauses in the document ensure the appropriate amenity is delivered and a means of protecting your investment.

1.3 Applicable Documents

This document must be read in conjunction with the applicable documents to gain house plan approval from your Building Surveyor, which include:

- Contract of Sale
- Memorandum of Common Provisions
- Building Envelope Plan
- Plan of Subdivision

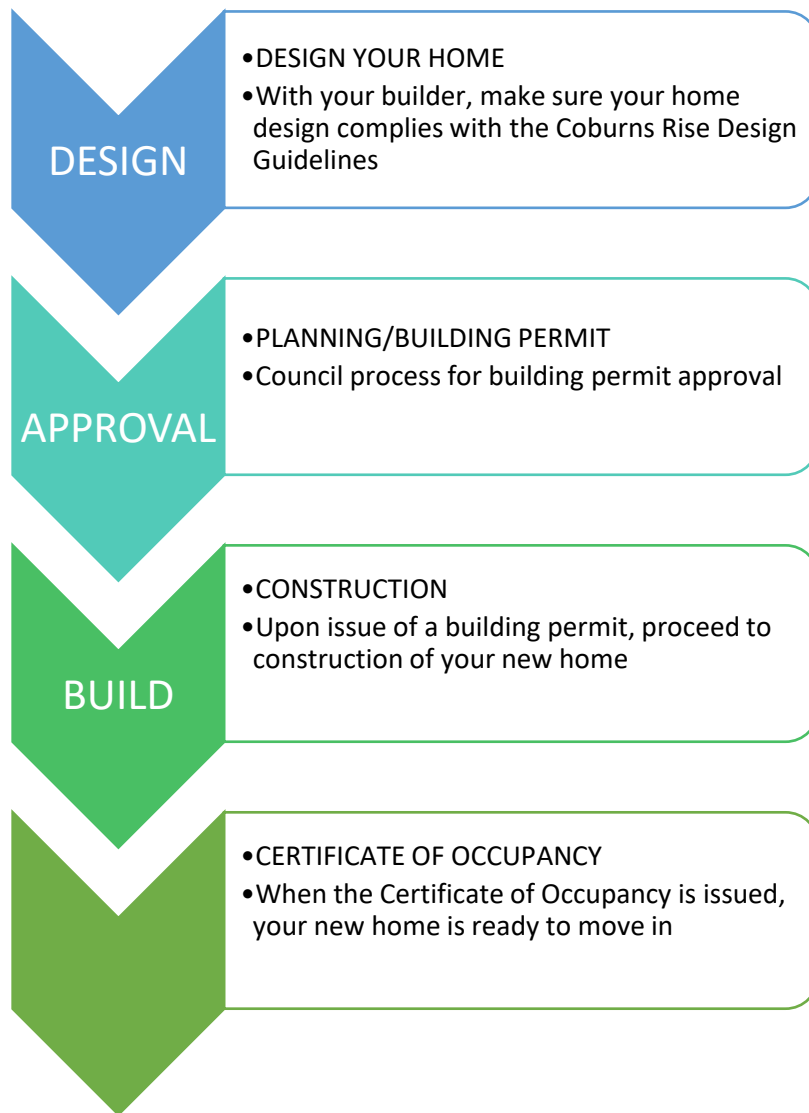
All the above-mentioned documents take precedence over the clauses in this document.

1.4 Architectural Merit

These design guidelines have been written to promote innovation and allow flexibility, however from time to time good design outcomes may contravene the standards of this document.

2. APPROVAL PROCESS

2.1 Design and Building Approval Process



Information about what is required by the Council before it can issue a building permit can be found at www.melton.vic.gov.au

3. PROJECT REQUIREMENTS

3.1 Construction Timeframe (building & landscape)

- Construction of the dwelling should commence within 36 months of settlement
- Construction of the dwelling should be completed and the Certificate of Occupancy must be issued no later than 12 months after the commencement of construction

- Landscaping and fencing must be completed within 6 months of the Certificate of Occupancy being issued

If construction has not commenced within 36 months from settlement, the Developer reserves the right to secure and maintain your allotment to ensure a high quality of presentation. Any such costs incurred by the Developer will be passed on to the lot owner.

3.2 Use of Land

Only one dwelling per allotment is permitted.

4. DESIGN REQUIREMENTS

4.1 Architectural Character

Modern contemporary style homes are preferred

Mock reproduction of historical style homes **are not supported**, including but not limited to:

- Federation
- Victorian
- Georgian or Neo Georgian
- Tudor
- Edwardian - Tuscan

Contemporary interpretations of these styles may be achieved through the use of modern materials and colours or other methods.

4.2 Façade Design

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

Habitable rooms should be located on the primary facade to provide a clear view to the primary streetscape.

Where the dwelling incorporates a masonry facade, the window and door lintels and surrounds must be finished in the same masonry and avoid the use of light-weight in fill panels. This applies to all sides of the building facade.

Articulate building facades along both primary and secondary frontages through the use of openings, balconies, variation of materials, recessed and projected elements on ground and upper floor. This will reduce the overall mass of buildings.

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

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

4.2.1 Entries

- Entries must be articulated by a portico, verandah or balcony (refer 4.2.3 for dimensions)
- Doorways or the landing associated with the doorway must be located within clear sight of the street.

4.2.2 Identical Facades

- The façade of a dwelling may not be the same as another façade within three lots adjacent or across the street

4.2.3 Activation Elements

Porticos

- Minimum depth: 1.5m
- Minimum width: 1.6m
- Maximum height: 3.6m

Verandahs

- Minimum depth: 1.5m
- Minimum width: 4m or 40% of frontage, whichever is greater
- Maximum height: 3.6m

Balconies

- Minimum depth: 1.2m
- Minimum width: 4m external width or 30% of frontage whichever is the greater -
- Maximum height: 9m



- #### 4.2.4 Porches, verandahs and porticos less than 3.5 metres in height may encroach up to 1.5 metre into the 4m minimum front setback.

4.3 Garage

- Each dwelling must have a garage.
- Carports and/or triple garages are not permitted.
- Garages must be integrated into the main roofline of the dwelling
- Garages must be setback a minimum of 5.4m from the principle street frontage and be located behind the predominant front wall of the dwelling
- For two storey dwellings, garages that exceed 40% of the width of the allotments frontage are discouraged. Notwithstanding, they will only be permitted where balconies or windows are provided above the garage.
- The external width of the garage structure should be 6m or less
- Garage doors must be sectional or tilt up panel. Roller doors will only be permitted at the rear of the garage as an opening to the backyard and where they are not visible from the street

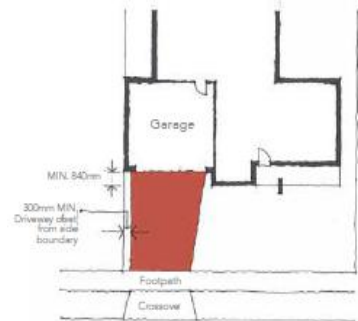
4.4 Water Sensitive Urban Design

- Water recycling is encouraged throughout Coburns Rise.
- Each dwelling (on lots over 300m²) must use rainwater tank for toilet flushing as a minimum.

4.5 Driveways

4.5.1 Driveways

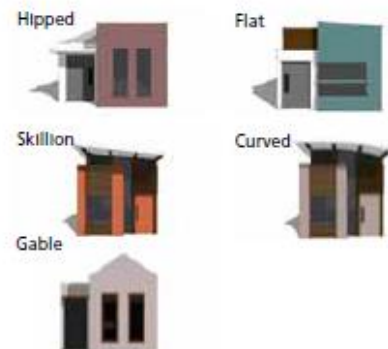
- There must only be one driveway per lot, located to comply with the crossover as shown on the engineering plan for the relevant stage unless on a corner allotment where a secondary crossover will be considered. Any variations to this requirement require the approval of Council
- The driveway should not exceed the width of the garage opening
- The driveway should not cover more than 40% of the overall front yard
- Commercial vehicles, boats over 3.0m in length, caravans, trucks and other mobile machinery may not be stored on allotments
- The material must be of neutral tone. Stampcrete and concrete driveways are not permitted
- A planting bed of a minimum distance of 300mm must be retained between the driveway and the fence
- Driveways must be completed before the home is occupied



4.6 Roofs

4.6.1 Roof Styles

- Roof forms must generally be pitched with some flat elements permitted where box guttering is hidden from the street view. Alternative roof forms can be considered on subject to design
- If a dwelling incorporates pitched (gabled/hipped) roofs, the roof pitch must be a minimum of 22 degrees
- If a dwelling incorporates skillion roofs, the roof pitch must be 10 degrees (stand alone) and 22 degrees where the skillion presents to the front of a roof line that is majority pitched
- Hip, gable ends, skillion flat roofs or a combination of these used proportionally is encouraged



4.6.2 Roof Materials

- Permitted roof materials include low profile terra-cotta, concrete tiles, slate or shingles
- Treatments to gable ends must be contemporary and must not have ornate decorations or period details

4.7 Eaves

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

- Double storey dwellings must have a minimum of 450mm eaves to the entire upper level
- Where parapet walls are an integral component to the architectural style of the house, eaves are not required

4.8 Windows and Flyscreens

4.8.1 Windows

- Windows visible from the public realm (i.e. public road or park) must match the style of the windows on the primary frontage
- Metal security shutters and fabric awnings to windows are not permitted

4.8.2 Flyscreens

- Security flyscreen doors must be of dark colour and match door colour. Flyscreens cannot be made out of diamond mesh

4.9 Service Locations

- Meter boxes, rainwater tanks and other services should not be visible from the public realm and should be screened. However, meter boxes do need to be accessible.
- Services on the roof must match the colour of the roof, be located below the roof line and not located on the façade that is visible from the public realm.
- Solar heating panels can be installed on roof planes preferably not visible from public areas. Where visible from public areas, solar panels will be assessed on their merits with regard to scale, form and colour and should follow the roof pitch and not be on separated elevated frames.
- Satellite Dishes, external TV antennae and other aerials must be unobtrusive and located towards the rear of the dwelling and below the roofline.

4.10 Retaining Wall

- Retaining walls facing the public realm must be stepped where retaining is required that exceeds 1.5m. This must include a 600mm planting bed.
- Maximum height of retaining walls on a lower boundary must not exceed 1.2m in height.
- Maximum height of retaining walls on higher boundary must not exceed 500mm in height. Retaining walls on boundary integral to the dwelling must retain its own allotment and not the above allotment.



4.11 Corner Allotments

- Corner dwellings must address both their primary and secondary street frontages through the use of wrap around verandahs, feature windowing and detailing etc.
- Corner dwellings should include a habitual room with a clear view to secondary streetscapes.
- Materials and articulation treatments used on a corner dwelling's front facade should continue onto other facades facing the secondary streetscape

4.10.1 Home Design and Siting

- Dwellings on corner lots must be setback a minimum of 2 metres from the secondary street frontage.

- Where facing the secondary street frontage, the garage must be setback a minimum of 5.0m 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
- For corner dwellings, garages must be located on the boundary and must not be located on the corner where the primary and secondary frontages meet
- The home design must address both the primary and secondary street frontages and be of a similar architectural design
- Use elements such as wrap-around verandas, detailing, feature windows, continuous material, setbacks and upper floor overhangs to ensure both frontages present consistently to the street.
- Side boundary fencing must be set back 2m from the front building line. Side boundary fencing must be the Coburns Rise premium fencing as detailed in Section 7 of these Design Guidelines.

4.11.2 Garage

- In addition to the guidelines specified in section 4.3 under Garage, corner allotments also have the following guidelines:
-In the presence of an entry which faces the secondary frontage, separate garage spaces are permitted. This may take the form of the following:
 - 1 double garage with an entry point from the primary frontage; or
 - 1 double garage accessed from the secondary frontage; or
 - 1 single garage accessed from each frontage

4.11.3 Fencing

- Side fencing setbacks adjacent secondary frontages on corner lots must be setback a minimum 4m from front building line to ensure appropriate corner lot architectural treatments to provide activation and surveillance of secondary frontages.

4.12 National Broadband Network (NBN)

Coburns Rise will provide pit and pipe infrastructure to enable telecommunication providers to install cabling. All homes constructed at Coburns Rise must include conduits, cabling & housing and comply with NBN Co Limited Building Ready Specifications.

5. SETBACKS & HEIGHT RESTRICTIONS

Dwellings on lots above 300m² must have a minimum front setback of 4m and a rear setback of 2m.

- A 1 metre setback on one side boundary is required on all lots over 300m²
- For dwellings on lots with frontages of 20 metres and greater (except corner lots), all side boundary setbacks including that of garages must be a minimum of 1 metre
- Eaves, fascias, gutters, chimneys, flue pipes, 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

6. EXTERNAL MATERIALS & COLOURS

6.1 Appropriate Materials

- A minimum of two different material finishes must be used on the front façade. Materials could include but are not limited to; brick, render, stone work.
- Materials on the front façade must return a minimum of 840mm to the sides.
- Full face brick is not permitted.
- Primary façades must consist of a variety of materials to provide individuality and variety in the streetscape. Use quality materials and finishes that offer timeless appeal.
- All external surfaces are to be in a finished state (painted or coated where required) prior to occupation.
- Dwelling facades must incorporate a maximum of 75% total wall coverage (excluding windows / openings) of any one material or colour

6.2 Materials

Appropriate materials include:

- Feature brickwork
- Masonry blocks
- Sandstone & stack stone
- Lightweight cladding panels such as weatherboard, plywood and zinc
- Brick with a rendered or textured finish
- Rendered finishes and timber cladding



6.3 Colours

- The proposed external material palette must be a combination of finishes, textures and shades in elements such as the face brick, render, metal sheet roofing and roof tiles.
- The base colours should be light, natural and earthy hues that are harmonious with the natural landscape.
- Accent colours can be used as highlight elements to help articulation and create contrast, but should complement the base colour.

Basic Colours -

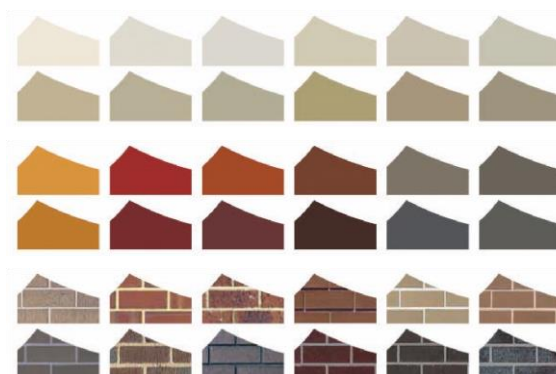
Light, natural and earthy hues that are harmonious with the natural landscape

Accent Colours –

Use as highlight elements to help articulation and create contrast, but should complement base colours

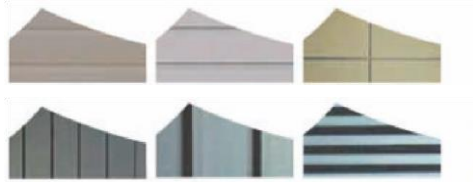
Face Brick -

Treat face brick on front facade as a feature to provide texture and variation



6.4 External Glazing

- Window frame and glazing selection should be complementary to the overall colour palette. Contrasting colours will not be approved.
- Leadlight and stained glass features are also not permitted.



Render / Stucco

Cladding



Natural Stone



Timber Cladding – Suggestions:

- Feature brickwork
- Masonry blocks, sandstone and stack stone
- Lightweight cladding panels (e.g. weatherboards, plywood, zinc)
- Timber cladding

7. FENCING & LANDSCAPING

7.1 Fencing

7.1.1 Side and rear fencing

Side and rear fencing must be constructed of Colourbond steel to a minimum height of 1.8m. The colour of the infill panels, posts, rails and caps must all be Grey.

Side fences must not be constructed forward of the main front building line, except where the side boundary forms the rear boundary of an adjacent lot. Or, where the side fence connects to the front fence, identical material and height restrictions of the front fence are to be installed on the side fence from the connection point to the front of the building line.



7.1.2 Return fencing

Fences that return from the side boundary to the house and are visible from the street must be made from suitable materials and complement the facade, suitable materials may include but are not limited to; Grey Ridge Colourbond estate fencing, stained hardwood timber slats, brushwood panels.



Return fencing must be a minimum of 840mm behind the front building line.

7.1.3 Corner lots

Side boundary fencing must be set back 4m from the front building line. Side boundary fencing must be the Coburns Rise premium fencing as detailed in Section 7 of these Design Guidelines.

Coburns Rise premium fencing must be installed along the side boundary on a corner lot that faces the street, park or reserve to a height of 1.8m. Premium fencing is Lysaght Miniscreen (or similar product) and must be “Grey Ridge” in colour.

Side fencing setbacks adjacent secondary frontages on corner lots must be setback a minimum 4m from front building line to ensure appropriate corner lot architectural treatments to provide activation and surveillance of secondary frontages

7.1.4 Fencing – General

Wire woven, chain mesh, barbed, cyclone or similar fencing is not permitted

Allotments with a side boundary adjacent to a park will be considered as corner allotments for the purposes of these design guidelines

7.1.5 Front fencing (where constructed)

Must be between 900mm and 1200mm in height

Must have a minimum visually permeability of 10%

7.2 Landscaping

The investment in quality landscaping will add significant appeal to the community at Coburns Rise. Residents will be encouraged to invest in the upkeep of the landscaping in their own front yard. This will not only promote an attractive neighbourhood but may also improve property values.

- Landscaping of your front garden must be completed within 6 months of receiving your Certificate of Occupancy.
- Landscaping in front yard areas must not comprise more than 40% hard or impermeable surfaces (including driveways and pathways).
- A minimum softscape area of 60% of the total front garden area is to be installed. The softscape should consist of turf, garden beds and permeable surface materials including decorative stone aggregate or pebbles.
- At least 30% of the softscape area must consist of planted garden bed
- Limit the amount of hard surfaces and use “soft” coverings such as garden beds, shrubs, ground cover and trees. At least 40% of your front garden must be landscaped using trees, shrubs, tufting plants, ground cover or lawn.
- No more than 60% of your front garden is to comprise of hard paved surfaces.
- The use of native species requiring less water is encouraged. Organic mulch can lower maintenance.
- Select planting and ground covers that are drought resistance and require minimal maintenance.

Regular inspections will be undertaken to ensure that landscaping has been completed within the required time. Should your landscaping not be completed within the specified time, action may be taken to have this requirement met at the owner’s cost.

8. MEDIUM DENSITY LOTS 223-227 and 244-250

Small lot and integrated housing product throughout the development is encouraged and will be subject to a separate planning permit application process with Council. This will apply to lots under 300m². Notwithstanding the separate permit application process with Council, the following points should be considered;

- Siting of buildings and integration to the streetscape
- Materials, colours, front and side facades to mitigate dominance to the streetscape (eg. the use of glazing)
- Meeting the relevant building industry energy efficiency rating as updated from time to time
- Reducing dominance of extensive garages and blank walls to the streetscape where a row of small lots are adjacent to each other, where practical.

8.1 Façade Articulation

8.1.1 Entries

- In accordance with Clause 4
- Entries must be articulated by a portico, verandah or balcony appropriate to the scale of the building.
- Doorways or the landing associated with the doorway must be located within clear sight of the street, subject to design merit consideration by the WDRP

8.2 Garage

- In accordance with Clause 4
- Each dwelling must have a garage.
- The external width of the garage structure should be 6m or less.
- Garages doors must be sectional or tilt up panel. Roller doors will only be permitted at the rear of the garage as an opening to the backyard and where they are not visible from the street.

8.3 Driveways

- In accordance with Clause 4
- There must only be one driveway per lot, located to comply with the crossover as shown on the engineering plan for the relevant stage. Any variations to this requirement require the approval of Council.
- The driveway should not cover more than 40% of the overall front yard.
- Commercial vehicles, boats over 3.0m in length, caravans, trucks and other mobile machinery may not be stored on allotments.
- The material must be of neutral tone. Stampcrete and concrete driveways are not permitted.
- A planting bed of a minimum distance of 200mm must be retained between the driveway and the fence
- Driveways must be completed before the home is occupied.

8.4 Eaves

- In accordance with Clause 4
- All dwellings must have eaves with a minimum depth of 450mm to all facades facing the public realm.

- Where parapet walls are an integral component to the architectural style of the house, eaves are not required.

8.5 Corner Allotments

- In accordance with Clause 4
- The home design must address both the primary and secondary street frontages and be of a similar architectural design.
- Use elements such as wrap-around verandahs, detailing, feature windows, continuous material, setbacks and upper floor overhangs to ensure both frontages present consistently to the street.
- Garages must be setback behind the front wall of dwelling unless articulated by a portico or design feature.

8.6 Appropriate Materials

- In accordance with Clause 4
- A minimum of two different material finishes must be used on the front façade. Materials could include but are not limited to; brick, render, stone work.
- Materials on the front façade must return a minimum of 840mm to the sides
- Full face brick is not permitted.
- Primary façades must consist of a variety of materials to provide individuality and variety in the streetscape. Use quality materials and finishes that offer timeless appeal.
- All external surfaces are to be in a finished state (painted or coated where required) prior to occupation.

8.7 Fencing

8.7.1 Side and rear fencing

- Side and rear fencing must be constructed of Colourbond® steel to a minimum height of 1.8m. The colour of the infill panels, posts, rails and caps must all be Grey Ridge®.
- Side fences must not be constructed forward of the main front building line, except where the side boundary forms the rear boundary of an adjacent lot. Or, where the side fence connects to the front fence, identical material and height restrictions of the front fence are to be installed on the side fence from the connection point.

8.7.2 Return fencing

- Fences that return from the side boundary to the house and are visible from the street must be made from suitable materials and complement the facade, suitable materials may include but are not limited to;
- Grey Ridge Colourbond estate fencing, stained hardwood timber slats, brushwood panels.
- Return fencing must be a minimum of 840mm behind the front building line.

8.7.3 Corner lots

- Side boundary fencing must be set back 1m from the front building line. Side boundary fencing must be the Coburns Rise premium fencing as detailed in Section 7 of these Design Guidelines.
- Coburns Rise premium fencing must be installed along the side boundary on a corner lot that faces the street, park or reserve to a height of 1.8m. Premium fencing is Lysaght Miniscreen (or similar product) and must be “Grey Ridge” in colour.

8.7.4 Fencing – General

- Wire woven, chain mesh, barbed, cyclone or similar fencing is not permitted
- Allotments with a side boundary adjacent to a park will be considered as corner allotments for the purposes of these design guidelines

8.7.5 Front fencing (where constructed)

- Must be between 900mm and 1200mm in height
- Must have a minimum visually permeability of 10%

8.8 Landscaping

- The investment in quality landscaping will add significant appeal to the community at Coburns Rise. Residents will be encouraged to invest in the upkeep of the landscaping in their own front yard. This will not only promote an attractive neighbourhood but may also improve property values.
- Landscaping of your front garden must be completed within 6 months of receiving your Certificate of Occupancy.
- Limit the amount of hard surfaces and use “soft” coverings such as garden beds, shrubs, ground cover and trees.
- The use of native species requiring less water is encouraged. Organic mulch can lower maintenance.
- Select planting and ground covers that are drought resistance and require minimal maintenance.

8.9 Permeability and site coverage

- Site coverage and permeability will be guided by Rescode (minimum of 60% site coverage and minimum 20% permeable) and the building envelope.

8.10 Setbacks

Setbacks are defined by the building envelope plan where applicable.

9. ADDITIONAL BUILDING & STRUCTURES

- Sheds and outbuildings must be screened from the public realm
- Sheds and outbuildings must not be more than 20sqm and 3.6m high.

10. DEFINITIONS

Term	Definition
Front Wall of the Dwelling	The integral dwelling wall closest to the boundary of the allotment not less than 3.0m in width. Porticos, verandahs and balconies are not integral dwelling walls
Primary Frontage	The shorter boundary that bounds a street
Secondary Frontage	The longer boundary that bounds a street or public open space
Corner Allotments	Corner allotments are allotments with two or more frontages abutting the public realm
Non Corner Allotments	Allotments that have only one frontage that is abutting the public realm
Public Realm	Refers to land designated as public open space or road reserve.
Front Loaded	An allotment that has vehicle access from the primary and/ or secondary frontages
Rear Loaded	An allotment that has vehicle access from the tertiary frontage