

PLAN / DOCUMENT AS REQUIRED UNDER CONDITION OF PERMIT
PLANNING AND ENVIRONMENT ACT 1987
WYNDHAM PLANNING SCHEME

Permit No: WYP9651/16.04
Condition No: 25
Sheet: 1 of 25
Approved by: Johnny Zhang
WYNDHAM CITY COUNCIL
Date: 27 September 2018

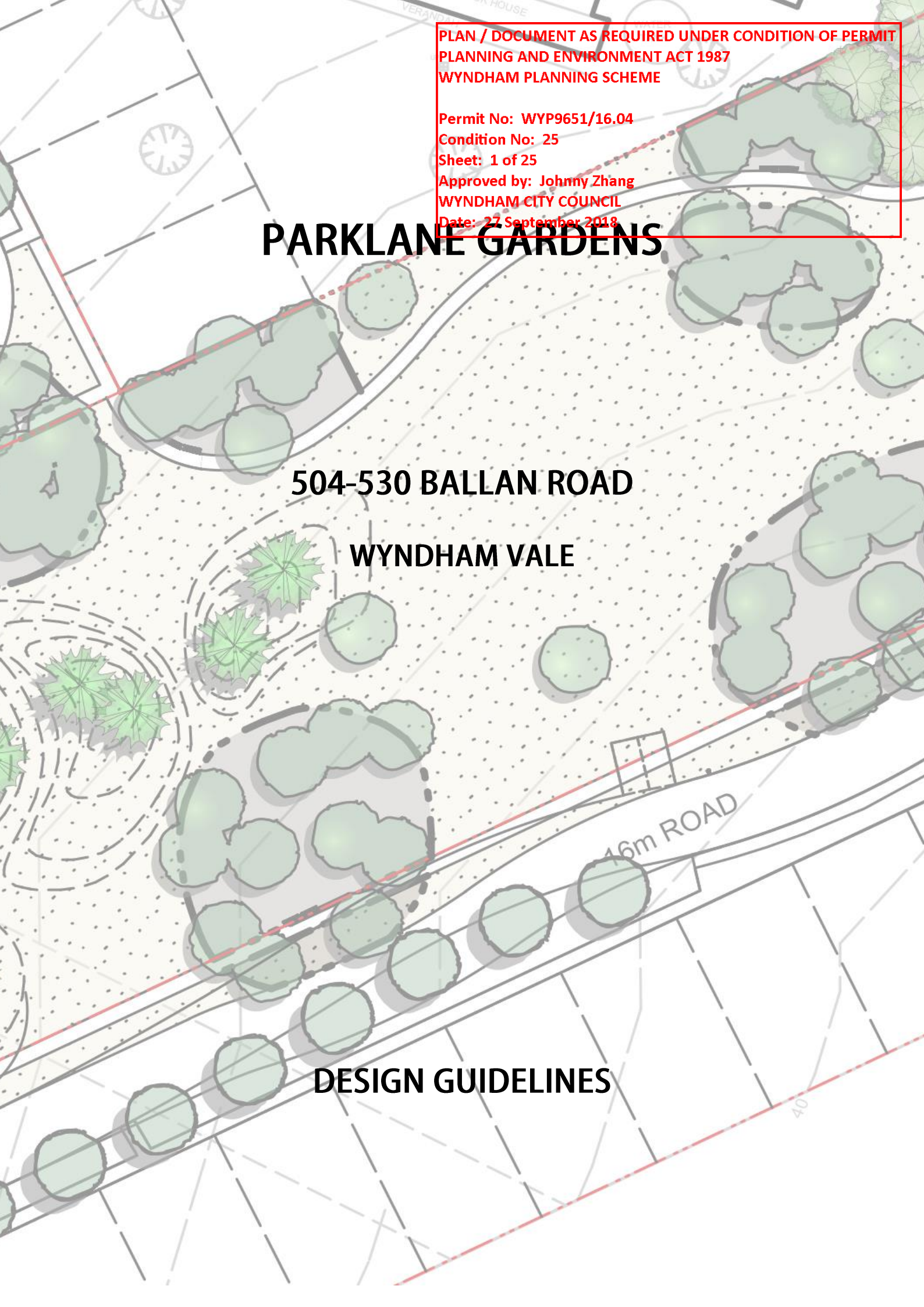
PARKLANE GARDENS

504-530 BALLAN ROAD

WYNDHAM VALE

16m ROAD

DESIGN GUIDELINES



1.0 GUIDELINE OBJECTIVE

Parklane Gardens' Design Guidelines have been prepared and will be used to develop and maintain a consistent high standard of building, streetscape and landscape design and construction across the estate.

They will provide guidance to owners, designers and builders in the selection and detailing of homes and landscaping and to the Parklane Gardens' Design Approval Committee (DAC) in the review and approval of home and landscape designs submitted to it.

2.0 DESIGN APPROVAL

2.1 Design Approval Process

Approval is required from the Design Approval Committee (DAC) for construction of new homes, including garages, fences, sheds and any other structures and front garden landscaping, on any lot within Parklane Gardens.

Upon receiving approval from the DAC, the applicant must then obtain building approval for the dwelling from the local Council/independent building surveyor and/or any other relevant governing authority. It is the responsibility of the applicant to ensure all proposed works meet all relevant authority requirements and to ensure that the required permits are obtained.

The DAC will assess all designs and endorse the submission requirements if they are compliant with the Design Guidelines. Any conditions imposed by the DAC must be complied with.

All dwellings will achieve full compliance with the Small Lot Housing Code, except for the dwelling on existing dwelling lot (which is not being developed at this time) and the three concaved corner lots, one in Stage 4 and two in Stage 7, for which specific building envelopes have been established and registered on the property titles for these lots.

If the design submission does not comply with the Design Guidelines, the DAC will advise the applicant on the areas of non-compliance. Applicants will then be required to submit amended plans to gain approval.

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Sign: 2 Guidelines, 2018

Submissions will be assessed against the current version of the Design Guidelines. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the DAC. The DAC also reserves the right to vary any requirement of the Design Guidelines, except for Clause 3.1 Streetscapes. In allowing any such variation, the DAC will ensure that the level of diversity intended within the estate by the original Guideline is maintained.

The DAC will endeavour to assess proposals within 10 business days.

2.2 The Steps

- (1) **Purchase your land.**
- (2) **Design your dwelling** } Where your purchase was for
} land and dwelling package, the
- (3) **Submit plans to the DAC** } dwelling included will have
} already been reviewed and
- (4) **Receive approval from the DAC** } approved by the DAC.
- (5) **Obtain building permit**
(and all other relevant authority approvals)
- (6) **Commence construction**
- (7) **Complete construction**
A Certificate of Occupancy must be obtained prior to occupation.
- (8) **Complete fencing, driveway and landscaping**
compliance prior to occupancy.
- (9) **Additional works**
Any proposed extensions or outbuildings that were not included with the original submission to the DAC require approval of the DAC and potentially other relevant authorities.

2.3 Submission requirements

Where DAC approval is to be obtained by the owner, copies the following must be submitted to the DAC, either via post or email.

1. Completed Application Form

Refer Attachment 1.

2. Site Plan (scale 1:200)

Must indicate all boundary setback dimensions, total site coverage and floor areas, site contours, north point easements, vehicle crossover, driveway and other non-permeable surfaces, fencing details, ancillary items, any proposed outbuildings and details of any proposed retaining walls.

3. Floor Plans (minimum scale 1:100)

Must indicate all key dimensions, internal layout, including rooms, pergola, decks, terraces, balconies, verandahs, windows and doors, openings and ancillary items.

4. Elevations (minimum scale 1:100)

Must include all four elevations and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, external finishes, ancillary items, existing ground levels, prepared earthworks and details of any proposed retaining walls.

5. External Colour and Material Selection

Must submit details of all proposed external colours and materials, including brands, colour names and colour swatches where possible.

Please note:

- Plan and elevations must also be submitted for any proposed carports, sheds or similar.
- If submitted via the post, plans must be provided in A3 format.
- All documents submitted via email must be in pdf format.

For enquiries, please contact the DAC Convenor, Wes Gault,

on 0408 692 443.

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Approved By: jes@gault.net.au
Johnny Zhang

WYNDHAM CITY COUNCIL

Parklane Gardens c/o

Date: 27 September 2018
19 Fordham Avenue

Camberwell Vic 3124

Submit applications to:

or

3.0 DESIGN GUIDELINES

3.1 Streetscapes

(1) Dwelling Diversity

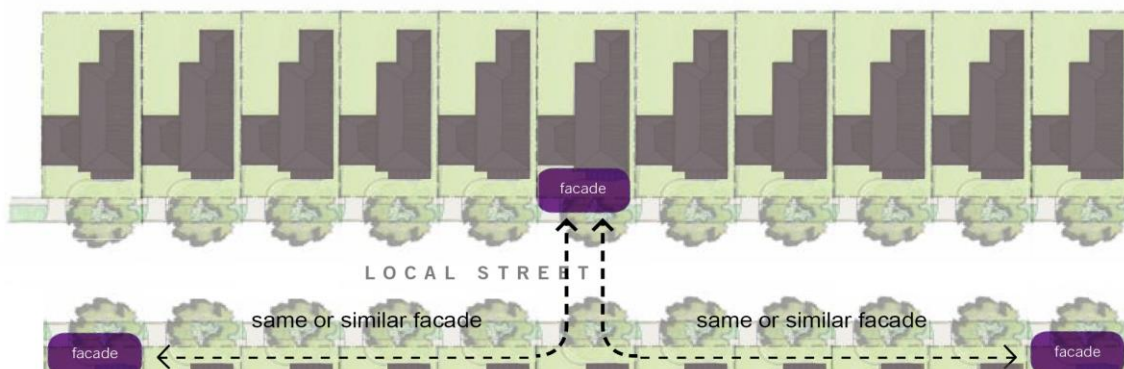
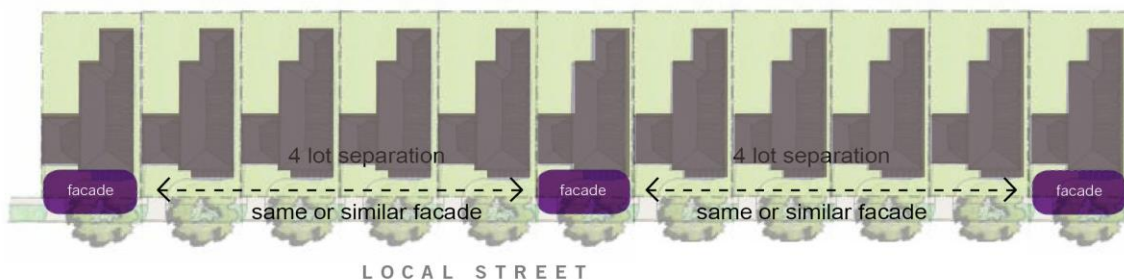
Parklane Gardens will primarily be selling house and land packages. Alternatively Parklane Gardens, through its Design Approval Committee (DAC) will encourage the construction of both single and double storey dwellings along each row of houses throughout the estate.

Lots at time of sale will be recommended for single or double storey dwellings.

(2) Facades, Materials and Colours

For each release of the development, Parklane Gardens will develop building façade requirements and material and colour palettes, so that a high quality co-ordinated character is created across the estate.

Façade details used in these Guidelines on any one dwelling must not be repeated until at least five dwellings further down the street, providing diversity and interest without losing the themed, co-ordinated character proposed for each stage of the development.



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Dwellings offered for sale by Parklane Gardens will comply with these Guidelines. Where purchasers arrange for their own dwellings, these are to generally comply with the façade material and colour requirements as detailed in these Guidelines.

The streetscapes attached at the rear of these Guidelines illustrate indicative material and colour palettes that will be acceptable to the DAC. These palettes have been applied to the streetscapes to indicate how the co-ordinated diversity proposed would be administered by the DAC.

3.2 Dwelling Design

Dwelling designs will be selected and/or approved to reflect an appropriate contemporary, high quality response to result in establishing the desired neighbourhood character of Parklane Gardens.

- (1) Front elevations shall be designed to include windows and other features (such as verandahs, projections, varying roof forms and materials) which sufficiently address the street frontage. Large areas of blank or non-articulated walls will not be used or approved.
- (2) Mock period style features will not be allowed.
- (3) Double storey homes will incorporate articulation between ground and first floor.
- (4) The main entry will be located on the front elevation, facing the primary frontage.
- (5) Pitched roofs will be used throughout.

- (6) Alternative roof forms, such as skillion or flat roofs or gable features may be considered by the DAC but again only if each demonstrates high architectural integrity when assessed in the context of the proposed dwelling.

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- (7) The width of the front elevation must comply with the following (as applicable).

Lot width	Min. width (GFL)	Min. width (1 st floor level)
12.5m or less	85%	60%
16m	80%	55%

Examples of acceptable dwellings follow:



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3.3 Garage Design

The location and treatment of garages and garage doors must contribute positively to design of the dwelling and the streetscape.

- (1) All lots will provide vehicle accommodation in the form of an enclosed garage.
- (2) Garages will not dominate the façade and will have a panel lift/sectional door to the street frontage.
- (3) Garage doors will not exceed 5.2m in width.
- (4) Only one garage and crossover will be approved per lot.

Refer examples in above illustrations.

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Setback September 2018

3.4 Corner Lots

It is essential that homes on corner lots are designed to address their prominent position within the streetscape and contribute to the creation of an attractive safe living environment.

Requirements:

- Side elevations facing a road or reserve must include sufficient detailing which matches and complements the design of the front elevation (corner treatment).
- Window/s must be included within the corner treatment.
- Locating bathrooms and laundries on corner elevations is discouraged.



Home on corner lot showing:

- A** Primary frontage treatments
- B** Articulation of roof and walls to secondary frontage
- C** Side fencing setback behind front wall

3.5 Colours and Materials

An important element in maintaining the high quality of residential neighbourhood character, is the considered use of external building materials, colours and other related finishes. This ensures durability and will maintain Parklane Gardens appeal for many years to come.

- (1) A minimum of two materials will be used on facades. No single material will comprise greater than 80% of the façade. This applies to all front elevations and elevations which face other streets or reserves.
- (2) Glazed concrete roofing tiles are proposed throughout, but corrugated iron roofing and masonry, slate or terracotta tiles may also be considered for approval.
- (3) Garage door profile and colours will complement the design and colour scheme of the dwelling.
- (4) External colours will be neutral, muted tones. A highlight colour may however be used on small areas of a façade. Colours will be generally consistent with or equivalent to those shown in indicative colour palettes attached herewith. Bright or heritage colours will not and are not to be used.
- (5) External windows and doors will not be reflective, frosted, coloured or patterned film on glass.
- (6) Security shutters, sunblinds, shade sails or canvas awnings will not be used or approved where these are visible from the public areas.

3.6 Fencing

(1) Front fences

No front fences are proposed or will be approved.

(2) Side fences

- Side and rear boundary fencing will be provided for all lots as part of house packages and will be constructed from capped timber palings with exposed posts.
- Side and rear boundary fencing will comply with the Small Lot Housing Code.
- Side boundary fencing will return at 90° to abut the dwelling or garage (return fence). These fences, including any gates, must be constructed from capped timber palings with exposed posts to match the boundary fencing.
- Corner lots: Fencing along a side boundary which abuts a road will be painted or stained to be compatible with the material and colour palette adapted for the dwelling.

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3.7 Driveways

- (1) Driveways will be constructed with proposed dwelling façade colours in subdued, natural tones, consistent with the colour palette adapted for the dwelling. Driveways will be constructed prior to the issue of the Certificate of Occupancy.
- (2) The driveway will match the width of the garage opening, then taper as it approaches the front boundary so that it matches the width of the crossover.
- (3) Driveways will generally be exposed aggregate, but:
 - * pavers
 - * coloured concrete (consistent with streetscape pavement) may be considered.
- (4) Driveways will be constructed with a matt finish (shiny or reflective surfaces will not be used or approved).
- (5) Only one driveway per dwelling will be provided or approved.

3.8 Front Landscaping

- (1) Each house and land package will provide for front garden landscaping and must be provided where the dwelling is separately arranged by the purchaser.
- (2) These will be designed to create attractive visual spaces between lots and within each lot.
- (3) Plant selections that present well in all seasons will be adopted.
- (4) Landscaped areas between planter beds (excluding driveways) will be of permeable surface treatment such as pebbles, stepping pavers or gravel beds.
- (5) Planting will be provided to the landscaping strip between the driveway on closest side boundary.
- (6) All garden bed planting to be contained within a mulched bed and densely planted to ensure good coverage of growth. A minimum of 3 plants is required per square metre.
- (7) A minimum of one mature tree will be provided for each front garden.
- (8) A list of plant species regarded as acceptable at this time is included in the attachments to these Guidelines.

3.9 Services and Outbuildings

The appropriate integration of service items and outbuildings are essential factors to consider in the planning of dwellings at Parklane Gardens, not only in relation to function, but also the potential impact on the streetscape and neighbouring properties.

Requirements:

- All ancillary items and services, including but not limited to, water tanks, air conditioners, clothes lines, bins, satellite dishes, antennas, solar panels and service meters must be sited unobtrusively and away from public view. Details must be indicated on house plans as part of the application for DAC approval where applicable.
- All external plumbing, including spa pumps/motors must be concealed from public view. Downpipes and gutters are exempt from this requirement. Gutter and downpipe treatment must complement the dwelling colour scheme.
- Air conditioning units must be located below the roof ridge line and towards the rear of the property to minimise visual impact. They are to be coloured to blend with the adjoining wall or roof colour. Units shall be of low profile type and where possible fitted with noise baffles.
- Roof fixtures are not permitted on the front elevation. Solar panels may be flat or integrated to the roof pitch on north facing roofs. Elevating structures will not be permitted where these can be seen from the street.
- Internal window furnishings must be fitted within 3 months of occupancy. Sheets, blankets or similar materials will not be permitted.
- The use of roller shutters or fabric awnings on windows is prohibited.
- Sheds and outbuildings must be designed and located in a way which minimises visibility and potential impact on neighbouring properties and the streetscape. The DAC will assess these structures on their merits. The Private Open Space requirements specified in the Small Lot Housing Code, must be maintained at all times. Any proposed structures that do impinge on this Private Open Space requirement, diminish the functionality of doors or windows proposed in the dwelling or, in the view of the DAC, do not meet the requirements set out above with regards to

minimisation of visibility impacts on neighbouring properties or the streetscape, will not be approved.

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and/or structures, such as pergolas and

verandahs shall be consistent with and complementary to the dwelling

- The size and design of auxiliary structures, such as pergolas and verandahs shall be consistent with and complementary to the dwelling design.
- No signs, including 'For Sale' may be erected, other than a 'Home for Sale' sign, which may be erected after completion of construction of a dwelling.

Recycled water:

Parklane Gardens has recycled water available. As per the Plan of Subdivision included in Contracts of Sale, all houses must incorporate dual plumbing for the use of recycled water in toilet flushing and garden watering.

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3.10 Other Design Guidelines

Parklane Gardens has adopted the Small Lot Housing Code for all dwellings to be developed on lots throughout the estate, with the exception of the three concaved corner lots for which building envelopes have been established.

The following Design Guidelines therefore apply:

- **Small Lot Housing Code** (MPA, August 2014)
- **Practice Note for the Small Lot Housing Code** (MPA, August 2014)
- **Wyndham Planning Scheme** (where applicable on lots with alternative building envelopes)

(The SLHC Practice Note has been included as it provides a useful guide to the use of the Code.)

Copies of this Code and Practice Note are attached to this Guideline.

Guidelines from the Small Lot Housing Code to be adopted on lots throughout Parklane Gardens therefore include:

- Street setbacks
- Building heights
- Site coverage
- Permeability
- Car parking
- Side and rear setbacks
- Walls on boundaries
- Overshadowing of recreational open space
- Overlooking
- Daylight to habitable room windows
- Private open space
- Front fence heights
- Fences - setbacks
 - within 150mm of boundaries
 - on street alignments

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ATTACHMENTS

- 1. Design Approval Committee (DAC) application form**
- 2. Structure Plan with release Stages**
- 3. Illustration of streetscapes acceptable to the DAC**
- 4. Indicative Colour and Material Palettes**
- 5. List of acceptable plant species**
- 6. Small Lot Housing Code (MPA, August 2014)**
- 7. Practice Note for Small Lot Housing Code (MPA August 2014)**

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**Parklane Gardens
Wyndham Vale**

Attachment 1

**Design Approval Committee (DAC)
Application Form**

Lot number _____ Street _____

Owner details:

Name/s _____

Contact number _____

Email _____

Postal address _____

Builder details:

Company _____

Contact details _____

Contact number _____

Email _____

Postal address _____

Applicant details (if different from above):

Company _____

Contact _____ person

Contact number _____

Email _____

Postal address _____

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Attachment 2



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Attachment 3

STREETSCAPES



ROAD K



ROAD I (EAST)



ROAD I (WEST)

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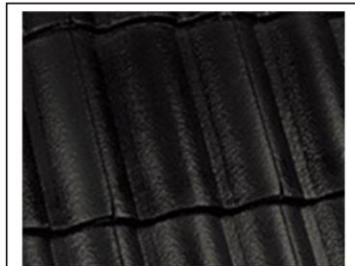
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Attachment 4

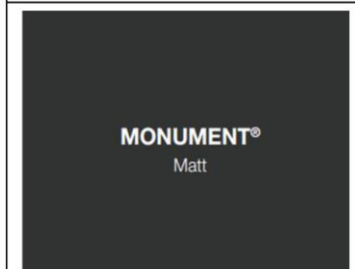
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EXTERNAL DESIGN SELECTION
APPROVED BY JOSEPH CHANG
PARKLANDS - STAGE 2 - ROAD K
WYNDHAM CITY COUNCIL

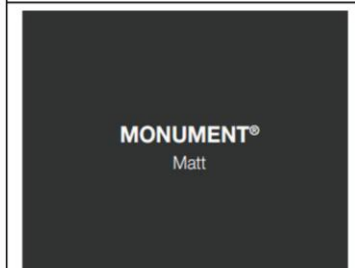
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Concrete Roof: Elabana – Sambuca



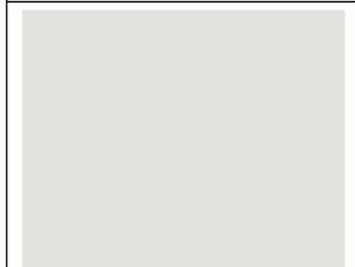
Fascia/Gutters/Downpipes: Monument



Aluminium Window Frames: Monument



Garage Door: Knotwood Timberlook - Wedge (Lot 219 & Lot 217)



Garage Door: Colorbond Surfmist (Lot 218 & Lot 216)



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PARKLANDS – STAGE 2 – ROAD K

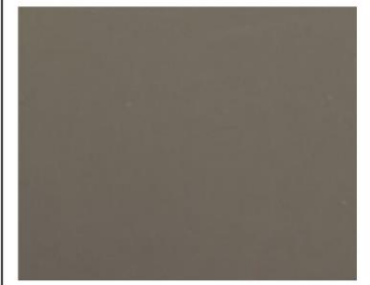
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Render 1: Colorbond Surfemist



Render 2: Watty: London Fog – 49.50



Render 3: Bristol – Provincial Grey



Stained Timber Slats: Deck & Exterior – Washed Charcoal FTS 11/570



F.C. Lining behind Slats: Colorbond Night Sky –A29w



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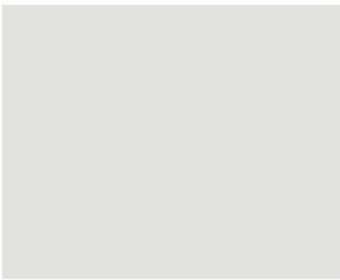
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Concrete Roof: Elabana – Barrumundi



Fascia/Gutters/Downpipes: Woodland Grey



Aluminium Window Frames: Surfmist



Garage Door: Colorbond Evening Haze

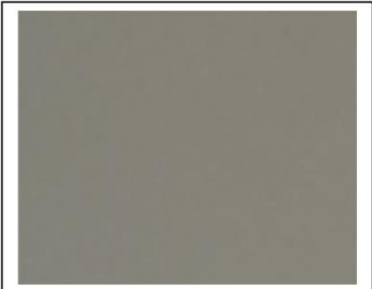


Render 1: Colorbond Surfmist



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Render 2: Colorbond - Bushland



Render 3: Bristol - Chapel Stone



Façade Tile: 1007591 - Acacia Wood Miele 150hx600mm (w)



Stained Timber Slats: Deck & Exterior - Weathered Cedar FTS 11/570



F.C. Lining behind Slats: Colorbond Night Sky -A29w

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List of acceptable plant species for front garden use:

Attachment 5

- Pyrus calleryana
- Pyrus sp.
- Callistemon viminalis
- Malus floribunda
- Eucalyptus leucoxylon 'Rosea'
- Melia azedarach 'Elite'
- Olea europea 'Swan Hill'
- Prunus cerasus
- Lagerstroemia indica