

# Bridgefield.

## Design Guidelines Stages 8-10

<b>MELTON PLANNING SCHEME</b>	
This is the document referred to in Planning Permit	
No. <u>PA2017/5673</u>	Pages <u>1</u> of <u>20</u>
Condition <u>6</u>	
	6 February 2020
Signature of Responsible Authority	Date

October  
2019

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## 1.1 Vision

Welcome to Bridgefield, Rockbank an exclusive estate in the western suburbs of Melbourne.

Build your dream home and lifestyle just a short train ride from Melbourne's CBD.

## 1.2 Purpose

The principal aim of these Design Guidelines is to create a coherent vision for the Bridgefield community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes at Bridgefield are built to a high standard whilst encouraging a variety of housing styles which are in harmony with the streetscape.

The Guidelines will assist in providing you with peace of mind that your investment will be enhanced in the future, guarding against inappropriate development that may detract from the development.

## 1.3 Operation

The Design Assessment Panel ("DAP") will comprise an Architect and a representative of the developer. The makeup of the panel may be varied. However, the panel will always include at least one Architect member.

All proposed building works including houses, garages, outbuildings and fencing shall be approved by the DAP in relation to these Guidelines prior to seeking a Planning Permit (if required) and a Building Permit. The design guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals.

Applications will be assessed against (and must comply with) the current version of the design guidelines. The final decision regarding all aspects of the design guidelines will be at the discretion of the DAP. The DAP also reserve the right to waive or vary any requirement of the design guidelines.

## 1.4 Construction Of Your Home

Building works are to commence within 12 months of settlement. Incomplete building works must not be left for more than 3 months without being continued and all building works must be completed within twelve months of their commencement.

## 1.5 Bridgefield Approval Process

### 1. Purchase Your Land

### 2. Design Your Dwelling

In accordance with:

- Design Guidelines & covenants
- Rescode
- Local Council requirements
- Victorian Building Code
- All other relevant authority requirements

### 3. Submit Plans For Developers Approval

Non-compliant submissions must be amended and re-submitted to the DAP.

### 4. Receive Developers Approval

Any changes made to the approved design must be submitted to the DAP for re-assessment.

## 1.6 Authority Approval Process

### 5. Building Permit

A Building Permit must be obtained from your Building Surveyor or Local Council.

### 6. Begin Construction

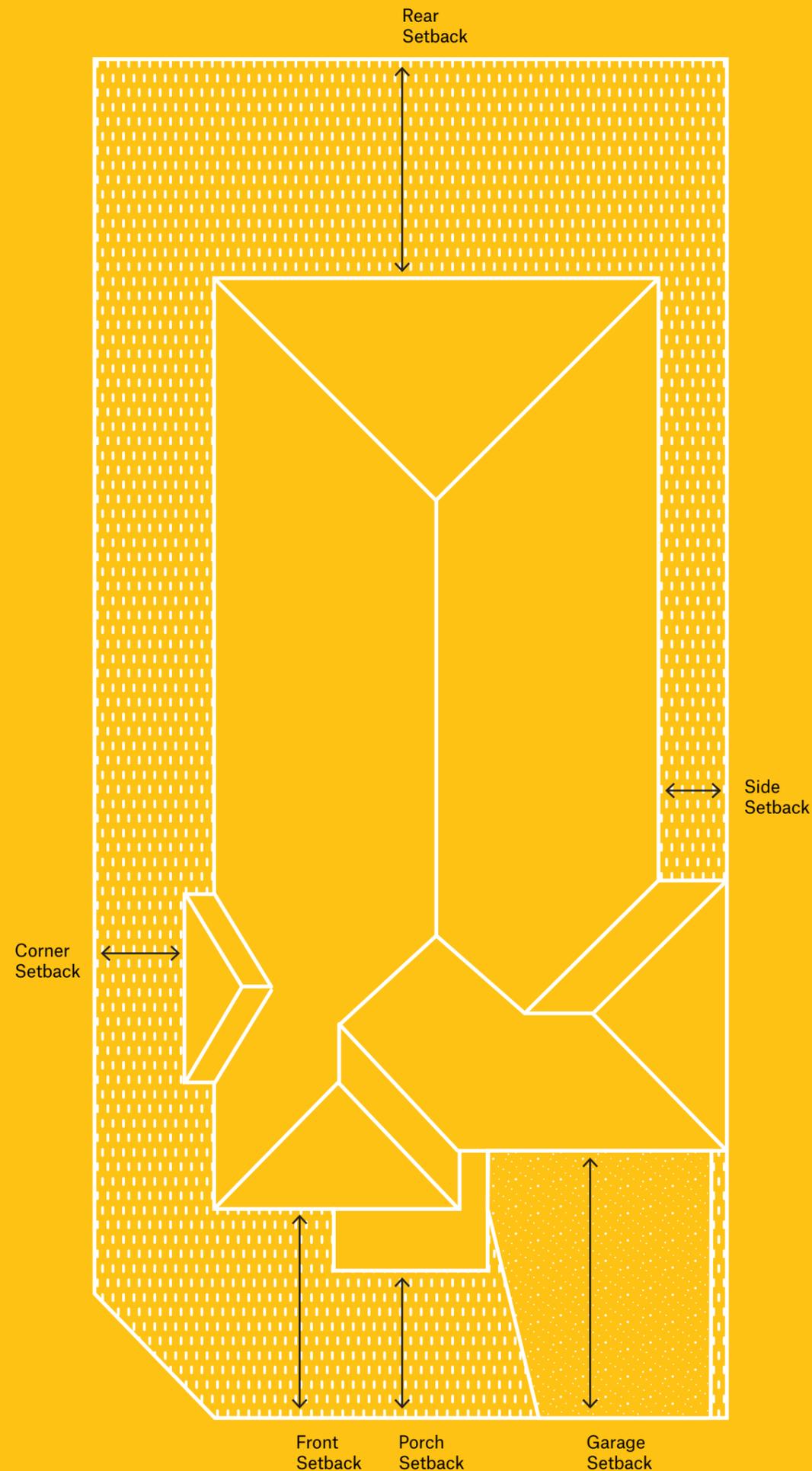
You must comply with Local Council requirements along with the Design Guidelines & Covenants during all phases of construction.

### 7. Complete Construction

Certificate of Occupancy must be obtained from the Building Surveyor prior to occupancy.

### 8. Extensions & Outbuildings

Any proposed extensions or outbuildings which were not included within the original submission to the DAP require approval & may also require relevant authority approval. It is the responsibility of the applicant to ensure the full approval process is followed.



## 2.0 Siting & Orientation

### 2.1 Setbacks

All setbacks must comply with the Building Envelope.

Where a setback requirement is not specified by the Building Envelope, the Building Regulations 2006 must be complied with.

#### 2.1.1 Standard Lots -The following applies to lots that are 300sqm or more:

- Dwellings on lots above 300sqm must have a minimum front setback of 4 metres and a minimum rear setback of 2 metres.
- Porches, verandahs and porticos less than 3.6m in height may encroach up to 1.5metres into the minimum front setback.
- Garages are to be set back a minimum of 5.4m from the principal street frontage and be located behind the predominant wall of the dwelling.
- For dwellings on lots with frontages of less than 20 metres a minimum 1m setback must be maintained from 1 side boundary.
- 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, facias, gutters, chimneys, flue pipes, water tanks and heating or cooling or other services may encroach no more than 0.5 metres into the setback around the whole dwelling excluding garage walls on the boundary.

The construction of two dwellings on a lot is strongly discouraged unless they are on corner allotments of 600sqm or above, subject to planning permit approval by Melton City Council.

#### 2.1.2 Small Lots- The following applies to Small Lots (Less than 300sqm):

For lots within the estate that are less than 300sqm, the Small Lot Housing Code (SLHC) is relevant. The SLHC was introduced in 2011 in order to encourage the development of smaller houses, despite the need to provide a building envelope and planning application.

Where the house meets the relevant house design and SLHC standards, there is no need for a planning permit.

For more information about the SLHC, please go to:  
<https://vpa.vic.gov.au/strategy-guidelines/small-lot-housing-code/>

#### 2.1.3 Corner Lots- The following applies to Corner Lots:

- Dwellings on corner lots must be setback to a minimum of 2 metres from the secondary street frontage.
- Where facing the secondary street frontage, the garage must be setback a minimum of 5.0 metres 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. Garages must be located adjacent to the lot boundary but are not permitted adjacent to boundaries abutting public open space (except where the frontage exceeds 20m where a minimum 1meter setback is required).

#### 2.1.4 Dual Occupancy

- Dual occupancies will only be considered on corner lots greater than 600m2, subject to Planning Permit Approval by Melton City Council.

## 3.1 Architectural Style

A variety of architectural styles are encouraged and permitted, however, each design will be assessed on its merit by the DAP. Integration with the wider streetscape shall be considered, specifically in relation to the built form and façade detailing of traditional proposals. Front facades must sufficiently address the street - large areas of blank or unarticulated walls will not be permitted.

Details to be considered include:

- An entry feature such as a porch
- Window configurations and positions
- Articulation of the floor plan and roof line
- The choice of external materials and colours
- Articulation between the ground and first floor for double storey dwellings.

A dwelling must avoid replicating an identical or overly similar façade of a dwelling within 3 lots in either direction on the same side of the street, or within 3 lots on the opposite side of the street.

Example 3 houses separation



- Red lot denotes a façade that has already been approved by the DAP.
- You cannot have a similar or identical façade to the Red lot if you are building on a Pink lot

## 3.2 Facade Design

Front entries must 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.

Lightweight materials (i.e. fibre cement sheet) are not permitted above garage doors, windows or doors on front elevations or side elevations facing a road or reserve unless it is integral to the design of the dwelling.

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 floors. This will reduce the overall mass of the proposed dwelling.

## 3.3 Materials & Colours

External walls must be constructed from at least 25% brick or rendered finish.

The front facade must contain at least 2 of the following contrasting materials; with the 2nd material to comprise at least 25% (excludes windows/openings/roof):

- Face brick
- Render
- Stone
- Weatherboards or other composite cladding material
- Tiles
- Other materials may be permitted at the discretion of the DAP

Materials and finishes such as galvanised metal, raw fibre cement sheet, raw zincalume, reflective glazing and stained glass are not permitted.

Bright or fluorescent colours are not supported, unless they are deemed complimentary to the design and palette of the dwelling.

All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, down pipes and gutters and other minor architectural detailing items must be of a similar colour to one of the selected facade colours.



### 3.4 Dwelling Size

Dwellings must comply with the following minimum sizes (excluding garages, porches, verandahs, balconies and alfresco areas):

- 130 square metres in the case of a lot having an area of 500 square metres or greater; or
- 110 square metres in the case of a lot having an area of less than 500 square metres.
- A maximum building height of 11m and no more than 3 storeys.

All dwellings are required to ensure all ceiling and building heights comply with Clause 54 or 55 of the Melton Planning Scheme.

### 3.5 Corner Allotments

Dwellings must address both the primary and secondary street frontages and be of a consistent architectural design. Corner dwellings should include a habitable room with a clear view to secondary streetscapes.

Design elements (such as verandahs, detailing, feature windows & materials) used on the primary frontage must continue on the part of the secondary frontage that is visible from the public realm (not concealed by boundary fencing).

Large areas of flat or blank walls to street or reserve elevations will not be permitted.

Fences must be a minimum of 4 meters from the front façade and a habitable room window provided on the secondary frontage for positive surveillance.

### 3.6 Roofs

Roof forms must be generally pitched with some flat elements permitted where box guttering is hidden from the street view.

All roofs must include minimum 450mm eaves to the front facade. Corner lot dwellings must also include eaves to the secondary facade. Eaves must return along the adjoining elevation and continue to the first habitable window or for a distance of at least 3.0m, whichever is lesser.

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 at least 10 degrees.

The final decision regarding roof design will be at the discretion of the DAP.

### 3.7 Garages

Double garages must be provided on lots with a frontage of 12m or greater.

For lots with a frontage of 12m to 14m, the maximum width allowable for the garage door is 5.5m. Lots with a frontage exceeding 14m may have a wider garage door, provided it does not exceed 40% of the width of the lot.

For lots with a frontage of less than 12m the maximum garage width must not exceed 40% of the width of the lot.

For two storey dwellings, garages that exceed 40% of the width of the frontage are discouraged. Notwithstanding, they will only be permitted where balconies or windows are provided above the garage.

Triple garages are strongly discouraged. Notwithstanding, they will only be permitted on lots with primary frontages 18m and above, or on corner lots with primary frontages 20m or above. Triple garages must comprise either one double and one single garage element, or three single garage elements with a column/pillar dividing at least two of the elements.

For corner dwellings, garages must not be located on the corner where the primary and secondary frontages meet.

For lots with frontages less than 8.5m that are not rear loaded, refer to the Small Lot Housing Code incorporated into the Melton Planning Scheme.

The architectural character of the garage should adopt the same roofline as the dwelling.

When designing garages, consideration must be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard. The garage door is a major visual element of the streetscape and doors facing the street must be panelled and of a colour which complements the house. The inclusion of windows, recesses or projections in the garage door should be considered so as to present an interesting and integrated facade. Roller doors are not permitted to the street frontage.

Example garage door types



## 4.1 Access & Driveways

Driveways must be constructed of brick and/or concrete pavers, coloured concrete, saw-cut coloured concrete, or exposed aggregate. Natural concrete is not permitted. All driveways must be completed prior to the occupation of the home.

Examples of permitted driveway finishes:



## 4.2 Fences

Boundary fencing must be constructed from capped timber palings with a plinth and exposed posts (125mm X 75mm), to a height of 1.8m and must not extend past the front facade.

Fencing must return from side boundaries at 90 degrees to abut the dwelling. Where applicable, this 'wing fencing' must be setback to allow access to meter boxes and at least 1.0m behind the front facade. Gates may also be included where required. All wing fences and gates must be constructed to match the boundary fencing, or from a complimentary timber style, such as merbau slats.

Fencing to corner boundaries must be setback at least 4.0m behind the front façade.

The boundary fencing described above must be constructed prior to occupation of the home.

### Front Fences

Fencing must also be constructed along the front boundary.

Front fencing shall be at least 30% transparent (not a solid mass) and not exceed a height of 1.2m. Note: a 1m height limit shall apply where applicable for corner lot proposals in accordance with Council's planning scheme and Part 4 of the Building Regulations 2006. Low masonry walls not exceeding 0.9m in height which complement the facade of the building may be permitted.

On corner lots, the front fence must continue along the secondary frontage to abut the timber corner fencing.

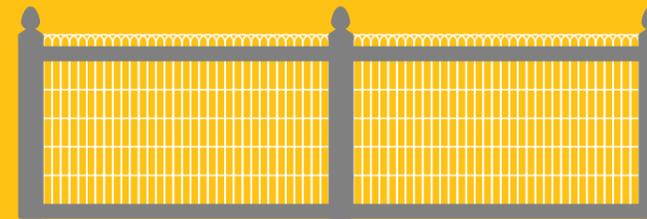
Front fencing design must generally be in accordance with the example images below. Alternatives will be assessed on merit by the DAP.

Please note that the front fencing information above refers only to fencing along the front boundary. Fencing must also be constructed along the side boundaries in the front yard, however, this fencing must be constructed from capped timber palings with a plinth and exposed posts (125mm X 75mm), to a height matching the front fence (eg 1.2m maximum). These fences must abut the fencing along the front boundary, continuing along the side boundary to connect to the 1.8m-2.0m high side boundary fencing with a raked (diagonal) transition.

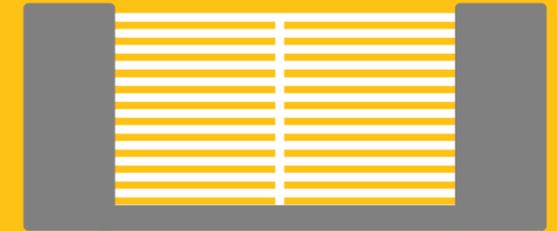
Front fencing and the connecting timber fences must be constructed within 3 months from the date of the Certificate of Occupancy.

**You must obtain a front fence approval from the DAP prior to undertaking works.**

## Examples



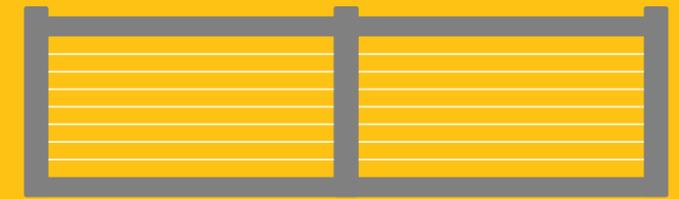
A: Heritage Woven Wire



B: Contemporary Pillar



C: Flat Top Picket Fence



D: Cable Railings

### 4.3 Water Saving Initiatives

All homes within the estate must implement water saving devices into their properties. Rainwater tanks with a minimum size as dictated by the following table plumed to toilets are mandatory for all dwellings. Larger rain water tank sizes are encouraged where appropriate..

Proposed Rainwater Tank Detail		
Scenario	Rainwater Tank Size (KL)	Average Annual Harvesting Volume per Dwelling (KL)
1 (Lot Size 300m2)	2	54.4
2 (Lot Size 301m2 to 350m2)	2.5	37.1
3 (Lot Size >351m2)	3	40.7

### 4.4 Letter Boxes

Letterboxes should be designed to match the house using similar materials and colours and must be erected prior to Certificate of Occupancy.

### 4.5 General

Air-Conditioning Units must be positioned so that they are not visible from the main frontage of the dwelling where possible. They must be painted to match the colour of the roof, be low profile units and installed as low as possible below the roof ridge-line towards the rear of the house. Wall mounted air-conditioners must be located below the eaves line, screened from public view and suitably baffled to reduce noise.

Satellite dishes, television antennae, clotheslines, hot water services, evaporative units must be located away from direct view lines from the street or public realm.

Roof mounted building services must be located away from the streetscape or appropriately concealed by a parapet or roof structure that is a part of the overall dwelling design.

Rainwater Tanks must be not visible from the street frontage. Water tanks must be located behind the main street address of the dwelling, and appropriately screened by front or side fencing, subject to the appropriate regulatory requirements.

No external Plumbing to a dwelling shall be visible from a street or dwelling. All plumbing on double-storey houses, except downpipes, must be internal so as not to be visible from the street or neighbouring properties.

Meter boxes and gas meters shall be located in the least visually obtrusive location from public view.

Commercial Vehicles with a carrying capacity of 2 tonne or more or any boat, caravan or trailer shall not be permitted to be parked on a lot so that it is visible from any street.

Advertising Signage is not permitted on residential lots with the following exceptions:

- Only one advertising sign will be permitted to be erected on a lot that is being advertised for resale as a House and land package only.
- No signage is allowed for the resale of vacant land.

Garbage bins that are to be stored to the front of the property, should be screened from view from the public realm by an integrated enclosure, screen or fencing appropriate to the design of the dwelling.

Sheds should be restricted in size and must be in harmony with the other buildings. Sheds are to have a maximum wall height of 2.4m, maximum ridge

height of 3 metres and a maximum floor area of 9 square metres. It is the responsibility of the purchaser to ensure that the requirements relating to location, size and height for all outbuildings adhere to governing authority requirements. All sheds are to be erected with a muted/earthy tone colorbond material.

Detached garages, sheds or ancillary storage of boats, caravans or alike must not be visible from the public realm; and must also be of an appropriate size and colour and positioned to minimize visibility from the street and adjoining properties.

Carports may be permitted at the discretion of the DAP. The DAP will consider factors such as the proposed size, location, materials, finish and potential impact on neighbouring properties. Carports must be submitted to the DAP for approval.

Internal Window Furnishings which can be viewed by the public must be fitted within three months of occupancy. Sheets, blankets or similar materials for which window furnishing is not their primary use will not be permitted.

North facing solar panels should follow the roof pitch to minimize visibility from the street.

### 4.6 NBN Broadband Network

Bridgefield is part of Australia's NBN Broadband Network. In your newly-built home, both your Internet and landline phone services will be delivered over the nbn™ network, giving you access to fast and reliable broadband services for decades to come.

The nbn™ network is a state of the art communications network that opens up a world of possibilities across areas such as education, business and entertainment. It gives Australians the opportunity to be more productive, more creative, more efficient and more connected.

Before you start enjoying all the benefits of the nbn™ network, there are a few steps you need to take during the construction of your new home:

#### STEP 1 - Conduit (Pipe) Installation

You must make sure your builder has installed a Lead-in Conduit using a nominal P20 White Telecommunications Conduit (23mm Internal Diameter) from the proposed external nbn™ utility box (located at the dwelling) to the property boundary. Your builder must then install an internal nominal P20 White Telecommunications Conduit from the external nbn™ utility box location to the internal nbn™ connection box.

An example of this is available on the nbn website [nbn.com.au/industry/new-developments/new-developments-technical-guidelines.html](http://nbn.com.au/industry/new-developments/new-developments-technical-guidelines.html).

#### STEP 2 - Prepare your home to be able to distribute the Internet, Telephone, TV and other services throughout your rooms

Talk to your builder about your preferences for voice and data ports now so they can mark these up on the building plans and provide a quote for any additional wiring work required. If you don't have a copy of your new home

plans to work on, it's a good idea to draw a quick diagram of your house and port locations. Make sure you keep a copy for your records.

#### Questions to consider:

##### Data ports

- Where will you use home computers?
- Will you be considering smart kitchen appliances in the future that might require fixed or Wi-Fi Internet access?
- Where would be the best place to locate a wireless router for Wi-Fi devices?
- Are you planning to have a security or medical alarm system installed that will need a hard-wired Internet connection and/or special wiring (e.g. Mode 3 phone cabling)?
- Where will you want to place TVs to use Internet TV services and other Internet connected devices like gaming consoles?

##### Voice ports

- Where will you want to have fixed-line connections?
- Will you need a phone line in your study or home office?
- Do you have a medical alarm service that will need a fixed phone line?
- Will you have a security alarm that will need a fixed phone line and/or special wiring (e.g. Mode 3 phone cabling)?

### 4.7 Landscaping

#### Front/Side Landscape Area

Front gardens should be planted with a minimum of one canopy tree per standard residential lot frontage combined with lower scale planting. Impermeable hard surface materials must not exceed 40% of the front garden area including the driveway and front path.

A minimum soft scape 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.

At least 30% of the soft scape area must consist of planted garden bed.

Do not use prohibited invasive weed species. Further information can be found at: [www.environment.vic.gov.au/invasive-plants-and-animals/weed-risk-ratings](http://www.environment.vic.gov.au/invasive-plants-and-animals/weed-risk-ratings)

#### Landscape Materials

Grass lawn (pre-grown turf) must 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 topsoil is to be installed to all garden bed areas. Garden bed areas are to include an 80mm depth of mulch to retain moisture within the soil and suppress weed growth.

#### Plant Species

All plants are to be selected from the plant species list derived from Council's Landscape Design Guidelines. Plant species to be used in front gardens are to be hardy, appropriate to the site and have reasonable drought tolerance to reduce the need for irrigation.

## 4.0 External Considerations (Cont'd)

### 4.8 ESD/Sustainability

#### Energy Efficiency & Lighting

All dwellings are encouraged to be designed and built to achieve a 10-20% reduction in greenhouse gas emissions in line with the relevant rating tools such as Green Star (GBCA), NABERS and AccuRate.

It is encouraged that all internal light fittings such as down lights, pendants, wall mounts etc. allow or compact fluorescents or LED. External light fittings must not result in excessive light spill.

#### Passive Design

Locate living spaces to the north of the dwelling to facilitate solar access in winter months.

Where possible, provide adequate shading such as retractable shading devices, trees, tinted glass etc. to prevent summer solar access.

Where possible, locate private open space on the north side of the allotment and avoid being located along a primary frontage.

If possible, zone dwelling layout to enable main living areas to be separately heated and cooled.

## 5.0 Application Form

PLEASE COMPLETE THIS CHECK LIST AND SUBMIT TO THE DAP WITH YOUR SUBMISSION DOCUMENTS FOR APPROVAL TO:

Post: **Bridgefield DAP**  
**339 Ferrars Street**  
**Albert Park VIC 3206**

or Email  
**[bridgefield@sheltonfinnis.com.au](mailto:bridgefield@sheltonfinnis.com.au)**

### Allotment Details

Lot Number  Street

### Owner details

Name

Mailing Address

### Contact

Phone Number  Email

### Builder Details

Company

Contact Person

Mailing Address

Phone Number  Email

**Correspondence to be sent to** (please tick one)  Owner  Builder/Draftsman

### Attachments

Site plan (1:200)  Elevations (1:100)

Floor plan/s (1:100)  Schedule of external colours and materials

**Note:** If submitted via the post, plans must be A3. If submitted via email, all documents must be in PDF format





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