

Charlemont Rise

DESIGN GUIDELINES

November 2017



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1. Introduction

1.1 Purpose

The principle aim of these Design Guidelines ("Guidelines") is to create a coherent vision for the Charlemont Rise community.

Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes in Charlemont Rise 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 attractiveness of the development.

1.2 Operation

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.

In considering designs, the DAP may exercise a discretion to waive or relax a requirement. The Guidelines are subject to change by the developer at anytime without notice. All decisions regarding these Guidelines are at the discretion of the DAP.

1.3 Construction of your home

Incomplete building works must not be left for more than 3 months without work being carried out and all building works must be completed within twelve months of commencement.

Sustainability and comfort

Charlemont Rise supports and encourages Environmentally Sustainable Design. Where possible orientate living area to the north to take advantage of solar heating and cooling by:

- Maximise north facing walls and glazing
- Provide reasonable shading of north facing windows
- Minimise east and west (in particular) orientated glazing
- Orientate your home to catch prevailing breezes and take advantage of cross ventilation
- Include eaves

1.4 Approval Process

1.4.1 Purchase your Land

1.4.2 Design you dwelling

In accordance with:

- a) Design guidelines and covenants
- b) Res-code
- c) Local council requirements
- d) Victorian Building Code
- e) All other relevant authority requirements

1.4.3 Submit plans for developers approval

Email to; landcharlemonrise@bigpond.com

Note; If first submission is deemed non-compliant and a request for re-submission be made by DAP, then a re-submission fee of \$ 75 will be required with second submission.

1.4.4 Receive developers approval

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

1.4.5 Building Permit

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

1.4.6 Begin Construction

You must comply with local council requirements along with the Design Guidelines and Covenants during all phases of construction

1.4.7 Complete Construction

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

1.4.8 Extensions & Outbuildings

Any proposed extensions or out buildings 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. Site & Orientation

2.1 Building envelopes and set backs

One dwelling only is permitted per lot. Dual Occupancy and further subdivision is not allowed.

Front setbacks for all lots that do not fall under small lot Res Code should be between 4-6m.

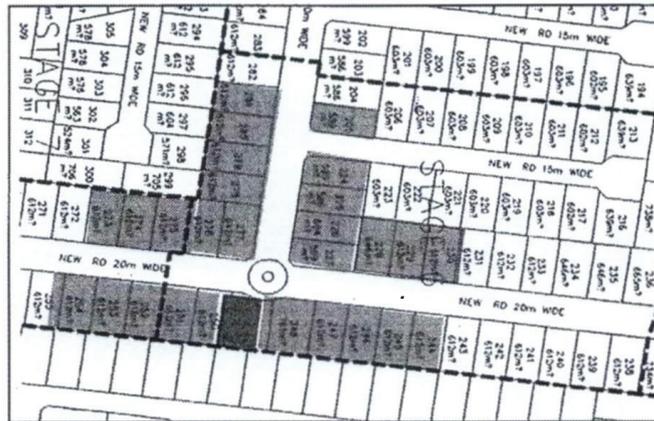
Corner lots must allow 2m side set back.

Garaged must be setback a minimum of 0.5m behind the front building boundary.

3. Built Form

3.1 Architectural Style

Houses with the same facades must be separated by a minimum of five houses in any direction as per diagram. The appearance of dwellings should provide a degree of richness and variety ensuring the creation of pleasant and interesting streetscape.



You cannot have the same façade 5 lots in either direction on either side of the street.

Kit Homes and dwellings constructed of secondhand materials are not permitted.

3.2 Materials

External walls must be constructed from at least 50% brick or rendered finish.

The front façade must contain at least two of the following contrasting materials:

- a) Brick
- b) Render
- c) Stone
- d) Weatherboards or other composite cladding material
- e) Tiles
- f) Other materials maybe permitted at the discretion of the DAP

3.3 Timing

Construction is to commence within 2 years of settlement. Once construction has begun, purchasers have 12months to complete construction (issue of certificate of occupancy).

3.4 Dwelling Size

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

- a) 130m² in the case of a lot having an area of 500m² or greater; or
- b) 110m² in the case of a lot having an area of less than 500m²
- c) Under 300m² refer to small lot Res code.

3.5 Two Storey Dwellings

The articulation of the front of the upper level of two-storey houses is encouraged to avoid dominating the streetscape.

3.6 Corner Allotments

The home design must address both the primary and secondary street frontages and be of a consistent architectural design.

Design elements (such as verandahs, detailing, feature windows and materials) used on the primary frontage must continue on that part of the secondary frontage that is visible from the public realm.

Blank walls to the secondary façade will not be permitted.



3.7 Roofs

All homes must include a minimum 450mm eaves to the front facade, with a minimum 1 metre return alongside elevations (excluding garage and walls on boundaries).

Dwellings on corner lots must also include eaves to both street elevations.

A variety of roof forms is encouraged. The final decision regarding roof design will be at the discretion of the DAP.

3.8 Garages

Double garages must be provided on lots with a frontage of 12.5m or greater. Lots with a frontage of less than 12.5m must provide an enclosed garage for at least one vehicle. The garage setback also applies for entry to the garage from the side street boundary, unless otherwise noted.

It is preferable for garages to be constructed under the main roof of the house. If garages are freestanding and/or visible from the street, they should match the roof form and be constructed of the same materials as the house. The garage may be constructed to the side boundary, depending on the location of adjacent buildings and garages relative to the side boundaries

Deep excavations on the boundary will not be permitted

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 paneled and of a colour which complements the house. Roller doors are not permitted to the street frontage.

Tandem garages are permitted

4. External Considerations

4.1 Access and 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 occupying of the dwelling

4.2 Fences

Boundary fencing must be constructed from **capped timber palings with a plinth hand exposed posts(125mm X75mm)**.

Fencing must be constructed to a height of **1.8m**

Fencing to the side street of a corner lot must stop at least 2m behind the front façade and behind the corner feature.

Fencing must return from side boundaries at 90 degrees to the dwelling. Where applicable, this 'wing fencing' must be set back to allow access to meter boxes. Gates may also be included where required.

Front Fencing is permissible but must be constructed with at least 30% transparent materials (not a solid mass). Posts may extend to a maximum height of 1.2m.

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

Front fencing and the boundary fencing must be constructed within 3 months from the date of the Certificate of Occupancy

4.3 Water Saving Initiatives

Recycled water is intended to be piped to Charlemont Rise.

All homes must provide for a connection to the recycled water network for use in garden taps, toilet flushing, car washing and the like at the cost of the lot to owner.

4.4 Letterboxes

Letter boxes should be designed to a high quality to match the house using similar materials and colours and must be erected prior to Certificate of Occupancy. No post & metal letterboxes would be allowed.



Above example will **not** be allowed.



Above example is suitable.

4.5 General

Air-Conditioning Units Evaporative air-conditioners must be positioned so that it is not visible from the main frontage of the dwelling where possible. They must be painted to match the colour of the roof, below 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.

Rainwater Tanks must not be visible from the street frontage.

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

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

- Only one advertising sign will be permitted 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.

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 9m². It is the responsibility of the Purchaser to ensure that the requirements relating to location, size and height

For all out buildings adhere to governing authority requirements.

All sheds are to be erected with a muted/earthy tone color bond material.

Window Furnishings Internal window furnishings which, can be viewed from the street, 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.

5. Building Covenants Checklist

Purchaser Details

Purchaser's name _____
 Address _____
 Phone _____
 Lot number _____

Builder Details

Builder _____
 Contact person _____
 Builder address _____
 Phone _____
 House type _____
 Façade type _____

5.1 Dwelling Construction Checklist

- One dwelling per lot
- External walls are a minimum of 50% brick or render
- Air conditioning units, television aerials, water tanks, satellite dishes, external plumbing are not visible from the street.
- Garage must be set back 0.5m from front building boundary
- All homes must include a minimum 450mm eaves to the front facade.
- The garage door is a sectional panel lift and of a colour that is complimentary to the eternal colour scheme.
- The driveway will be constructed within 30 days of the issue of occupancy permit.
- The driveway is constructed of brick and/or concrete pavers, coloured concrete, saw-cut coloured concrete, or exposed aggregate.
- NBN required
- Recycled water “purple” plumbing required.
- On corner lots, both street frontages have been addressed
- Building materials and features on the front façade have been replicated on the side aspect, forward of the side fence line
- The side street elevation has a minimum set back of 2m
- Dwellings on comer lots must also include eaves to both street elevations

- If cross-over placement needs to change, an application fee of \$100 (refundable if change can not be achieved) is payable. Depending on advancement of engineering works and the works that need to be altered, there maybe an additional charge. DAP will advise cost prior to change.

6. Approval- Office Use

- A. Do the plans comply with the building covenants
- B. Is the house façade different to other facades within close proximity

Approved By.....

Signed.....

Date.....

Please submit to

landcharlemonrise@bigpond.com

Copies required

- Site plan (1:200)
- Electrical (only if NBN requirements is not referenced on any other plan)
- Elevations (1:100)
- Floor plan/s (1:100)
- Schedule of external colours and materials

Note; If first submission is deemed non-compliant and a request for re-submission be made by DAP, then a re-submission fee of \$75 will be required with second submission.