

taylor's quarter

DESIGN STANDARDS
PREPARED MAY 2019 - V1



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Move up, not out.

With everything at Taylors Quarter carefully considered.

Development Victoria has prepared these Design Standards to help you and your builder design and construct your home, and ensure that Taylors Quarter is a vibrant, sustainable and attractive community.

The vision for Taylors Quarter is to create a sustainable neighbourhood that is a great place to live. The Design Standards will ensure that there is a consistent quality of built form and landscaping throughout the development that aligns with this vision for the community.

These Design Standards are part of your Contract of Sale and are binding. They are easy to follow, and are meant to encourage high-quality homes, promote a sustainable development, and protect your investment. However, a design response that embraces the vision for the community but does not comply with the design requirements will be assessed on its merits.

A definition of terms can be found in *7.0 Definitions* at the back of this document.



Illustrated Masterplan of Taylors Quarter

DESIGN APPROVALS

Development Victoria requires as a condition in the contract of sale that all buildings and structures must be endorsed by Development Victoria prior to seeking a building permit.

Prior to the preparation of your house plans, applicants are encouraged to discuss with Development Victoria the Design Standards to be considered in the preparation of plans for endorsement.

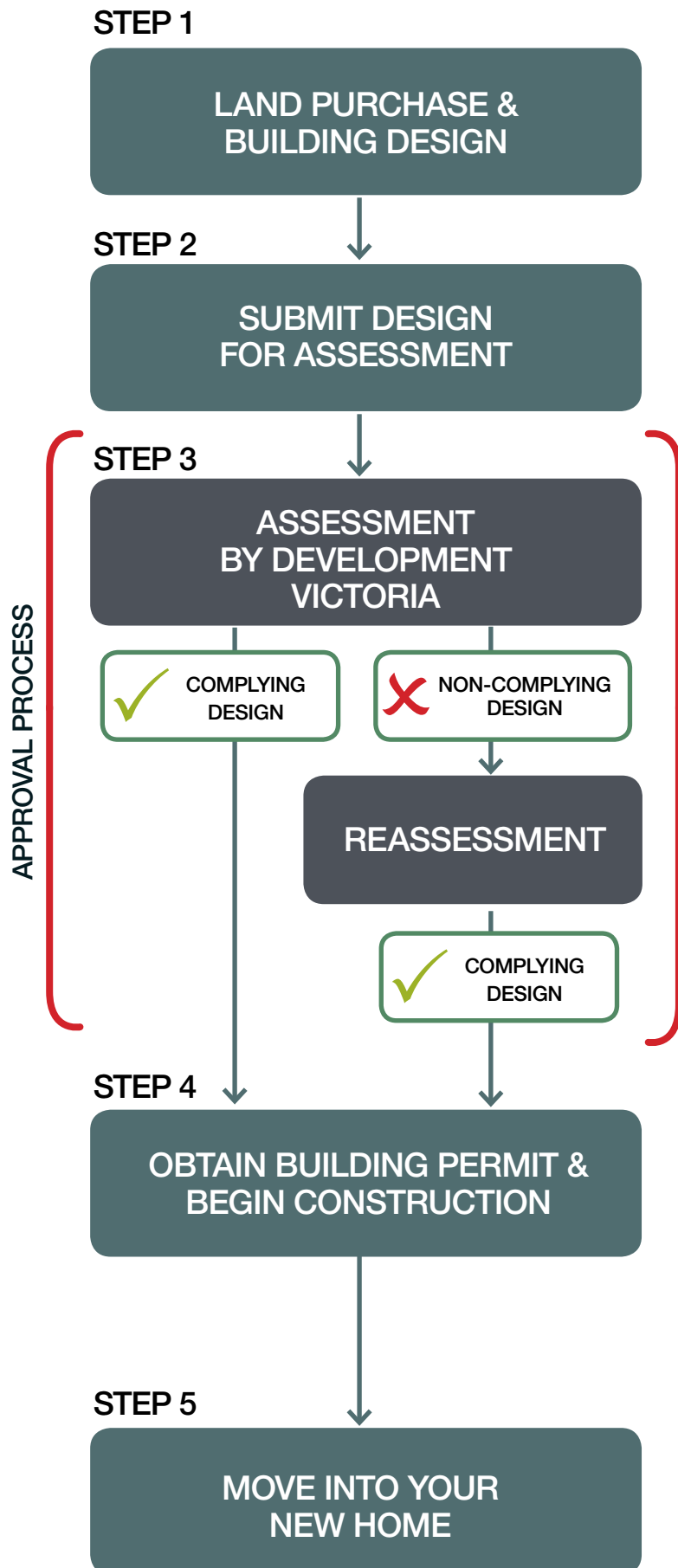
In exceptional circumstances, Development Victoria may endorse plans that do not fully comply with every detail of the Design Standards, provided that:

- The proposal meets the general intent of the Taylors Quarter Design Standards;
- The variation is minor and not likely to detrimentally affect the amenity of the streetscape or any neighbour;
- The design of the proposal is in keeping with the character of the area; or
- There is no practical alternative.

These design standards should be read in conjunction with ResCode (Clause 54 of the Planning Scheme) as ResCode will apply on issues where the Housing Design Standards are silent.

All houses at Taylors Quarter will need a building permit issued by a building surveyor prior to start of construction. If your lot is smaller than or equal to 300m², Brimbank City Council requires that a planning permit is granted prior to a building permit being granted, to ensure that the house addresses the specific requirements of the Council's Planning Scheme. The Taylors Quarter Design Standards have been crafted to ensure that compliant home designs are unlikely to encounter difficulties in this additional process with Council. Generally these documents are organised by your builder.

Key steps to planning your new home



Once you have completed the purchase of the land, you will select your home and your builder. Ensure that you make the home sales team aware of these Design Standards as early as possible.

When you are happy with your selected home and your builder has completed the house plans in accordance with the Design Standards, Building Envelope Plans and MCP. The documents must be electronically submitted, together with the checklist on pages 32-34, to Development Victoria for assessment and approval.

Your house design will be assessed by Development Victoria. You should expect to receive a response in 10 business days.

COMPLYING DESIGNS will receive electronically approved stamped plans, accompanied by an approval letter.

NON-COMPLYING DESIGNS will receive written commentary on the areas where the design does not meet the standards. The design will need to be resubmitted to Development Victoria for a reassessment before design approval can be granted.

Your builder will organise for a building permit by submitting the approved house plans to a building surveyor so that the construction of your home can start. If your lot is smaller than or equal to 300m², Brimbank City Council requires that a planning permit is granted prior to a building permit being granted. This should be organised by your builder. You must complete the construction of your home within 3 years from the date of settlement. The house you construct must be endorsed by Development Victoria in accordance with the Taylors Quarter Design Standards.

When your house and driveway are completed, your builder will organise for a Certificate of Occupancy, which will allow you to move in to your new home. The landscaping of your front garden must be completed within 6 months of your Certificate of Occupancy.

ENVIRODEVELOPMENT ACCREDITATION

EnviroDevelopment is a scientifically-based branding system designed to make it easier for purchasers to recognise and, thereby, select more environmentally sustainable homes and lifestyles. The accreditation is awarded based on an assessment scheme that reviews the performance of development projects across the following elements - Ecosystems, Waste, Energy, Materials, Water and Community.

Taylor's Quarter is seeking EnviroDevelopment accreditation, therefore these Design Standards have been developed to promote sustainable and environmentally conscious design outcomes in line with EnviroDevelopment principles.

Being accredited will benefit not only the environment, but also the quality of life in your home.

Every home is a fundamental building block of Taylor's Quarter. It is important that your home and your neighbours' houses are designed and constructed with sustainability in mind. Together, your efforts and Development Victoria's initiatives will achieve and maintain the vision for a sustainable Taylor's Quarter.

Visit <http://envirodevelopment.com.au/> for more information about EnviroDevelopment and find out more about EnviroDevelopment accredited projects.

ENVIRODEVELOPMENT PRINCIPLES



COMMUNITY

Vibrant, cohesive, sustainable communities with good community design; the provision of community facilities and networks; safe, accessible housing and options for the reduced use of private motor vehicles.



ECOSYSTEMS

Protected and enhanced health and sustainability of natural systems and the encouragement of native biodiversity and rehabilitation of degraded sites.



ENERGY

Reduced production of greenhouse gases and reduced use of fossil fuels. This is achieved through greater efficiencies in energy usage and use of renewable and non-polluting energy sources such as solar power.



MATERIALS

Environmentally responsible material usage including reuse of materials, recycled materials and consideration of the life cycle environmental costs of materials.



WASTE

Comprehensive waste management procedures and practices to reduce the amount of waste to landfill.



WATER

Improved water use through water efficiency mechanisms and / or source substitution such as rainwater and stormwater harvesting.

**TAYLORS QUARTER
DESIGN STANDARDS**



1.0 LOT AMENITY

1.1 HOUSE SITING

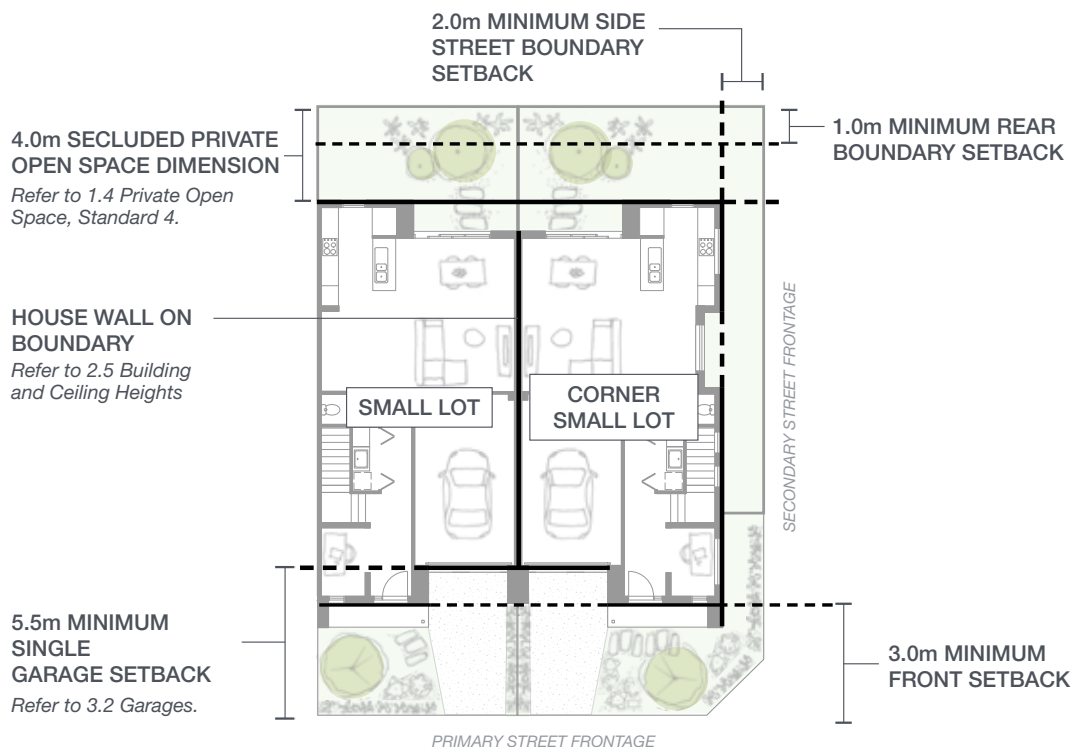
OBJECTIVES:

- To ensure the optimal siting of the house on the lot.
- To ensure that garages do not dominate the frontage of the house.
- To create a well-landscaped front garden which will be the transition between the public road and the private house.
- To ensure all houses have well-planned private open space, with internal living spaces appropriately located and arranged.
- To ensure that the livability of neighbouring lots is not compromised.

STANDARDS:

A. LOT SETBACKS FOR LOTS EQUAL TO OR SMALLER THAN 300m²

1. Houses must be set back from the front boundary by at least 3.0m.
2. Houses must be set back from a side street boundary by at least 2.0m.
3. If not built as part of an integrated terrace development, upper floor setbacks must comply with the setbacks stated in the building regulations.
4. Houses must be set back from a side boundary by at least 1.0m, unless otherwise stated in the Building Envelope Plan or unless the house is built as part of an integrated terrace development. *Refer to 3.2 Garages, Standard 6 for garage side boundary setbacks.*
5. Houses must be set back from a rear boundary by at least 1.0m, unless otherwise stated in the Building Envelope Plan.
6. House setback from a rear boundary must also respect the minimum secluded private open space standard. I.e. Where secluded private open space is sited parallel to the rear wall, a minimum dimension of 4.0m is required. *Refer to 1.4 Private Open Space, Standard 4.*
7. Double garages must be set back at least 5.0m from the front property boundary. *Refer to 3.2 Garages.*
8. Single or tandem garages must be set back at least 5.5m from the front property boundary. *Refer to 3.2 Garages.*

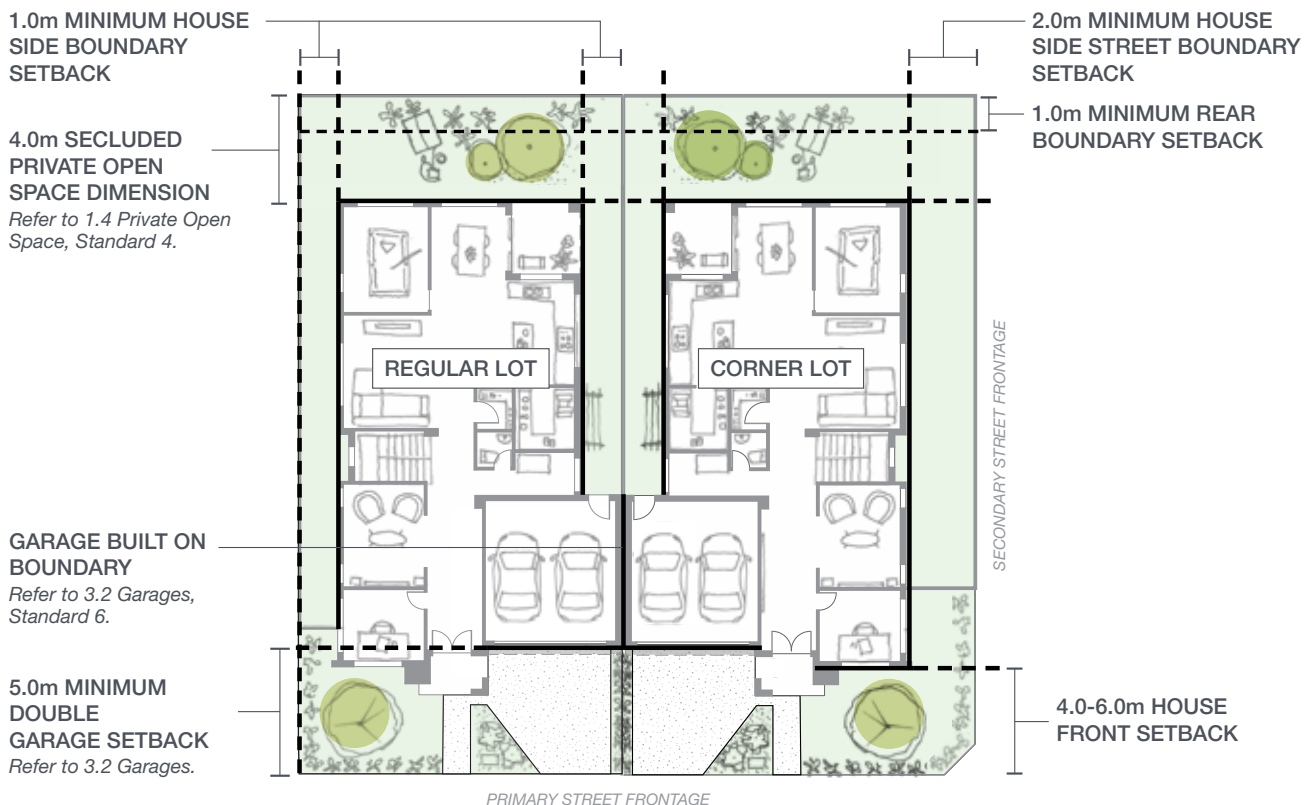


1.1 HOUSE SITING (CONTINUED)

STANDARDS:

B. LOT SETBACKS FOR LOTS 301m² AND LARGER

1. Houses must be set back from the front boundary by at least 4.0m and not more than 6.0m, unless otherwise stated in the Building Envelope Plan or unless the house is built as part of an integrated terrace development.
2. Houses must be set back from a side boundary by at least 1.0m, unless otherwise stated in the Building Envelope Plan or unless the house is built as part of an integrated terrace development. *Refer to 3.2 Garages, Standard 6 for garage side boundary setbacks.*
3. Houses must be set back from a side street boundary by at least 2.0m.
4. Houses must be set back from a rear boundary by at least 1.0m, unless otherwise stated in the Building Envelope Plan.
5. House setback from a rear boundary must also respect the minimum secluded private open space standard. I.e. Where secluded private open space is sited parallel to the rear wall, a minimum dimension of 4.0m is required. *Refer to 1.4 Private Open Space, Standard 4.*
6. Garages up to 3.6m in height can be built abutting the lot boundary. *Refer to 3.2 Garages, Standard 6.*
7. Double garages must be set back at least 5.0m from the front property boundary. *Refer to 3.2 Garages.*
8. Single or tandem garages must be set back at least 5.5m from the front property boundary. *Refer to 3.2 Garages.*
9. Upper floor setbacks must comply with the setbacks stated in the building regulations.



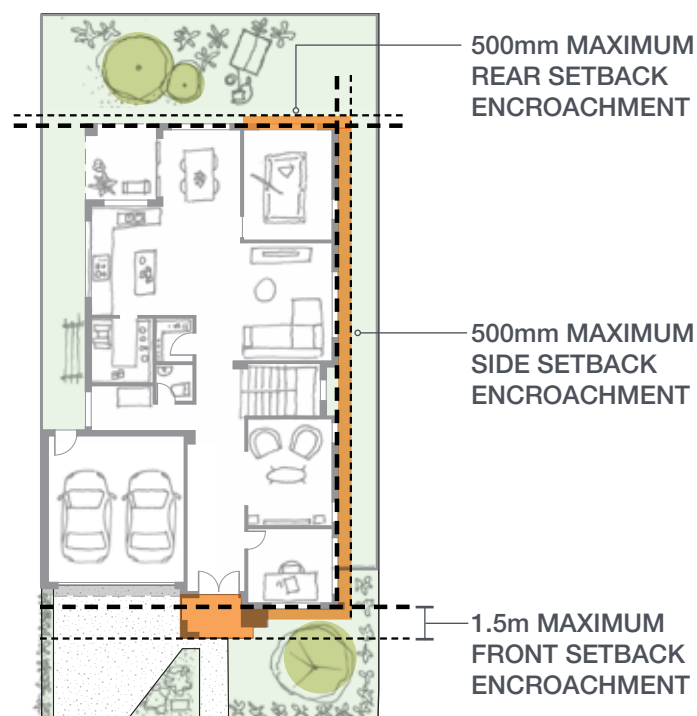
1.2 ENCROACHMENTS

OBJECTIVES:

- To allow for appropriate architectural features and ancillary services to encroach into the setbacks.
- To encourage articulated facade treatments utilising porch, portico, pergola, verandahs, balconies and eaves.

STANDARDS:

1. Architectural features such as porticos, porches, verandahs, balconies and pergolas for front, side and rear setbacks must:
 - a. Encroach no more than 1.5m into the front setback;
 - b. Encroach no more than 500mm into the side setbacks.
2. Ancillary services such as domestic water tanks, domestic fuel storage tanks, hot water storage tanks and heating/cooling equipment must be located at the side or the rear, and not encroach more than 500mm into the side and rear setbacks.
3. Eaves, including fascia and gutters, may encroach up to 500mm into the front setback and up to 500mm into the side and rear setbacks, provided a minimum 500mm clearance is retained between the gutter and the property boundary.



1.3 LOT COVERAGE

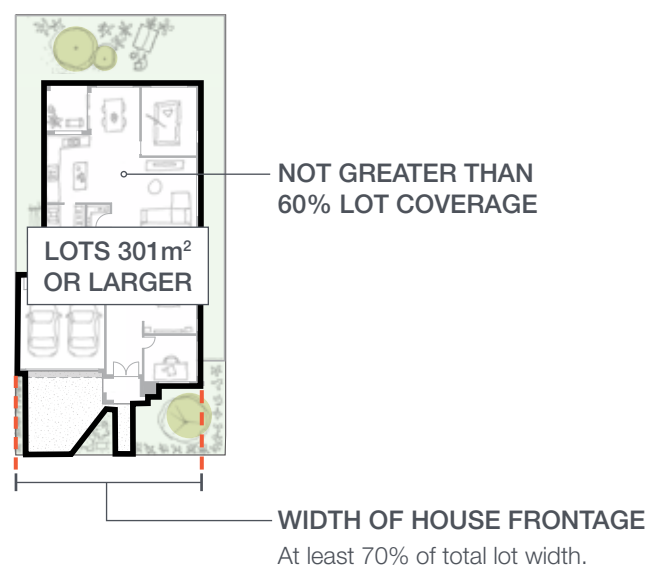
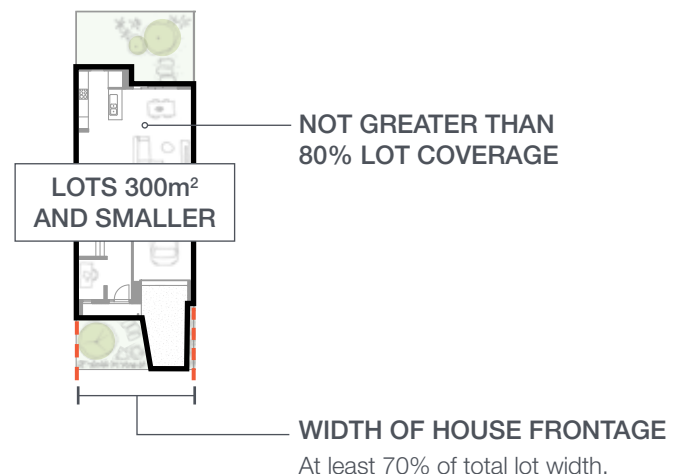
OBJECTIVES:

- To ensure that a portion of the lot remains pervious.
- To ensure that the houses complement each other in a cohesive streetscape.

STANDARDS:

1. Only one house must be constructed per lot.
2. Lot coverage must not be greater than 60% of the lot for lots 301m² or larger, and 80% for lots smaller than 300m².
3. The total width of the front of the house at ground level must be at least 70% of the width of the lot.

Refer to 7.0 Definitions for Lot Coverage.



1.4 PRIVATE OPEN SPACE

OBJECTIVES:

- To ensure all houses have a well-planned and functional private open space.
- To ensure that the private open space and secluded private open space area requirements of Brimbank City Council are met.

STANDARDS:

GENERAL PRIVATE OPEN SPACE REQUIREMENTS FOR ALL LOTS

1. Every lot must include an area of private open space of at least 40m².
2. Private open space may be located at the front, side and/or rear of the house.
3. Driveways are not included in area calculations of private open space.
4. At least one part of the private open space is to be secluded and be at the rear of the house with a minimum area of 25m² and a minimum dimension of 4.0m.

40m² MINIMUM TOTAL PRIVATE OPEN SPACE AREA (COLOURED IN GREEN)

* If your lot is larger than 400m², 1.5 Minimum Garden Area will apply as an additional standard.

25m² MINIMUM SECLUDED PRIVATE OPEN SPACE AREA AND 4.0m MINIMUM WIDTH (DASHED AREA)

25m² MINIMUM SECLUDED PRIVATE OPEN SPACE AREA AND 4.0m MINIMUM WIDTH (DASHED AREA)



DRIVEWAY AREA EXCLUDED

Driveway not included in private open space area.

1.5 MINIMUM GARDEN AREA

Lots larger than 400m² must meet the requirements for **1.3 Lot Coverage**, **1.4 Private Open Space** & **1.5 Minimum Garden Area**.

In general, the requirements for **1.5 Minimum Garden Area** will be met if **1.3 Lot Coverage Standards** are fulfilled, on the condition that the private open spaces meet the definition of Garden Area as defined in the *Brimbank Planning Scheme* below:

Garden Area is defined as any area on a lot with a minimum dimension of 1.0m that does not include:

- a. A house or residential building, except for:
 - An eave, fascia or gutter that does not exceed a total width of 600mm;
 - A pergola;
 - unroofed terraces, patios, decks, steps or landings less than 800mm in height;
 - A basement that does not project above ground level;
 - Any outbuilding that does not exceed a gross floor area of 10m²; and
 - Domestic services normal to a house or residential building;
- b. A driveway; or
- c. An area set aside for car parking.

The following are **excluded** from the Garden Area Calculations:

- Landscaped area with less than 1.0m width.
- House or residential building (including any roofed outdoor area forming part of the house).
- Areas under eaves with a width greater than 600mm.
- Any area set aside as a driveway providing vehicle access to car parking.
- Any uncovered or covered area set aside for car parking.
- A basement that projects above ground level.

STANDARDS:

MINIMUM GARDEN AREA REQUIREMENTS FOR LOTS LARGER THAN 400m²

1. All lots larger than 400m² include the following percentage requirements of Garden Area:
 - a. For a lot size 400-500m², a minimum 25% of the total lot area must be set aside as Garden Area.
 - b. For a lot size 501-650m², a minimum 30% of the total lot area must be set aside as Garden Area.
 - c. For lot sizes greater than 651m², a minimum 35% of the total lot area must be set aside as Garden Area.

GARDEN UNDER EAVES THAT ARE 600mm DEEP ARE EXCLUDED

ROOFED OUTDOOR LIVING AREAS ARE EXCLUDED

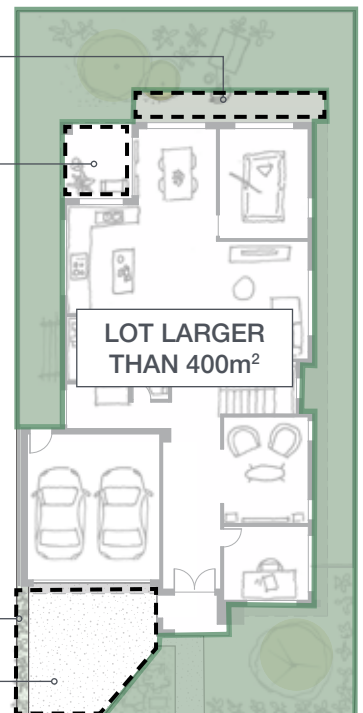
These areas do not meet the definition of 'Garden Area' as defined in the *Brimbank Planning Scheme*.

LANDSCAPED STRIP AREA EXCLUDED

Landscaped area width is less than 1.0m and does not count towards Garden Area.

DRIVEWAY AREA EXCLUDED

Driveway not included in Garden Area.



2.0 FACADE DESIGN AND ARTICULATION

2.1 ARCHITECTURAL STYLE

OBJECTIVES:

- To create streets with houses that are contemporary Australian architectural house designs, and are harmonious within Taylors Quarter.
- To ensure each house facade presented to the street is well-articulated and with an appropriate design, form, detailing and scale.

STANDARDS:

1. Proposed house designs must be of a contemporary style.
2. Historic reproduction styles and eclectic mixtures of styles such as Georgian, Edwardian, Colonial, Victorian and Federation will not be permitted.



Examples of compliant & contemporary architectural styles.

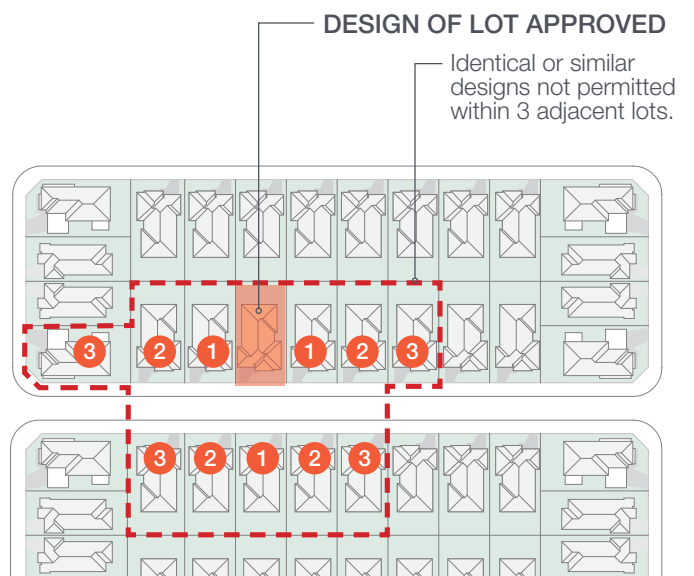
2.2 FACADE REPLICATION

OBJECTIVES:

- To avoid creating a homogeneous or unappealing streetscape.
- To ensure diversity and visual interest in every house along a street.

STANDARDS:

1. Houses with identical or very similar designs will not be allowed within 3 lots of each other, unless the houses are built as part of an integrated terrace development. This can include lots on the same side of the street, the opposite side and around street corners.
2. In the event that more than one application of the same facade design has been submitted for lots in proximity as described in Standard 1, consent will be given to the first complete application to be received. Any subsequent applications for the same facade will need to provide variation from the nearby approved facade design, to the satisfaction of Development Victoria.



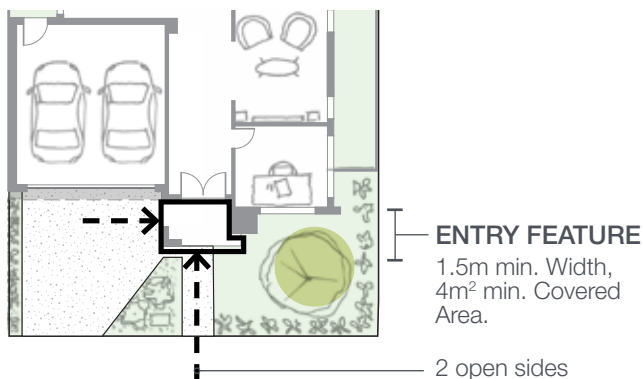
2.3 PORCHES & ENTRIES

OBJECTIVE:

- To create an entry feature to complement the house, that enhances its character and contributes to a varied streetscape.

STANDARDS:

- Houses must have a front entry portico, verandah or porch integrated with the design of the house.
- The front entry to the house must be prominent, readily apparent as the main entry and visible from the street.
- The entry feature can be a central feature or located to one side and must complement the overall architecture of the house.
- The entry feature must be open on at least 2 sides, include a minimum covered area of 4m² and have a minimum width of 1.5m.



ENTRY FEATURE

Integrated as part of the house, emphasised with balcony and building form for example.

2.4 FACADE ARTICULATION

OBJECTIVE:

- To achieve visual interest and appeal.

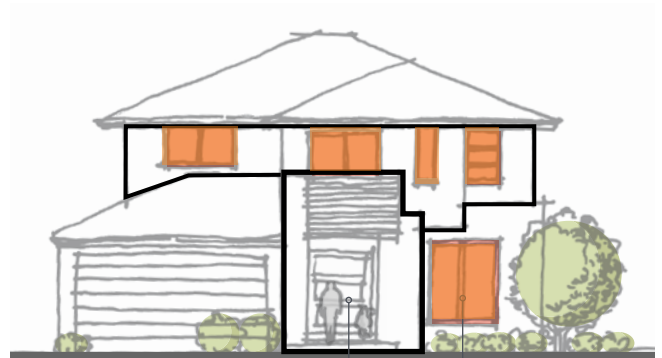
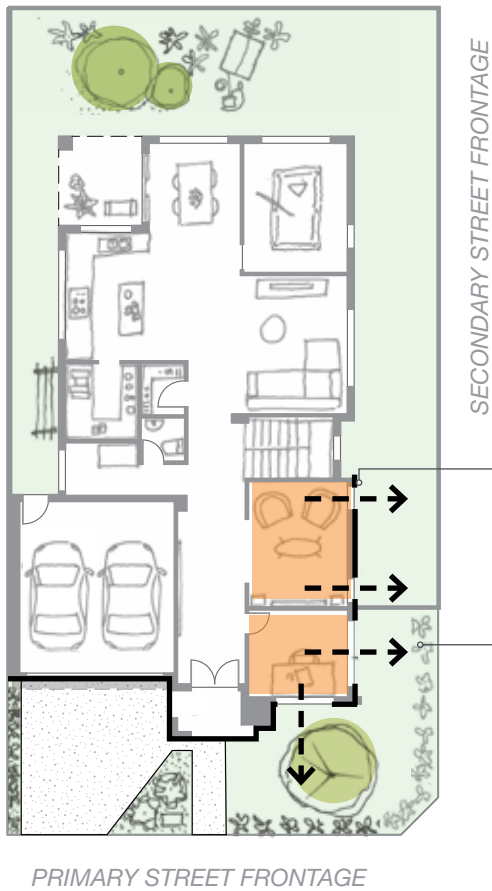
STANDARDS:

- House facades must be articulated using different architectural elements, i.e. a combination of projections, recesses, eave overhangs and deep window reveals.
- Double and triple storey houses must contain architectural details such as balconies and/or protrusions to articulate and visually break up the overall building mass.
- If the design includes screens or feature walls, these must be integrated into the house design, either by complementing the material and colour, or facade articulation of the house.
- The front facade must include at least one window from a habitable room with a view to the primary street, and this window cannot be a highlight window.



The entry features and facade articulation of these houses comply with the design standards.

2.4 FACADE ARTICULATION (CONTINUED)



FACADE ARTICULATION

Achieved through balcony, varied roof and window articulation, as well as setbacks of upper storey and garage.

HABITABLE ROOM WINDOWS ONTO STREET FRONTAGE

Articulated as part of facade design.



Example of double storey houses that achieve facade articulation through eave overhangs, projecting column features and habitable room windows looking onto primary street frontage.

2.5 BUILDING AND CEILING HEIGHTS

OBJECTIVES:

- To ensure that a house does not exceed three storeys.
- To ensure that the streetscape is well-proportioned.
- To ensure that the ceiling height of the house does not compromise the livability within.

STANDARDS:

1. Maximum building heights must not exceed 9.0m for lots larger than 300m² and 10.0m for lots 300m² and smaller.
2. A minimum ceiling height of 2.74m is required for all single storey houses and for the ground floor of double or triple storey houses.
3. Houses in the transition zone are limited to a maximum height of 2 storeys. Other houses are limited to a maximum height of 3 storeys.
4. For lots smaller than or equal to 300m², the maximum height of a house on and within 1.0m of a side boundary must not exceed 3.6m unless it abuts an existing building, or will abut a simultaneously approved building on that boundary, and does not adversely impact the adjoining property. In this case, the maximum building height is 10.0m.



Illustrated Masterplan of Taylors Quarter indicating transition zone areas. Location of driveways, trees and footpath are indicative only.

Legend

- Site Boundary
- Substations
- Residential
- Footpath
- Transition Height Zone (Maximum 2 storey height limit)

3.0 HOUSE ELEMENTS

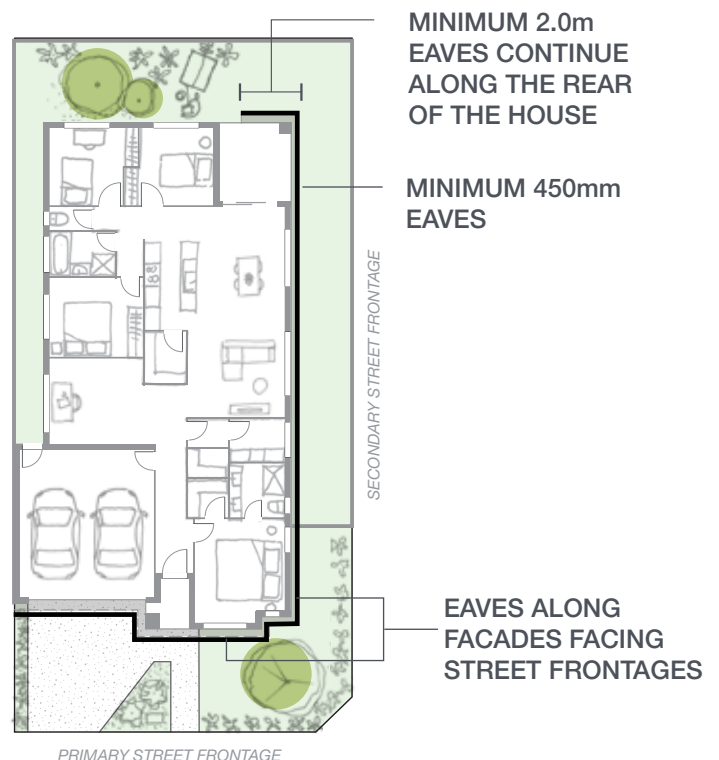
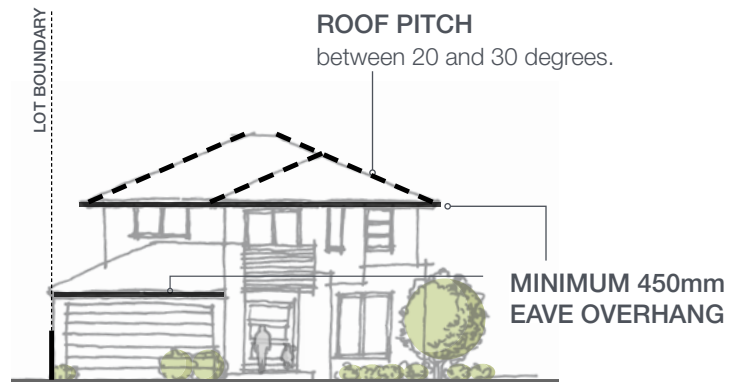
3.1 ROOFS

OBJECTIVES:

- To achieve consistency in roof form and colour to create a consistent streetscape.
- To ensure house roofs are seen as strong, simple elements from street level.
- Ensure that the streetscape presents varying roof forms including combinations of pitched and flat roofs.

STANDARDS:

1. The pitch of gabled or hipped roofs must be between 20 and 30 degrees.
2. Skillion roofs must be pitched between 10 and 30 degrees.
3. Flat roofs must be screened by a parapet wall on all sides.
4. Except for houses with parapets, roofs must include eaves with a minimum overhang of 450mm:
 - a. Over any facade that faces a street or a park, and must continue around the side or rear of the house for at least 2.0m (except where the house is built to the boundary);
 - b. All faces of the house for double and triple storey houses.
5. Roof features such as spires, finials, domes or other similar articulation will not be approved.
6. All gutters, rainhead overflows and down pipe profiles or treatments must complement the design of the house.



3.2 GARAGES

OBJECTIVES:

- To ensure garages do not visually dominate the house or the streetscape.
- To ensure the garage is integrated with the house design.
- To ensure the garage provides an appropriate level of access.
- To provide suitable parking for two or more vehicles.

STANDARDS:

1. Lots narrower than 10.5m width must have a single-width garage.
2. Garages must be integrated with the design of the house and roof form.
3. Double garages must be set back at least 5.0m from the front property boundary.
4. Single or tandem garages must be set back at least 5.5m from the front property boundary.
5. Garages must be set back a minimum of 840mm behind the predominant wall of the front facade of the house.
6. Garages must be set back 0.0m to 0.2m (Figure A) OR at least 1.0m from the side boundary (Figure B).
7. On lots 12.5m and wider, a garage may be constructed flush with the front facade if:
 - a. A verandah or balcony is provided to the full width of the house and is at least 1.5m deep.
 - b. A double or triple storey home incorporates an open or roofed balcony to the first floor for at least 40% of the building width, and is at least 1.5m deep.
8. Double garage doors must be no wider than 6.0m. Single garage doors must be no wider than 3.5m.
9. All garages must have a slim line, sectional, tilt or panel lift door.
10. The following are not permitted:
 - a. Roller doors;
 - b. Garages with openings perpendicular to the street;
 - c. Carports;
 - d. Triple garages.



Example of compliant sectional panel lift door, and garage set back behind front facade.



Example of double storey house with garage in-line with front facade.



Figure A

0.0m - 0.2m garage setback from side boundary minimises 'leftover' space.



Figure B

At least 1.0m garage setback from side boundary allows for a path.

3.2 GARAGES (CONTINUED)

GARAGE SIDE SETBACK

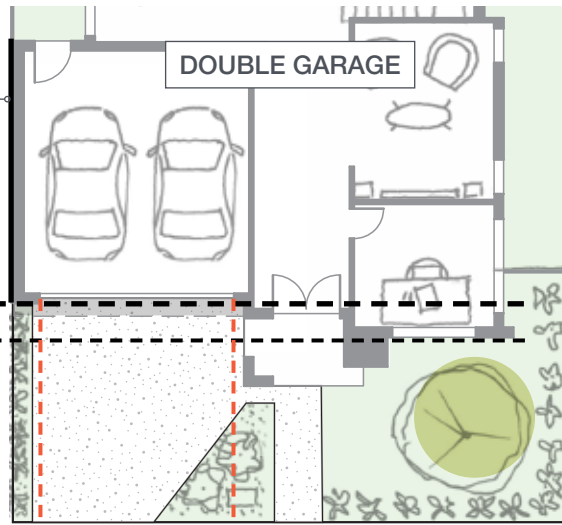
0.0m to 0.2m setback OR at least 1.0m setback.

840mm GARAGE SETBACK

Garages must be set back a minimum of 840mm behind the predominant wall of the front facade of the house.

OR

Garage can be constructed flush with the front facade if there is a balcony or verandah that is at least 1.5m deep. Refer to 3.2 Garages, Standard 7a and 7b.



5.0m GARAGE FRONT SETBACK

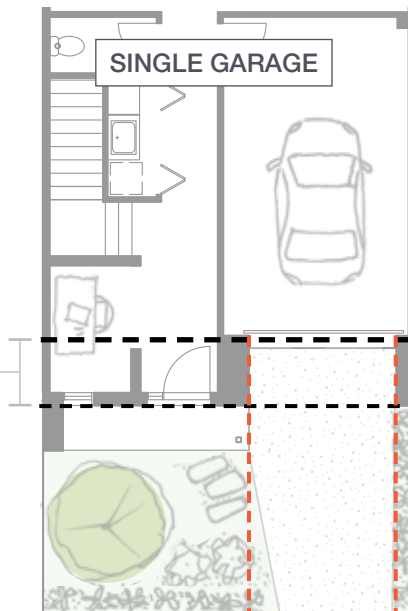
GARAGE DOOR

Double garage doors must be no wider than 6.0m.

The garage door should be slim line, sectional, tilt or panel lift door.

840mm GARAGE SETBACK

Single garages must also be set back a minimum of 840mm behind the predominant wall of the front facade of the house.



5.5m GARAGE FRONT SETBACK

GARAGE DOOR

Single garage doors must be no wider than 3.5m.

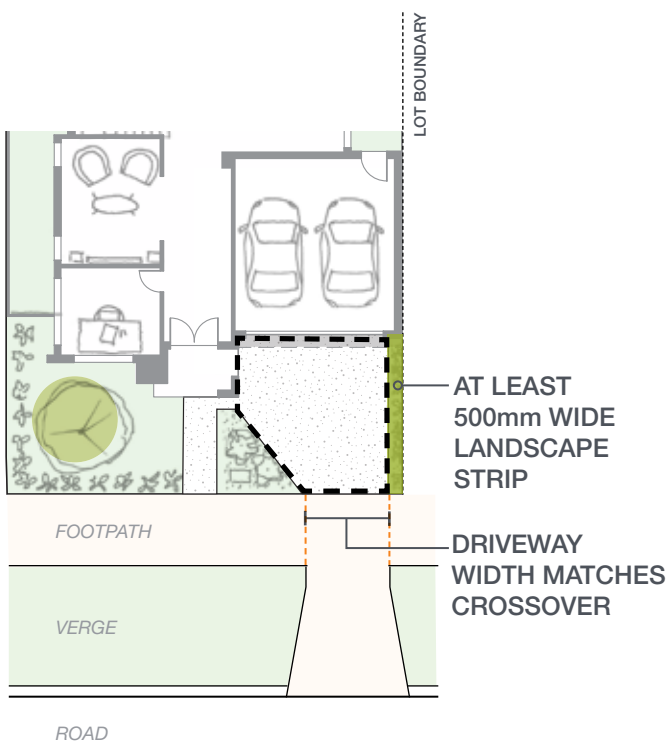
3.3 DRIVEWAYS

OBJECTIVE:

- To minimise the visual impact of driveways on the streetscape.

STANDARDS:

1. Each house is limited to a single vehicular crossover.
2. The driveway must not be wider than the garage width and must taper to match the crossover width where they abut.
3. A landscape strip must be included between the driveway and the nearest lot boundary, and be at least 500mm wide.
4. Driveways must be fully constructed prior to the issue of the Occupancy Permit.



3.4 CORNER LOTS AND LOTS SIDING ON A PARK

OBJECTIVES:

- To address both street frontages on corner lots and lots siding on a park.
- To provide visually interesting facades facing the public realm and streets.

STANDARDS:

1. Well-articulated architectural treatments must be provided where built form is visible forward of and above a side fence facing a secondary street or park.
2. All habitable room windows on facades facing the secondary street or park must provide a clear view to the secondary street or park.
3. The same treatment used on the front facade, including materials, finishes, colours and facade articulation, is to be used on any facades facing a secondary street or park for a length of 4.0m or one room, whichever is greater.
4. Houses on lots with two or more street frontages must have similarly sized and proportioned windows on each facade facing those frontages.
5. Double and triple storey houses must use different materials on the upper storeys to those used on the lower storeys. Notwithstanding, house designs that propose to use a single material on upper and lower storeys must have good facade articulation using appropriate architectural elements, approval is subject to the discretion of Development Victoria.



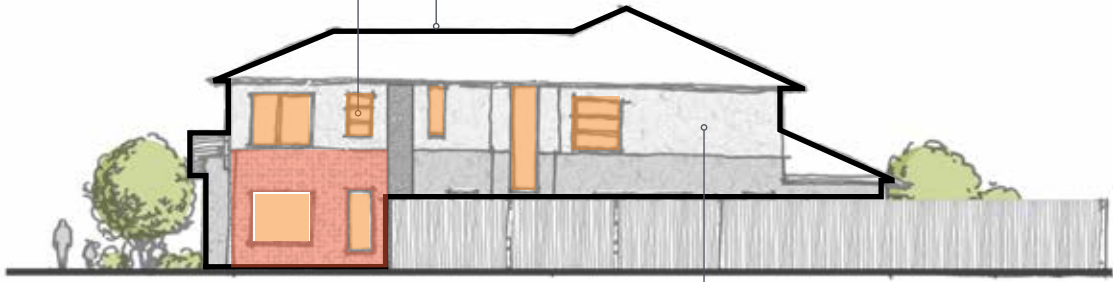
Examples of double storey houses with well-articulated facades facing onto secondary street, using the same materials, finishes, colours and facade articulation.

3.4 CORNER LOTS AND LOTS SIDING ON A PARK (CONTINUED)

WELL-ARTICULATED ARCHITECTURAL TREATMENTS

The facade should be well-articulated where it is forward of and above the side fence.

HABITABLE ROOM WINDOWS MUST HAVE A CLEAR VIEW OF THE SECONDARY STREET OR PARK



FRONT FACADE MATERIALS TO EXTEND AROUND THE CORNER FOR 4.0m OR ONE ROOM

DIFFERENT MATERIALS USED ON UPPER STOREYS TO THOSE USED ON THE LOWER STOREYS

House designs that use a single material on upper and lower storeys must have good facade articulation using appropriate architectural elements.



SIMILARLY SIZED AND PROPORTIONED WINDOWS ON EACH FACADE FACING BOTH FRONTAGES

FRONT FACADE MATERIALS TO EXTEND AROUND THE CORNER FOR 4.0m OR ONE ROOM

3.5 MATERIALS, FINISHES AND COLOUR PALETTE

OBJECTIVES:

- To ensure each house facade has an appropriate variation of materials, finishes and colours.
- To promote a considered selection of materials and colours which complement the character of the public realm and contribute positively to the streetscape.
- To ensure that the materials selected contribute to the achievement of the Envirodevelopment accreditation for Taylors Quarter.

STANDARDS FOR DRIVEWAYS:

1. The driveway must be constructed using exposed aggregate concrete, colour-through concrete, slate or natural stone pavers.
2. Concrete used must have >30% supplementary cement materials or >30% of recycled aggregate.
3. The driveway must have a matte finish and not be shiny or reflective.
4. The driveway colour must be muted and must complement the primary colour of the house.
5. Plain (uncoloured) concrete, painted or bright coloured driveways are not permitted.

STANDARD FOR RAINWATER TANKS:

1. Rainwater tanks must match the colour of the house.

STANDARDS FOR HOUSES:

1. Front facades must display at least two contrasting materials (eg. face brickwork and rendered brickwork). At least one material must cover at least 60% of the facade.
2. Notwithstanding, house designs that propose to use a single material on upper and lower storeys must have good facade articulation using appropriate architectural elements, approval is subject to the discretion of Development Victoria.
3. The materials used on the front facade must extend to the side facade for at least 2.0m. Except on a corner lot or a lot beside a park, where it must extend at least 4.0m, or one room length, whichever is greater.
4. The following are not permitted:
 - a. Low quality imitation finishes, such as vinyl brick sheeting;
 - b. Untreated concrete blockwork or precast concrete;
 - c. Raw zincalume or hand painted garage doors;
 - d. Fiber-cement sheets above openings.
5. Infill and lightweight panels may only be permitted above garage openings if finished as a rendered surface to match the adjoining garage wall.
6. Roller shutters, and sliding windows, are not permitted to facades fronting a street or park.
7. Roofs must be finished using concrete, slate, terracotta tiles or metal sheeting, and must not be of bright colours.
8. Vibrant colours may be used on the external walls as long as they cover less than 15% of the area of any facade.
9. Structural timber must be AFS (Australian Forestry Standard) or FSC (Forest Stewardship Council) accredited.
10. Timber window frames must be AFS (Australian Forestry Standard) or FSC (Forest Stewardship Council) accredited.
11. All engineered wood products are E0 rated, including exposed and concealed applications.
12. PVC content for building services must be sourced from an ISO 14001 certified supplier.
13. At least 95% of all paints, sealants and adhesives used internally and externally are to be low VOC emissions, as they provide improved performance and improved air quality.
14. Low VOC emission floor coverings must be used on more than 95% of indoor covered floors.

3.5 MATERIALS, FINISHES AND COLOUR PALETTE (CONTINUED)



AT LEAST 2 CONTRASTING FRONT FACADE MATERIALS

FRONT FACADE MATERIALS TO EXTEND AROUND THE CORNER FOR 4.0m OR ONE ROOM LENGTH



ROOF FINISHED USING TILES THAT COMPLEMENT HOUSE DESIGN

INFILL PANEL ABOVE GARAGE RENDERED TO MATCH FACADE

Examples of double storey houses with compliant material finishes and colours.



Logos of Australia Forestry Standard and Forest Stewardship Council.

Low emission paints, sealants and adhesives will often be labeled at 'Low VOC' or 'Non-Toxic'.

3.6 ANCILLARY SERVICES

OBJECTIVE:

- To ensure ancillary items such as service equipment, sheds, bins and signs do not clutter the appearance of the house and negatively impact the streetscape.

STANDARDS:

1. The following specific items must not be visible from the street or other public areas: satellite dishes; antennae; external receivers; heating and cooling units; garden sheds; rain water tanks; and washing lines.
2. Switchboards and meter boxes must be:
 - a. located in garages; or
 - b. if required by authorities to be external, located to the side of the house and coloured to complement the house colours.
3. Satellite dishes, antennae and/or external receivers must:
 - a. be located to the rear; and
 - b. not be in public view.
4. Heating and cooling units must:
 - a. be located towards the rear and side of the house;
 - b. not be visible from the street; and
 - c. If heating and cooling units are located on the roof, they must be positioned entirely below the roof ridge line and match the roof colour.
5. Garden sheds must:
 - a. not be in public view;
 - b. not be greater than 2.4m in height; and
 - c. match the appearance of the house in form, colour and materials if greater than 10m².
6. A solar hot water system (gas boosted) must:
 - a. Be installed for every house;
 - b. Not be in public view; and
 - c. Not permitted at the front of the house.

7. A 3000-litre capacity rainwater tank plumbed for outdoor areas, laundry and toilet use must be installed for every house and must not be in public view.
8. Letterboxes must be contemporary and complement the house design and must be constructed to Australia Post Standards.
9. Small metal letterboxes and letterboxes on single metal poles are not permitted.
10. Street numbers must be included at the front of the house and/or letter box and be clearly visible from the street.
11. Name plates and street numbers or home business signs must
 - a. not exceed 400mm in any dimension; and
 - b. integrate with the design of the building or the fence.

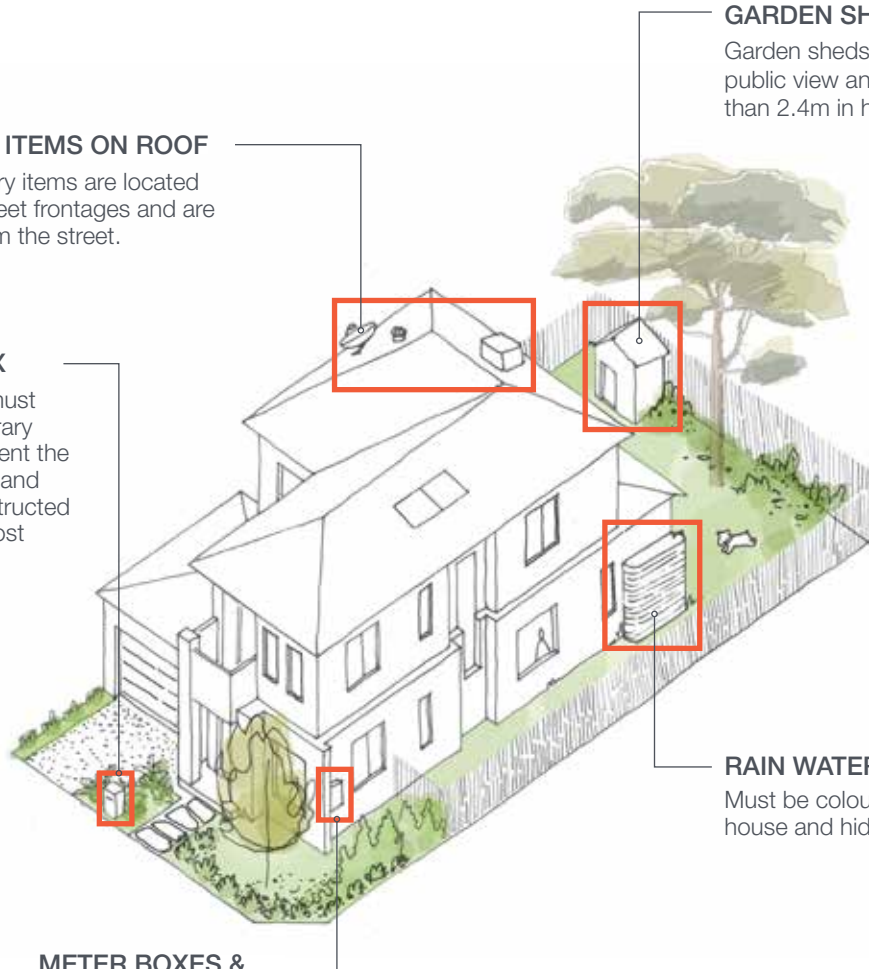
3.6 ANCILLARY SERVICES (CONTINUED)

ANCILLARY ITEMS ON ROOF

Ensure ancillary items are located away from street frontages and are not visible from the street.

LETTERBOX

Letterboxes must be contemporary and complement the house design and must be constructed to Australia Post Standards.



GARDEN SHEDS

Garden sheds must not be in public view and not be greater than 2.4m in height.

RAIN WATER TANKS

Must be coloured to match the house and hidden from public view.

METER BOXES & SWITCHBOARDS

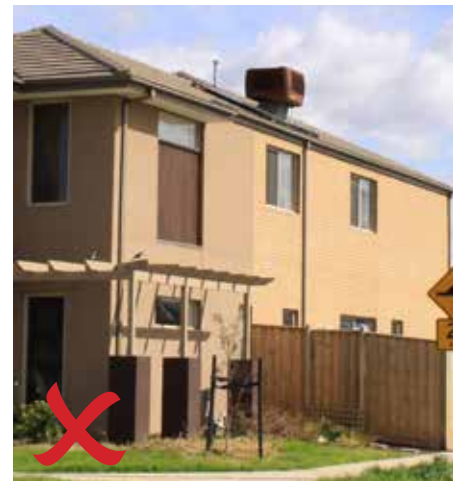
If not located in the garage, meter boxes and switchboards must be coloured to match house and placed on the side wall of the house.



Example of meter box on side of house screened by planting and painted to match the downpipe and house.



Non-compliant stick-and-post mailbox.



This cooling unit is visible from the primary and secondary streets, and so does not comply.

3.7 FENCING

OBJECTIVES:

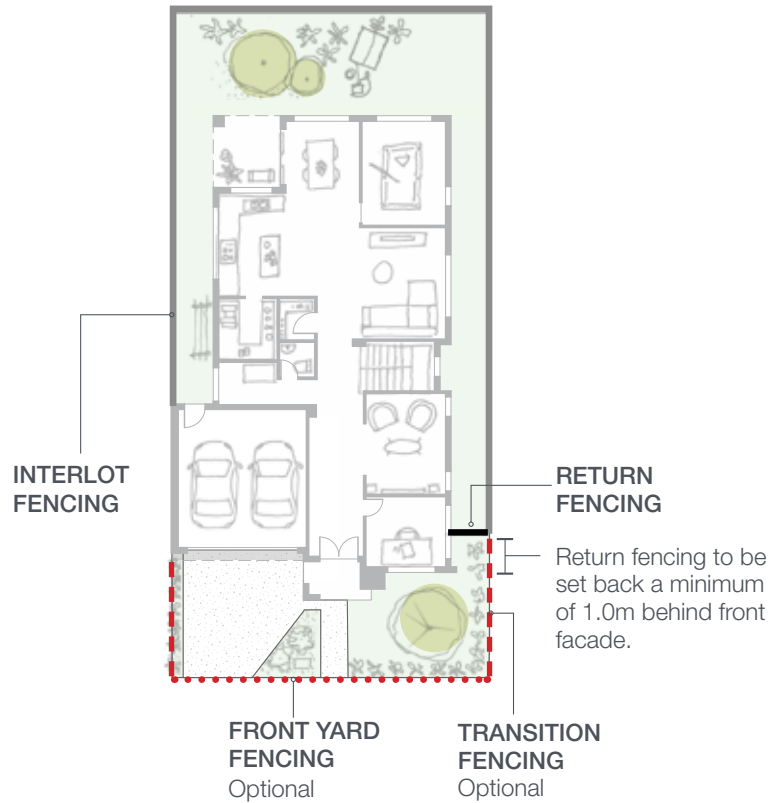
- To achieve an attractive and cohesive streetscape.
- To encourage passive surveillance of the street.

The type of fencing installed will be determined by the location of the lot and the type of house it can accommodate.

- Interlot fencing
- Secondary street fencing
- Return fencing
- Front fencing

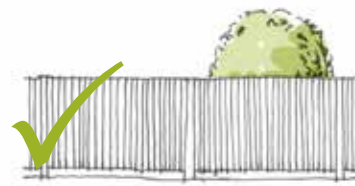
Note:

Even if existing fences on lot boundaries along the perimeter of the project are more than 1.8m high, new fencing within Taylors Quarter must not exceed 1.8m height. Alterations to these existing perimeter fences should be done in consultation with the existing neighbour.



STANDARDS FOR INTERLOT FENCES:

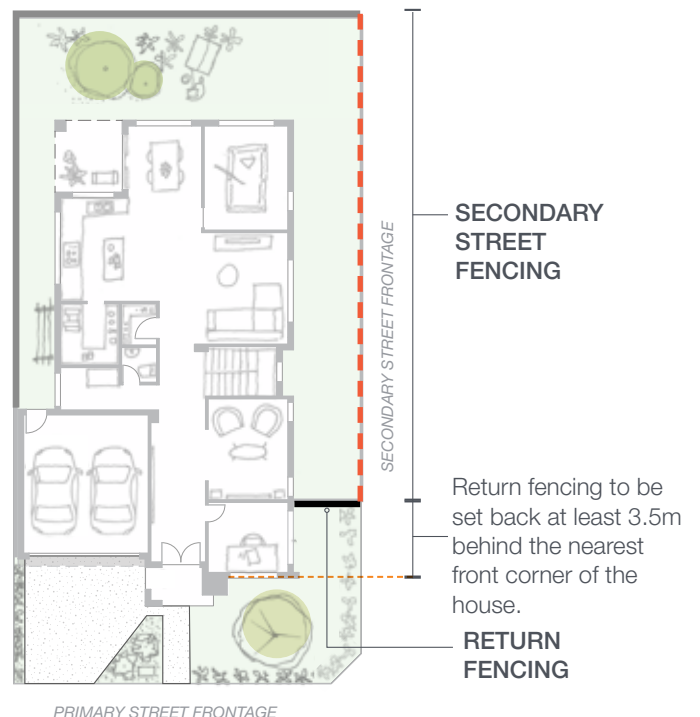
1. The fence must be constructed using timber palings.
2. The fence must not be higher than 1.8m.
3. The fence must terminate and return at least 1.0m behind the front facade of the house.



Interlot Fencing

STANDARDS FOR FENCING FACING A SECONDARY STREET:

1. The fence must be constructed using horizontal or vertical timber slats.
2. The fence must not be higher than 1.8m.
3. The fence must extend from the rear lot boundary and meet the return fence, at least 3.5m behind the nearest front corner of the house.



3.7 FENCING (CONTINUED)

STANDARDS FOR RETURN FENCES:

1. The fence must be constructed using small profile horizontal or vertical timber slats with gaps between the slats, achieving a permeability of at least 30% of the total area.
2. Any gate must match the colour and material of the return fence.
3. A return fence must be set back at least:
 - a. 1.0m behind the nearest corner of the front facade of the house for standard lots.
 - b. 3.5m behind the nearest corner of the front facade of the house for corner lots.



Return Fencing

STANDARDS FOR FRONT FENCES:

Fencing of the front yard or garden, whether along a street boundary or along the side boundaries, is optional.

1. If constructed, the front fence must be:
 - a. Between 0.8m and 1.0m high;
 - b. Be of a contemporary design that complements the house, with gaps between the fence components to achieve a visual permeability of at least 30% of the total area.
2. If a front fence is installed, an interlot transition fence must also be installed. Otherwise an interlot transition fence is not required.
3. The part of the fence where the height transitions between the low front fence and the full height interlot fence should happen between two fence posts. The height of the fence must be gradually tapered between the two fence posts. In addition, the lower interlot fence must extend for the length of at least 2 fence posts before meeting the front fence.



Front Yard Fencing



Transition height
between 2 fence posts

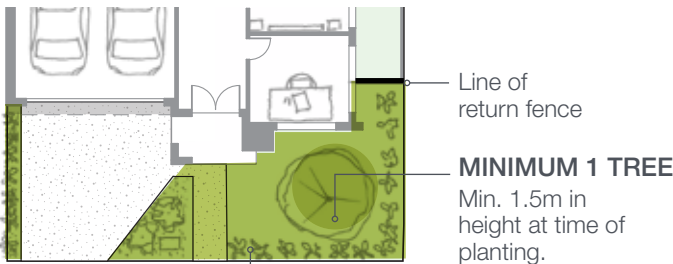
Transition Fencing

4.0 GARDENS & RETAINING WALLS

4.1 FRONT GARDEN

STANDARDS:

- 1. 90% of species used in all gardens must be locally native and drought tolerant.
- 2. All areas between the footpath and the return fence must be landscaped.
- 3. At least 30% of landscaped areas must be garden beds, edged and mulched with pine bark or recycled hardwood mulch.
- 4. At least one tree must be planted in the front yard with a minimum height of 1.5m at time of planting, and with root barriers installed.



FRONT GARDEN
Includes all the area between the footpath and the return fence.



The composition of the planting highlights the entries to the houses and creates a visual buffer between the footpaths and the houses.

4.2 RETAINING WALLS

STANDARDS:

- 1. Retaining walls must not exceed 600mm above or below natural ground level within the front boundary setback.
- 2. If the desired level change exceeds 600mm, two or more retaining walls separated by at least 1.0m with a garden bed must be provided.
- 3. Retaining walls must be designed to complement the house and landscaping in materials, colours and finishes.
- 4. Levels on the boundaries of an adjoining lot must only be changed with the written approval of the adjoining landowner.



An attractive low retaining wall emphasised by planting.

5.0 SUSTAINABILITY

Development Victoria envisions Taylors Quarter as a community that is environmentally conscious and sustainable. Residents' individual choices and behaviours regarding the management and maintenance of their new home will significantly contribute to achieving this vision.

The standards in this section are the minimum requirements for all houses. They ensure an environmentally responsible choice of materials, emissions reductions, with water and energy efficiency being achieved in a sustainable and efficient manner.

Development Victoria is implementing sustainability initiatives at Taylors Quarters for the streetscape and local park, such as heat island effect reduction, WSUD (Water Sensitive Urban Design) and passive irrigation of verges and garden beds.

IDEAS FOR A SUSTAINABLE HOUSE

Living sustainably is not just about reducing your energy consumption, reusing grey water or recycling. Your decisions about the design of your home and living habits are proactive actions that you can take to live a more sustainable and environmentally conscious lifestyle here in Taylors Quarter.



HOUSE DESIGN IDEAS

- Sustainable Building Materials
- Room Layout
- Natural Ventilation
- Roof & External Wall Colour
- Solar Power
- Insulation & Air Tightness
- Window Glazing
- Shade from Eaves

GARDEN IDEAS

- Permeable Groundcover
- Biodiverse Gardens
- Composting Bins
- Backyard Veggie Patch
- Bird Houses
- Shade from Trees
- Vegetative Cover

LIVING IDEAS

- Energy & Water Saving Habits
- Energy Efficient Appliances
- Half-flushing Toilets
- Rainwater Storage

5.1 PASSIVE DESIGN

'Passive design' is design that reduces or eliminates the need for mechanical heating and cooling by appropriately orientating a house on its lot and carefully designing the house to respond to the climatic and site conditions such as wind, slope and solar access.

Good passive design improves thermal comfort, reduces or eliminates heating and cooling bills, and lowers greenhouse gas emissions from the house.

OBJECTIVES:

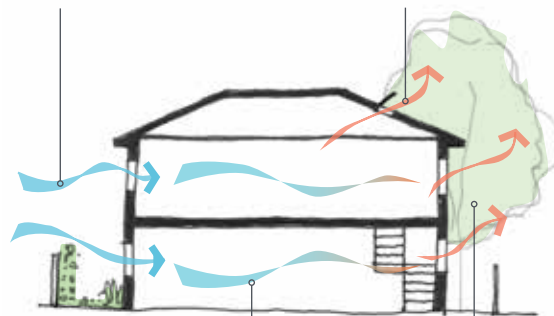
- To ensure that the siting of the house optimises solar access.
- To ensure that living spaces are well-ventilated.
- To ensure that the living areas of the house benefit from the best orientation in the lot.
- To improve the livability of the house by taking into account the orientation of rooms and windows, shading of windows and walls, ceiling heights, cross flow ventilation and adequately covered open spaces.

STANDARDS:

1. Provide good cross-ventilation, through the layout of the house, including the positioning of rooms, doors and window openings.
2. Maximise morning and solar access into indoor and outdoor living areas, and habitable rooms.
3. Minimise summer sun, especially in the late afternoon, through the layout of the house and garden, and the positioning of windows.

Cooler air is drawn into the home through openings.

Hot air escapes through window openings and vents.



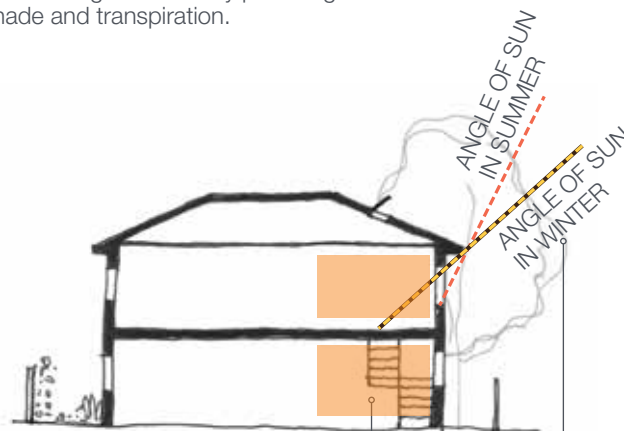
COOLING BREEZES

Passive cooling is the least expensive way to cool your home and is good for the environment.

Air movement through the house, across different rooms and floors, can be created through the design of windows and their location.

VEGETATIVE COVER

Plants and trees keep the surrounding air cooler by providing shade and transpiration.



IDEAL SOLAR ORIENTATION

Habitable rooms and open space should be located where there is northern aspect. This is an ideal solar orientation that allows the rooms to benefit from more sunlight and warmth during the cooler seasons.

SHADING WITH EAVES

The Sun is higher in the sky in summer than in winter, hence eaves play a big role in shading rooms from harsh summer sun while allowing in more sunlight and warmth during the cooler seasons.

5.1 PASSIVE DESIGN (CONTINUED)

Understanding the general climatic conditions of Taylors Quarter and where your home is located in the development can help you make better decisions about passive design for your home.

Taylors Quarter is located in climatic zone 6, and characterised by a mild temperate climate. Visit <http://www.yourhome.gov.au/introduction/australian-climate-zones> for more information.

Seasonal temperatures and rainfall information can be found on the Bureau of Meteorology website.

Examples of houses designed for different lot orientations have been illustrated on this page.

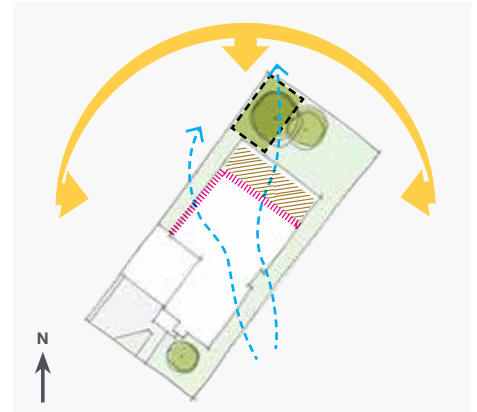
GENERAL WIND AND SOLAR ACCESS DIRECTIONS



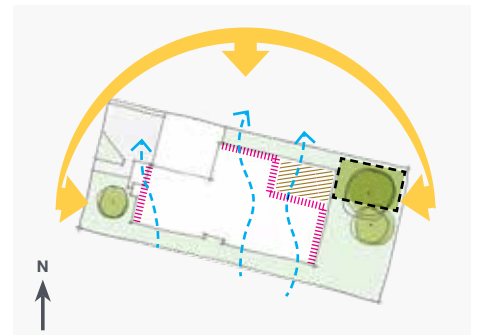
LEGEND:

- Sun Path (Summer)
- Sun Path (Winter)
- Warm Northerly Winds
- Cool Southerly Winds
- Cross Ventilation Path
- Outdoor Living Area
- Habitable Room Window Location
- Private Open Space
- Secluded Private Open Space (Minimum Area and Width)

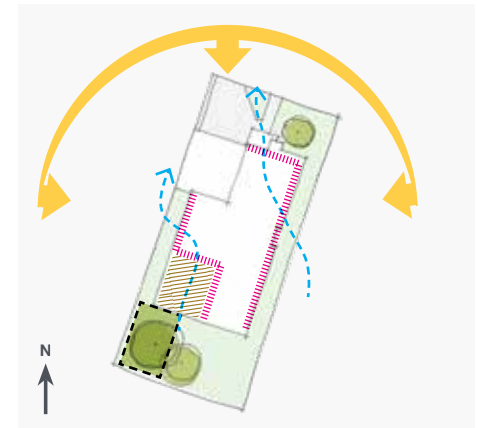
Example A:



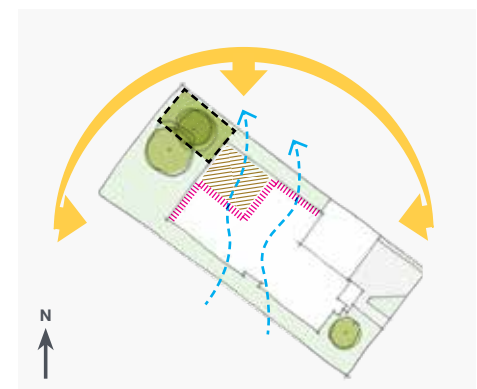
Example B:



Example C:



Example D:



5.2 ACTIVE DESIGN

Active design involves the consideration of mechanical devices to move energy around a building. Good active design uses the selection of materials and appliances to achieve a home that is thermally comfortable with little artificial heating and cooling, and consequentially has low utility bills.

OBJECTIVES:

- To improve thermal comfort and minimises the need for mechanical heating and cooling by selecting appropriate materials and equipment.
- To minimise the environmental impact of the house by the use of sustainable building materials, sustainable construction methods, improved insulation, efficient heating and cooling appliances and water efficient fixtures.

ENERGY & WATER EFFICIENCY STANDARDS:

- All houses at Taylors Quarter must achieve a minimum 6 star NatHERS Rating.
- Where installed the following performance is recommended:
 - High performance double glazed windows, for external windows that serve living rooms, kitchens and bedrooms.
 - A solar PV array.
- Where installed the following performance must be achieved:
 - Solar hot water system (gas boosted) to reduce electricity demand.
 - Shower heads with a WELS (Water Efficiency Labeling and Standards) rating of 3 Star, and that use less than 6l/min.
 - Toilets with a WELS rating of 4 Star.
 - Washing machines with a WELS rating of 4 Star.
 - Dishwashers with a WELS rating of 5 Star, with an energy consumption of less than 245kWh per annum and water consumption of less than 14 litres per use.
 - Low flow tapware to bathrooms, kitchen and laundry that use less than or equal to 6l/min to reduce hot water demand.
 - LED lighting to the entire house.
- Houses must use draught seals around all doors and windows.
- Insulation installed in all houses must comply with the minimum National Construction Code.
- If air conditioning systems are installed, they must have a COP (Coefficient of Performance) greater than 3.20 and an EER (Energy Efficiency Ratio) greater than 3.00.

5.3 CONSTRUCTION PROCEDURES

OBJECTIVES:

- To reduce waste generated by the construction of the house.
- To manage construction waste appropriately.
- To protect the area surrounding the construction site from damage.

STANDARDS:

- All builders working on site must:
 - Use driveway crossover protection during the entire construction period of the house.
 - Not park vehicles over the nature strip.
 - Use skip bins rather than cages to collect the construction waste.
 - Conduct maintenance of waste records.
 - Use contractors who transport waste to a licensed recycling centre.
 - Select materials and products which minimise waste, or use recycle packaging.
 - Design houses to maximise use of standard sizes of materials wherever possible.



Example of wooden driveway crossover protection during construction of house.

Nationwide House Energy Rating Scheme Certificate	
Certificate number: #7054321	Date of certificate: 12 April 2014
★ Star rating: 6.5	
Assessor details Accreditation number: 12345678 Name: Fred Williams Organisation: Capital Building Assessors Email: fredrick.williams@cbassessors.com.au Phone: 1234 567 890 Declaration of interest: Employed by designer of the building Software: FirstRate v4.8.11 AIBO:	
Overview Dwelling details Address: Unit 15, 237 Edwina Mountbatten Drive Suburb: West Wyalah State: NSW Postcode: 2345 Type: New NCC Class: 01 Building: NatHERS detail zone: 14 Lot/DP number: 953 Exposure: Suburban	
Key construction and insulation materials Construction: Brick veneer Ceramic tile roof Slab on ground Insulation: R1.5 wall insulation R2.5 ceiling insulation Glazing: Timber frame Single glass clear	
Net floor area (m²) Conditioned: 95 Unconditioned: 23 Garage: 12 TOTAL: 90	
Annual thermal performance loads (MJ/m²) Unconditioned: 23 Heating: 576 Cooling: 688 TOTAL: 1234	
Window selection - default windows only Note: The window is not a standard SHGC window shown above. The window is not a standard SHGC window shown above.	
Window selection - default windows only Note: The window is not a standard SHGC window shown above. The window is not a standard SHGC window shown above.	
Plan documents Plan ref: Ref2488 Prepared by: Wyncham Sustainable Homes	



Example of NatHERS Universal Certificate with 6.5 Star Rating.

6.0 SUBMISSION & DESIGN CHECKLISTS



SUBMISSION CHECKLIST

Avoid unnecessary delays by ensuring ALL information has been submitted in electronic format. Please contact Development Victoria at (03) 8317 3400 for submission information.

All submissions must include:

- The lot number and street address;
- The lot owner's full name and contact number; and
- The builder's business name and contact number.

Site plan (A3, 1:200 scale)

1. North point.
2. Lot boundaries, lot dimensions, lot area.
3. Lot specific building envelope.
4. Dimensions of the proposed house.
5. Lot Coverage Calculations:
 - a. Ground Floor
 - b. First Floor and subsequent floors (if applicable)
 - c. Garage
 - d. Porch
 - e. Impervious Surface.
6. Dimensions of setbacks from house to boundaries.
7. Secluded Private Open Space dimensions and hatched area.
8. Original and proposed finished ground levels, including changes in level.
9. Driveway and all hard services (concrete, paving and tiling, etc) and their specifications.
10. Location of services equipment (meter box, hot-water system, rainwater tank, bin area, etc) and their specifications.
11. Location and details of boundary fencing and return fences.

Floor plans (A3, 1:100 scale)

1. Internal layout including rooms, balconies, verandah, decks, windows, openings and dimensions.
2. Fibre to the home specifications.

Roof plan and front, sides and rear elevations (A3, 1:100 scale)

1. Elevations indicating proposed building height.
2. Roof form and degree of pitch.
3. Sections.
4. Location of services equipment (photovoltaic cells, heating and cooling units, satellite dishes, antennae, etc).

External materials, colour and finishes

1. Colour image examples of proposed materials, colours and finishes for external walls, roof, driveways and fencing.

Energy rating

1. Accredited Energy Rating Report detailing achievement of 6-Star NatHERS Energy Rating.

FURTHER CONDITIONS

1. Development Victoria reserves the right to apply, vary or waive the Design Standards or any aspect of the Design Standards at its absolute discretion.
2. If any damage is caused to the public realm (including footpaths, kerbs, nature strips and planting) during the construction of your house and landscape, the lot owner will be liable for the full cost of the rectification.
3. Any rectification works **must** be carried out by a contractor approved by Development Victoria. Development Victoria reserves the right to carry out the works itself and invoice the lot owner for the cost of the works.
4. If there is any inconsistency between the Design Standards and any other documentation then the Design Standards prevail unless otherwise specifically notified in writing by Development Victoria.
5. All diagrams are indicative only and not to scale.

DESIGN CHECKLIST

This Design Checklist will assist you with meeting the Taylors Quarter Design Standards.

Before submitting your home for assessment, please ensure that you have checked it against the design standards, and the documents include all necessary details and information.

1.0 LOT AMENITY	
1.1 HOUSE SITING	
A. Lot Setbacks for Lots Equal to or Smaller than 300m ²	
1	Houses must be set back from the front boundary by at least 3.0m. <input type="checkbox"/>
2	Houses must be set back from a side street boundary by at least 2.0m. <input type="checkbox"/>
3	If not built as part of an integrated terrace development, upper floor setbacks must comply with the setbacks stated in the building regulations. <input type="checkbox"/>
4	Houses must be set back from a side boundary by at least 1.0m, unless otherwise stated in the Building Envelope Plan or unless the house is built as part of an integrated terrace development. Refer to 3.2 Garages, Standard 6 for garage side boundary setbacks. <input type="checkbox"/>
5	Houses must be set back from a rear boundary by at least 1.0m, unless otherwise stated in the Building Envelope Plan. <input type="checkbox"/>
6	House setback from a rear boundary must also respect the minimum secluded private open space standard. I.e. Where secluded private open space is sited parallel to the rear wall, a minimum dimension of 4.0m is required. Refer to 1.4 Private Open Space, Standard 4. <input type="checkbox"/>
7	Double garages must be set back at least 5.0m from the front property boundary. Refer to 3.2 Garages. <input type="checkbox"/>
8	Single or tandem garages must be set back at least 5.5m from the front property boundary. Refer to 3.2 Garages. <input type="checkbox"/>
B. Lot Setbacks for Lots 301m ² and Larger	
1	Houses must be set back from the front boundary by at least 4.0m and not more than 6.0m, unless otherwise stated in the Building Envelope Plan or unless the house is built as part of an integrated terrace development. <input type="checkbox"/>
2	Houses must be set back from a side boundary by at least 1.0m, unless otherwise stated in the Building Envelope Plan or unless the house is built as part of an integrated terrace development. Refer to 3.2 Garages, Standard 6 for garage side boundary setbacks. <input type="checkbox"/>
3	Houses must be set back from a side street boundary by at least 2.0m. <input type="checkbox"/>
4	Houses must be set back from a rear boundary by at least 1.0m, unless otherwise stated in the Building Envelope Plan. <input type="checkbox"/>
5	House setback from a rear boundary must also respect the minimum secluded private open space standard. I.e. Where secluded private open space is sited parallel to the rear wall, a minimum dimension of 4.0m is required. Refer to 1.4 Private Open Space, Standard 4. <input type="checkbox"/>
6	Garages up to 3.6m in height can be built abutting the lot boundary. Refer to 3.2 Garages, Standard 6. <input type="checkbox"/>
7	Double garages must be set back at least 5.0m from the front property boundary. Refer to 3.2 Garages. <input type="checkbox"/>
8	Single or tandem garages must be set back at least 5.5m from the front property boundary. Refer to 3.2 Garages. <input type="checkbox"/>
9	Upper floor setbacks must comply with the setbacks stated in the building regulations. <input type="checkbox"/>
1.2 ENCROACHMENTS	
1	Architectural features such as porticos, porches, verandahs, balconies and pergolas for front, side and rear setbacks must not: a. Encroach no more than 1.5m into the front setback; b. Encroach no more than 500mm into the side setbacks. <input type="checkbox"/>
2	Ancillary services such as domestic water tanks, domestic fuel storage tanks, hot water storage tanks and heating/cooling equipment must be located at the side or the rear, and not encroach more than 500mm into the side and rear setbacks. <input type="checkbox"/>
3	Eaves, including fascia and gutters may encroach up to 500mm into the front setback and up to 500mm into the side and rear setbacks, provided a minimum 500mm gap is retained between the gutter and the property boundary. <input type="checkbox"/>
1.3 LOT COVERAGE	
1	Only one house must be constructed per lot. <input type="checkbox"/>
2	Lot coverage must not be greater than 60% of the lot for lots larger than 300m ² , and 80% for lots smaller than 300m ² . <input type="checkbox"/>
3	The total width of the front of the house at ground level must be at least 70% of the width of the lot. <input type="checkbox"/>
1.4a PRIVATE OPEN SPACE	
General Private Open Space Requirements for All Lots	
1	Every lot must include an area of private open space of at least 40m ² . <input type="checkbox"/>
2	Private open space may be located at the front, side and/or rear of the house. <input type="checkbox"/>
3	Driveways are not included in area calculations of private open space. <input type="checkbox"/>
4	At least one part of the private open space is to be secluded and be at the rear of the house with a minimum area of 25m ² and a minimum dimension of 4.0m. <input type="checkbox"/>
1.4b MINIMUM GARDEN AREA	
Minimum Garden Requirements for Lots Larger than 400m ²	
1	All Lots larger than 400m ² include the following percentage requirements of Garden Area: <input type="checkbox"/> a. for a lot size 400-501m ² , a minimum 25% of the total lot area must be set aside as Garden Area. b. for a lot size 500-650m ² , a minimum 30% of the total lot area must be set aside as Garden Area. c. for a lot size greater than 651m ² , a minimum 35% of the total lot area must be set aside as Garden Area.

2.0 FACADE DESIGN AND ARTICULATION	
2.1 ARCHITECTURAL STYLE	
1	Proposed house designs must be of a contemporary style. <input type="checkbox"/>
2	Historic reproduction styles and eclectic mixtures of styles such as Georgian, Edwardian, Colonial, Victorian and Federation will not be permitted. <input type="checkbox"/>
2.2 FACADE REPLICATION	
1	Houses with identical or very similar designs will not be allowed within 3 lots of each other, unless the houses are built as part of an integrated terrace development. This can include lots on the same side of the street, the opposite side and around street corners. <input type="checkbox"/>
2.3 PORCHES & ENTRIES	
1	Houses must have a feature front entry portico, verandah or porch integrated with the design of the house. <input type="checkbox"/>
2	The front entry to the house must be prominent, readily apparent as the main entry and visible from the street. <input type="checkbox"/>
3	The entry feature can be a central feature or located to one side and must complement the overall architecture of the house. <input type="checkbox"/>
4	The entry feature must be opened on at least 2 sides, include a minimum covered area of 4m ² and have a minimum width of 1.5m. <input type="checkbox"/>
2.4 FACADE ARTICULATION	
1	House facades must be articulated using different architectural elements, i.e. a combination of projections, recesses, eave overhangs and deep window reveals. <input type="checkbox"/>
2	Double and triple storey houses must contain architectural details such as balconies and/or protrusions to articulate and visually break up the overall building mass. <input type="checkbox"/>
3	If the design includes screens or feature walls, these must be integrated into the house design, either by complementing the material and colour, or facade articulation of the house. <input type="checkbox"/>
4	The front façade must include at least one window from a habitable room with a view to the primary street, and this window cannot be a highlight window. <input type="checkbox"/>
2.5 BUILDING AND CEILING HEIGHTS	
1	Maximum building heights must not exceed 9.0m for lots larger than 300m ² and 10.0m for lots 300m ² and smaller. <input type="checkbox"/>
2	A minimum ceiling height of 2.74m is required for all single storey houses and for the ground floor of double or triple storey houses. <input type="checkbox"/>
3	Houses in the transition zone are limited to a maximum height of 2 storeys. Other houses are limited to a maximum height of 3 storeys. <input type="checkbox"/>
4	For lots smaller than or equal to 300m ² , the maximum height of a house on and within 1.0m of a side boundary must not exceed 3.6m unless it abuts an existing building, or will abut a simultaneously approved building on that boundary, and does not adversely impact the adjoining property. In this case, the maximum building height is 10.0m. <input type="checkbox"/>

3.0 DWELLING ELEMENTS		
3.1 ROOFS		
1	The pitch of gable and hipped roofs must be between 20 and 30 degrees.	<input type="checkbox"/>
2	Skillion roofs must be pitched between 10 and 30 degrees.	<input type="checkbox"/>
3	Flat roofs must be screened by a parapet wall on all sides.	<input type="checkbox"/>
4	Except for houses with parapets, roofs must include eaves with a minimum overhang of 450mm: a. Over any facade that faces a street or a park, and must continue around the side or rear of the house for at least 2.0m (except where the house is built to the boundary); b. All faces of the house for double and triple storey houses.	<input type="checkbox"/>
5	Roof features such as spires, finials, domes or other similar articulation will not be approved.	<input type="checkbox"/>
6	All gutters, rainhead overflows and down pipe profiles or treatments must complement the design of the house.	<input type="checkbox"/>
3.2 GARAGES		
1	Lots narrower than 10.5m width must have a single-width garage.	<input type="checkbox"/>
2	Garages must be integrated with the design of the house and roof form.	<input type="checkbox"/>
3	Double garages must be set back at least 5.0m from the front property boundary.	<input type="checkbox"/>
4	Single or tandem garages must be set back at least 5.5m from the front property boundary.	<input type="checkbox"/>
5	Garages must be set back a minimum of 840mm behind the predominant wall of the front facade of the house.	<input type="checkbox"/>
6	Front loaded garages must have a 0.0m to 0.2m setback OR at least 1.0m setback from the side boundary.	<input type="checkbox"/>
7	On lots 12.5m and wider, a garage may be constructed flush with the front facade if: a. A verandah or balcony is provided to the full width of the house and is at least 1.5m deep. b. A double or triple storey home incorporates an open or roofed balcony to the first floor for at least 40% of the building width, and is at least 1.5m deep.	<input type="checkbox"/>
8	Double garage doors must be no wider than 6.0m. Single garage doors must be no wider than 3.5m.	<input type="checkbox"/>
9	All garages must have a slim line, sectional, tilt or panel lift door.	<input type="checkbox"/>
10	The following are not permitted: a. Roller doors; b. Garages with openings perpendicular to the street; c. Carports; d. Triple garages.	<input type="checkbox"/>
3.3 DRIVEWAYS		
1	Each house is limited to a single vehicular crossover.	<input type="checkbox"/>
2	The driveway must not be wider than the garage width and must taper to match the crossover width where they abut.	<input type="checkbox"/>
3	A landscape strip must be included between the driveway and the nearest lot boundary, and be at least 500mm wide.	<input type="checkbox"/>
4	Driveways must be fully constructed prior to the issue of the Occupancy Permit.	<input type="checkbox"/>
3.4 CORNER LOTS AND LOTS SIDING ON A PARK		
1	Well-articulated architectural treatments must be provided where built form is visible forward of and above a side fence facing a secondary street or park.	<input type="checkbox"/>
2	All habitable room windows on facades facing the secondary street or park must provide a clear view to the secondary street or park.	<input type="checkbox"/>
3	The same treatment used on the front facade, including materials, finishes, colours and facade articulation, is to be used on any facades facing a secondary street or park for a length of 4.0m or one room, whichever is greater.	<input type="checkbox"/>
4	Houses on lots with two or more street frontages must have similarly sized and proportioned windows on each facade facing those frontages.	<input type="checkbox"/>
5	Double and triple storey houses must use different materials on the upper storeys to those used on the lower storeys. Notwithstanding, house designs that propose to use a single material on upper and lower storeys must have good facade articulation using appropriate architectural elements, approval is subject to the discretion of Development Victoria.	<input type="checkbox"/>
3.5 MATERIALS, FINISHES AND COLOUR PALETTE		
Standards for Houses		
1	Front facades must display at least two contrasting materials (eg. face brickwork and rendered brickwork). At least one material must cover at least 60% of the facade.	<input type="checkbox"/>
2	Notwithstanding, house designs that propose to use a single material on upper and lower storeys must have good facade articulation using appropriate architectural elements, approval is subject to the discretion of Development Victoria.	<input type="checkbox"/>
3	The materials used on the front facade must extend to the side facade for at least 2.0m. Except on a corner lot or a lot beside a park, where it must extend at least 4.0m, or one room length, whichever is greater.	<input type="checkbox"/>
4	The following are not permitted: a. Low quality imitation finishes, such as vinyl brick sheeting; b. Untreated concrete blockwork or precast concrete; c. Raw zincalume or hand painted garage doors; d. Fiber-cement sheets above openings.	<input type="checkbox"/>
5	Infill and lightweight panels may only be permitted above garage openings if finished as a rendered surface to match the adjoining garage wall.	<input type="checkbox"/>
6	Roller shutters, and sliding windows, are not permitted to facades fronting a street or park.	<input type="checkbox"/>
7	Roofs must be finished using concrete, slate, terracotta tiles or metal sheeting and must not be of bright colours.	<input type="checkbox"/>
8	Vibrant colours may be used on the external walls as long so they cover less than 15% of the area of any facade.	<input type="checkbox"/>
9	Structural timber must be AFS (Australian Forestry Standard) or FSC (Forest Stewardship Council) accredited.	<input type="checkbox"/>
10	Timber window frames must be AFS (Australian Forestry Standard) or FSC (Forest Stewardship Council) accredited.	<input type="checkbox"/>
11	All engineered wood products are E0 rated, including exposed and concealed applications.	<input type="checkbox"/>
12	PVC content for building services must be sourced from an ISO 14001 certified supplier.	<input type="checkbox"/>
13	At least 95% of all paints, sealants and adhesives used internally and externally are to be low VOC emission, as they provide improved performance and improved air quality.	<input type="checkbox"/>
14	Low VOC emission floor coverings must be used on more than 95% of indoor covered floors.	<input type="checkbox"/>

3.5 MATERIALS, FINISHES AND COLOUR PALETTE		
Standards for Driveways		
1	The driveway must be constructed using exposed aggregate concrete, colour-through concrete, slate or natural stone pavers.	<input type="checkbox"/>
2	Concrete used must have >30% supplementary cement materials or >30% of recycled aggregate.	<input type="checkbox"/>
3	The driveway must have a matte finish and not be shiny or reflective.	<input type="checkbox"/>
4	The driveway colour must be muted and must complement the primary colour of the house.	<input type="checkbox"/>
5	Plain (uncoloured) concrete, painted or bright coloured driveways are not permitted.	<input type="checkbox"/>
Standards for Rainwater Tanks		
1	Rainwater tanks must match the colour of the house.	<input type="checkbox"/>
3.6 ANCILLARY SERVICES		
1	The following specific items must not be visible from the street or other public areas: satellite dishes; antennae; external receivers; heating and cooling units; garden sheds; rain water tanks; and washing lines.	<input type="checkbox"/>
2	Switchboards and meter boxes must be: a. located in garages; or b. if required by authorities to be external, located to the side of the house and coloured to complement the house colours.	<input type="checkbox"/>
3	Satellite dishes, antennae or external receivers must: a. be located to the rear; and b. not be in public view.	<input type="checkbox"/>
4	Heating and cooling units must: a. be located towards the rear and side of the house; b. not be visible from the street; and c. if heating and cooling units are located on the roof, they must be positioned entirely below the roof ridge line and match the roof colour.	<input type="checkbox"/>
5	Garden sheds must: a. not be in public view; b. not be greater than 2.4m in height; and c. match the appearance of the house in form, colour and materials if greater than 10m ² .	<input type="checkbox"/>
6	A solar hot water system (gas boosted) must: a. Be installed for every house; b. Not be in public view; and c. Not permitted at the front of the house.	<input type="checkbox"/>
7	A 3000-litre capacity rainwater tank plumbed for outdoor areas, laundry and toilet use must be installed for every house and must not be in public view.	<input type="checkbox"/>
8	Letterboxes must be contemporary and complement the house design and must be constructed to Australia Post Standards.	<input type="checkbox"/>
9	Small metal letterboxes and letterboxes on single metal poles are not permitted.	<input type="checkbox"/>
10	Street numbers must be included at the front of the house and/or letter box and be clearly visible from the street.	<input type="checkbox"/>
11	Name plates and street numbers or home business signs must a. not exceed 400mm in any dimension; and b. integrate with the design of the building or the fence.	<input type="checkbox"/>
3.7 FENCING TYPES		
Interlot Fences		
1	The fence must be constructed using timber palings.	<input type="checkbox"/>
2	The fence must not be higher than 1.8m.	<input type="checkbox"/>
3	The fence must terminate and return at least 1.0m behind the front facade of the house.	<input type="checkbox"/>
Fences Facing A Secondary Street		
1	The fence must be constructed using horizontal or vertical timber slats.	<input type="checkbox"/>
2	The fence must not be higher than 1.8m.	<input type="checkbox"/>
3	The fence must extend from the rear lot boundary and meet the return fence, at least 3.5m behind the nearest front corner of the house.	<input type="checkbox"/>
Return Fences		
1	The fence must be constructed using small profile horizontal or vertical timber slats with gaps between the slats, achieving a permeability of at least 30% of the total area.	<input type="checkbox"/>
2	Any gate must match the colour and material of the return fence.	<input type="checkbox"/>
3	A return fence must be set back at least: a. 1.0m behind the nearest corner of the front facade of the house for standard lots. B. 3.5m behind the nearest corner of the front facade of the house for corner lots.	<input type="checkbox"/>
Front Fences (Optional)		
1	If constructed, the front fence must be: a. Between 0.8m and 1.0m high; b. Be of a contemporary design that complements the house, with gaps between the fence components to achieve a visual permeability of at least 30% of the total area.	<input type="checkbox"/>
2	If a front fence is installed, an interlot transition fence must also be installed. Otherwise an interlot transition fence is not required.	<input type="checkbox"/>
3	The part of the fence where the height transitions between the low front fence and the full height interlot fence should happen between two fence posts. The height of the fence must be gradually tapered between the two fence posts. In addition, the lower interlot fence must extend for the length of at least 2 fence posts before meeting the front fence.	<input type="checkbox"/>

4.0 GARDENS		
4.1 FRONT GARDEN		
1	90% of species used in all gardens must be locally native and drought tolerant.	<input type="checkbox"/>
2	All areas between the footpath and the return fence must be landscaped.	<input type="checkbox"/>
3	At least 30% of landscaped areas must be garden beds, edged and mulched with pine bark or recycled hardwood mulch.	<input type="checkbox"/>
4	At least one tree must be planted in the front yard with a minimum height of 1.5m at time of planting, and with root barriers installed.	<input type="checkbox"/>
4.2 RETAINING WALLS		
1	Retaining walls must not exceed 600mm above or below natural ground level within the front boundary setback.	<input type="checkbox"/>
2	If the desired level change exceeds 600mm, two or more retaining walls separated by at least 1.0m with a garden bed must be provided.	<input type="checkbox"/>
3	Retaining walls must be designed to complement the house and landscaping in materials, colours and finishes.	<input type="checkbox"/>
4	Levels on the boundaries of an adjoining lot must only be changed with the written approval of the adjoining landowner.	<input type="checkbox"/>
5.0 SUSTAINABILITY		
5.1 PASSIVE DESIGN		
1	Provide good cross-ventilation, through the layout of the house, including the positioning of rooms, doors and window openings.	<input type="checkbox"/>
2	Maximise morning and solar access into indoor and outdoor living areas, and habitable rooms.	<input type="checkbox"/>
3	Minimise summer sun, especially in the late afternoon, through the layout of the house and garden, and the positioning of windows.	<input type="checkbox"/>
5.2 ACTIVE DESIGN		
1	All houses at Taylors Quarter must achieve minimum 6 star NatHERS Rating.	<input type="checkbox"/>
2	Where installed the following performance is recommended: a. High performance double glazed windows, for external windows that serve living rooms, kitchens and bedrooms. b. A solar PV array.	<input type="checkbox"/>
3	Where installed the following performance must be achieved: a. Solar hot water system (gas boosted) to reduce electricity demand. b. Showerheads with a WELS (Water Efficiency Labelling and Standards) rating of 3 Star, and that use less than 6l/min c. Toilet with a WELS rating of 4 Star d. Washing machines with a WELS rating of 4 Star e. Dishwashers with a WELS rating of 5 Star, with an energy consumption of less than 245kWh per annum and water consumption of less than 14 litres per use f. Low flow tapware to bathrooms, kitchen and laundry that use less than or equal to 6l/min to reduce water demand g. LED lighting to the entire dwelling	<input type="checkbox"/>
4	Houses must use draught seals around doors and windows	<input type="checkbox"/>
5	Insulation installed in all houses must comply with the minimum National Construction Code	<input type="checkbox"/>
6	If air conditioning systems are installed, they must have a COP (Coefficient of Performance) greater than 3.20 and an EER (Energy Efficiency Ratio) greater than 3.00.	<input type="checkbox"/>
5.3 CONSTRUCTION PROCEDURES		
1	All builders working on site must: a. use driveway crossover protection during the entire construction period of the dwelling b. Not park vehicles over the nature strip c. Use skip bins rather than cages to collect the construction waste d. Conduct maintenance of waste records; e. Use contractors who transport waste to a licensed recycling centre; f. Select materials and products which minimise waste, or use recycle packaging. g. Design houses to maximise use of standard sizes of materials wherever possible.	<input type="checkbox"/>

7.0 DEFINITIONS

ARTICULATION means both horizontal and vertical projection forward and back from the building face.

BUILDING includes structure, temporary building, temporary structure and any part of a building or structure, and has the same meaning as in the Building Act;

BUILDING ACT means the act of the Victorian Parliament known as the Building Act 1993;

BUILDING ENVELOPE means an area within each lot (defined by the particular lot setbacks) where development of a house, shed and garage is allowed subject to the particular provisions of this document, and the relevant MCP and the Brimbank City Council Planning Scheme;

BUILDING ENVELOPE PLAN means the plan that forms part of the MCP and shows the approved building envelopes, setbacks and other related matters for the lots within the Plan of Subdivision;

BUILDING PERMIT means a building permit in terms of the Building Act;

CORNER LOT means a lot where two or more lot boundaries abut a street or public open space;

HOUSE means a fully detached building used as a self-contained residence;

FRONT GARDEN includes any area between the building line and the front boundary of a lot and side street boundary or boundary abutting public open space or a corner lot that is visible from a street;

GARDEN AREA Any area on a lot with a minimum dimension of 1 metre that does not include:

- a. a house or residential building, except for:
 - an eave, fascia or gutter that does not exceed a total width of 0.6m;
 - a pergola;
 - unroofed terraces, patios, decks, steps or landings less than 0.8m in height;
 - a basement that does not project above ground level;
 - any outbuilding that does not exceed a gross floor area of 10 square metres; and
 - domestic services normal to a house or residential building;
- b. a driveway; or
- c. an area set aside for car parking.

HEIGHT has the same meaning as in the Building Regulations;

LOT has the same meaning as 'Allotment' in the Building Regulations;

LOT COVERAGE is the area of the lot covered by impervious materials including the house, carport, garden sheds, concrete and decking.

LOT FRONTAGE means the boundary of the lot abutting the street. If a lot abuts two or more streets, the one to which the building, or proposed building, faces.

MEMORANDUM OF COMMON PROVISIONS (MCP) is a document registered as part of the individual title for a particular lot that provides exemptions from the need for the report and consent of Brimbank City Council for variations from the building regulations in relation to particular siting matters dealt with in the MCP, in certain circumstances. The MCP also contains and controls the building envelopes applicable to a particular lot. The MCP relevant to your lot can be found in your contract of sale.

PLANNING PERMIT is a legal document that gives permission for a use or development on a particular piece of land. It normally contains a written document with conditions that must be met and a set of plans. It must be obtained before a building permit can be issued;

PRIVATE OPEN SPACE is an unroofed area of land; or a deck, terrace, patio, balcony, pergola, verandah, gazebo or swimming pool with a total area of 40 square metres, with one part of the private open space to consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 4 metres.

SECLUDED OPEN SPACE is private open space that must be located at the rear of a dwelling or residential building and should have convenient access from a living room.

REGULAR LOTS are lots where the front boundary dimension is the same as the rear boundary dimension;

SECONDARY STREET means the street that runs along the side boundary of a property when located on a corner;

SETBACK means the minimum distance from any allotment boundary to a building;

SIDE BOUNDARY means a boundary of a lot that runs between and connects the street frontage of the lot to the rear boundary of the lot;

SMALL LOTS are lots with an area less than or equal to 300m²;

STANDARD LOTS are lots with an area greater than 301m²;

STOREY means that part of a building between floor levels. If there is no floor above, it is the part between the floor level and ceiling. It may include an attic, basement, built over car parking area, and mezzanine;

STREET, for the purposes of determining setbacks, "street" means any road other than a footway or carriageway easement;

WINDOW has the same meaning as in the National Construction Code of Australia.



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