



Forsyth  
Park  
*Truganina*



WHERE DREAMS ARE BUILT

Subdivision and Housing Design Guidelines - 2014

# Background

## **Purpose of these guidelines:**

The preparation of this document is in response to the relevant requirements within Schedule 1 to the Urban Growth Zone under the provisions of the Wyndham Planning Scheme.

The schedule applies planning controls to be read in conjunction with the Truganina South Community Precinct Structure Plan (May 2011).

Section 3 of this schedule requires that an application for residential subdivision must be accompanied by:

Subdivision and Housing Design Guidelines prepared to the satisfaction of the responsible authority to support environmental sustainability.

The content of these guidelines therefore reflect the key objectives for the siting of residential buildings and other associated relevant criteria as required under the Truganina South Community PSP to ensure appropriate outcomes are achieved.

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Refer also to standards within Clause 54 of the Wyndham Planning Scheme

# 1. Approval Process

All development at Forsyth Park Estate must comply with the Guidelines to the satisfaction of the Design Panel. All purchasers and owners of lots must have their plans approved by the Design Panel.

The Forsyth Park Design Review Panel will provide information and advice to purchasers and landowners at The Forsyth Park Estate regarding the Guidelines. Early contact with the Design Panel is recommended and will avoid unnecessary delay caused by noncompliance or an unacceptable variation.

In particular, advice can be provided at the initial concept plan stage, and at the preliminary selection of materials, colours and finishes stage.

In the first instance to obtain the Developer's approval, two (2) legible A3 copies of the following documents should be sent to:

**Forsyth Park DRP  
66 Market Street  
Southbank, Victoria 3006**

- Site plan (scale 1:100 or 1:200) indicating
  - Address and lot details
  - Boundaries including bearing & dimensions
  - Road name and location
  - North arrow
  - Boundary setback dimensions
  - Contours
  - Building outline and overhangs
  - Nominated site coverage
  - Driveways (including material finish)
- Floor plan(s) in the scale 1:100 indicating
  - Dimensions
  - Room names
  - Schedule of all area sizes (house, garage, verandahs / pergolas) including total area
- Elevations in the scale 1:100 indicating
  - Front façade
  - All side views
  - Existing and proposed surface levels
- - Maximum height above finished surface levels
- - External materials
- - Retaining wall details (if applicable)
- - Position of external units such as solar panels, air conditioning units, rain water tanks and satellite dishes
- Cross Section in the scale 1:100 indicating
  - Floor to ceiling heights
  - Roof pitch
- Builder & Owner details
- An Energy Rating Assessment if the house design does not conform to the current minimum standard as detailed by the Sustainable Energy Authority of Victoria.

Landowners and purchasers contemplating any variation to the Guidelines are encouraged to discuss their plans prior to lodging them for consideration. It should be noted that the Guidelines are generally mandatory, in accordance with Council's planning scheme and requirements.

Refer also to standards within Clause 54 of the Wyndham Planning Scheme



# 1. Approval Process Continued

Variations can only be considered if they:

- are minor in nature
- do not conflict with Council requirements
- cause no detriment to the streetscape
- do not adversely affect neighbours amenity and
- do not establish an undesirable precedent.

Any proposed variation to the Guidelines must be clearly shown on the plans submitted for approval.

Only a Registered Building Surveyor can issue a building approval, after plans have been approved by the Design Panel. It is possible to directly and concurrently lodge plans with the Building Surveyor and the Design Panel. However, building approval cannot be granted until the Design Panel has approved the plans.

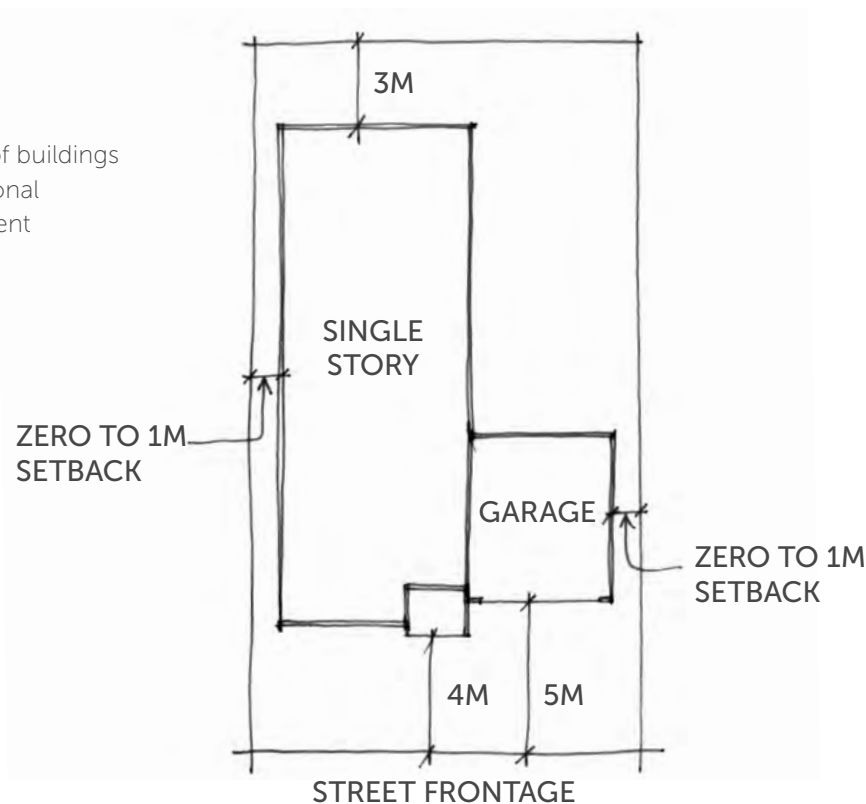
Construction of houses, fences, and garages on any lot at the Forsyth Park Estate cannot commence until the Design Panel has approved plans.

The Design Panel has agreed to use their best endeavours to assess the plans in the shortest possible time. Feedback on the application will be received within 14 days. These arrangements will not result in any unnecessary delay and plans that comply with the Guidelines will be considered promptly by the Design Panel.

## 2. Building Envelopes and siting criteria (Lots greater than 300m<sup>2</sup>)

- All dwellings must be set-back from the street frontage by a minimum of 4m from the front title boundary to the primary building façade.
- Side set-backs of buildings must be a minimum of 1m where a boundary wall is not nominated.
- Garage and carports must be set-back a minimum distance of 5m from the front boundary to allow for off-street parking.
- Siting of buildings should allow for the provision of an area of private open space of 40m<sup>2</sup> min.
- Garages and carports are not permitted to be built forward of the main building line of the dwelling.
- Garages should not take up more than 50% of the lot frontage.
- Any dwelling on a corner lot must be set-back from the side street boundary by at least 2m.
- All dwellings should be set-back from the rear boundary by at least 3m.
- At least 20% of the site should have a pervious surface.
- Two car spaces should be provided per dwelling.

Typical siting of buildings on a conventional density allotment



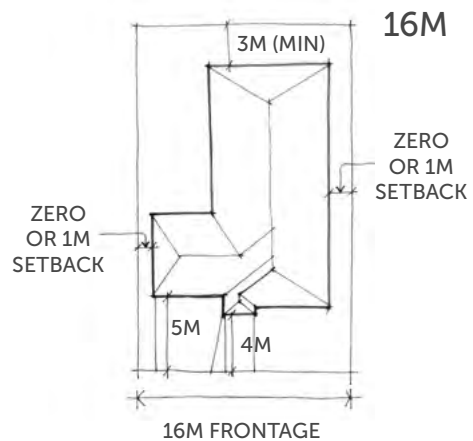
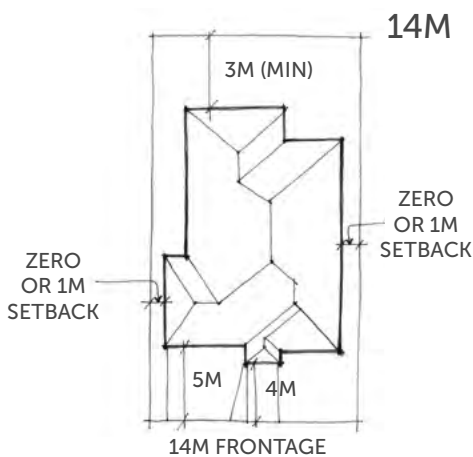
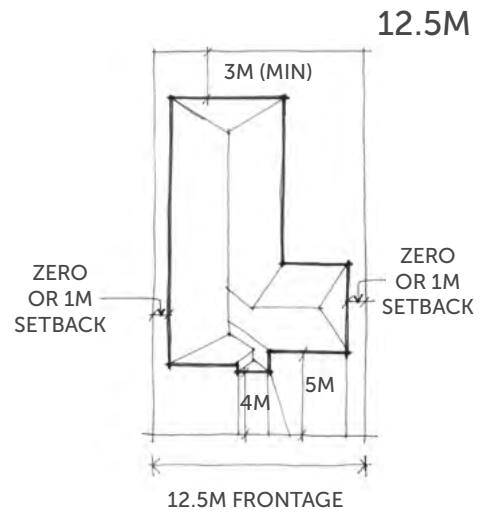
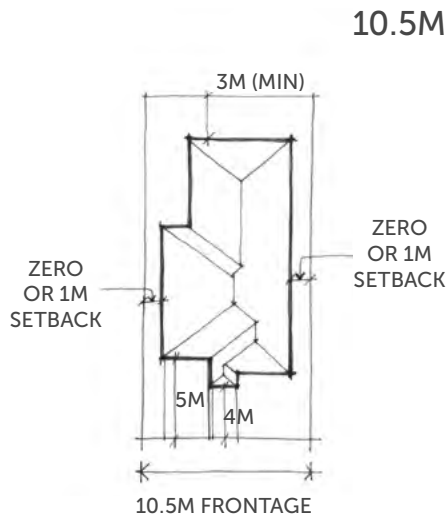
### 3. Lot Size Typologies

Generally, allotment frontages will be provided in four main categories as shown, ranging between 28m to 32m in lot depth.

These main lot typologies provide for a diversity of housing styles to suit a variety of household and lifestyle needs. The siting of dwellings and carports must give

consideration to the key building envelope objectives covered in this document to ensure built-form outcomes are achieved.

Additional siting criteria must also be considered such as solar efficiency and private open space provision.



Refer also to standards within Clause 54 of the Wyndham Planning Scheme

## 4. Sustainability

### 4.1 Solar Efficiency

- Living areas and private open space should be located appropriately to maximise north facing windows, where it is practical.
- Avoid windows facing west and minimise windows facing south and east. Provide shading and weather protection to the west, south and east walls via eaves, verandas, fences, plant screening etc.
- Private open space is not to be covered with a roof, as this prevents the benefits of winter sun penetration.
- Dwellings and associated buildings on a lot are required to meet the energy efficiency objectives and standards as applicable in the relevant Building Regulations.
- Avoid dark coloured roofs.
- It is recommended that roof pitches be designed to face north with a minimum pitch of 22° to enable future attachment of solar hot water systems and solar panels.

### 4.2 Water Conservation

- The use of external water tank is encouraged for the purpose of garden watering and toilet flushing.
- Water tanks are not mandatory but if installed should be designed to be screened from the lot frontage.

## 5. Roof Design

- Low pitched roofs are permissible but should incorporate parapets or sections of skillion roof to aid visual appeal.
- Eaves are encouraged but are not mandatory. It is important however to acknowledge the effects of eaves in providing shade to window surfaces and to assist in energy efficiency.
- Articulated roof forms are encouraged with the use of raised porticos, gables, verandas, dutch gables and balconies.
- Garage roof sections should tie in with and complement the main roof structure of the residence.

Refer also to standards within Clause 54 of the Wyndham Planning Scheme



## 6. Landscaping

- Landscaping should be designed with emphasis on an Australian landscape theme.
- Streetscapes should not be dominated by garages and carports.
- Landscaping to the dwelling must be completed within 3 month from the issue of an occupancy permit.



Refer also to standards within Clause 54 of the Wyndham Planning Scheme



## 7. Fencing

- No front fencing will be permitted.
- Fencing of corner allotments along side street boundaries should be minimised in height where possible.
- Side and boundary fences must be 1.8m in height above the natural ground level of the allotment.
- The detail of all fencing is to be included on your plans when submitted to the Design Assessment Panel.
- Fences between lots can be constructed of timber or metal and must be capped.
- All perimeter fencing must be completed prior to occupation of the dwelling.
- It is encouraged to use feature windows and feature front doors to complement the façade design.



## 8. Letter Boxes

- Letter boxes must complement that of the house using the same materials and colours.
- Examples of approved and non-approved letter boxes are shown below.

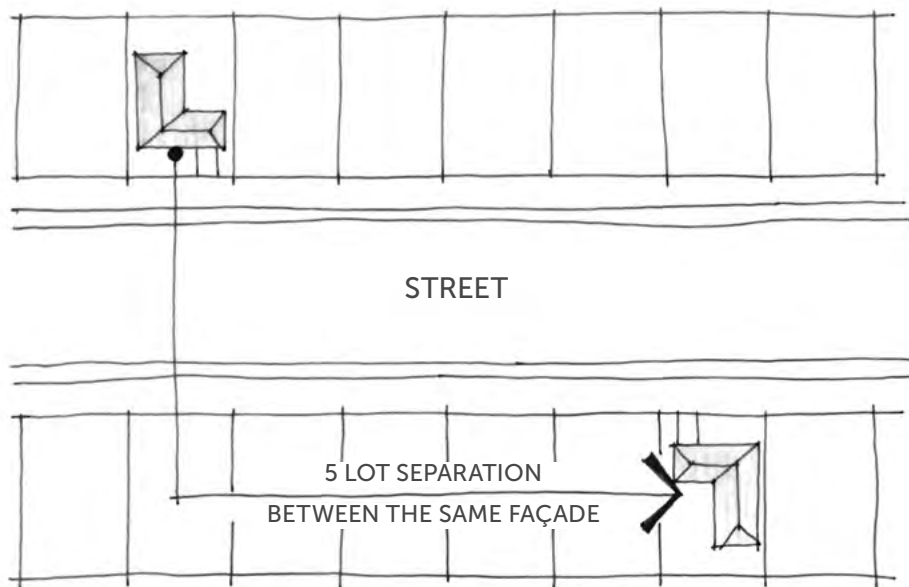
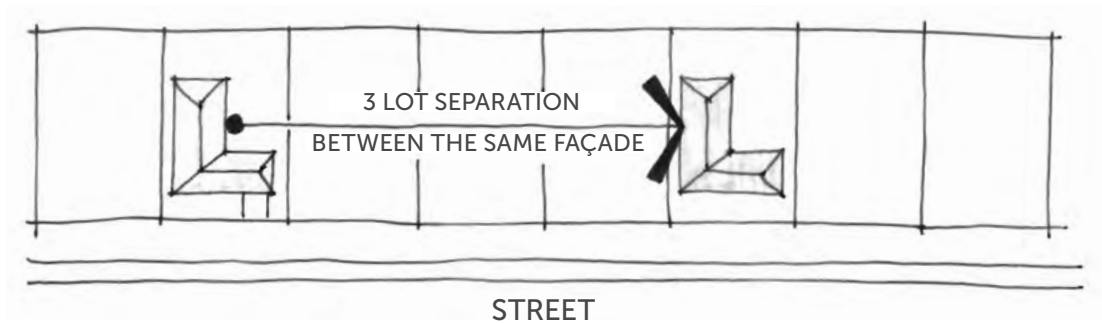


## 9. Façade Design

- The façade design should incorporate feature design elements such as articulation, feature brickwork, rendered sections, feature veranda's, porches, porticos and balconies to ensure the residence presents an appealing look from the street.
- Roof forms and material should complement the façade style.

## 10. Façade Design Separation

- Façades should not be the same as the three adjoining residences on each side of your property and not the same as five residences in a row on the opposite side of the street which your property is located in.
- This provision will not apply to terrace allotments less than 300m<sup>2</sup>.

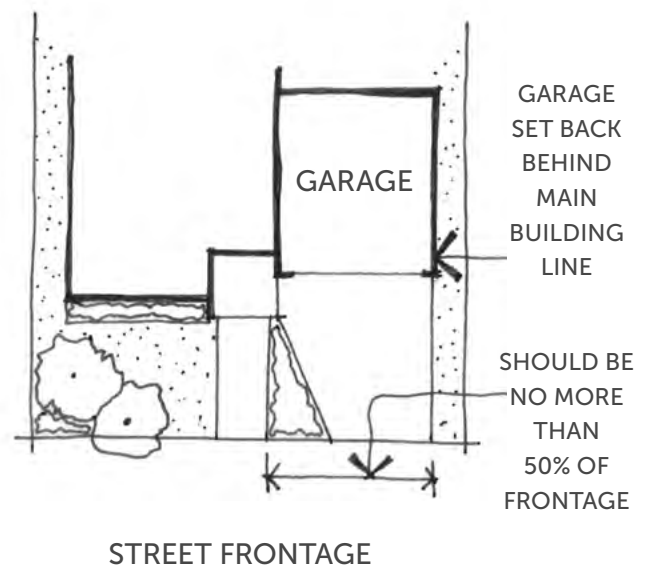


## 11. Corner Allotment Design

- Residences located on a corner should be designed and or selected so that it addresses both street frontages. The use for glazing, articulation and façade features to embellish the presentation of the residence on both street frontages is encouraged.
- Both street façades should include features that reflect and complement the streetscape.
- Garages should not be located on the corner of an allotment facing 2 streets. It should be located on or close to the side boundary that adjoins the neighbouring allotment and not a street frontage.
- Blank walls on side street should be avoided.

## 12. Garages

- All homes with the exception of lots with less than a 10.5 metre street frontage must provide accommodation for at least a two car garage, which must be integrated into the design of the house and constructed of the same materials.
- Garages must not protrude past the façade of the house. The bulk of the garage may also be broken up, by varying the setback of each garage door.
- Garage doors are to be coloured to complement the colour of the home and are to be panel lift or panel glide type only.
- Car accommodation shall be of least visual impact upon the streetfront. Options include:
  - A. Single garages (minimum 6.0m long x 3.5m wide x 2.1m high)
  - B. Tandem garages (minimum 10.5m long x 3.5m wide x 2.1m high)
  - C. Double garages (minimum 6.0m long x 5.5m wide x 2.1m high) can only be provided on lots with at least a 12m width, where visible from the street. The garage door should be carefully integrated - structurally and visually.



Refer also to standards within Clause 54 of the Wyndham Planning Scheme

## 13. Driveways and Crossovers

- Individual footpath cross-over's are to be provided at one side boundary of each property. Width of the cross-over should be minimised between the street boundary and the kerb.
- Driveway and paths should be completed within three months of obtaining a Certificate of Occupancy.
- The driveway and paths materials and colour should complement the house and should be constructed of either coloured concrete, exposed aggregate concrete or stencilled coloured concrete. Gravel or stone driveways and paths are not encouraged.
- Provision shall be made for one vehicle to stand in the driveway in front of the garage.
- Only one driveway is permitted for each lot.
- Driveways must be constructed in accordance with Council's requirements.



## 14. Small Lot Housing Code (Lots Less Than 300m<sup>2</sup>)

The following section provides information concerning allotments that are less than 300sqm in site area.

The Small Lot Housing Code Standards (Released August 2011 and published by the Growth Areas Authority Vic) provides the requirements to be met for the development of these lots.

It is recommended that any proposed buildings or works should also be read in conjunction with Clause 54 of the Wyndham Planning Scheme and under any additional planning controls that may be applicable.

A full assessment should be carried out to determine if the development can proceed without the need to obtain a planning permit.







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