



APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T170521
Report: 1 of 1 (5 Pages)
Approved by: Emily Cook
CARDINIA SHIRE COUNCIL
Date: Monday, 14 September 2020

Wattle Estate Kenilworth Avenue, Beaconsfield

Building Design Guidelines

Prepared by Hansen Partnership on behalf of Banriar Investments
April, 2018

Updated August 2018
Updated August 2020

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Revision	Title	Date	Issue	Changes
1	Wattle Estate Building Design Guidelines	August 2018	CG	<i>In response to Council mark-up 30/5/18</i>
2	Wattle Estate Building Design Guidelines	August 2020	CG	<i>Sections 3.8 and 3.9 added in response to Condition 13 of Permit No. T170521.</i>

1 Introduction

The subdivision of land at No. 190, 198 and 204 Kenilworth Avenue, Beaconsfield will allow for a range of housing styles, responding to the natural features of the land, as well as the surrounding transport network.

The aim of these building design guidelines is to ensure that this development establishes itself as an attractive and welcoming community, exhibiting a high standard of design which consistently addresses its surrounding environs.

2 General Requirements

These guidelines do not apply after 31 December, 2040.

No variations to these guidelines are permitted without the prior written consent of Cardinia Shire Council.

Where the design parameters provided in these guidelines do not deal with a siting matter regulated under Part 4 of the Building Regulations 2006 (e.g. overlooking, overshadowing, solar access to existing north facing windows etc.), or where the adjoining property is not subject to the same agreement or is not shown on the same certified plan of subdivision, then, in addition to the design guidelines, the requirements of Part 5 of the Building Regulations 2018 (or any other legislation applicable at the time of development) apply.

Please note that the Officer Precinct Structure Plan - Small Lot Housing Code applies to all lots less than 300 square metres in area. The provisions of the Small Lot Housing Code override those of these Building Design Guidelines where there is a conflict.

3 Building Design Guidelines

3.1 Building Siting and Site Coverage

Good building siting enhances the internal and external environment of a dwelling and can reduce costs associated with both heating in winter and cooling in summer.

Dwellings should be sited and designed to provide adequate solar access to areas of private open space and habitable room windows, and minimise adverse amenity impacts upon neighbouring properties.

Providing meaningful areas of secluded private open space will aid in the liveability of homes, creating outdoor spaces that people will want to use year-round. It is for this reason that areas of private open space should be north-facing, where possible, to provide adequate access to sunlight.

Building site coverage must not exceed 60 per cent to allow for adequate areas of private open space.

3.2 Front Setbacks

Porches, verandahs and open pergolas with a height of less than 3.6 metres, as well as eaves, fascia and gutter, sunblinds and shade sails, decks, (including steps and landings) that are less than 800mm in height, may encroach into the front setback area by no more than 2.5 metres.

3.3 Frontages

Attractive building frontages improve the appearance of a neighbourhood, can make it a more pleasant place to live and can enhance property values.

Dwellings, associated structures and landscaping are to create an interesting and attractive street frontage. This is to be achieved through creating building entry points that are clearly identifiable from the street and including entrance treatments, such as front porticos or verandahs.

Verandahs, porticos and porches are to have a maximum height of less than 3.6m above natural ground level, and be a minimum 4m² in area with a depth of 1m.

Two dwellings of the same front façade design must not be built within three (3) dwelling lots of the subject property, including lots either side and opposite the subject lot.

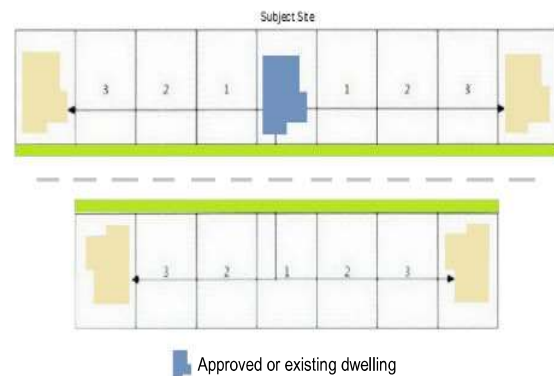


Figure 1 - Illustration showing location of lots which must not have the same front facade design as an approved or existing dwelling

Building services, pipes and water tanks (excluding solar panels) are to be located to the side or rear of dwellings and hidden from public view from the street.

Large expanses of featureless walls are to be avoided through the articulation of the front façade and incorporation of elements such as doors, windows, verandahs, decks and a varied materials palette.

Roofing materials must be of low-reflectivity.

Maintaining passive views of the street and footpath improves the safety and interactivity of this neighbourhood. A high level of passive surveillance of the street and footpath should be allowed for through the inclusion of windows facing the street.

Roller shutters are not permitted on doors and windows visible from the public realm.

Timber lintels over windows/garage doors are not permitted (unless they are in keeping with the architectural character of the home).

Eaves are required for all dwelling frontages visible from the public realm. When eaves are used as part of a front façade they must return a minimum of 3m around side elevations. When eaves are used as part of a front façade of a dwelling constructed on a corner lot, they must return the length of the second frontage.

3.4 Garages

Garages and carports must be set back a minimum of 0.5m metres behind the dwelling line and a minimum of 5m from front boundaries. Garage design must be consistent with the remainder of the house and be of a similar palette of materials and colours.

The use of roller doors is prohibited when visible from the public realm. Raw Zinalume and hand painted garage doors are not permitted.

In order to avoid garages and carports dominating the street frontage, garage openings must not exceed the extent shown in Figure 2.

Lots over 12.5m in width	
Single	Garage openings must not exceed 40% of the dwelling frontage.
Double	Garage openings must not exceed 25% of the area of the front facade of any dwelling.
Lots under 12.5m in width	
Single	Lots with frontages less than 12.5m in width are restricted to single garages.
Double	Garage openings must not exceed 25% of the area of the front facade of any dwelling.

Figure 2 - Maximum extent of garage openings

3.5 Corner Lots

Where a lot is located on a corner, buildings should be designed to address both frontages in a consistent manner, to provide interaction with surrounding residences.

Facades to both streets are to incorporate visually interesting features, such as windows, awnings, verandahs or decks.

Dwellings on corner lots must incorporate:

- A façade which wraps around the second frontage, providing an appropriate corner feature for a minimum of 4m; and
- At least one habitable room window, forward of the side boundary fence, presented to each frontage. If the dwelling is double storey at least one habitable room window must be provided at each level.

Dwellings constructed on corner lots must be unfenced for a minimum of 4m from the front dwelling line.

Solid fencing on corner lots may not exceed 50% of the lot length from the rear boundary. Remaining fencing may not exceed 1m in height and must be a minimum of 40% transparent.

Garages must not be located on the corner section of the allotment facing 2 streets and must be located on or close to the side boundary that adjoins the neighbouring allotment. For the purpose of these guidelines, the narrower of the two frontages is considered to be the primary street frontage and shall present as the architectural and frontage of the dwelling.

3.6 Fences

Fences must respond to the prevailing neighbourhood character and landscape design, with materials complementing those of the dwelling.

Front boundary fences must not exceed 1.2m in height, must be a minimum 40 per cent transparent (where not located on a corner) and, must continue in this way to a minimum of 2m behind the dwelling line.

For a fence within 9 metres of a point of intersection of street alignments and exceeding 1 metre in height, the report and consent of the municipal building surveyor must be obtained.

Side and rear fences are not to exceed 1.95 metres in height and are to be comprised of timber palings with appropriate capping. Where fences are to be painted, they are to be of neutral tones.

Side boundary fences (where not located on a corner lot) must terminate a minimum of 2m behind the dwelling line.

3.7 Landscaping

Each lot must provide attractive landscaping to all street frontages, in order to enhance the overall appearance of the neighbourhood, complement the design of the dwelling, and provide for passive surveillance.

Landscape design should utilise a range of drought resistant species where possible, and must include at least 1 canopy tree, with a minimum height of 4 metres (when mature) within the front setback. Drought tolerant native planting is strongly encouraged

A minimum of 20 per cent of the lot must remain free of impervious surfaces.

Only one crossover is permitted per lot. The driveway must be constructed of concrete, tiles or stone. Gravel driveways are not permitted. Driveway widths must match the width of the crossovers but may taper thereafter to align with garage widths.

A minimum allowance of 300mm for garden planting is required between a driveway and a side boundary. This does not apply when a crossover is constructed as part of a double-crossover with an adjoining lot. Landscaping strips are not permitted between double crossovers.

All landscape elements within the front yard, including driveways and pathways must be completed within 3 months of obtaining a Certificate of Occupancy.

3.8 Number of Dwellings

No more than one (1) dwelling is permitted on each lot.

3.9 Further Subdivision

Lots must not be further subdivided.