

KINBROOK

DONNYBROOK

Design Guidelines



Overview and Project Objectives

These guidelines complement the vision and the quality landscape that will differentiate Kinbrook from anything else available in Donnybrook.

To ensure the quality of housing is delivered and to maximise the appeal of Kinbrook the following key elements are set out in the Kinbrook Design Guidelines:

- Design Assessment Panel (DAP) approval
- Architectural attributes
- Colours and materials
- Landscape and fencing

Please note that compliance with the Kinbrook Design Guidelines is additional to your requirements under local and state government statutory requirements, the Victorian Building Regulations and the National Construction Code of Australia. In case of any inconsistency between the guidelines and any legislative or planning scheme requirements, the legislative and planning requirements will take precedence over the Design Guidelines.

In its consideration of dwelling designs, the Design Assessment Panel (DAP) may exercise its discretion to waive or vary a requirement where they deem it to be allowable, or beneficial to the development. The Guidelines are subject to change by the developer at any time without notice following planning approval by Whittlesea Council. All decisions regarding the Guidelines are at the discretion of the DAP.



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Design Assessment and Approval

To ensure that all housing respects the vision, the character of Kinbrook and contributes to the quality of the streetscape, all housing designs are required to be assessed by the Design Assessment Panel (DAP) against these Design Guidelines.

Once the design and drawings have been completed for each dwelling, a full set of documentation with a completed Design Approval Checklist (contained in the Contract of Sale) must be forwarded for DAP Approval. The DAP will use its best endeavours to review and respond within 10 working days of receiving a full set of documentation.

The set of documents needs to be forwarded by email to:
Design Assessment Panel.
email: kinbrook.dap@yourkinbrook.com.au

As a minimum the following will be required:

1. Site Plan (drawn to 1:200 scale) setting out:

The home on the lot with dimensions (in metres) and setbacks from all boundaries, north point, proposed fencing and driveway location.

2. Floor Plans (drawn to 1:100 scale) setting out:

The layout of the home indicating all rooms, floor areas (m²), windows, external doors, external fixtures and nominated floor levels.

3. Elevations of all sides of the house (drawn to 1:100 scale) setting out:

Wall heights, all external finishes, roof and eave overhang dimensions, roof pitch, window types and material, accurate ground level and garage door type.

Relevant cross sections should also be included to assist with the assessment where appropriate.

4. Landscape plan (drawn to 1:100 scale) setting out:

The extent of fencing, including height and material details, location and material of driveway and letterbox location.

5. Colours and materials schedule setting out:

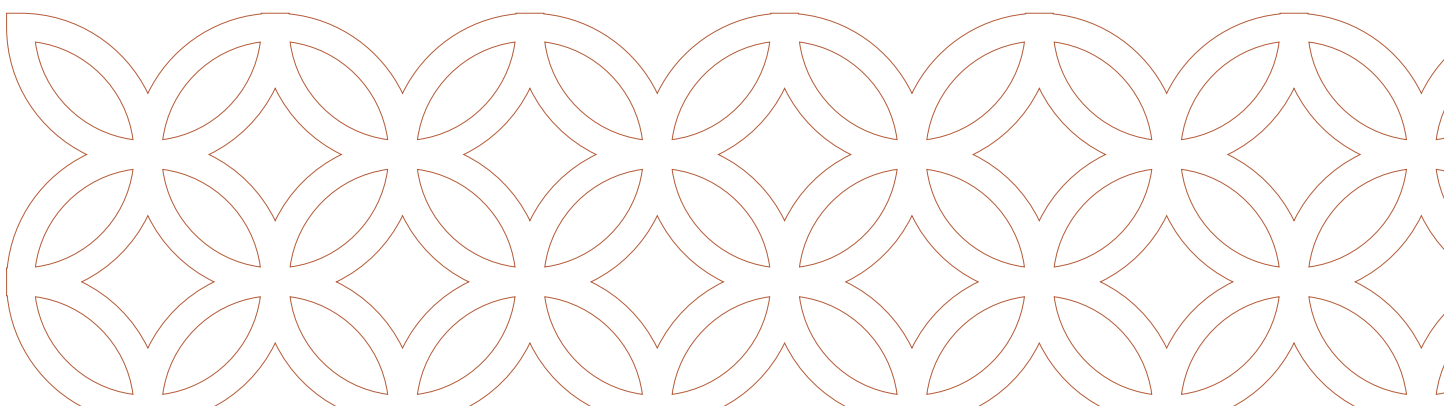
- The colour scheme for the house
- Nominating materials to be used to all elevations of the house
- Colours of guttering, downpipes and fascia boards
- Colour of renders to be used
- Colour of face brickwork to be used
- Garage door colour and material
- Window frame materials and colour

Once approved, a stamped copy of the documents will be returned to you. Following receipt of the stamped plans you must then obtain the approval from the local Council or relevant Building Surveyor and/or any other relevant authorities required by the authority approval process.

Documents are to be emailed as PDF files at a recognised scale at A3 format to the nominated email address.

Approved documents will be provided to the applicant as stamp endorsed PDF files.

Approval by the DAP does not warrant or imply that your building complies with the Whittlesea Planning Scheme or the Building Regulations of Victoria (2006).



Architectural Attributes

1. Siting and Setbacks

The siting of your home and how it relates to other houses in the street is an important criteria in delivering an appealing streetscape. All houses must be sited in accordance with the following requirements:

1.1 The dwelling (front building line) must be setback a minimum of 4 metres from the front boundary, except for lots less than 300 square metres opposite or abutting the passive or active open space area or local centre where the front setback may be reduced to 3 metres, subject to Council planning approval.

Eaves, gutters, fascias, verandahs, porches, porticos and balconies may encroach 1.5m into the setback (i.e. setback 2.5m from the front of the boundary).

1.2 For dwellings and garages that are not built on or within 200mm of the side boundary, they must be setback a minimum of 1.0m from the side boundary.

1.3 Side setbacks must be a minimum of 1.0 metre from at least one side boundary.

1.4 The following permitted encroachments into the approved side and rear setback by up to 600mm: a porch, verandah, masonry chimney, pergola, eave, fascia, gutter, sunblind, screen (to extent needed to protect a neighbouring property from direct view), flues, pipes, domestic fuel tanks, water tanks, heating and cooling equipment and other services.

1.5 Where a lot is on a corner, the side street elevation of the dwelling must be setback a minimum of 2m.

Eaves and gutters may encroach 1.5 metres into the side setback. Other elements and features (eg. pergolas) can also encroach 1.5m into a side setback, subject to DAP Approval.

1.6 Garages must be stepped back a minimum of 840mm from the front building line.

1.7 Garages must be setback a minimum of 5 metres from the front boundary.

Diagram 01: Setbacks Standard Lot



Diagram 02: Setbacks Corner Lot



2. Architectural Character

To ensure the consistency of Kinbrook's character and streetscape, the following sets out the form of housing styles permitted:

- 2.1** All homes are to be of a country contemporary design. Period styles, such as Edwardian, Federation and Georgian, are not permitted.
- 2.2** Period detailing, such as quoins, corbelling, fretwork, lacework are not permitted. There is however, scope for the use of contemporary features, subject to the satisfaction of the DAP.
- 2.3** The front façade of the dwelling must incorporate a verandah, entrance portico or covered porch at the front door to create a strong sense of entry. This is subject to the following:
- 1.3.1** Verandahs must have an area of at least 6m² and a depth of at least 1.0m.
- 1.3.2** An entrance porch or portico must have an area of at least 4m² and a depth of at least 1.0m

Definitions:

Verandah: An open, roofed structure supported on one side by the exterior wall of the dwelling and by posts built along the length of the canopy on the outside face.

Portico: A roofed area centrally located over the front entrance of the dwelling, open on one or more sides, typically supported on one side by the façade of the dwelling and on the remaining sides by piers or columns.

Porch: A roofed alcove attached to the front entrance of a building. It is external to the walls of the main building and may be partially enclosed by external walls and screens extending from the main dwelling.

- 2.4** With the exception of designated integrated housing developments, façades must not be identical or indistinguishable within three house lots, along both sides of the street. In the event that more than one application of the same façade design has been submitted for lots within close proximity, consent will be given to the first complete application to be received.

Any subsequent applications for the same façade will need to incorporate some amendments in order to ensure diversity and visual interest in the streetscape. The minimum variation from the nearby approved façade design is to include: a different entry feature, colour scheme and window proportions.



All dwelling designs within Kinbrook are required to ensure all ceiling and building heights comply with Whittlesea Council Planning Scheme. These clauses are also known as 'ResCode'. Compliance with the above statutory requirements will be assessed by your Building Surveyor.

3. Roof Design

Roof designs at Kinbrook are an important element in creating the character of the area.

The following sets out what roof elements are permitted:

- 3.1** Your home must have a roof pitch of at least 22°.
- 3.2** A variety of roof shapes are encouraged. Articulated roof shapes with elements such as hips, gables, Dutch gables, dormer windows, verandahs and/or balconies details are preferred with an emphasis on contemporary forms and without period details.
- 3.3** Flat pitched, skillion and curved roofs are acceptable subject to DAP Approval.
- 3.4** Unless otherwise specified, all roofs must have a minimum eave width of 450mm where visible from the street, including to the secondary street frontage for corner lots.
- 3.5** On single storey dwellings, eaves to the frontage of the dwelling must return and continue a minimum distance of 3m along the return wall.
- 3.6** Walls constructed on side boundaries (zero lot line) will be exempt from the eaves requirements unless otherwise directed.
- 3.7** Corner lot dwellings must include eaves to both street frontages as stated above and if a double storey dwelling is proposed it must include eaves around the entire perimeter of the second level.

Diagram 03: Roof Design



4. Corner Lots

Dwellings located on corner lots are in a prominent position within the estate, as such they are required to provide façade articulation to both the primary and secondary street frontages, so that the façade ‘wraps’ around the corner and becomes a feature in the streetscape.

With housing located on corners the following restrictions apply:

- 4.1** The proposed dwelling design must address both street frontages with façade articulation for a minimum length of 5m from the front of the dwelling or the length of the first habitable room, whichever is greater.
- 4.2** The articulation of the secondary street frontage visible from the street, must include a minimum 2 features replicated from the primary façade.

These elements may include but are not limited to:

- Entry features, such as porticos, verandahs, pergolas and piers, etc.
- Building materials and colours
- Windows and doors or similar proportions
- Roof projections, ie. Gables or hips
- Eave Line

Appropriate corner lot façade features will be assessed on a case-by-case basis by the DAP.

- 4.3** Where the side of the dwelling incorporates a masonry façade, the window and door lintels must be finished in the same wall finish. Lightweight infill panels will not be approved.

Diagram 04: Corner Lots



5. Colour Scheme

External colour schemes for the dwelling, outbuilding, driveway and hard landscaping surfaces that are visible from the street are to adopt a colour palette of muted neutral earthy tones and materials which will enhance the streetscape and reflect the natural environment.

An external colour schedule is to be submitted for approval and must include all colours and materials used on the outside of the dwelling by manufacturer/range/colour for approval. The following sets out the requirements for colours to key elements of your home:

- 5.1** Any proposed façade colours must be of muted, neutral or earthy tones and generally consistent with the colour palettes below.
- 5.2** Proposed colour schemes are to include light and dark contrast colours within façades to provide highlights to each home and avoid flat, or all dark façades, that lack a variety of colours and textures.
- 5.3** Bright, feature or fluorescent colours will not be approved, unless they are deemed complementary to the design and palette of the dwelling.
- 5.4** Roof colours are to be dark grey tones only and be non-reflective (ie. No glazed roof tiles)
- 5.5** Rain water tank, gutter and down pipe treatments must complement the house colour and style.



Diagram 05: Colour Palette

				
White	Grey's Peak	Silverthorne	Slate	Gunbarrel
				
Almond	Sandstone	Silt	Dark Bronze	Buffalo
				
Red Rock	Flat Iron	Evergreen	Blue Spruce	

6. Building Materials

When selecting materials for the home, you must comply with the following:

- 6.1** A maximum coverage of 80% (not including doors or windows) of one material to the external walls facing the street.
- 6.2** The façade must include two external wall finishes visible from the street (not including windows, doors, garage door, fascias, barge boards, etc.)
- 6.3** Materials other than brick which are permitted include:
- Stacked stone
 - Stone
 - Sandstone or masonry blocks
 - Weatherboard (Painted)
 - Lightweight cladding
 - Rendered foam infill above garage (complemented by render to balance brickwork of garage)
 - Timber cladding
 - Render
 - Or other materials as approved by Design Assessment Panel on merit
 - Cement Sheet infill are not permitted to face street frontages
- 6.4** External windows and doors must not contain leadlight or stained glass features or reflective glass.
- 6.5** Aluminium sliding windows and doors must not be used on the front façade or on corner treatments visible from the street.
- 6.6** No dwelling is to be built with any exposed stumps.
- 6.7** Where the dwelling incorporates a masonry façade, the window and door lintels must be finished in the same wall finish. Lightweight infill panels will not be approved.
- 6.8** Your roof material must complement the style of your home.

Acceptable materials include:

Matt finished powder coated metal roofing or similar in dark grey tones;

OR

Matt finished shingle style or low profile concrete or terracotta tiles in dark grey tones

Commence construction within 12 months from settlement, complete within 24 months





7. Garages and Carports

All dwellings must have a garage in line with the following:

- 7.1 Lots with frontages equal to or greater than 12.5 metres must incorporate a double car garage, which is constructed of the same building materials as the dwelling.
- 7.2 Lots with a frontage greater than 10 metres and less than 12.5 metres must incorporate (as a minimum) a single car garage, which is constructed of the same building materials as the dwelling with an additional area available on the lot to park a second car.
- 7.3 Lots with a frontage of 10 metres or less must only incorporate a single car garage where access is proposed from the lot frontage.
- 7.4 Triple garages must comprise either one double and one single garage element or three single garage elements with a column/pillar dividing at least two of the elements, to reduce the visual prominence of the garage.
- 7.5 All garage doors to the front façade or any elevation that faces the street must be a sectional overhead door, panel lift door, or a tilt-a-door that is complementary to the external colour scheme of the house. Use of two single garage doors in lieu of one double garage door is acceptable. Roller doors must not be used where visible from the street.
- 7.6 Carports are not accepted.
- 7.7 Garage Roller doors are *NOT* permitted.

8. Outbuildings and Screening

Outbuildings with a size:

8.1 Of 20m² or less are to be constructed of Colorbond metal sheeting or a similar finish and in a colour to complement the exterior of the dwelling.

8.2 Of more than 20m² are to be constructed of the same building materials and roofing materials and in the same colour as the dwelling on the lot, and must ensure the outbuilding does not encroach upon the dwelling's minimum secluded private outdoor space requirements.

8.3 Outbuildings are to be located at the rear of the lot and not be visible from the street.

8.4 The maximum height of any outbuilding must be 3.6m at the ridgeline, measured from ground level.

8.5 The maximum height of any perimeter wall, excluding the gable infill, must be 2.4m, measured from ground level.

8.6 The following items are to be positioned so they are not visible from the street or any public reserve:

- Air conditioning units
- Evaporative cooling units
- Heating systems
- Satellite dishes
- External plumbing
- Clothes lines
- Water tanks
- Antennae
- Rubbish bins
- Swimming pools
- Spa pumps
- Rain water tanks
- Meter boxes
- Window roller shutter or security screens
- Solar hot water tanks (panels are exempt)
- Boats/caravans/trailers

8.7 Photovoltaic solar cells are strongly encouraged, however consideration should be given to positioning them to minimise their visual impact from the street, while maximising their efficiency.

8.8 Evaporative cooling units for your home must be:

8.8.1 A low profile 'contour' type unit

8.8.2 The same colour as the roof

8.8.3 Placed a minimum of ½ way to the rear of your home

8.8.4 Placed below the ridgeline

8.9 Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles and caravans must be screened from public view when parked or stored on the allotment.

8.10 Except with the prior written consent of the Design Assessment Panel, vacant or partially developed lots must not be used for the storage of the following items before an occupancy permit is issued for your home.

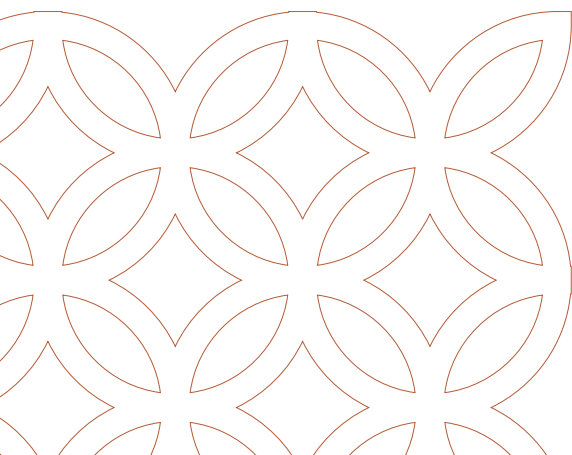
- Caravans;
- Boats;
- Containers;
- Trucks;
- Sheds;
- Livestock;

9. Driveways

- 9.1 The driveway must be constructed of asphalt, stamped, patterned or colour through concrete or exposed aggregate concrete. The colour of the driveway should be in a muted tone that enhances the streetscape. Plain or colour on concrete is not permitted.
- 9.2 Driveway must be set minimum 0.5 metres off the side boundary to allow for a planting strip along the side boundary of the property.
- 9.3 A PVC conduit pipe is to be install under the driveway to connect irrigation to the planting strip along the side boundary of the property.
- 9.4 Only one driveway is permitted per allotment.
- 9.5 The driveway shall not be wider than 6.0 metres for double garages and 3.5 metres for single garages, splayed from a single crossing width of 3 metres at the front property boundary.
- 9.6 Driveways must be constructed within 30 days of the issue of the Occupancy Permit.

10. Landscaping

- 10.1 Letterboxes must of a contemporary masonry design, which complements the dwelling in terms of materials, colour and style, and be located on the site or landscape plan.
Letterboxes with period style details or single post supported letter boxes will not be approved.
- 10.2 A semi-mature canopy tree (greater than 2.5 metres in height) must be planted in an appropriate location in the front garden and located on the landscaping plan.



11. Fencing

- 11.1** Side and rear fencing to be 1.8 metres in height above the natural ground level, be capped and constructed with lapped timber palings with exposed posts on both sides.
- 11.2** Fencing of the side property boundary must begin no closer than 1 metre from the front building line of the dwelling, except where the side boundary forms the rear boundary of an adjoining lot, in which case, the fencing is to continue to the front boundary of the property.
- 11.3** No front fences are permitted, unless provided by the Developer.
- 11.4** Side wing fencing to be constructed of the same material and specifications as the side and rear fencing
- 11.5** Side gates must complement the architectural character of the dwelling and must not be higher than 1.8 metres above the natural ground level.
- 11.6** Fencing must be constructed within 30 days of the issue of the Occupancy Permit.
- 11.7** Side fencing for corner lots must be setback a minimum of 5 metres from the front of dwelling or the length of the first habitable room, whichever is greater to ensure the corner treatment is visible from the street.

Diagram 06: Fencing



12. Water and Fibre

- Third Pipe: Builder to provide provisions for Recycled water.
 - FTTP: Builder to provide provisions for Fibre to the Home networks.
- * Kinbrook will be an Opticomm development*

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