

DESIGN GUIDELINES

— *at* —

Timbertop
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INTRODUCTION

Our development has been created to the highest standards within a unique residential setting offering an abundance of landscaped parkland and convenient amenities for your enjoyment.

As a future resident we know you will be eager to create your new home in an estate where your own expectations of quality are reflected throughout your neighbourhood. For this reason, the Timbertop Building Design Guidelines have been created to achieve a consistent standard of built form throughout the estate, and to ensure every house meets the same expectations that you have for your own home.

For this reason, the Timbertop North Building Design Guidelines have been created to achieve a consistent neighbourhood character within the northern precinct of the estate, and to ensure that every house meets the same expectations that you have for your own home.

Construction must commence within two years from the registration of the plan and completed within three years of the same date.

We look forward to seeing your new home and trust you will enjoy your new lifestyle for many years to come at Timbertop Estate.






GETTING THE TICK OF APPROVAL

Before you obtain your Building Permit, the requirements applicable on your registered land title will need to be considered. These Guidelines are for easy reference to the key requirements however your Building Approval consultant will need to refer to the CoR* for additional items for your building design. As part of your land title documentation you will find an attachment called the Creation of Restriction (CoR) setting out the key objectives for the design and development of your lot.

In addition, Building Envelopes have been defined for each allotment on the estate and you will find the one applicable to your block attached to your title plan. The envelopes show the building setbacks concerning your allotment.

*It is a requirement of the relevant Town Planning Permit (issued by Cardinia Shire Council) that a Creation of Restriction must be included as part of each Plan of Subdivision.

Version 4 updated November 2016

 Timbertop stages 8, 9 & 10

 Timbertop stage 11

 Timbertop West stage 5

1. Design your home in accordance with Timbertop Estate guidelines provided. Your Building Permit can only be approved if you comply with these requirements.
2. Builder or architect to submit plans to Parklea for approval with the following:
 - Site plan (Scale not less than 1:200)
 - Floor plans and elevations (Scale not less than 1:100)
 - Front garden landscape plans (Scale not less than 1:50)
 - A schedule of external colours and finishes

Send submissions via mail or email:

Timbertop Estate Design Approval Team (TEDAT)
PO Box 388
Officer VIC 3809
contactus@parklea.com

3. TEDAT will assess the plans:
 - Plans not submitted in the manner requested or which do not meet the guidelines will need to be modified and resubmitted for approval.
 - Please note: The final decision of all aspects of the Design Guidelines is at the discretion of the TEDAT.
4. Once approval is provided from TEDAT, you or your builder can go ahead with obtaining necessary building permits.

THE PERFECT SPOT FOR YOUR HOME

Buildings must be designed to complement the natural topography wherever possible. Dwellings that 'step' up or down any hill or slope are encouraged, earthworks should be minimised. This will reduce the visual impact of the dwelling on the local environment.

It is important that your residence is sited on your property so that all homes and associated buildings achieve the overall desired outcomes for the estate.

The home must not be less than 180m² excluding garages, porticos, verandahs, eaves and out buildings.

Building setbacks from boundaries

- All dwellings must be set back from the street frontage by a minimum of 4m or 6m for Lots 11-14 (inclusive).
- All dwellings must be set back from the rear boundary by at least 3m.
- Garages must be set back a minimum distance of at least 5.5m from the front boundary (primary street frontage). Where vehicular access is via a side facing secondary street, a minimum set back distance of at least 4m is permitted for a garage.

Lots 11-14 (1102-1105) setback distances are 6m.

- Garages are not permitted to be built forward of the main building line of the dwelling. Garages are to be set back a minimum of 450mm behind the front dwelling line.

- Where a lot has a sideage to public open space (including gas and water supply easement) the dwelling is to be set back by a minimum of 2m from the title boundary abutting the open space.
- Any dwelling on a corner lot must be set back from the side boundary by at least 2m or, if applicable, the minimum distance noted on the Building Envelope Plan.
- The garage on lots with a frontage of 12.5m or greater must be capable of accommodating a minimum of two vehicles unless approved by the TEDAT.
- All outbuildings and water tanks to conform with the building envelope on the relevant lot.

Exceptions to frontage setbacks

The following may encroach into the setback distance by not more than 2.5m:

- Porches and verandahs with a maximum height of less than 3.6m above natural ground level
- Open pergolas that have a maximum height of not more than 3.6m above natural ground level
- Eaves, fascia and gutter
- Sunblinds and shade sails
- Screens referred to in regulation 4.19 of the Building Regulations
- Decks, steps or landings – less than 800mm in height

Side and rear setback encroachments

The neighbourhood character of the northern precinct (Environmental Res B Lots) seeks to encourage separation between dwellings to create a feeling of spaciousness. This also enables each property to have a landscape buffer to provide a “green” break between homes, offering a softer visual appeal from the street.

To achieve this objective, you should allow a maximum width of your dwelling to be 85% of the lot frontage or as otherwise approved by the TEDAT.

For example a 19m wide lot should have a combined total side setback of at least 2.85m.

This can consist of a zero or 1m setback on one side and the remaining part of your setback on the other side boundary. The recommended 85% maximum width also includes the garage.

The TEDAT can assist you with this requirement and in some cases can consider your specific needs provided that the general objective of this guideline is met.

The following may encroach into the specified side and rear setback distances by not more than 500mm (excluding where there are north facing windows):

- Porches and verandahs
- Masonry chimneys
- Sunblinds

- Screens, but only to the extent needed to protect a neighbouring property from a direct view
- Flues and pipes
- Domestic fuel tanks and water tanks
- Heating and cooling equipment and other services

Refer to the CoR for other built form items that may encroach into the specified setback distances. Pergolas and decking areas are permitted to encroach into these setbacks and will be considered on their individual merits by the TEDAT.

Walls on boundaries

- A new wall constructed on or within 200mm of a side or rear boundary of a lot should not abut the boundary for a length of more than 10m plus 25% of the remaining length of the boundary of an adjoining lot.
- A new building not on or within 200mm of a boundary should be set back from side or rear boundaries by 1m (3.6m max).
- The height of a new wall constructed on or within 200mm of a side or rear boundary should not exceed an average of 3.2m with no part higher than 3.6m unless abutting a higher existing or simultaneously constructed wall.
- If a wall or garage abuts an existing wall or garage it may be constructed to the same height as that wall or garage.

Refer to the relevant Building Regulations for a full description.

Overlooking

- The siting of your dwelling should take into consideration the impact of potential overlooking (Overlooking Zone) where adjacent lots have not been built upon.
- Where a lot on an adjacent boundary has been built upon, the provisions of Building Regulation 419 apply to that boundary.
- If a habitable room window falls within the overlooking zone, any part of the window that is more than 3.6m above natural ground level must not allow direct view to an adjoining lot.
- A raised open space within the overlooking zone and with a floor level of more than 2m above natural ground level must not allow a direct view to an adjoining lot.

Refer to the relevant Building Regulations for a full description.

Retaining walls

- Retaining walls visible from the public realm must not exceed 1.2m above ground.
- Retaining walls visible from the public realm must be constructed from suitable materials.
- Unpainted timber panels/boards are not permitted unless they are of a high architectural quality such as recycled sleepers.
- Fencing constructed on top of a retaining wall may not exceed a combined height of 2.9m, where visible from the public realm.

- Retaining walls visible to the public must be tapered to work with the natural topography. Land cut and fill must be kept to a minimum. Design, materials and colour selection for visible retaining walls must complement the building design and external colour scheme.



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HOME DESIGN

Façade

The façade (front of your home) will determine the look and feel of your residence. If chosen and designed correctly, an attractive façade can give great value to your residence and will enhance the streetscape. The following items are required to be considered, or where applicable must be met as mandatory objectives:

The façade design of your residence must incorporate feature design elements such as articulation, feature brickwork, rendered sections, feature verandahs, porches, porticos and balconies to ensure the residence presents an appealing look from the street.

- We encourage articulated roof forms with the use of raised porticos, gables, verandahs, Dutch gables and balconies.
- Garage roof sections should tie in with and complement the main roof structure of the residence.
- Garages should not dominate the streetscape. The width of a garage opening must not exceed 40% of the frontage width of an allotment and must not be greater than 6.5m. Triple car garages on frontages of 18m or greater will be considered on their individual merits.

Our civil design professionals have carefully considered the need to minimise the occurrence of double garages abutting each other on adjoining lots. Driveway/crossover locations have been designed wherever possible to assist with this objective and it is therefore important that your house design utilises the current location noted for your driveway.

- No carports are permitted.
- Additional items that will be on the roof should not be positioned in view from the street where possible, for example, evaporative cooling units, TV aerials etc.
- All verandahs, porches, balconies and porticos should have a minimum depth of 1.0m and should have a minimum area of 3m². The roof structure should tie in with and compliment the design of the main roof structure.
- Roof forms and material should complement the façade style.
- Façades must not be the same as the 3 adjoining residences on each side of your property.
- It is encouraged to use feature windows and feature front doors to complement the façade design.

External materials and finishes

Infill panels above openings in external walls (doors, windows etc.) must match or complement the material(s) that the wall is finished in. Cement sheeting, timber and other lightweight cladding is highly unlikely to be approved. Compliance with this item is at the sole discretion of TEDAT. Timber lintels over garage doors are not permitted unless clearly in keeping with the architectural character of the home as a whole.

- Dwellings must be constructed from clay or masonry brick, painted weatherboard, rendered masonry block, rendered brick, rendered cement sheeting, or other material as agreed by TEDAT.

- Roof materials must be of low-reflectivity and should be either roof tiles, Colorbond sheet roofing, stone, terracotta tiles or slate shingles.

Corner and open space fronting allotments

For lots which have 2 street frontages or which abut public open space (including the gas and water supply easement), the proposed residence must address both streets and public open space. Side street façade treatments are an important part of creating an attractive streetscape and reducing hard fencing in the estate. It also assists in creating good surveillance and street/public open space interaction with all residences.

Dwellings on corner lots must be designed to have habitable room windows facing the longer frontage of the lot. Dwellings fronting public open space (including the gas and water supply easement) must present a habitable room window to this side.

The following guidelines apply to these corner and open space allotments:

- Feature windows to match the façade.
- A house must be designed to include elements of the front façade for at least 6m of the façade facing the side street/public open space.

- It is essential that the dwelling addresses both street frontages/public open space with articulation of the built form including varying materials, window and door openings. It is important to provide an appropriate corner feature to your home that will 'turn the corner'.

- Dwellings constructed on corner lots (and on lots with sideages to the gas and water supply easement) must be unfenced for a minimum of 4m from the front dwelling line.
- Dwellings constructed on lots adjoining areas of open space must be designed to include a façade which wraps around and addresses the open space for at least 6m.

A habitable room window must be provided above the boundary fence adjoining the open space. If the dwelling is double storey a habitable room window must be provided at each level.

The following building elements could be incorporated into the design as a corner feature:

- A return verandah or pergola.
- Building materials from the façade to match the secondary frontage including any render and other decorative claddings.
- An articulated step out or setback, replicating the front portico.
- Where possible relocate meter box, HWS and other services away from street visibility.
- Other alternative submissions will be considered by the TEDAT.

- The side street fencing that is greater than 1m in height from the footpath must start a minimum of 9m from the front boundary line projection or a minimum 6m measured from the corner splay, whichever is greater.
- 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.
- Blank walls on parts of your residence that can be viewed from front and side streets must be avoided.

Roof pitch

Roof design and pitch play an important role in enhancing the look of your residence. It is important that when designing your residence that you consider the roof style and pitch to ensure it complements the style of your house.

- Eaves are strongly encouraged, particularly where they complement the architectural character of a home. Double storey homes with a pitched roof must incorporate eaves to the entire upper level of the home.
- When used, eaves must be a minimum of 450mm and they are an allowable encroachment into a setback as long as they don't encroach by more than 600mm.

- Where an eaves is used on the front of a home, it must return by a minimum of 1.5m along the side elevation of the home. Dispensation from this requirement will be considered by the TEDAT, where it can be shown that the return eaves will inhibit the natural light requirements of a habitable room. In this instance, approval will depend on the overall treatment of the front façade and the TEDAT's decision will be final.
- Roof pitches should not be in excess of 45 degrees. We encourage resident's roof pitch to be 25 degrees or less to enhance the look and appeal of your new residence.
- On corner allotments, where eaves are applied to the façade they should return the length of the secondary frontage.



SETTING THE SCENE OUTDOORS

Driveway and landscape design

Driveway, path and landscape design are the finishing touches to your new residence and play an important role in creating a great looking home. Please refer to the following:

- Driveway, paths and front landscaping must be completed within three months of obtaining a Certificate of Occupancy.
- The driveway and paths must be constructed of either coloured concrete, exposed aggregate concrete or stencilled coloured concrete. Gravel or stone driveways and paths are not permitted.
- A 300mm garden planting strip between a driveway and a side boundary is required, except at “double crossovers” (Double crossovers refers to 2 adjoining driveways servicing 2 adjoining lots).
- Landscaping should be well designed to suite the style of the residence. The use of drought tolerant plants is encouraged.
- At least 20% of the allotment should not be covered by impervious surfaces.
- A minimum of 1 canopy tree must be planted within the front setback. It is strongly encouraged to use one or two canopy trees within the front garden design which will grow to around 4m, also implement features such as shrubs, ground cover, rocks, pebbles and tan bark. This will give a greener, softer, lush appeal to the streetscape and bring value and character to your home.

- Synthetic grass options are not permitted to the front landscaped areas.
- It is the owners responsibility to maintain the garden and nature strip by regular mowing, weeding and edging turf. If eligible for a landscaping rebate, the naturestrip is to be completed as part of this assessment.

Where a \$5,000 landscaping rebate is eligible, the landscaping must feature garden beds with a minimum of:

- 2x established tree to be installed at either a height of 2-3m or in a 45 litre minimum pot size. Tree shall have a minimum calliper of 25-30mm.
- 6 shrubs with a minimum pot size of no less than 200mm.
- 20 small shrubs with a minimum pot size of no less than 150mm.

The front landscaping should incorporate architectural elements including (but not limited to) decorative retaining walls and paving, water features, art sculptures, feature decking and planter boxes.

Landscaping plans not meeting these guidelines, but with architectural merit, may be considered for approval by the TEDAT at their discretion.

Fence design

Fence design, location and setbacks are very important in creating a pleasant and appealing streetscape. Please read the following to assist you:

If noted in your contract of sale, Keymore P/L will provide the fences to your allotment prior to settlement. All fencing within the estate must meet the following guidelines.

- Side boundary fencing between properties must stop 4m minimum from the front title boundary. This uniform setback will create an open and soft looking streetscape and enhance the landscaping of the estate.
- Front boundary fencing is not permitted in this estate.
- Side street fencing that is greater than 1m in height from the footpath must start a minimum of 9m from the front boundary line projection or a minimum 6m measured from the corner splay, whichever is greater. This will expose the front section of the house and enable the residence to address both street frontages.
- Solid fencing (approx. 1.95m high) on a side boundary abutting a roadway is to extend no greater than 20m from the rear boundary and is to terminate no closer than 9m from the front boundary.
- All fences to be a maximum of 1.95m high timber paling fence and should include capping, with exception to corner fencing.

- Highly combustible fencing materials such as brush fencing must not be used.
- No more than 50% of side fencing to be solid or wall and the balance of the fence to be visually transparent and maximum height of 1.5m. This requirement applies only to corner lots, including lots with sideages to the gas and water supply easement.
- Corner allotment side street boundary fencing should be maximum 1.95m high timber paling fence with 100x100 exposed posts with capping to top of palings between posts. Posts should have pyramid finish to tops and finish 50-100mm above capping, railings should face into the property and not be visible from the street.
- Where a lot has a sideage to open space (includes gas and water supply easement) or to a road reservation, the length of the side fence is to be minimised with no more than 50% of the length of the lot having a solid fence or wall.

Letterboxes

Letterboxes are to be chosen carefully and should complement the colour and style of the residence.



SUSTAINABILITY

Domestic water re-use and conservation

Dwellings and associated buildings on a lot are required to meet the appropriate domestic water and conservation objectives and standards as applicable in the relevant Building Regulations.

Upon provision of recycled water infrastructure being made available to Timbertop Estate, the construction of dwellings are to incorporate plumbing for the supply of recycled water for toilet flushing and garden watering.

Building energy and efficiency ratings

Dwellings and associated buildings on a lot are required to meet the energy efficiency objectives and standards as applicable in the relevant Building Regulations.

All dwellings must comply with the appropriate Bushfire Attack Level (BAL) to the satisfaction of the relevant Building Surveyor and as defined by the Australian Standard AS 3959.

Water tanks

Water tanks should be in colours which complement the dwelling and must not be visible from the street or above the roof line of the dwelling.

For Environmental Residential B allotments shown on the endorsed plan, a 2500 litre water tank for fire-fighting purposes is required. The water tank is to be above-ground and constructed of concrete or metal with all above-ground pipes and fittings to be corrosive resistant metal.

Solar hot water and solar power panels

As orientation is vital for these panels to operate efficiently and effectively, the proposed positioning of your panels needs to be well considered. Where possible, without compromising the efficiency, panels should be located to minimise visibility from the public realm. Panel frames should be kept as close as possible to the colour of the roof material selected for the residence.

NATIONAL BROADBAND

Requirements

Services required to facilitate the National Broadband will be provided to the frontage of all lots. All lots must make allowances for the connection of optic fibre cabling to the dwelling. Homes must comply with the nbn™ network. In-Home Wiring Guide to be able to access the high speed broadband and telephone services.

ITEMS ADDED TO RESIDENCE

We understand that there will be items that will be added to your residence from time to time, so we have the following for you to refer to:

Television antenna and satellite dishes

- TV antennas should be installed inside the roof structure of the residence where possible. If not possible they must be positioned out of view from the street and be kept in a location that does not impact on the neighbouring property or create a poor visual aspect of the property from neighbouring properties.

Outbuildings

- Prior to the construction of an outbuilding and/or the lodgement of a planning application to construct an outbuilding, written consent must be obtained from the TEDAT.

Air conditioning units

- Air conditioning units and exposed componentry thereof are to be located below the roof ridgeline and towards the rear of the property to minimise visual impact. They are to be colour toned to match adjoining wall or roof colour. The units shall be of low profile type and wherever appropriate, be fitted with noise baffles. They should be positioned to minimise visual impact

ONGOING STREETSCAPE

Presentation

Allotment must be well presented at all times.

- Lawns should be mown regularly and gardens maintained.
- The property must not enter a state of disrepair including the presence or storage of excessive weeds or rubbish.
- All bins including council provided rubbish and recycling bins should be stored where they are not visible from the street, parklands or any open spaces.

Parking of vehicles

To ensure the safety and appeal of your new estate we request all residents to observe the rules below:

- All passenger vehicles should park in a designated parking area. This would include the driveway and garage of the residence and any designated street parking allocated within the estate.
- Commercial vehicles, boats, trailers, caravans and campervans, and vehicles greater than 1 tonne carrying capacity, should not be parked in view of the street and should be parked behind the front building line of the residence and be screened by fencing.

Signage and advertising

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

- Prior to the display of advertising signage and/or the lodgement of a planning application to display advertising signage, written consent must be obtained from the TEDAT.

General

In the case of a conflict between these Design Guidelines and the relevant building codes/regulations, the Building Regulations and Planning Scheme objectives will prevail.

Note that these Guidelines do not apply to allotments less than 300m² in area and where dwellings have been approved under the Small Lot Housing Code.



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Disclaimer: Information contained within this document is subject to change without notice. Prospective purchasers should make their own enquiries on all aspects contained herein which do not constitute representation of the developer or agent. Images are for illustrative purposes only.