

WEDGE RD. SKYE

Design Guidelines

WEDGE RD.
SKYE

VERSION 1, NOVEMBER 2022

Space to Explore, Live & Grow

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Please submit applications via email to mike@urbtech.com.au

All documents must be in PDF format. The DRP will endeavour to assess proposals within 10 business days.

For further enquiries contact the DRP on 0413 137 465

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Design Review Panel (DRP)
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Introduction

1.1 Purpose

Wedge Rd. has been carefully designed to seamlessly connect you to your neighbourhood and support the lifestyle you've always wanted. YourLand's vision for great streets includes complimentary and well-designed homes with high quality front yard landscaping.

All building and landscape designs must be approved by the Design Review Panel. The Wedge Rd. Design Guidelines ("Guidelines") have been developed to provide clear guidance for you and your builder to ensure a smooth design approval process. The Guidelines also include minimum standards you must comply with at each stage of creating your ideal home. Through compliance with the Guidelines, you contribute to the creation of a more desirable neighbourhood and enhance the value of your home and Wedge Rd. community.

1.2 Operation

The Design Review Panel ("DRP") will comprise an estate design compliance manager, Urbtech Management, and a representative of YourLand Developments ("The Developer"). All proposed building works including houses, garages, outbuildings and fencing must be approved by the DRP in relation to these Guidelines before seeking a Building Permit.

In considering designs, the DRP reserves the right to waive in part or in whole compliance with these guidelines and approve or refuse any design based on architectural merit, to allow innovative designs to be considered. The Guidelines are subject to change by The Developer at any time without notice. All decisions regarding these Guidelines are at the discretion of the DRP.

The Design Guidelines are supported by a Memorandum of Common Provisions ("MCP") and Building Envelope Plan ("BEP"). These documents will provide additional information that may be specific to your block of land, such as special building requirements facing open space or a corner.

These guidelines are in addition to, and do not replace the need to comply with, any other relevant – authority requirements. Design review does not replace the need for a building permit.

In some circumstances additional planning scheme controls may require landowners to obtain a planning permit. For assistance, please contact Frankston City Council: <https://www.frankston.vic.gov.au/Planning-and-Building>

These guidelines will be effective over the period nominated in the MCP, after which controls will revert to the local requirements of the Frankston City Council planning scheme and Rescode.

1.3 Submission & Approval Process

Prior to commencing any construction of your home, you must submit to the DRP copies of the following drawings in PDF format for approval:

- Site plan (1:200 scale) with dimensions and showing:
 - o Lot boundaries and any easement(s) on title
 - o Proposed building footprint and all proposed setbacks
 - o On-site car parking and driveways
 - o Other external structures (including pools and spas)
 - o Fencing
- All floor plans, roof plans and elevations (1:100 scale) with dimensions and showing:
 - o Internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings
 - o Proposed floor levels
 - o Details of window furnishings to elevations addressing public realm
- Details of all proposed external materials, finishes and colour selections
- Landscape plan with dimensions and showing:
 - o Indicative extent of all paving, garden beds and lawn
 - o Planting schedule that lists all proposed species, including installation size

The DRP will endeavour to assess proposals within 10 business days. Please send applications to mike@urbtech.com.au.

The process for building your home is set out in the following steps:



Wedge Rd. Design Guidelines

2.1 Construction of Your Home

Construction of your home must commence within 12 months of settlement. While your lot is vacant you must keep it presentable and free of weeds and rubbish. Building works must be completed within 12 months of their commencement. Incomplete buildings are not to be left for more than 3 months.

Temporary fences ensuring building waste is contained within the building site are required and damage to footpaths and nature strips during construction is solely the responsibility of the landowner and builder.

2.2 Prominent Lots (Lots 101–110 & 112–127)

Lots designated as Prominent Lots within Wedge Rd. present an opportunity for a higher quality of architecture and streetscape to reflect their prominent location. These lots face the existing Green Wedge, and are highly visible from within, and external to the development. Subsequently, specific design and siting of these lots is required to reflect their importance.

In addition to all other requirements within the Design Guidelines, dwellings on Prominent Lots must incorporate the following restrictions:

- Dwellings must be two storeys in height.
- Dwellings must have large windows facing the Green Wedge area.
- For dwellings located on corner lots, the wall facing the secondary street frontage must include a window of at least 1.5m² to each level.

- A minimum ceiling height of 2.7m is required for the ground floor.
- Pitched roofs must include a 450mm eave to the entire first floor.

The final decision regarding Prominent Lot dwelling designs will be at the discretion of the DRP.

2.3 Siting & Setbacks

Building Envelopes have been created for all lots and can be found within the MCP on the Certificate of Title. The Building Envelope will dictate the boundary setback and siting requirements for your lot.

All setbacks must comply with the Building Envelope, and generally means:

- The dwelling façade (front building line) must be setback a minimum of 4m from the front boundary.
- Garages must be setback a minimum of 5.4m from the street and at least 500mm behind the dwelling front façade.
- Side setbacks must be a minimum of 1m from at least one side boundary and 2m from a secondary street boundary.
- Entry features such as verandahs, porches, porticos, and balconies may encroach 1.5m into the front setback as long as the encroachment is less than 3.6m above natural ground level.
- Eaves, gutters, and fascias may encroach up to 500mm into the side setback.

Only one dwelling is permitted per lot and lots may not be further subdivided unless otherwise specified on the Plan of Subdivision.

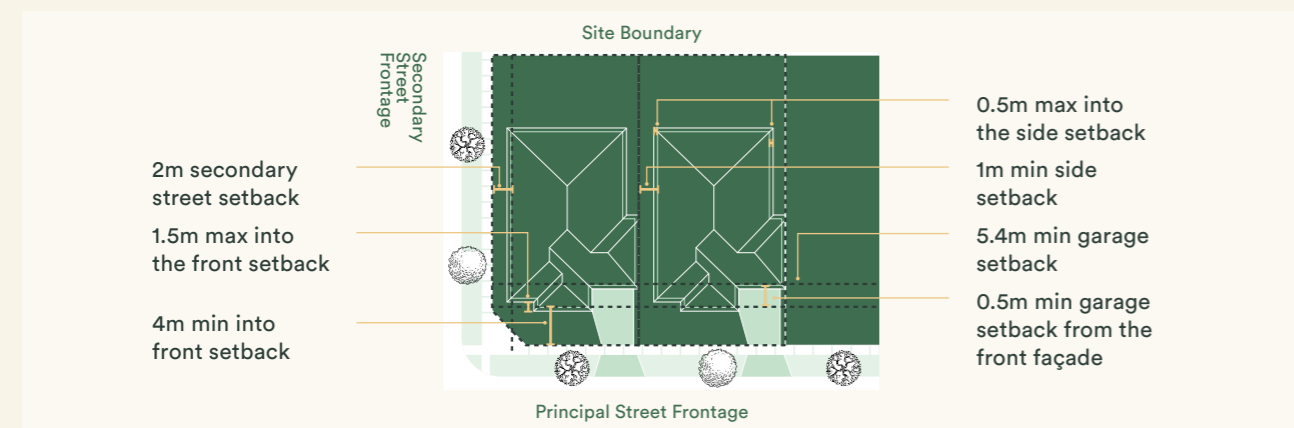


Diagram 1. Dwelling Siting Guide

2.4 Architectural Style

The appearance of dwellings should provide a degree of richness and variety ensuring the creation of pleasant and interesting streetscapes. Façades must include articulation of the built form, varying materials, windows, and door openings. The replication of render or material must return at least 1m along the side of the façade.

A minimum ceiling height of 2.55m is required for all single storey dwellings, and the ground floor of double storey dwellings.

All dwellings are required to have at least one front entry porch, portico, balcony or verandah of at least 3m² in area with a minimum depth of 1.5m.

Dwellings with identical façades must be separated by a minimum of three lots in any direction of the original lot. Only once a full set of plans has been approved will the restriction commence on the neighbouring three lots.

Note: All Prominent Lots must also adhere to the restrictions in Section 2.2.

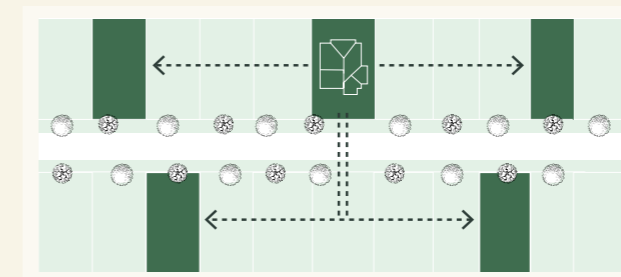


Diagram 2. Identical Façade Separation

2.5 Materials & Colours

The visible façade must contain at least 2 of the following contrasting materials:

- Face brick
- Render
- Natural stone
- Weatherboards or other composite cladding material
- Tiles

Other materials may be permitted at the discretion of the DRP.

Lightweight materials are not permitted above openings where visible from a public area, including above garage doors. Materials above garage door openings must be brickwork, masonry or render finish to match the primary façade.

Vibrant, bright or fluorescent colours are discouraged unless used to accentuate architectural elements. Approval is at the discretion of the DRP and will be considered on architectural merit.

2.6 Corner Lots & Lots Adjoining Public Open Spaces (rear or side)

The dwelling design must address both the primary and secondary street or open space frontages and be of a consistent architectural design.

Side façades visible from the public realm must:

- Use at least two materials consistent with the primary façade
- Include articulation of the built form
- As a minimum include a habitable window of at least 1.5m² at the ground level of the dwelling, forward of the side boundary fence on the secondary frontage.

For double storey dwellings located on corner lots, the side wall of the first level (upper storey) facing the secondary (side) street frontage, must not be constructed:

- With a setback less than 900mm from the ground level (lower storey) wall that faces the secondary (side) street, or
- With less than 30% glazing for the area of the wall and the remainder of the wall being constructed in contrasting material finishes to that of the ground level (lower storey) wall

Balconies overlooking the open space are encouraged.

2.7 Roofing

A variety of contemporary roof forms is encouraged. Flat and skillion roofs will be considered on architectural merit.

Where a pitched roof is proposed:

- A combination of hips or gables must be used to articulate the roofline.
- The roof must have a minimum pitch of 22.5 degrees.
- A minimum 450mm eaves to the front façade must be provided, with a minimum 3m return along the side elevations (except where parapets and walls are proposed on boundaries). Dwellings on corner lots must include eaves to any elevations addressing the public realm.

Design Guidelines continued.

Visible roof material must be coloured masonry, slate, terracotta tiles, or Colorbond. Gutter colours are to match the roof colour. Choosing lighter materials or materials with high Solar Reflective Index is recommended to reduce heat absorption, keeping your house and neighbourhood cooler.

Where a roof is proposed flatter than 5 degrees, the roof must be concealed from the street or open space by a parapet wall and be constructed of a high reflective material (e.g. Colorbond Cool Steel).

The final decision regarding roof design will be at the discretion of the DRP.

Note: All Prominent Lots must also adhere to the roof restrictions in Section 2.2.

2.8 Garages & Driveways

All lots must provide an enclosed garage for at least one vehicle. Garages must be constructed within the Building Envelope and must be setback a minimum of 500mm behind the front dwelling line and a minimum of 5.4m from the front boundary.

Garages must be incorporated into the main roofline of the dwelling to reduce the visual impact the garage has on the façade. Garage openings for single storey dwellings should not exceed 50% of the dwelling width. Garage openings must not exceed 6m wide.

For dwellings constructed on corner lots, garages must be located on, or close to a side boundary that adjoins a neighbouring lot.

The garage door is a major visual element of the streetscape and doors facing the street must be panelled and of a colour which complements the dwelling. Roller doors are not permitted to the street frontage. When designing garages, consideration must be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard.

Car ports (open sided garages) are not permitted.

Only one crossover is permitted per lot. Driveways must be fully constructed prior to a certificate of occupancy being issued. Driveway widths must not exceed 3.5m width at the street frontage, but may taper thereafter to align with garage widths. Driveways must be set minimum 300mm off the side boundary to allow for a planting strip along the side boundary of the property.

Driveway must be constructed from a hard surface material such as exposed aggregate concrete, segregated brick, slate, natural stone pavers or coloured through concrete, plain concrete is not permitted.

2.9 Fencing

Side and rear boundary fencing must be constructed from lapped timber palings with a 150mm plinth, timber capping and exposed posts (125mm x 125mm) to a maximum height of 1.8m above natural ground level.

Front Fencing, must not exceed 1.2m in height and be at least 50% transparent, and must be connected with the side fencing. The design location and detail of front fencing must be approved by the DRP. The fence should be complimentary to the dwelling, and constructed from high quality and durable materials, such as masonry pier with steel pickets or timber posts with steel cables.

Fencing forward of the building line may match the Front Fencing style or the side boundary fencing, provided the height does not exceed 1.2m

Side fencing must terminate at least 1m behind the dwelling line. Wing fencing must return from side boundaries at 90 degrees to abut the dwelling. Gates may also be included where required. All wing fences and gates must be constructed to match the boundary fencing, or from a complimentary timber style such as merbau slats.

For dwellings constructed on corner lots (or adjoining Public Open Space or Reserves) side fencing must terminate a minimum of 5m from the front dwelling line.

Colorbond metal sheeting or tubular steel "pool" fencing is not permitted.

2.10 Landscape

Quality front landscaping enhances the positive impact your home has on the streetscape.

Front yard landscaping (including all garden visible from the public realm) must be completed within 3 months of a certificate of occupancy being issued, unless otherwise agreed with the DRP. Regular maintenance is required and will keep your garden looking its best. Residents are also required to keep the nature strip, including any side nature strip for corner lots, trimmed and tidy with no excessive weed growth.

Landscape designs must include:

- A minimum of 1 canopy tree, that will be at least 4m high at maturity within the landscaping design of the front yard. Inclusion of a canopy tree in rear gardens is recommended.
- At least 50% of the front yard must be garden bed or lawn. Hard landscaping is any impermeable surface including driveways and paths and must not exceed 50% of the front yard. Artificial turf must not be used.
- Unightly features, such as overly large/low quality garden ornaments or untidy vegetable gardens, must not be installed in the front garden.

2.11 Retaining Walls

Retaining walls visible from the public realm must not exceed 1m in height and be constructed from painted sleepers, rendered or textured masonry material to DRP approval.

2.12 Letter Boxes

Letterbox colour and materials should be contemporary, visually consistent with the dwelling and the front landscape and must include clearly displayed address number. Location and style of the letterbox should be detailed on landscape/fencing plans submitted for approval by the DRP.

Single post supported letterboxes are not permitted.

2.13 Rainwater Tanks

All homes must include a rainwater tank with a minimum capacity of 2,000 litres which is to be connected for use in the toilet and garden. Water tanks must not be visible from the public realm.

All residents are encouraged to consider other water saving initiatives in the home including:

- Maximising roof area connected to rainwater tanks, for improved rainwater tank supply
- A first flush diverter on rainwater tanks, to improve water quality and reduce maintenance
- Grey water systems
- Water efficient tapware and appliances

Further guidance on tank installation can be found at: <https://www.yourhome.gov.au/water/rainwater>

2.14 Ancillary Items

Roller Shutters are not permitted on doors and windows visible from the public realm. Front security or fly screen doors must complement the style of the dwelling and not dominate the façade.

Unless detailed separately, utilities and services (such as TV antennae, hot water services, water tanks, clothes lines and bin storage areas) must not be visible from the public realm.

Downpipe colours must not contrast with wall colour. Roof mounted evaporative cooling units must not be located on primary or secondary street elevations, must be low profile contour type, the same colour as the roof and located below the roof ridge line. Solar panels visible from the public realm must be integrated with and mounted flat to the roof pitch.

Window furnishings to windows visible to the public realm must be installed prior to occupancy. Sheets, blankets, papers or similar materials are not permitted.

Outbuildings (such as shed or pergola) are to be located at the rear of the lot and not be visible from the street. The floor area must not exceed 10m² and be no more than 3m in height (if 1m off the boundary), or 2.4m in height (if within 1m of the boundary).

Checklist

Document Checklist

- Is the lot a Prominent Lot, and if so, has it met all requirements of Prominent Lots?
- Is the Site Plan scaled to 1:200?
- Is the Site Plan fully dimensioned with all boundaries, easements, proposed building footprint, setbacks, car parking, driveway, external structures and fencing
- Are the floor plans, roof plans, and elevation plans scaled to 1:100?
- Are all the drawings dimensioned including internal layout, pergolas, decks, terraces, balconies, verandahs, windows, doors, and floor levels?
- Are details of all proposed external material, finishes and colour selections included?
- Is the landscape plan dimensioned including the extent of all paving, garden beds, lawn, and associated planting schedule?

Design Checklist

Siting & Setbacks

- Are all setbacks in accordance with the Building Envelope?
- Is the dwelling façade (front building line) setback a minimum of 4m from the front boundary?
- Is the garage setback a minimum of 5.4m from the title boundary, and 500mm from the dwelling front façade?
- Is the side setback a minimum of 1m from at least one side boundary, and 2m from a secondary street boundary (if applicable)?
- Do any verandahs, porches, porticos, or balconies encroach 1.5m into the front setback, and if so, is the encroachment area less than 3.6m above natural ground level?
- Do eaves, gutters, and fascias encroach the side setback, and if so, do they encroach a maximum of 500mm?
- Is there only one dwelling on the lot?

Architectural Style

- Does the dwelling provide a degree of richness and variety for the streetscape?
- Does the façade have replication of render and material at least 1m along the side of the façade?
- Is a minimum ceiling height of 2.55m achieved for all single storey dwellings, and the ground floor of double storey dwellings?
- Does the dwelling have at least one front entry porch, portico, balcony, or verandah of at least 3m² in area, with a minimum depth of 1.5m?

Materials & Colours

- Does the visible façade contain at least two contrasting materials finishes/colours as included in the Building Design Guidelines?
- Is the material above the garage door opening brickwork, masonry, or render?

Corner Lots & Lots Adjoining Public Open Spaces (rear or side)

- Are the primary and secondary frontages of similar architectural design?
- Does the side façade:
 - Include at least two materials which are consistent with the primary façade?
 - Include articulation of the built form?
 - Include a habitable window, of at least 1.5m², at the ground level of the dwelling, which is forward of the side boundary fence on the secondary frontage?
- If the dwelling is double storey, and located on a corner lot, is the side wall of the first level (upper storey) which faces the secondary (side) street frontage, not constructed:
 - With a setback less than 900mm from the ground level (lower storey) wall that faces the secondary (side) street, or
 - With less than 30% glazing for the area of the wall and the remainder of the wall being constructed in contrasting material finishes to that of the ground level (lower storey) wall

Roofing

- Is the roof flat, skillion or pitched?
- If the roof is pitched:
 - Does it include hips or gables?
 - Does it have a minimum pitch of 22.5 degrees?
 - Does the dwelling have 450mm eaves to the front façade with a minimum 3m return along the side elevations?
- If the dwelling is on a corner lot, does it include eaves to any elevation addressing the public realm?
- Is the roof material coloured masonry, slate, terracotta tiles, or Colorbond?
- Does the gutter colour match the roof colour?
- If the roof is flatter than 5 degrees, has it been concealed from the street and/or open space by a parapet wall?

Garages & Driveway

- Has a garage for at least one vehicle been provided?
- Has the garage been designed within the Building Envelope?
- (For single storey dwellings only) Is the garage opening no wider than 50% of the width of the dwelling?
- Does the garage opening have a maximum width of 6m?
- Is the garage integrated into the main roofline of the dwelling?
- Does the driveway have a maximum width of 3.5m?
- Is the driveway setback 300mm off the side boundary to allow for a planting strip?
- Is driveway constructed from a hard surface material such as exposed aggregate concrete, segregated brick, slate, natural stone pavers or coloured through concrete?

Fencing

- Is the side and rear fencing made from lapped timber palings with a 150mm plinth, timber capping and exposed posts (125mm x 125mm) to a maximum height of 1.8m?
- Is the front fencing under 1.2m in height and at least 50% transparent, connected with side fencing?
- Does side fencing terminate at least 1m behind the dwelling line?
- Does wing fencing return from side boundaries at 90 degrees to abut the dwelling?

Landscaping

- Has a landscape design been completed, or alternative arrangement agreed with the DRP?

Retaining Walls

- Are any retaining walls visible from the public realm below 1m in height?
- Are any retaining walls visible from the public realm constructed from painted sleepers, rendered or textured masonry material?

Letter Boxes

- Is letterbox colour and materials contemporary, visually consistent with the dwelling and the front landscape?
- Does the letter box include clearly displayed address number?
- Is location and style of the letterbox detailed on landscape/fencing plans?

Water Tanks

- Does the dwelling include a rainwater tank with a minimum capacity of 2,000 litres?
- Is the rainwater tank connected for use in the toilet and garden?

Ancillary Items

- Does the proposed design meet all Ancillary Item requirements?

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