



YOUR MAJESTIC
WEST VILLAGE

Balmoral Estate

NOVEMBER 2021, VERSION 8
PREPARED BY REEDS CONSULTING PTY LTD



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1. Vision

Balmoral Estate, which is anchored within the deep-rooted heritage of Strathulloh, gives residents a premium offering to live in a prestigious and majestic neighbourhood. The Estate provides a multitude of lifestyle options to suit everyone whilst maintaining a high-quality setting.

Balmoral Estate will be an aspirational community of significant difference which provides residents with the opportunity to blossom and create their own majestic village.

2. Purpose of Guidelines

The developer of the Balmoral Estate has put together the follow Design Guidelines to provide direction for new residents moving into the Estate. The Guidelines provide design standards for your new home so as to create a harmonious and consistent environment in the Estate.

The Guidelines are simply set out so that every homeowner can follow. The Guidelines are also flexible to accommodate for variation of design, subject to the approval of the Design Guidelines Panel. These guidelines will be placed as a restriction on all resulting Plans of Subdivision.

These Guidelines apply to all single dwelling lots, including lots less than 300sqm identified on the Plan of Subdivision as being subject to the Small Lot Housing Code (SLHC). In the event of any conflict between the SLHC requirements and these Guidelines, the SLHC shall take precedence unless in the case where specific lots have been nominated for either variations to front or side setbacks.

3. Approval Process

For approval of your housing design, you must follow the process outlined below to obtain Certificate of Occupancy. Purchasers and builders should be mindful of the standards and requirements outlined in the Guidelines when drawing up plans. We recommend that you take the time to thoroughly go through these Guidelines to ensure that additional time and expense is not incurred by having to revise and resubmit plans.

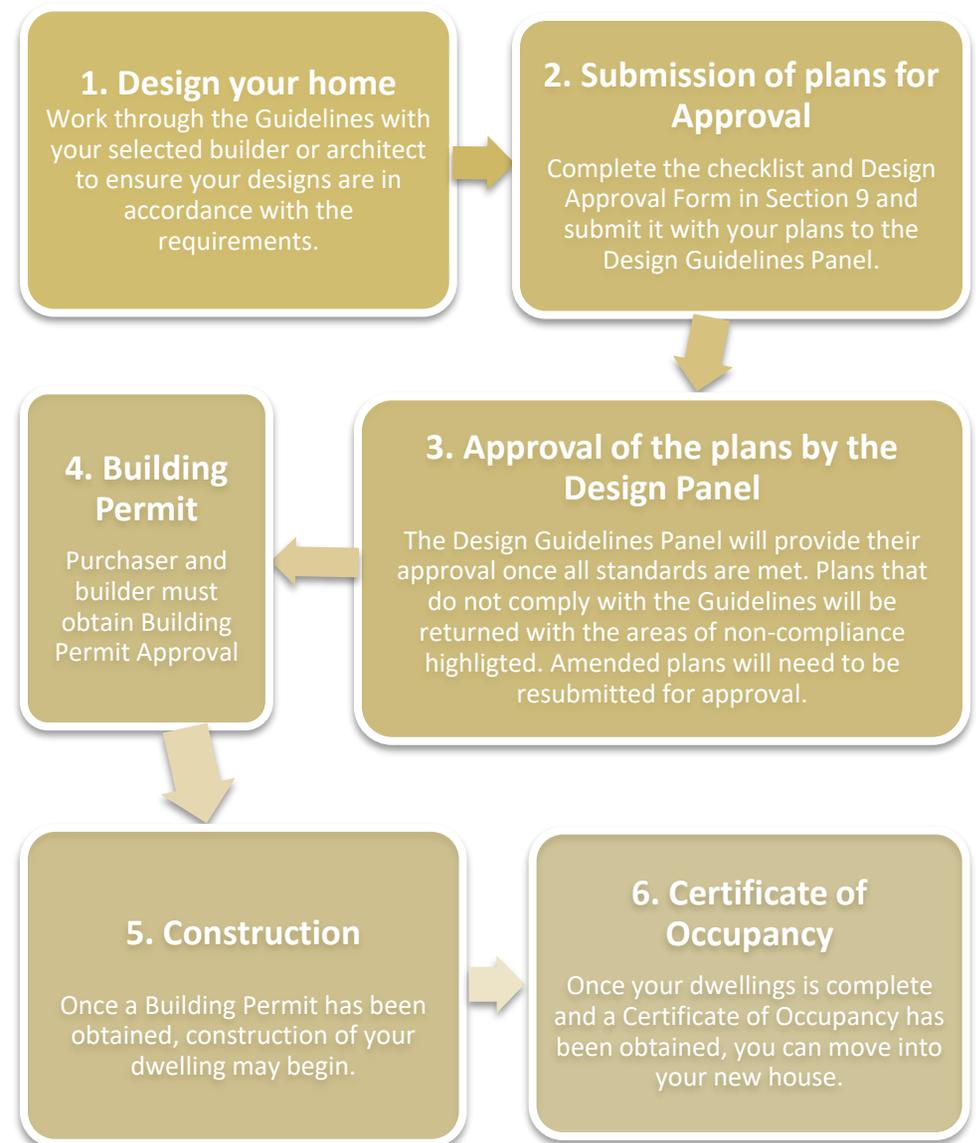
The approval process is as follows:

Once you are satisfied, that your design meets all requirements in the Guidelines, your application can be submitted to:

Balmoral Estate Design Guidelines Panel
Email Address: guidelines@balmoralestate.com.au

The Guidelines Manager will assess all designs and either provide a Notice of Approval or specify how the design does not adhere with the Guidelines. Please note that a design proposal may be approved that is not strictly in accordance with the Guidelines, if the Guidelines Manager deems that the design is in accordance with the general objectives and vision of Balmoral Estate.

You will be notified when the Panel has assessed your application and will inform you if your proposal has been accepted. If the proposal does not adhere to the Guidelines, residents will be advised of the required amendments.



4. Siting of Dwelling

STREETSCAPE CONSISTENCY

To ensure streetscape consistency, front setback variations apply to some blocks which have a mix of medium density and conventional lots. Refer to Appendix A to check if front setback variations apply to your lot.

STANDARD LOTS (LOTS 300SQM AND ABOVE)

Front Setback

- Front wall line of the dwelling is to be set back a minimum of 4 metres. Refer to **Figures 2-4**.
- Porches, verandahs and porticos less than 3.5 metres in height may encroach up to 1.5 metres into the minimum front setback.
- Garages are to be setback a minimum of 5.0m from the front boundary of the lot. Garages should be setback behind the front wall of the dwelling.

Side and Rear Setbacks

- The dwelling must be setback from the rear boundary by 2m.
- Eaves, fascias, gutters, chimneys, flue pipes, water tanks, heating, cooling or any other services may encroach no more than 0.5m into the setback around the whole dwelling excluding garage walls on the boundary.
- Easements running along the rear or side boundary are not to be built over

- Refer to **Figure 1** for the required setbacks.

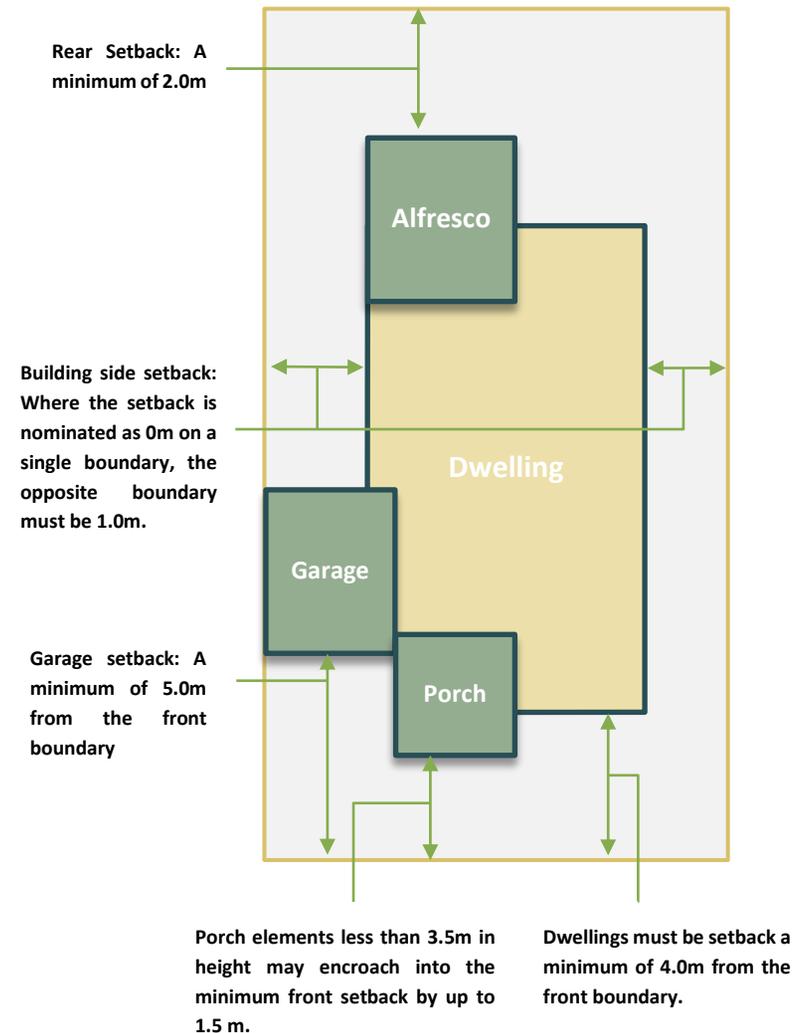


Figure 1

CORNER LOTS

- Dwellings on corner lots must be setback a minimum of 2 metres from secondary street frontage.
- Where facing the secondary street frontage, the garage must be setback a minimum of 5m from the secondary street frontage. An easement running along the rear of the lot cannot be built over and the garage may have to be setback from the rear boundary to accommodate the easement. Garages must be located adjacent to the lot boundary but are not permitted adjacent to boundaries abutting open space.

SMALL LOTS (LOTS LESS THAN 300SQM)

- For lots less than 300sqm, the Small Lot Housing Code (SLHC) applies. The SLHC was introduced in 2011 to encourage the development of smaller houses.
- Where your lot is under 300sqm and meets the relevant housing design and standards of the SLHC, there is no need for a planning permit.
- In the event of a clash between the SLHC requirements and these Design Guidelines, the SLHC shall take precedence.
- Lots less than 300sqm must comply to the setbacks outlined in the SLHC.



Figure 2



Figure 3



Figure 4

5. Dwelling Design

FAÇADE DESIGN

- Front entries should be clearly visible from the street and should include protruding elements such as a verandah. This reinforces the dwelling's sense of address. Refer to **Figures 2-4**.
- Habitable rooms such as a kitchen, bedroom, living room, study or dining room should be located on the primary façade to provide a clear view to the primary streetscape.
- If the dwelling has a masonry façade, all window and door lintels and surrounds must be finished in the same masonry to provide a cohesive front. Light weight in fill panels will not be accepted.
- Facades should be articulated along both the primary and secondary frontages through the use of openings, balconies, variation of materials etc.
- For lots of 300sqm and over, a dwelling must avoid replicating an identical façade of neighbouring dwellings, within three lots on either direction on the same side of the street or the three lots on the opposite side of the street.
- Garages should be setback from the front façade so that the garage is not a dominating feature.

CORNER DWELLINGS

- Both the primary and secondary frontages must be addressed through the use of wrap around verandahs, windowing and detailing.
- Corner dwellings should include a habitable room with a clear view to the secondary landscapes.
- Materials and articulation treatments used on a corner dwelling's front façade should continue onto other facades facing the secondary streetscape for a minimum of 3 metres. Refer to **Figure 5**.



Figure 5

DWELLINGS ADJOINING LINEAR RESERVES

- Lots adjoining linear reserves must contain double storey dwellings.
- A habitable room window must provide a clear view to the adjoining linear reserve which must be located on part of the dwelling that is exposed to the linear reserve and not behind fencing.
- A balcony must be provided on the upper floor area adjacent to the linear reserve and must be a minimum area of 8sqm, with a minimum depth of 1.8m. Where the Design Approval Panel considers that the dwelling design does not properly or adequately address the linear reserve, additional treatments may be required before approval is provided to the dwelling design.

EAVES

- All pitched roofs to dwellings must incorporate a minimum eave of 450mm to the front façade and a return to the point of the first habitable room window or three metres, whichever is greater.
- Corner dwellings with a pitched roof must incorporate a continuous eave with a minimum of 450mm overhang on the primary and secondary street frontages.

BUILDING AND CEILING HEIGHTS

- The maximum building height of dwellings, inclusive of the roof structure should not exceed 9m.

Examples of acceptable roof types



Figure 6



Figure 7

COLOUR, MATERIALS AND FINISHES

The following only applies to lots over 300sqm:

- Walls that are visible from the street must be constructed of brickwork, weatherboard, exposed timber, Hardiplank, render, slate tiles or lightweight cladding.
- Plain cement sheeting, plain concrete blocks, corrugated cement sheeting, zinc or aluminum coated steel and brick bagging are not permitted on walls visible from the street.
- Bright or fluorescent colours are not supported, unless they are deemed complementary to the design and palette of the dwelling.
- All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, down pipes and gutters and other minor architectural detailing items must be of a similar colour to one of the selected façade colours.
- Dwelling facades must incorporate a maximum of 75% total wall coverage (excluding windows and openings) of any one material or colour.

ROOFS

- Roofs must be either concrete tiles or colourbond corrugated finish.
- Roof forms must generally be pitched with some flat elements permitted where box guttering is hidden from the street view. Alternative roof forms can be considered on subject to design assessment.

- If a dwelling incorporates pitched (gabled/hipped) roofs, the roof pitch must be a minimum of 22 degrees. Refer to **Figure 7**.
- If a dwelling incorporates skillion roofs, the roof pitch must be 10 degrees (standalone) and 22 degrees where the skillion presents to the front of the roof line that is majority pitched. Refer to **Figure 6**.

GARAGES AND CARPORTS

- For single storey homes on front loaded allotments with a frontage under 12.5m, a single garage is required with a maximum garage door width of 2.6m.
- For two storey homes on front loaded allotments with a frontage of 10.5-12.5m, a double garage with a maximum door width of 6m may be permitted where the majority (minimum 70%) of the upper floor area directly above the garage area is comprised of a habitable room with windows or a balcony that provide a clear view to the streetscape.
- For lots with frontages less than 8.5m that are front loaded, refer to the Small Lot Housing Code.
- Triple garages are strongly discouraged. They will only be permitted on lots with primary frontages of 18m and above or on corner lots with primary frontages 20m and over. Triple garages must comprise of either one double and one single garage element or three single garage elements with a column or pillar dividing at least two elements.
- Each dwelling should have a single crossover.
- The driveway should not exceed the width of the garage opening.
- For corner dwellings, garages should not be located on the corner where the primary and secondary frontages meet.
- The architectural character of garages should adopt the same roofline as the dwelling. Refer to **Figure 8**.

- Carports should not be visible from the street. Pergolas and verandahs will require a building permit.
- The ancillary storage of boats, commercial vehicles, caravans or alike must not be visible from the street and must be contained solely within the rear of the dwelling.



Figure 8

FENCING

Front Fencing

- Front fencing is permissible. Front fencing shall be at least 50% transparent and not exceed a height of 1.2m.
- Front fence design must complement the dwelling in relation to architectural style, material and colours.
- Front fencing must be constructed of masonry or render finishing, such as **Figure 9**.

Corner Fencing

- Where a front fence is to be constructed on a corner lot, it must turn extend to meet the side fence.
- High quality fencing treatments should be employed on secondary frontages.
- Secondary street frontage fencing is to be set back a minimum of 4m from the dwelling's front façade.
- No timber fencing is permitted.
- Balmoral Estate to have universal colorbond fencing in the colour 'Monument', as seen in **Figure 10**. The panel, posts and rails must be constructed in this shade.



Figure 9



Figure 10

SERVICES/ PLANT EQUIPMENT

- Water tanks must be located behind the main street address of the dwelling and not readily visible by the public realm. Refer to **Figure 11**. Homeowners are to screen water tanks by front or side fencing, subject to the appropriate regulatory requirements.
- Meter boxes and gas meters shall be located in the least visually obtrusive location from public view.
- Satellite dishes, television antennae, clothes lines, hot water services, evaporative units must be located away from direct view lines from the street or public realm.
- Roof mounted building services must be located away from the streetscape or appropriately concealed by a parapet or roof structure that is a part of the overall dwelling design.
- If garbage bins are stored in the front of the property, they should be screened from view from the street by an enclosed or screened storage area. Refer to **Figure 12**.
- North facing solar panels should follow the roof pitch to minimize visibility from the street.
- Detached garages and sheds must not be visible from the street. Maximum size of shed permitted is nine square metres.



Figure 11



Figure 12

6. Landscape

FRONT AND SIDE LANDSCAPE AREA

- There should be a minimum of one (1) canopy tree in the front garden area combined with lower scale planting. The canopy tree should have a minimum mature height of 4m. At the time of planting, the canopy tree should have a minimum height of 1.8m.
- Impermeable hard surface materials must not exceed 40% of the front garden area including the driveway and front path.
- For lots over 300sqm, a minimum softscape area of 60% of the total front garden area is to be installed. The softscape should consist of turf, garden beds and permeable surface materials which includes decorative stone aggregate or pebbles. Refer to **Figures 13 & 14**.
- At least 30% of the softscape area must consist of planted garden bed.
- Avoid the use of prohibited invasive weed species.
- Removal of trees in the nature strip is not permitted.



Figure 13



Figure 14

LANDSCAPE MATERIALS

- Grass Lawn (pre-grown turf) must be a warm season turf variety. The lawn should be maintained and regularly edged to present neatly. Grass is to be installed on a minimum 100mm depth of suitable topsoil.
- Minimum 200mm depth of suitable topsoil is to be installed to all garden bed areas. Garden bed areas are to include an 80mm depth of mulch to retain moisture within the soil and suppress weed growth.

PLANT SPECIES

- All plants are to be selected from the plant species derived from the *Landscape Guidelines for the Shire of Melton 2010* or as updated from time to time. Refer to **Figures 15-20** for some examples of permitted plant species.
- Plant species to be used in front garden areas are to be hardy, appropriate to the site and have reasonable drought tolerance to reduce the need for irrigation.



Figure 15



Figure 16



Figure 17



Figure 18



Figure 19



Figure 20

7. ESD/ Sustainability

ENERGY EFFICIENCY AND LIGHT

- All dwellings are encouraged to be designed and built to achieve a 10-20% reduction in greenhouse gas emissions in line with the relevant rating tools such as Green Star (GBCA), NABERs and AccuRate.
- It is encouraged that all internal light fittings such as down lights, pendants, wall mounts etc. allow for compact fluorescents or LED light bulbs.
- External light fittings must not result in excessive light spill.

PASSIVE DESIGN

- Living spaces should be located in the north of the dwelling where possible to facilitate solar access in winter months.
- Where possible, provide adequate shading such as retractable shading devices, trees, tinted glass etc. to prevent summer solar access.
- If possible, zone dwelling layout to enable main living areas to be separately heated and cooled.

WATER EFFICIENCY

- All dwellings on lots 300m² or greater must install a rainwater tank to provide a viable alternative water supply option. The rainwater tank should be connected to your toilet flushing as a minimum. Additional rainwater tank uses such as connection to the laundry and irrigation reuse may also be considered.
- The following table outlines the minimum size rainwater tank in accordance with lot sizes:

Lot Size	Recommended Rainwater Tank Size	Minimum Rainwater Tank Size
Less than 300m ²	Small Lot Housing Code Applies	
301m ² to 350m ²	2.5KL	2KL
Greater than 351m ²	3KL	2KL

- The use of water efficient fittings and appliances using Water Efficient Labelling and Standards is encouraged.



Figure 21

8. Miscellaneous

DRIVEWAYS

- Driveway must be finished in either coloured concrete or exposed aggregate concrete. Refer to **Figure 22 & 23** for examples.
- Only one driveway is permitted per allotment.



Figure 22



Figure 23

LETTER BOXES

- Letter boxes must be located at the front of the property, positioned on the boundary next to the driveway.
- Letter boxes to compliment the architectural style and material palette of the dwelling.

9. Timing of Completion

- All residents must comply with the requirements of the Memorandum of Common Provisions and sales contracts with regard to construction commencement and completion timing.
- All landscaping must be completed within 3 months of construction of the dwelling, measured from the Certificate of Occupancy Date
- All window coverings and blinds are to be installed within eight weeks from the Certificate of Occupancy date.
- All fencing must be completed prior to occupation.

10. Checklist

This checklist has been prepared to ensure that your proposed dwelling complies with the Balmoral Estate vision and Design Guidelines. When submitting your approval form and plans, please enclose this checklist completed for approval by the Design Approval Panel.

HOUSING SETBACKS

Are the required setbacks for your home achieved? Yes No

CORNER LOT DWELLINGS

Are the required setbacks from the secondary street frontage achieved? Yes No

Are the materials used on the primary façade continued on the other visible facades? Yes No

ROOFS

Does the maximum building height of your dwelling comply with the 9m limit? Yes No

Is a concrete finish or colourbond corrugated finish achieved for your roof? Yes No

GARAGES AND CARPORTS

Is your garage/carport located behind the front wall of your dwelling? Yes No

Does the style of your garage/carport complement the architectural style and material palette of your dwelling? Yes No

FENCING

Is your front fencing masonry or render finish? Yes No

Does your front fencing extend to meet the side fence, where your dwelling is on a corner lot? Yes No

SERVICES/ PLANT EQUIPMENT/ MISCELLANEOUS

Are all services such as meter boxes, hot water heaters, solar panels located away from the front elevation of the dwelling? Yes No

Are all structures such as sheds, rainwater tanks and antennas concealed from the street? Yes No

LANDSCAPING

Are the majority of the plant species proposed drought tolerant, indigenous species? Yes No

Does your landscape design include no more than 40% impermeable hard surface materials? Yes No

ENERGY EFFICIENCY/ SUSTAINABILITY

Does your house meet the required energy rating? Yes No

Have you implemented energy efficient and water efficient appliances where possible? Yes No

Have you proposed a rainwater tank that is adequate size to provide for your dwelling? Yes No

DRIVEWAY

Is your driveway finished in coloured concrete or exposed aggregate concrete? Yes No

11. Design Guidelines Approval Form

This form must be completed and be included with the lodgment of the plans.

Lot Number: -

Owner's Name:

Builder:

Applicant's name:

Postal Address:

Contact number:

Email address:

The submission of plans must include:

1. Siting Plan

Including dimensions, setback from all boundaries, proposed fencing and driveway location.

2. Floor Plan

Showing the layout of the home indicating all rooms, windows, external doors, external fixtures and nominated floor levels.

3. Elevations

Including wall heights and all external finishes.

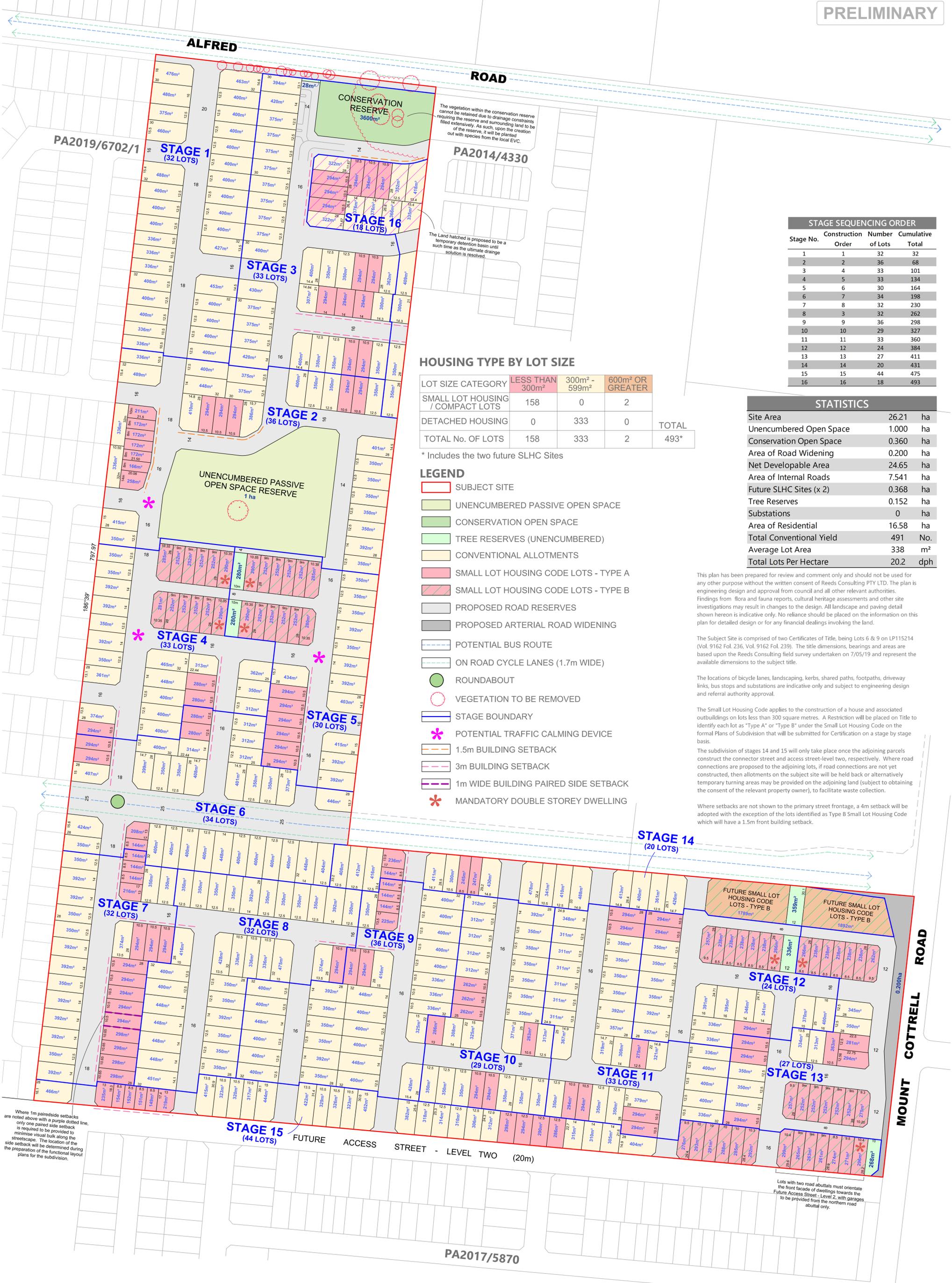
4. Relevant Cross Sections

Showing roof pitches, eaves depth and height of walls along the boundaries.

Please submit this form, the required plans and the checklist on the previous page to: guidelines@balmoralestate.com.au

Balmoral Estate Design Approval Panel

Appendix A. Front Setback Variation Guide



STAGE SEQUENCING ORDER			
Stage No.	Construction Order	Number of Lots	Cumulative
1	1	32	32
2	2	36	68
3	4	33	101
4	5	33	134
5	6	30	164
6	7	34	198
7	8	32	230
8	3	32	262
9	9	36	298
10	10	29	327
11	11	33	360
12	12	24	384
13	13	27	411
14	14	20	431
15	15	44	475
16	16	18	493

HOUSING TYPE BY LOT SIZE

LOT SIZE CATEGORY	LESS THAN 300m ²	300m ² - 599m ²	600m ² OR GREATER	TOTAL
SMALL LOT HOUSING / COMPACT LOTS	158	0	2	
DETACHED HOUSING	0	333	0	
TOTAL No. OF LOTS	158	333	2	493*

* Includes the two future SLHC Sites

LEGEND

- SUBJECT SITE
- UNENCUMBERED PASSIVE OPEN SPACE
- CONSERVATION OPEN SPACE
- TREE RESERVES (UNENCUMBERED)
- CONVENTIONAL ALLOTMENTS
- SMALL LOT HOUSING CODE LOTS - TYPE A
- SMALL LOT HOUSING CODE LOTS - TYPE B
- PROPOSED ROAD RESERVES
- PROPOSED ARTERIAL ROAD WIDENING
- POTENTIAL BUS ROUTE
- ON ROAD CYCLE LANES (1.7m WIDE)
- ROUNDABOUT
- VEGETATION TO BE REMOVED
- STAGE BOUNDARY
- * POTENTIAL TRAFFIC CALMING DEVICE
- 1.5m BUILDING SETBACK
- 3m BUILDING SETBACK
- 1m WIDE BUILDING PAIRED SIDE SETBACK
- * MANDATORY DOUBLE STOREY DWELLING

STATISTICS		
Site Area	26.21	ha
Unencumbered Open Space	1.000	ha
Conservation Open Space	0.360	ha
Area of Road Widening	0.200	ha
Net Developable Area	24.65	ha
Area of Internal Roads	7.541	ha
Future SLHC Sites (x 2)	0.368	ha
Tree Reserves	0.152	ha
Substations	0	ha
Area of Residential	16.58	ha
Total Conventional Yield	491	No.
Average Lot Area	338	m ²
Total Lots Per Hectare	20.2	dph

This plan has been prepared for review and comment only and should not be used for any other purpose without the written consent of Reeds Consulting Pty Ltd. The plan is engineering design and approval from council and all other relevant authorities. Findings from flora and fauna reports, cultural heritage assessments and other site investigations may result in changes to the design. All landscape and paving detail shown herein is indicative only. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land.

The Subject Site is comprised of two Certificates of Title, being Lots 6 & 9 on LP115214 (Vol. 9162 Fol. 236, Vol. 9162 Fol. 239). The title dimensions, bearings and areas are based upon the Reeds Consulting field survey undertaken on 7/05/19 and represent the available dimensions to the subject title.

The locations of bicycle lanes, landscaping, kerbs, shared paths, footpaths, driveway links, bus stops and substations are indicative only and subject to engineering design and referral authority approval.

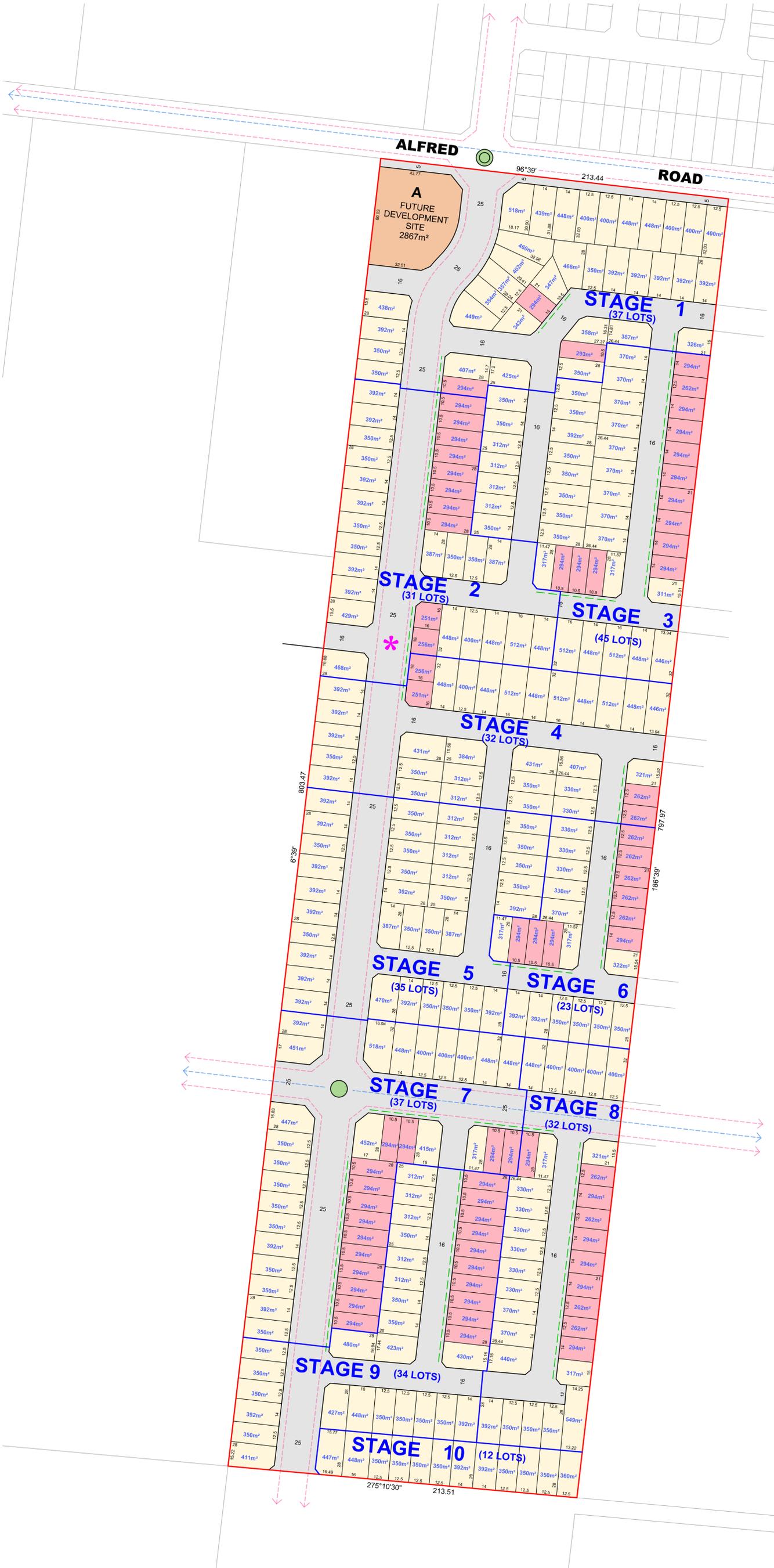
The Small Lot Housing Code applies to the construction of a house and associated outbuildings on lots less than 300 square metres. A Restriction will be placed on Title to identify each lot as "Type A" or "Type B" under the Small Lot Housing Code on the formal Plans of Subdivision that will be submitted for Certification on a stage by stage basis.

The subdivision of stages 14 and 15 will only take place once the adjoining parcels construct the connector street and access street-level two, respectively. Where road connections are proposed to the adjoining lots, if road connections are not yet constructed, then allotments on the subject site will be held back or alternatively temporary turning areas may be provided on the adjoining land (subject to obtaining the consent of the relevant property owner), to facilitate waste collection.

Where setbacks are not shown to the primary street frontage, a 4m setback will be adopted with the exception of the lots identified as Type B Small Lot Housing Code which will have a 1.5m front building setback.

Where 1m paired side setbacks are noted above with a purple dotted line, only one paired side setback is required to be provided to streetscape. The location of the side setback will be determined during the preparation of the functional layout plans for the subdivision.

Lots with two road abutments must orientate the front facade of dwellings towards the Future Access Street - Level 2, with garages to be provided from the northern road abutment only.



LEGEND

- SUBJECT SITE
- CONVENTIONAL ALLOTMENTS
- MEDIUM DENSITY ALLOTMENTS
- FUTURE DEVELOPMENT SITE
- PROPOSED ROAD RESERVES
- POTENTIAL BUS ROUTE
- ON ROAD CYCLE LANES (1.7m WIDE)
- STAGE BOUNDARIES
- 3m SETBACK
- PROPOSED ROUNDABOUT
- POTENTIAL ROUNDABOUT
- ✱ POTENTIAL TRAFFIC CALMING DEVICE

STATISTICS

Site Area	17.09	ha
Net Developable Area	17.09	ha
Area of Internal Roads	5.397	ha
Tree Reserves	0.000	ha
Substations	0	m ²
Area of Residential	11.41	ha
Area of Future Development	0.287	ha
Total Yield	318	No.
Average Lot Area	359	m ²
Total Lots Per Hectare	18.6	dph

STAGE SEQUENCING TABLE

Stage No.	Construction Order	Number of Lots	Cumulative Total
1	1	37	37
2	2	31	68
3	3	45	113
4	4	32	145
5	5	35	180
6	6	23	203
7	7	37	240
8	8	32	272
9	9	34	306
10	10	12	318

HOUSING TYPE BY LOT SIZE

LOT SIZE CATEGORY	LESS THAN 300m ²	300m ² - 599m ²	600m ² OR GREATER	TOTAL
SMALL LOT HOUSING / COMPACT LOTS	73	0	0	
DUAL OCCUPANCIES / DUPLEX (D)	0	0	0	
DETACHED HOUSING	0	245	1	
TOTAL No. OF LOTS	73	245	1	319

LOT MIX TABLE

	8.5m	10.5m	12.5m	14m	16m	Total
16m					4	4
21m+			14	22		36
25m+			27	22	4	53
28m		45	74	44	6	169
32m			18	31	7	56
Total	0	45	133	119	21	318

NOTATIONS

This plan has been prepared for review and comment only and should not be used for any other purpose without the written consent of Reeds Consulting PTY LTD. The plan is engineering design and approval from council and all other relevant authorities. Findings from flora and fauna reports, cultural heritage assessments and other site investigations may result in changes to the design. All landscape and paving detail shown hereon is indicative only. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land.

The Subject Site is comprised of one Certificate of Title, being Lot 5 on PS115214 (Vol.9162 Fol.235). The title dimensions, bearings and areas are based upon the Reeds Consulting field survey undertaken on 7/05/19 and represent the available dimensions to the subject title.

The locations of bicycle lanes, landscaping, kerbs, shared paths, footpaths, driveway links, bus stops and substations are indicative only and subject to engineering design and referral authority approval.

The Small Lot Housing Code applies to the construction of a house and associated outbuildings on lots less than 300 square metres. A Restriction will be placed on Title to identify each lot as "Type A" or "Type B" under the Small Lot Housing Code on the formal Plans of Subdivision that will be submitted for Certification on a stage by stage basis.

Where setbacks are not shown to the primary street frontage, a 4m setback will be adopted with the exception of the lots identified as having a 3m front building setback.

