



CARROLL LANE.

GREENVALE

Design Guidelines

J U N E 2 0 1 7



CONTENTS

Vision	3
Introduction	4
Objectives	5
Application Process	6-7
Application Checklist	8
Built Form	9
Façade Articulation	10
Roof lines	11
Driveways & Paths	12
Building Materials	13
Dulux® Textures	14
Dulux® Neutrals Paint Colours	15
Colorbond® Steel Palette	16
Setbacks	17
Street Interface	18
Landscaping	19
Suggested Planting Palette	20-21

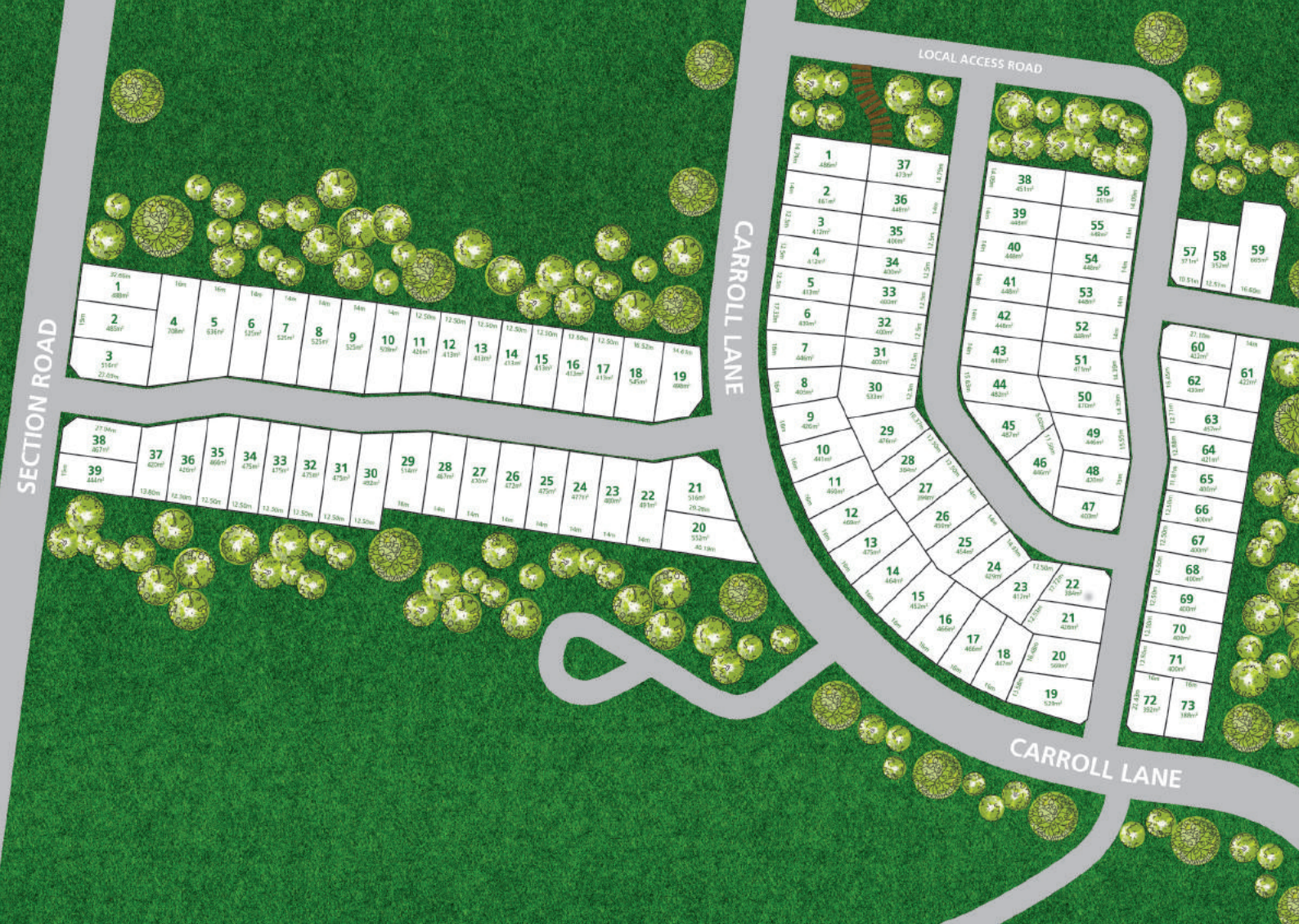


VISION

The vision is to create a boutique estate within an existing lane and neighbourhood that has ambience.

Our vision is to maintain the area's character through tree retention where possible, landscaping and generous lot sizes. The design guidelines will assist in protecting and enhancing the value of your new home.

The unique nature of Carroll Lane is complemented by the open spaces provided by historic Woodlands Park and other semi-rural land.



INTRODUCTION

Layout Plan

Welcome to Carroll Lane and congratulations on your purchase.

Your land is part of an exceptional estate with distinct values for urban design and landscape character to ensure a strong sense of neighbourhood is established. The subdivision has been meticulously designed, by a team of expert consultants, to provide for high quality living in the suburb of Greenvale.

The Urban Design Guidelines have been developed in accordance with the objectives of the Greenvale Central Precinct Structure Plan and information provided in the associated background reports. These Design Guidelines have been prepared to accompany a town planning application for subdivision of the subject land.



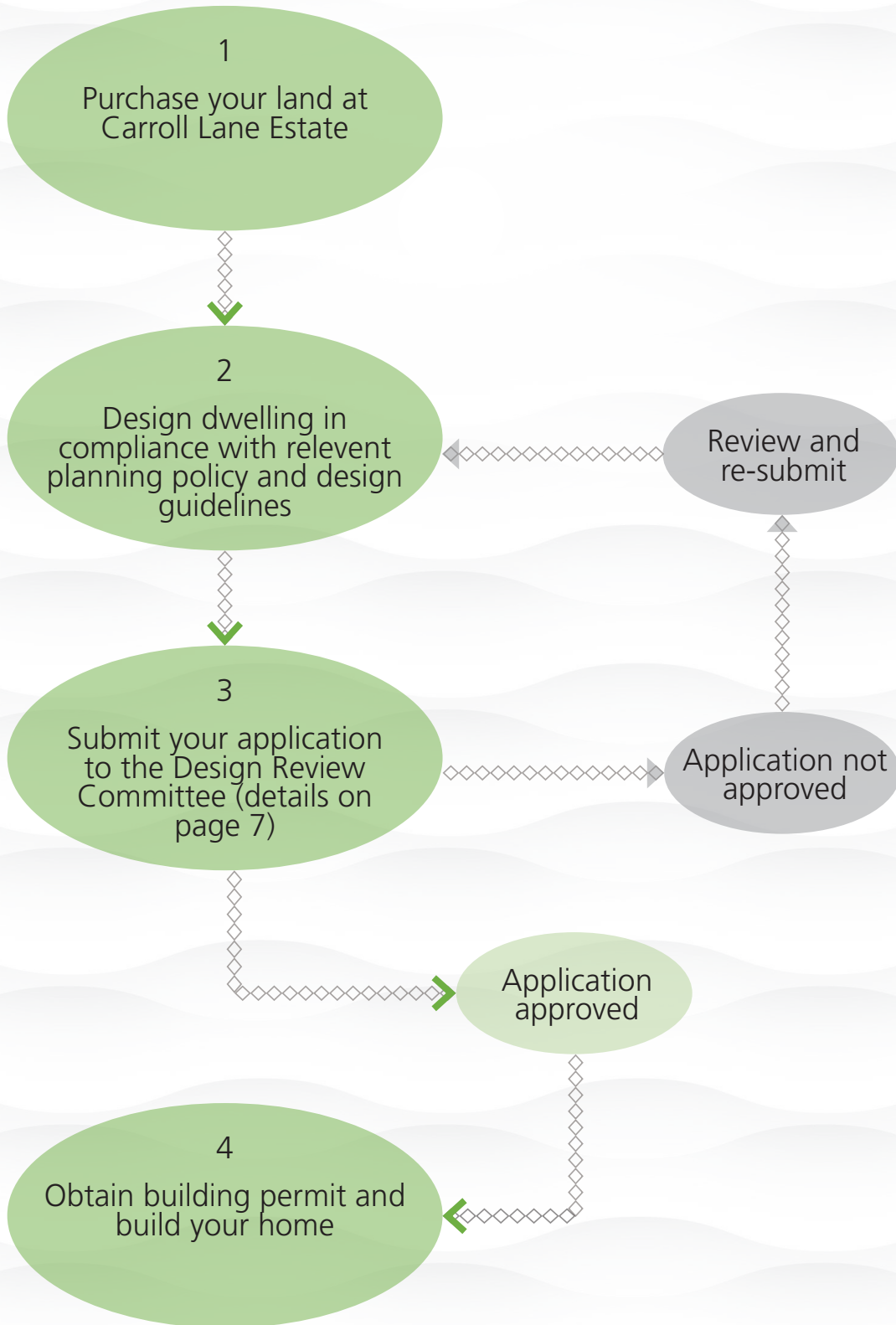
OBJECTIVES

The key intent of the Design Guidelines is to ensure that future housing respects the landscape significance of the site, while ensuring that the interface between residential lots and the public realm is managed appropriately.

The objectives are outlined as follows:

- Ensure a positive outcome particularly in this established attractive area and protecting home investments by promoting quality design;
- Provide guidance to appropriate built form so that it does not cause detriment to the scenic landscape and streetscape environment;
- Create a complementary tree canopy along with plantings in nature strips and front setbacks in accordance with the supplied landscape masterplan;
- Discourage any fencing forward of dwelling façades to create open streetscapes;
- Ensure sufficient front and rear setbacks to provide space for new landscaping and a consistent sense of character through siting.

APPLICATION PROCESS



APPLICATION PROCESS

A Design Review Committee (DRC) will be appointed in association with the developer to assess and approve applications in relation to the design guidelines prior to building approval being sought or any works pursuant to a building permit being commenced.

The Approval Process:

Step 1: The owner and architect/designer should review Covenants and Guidelines prior to preparation of design.

Step 2: The design must be lodged with the DRC and Millar Merrigan for approval.

The following documents must be included in the application:

- *Site Layout and house floor plans 1:100 scale*
- *Elevations from all sides 1:100 or 1:200 scale*
- *Roof plan (including pitch) 1:100 scale*
- *Schedule of external materials, finishes and colours*
- *Landscape plan 1:100 scale*

Step 3: The DRC must approve the plans within 14 working days if they accord with these Covenants & Design Guidelines or provide reasons for not approving them.

Send applications in PDF format to:

Design, Environment and Planning at Millar Merrigan

planning@millarmerrigan.com.au

T +61 3 8720 9500

www.millarmerigan.com.au

APPLICATION CHECKLIST

Site Layout Plan		Elevations	
Scale 1:100		Scale 1:100 or 1:200	
North arrow		North arrow	
Setbacks		Natural ground level	
Site contours and levels		Site cut/fill (if necessary)	
Finished floor levels and site levels		Finished ground level	
Building height		Building heights to ground level	
Site boundary		Wall heights	
All proposed driveways/paths (including materials)		Roof pitch and eave dimensions	
Construction management		Location of services	
Vegetation to be retained and revegetation		Fence-line	
Site coverage and permeability		Landscape Plan	
Location of services (hot water service, water tanks, air conditioning)		Scale 1:100	
Location of outbuildings		North arrow	
Internal layout		Site plan base	
Floor area		Established tree locations, species, height and spread	
Internal garage area		Tree retention (and tree protection zones where applicable)/tree removal	
Garage and wall dimensions		Locations and symbols of proposed plantings and trees	
Fence materials and heights		Planting schedule listing species, density, height, spread, pot size	
		Driveway materials and dimensions	
Schedule of external materials, finishes and colours		Location of clothesline and hot water system	
Building facade materials and colours		Lawn extents and specifications	
Roof colours and materials		Location of bin storage	
Front door/garage door materials and finishes		Location and dimensions of mailbox	
Feature materials and colours profile			
Window frame materials and finishes			
Mailbox imagery/materials and colours			



BUILT FORM

Objective

To discourage visually bulky and obtrusive dwellings and promote high quality architectural design.

Requirements

- R1 Buildings should meet all relevant building codes in addition to these guidelines.
- R2 Built form should sit comfortably within the urban landscape and complement the surrounding neighbourhood.
- R3 The entry to the home must be visible from the street.
- R4 Passive surveillance should be provided to streets with use of at least one habitable window facing the streetscape.
- R5 Built form should not exceed 8m in height.
- R6 Garages are to be designed and sited to ensure that they are not dominant upon the streetscape.
- R7 Garages must not protrude beyond the front facade of a dwelling and the width may not exceed 50% of the lot width.
- R8 Carports are not permitted.
- R9 Outbuildings for storage should be located to the rear of the dwelling and should not be viewable from the streetscape.
- R10 Outbuildings should be chosen in subdued Colorbond® colours to complement the dwellings.



FAÇADE ARTICULATION

Objective

To ensure buildings contribute positively to the streetscape by using a variety of external finishes and creating interesting and highly articulated façades.

Requirements

- R1 Any one material should not be used on more than 70% of the dwelling façade.
- R2 Two storey buildings should utilise a contrasting colour/finish and larger setbacks for the upper level in comparison to the lower level.
- R3 The use of protruded spaces such as portico's and verandahs are encouraged.
- R4 Heritage replica façade designs are discouraged.
- R5 The same façade design will not be approved in the immediate area to promote diversity.
- R6 Dwellings must include a covered porch of a minimum 1.5m in depth.
- R7 Colours and materials should comprise of subdued earthy tones that are reflective of the natural surrounds.



Carlisle Home: Radison Hero



ROOF LINES

Objective

To ensure roof designs are complimentary to the streetscape, are contemporary in nature and do not dominate the skyline.

Requirements

- R1 Roof materials may be constructed in metal roof sheeting or an approved tile material, to embody contemporary Australian design.
- R2 Roofs should be pitched at a minimum 20 degrees.
- R3 Pitched roofs, with the exception of walls on boundaries or facing south, require extended eaves at a minimum 450mm.
- R4 The use of skillion roofs are permitted at a minimum of 15 degrees with a minimum of two roof planes.
- R5 Parapet walls are encouraged to utilise shading structures above windows if facing north or west for sun protection.
- R6 Air conditioning units mounted on roofs, antennas and satellites should not be visible at the street interface.



Metricon Home: Luna Harcrest



DRIVEWAYS & PATHS

Objective

To increase permeable areas and maintain space for landscaping to soften hard surfaces.

Requirements

- R1 A maximum of one crossover per lot is permitted.
- R2 Driveways must be a maximum of 3m wide and maintain setbacks to side boundaries of at least 0.5m to allow space for landscaping.
- R3 Pedestrian paths of permeable materials should be incorporated in landscape plans to provide formal access to the dwelling entrance.
- R4 It is encouraged to construct driveways in permeable pavement systems such as resinous aggregate or gravel. This is preferable to allow water infiltration into plant root zones and discourage extensive areas of concrete.



Metricon Home: Ivanhoe





BUILDING MATERIALS

Objective

To ensure materials are complimentary, varied and representative of contemporary architectural design and consistent with the local area.

Requirements

- R1 Façades must incorporate at least two aesthetic building materials.
- R2 Any one material must only cover a maximum of 70% of the building façade.
- R3 Garage door materials should be horizontal timber boarding, grooved ply or muted coloured metal cladding representative of timber boards.

Suggested Materials

- Brick veneer in an approved colour (no more than two muted tones or feature colour i.e. red);
- Rendered masonry painted in stripped back tones (examples provided on page 12);
- Lightweight materials such as weatherboard or feature timber cladding;
- Stonework; and
- Painted precast fibre cement cladding.



DULUX® TEXTURES



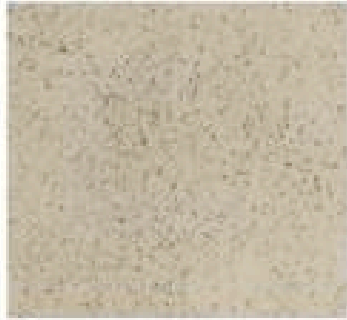
Tuscan Suede Nouveau H3



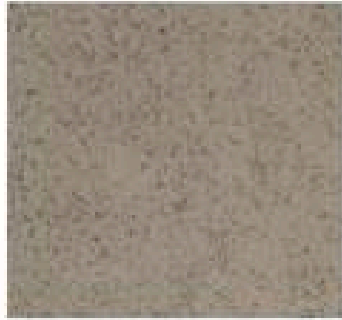
Tuscan Eco Chic HB



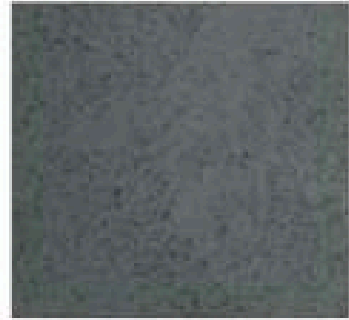
Tuscan Charcoal Chintz H23



Rock European Stone F4



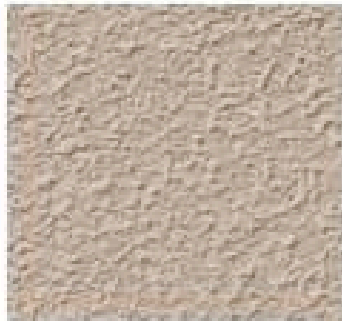
Rock Oyster Farm F22



Rock Apollo Grey F9



Fine Cover Puddle A152



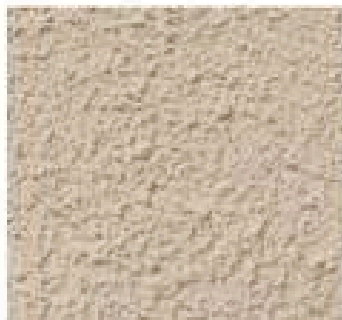
Fine Cover Tapestry Beige A157



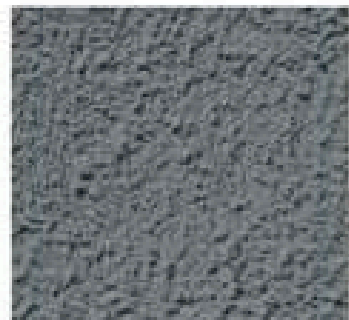
Fine Cover Meniscus GR15



Medium Cover Snuggle Pie A152



Medium Cover Warm Neutral A154



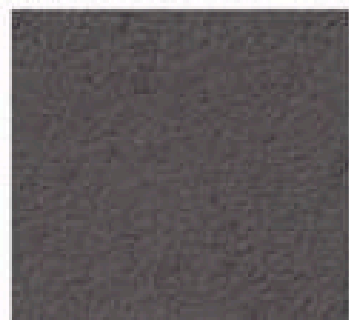
Medium Cover Guild Grey GR20



Full Cover Hog Bristle A180



Full Cover Braid A155



Full Cover Otto's Boy GR8

DULUX® Textures provide an example of acceptable exterior renders

DULUX® NEUTRALS PAINT COLOURS



DULUX® Paint Colours can be selected for external building materials

COLORBOND® STEEL PALETTE



COLORBOND® Steel Colours can be selected for roof structures, wall cladding or garage doors.



SETBACKS

Objective

To produce a pattern of spacious areas between dwellings and maintain areas for landscaping.

Requirements

- R1 Buildings should be setback sufficient distances from front, side and rear boundaries to create appropriate building spacing and ensure space for landscaping.
- R2 Front setbacks must not be less than 4-6m to the front facade of the dwelling to ensure a spacious streetscape. The garage should be set back 1m from the front facade.
- R3 Porches can enter the front setback a maximum of 2.5m if less than 3.6m high, in accordance with the requirements of Clause 54 of the Hume Planning Scheme.
- R4 Side setbacks are permitted to be 'zero' along one boundary, in accordance with the requirements of Clause 54 of the Hume Planning Scheme and must provide a least 1m on the opposite side. A minimum of 2m down one side boundary is preferable.
- R5 Rear setbacks must not be less than 3m to ensure that space for landscaping is maintained. Permeable structures such as pergolas or terraces can encroach on this setback.



STREET INTERFACE

Objective

To facilitate an openness of frontages and permeability with vegetation, that will create a social environment and contribute to passive surveillance of the street.

The main entrance to the estate will feature post and rail fencing to reflect traditional elements of the peri-urban area, however front fencing on residential lots is not encouraged.

Requirements

- R1 Front fencing (along the front boundary and the side boundaries forward of the dwelling) is discouraged to allow front setbacks and landscaping to seamlessly form part of the urban scape. Some front fencing that reflects the semi-rural character, such as low post and rail (max. height 1.2m) may be accepted.
- R2 Tall paling fencing to the sides and rear of the allotments should enclose the rear private open spaces. On corner allotments this may partially face the street.
- R3 It is encouraged that letterboxes represent the peri-urban feel of the area and reflect the chosen building materials and do not dominate the front entrance. Letterboxes may be no higher than 1.2m. Themed letterboxes will not be accepted.





LANDSCAPING

Objective

To contribute to the attractiveness of the development and the visual quality of the street, as well as to provide a sustainable vegetated and attractive leafy setting for each home.

Requirements

- R1 At least 40% of the front garden must be landscaped using trees, shrubs, tufting plants, ground covers or lawn.
- R2 Landscape works for the front yard should occur within 6 months of the date of issue of the occupancy permit for each home.

This time frame allows for planting when the weather is less harsh for plants to establish and should be taken into consideration.
- R3 A specified mature deciduous tree must be planted between the front facade of the home and the front street as per the Landscape Master Plan.

A mature tree is defined as one which, at the time of planting, is either no less than 2 metres high or which fills a pot of no less than 45 litres.
- R4 Where appropriate, the use of drought tolerant and predominantly indigenous or native species is encouraged.
- R5 Landscaping along front and side boundaries forward of the dwelling is encouraged as a substitute for fencing.
- R6 Informal garden designs are encouraged to reflect the semi-rural nature of the area.

SUGGESTED PLANTING PALETTE

In order to gain maximum environmental benefit from your land and to provide a landscape treatment that adds to the ecological significance and semi-rural feel of the Greenvale area, it is recommended that you implement plants off this suggested plant palette.

Species indigenous to this locality are preferred as they are more conditioned to local climatic and soil conditions and generally require less irrigation. It is important to avoid noxious weeds or invasive species in Victoria.

If exotic species are to be used, it is encouraged that they are chosen from within the recommendation list. Exotic deciduous trees are beneficial in private open spaces where solar access is desired in winter, while shade is desired in summer.

Suggested Tree Species

Name	Indigenous/native /exotic	Deciduous	Height (m)	Width (m)
<i>Acacia implexa</i> Lightwood	I		10	5
<i>Acacia melanoxylon</i> Blackwood	I		12	8
<i>Allocasuarina luehmannii</i> Buloke	I		10	8
<i>Allocasuarina verticillata</i> Drooping Sheoak	I		8	5
<i>Callistemon salignus</i> Willow-leaf Bottlebrush	N		7	5
<i>Corymbia citriodora</i> Lemon-scented Gum	N		20	8
<i>Eucalyptus leucoxydon</i> subsp. <i>Connata</i> Yellow Gum	I		15	10
<i>Eucalyptus polyanthemos</i> subsp. <i>vestita</i> Red Box	I		15	10
<i>Eucalyptus scoparia</i> Wallangarra White Gum	N		12	8
<i>Lagerstroemia indica</i> 'Natchez' Crepe Myrtle	E	x	8	5
<i>Melia azedarach</i> White Cedar	N	x	10	5
<i>Pistacia chinensis</i> Chinese Pistacio	E	x	8	7
<i>Pittosporum angustifolium</i> Weeping Pittosporum	N		8	5
<i>Pyrus calleryana</i> 'Chanticleer' Callery Pear	E	x	11	4
<i>Pyrus salicifolia</i> Silver Pear	E	x	6	4
<i>Quercus cerris</i> Turkey Oak	E	x	9	9
<i>Quercus robur</i> 'Fastigata' English Oak	E	x	15	5

SUGGESTED PLANTING PALETTE

Suggested Strappy Plant Species

Name	Indigenous/native /exotic	Height (m)	Width (m)
<i>Dianella longifolia</i> Pale-anther Flax Lily	I	0.5	0.5
<i>Lomandra longifolia</i> Spiny-headed Mat-rush	I	0.5	0.75
<i>Patersonia occidentalis</i> Purple Flag	N	0.5	
<i>Poa labillardierei</i> Tussock grass	I	1	0.8
<i>Poa morrisii</i> Velvet Tussock Grass	I	0.75	0.5

Suggested Shrub Species

Name	Indigenous/native /exotic	Height (m)	Width (m)
<i>Abelia x grandiflora</i> Glossy Abelia	E	2	2.5
<i>Acacia acinacea</i> Gold Dust Wattle	I	2	3
<i>Acmena smithii</i> 'Minipilly' Lilly-Pilly	N	2	2
<i>Callistemon</i> 'Little John' Bottlebrush	N	1	1
<i>Callistemon sieberi</i> River Bottlebrush	I	4	2
<i>Correa</i> 'Dusky Bells' Correa	N	0.45	2
<i>Grevillea rosmarinifolia</i> Rosemary Grevillea	I	2	2.5
<i>Hebe diosmifolia</i> Dwarf Hebe	E	0.75	1
<i>Myoporum parvifolium</i> Creeping boobialla	N	0.5	2
<i>Nandina domestica</i> 'Nana' Dwarf Nana	N	0.5	0.5
<i>Olearia Ramulosa</i> Twiggy Daisy bush	N	2.5	1
<i>Rhagodia spinescens</i> Hedge Saltbush	N	0.6	1.5
<i>Raphiolepis indica</i> Indian Hawthorn	E	1.5	2
<i>Teucrium fruticans</i> Tree Germander	E	1	2.5
<i>Thryptomene saxicola</i> Rock Thryptomene	N	1	1.5

Species have been selected from the Hume recommended planting list. Hume also provides lists of species not recommended for general landscape use (weed species etc.).



CARROLL LANE

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50 – 80 CARROLL LANE

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