

# Timbertop

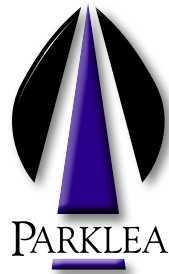
OFFICER

## DESIGN GUIDELINES

**timbertop**estate.com.au

325 Princes Highway, Officer 3809  
1300 925 349





PROUDLY PARKLEA

*D e v e l o p m e n t s   w i t h   a   d i f f e r e n c e*

[parkleadevelopments.com](http://parkleadevelopments.com)

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## INTRODUCTION

Welcome to Timbertop estate.

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.

The Guidelines assist you to create your new residence and to compliment the quality surroundings and streetscape character.

**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, Officer.

## APPROVAL PROCESS

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.



1. Design your home in accordance with the 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 to:

Timbertop Estate Building Approval Team  
29/4 Cardinia Road,  
Officer, Vic, 3809

3. Parklea 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.
4. Once approval is provided from Parklea, you or your builder can go ahead with obtaining building permits from Cardinia Shire Council.

*\* It is a requirement of Condition 43 of Town Planning Permit T100427 (issued by Cardinia Shire Council) that a Creation of Restriction must be included as part of each Plan of Subdivision for allotments between 300sqm & 500sqm. For allotments that are less than 300sqm in area the requirements of the Small Lot Housing Code apply.*

## SITING YOUR RESIDENCE



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 180m<sup>2</sup> excluding garages, porticos, verandas, eaves and out buildings.**

### Building setbacks from boundaries

- All dwellings must be set back from the street frontage by a minimum of 4m or as noted on the Building Envelope Plan.
- 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 5.5 metres 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 4 metres is permitted for a garage.
- Garages are not permitted to be built forward of the main building line of the dwelling.
- Any dwelling on a corner lot must be set back from the side boundary by at least 2 metres or, if applicable, the minimum distance noted on the Building Envelope Plan. Note that dwellings assessed under the Small Lot Housing Code may permit 1.5m side-street setbacks.
- Where a lot has a sideage to public open space, the dwelling is to be set back by a minimum of 2m from the title boundary abutting the open space.

## 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 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:

## Walls on boundaries

- A new wall constructed on or within 150mm of a side or rear boundary of a lot should not abut the boundary for a length of more than 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot.

- A new building not on or within 150mm 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 150mm of a side or rear boundary should not exceed an average of 3m 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 3.6 metres 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 2 metres above natural ground level must not allow a direct view to an adjoining lot.

Refer to the relevant Building Regulations for a full description.

## HOME DESIGN

### External materials and finishes

- 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 Parklea Pty Ltd.
- Roof materials should be either roof tiles, non-reflective or Colorbond sheet roofing, stone, terracotta tiles or slate shingles.

### 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.



- 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.
- Eaves are encouraged but are not mandatory. It is important however to acknowledge the effects of eaves in providing shade to window surfaces and assisting in energy efficiency.
- We encourage articulated roof forms with the use of raised porticos, gables, verandas, dutch gables and balconies.
- Garage roof sections should tie in with and compliment the main roof structure of the residence.



## 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 veranda's, porches, porticos and balconies to ensure the residence presents an appealing look from the street.**

- 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 6.5 metres.
- No carports are permitted.
- All verandas, porches, balconies and porticos should have a minimum depth of 1.0m and should have a minimum area of 3sqm. 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.
- 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.
- 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 compliment the façade design.
- Solar panels must be installed on the side or rear of the residence and are not to be installed on the front façade.

## Corner Allotments



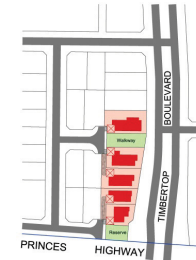
For lots which have 2 street frontages, the proposed residence must address both streets. Side street façade treatments are an important part of creating an attractive streetscape and reducing hard fencing in the estate. It also assists in creating good surveillance and street interaction with all residences. The following guidelines apply to these corner allotments:

- On a corner lot, the house must be designed to include elements of the front facade for at least 6m of the facade facing the side street.
- 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 min 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.

## Rear loaded “boulevard” allotments

Allotments fronting Timbertop Boulevard will need to ensure they maximise street frontage presentation. It is important that the treatment of rear vehicle access to these lots achieves the correct aesthetic and functional outcomes.

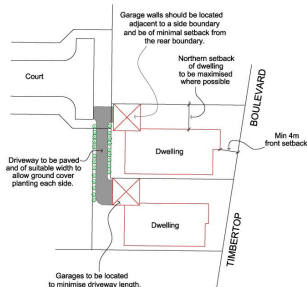
- All allotments within the first 100m of the estate are required to have vehicle access at the rear of the lot. Driveways off Timbertop Boulevard at the front of allotments are therefore not permitted along this 100m length.



- Rear driveways must allow for a planting strip between the fence-line and edge of driveway.



- Fencing along rear driveways should be sufficient to allow for screening of private open space but consideration should be given to feature fencing that creates a variation in appearance.



## LANDSCAPING AND OUTDOOR DESIGN

### 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 stenciled coloured concrete. Gravel or stone driveways and paths are not permitted.
- Landscaping should be well designed to suite the style of the residence. The use of drought tolerant plants is encouraged.
- At least 20 per cent of the allotment should not be covered by impervious surfaces.
- It is 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, lushier appeal to the streetscape and bring value and character to your home.

### Letter Boxes

- Letter boxes are to be chosen carefully and should complement the colour and style of the residence.

## 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, Parklea 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 (1.8m high) on a side boundary abutting a roadway is to extend no greater than 20 metres from the rear boundary and is to terminate no closer than 9 metres from the front boundary.
- All fences between properties must be a maximum of 1.8m high timber paling fence and should include capping, with exception to corner fencing.
- Corner allotment side street boundary fencing should be maximum 1.8m 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, 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. The balance of the fence along the sideage is to be visually transparent and a maximum of 1.5 metres high.

## SUSTAINABILITY

### 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.

### 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 the Timbertop estate, the construction of dwellings are to incorporate plumbing for the supply of recycled water for toilet flushing and garden watering.

### 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. However solar panels must not be located on a part of the dwelling that faces the street.
- Panel frames should be kept as close as possible to the colour of the roof material selected for the residence.

### Watertanks

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.

## 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 antennae 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

**Rear sheds or outbuildings are to be a maximum of 3 metres high and no greater than 10 square metres in area. They must be constructed from non-reflective material, brick or stone in a subdued colour.**

## ONGOING STREETScape PRESENTATION

### Signage and advertising

Protection of your investment is important, and to assist this we need to maintain the appeal of the estate.

- Oversized or unsightly signage can be a problem on new estates and we request that sign usage be minimised. This includes but not limited to hoardings, advertising and signs larger than 6sqm used during construction.
- All construction site signs should be removed once the residence has been completed.
- Council planning scheme requirements also apply so it is advised to check signage controls applicable to your property.

### 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.
- No vehicles are to be parked on any nature strips.
- 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.

## 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 300sqm in area and where dwellings have been approved under the Small Lot Housing Code.

## NATIONAL BROADBAND

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 Co. In-Home Wiring Guide to be able to access the high speed broadband and telephone services.

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