

# The Dunes, Torquay

## Design guidelines

See also MCP No.: AA \_ \_ \_ \_ , & Plan of Subdivision No. : PS 647751T

### Key guidelines

- One dwelling per lot
- Driveways – The number of crossovers to individual properties is limited to one. Relocation of crossovers requires approval and relocated costs must be paid by the property owner prior to work commencing, relocation is not always possible due to the layout of streets and underground services. Driveways must not dominate front garden. They should be a secondary element to landscaping and not detract from the appearance of the streetscape. The design and finish of your driveway must complement the design of your home. Exposed aggregate concrete is the minimum standard and unfinished natural grey concrete or asphalt will not be accepted. Unit pavers in natural stone, brick or coloured concrete are strongly encouraged. Driveways must be completed within 90 days of obtaining a certificate of occupancy. Maximum width of crossover must be no wider than 4m.
- Care and maintenance – The buyer shall not ;
  1. Leave the lot in disrepair, including the presence of excessive weeds and rubbish
  2. Erect, cause or permit to be erected or remain any sign for the purpose of advertising the lot for sale other than any sign that relates to the sale of that particular lot
  3. Place , park or maintain any commercial vehicle with a carrying capacity of one tonne or any caravan, boat or trailer on the land or any part thereof such that the vehicle , caravan or boat or trailer is in a position which is visible from any street abuttal on which it is parked, placed or maintained
  4. Should lots not be maintained in an acceptable level, the developer reserves the right to carry out clean up works as necessary? Any such costs incurred by the developer will be passed on to the lot owner.
  5. After occupation of the dwelling, front yards must be maintained to an acceptable level. Rubbish and recycle bins must be stored out of public view. It will be at the discretion of the developer to determine if lots are being maintained to an acceptable level.

- Garages – garages must not exceed more than 50% of the lot width. A lock up garage must be provided for at least 2 vehicles and should be integrated into the main body of the dwelling. Open carports will not be allowed. For allotments where a double garage cannot be built without exceeding 50% of the lot width, a lockup garage for at least one vehicle must be provided. All garages must be constructed in harmony with the main body of the dwelling by using materials and colours which reflect the overall architectural theme of the dwelling. Garages must have a slim line, sectional, tilt or panel lift door to all street frontages. Roller doors will only be permitted at the rear of the garage as an opening to the backyard and where they are not within public view. Triple garages may be permitted but the third vehicle space must be a setback minimum of 0.5m behind the main garage frontage in order to minimise garage domination.
- Boundary fencing - All rear and side fencing to be constructed from timber palings with timber capping and exposed posts to both sides, to a height of 1850mm. Residents must also ensure side fencing has a return to the house (wing fencing). It is encouraged to include a gate within the wing fencing; however, direct access to your rear yard must be possible either via a gate or directly from your garage.
- Porches and Entries – An entry feature such as a porch, portico or veranda must be included and is to be complimentary to the dwelling design. These features not only create a sense of entry, but can also allow for architecturally creativity in which residents can reflect their own personal tastes. Entries located towards one side of the dwelling or used as a central feature will contribute to a varied streetscape and increase the character of the facade.
- Identical facade assessment – in order to uphold the integrity of all homes, 2 dwellings of the same front facade shall not be built within the 5 lot spaces of the original lot. Provision includes lots either side, opposite and including other street frontages where applicable. This provision will not apply to integrated housing developments or terrace allotments less than 300m<sup>2</sup>.
- Sheds – Should it be necessary to store boats, trailers or any other similar vehicles an appropriate carport out of public view should be considered. A maximum wall height of 2.4 mtrs is permitted and the ridge of the roof must not exceed 3.0mtrs. Sheds should be constructed of materials and colours consistent with and compliment to, the materials used for the dwelling. Colorbond is also an acceptable material. An encouraged solution to include a storage area within the garage design.

- General –
  1. Porches, porticos and verandas less than 3.6 mtrs in height may encroach up to 1.0m into the minimum front setback.
  2. Side setbacks for single/double storey dwellings must be in accordance with Rescode and / or any other governing authorities.
  3. Garages may be built on the boundary in accordance with rescode and or any other governing authority requirements.
  4. Relocatable and second hand homes/materials are not permitted.
  5. Incomplete building works must not be left more than three months without work being carried out and all building works must be completed within twelve months of their commencement.
  6. Letterboxes must be designed to match and compliment the dwelling design. Single post supporting letterboxes will not be permitted.
  7. All landscaped areas to the front of the house must be established within six months of the issuing of the Occupancy Permit to ensure good presentation is achieved for the local community.
  8. External fixture must achieve the following objectives and the location must not be visible from the street. Clothes lines, Garden Sheds, external Hot water services and ducted heating units must not be visible from the street.
  9. Solar Hot Water heaters are permitted and, where possible are to be located out of view from the street frontage. The solar panels shall be located on the roof, not on a separate frame, and the storage tanks detached and concealed from public view, by locating them within the roof space or house.
  10. Evaporative air- conditioners must be positioned so that they are not visible from the main frontage of the dwelling. They must be painted to match the same colour of the roof, be low profile units and installed as low as possible below the roof ridgeline towards the rear of the house. Wall mounted air conditioners must be located below the eaves line, screened from public view and suitably baffled to reduce noise.
  11. Satellite dishes will only be approved if located below the roofline of the house and must be screened from public view.
  12. Rainwater tanks must not be visible from the street frontage. No external plumbing to a dwelling must be visible from the street or dwelling. All plumbing on double storey houses except downpipes must be internal so as not to be visible from the street or neighbouring properties.
  13. Rubbish bins and recycling bins should be stored out of view from the street.
  14. Commercial vehicles with a carrying capacity on one tonne or more or any boat, caravan or trailer shall not be permitted to be parked on a lot which is visible from the street.
  15. Internal window furnishings which can be viewed by the public must be fitted within three months of occupancy. Sheets, blankets or similar materials for which window furnishings are not their primary use will not be permitted.

- Considerations – the careful positioning of houses and garages should include the following considerations :
  - Ensuring best visual presentation from the street
  - Maximising the benefits of solar access
  - Promoting energy efficiency
  - Minimising overlooking ; and
  - Respecting the privacy and amenity of neighbours
  
- Advertising signage - only one advertising sign will be permitted to be erected on the lot that is being advertised for resale where a home has been constructed on the lot.
  - i. Display home signage will be permitted but only with the written approval of the developer.
  - ii. Advertising signage will not be permitted to be erected on a vacant residential lot.
  - iii. Builders or tradespersons identification required during construction of the dwelling to a maximum size of 600 x 600mm. Such signs must be removed within 10 days of the issue of Certificate of Occupancy.

The extent to which buildings may be built on a lot shall be determined by reference to the relevant planning & building requirements including, but not limited to, the Planning & Environment Act 1987, the Surf Coast Council Planning Scheme, applicable building codes & regulations, 'Rescode', the Memorandum of Common Provisions(MCP) No. AA \_\_\_\_\_, & the Restrictions created in Plan of Subdivision No.: PS 647751T.

These "Building Design Guidelines" are to read in conjunction with MCP No. : AA \_\_\_\_\_ & Plan of Subdivision No : PS 647751T.

In the event of any conflict Plan of Subdivision No. : PS 647751T prevails over MCP No. : AA \_\_\_\_\_ & MCP No. : AA \_\_\_\_\_ prevails over these "Building Design Guidelines".