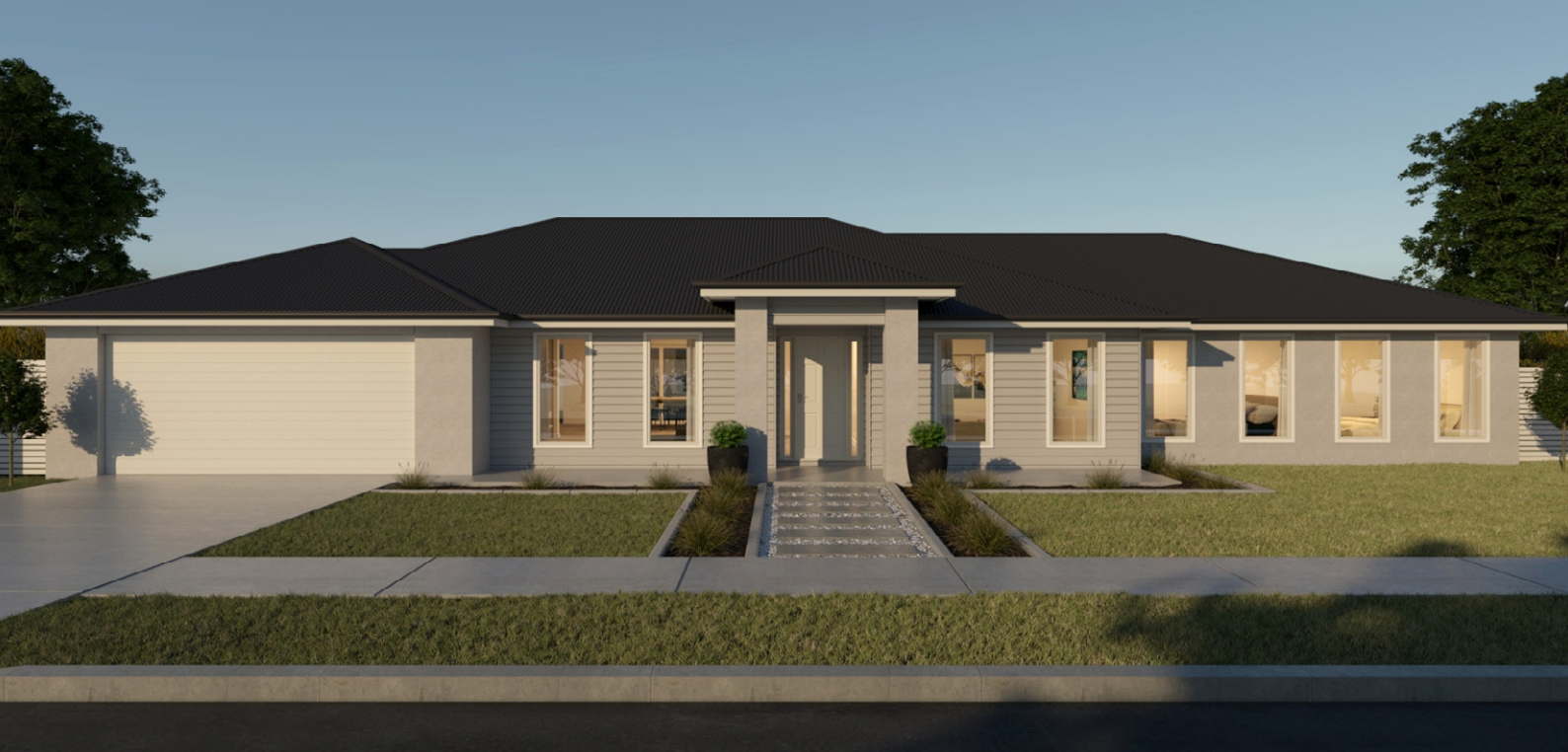


Glanmire  
PARK



## **Design Guidelines**

J U N E 2 0 2 0



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# VISION

The vision is to create a masterplanned estate in the existing rural township of Yarrawonga.

Our vision is to maintain the natural landscape and create an outdoors lifestyle with generously sized lots, plenty of walking and cycling tracks that will weave through wonderful landscaped grounds.

The design guidelines will assist in protecting and enhancing the value of your new home.



# INTRODUCTION

## Layout Plan

Welcome to Glanmire Park 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 community is established. The subdivision has been meticulously designed, by a team of expert consultants, to provide for high quality living in the regional town of Yarrawonga.

The Urban Design Guidelines have been developed in accordance with the objectives of the Glanmire Park Development 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 development 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:

- ✿ To create a sense of place where the community can enjoy a safe and relaxed lifestyle
- ✿ To create a pedestrian orientated environment
- ✿ Ensure a good 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 street scape environment;
- ✿ Ensure sufficient front and rear setbacks to provide space for new landscaping and create a consistent sense of character through siting.

An aerial photograph showing a town with a large lake in the foreground. The town is built on a peninsula and includes a bridge crossing the lake. The surrounding area is a mix of residential and commercial buildings, with some open fields and a road network visible. The sky is clear and blue.

# APPLICATION

Any proposed development on the subject lots must be submitted to Millar Merrigan planning consultants with an accompanying landscape plan for approval.



\*KENNEDY BUILDERS

## BUILT FORM

### Objective

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

### Requirements

- R1 Buildings should meet Clause 54 of the Moira Planning scheme in addition to these guidelines.
- R2 The entry to the home must be visible from the street.
- R3 Passive surveillance should be provided to streets with use of at least one habitable window facing the street scape.
- R4 Built form should not exceed 9m in height and two storeys.
- R5 Garages are to be designed and sited to ensure that they are not dominant upon the street frontage.
- R6 Carports are permitted provided they are located within the side or rear setbacks and are minimally visible from the streetscape.
- R7 Outbuildings for storage must be located to the rear of the dwelling and must not be viewable from the street scape.
- R8 Outbuildings should be chosen in subdued Colorbond® colours to complement the dwellings.



\*KENNEDY BUILDERS

# FAÇADE ARTICULATION

## Objective

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

## Requirements

- R1 Two dwellings with the same façade shall not be built within 5 house lots of the original lot
- R2 Dwellings must include a covered porch of a minimum 1.5m in depth.
- R3 Colours and materials should comprise of subdued earthy tones that are reflective of the natural surrounds.





\*METRICON BOTANICA ASCENT

## ROOF LINES

### Objective

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

### Requirements

- R1 Roof materials may be constructed in Colorbond® 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 except where parapet walls are provided.
- 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 but must not exceed more than 50% of any façade.
- R6 Air conditioning/Evaporative cooling units mounted on roofs, antennas and satellites should not be visible at the street interface.



\*KENNEDY BUILDERS

## 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 minimum of 3m wide and upon entry 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 the landscape plans to provide formal access to the dwelling entrance.
- R4 Driveways should be constructed in concrete or permeable pavement systems. The latter is preferable to allow water infiltration into plant root zones.



## BUILDING MATERIALS

### Objective

To ensure materials are complimentary, varied and representative of contemporary architectural design.

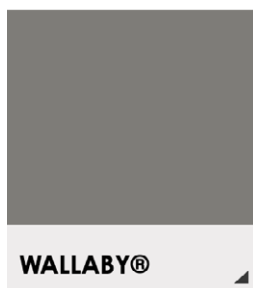
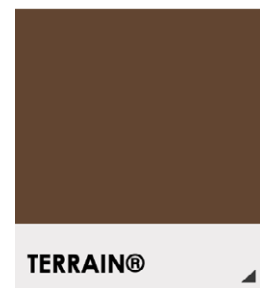
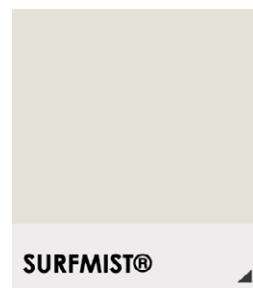
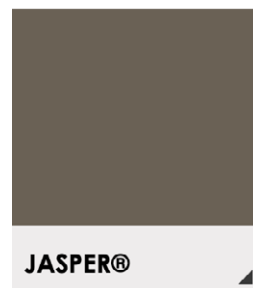
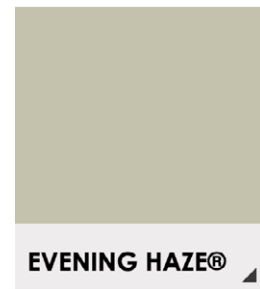
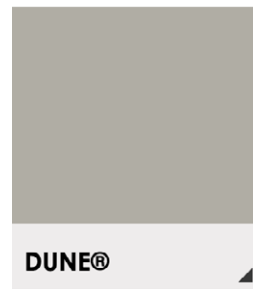
### Requirements

- R1 Façades must incorporate at least two aesthetic building materials.
- R2 Any one material should 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.
- R4 Outbuildings should be chosen in subdued Colorbond® colours to complement the dwellings

### Suggested Materials

- ✿ Brick veneer in an approved colour (no more than two muted tones, no heritage colours);
- ✿ Rendered masonry painted in stripped back tones;
- ✿ Lightweight materials such as weatherboard or feature timber cladding;
- ✿ Stonework; and
- ✿ Painted precast fibre cement cladding.

# COLORBOND® PALETTE



COLORBOND® Steel Colours



\*METRICON DAVENPORT WHITEHAVEN

## SETBACKS

### Objective

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

### Requirements

- R1 Front setbacks must not be less than 5m to the front facade of the dwelling.
- R2 Porches can enter the front setback in accordance with the requirements of clause 54 of the Moira Planning Scheme.
- R3 Side setbacks are permitted to be 'zero' along one boundary, in accordance with the requirements of Clause 54 of the Moira Planning Scheme and must provide a least 1m on the opposite side. A minimum of 2m down one side boundary is preferable.
- R4 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.



## FENCING

### Objective

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

The detail of all fencing is to be submitted with plans for approval.

### Requirements

- R1 Front fences are discouraged. If a front fence is desired, the maximum height allowed will be 1.2m, have a minimum of 60% transparency and should reflect the semi rural character, such as low post and rail
- R2 Fencing between lots are to be 1.8m in height and clad with Woodland Grey Colorbond®. On a corner lot this may partially face the streetscape.



## 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 façade of the home and the front street as per the Glanmire Park Landscape Master Plan.
- R4 Where appropriate, the use of drought tolerant and predominantly native species is encouraged.
- R5 Lots that contain retained trees must not be removed, destroyed, lopped or inflicted damage upon to said trees unless deemed hazardous by a qualified arborist and written consent is given by the Responsible Authority.

Glanmire  
PARK



## Glanmire Park

YARRAWONGA

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Yarrawonga, Victoria**

