



Design Guidelines

JANUARY 2020



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hillstowe

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Front cover: Boutique Homes
Montpellier 43 Grande façade









Vision

Hillstowe gives families the opportunity to enjoy country town living in a brand new community. Hillstowe comprises of approximately 200 house lots varying in size to suit all lifestyles and has been planned as a high quality vibrant residential community.

Characterised by tree lined streets, picturesque views, anchored by a central park. Hillstowe offers a laid back, relaxed and family oriented lifestyle.

Purpose

To maintain the high amenity standards at Hillstowe and to secure its future lifestyle benefits and investment appeal, all purchasers are required to comply with the Design Guidelines.

The Design Guidelines aim to enhance the visual amenity and urban design quality of Hillstowe, while ensuring that all who build around you are committed to maintaining similarly high standards.

Design Review Panel

The Design Review Panel (DRP) has been created to evaluate all proposed home designs within Hillstowe.

Purchasers or their selected Builders must submit their house design for review and approval.

The design guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against (and must comply with) the current version of the design guidelines. The final decision regarding all aspects of the design guidelines will be at the discretion of the DRP and written consent from the Cardinia Shire Council. The DRP also reserve the right to waive or vary any requirements of the design guidelines.



The Process

One set of plans and external colour schedule should be submitted via email in PDF format.

Applications should consist of:

- 1. Application Form**
- 2. Builders Checklist**
- 3. Greenhouse Gas Omissions Reduction Checklist**
- 4. Site Plan (scale 1 : 200)**
Showing boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining wall, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed outbuildings.
- 5. Floor Plans (scale 1 : 100)**
Must indicate key dimensions and window positions.
- 6. Elevations (scale 1 : 100)**
Must include all 4 elevations and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, external finishes, existing ground levels and any excavation, fill and proposed finished ground levels and retaining walls. (Alternatively, the latter can be indicated on a cross section at a minimum scale of 1 : 100.)
- 7. External Colour and Material Selection**
Including brands, colour names and colour swatches where possible.

Send submissions to:

Hillstowe Design Review Panel

e: designapprovalvic@avid.com.au

Statutory Obligations

It is the responsibility of the purchaser/builder/ Building Surveyor to ensure compliance with any applicable statutory requirements (such as Building Regulations, planning requirements and current Victorian energy rating standards). Approval from the DRP is not an endorsement that submitted plans comply with such requirements.

Allowable Land

No more than one dwelling may be constructed on the lot. Lots are not permitted to be further subdivided.

Service Connections

Your home must be connected to all available in ground services according to the service provider's standards.

At least the toilets and irrigation must be connected to Hillstowe's third pipe water supply.

Setbacks

All dwellings, garages and outbuildings must be constructed within the Building Envelope Plan found on the relevant Memorandum of Common Provisions (MCP).

Encroachments into the minimum setback are in accordance with ResCode in the most current Building Regulations.

ResCode

All dwellings must comply with all requirements of ResCode in the most current Building Regulations.

Small Lot Housing Code

Lots less than 300m² in size must comply with the requirements of the Officer Small Lot Housing Code. Should a Design Guideline contradict an Officer Small Lot Housing Code requirement, the Officer Small Lot Housing Code will take precedence.

Sustainability

Hillstowe is being designed and built to meet the Urban Development Institute of Australia's 'EnviroDevelopment' certification. This provides independent verification of Hillstowe's sustainability performance, which includes the performance of homes built in the Hillstowe community.

Each home is **strongly recommended** to achieve a minimum 7 star National House Energy Rating Scheme (NatHERS) Rating, by using NatHERS accredited software tools such as AccuRate, B.E.R.S or FirstRat5.

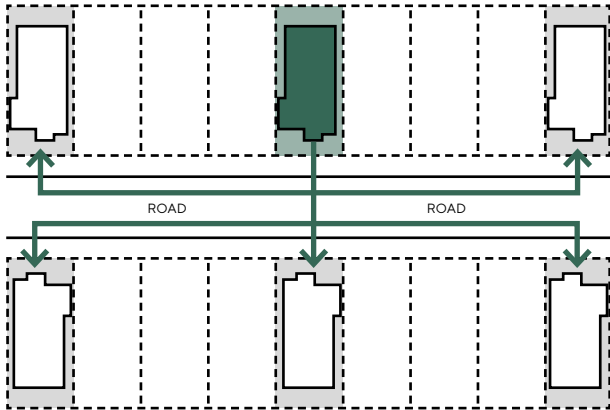
Refer to www.nathers.gov.au for more details.



Identical Façades

Two dwellings with the same front façade must not be built within three house lots. This includes lots either side, opposite and encompassing other street frontages where applicable.

Refer to below diagram:



Ceiling Heights

Ceiling heights to the ground floor of double storeys and all single storey homes must be a minimum 2590mm.

Battleaxe Lots

The front of your home must face Timbertop Boulevard with driveway access via the battleaxe laneway.

Façade Features

To create interest and give your façade unique character, your façade must be articulated and include the following features:

- Entries must project from the main building line;
- Entries must have a minimum 1.5m depth and a minimum 1.6m width;
- One habitable room window to the façade.

External Materials

External walls of your home must be constructed from a combination of materials. A minimum of two materials is required and both materials must equate to a minimum 30% each unless:

- the home is solely finished in a rendered material, then the façade must have a minimum of two colours with both equating to a minimum of 30%.

Materials used on the façade must return a minimum 3m to non-corner lots.

Lightweight infill is not permitted above windows and doors visible to the public. The material used above windows and doors is required to match the adjoining surface.



External Colours

External colours must be of muted tones that complement the surrounds. Colours should be from the lighter end of the spectrum with darker tones as a contrast to assist with articulation.



Roofing

Skillion, Gable or Pitched roof forms are encouraged to add visual interest to the streetscape. Flat roofs with parapets, and curved will be reviewed on architectural merit.

Where a pitched roof is provided the roof pitch must be a minimum 22°.

A minimum 450mm eaves must be provided to the roof where visible to the public and the entire roof line on double storey's.

Eaves must return a minimum 3m on non-corner lots and must return the entire roof line on secondary frontage lots.

Where there is a parapet wall eaves are not required to that section of roof line.

Roofing materials must be of low-reflectivity.

Corner and Reserve Treatment

Elevations that face a side street or reserve must address the secondary frontage through the use of windows that match the primary façade, articulation including similar feature used on the façade and continuous material.

Where a wall exceeds 10m in length on a secondary frontage, the wall must step in a minimum 300mm for a minimum 1m in length or a contrasting material or colour for a minimum of 2m in length.

At least one habitable room window must be forward of the side boundary fence and where the dwelling is a double storey one habitable room window on each level must be provided.

At least 50% of the rooms to the side street or reserve must have windows facing that boundary.

Blank walls for its entire secondary frontage or reserve are not permitted.

Treatment is required to continue until the return fence on that boundary.

Meter boxes should, where possible be located on the opposite side on the secondary frontage or reserve. In the instant where the meter box cannot be located on the opposite side it must be colour coordinated to the wall it is attached to.



Vehicle Accommodation

All homes must have a garage which is incorporated into the dwelling roof line.

The garage must be setback a minimum 5m from the frontage and a minimum 840mm behind the main building line.

The garage door must be sectional or panel lift.

Roller doors are not permitted where visible to the public.

Carports are not permitted.

Lots over 12.5m wide:

For single storey dwellings, garage openings must be no more than 40% of the width of the lot frontage.

In the case of a double storey dwelling, a garage opening must not exceed 25% of the area of the front façade of the dwelling.

Lots less than 12.5m wide:

Single storey dwellings are restricted to single garages.

In the case of a double storey dwelling, a garage opening must not exceed 25% of the area of the front façade of the dwelling.



Driveways

Each lot must have only one driveway unless it's a corner lot in which two crossovers may be permitted with consent from the responsible authority.

The driveway must not exceed 4m in width of the crossover except where they form part of the turning or reversing area required for access to/from a garage.

Driveways must be finished in Exposed Aggregate, Concrete Pavers or Colour Through Concrete.

Coloured concrete must complement the façade of your home. Plain coloured concrete, painted concrete or gravel driveways are not permitted.

Driveways must be fully constructed prior to the Certificate of Occupancy being issued.

A landscaping strip between the driveway and closest side boundary must be provided to a minimum 500mm, except where the crossover is a double crossover, a landscape strip is not required.

Fencing

Front fencing is not permitted.

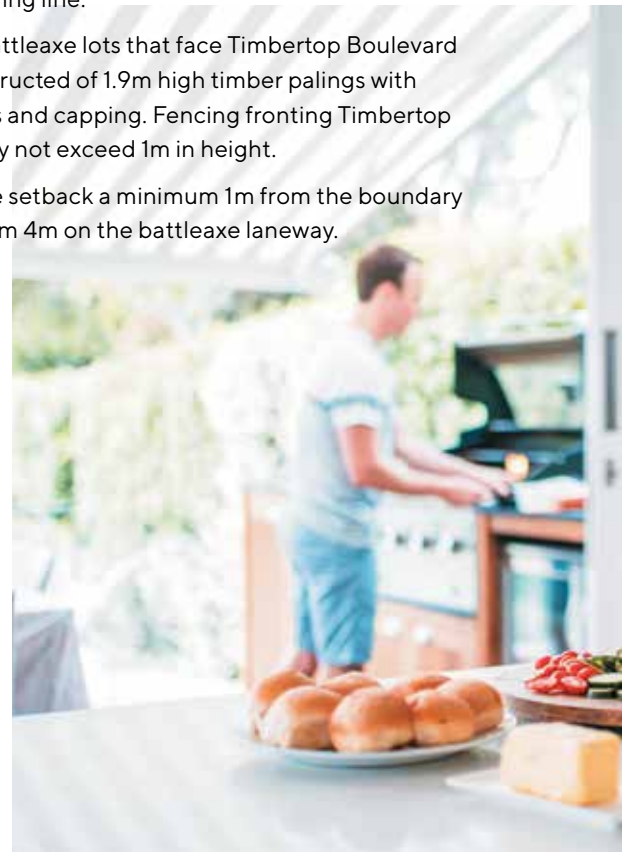
Side and rear fencing must be constructed of 1.9m high timber palings and finish a minimum 2m behind the main building line.

Corner and reserve fencing must be constructed of 1.9m high timber palings with exposed posts and capping and must not exceed 50% of the length of the lot.

The remaining fence must not exceed 1m in height and must be 20% transparent and finish 4m behind the main building line.

Fencing on Battleaxe lots that face Timbertop Boulevard must be constructed of 1.9m high timber palings with exposed posts and capping. Fencing fronting Timbertop Boulevard may not exceed 1m in height.

Gates must be setback a minimum 1m from the boundary and a maximum 4m on the battleaxe laneway.



Outbuilding, Utilities and Facilities

Sheds must not exceed 15m² or have a height to the ridge line of 3.6m and not be visible to the public.

Bin storage areas, drying areas, air conditioning units, caravans, trailers and boats are not to be visible to the public and solar hot water systems, satellite dishes, TV antennae's where placed on the roof should be at the rear and below the ridge line.

When a rain water tank is visible to the public, it must be incorporated well into the design or appropriately screened.



Outbuildings including but not limited to pergolas and verandahs must be approved by the Hillstowe DRP and be sited within the building envelope plan. Colours and materials must complement the dwelling.

Landscaping and Site Works

Any retaining structures required for your home construction or landscaping visible to the public must not exceed 1.2m in height and must be constructed from suitable materials that complement the dwelling.

Retaining walls constructed by the Developer are not permitted to be altered or removed.

Unpainted timber panels/boards are not permitted unless they are of a high architectural quality such as recycled sleepers.

Unfinished concrete walls/blocks are prohibited.

Side fencing constructed on top of a retaining wall may not exceed a combined height of 2.9m.



Where cutting and filling is greater than 1m, the utilisation of planted and landscaped embankments (maximum 1:3 ratio) must be constructed.

Landscaping to your front yard should consist of local indigenous plants, hard surfaces should be kept to a minimum.

Further details on approved planting species can be found at:

www.cardinia.vic.gov.au/indigenousplantguide

Letterboxes with street numbering must be installed prior to occupation and comply with the Australian Postal Standards. A letterbox on a single post will not be permitted.

Roller shutters are not permitted where visible to the public.





hillstowe

415 Princes Highway, Officer VIC 3809

T: 1300 159 138

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AVID
Property Group

Lot Number

Street

Owners Details

Name/s

Contact Number

Postal Address

Builder Details

Company

Contact Person

Contact Number

Email

Postal Address

Attachment Checklist for Developer Approval

- Application Form
- Builders Checklist
- Reduction Checklist
- Site Plan, Floor Plan/s and Elevations with 6 Star Energy Rating Stamp
- 6 Star Energy Rating Report
- External Colours and Materials

415 Princes Highway, Officer VIC 3809

T: 1300 159 138

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Please complete this two page Builders Checklist and supply with your application for Developer Approval.
Send submissions to: designapprovalvic@avid.com.au

Design Guidelines	Y	N	N/A
One dwelling only			
No Further Subdivision			
Dwelling and Garage sites within the Building Envelope			
Encroachments into setbacks are in accordance with Rescode			
6 Star energy report and stamped plans provided			
Indoor and outdoor living areas orientated to the north			
Dwelling connected to Recycled Water			
Reduction Checklist filled out and provided to DRP where required			
Front façade is not within three house lots of a similar façade			
2590mm ceiling heights to ground floor of double storey and all single storeys			
Battleaxe lot faces Timbertop Boulevard with driveway access via laneway			
Entry projects from main building line			
Entry has a minimum 1.5m depth and minimum 1.6m width			
One habitable room window faces street			
Minimum two materials have been provided to the façade			
Both materials equate to a minimum 30% each			
Full rendered façade has two separate colours at 30% each			
Materials return to side elevation a minimum 3.0m			
Lightweight materials have not been used above windows and doors on the façade			
Material above windows and doors match the surrounding material			
External colour selection provided			
Skillion, Gable or Pitch roof form used			
Minimum roof pitch of 22°			
450mm eaves to façade with a minimum 3.0m return			
450mm eaves to entire roof line of a double storey			
Roof materials is low reflectivity			
Windows used on secondary frontage match the façade windows			
External wall steps in a minimum 300mm for every 10m wall length to a minimum 1.0m of secondary frontage or a minimum 2.0m contrasting material or colour			
One habitable room window is forward of the side boundary fencing on single storey			
One habitable room windows is forward of the side boundary fencing on both levels of a double storey			
At least 50% of rooms on secondary frontage have windows facing that boundary			
No blank walls for the entire secondary frontage			
Treatment continues to the fence line			
Meter box where on secondary frontage blends to the wall its attached			
Garage is incorporated into the dwelling roof line			
Garage is setback a minimum 5.0m from the front boundary			

Design Guidelines	Y	N	N/A
Garage is a minimum 840mm behind main building lines			
Single storey garages opening does not exceed 40% of the lot width when 12.5m or greater			
Double storey garage opening does not exceed 25% of the area of the front façade on lots 12.5m wide or greater			
Single garage only on lots less than 12.5m wide for all single storey dwellings			
Double storey garage opening does not exceed 25% of the area of the front façade on lots less than 12.5m wide			
Garage door is a sectional or panel lift			
Roller door where used is not visible to the public			
Carport has not been provided			
Only one driveway permitted			
Driveway does not exceed 4m in width except where required for turning or reversing to access garages			
Driveway material, location and colour is provided			
Minimum 500mm landscaping strip provided where a single crossover is provided			
No front fence is proposed			
Side and rear fencing is 1.9m high timber palings and finishes a minimum 2.0m behind main building line			
Corner/reserve fencing is 1.9m high timber palings with exposed posts and capping which does not exceed 50% of lot depth with remaining not to exceed 1.0m in height and be a minimum 20% transparent and finish 4.0m behind the main building line			
Battleaxe lot fencing is 1.9m high timber palings with exposed posts and capping			
Fencing facing Timbertop Boulevard does not exceed 1.0m in height			
Gates are setback a minimum 1.0m and maximum 4.0m on battleaxe laneway			
Shed does not exceed 15m ² and has a height of 3.6m and not visible to the public			
Utilities are not visible to the public			
Where a rainwater tank is provided and visible to the public appropriate screening is provided			
Retaining wall provided for construction or landscaping visible to the public must not exceed 1.2m			
Side fencing constructed on top of a retaining wall does not exceed a combined height of 2.9m			
Cutting or filling is not greater than 1.0m			
Consideration given to:			
Lots over 300m ² achieve Silver performance			
Low emission paints and sealants used for more than 95%			
Dwelling achieves 20% reduction in Greenhouse Gas			
Dwelling achieves 20% reduction in Portable Water Consumption			
Clothes drying line shown on site plan			
Note provided confirming shower heads use <6 litres per minute			
Note provided confirming taps to bathrooms, kitchen and laundry use <6 litres per minute			
If applicable dishwasher uses <14 litres per use			



Sustainability

Hillstowe is being designed and built to meet the Urban Development Institute of Australia's 'EnviroDevelopment' certification. This provides independent verification of Hillstowe's sustainability performance, which includes the performance of homes built in the Hillstowe community.

Each home is **strongly recommended** to achieve a minimum 7 star National House Energy Rating Scheme (NatHERS) Rating, by using NatHERS accredited software tools such as AccuRate, B.E.R.S or FirstRat5.

Refer to www.nathers.gov.au for more details.

For home owners to achieve a 7 star rating and meet EnviroDevelopment standards, the benefits offer:

- Reduced operating costs;
- Eligibility for rebates and incentives;
- Enhanced marketability and property values;
- Healthier homes, workplaces and communities; and
- Satisfaction at reducing your ecological foot-print.



Protects and enhances existing native ecosystems and rehabilitation.



Implementation of waste management procedures and practices to reduce amount of waste disposed to landfill and facilitates recycling.



Implementation measures to optimise energy reduction over and above current regulatory requirements.



Utilisation of environmentally responsible materials and construction methods to reduce environmental impact.



Implementation measures to reduce the use of potable water beyond the regulatory measures.



Encouragement of healthy active lifestyles, community spirit, local facilities and alternative transport modes.

Consideration should be taken of the following:

- Reduce peak load by installing Solar PV systems (minimum 1kW in size; 4 standard panels) and also make provision for future battery storage;
- Incorporate double glazed windows and glass doors;
- Light to medium roof colours reduce heat absorption and associated energy costs;
- Design the home to maximise the use of standard size materials wherever possible.
- Orientate your home's indoor and outdoor living areas to the North to maximise natural light;
- Dwellings must be connected to Hillstowe's third pipe water supply. Toilets and irrigation must be connected a minimum. Consider connection to your laundry as well.
- All lots over 300m² are encouraged to achieve 'Silver' performance levels under the Livable Housing Australia's Livable Housing Design Guidelines, as outlined in the official website:
www.livablehousingaustralia.org.au/designguidelines
- Encourage using low emission paints and sealants for more than 95% of painted/treated surfaces;
- Encourage all dwellings to reduce Greenhouse Gas emissions by an additional 20%;
- Encourage all dwellings to reduce potable water consumption by an additional 20%;
- The use of a clothes drying line will reduce energy used from an electric clothes dryer;
- Showerheads that use ≤6 litres per minute;
- Taps to bathrooms, kitchen and laundry that use ≤6 litres per minute; and
- Where installed, a dishwasher with a water consumption of ≤14 litres per use.

The table on the next page outlines a range of different energy initiatives and the greenhouse gas emissions attributable to them.



As part of our EnviroDevelopment agreement each home should be at least 20% better than the required Federal and State government regulations.

Residents can choose any combination from the table below to achieve a 20% reduction.

The checklist filled out with any appropriate measures must be submitted as part of your Developer Approval process.

Send submissions to:
designapprovalvic@avid.com.au

EnviroDevelopment Percentage Reduction Heating and Cooling – First/Rate Scores		✓	Greenhouse Gas Reduction Tonnes of GHG per person		✓
6 Star Home – Efficient AC	3%			0.23	
6 Star Home – Gas Heating	10%			0.87	
6.5 Star Home – Efficient AC	9%			0.81	
6.5 Star Home – Gas Heating	18%			1.59	
7 Star Home – Efficient AC	13%			1.11	
7 Star Home – Gas Heating	20%			1.78	
8 Star Home – Efficient AC	19%			1.72	
8 Star Home – Gas Heating	24%			2.14	
9 Star Home – Efficient AC	26%			2.28	
9 Star Home – Gas Heating	28%			2.48	
Lighting					
4W/m ² (LED and Compact Fluoro)	3%			0.27	
3.5W/m ²	5%			0.40	
3W/m ² (Fully LED Lighting)	6%			0.54	
2.5W/m ² (Optional daylight and smart LED design)	8%			0.67	
Cooking Appliances					
Gas Oven	7%			0.60	
Induction Cook-top	4%			0.34	
Efficient Appliances (within one star of best available)					
Dishwasher	1%			0.08	
No Dryer	2%			0.20	
Washing Machine	4%			0.35	
Refrigerator	1%			0.13	
Solar Offset					
1kW Solar System	19			1.67	
1.5kW Solar System	27			2.38	
2kW Solar System	37			3.27	
3kW Solar System	54			4.76	
Hot Water					
High Efficiency Solar Hot Water	4.5%			0.40	
Efficient Heat Pump Hot Water	1%			0.10	