



KALLO COMMUNITY
ESTATE DESIGN
GUIDELINES



kallo
A LIFE OF OPPORTUNITY

ESTATE DESIGN GUIDELINES

1. PURPOSE

These Guidelines set out the requirements of National Pacific Properties (Kalkallo) Pty Ltd ("NPP") to maintain the quality of development and to achieve a high quality neighbourhood character in order to protect the amenity of land subdivided for the benefit of residents and owners. Consent is required from NPP for the construction of a dwelling and any associated outbuildings on a lot. These Guidelines are enforced via a Restriction on the Plan of Subdivision. Your design must meet the requirements set out in the Building Regulations 2006 and the Notice of Restriction attached to the Plan of Subdivision.

2. GENERAL

NPP encourages architecturally designed homes. Homes will be considered on merit by the Design Assessment Panel ("DAP") and NPP reserves the right to approve designs in its absolute discretion. Please note that all dwellings are required to achieve a minimum 6 star energy rating for compliance with the Building Code of Australia. To achieve this, the design process should give due consideration to elements such as solar orientation, external materials, substantial eaves and sunscreens, glazing location and design, thermal insulation, solar hot water and rainwater tanks. The following restrictions also apply:

- Only one dwelling may be built on any one lot (except in accordance with relevant statutory requirements for a dependent persons unit);
- No dwelling is permitted to be built having split log walls, or any kit home, relocatable home, transportable or temporary dwelling structure or caravan;
- Lots may not be further subdivided; &
- Lots may not be amalgamated.

3. SUBMISSION OF DESIGNS

All designs must be approved by the DAP before obtaining building permits. All plans and other relevant drawings must be submitted (as an A3 scale pdf file) via the website www.ngdd.com.au

The submission must include the following (all plans at a scale of not less than 1:100):

- A siting plan (dimensioned and drawn to scale) of the dwelling, all associated outbuildings and landscaping. This plan must include: fencing details, driveway location and materials, other hard paving location and materials;
- Floor plan and layout of the dwelling and garage showing all rooms, windows, external doors, external fixtures and nominated floor levels;
- Full elevations with wall heights and all external cladding materials and colours, including garage door; &
- A landscape plan including the location and species of trees.

4. DWELLING SIZE

Minimum dwelling sizes, measured at the external face of the external walls, (excluding garages, porticos, verandahs, alfresco areas and other unenclosed areas) are as follows:

- For lots less than 300m² please refer to the Small Lot Code Standards;
- For lots between 300m² to 400m² : 100m² minimum floor area;
- For lots between 401m² & 450m² : 120m² minimum floor area; &
- For lots larger than 451m² : 150m² minimum floor area.

All dwellings must only be built within the nominated building envelope for each lot (allowable encroachments are described within Section 5.1). Irrespective of the building envelope, the building site coverage for lots 300m² and larger must not exceed 70% of the size of the lot. For lots smaller than 300m² refer to the Small Lot Code for site coverage requirements.

5. SETBACKS

For all lots shown on the plan of subdivision, a building envelope is to apply and no building or part thereof shall be located outside the building envelope except for the features listed in Section 5.1 or with the written consent of Hume City Council and the DAP.

5.1 The following standards apply on all lots:

- The garage must be setback a minimum of 5000mm from the title boundary and not set forward of the dwelling, it must be located a minimum of 840mm setback from the front building line of the dwelling;
- For dwellings and garages that are not built on or within 200mm of the side boundary, they must be set back a minimum of 1m from the side boundary;
- Verandahs, porticos and entries are permitted to encroach 1.5m into the front setback area (outside the building envelope); &
- For single storey dwellings the garage opening (door) is to occupy no more than 40% of the width of the lot frontage. For lots less than 12.5m in width the garage opening (door) is to occupy no more than 60% of the width of the lot frontage.
- Eaves are permitted to be located outside of the building envelope.

5.2 On a corner lot, verandahs, porticos and entries are permitted to encroach 500mm into the side setback area.

6. STREET ADDRESS-FAÇADE AND EXTERNAL FINISHES

- The façade must be constructed using a mixture of external building materials. Excluding windows, at least 20% of the façade must contrast with the main finish. Interesting materials will be encouraged.
- External walls (excluding windows) must be constructed of a minimum of 50% brick, brick veneer, stone, rendered fibrous cement panels, or masonry veneer.
- All external building materials must be in muted tones.
- The dwelling must incorporate a main entry visible to the street with a letterbox, windows and front door.
- The front of the dwelling must incorporate a verandah, entrance portico or covered porch at the front door, with an area of at least:
 - o 4m² and a depth of at least 1m for lots 400m² and larger
 - o 3m² and a depth of at least 1m for lots smaller than 400m²
- The dwelling façade must be different to those of neighbouring houses (within three house lots on either side, and on both sides of the street).
- Dwellings on corner lots must address both street frontages. The dwelling must be designed to address the street corner by incorporating elements of the front elevation, such as windows, a return verandah or balcony or some other measure which will assist in softening the mass of the building.
- Reflective glazing and excessively tinted glass will not be permitted.

ESTATE DESIGN GUIDELINES

7. BUILDING HEIGHTS & ROOF FORM

- Single storey dwellings must have a minimum ceiling height of 2.4m.
- Multiple storey dwellings must not exceed a height of 10m unless otherwise approved by the DAP. Non-conventional roof designs which provide diversity are encouraged and will be assessed on their merit. Alternatively, a conventional roof is to have a minimum roof pitch of 22.5 degrees.
- Roof materials (whether tiles or metal) must be in muted tones with non-reflective low-glare finishes. The use of zincalume, galvanized steel or any type of high glare roof material is not allowed or permitted.
- Unless otherwise specified, or considered as meeting the overall objectives of the guidelines by the DAP, all roofs must be designed having a minimum eave width of 450mm. On single storey dwellings, eaves to the frontage of the dwelling must return and continue a minimum distance of 3m along the connecting return wall and or walls from the said frontage. Walls constructed on side boundaries (zero lot line) will be exempt from the eaves requirements unless otherwise directed by the DAP. Corner lot dwellings must include eaves to both street frontages unless otherwise approved by the DAP and double storey dwellings must include eaves around the entire perimeter of the second level.

8. OVERLOOKING

- For dwellings on an east-west axis, second storey windows on the south side must have a sill height of 1.7m or be made of obscure glazing or be screened.
- For dwellings on a north-south axis, second storey windows on the west side must have a sill height of 1.7m or be made of obscure glazing or be screened.

9. PRIVATE OPEN SPACE

An area of secluded private open space must be provided that is directly accessible from the living areas of the dwelling. The open space should be located on the northern side of the dwelling wherever possible.

10. GARAGES & DRIVEWAYS

- All dwellings must provide off-street parking for two cars unless otherwise noted on the Building Envelope Plan, at least one of which must be covered within a lock-up garage to be designed as an integral part of the home using similar walls, roof forms, colours and materials.
- Lots that have a width of 12.5m or greater must have a double lock-up garage.
- Garages must not sit forward of the dwelling and either be a min of 5000mm from the title boundary or 840mm behind the front façade (the main building line) whichever is greater.
- Double garages must not exceed 7m in width and triple garages in a continuous line addressing the street will not be permitted. Triple garages must have a split or articulated façade sufficient to prevent the doors from appearing in a single plane.
- For single storey dwellings the garage opening (door) is to occupy no more than 40% of the width of the lot frontage. For lots less than 12.5m in width the garage opening (door) is to occupy no more than 60% of the width of the lot frontage.

- Garages and doors must complement the overall house design and external colour scheme. Panel lift or sectional doors are required to the front of the garage and roller doors are not permitted to address any street; they may be used for the rear of the garage where it cannot be viewed from the street.
- Driveways must be constructed from: coloured concrete, brick or natural stone pavers, or exposed aggregate concrete. Plain concrete (including painted concrete) driveways are not permitted under any circumstance.
- Driveways must be set back a minimum of 400mm from the side boundary to allow for landscaping.
- Driveways must be constructed within 30 days of issue of the Certificate of Occupancy.
- Where a zero garage setback is indicated on the Building Envelope Plan, the garage may be located up to 200mm from the boundary to be deemed on the boundary. If the garage is not built on the boundary, it must be setback at least 1 metre from the boundary.
- The building envelope has nominated positions for crossovers (driveways) and predominantly does not provide for garages to be built side by side. Relocation of a crossover is subject to DAP approval and Council requirements.

11. EXTERNAL FIXTURES, PLUMBING AND ANCILLARY EQUIPMENT

- Air conditioners and evaporative coolers must be located below the ridge line, coloured to match the roof and not be visible from the front street, nor the secondary street if a corner lot.
- Television antennae and satellite dishes must be unobtrusive and be positioned at the rear of the dwelling.
- Solar hot water systems are encouraged, but must be located and coloured to minimize their visibility from the street. Tanks of solar hot water systems must not be visible from the street.
- Photovoltaic panels are encouraged but must be located and coloured to minimize their visibility from the street.
- Garden sheds/out buildings must not have a roof height of more than 2.5m or a floor area of more than 20m² and they must not be visible from the street.
- Waste and recycling bins must be concealed from the street.
- Letterboxes should be designed of similar materials and colours and finishes to compliment the dwelling.
- External plumbing is to be concealed from public view except for downpipes and gutters which must complement the house colour.
- 3rd pipe, or recycled water, will be provided to the estate therefore provision of dual plumbing is required to utilise this system.

12. NBN

- NBN Co will install fibre in this new development. It is important that homes while under construction are prepared in accordance with NBN Co's requirements. This will ensure that the equipment required to deliver the network can be successfully installed within a dwelling to eliminate the possibility of additional work and costs.
- NBN Co's Preparation and Installation Guide has been developed to help avoid delays and unnecessary additional costs to both builders and residents. A two page flyer outlining the key requirements is available. These documents can be found in NBN Co's website (www.nbnco.com.au) refer to the Technical Guidelines page.

ESTATE DESIGN GUIDELINES

13. FENCING

- *Front boundary fencing and fencing forward of the building line is not encouraged and will only be approved at the discretion of the DAP.*
- *Front boundary fencing and fencing forward of the building line, if provided, must not be higher than 1m, must achieve a minimum transparency of 40%, must not be timber paling, and must be co-ordinated with the house colours & materials.*
- *Side and rear fencing must be capped timber 1.8m paling fence which returns at 90° to the side of the house at least 500mm setback from the corner of the dwelling.*

14. LANDSCAPING

- *Landscaping of the front yard must be completed within 6 months of the issue of the Occupancy Permit.*
- *No more than 60% of the front garden is to be hard paved. This includes your driveway.*
- *For lots smaller than 448m² the front landscaping must include at least one advanced tree species capable of achieving a height of at least 5m at maturity.*
- *For lots 448m² or larger, the front landscaping must include at least two advanced trees species capable of achieving a height of at least 5m at maturity.*
- *The 400mm landscape strip between the driveway and the side boundary must have adequate planting.*
- *All garden bed areas within the front yard must be edged using brick, timber, steel or spaded edges and be planted with:*
 - *A minimum of 10 medium to large shrubs (from 200mm pot size at installation); &*
 - *A minimum of 20 smaller shrubs or ground cover plants (from 150mm pot size at installation).*
- *All garden beds are to be mulched to a depth of 150mm. At least 20% of the lot area must be pervious.*

RETAINING WALLS

- *Retaining walls must not exceed 1.2m in height unless they are terraced or sloped back to allow for landscaping to break up the overall height of the wall.*
- *Retaining walls at the front and alongside street boundaries of sloping lots require careful attention to detail. All retaining walls will be assessed on their individual merit. Retaining walls are to be constructed from natural stone, split face concrete, timber sleepers with minimum width and depth dimensions of 120mm x 220mm and other materials in a style that match those provided elsewhere within the estate.*
- *Where retaining walls are visible from the street (ie primary or secondary street frontage), they should be constructed in a material that complement the streetscape and that match those retaining walls provided elsewhere within the estate.*
- *All retaining walls require the approval and endorsement of the DAP and must be fully documented and structurally approved in the plans submitted for endorsement.*
- *Thought should be given to providing a landscaping strip of approximately 300 mm in front of the retaining wall to soften the height.*

15. COMPLETION OF WORKS

The construction of all dwellings must be commenced within twelve (12) months of settlement of the lot. All dwellings must be completed within twelve (12) months of work commencing.

16. MAINTENANCE OF LOTS & NATURE STRIPS

The purchaser and the purchaser's builder is responsible for maintenance of the lot and protection of the street trees within the nature strip adjoining the lot. The purchaser agrees to meet any reasonable costs incurred by the Vendor to clean up rubbish or replace street trees that have been damaged.

17. TERMINATION

These guidelines will cease to operate and have effect on the date that is 5 years from the date of the registration of the Plan of Subdivision on which any lot is situated.



FOR MORE INFORMATION PLEASE CONTACT:

Phone +61 448 313 317

Email info@kallo.com.au

kallo.com.au

