

Skylark  RISE



Design Guidelines

September 2024



ESTATE VISION

Skylark Rise offers traditional surroundings of warm greens and embraces the natural beauty of Australia, with a land holding of 41 acres incorporating over 12 acres alone of open space.

With an extensive frontage to Toolern Creek this provides you with many ways to enjoy the picturesque landscapes and the facilities the area has to offer. Toolern park also gives you access to walking trails, pathways, open spaces, scenic water and recreational facilities for you and the whole family to enjoy.

Within the growing area there are well-established schools giving many families the opportunity to place their children in a school minutes from home. You'll also be exceptionally close to shopping centres, which provides an abundance of lifestyle, retail and café amenities.

Located in an already established part of Melton; Skylark Rise will offer residents an ideal opportunity to experience a new community and a unique opportunity, developing in perfect synchronisation with the ever-growing city of Melton.

CULTURAL HERITAGE

We acknowledge that the Skylark Rise Land Estate is being developed on the lands of the Wurundjeri people and we wish to acknowledge them as Traditional Owners of this land. We honour and pay our respects to Elders past and present.

In keeping with this and with regards to ongoing obligations due to the presence of artefacts on this recognised site, no artefact bearing topsoils are permitted to be removed from within the estate confines.

01.0 INTRODUCTION

Skylark Rise has prepared these Guidelines to ensure that the homes built in the estate are of modern designs devoid of undesirable ornamental and historical elements.

A minimum standard of landscaping is prescribed to complement your home and streetscape. The Guidelines also aim to provide additional protection of privacy for each lot. These provisions will protect the value of your investment in Skylark Rise.

These Guidelines are placed as a restriction on the Plan of Subdivision and should be read in conjunction with the MCP registered for your lot.

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02.0 DESIGN

Skylark Rise encourages a diverse range of contemporary homes. To ensure consistency the following design criteria applies to homes at Skylark Rise:

- Historical reproduction styles, kit and demountable homes will not be permitted.
- Arches, arch windows and doors, applied decorative or ornate moldings must not be used.
- Facades facing the street must provide a good level of visual interest. This must be achieved by incorporating at least two of the following elements:
 - a horizontal or vertical step in the façade of at least 500 mm (excluding a step to the garage);
 - a balcony; a verandah; a porch; a pergola;
 - at least two wall finishes.
- Corner dwellings must continue to provide a good level of visual interest on the secondary street frontage by incorporating at least two of the following elements where visible:
 - at least two types of material / finishes
 - articulation
 - a verandah; a pergola
 - window/s
 - eaves
 - a balcony on a double storey dwelling
- On the front façade of a double storey house, any one flat unadorned wall must be no larger than 20% of the front façade area.
- Casual observation of the street and parks is encouraged by placing habitable rooms, especially living rooms, and verandahs at the front of the house. Any façade facing a street or park should include at least one window from a habitable room that allows views to the public space.
- The front door of the house and the path to it must be easily visible from the street and obvious as the way into the house.
- Where more than one boundary of a lot abuts a street or park, the side of the house facing the street or park must include the same, materials, and colours used on the front façade, and the overall visual quality must be similar.
- The front façade must incorporate a covered area above and in front of the front door.

Streetscape Variation

To ensure variety along the streetscape no house with the same front façade and front section of roof is permitted within 3 lots of each other on either side of the street.

03.0 ROOF FORM

To allow for different contemporary styles and to add variety to the streetscape, a variety of roof forms are encouraged. Acceptable roof forms for Skylark Rise are:

- A traditional hipped or gable roof, with a pitch of at least 22 degrees. These traditional roof types must have eaves with a minimum depth of 450 mm on any frontage facing a street or park and continued around the sides by at least 3 m. Corner dwellings are to have return eaves around secondary frontage. Eaves are not required over garages or where ResCode clause 54.05-1 (natural light requirements to habitable room windows) is difficult to achieve on lots 12.5m wide or less. Continuous eaves are mandatory to second storey pitched roofs.
- Skillion or mono-pitch. Skillion roofs must be minimum 22 degrees when presented to the front of a pitched roofline. 10 degrees if standalone A skillion roof must have a pitch of 5-15 degrees, however an alternative pitch may be approved on merit. This roof must also have a minimum 450 mm eave around the entire house.
- Flat roof, if concealed behind a parapet wall.

Parapet Walls

Parapet walls must be continuous and extend around the sides. Parapet walls to the front of a traditional pitched roof will not be permitted.

04.0 SITING

Setbacks

The following setbacks apply:

The front boundary setback:

A building on the lot must be set back from a street boundary no less than the minimum setback specified on the approved building envelope plan.

Entrance features less than 3.6 m high, such as verandahs, porches, porticos and balconies, may encroach up to 1 m into the front setback specified on the approved building envelope plan.

Side boundary setback:

A building on the lot must be set back from side and rear boundaries in accordance with the applicable setback profiles as identified in the building envelope plans.

- Lots wider than 12.5m: 1.2m minimum
- Lots 12.5m and under: 1m minimum
- Zero setbacks permitted on one side for the purpose of the garage only

Rear boundary setback:

- 3m minimum

Side street setback:

The setback from a side street boundary: 2.0m minimum. A garage is permitted on one side or rear boundary.

These setbacks do not override existing or future Building Regulations, which must still be adhered to should they be greater than the standards specified.

Eaves, facias, gutters, chimneys, flue pipes, water tanks and heating or cooling or other services may encroach no more than 0.5m into the setback around the whole dwelling excluding garage walls on the boundary.

05.0 MATERIALS AND COLOURS

General

To achieve consistency and balance to the streetscape, textures and tones should complement the natural landscape.

A minimum of two complementary materials are to be used for all facades fronting the primary street. Any one material must cover no more than 75% of the façade's area.

Black and white colour schemes are not permitted as they contrast too strongly. We recommend softer greys and charcoals instead. The Skylark Rise palette shows materials and colours that are acceptable for use. Alternative materials and colours generally in keeping with the palette may be used if approved by the DRC.

All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, down pipes and gutters and other minor architectural detailing items must be of a similar colour to one of the selected facade colours.

Materials exposed to the weather must maintain a satisfactory appearance and remain safe and fit for purpose for at least twenty years.

Unpainted metalwork and unpainted cement sheeting is not permitted.

Where the dwelling incorporates a masonry facade, the window and door lintels and surrounds must be finished in the same masonry, and avoid the use of light-weight in fill panels. This applies to all sides of the building facade.

External Walls

The following list of external wall materials and finishes set a benchmark for the Skylark Rise palette. You may choose to use alternative materials and finishes, and the DRC will review these if they are of a similar quality:

- Face brick, rendered brick, or bagged and painted brick.
- The use of natural stone and timber on feature walls is encouraged.
- Fibre cement should generally have a flush rendered finish. Exposed joints will be assessed on their merit.
- Weatherboards and metal cladding will be assessed on their merit;
- Rendered or bagged and painted finishes must utilise neutral colours and tones. Bright and reflective colours will not be permitted over large areas. However, they may be included as small feature elements. Coloured feature elements will be assessed on the merit of blending and complimenting the streetscape without excessive contrast.

The face bricks shown below are a guide to acceptable tones and colours. Similar or equivalent materials from other suppliers may be submitted for DRC approval.

All other colours will be subject to DRC approval.

Supplier: Boral

Escura Smooth Face



Pearl Grey



Jute



Choc Tan

Nuvo Aspire



Boulder



Coco



Mangrove



Mist



Moss



Storm

Nuvo Fusion



Victorian Blue

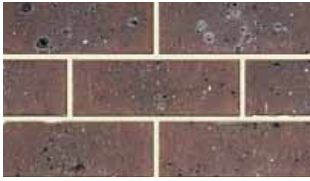


Domino



Midnight Hue

Elan Gallery



Labassa



Glenfern

Horizon Riverside



Beaumonde



Brown Terrain

Elan Signature



Rouge



Grey Nuance



La Mesa

Horizon Naturals



Eldorado



Mocha



Brushwood



Sienna

Woodstock Pioneer



Port Phillip



Argyle



05.0 MATERIALS AND COLOURS

Supplier: Selkirk



Goldfield Haze

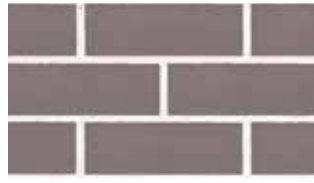


Ironstone



Honestone

Dynasty



Cognac Illusion



Brushed Leather



Majestic Grey

Supplier: Austral

Access



Ash

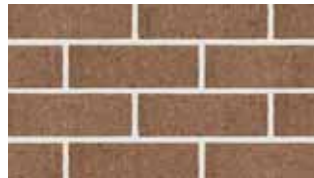


Fawn



Chestnut

Harvest



Buckwheat



Cotton



Linseed

Symmetry



Grey



Tan

Homestead



Kilarney



Red



Melbourne 76mm Series



Auburn



Como



Greythorn

Roof

Roofing materials at Skylark Rise may be:

- Concrete or terracotta tiles. Flat slate-like roof tile profiles are encouraged.
- Colorbond, but not creme, beige, or red colors red roof tiles will be permitted
- Fascia Gutters and downpipes must be pre-finished or painted, and in a complimentary colour to the roof and walls.



Examples of approved roof colours

Windows

Reflective film or mirrored glass is not permitted.

Internal window furnishings visible from public spaces must be fitted within three months of the certificate of occupancy being issued. Sheets, blankets, foil or similar materials are not permitted.

06.0 HOUSE SIZE AND HEIGHT

The minimum size of your home is related to your block size.

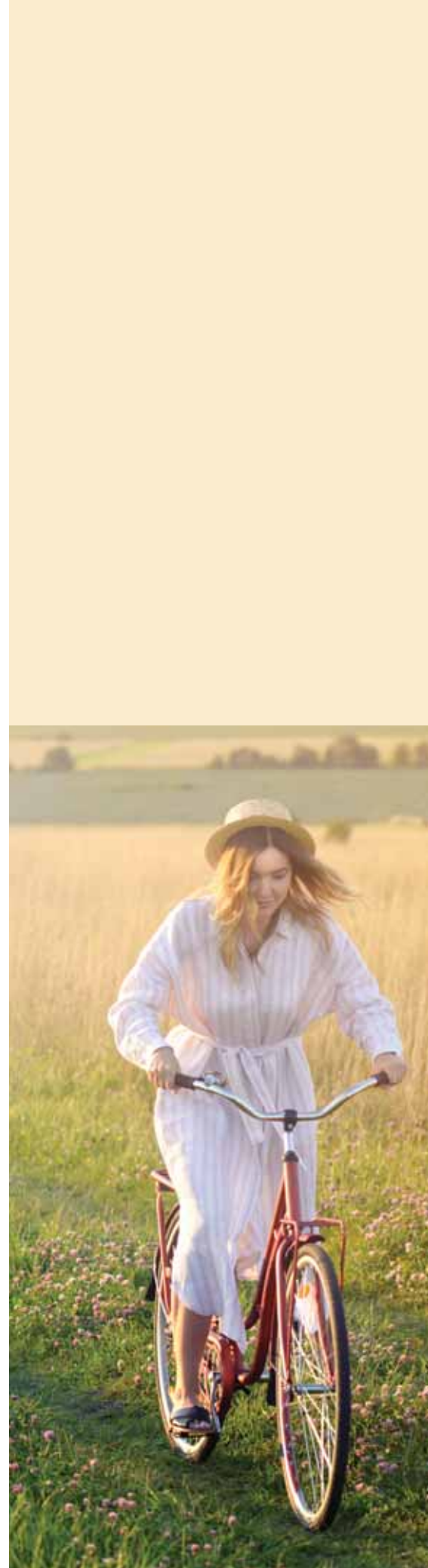
This is covered in the covenant area of your title.

The maximum site coverage is 60% as per ResCode regulations and will form part of the assessment by the DRC.

The maximum height of any building is 9m and 3 storeys, unless the lot is in the Toolern Precinct Structure Plan area.

07.0 CULTURAL HERITAGE MANAGEMENT

No topsoil is permitted to be removed from the estate boundaries before, during or after building.



08.0 GARAGES

For lots with a frontage of under 12m, a single garage is required with a maximum door width of 2.6m.

For lots with a frontage of 12m or greater and 14m or less, double garages are allowed with a maximum door width allowable of 5.5m.

Lots with a frontage of 15m or greater may have a garage with a greater maximum width if it does not exceed 40% of the width of the lot.

Garages must be setback a minimum of 5m from the corresponding street frontage.

Garages must be setback a minimum of 0.5m behind the dwelling's primary façade.

For dwellings that have a secondary street frontage, the garage must be setback a minimum of 5m. An easement running along the rear of the lot cannot be built over, and the garage may have to be setback from the rear boundary to accommodate the easement. Garages are not permitted adjacent to boundaries abutting public open space.

For two storey dwellings, garages that exceed 40% of the width of the allotments frontage are discouraged.

Notwithstanding, they will only be permitted where balconies or windows are provided above the garage.

Front garage doors are to be of sectional overhead or tilt panel type. Roller doors are not permitted to the front elevation. Ranch style garage doors with arched windows will not be permitted.

Triple garages are strongly discouraged. Notwithstanding, they will only be permitted on lots with primary frontages 18m and above, or on corner lots with primary frontages 20m and above.

Triple garages must comprise either one double and one single garage element or three single garage elements with a column / pillar dividing at least two of the elements.



Examples of approved garage doors



Examples of approved garage doors



Examples of not approved garage doors

09.0 PRIVACY

The potential for overlooking the secluded private open spaces in adjacent lots must still be considered even if the lots are currently vacant. Generally, all habitable room windows and rear or side facing balconies at first floor level must be screened to prevent overlooking if they are within 6.5m of the boundary.

Overlooking requirements to be in accordance with ResCode.

10.0 PLUMBING

All plumbing other than downpipes and rainwater hoods must be concealed. Plumbing associated with water tanks should be Colorbond or painted to match the downpipes.

11.0 LETTER BOXES

Letterboxes must be DRC approved prior to installation.



Examples of preferred letter boxes

Letterboxes must be no larger than 600w x 600d x 1500h and constructed to Australia Post standards. Small metal letterboxes on a pole are prohibited.

Letterboxes must be located within your lot boundary.

The design and location of your letterbox must be provided with your landscape plan application. They must be DRC approved prior to installation.



12.0 SECURITY GRILLS AND SHUTTERS

Security grills and steel shutters over windows are not permitted. Timber venetian shutters that are located inside the home are acceptable, however timber shutters on the exterior must be approved as part of the design approval prior to their installation.

13.0 GARDEN SHEDS, PERGOLAS AND OTHER STRUCTURES

A steel garden shed of no more than 10m² in area and no higher than 2.2m is permitted. It must be of Colorbond finish to match or compliment the dwelling.

Setbacks and location:

Garden Sheds

- Garden sheds of the dimensions noted above may be located up to 1.0m from a side or rear boundary.
- They must not be located in the front garden or where they will be visible from the street.
- Larger shed/workshops will be assessed on their merit at the time of application and will generally need to be constructed with materials and finishes to compliment the house.

Pergolas:

- Unroofed pergolas must be set back at least 1.0m from the side and rear boundaries.
- A roofed pergola must be located beyond the setback distance.

Verandahs and Other Structures:

Verandahs and other building structures (other than sheds) must be set back at least 1.0m from the side and 2.0m from the rear boundary.

Caravans and boats must not be visible from the public realm.

14.0 DRIVEWAY

Only one driveway is permitted. The driveway must not exceed the width of the garage opening. Materials such as stone, unit pavers, exposed aggregate concrete, and coloured concrete are encouraged. Plain concrete driveways are not permitted.



Examples of approved driveway colours

15.0 FENCING

Fencing shall be built in accordance with the requirements specified in the covenants of your title.

Front Fence/Gates

All side and rear fencing, including gates, must be no higher than 1.8m above natural ground level.

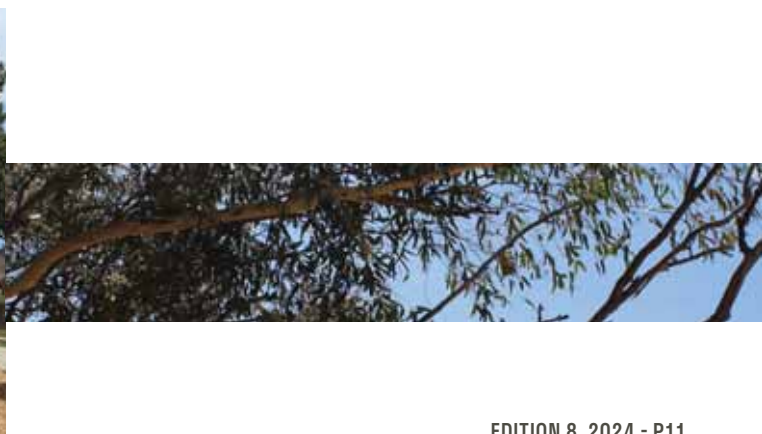
No front fencing is permitted between the front boundary and the side gates. Side gates / return fences must be positioned at least 1m behind the front façade that is closest to the side boundary. Side boundary fencing must align with the side gate/ return fence.

Side Fencing

Side boundary fences must not extend forward of the front façade adjacent to that side boundary fence and must be in alignment with the front fence/gates.

All fencing allowed under the MCP and DG on interlot or street boundaries must be constructed of pre-finished corrugated metal sheeting (i.e. Colorbond) with powdercoat finishing in Colourbond colour "Woodland Grey" and "Shale Grey".

For a corner lot, the side fence on the secondary street must extend from the rear corner to no more than 70% of the lot depth and must be set back a minimum of 4.0m.



16.0 ANCILLARY ITEMS

General

Satellite dishes, television antennae, clothes lines, hot water services, evaporative units must be located away from direct view lines from the street or public realm.

Satellite Dishes

Satellite dishes larger than 1.0m in diameter must be mounted on the ground at the rear of the dwelling.

Air Conditioners / Evaporative Coolers

Roof mounted evaporative coolers must match the colour of the roof and must be mounted no higher than the ridge of the roof.

External condensers of split air conditioning units must be mounted away from public view or be appropriately screened, including their piping and cabling.

Window mounted air conditioning units are not permitted.

Solar Water Heaters and PV Panels

Skylark Rise encourages solar water heaters and photovoltaic (PV) panels on house roofs. Any roof plane may be used except those facing the street.

All solar water heaters must have detached storage tanks. Roof mounted storage tanks will not be permitted.

PV panels should be mounted directly on the roof. PV panels mounted on frames will be assessed on their merit.

Rainwater Tanks

2,500litre water tanks must be installed on every lot larger than 300 m². The capacity must comply with the specifications listed in your covenant of title.

Water tanks must be located away from direct public view and should be no more than 2.2m high.

To comply with Council requirements, the water tank must be plumbed to an outdoor tap as well as all toilets as a minimum. This must be shown on the plans for DRC approval.

Bin Storage

Rubbish bins must be stored away from public view. The storage area must be shown on the plans.

Signs

Builder and tradesperson signs must be no more than 0.5m² each. A maximum of three signs is permitted per lot and must be removed at completion of construction. All other signage must be approved by the Developer.

17.0 LANDSCAPING

At least 1 canopy tree must be planted in the front yard. Tall shrubs of at least 1.5m height must be located in the unfenced side garden of corner lots facing Toolern Creek. Canopy trees must have a minimum mature height of 4m, and a height on planting of at least 2m.

A majority of the number of plants planted in the lot must be Australian species. Avoid the use of prohibited invasive weed species.

Garden beds located in public view must be mulched with tan bark, in natural colour or in black.

Retaining walls must not exceed 0.8 metres in height.

Impermeable hard surface materials must not exceed 40% of the front garden area including the driveway and front path.

A minimum softscape area of 60% of the total front garden area is to be installed. The softscape should consist of turf, garden beds and permeable surface materials including decorative stone aggregate or pebbles.

At least 30% of the soft landscape area of the front yard must be garden bed, and less than 70% lawn.

Grass Lawn (pre-grown turf) must be a warm season turf variety. The lawn should be maintained and regularly edged to present neatly. Grass is to be installed on a minimum 100mm depth of suitable topsoil.



Minimum 200mm depth of suitable topsoil is to be installed to all garden bed areas. Garden bed areas are to include an 80mm depth of mulch to retain moisture within the soil and suppress weed growth.

Nature strips are to be maintained by the individual lot owner.

Landscaping works to the street frontage must be completed within 6 months of house completion. (Certificate of occupancy)

Owners wishing to sell their lots must ensure that the above requirements and responsibility are passed on to the future owner of the property.

Following is a table of indicative plants for planting.

Plant Species	Common Name	Mature Size (HxW)
TREES		
ACACIA IMPLEXIA	Lightwood	8x6m
ALLOCASUARIN VERTICILLATA	Drooping Sheoke	9x5m
EUCALYPTUS BEHRIANA	Bull Mallee	10x6m
MEDIUM SHRUBS		
BANKSIA MARGINATA	Silver Banksia	1-10 x 5m
CASSIN IA LONGIFOLIA	Shiny Cassinia	2-4 x 2-3m
GOODEN IA OVATA	Hop Goonedia	1-2.5 x 1-3m
INDIGOFERA AUSTRALIS	Austral Indigo	1-2.5 x 1-2m
MELICYTUS DENTATUS	Tree Violet	2-4 x 1-2.5m
MYOPORUM VISCOSUM	Sticky Boobiolla	2 x 3m
PROSTANTHERA NIVEA	Snowy Mint Bush	2 x 2m
SMALL SHRUBS & GROUNDCOVER		
A TRIPLEX CINEREA	Coast Saltbush	1-2 x 2-3m
A TRIPLEX PALUDOSA SSP. PALUDOSA	Marsh Saltbush	1 x 1m
A TRIPLEX SUBERECTA	Lagoon Saltbush	0.2-1 x 0.8-1m
CORREA ALBA	White Correa	1-1.5 x 1-1.5m
CORREA GLABRA	Rock Correa	0.5 x 0.5m
PIMELEA GLAUCA	Smooth Rice-Flower	1 x 1m
RHAGODIA CANDOLLEANA SSP. CANDOLLEANA	Seaberry Saltbush	0.1-1 x 1.5-2m
RHAGODIA PARABOLICA	Fragrant Saltbush Common	1 x 2-5m
CHRYSOCEPHALUM APICULATUM	Common Everlasting	0.3 x 0.3-1m
A TRIPLEX SEMIBACCATA	Berry Saltbush	0.4 X 1-3m
DICHONDRA REPENS	Kidney-weed Ruby Saltbush	0.1-0.3 X 1-5m
ENCHYLAENA TOMENTOSA	Ruby Saltbush	0.4-1 X 0.5-1m
GRASSES		
AUSTROSTIPA BIGENICULATA	Tall Spear Grass	0.3-1.2 x 0.5m
AUSTROSTIPA ELEGANTISSIMA	Feather Spear Grass	1 x 0.6m
POA POIFORMIS VAR. POIFORMIS	Coastal Tussock Grass	1 x 1m
POA SIEBERIANA VAR. SIEBERIANA	Tussock Grass	0.3 X 0.4m
LOMANDRA LONGIFOLIA SUBSP. LONGIFOLIA	Wattle Mat-rush	0.5-1 x 0.5-1.2m
DIANELLA LONGIFOLIA	Pale Flax-lily	1.2 X 0.4-1m
DIANELLA REVOLUTA VAR. REVOLUTA	Blueberry Lily	1 1.5m
POA LABILLARDIEREI	Common Tussock-grass	0.3-0.8 X 0.5m
AUSTODANTHONIA RCEMOSA VAR. RACEMOSA	Striped Wallaby-grass	0.2 X 0.15m
AUSTRODANTHONIA CAESPOITOSA	Common Wallaby-grass	0.2-0.4 X 0.4m

18.0 ENERGY EFFICIENCY AND LIGHTING

All dwellings are encouraged to be designed and built to achieve a 10-20% reduction in greenhouse gas emissions in line with the relevant rating tools such as Green Star (GBCA), NABERS and AccuRate.

It is encouraged that all internal light fittings such as down lights, pendants, wall mounts etc. allow for compact fluorescents or LED.

External light fittings must not result in excessive light spill.

Energy Efficiency and Lighting

Living spaces, where possible should be located to the north of the dwelling to facilitate solar access in winter months.

Where possible, provide adequate shading such as retractable shading devices, trees, tinted glass etc. to prevent summer solar access.

Private open space should be located on the north side of the allotment where possible, but not be located along a primary frontage.

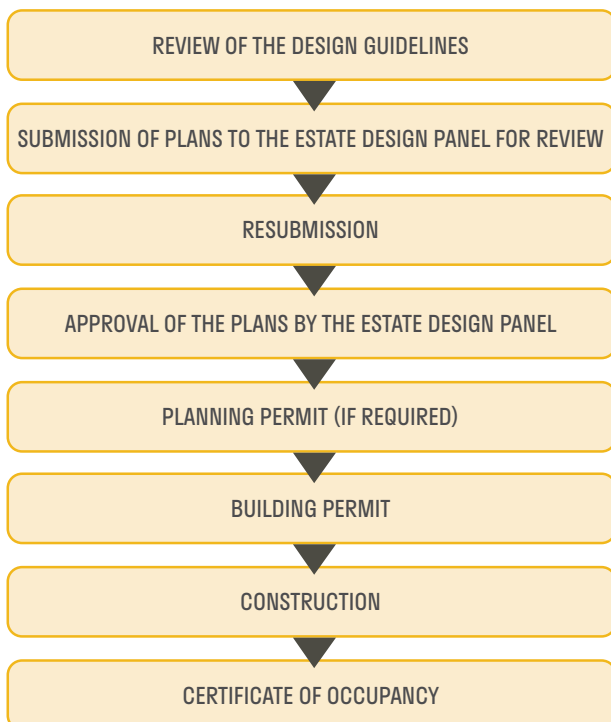
If possible, zone dwelling layout to enable main living areas to be separately heated and cooled.

19.0 APPROVAL PROCESS

You must electronically submit drawings to the DRC for review and approval.

Design Review And Formal Approval

A full package of drawings is required for a formal design review. Send the following information via email to the DRC in pdf format (A3 for drawings and A4 for written documents). The DRC will assess your package against the Design Guidelines and upon compliance provide you with written confirmation and a return set of your plans stamped approved.



List of documents required for lodging your application:

1:200 site plan- show:

- Note site levels/contours, cut and fill areas
- Services and solar panels, satellite dish
- Rainwater tank (including capacity)
- Driveway and paving
- Retaining walls (note their height and material)
- Fencing
- Outbuilding, pergola and shed
- 1:100 floor plan- fully dimensioned and with FFL's noted
- 1:100 elevations- show:
- Natural ground line
- Note the external materials
- Show the solar panels, services and A/C or Evaporative cooling unit

1:100 sections – show:

- Natural ground line
- Proposed retaining walls
- Denote the maximum building height

External materials and colours schedule for the following:

- Wall finishes
- Roof, gutters and downpipes
- Windows and doors
- Rainwater tank (including capacity)
- Garage door
- Driveway

1:200 Landscape Plan- show:

- Water tank
- Retaining walls
- Plants (shrubs, trees, garden beds and grass areas)
- Letterbox design and location
- Driveway and paving
- Clothes line
- Screening
- Outbuilding/shed/pergolas etcetc.
- Provide a plant schedule/ table noting plant species, pot sizes and the number of each plant type.

Following the initial application, one additional submission may be made. Any subsequent submissions will incur charges directly to the purchaser.



Upon compliance, these plans will be endorsed and constitute formal developer's approval for a Building Permit to be issued.

All applications for preliminary review and formal approval must be submitted to:

Skylark Rise DRC online at www.skylarkrise.com.au/drc
or alternatively drc@skylarkrise.com.au , telephone 1300 757 630

The DRC will endeavor to respond to all applications within 10 business days.

(Design Guidelines written September 2024)



60-72 Bridge Road, Melton South, VIC 3338

info@skylarkrise.com.au

Call 1300 757 630

skylarkrise.com.au