



DAVIS VINEYARD

Life Begins

P2 DESIGN APPROVAL GUIDELINES



Address: 2 Davis Road, Diggers Rest VIC 3427

Web: www.davisvineyard.com.au

E-mail: info@davisvineyard.com.au

hugo@davisvineyard.com.au

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DAVIS VINEYARD ESTATE DIGGERS REST SUBDIVISION HOUSING & DESIGN GUIDELINES

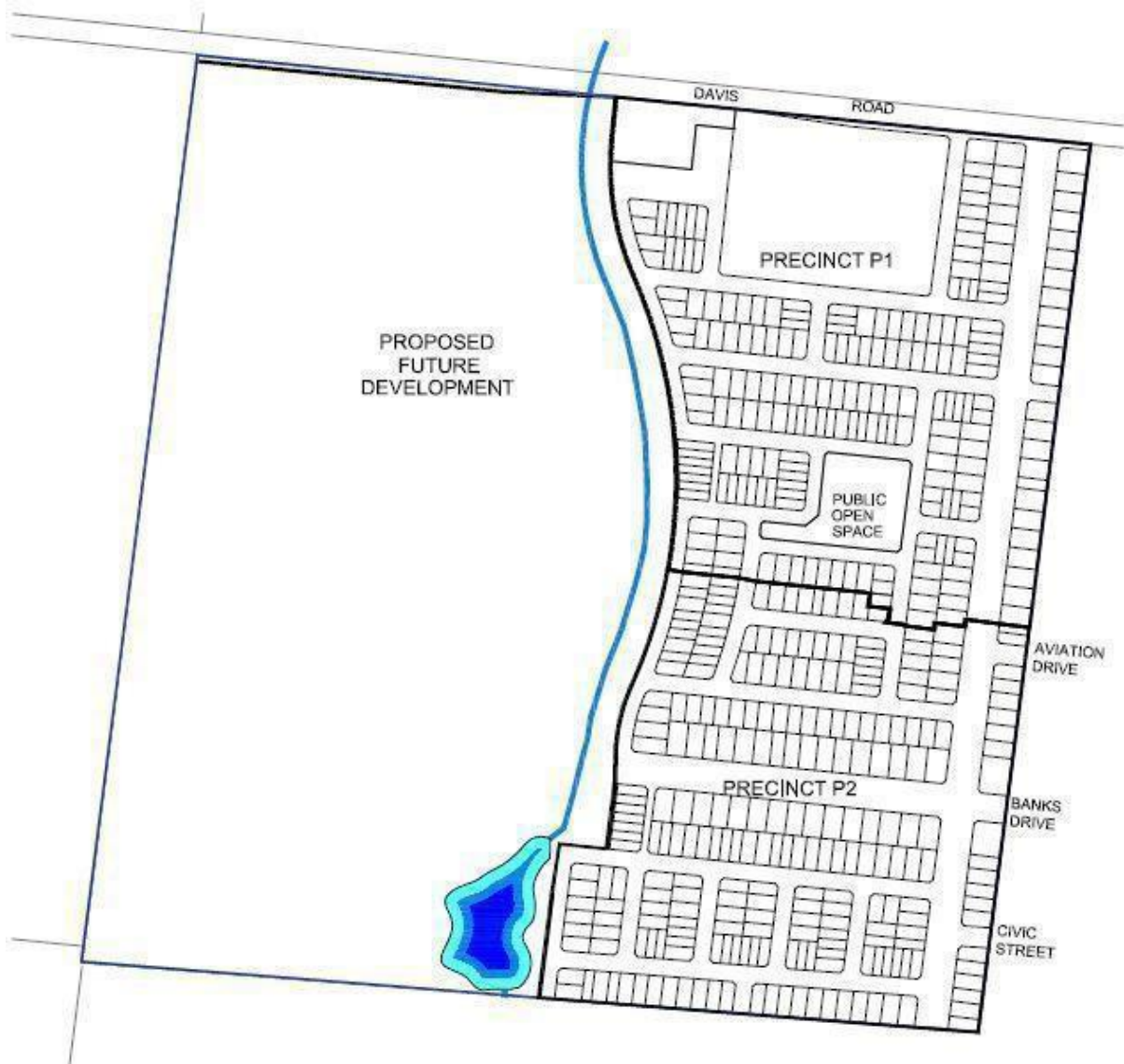
FOR: AUSTRALIAN INVESTMENT & DEVELOPMENTS PTY LTD

PRECINCT P1 and PRECINCT P2

AT: 87 – 193 DAVIS ROAD, DIGGERS REST



Davis Vineyard Estate Diggers Rest - ILLUSTRATIVE MASTER PLAN (Part)



KPD - DOCUMENT CONTROL




Revision	Author	Reviewed	Description of Change
26.11.12	AO	BJK 	Draft.
14.12.12	AO	AO 	Client Issue.
20.12.12	AO	AO 	Council Issue.
Note	Reiterations	between 20.12.12 & 24.04.2018 in discussion with Melton City Council.	
24.04.2018	BJK	BJK	Final Guidelines Document for Council Endorsement (In Response To Council Final Comments of 16.02.2018 and 17.04.2018).
11.11.2020	BJK	PL/BJK	Amended Guidelines Document providing for 'Three Garage Accommodation', Precinct 1 only (sections 3.6 page 13 & 4.1 page 16 here) for Council Endorsement.
16.01.2023	BJK	PL/BJK	Amended Guidelines Document providing for: Amended Dual Occupancy Plan (Appendix 1- Precinct 1 page 24), Solar panel location (section 4.3 page 20) clarifying Fencing text for consistency (section 4.2 pages 17-20), Garages (section 3.6 page 13) and building line setback (section 2.4 page 8) for Council Endorsement.
18.12.2023	BJK	PL/BJK	Amended Guidelines Document providing for 'Three Garage Accommodation', Precinct 2 (section 3.6 page 13) for Council Endorsement.

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1.0 INTRODUCTION

1.1 Purpose

The aim of these Design Guidelines ("Guidelines") is to create a cohesive design vision for the development of the residential estate at 87 – 193 Davis Road, Diggers Rest.

The Guidelines are to be provided to land owners and have been developed to foster housing diversity and a high standard of built form; to ensure all homes within the estate reflect the vision of the development in creating an integrated community supported by landscaped surrounds.

All planning and building related matters will be considered by Council.

The Guidelines apply to all lots in Precinct 1 & 2 of the estate as shown at page 2 here. Owners, designers and builders should review these Design Guidelines in conjunction with the land sales contract.

1.2 Developers Approval

The siting and design of homes at the Davis Vineyard Estate is to be approved by The Davis Vineyard Estate Building Design Approval Committee (DVEBDAC). Approval by the DVEBDAC is required before applying for a building permit for the construction of a new dwelling. Approval by the DVEBDAC or its subcontractors is not a building approval or planning permit. Nor does it imply compliance with any Building Code, Building Regulations or the City of Melton Planning Scheme. The DVEBDAC, Australian Investment and Development Pty Ltd or their contractors will not take any responsibility for any building or planning permits attained by the purchaser, builder or anyone else any other person or entity authorised to do so. The DVEBDAC also reserves the right to vary or waive a requirement contained in the Design Guidelines if the DVEBDAC is satisfied that the design demonstrates architectural merit, excluding those requirements of the Design Guidelines that appear as a restriction within the MCP.

The following steps illustrate the process for each purchaser in order to construct a house on the Davis Vineyard Estate at Diggers Rest.

- | | |
|--------|---|
| Step 1 | Design Your Home
With your architect or builder, make sure your home design complies with these Housing Design Guidelines. |
| Step 2 | Davis Vineyard Estate Building and Design Approval Committee
Make your application to the DVEBDAC
(The DVEBDAC Building and Design Approval application form and checklist is included as Appendix 3 to this document) |
| Step 3 | Building Permit
Make your application to Council for your building permit. |
| Step 4 | Construction
After receiving your building permit, you can proceed with the construction of your new home. |

1.3 Planning and Building Permits - All Lots.

A maximum of (1) dwelling is permitted per allotment with the exception of corner lots with an area greater than 450m² designated for dual occupancy. See Appendix 1 and 2.

All dwelling designs are required to comply with Clause 54 of the Melton Planning Scheme.

Part 4 of the Building Regulations of Victoria is also applicable.

All building works at the estate will require a building permit to be issued, regardless of the need for a planning permit (see 1.6 below). A building permit is separate to a planning permit.

Compliance with the above statutory requirements will be assessed by a building surveyor and/or Melton City Council.

1.4 Lots less than 300 square metres – Small Lot Housing Code

A planning permit is not required to be granted from Council, except where the lot is less than 300 square metres and the proposed design **does not comply** with the Small Lot Housing Code incorporated pursuant to Clause 81 of the Melton Planning Scheme.

Any planning permit application required under the Melton Planning Scheme will be subject to normal notice and review rights under the Planning and Environment Act 1987.

While all care has been taken to ensure that the Guidelines comply with current building legislation, it remains the responsibility of the owner to ensure compliance with all statutory requirements are met.

1.5 Medium and Multiple Dwelling Sites

These design guidelines do not cover integrated development sites that require a separate planning permit. Medium or High density lots cannot be developed without obtaining a planning permit from Council. Prior to a planning application being lodged with Council for the development of a medium or high density lot, the plans must be assessed and approved by the Davis Vineyard Estate Building Design Approval Committee DVEBDAC.

1.6 Statutory Obligations

It is the responsibility of the purchaser to ensure that, in addition to meeting the design guidelines and covenants, that all submitted design documents comply with the National Construction Code, Victorian Building Code, Victorian Energy Rating Standards, ResCode and all other planning and authority requirements and ensure your building design complies with the Melton Planning Scheme and the Building Regulations of Victoria.

Following relevant statutory approvals (as required), you will be able to commence construction of your new home.

The Guidelines may be amended on occasions at the developer's discretion, subject to Melton City Council approval, to reflect changes in design trends or to coincide with the release of later stages.

2.0 SITING & ORIENTATION

2.1 General

The siting and orientation of dwellings should be considered for a number of reasons, including:

- Ensuring appropriate presentation to a street frontage;
- Maximising the benefits of solar access;
- Promoting energy efficiency;
- Minimising opportunities for overlooking; and
- Ensuring a high standard of amenity for all residents.

2.2 Density

- With the exception of lots designated for dual occupancy or medium density at Appendix A and Appendix B, no more than one (1) dwelling may be constructed on a lot.

2.3 Orientation

- Dwellings must:
 - Be oriented toward the street frontage and facilitate casual surveillance;
 - Be provided with a clear and legible entrance;
 - Be oriented to make maximise solarefficiency;
 - Where practicable, locate living areas and private open space on the north side of the dwelling;
 - Be designed so that solar access to north-facing windows is maximised.

2.4 Setbacks

These guidelines apply to conventional or standard allotments. The setbacks on allotments nominated less than 300 square meters will be subject to the provisions of the Small Lot Housing Code (SLHC) and will need to suitably address appropriate presentation to a street frontage as referred to here.

- **Front Setback:**

- In order to complement the streetscape, dwellings are to be setback as follows:

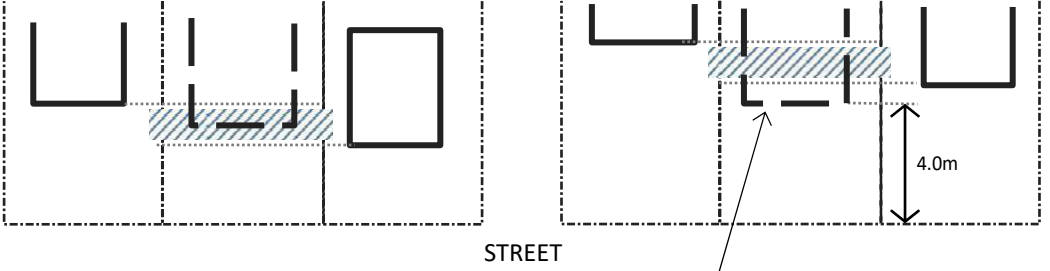
Area	Front Setback Requirement
All Lots (4m-6m)	Minimum of 4m and a maximum of 6m from any road frontage including a Collector Road where that minimum is 4m.
 <p>..... Average setback of adjoining dwellings // Is encouraged</p> <p>STREET</p> <p>The house may be setback a minimum of 4.0m where the average front setback of adjoining buildings is setback more than 4.0m.</p>	

Figure 1: Front Setback Requirements

Porches, porticos and verandas less than 3.6m high may encroach up to 1.0m into the minimum front setback.

- On SLHC Lots (less than 300m²) front loaded dwellings must be setback from the front property boundary by a minimum of 3.0m and a maximum of 5.0m where the Small Lots are grouped together in a row of four or more lots.
- Where Small Lots are located separately or in a group of two or three, front loaded dwellings must be setback from the front property boundary by a minimum of 4.0m and a maximum of 5.0m unless otherwise approved by the DVEBDAC in exceptional circumstances. Dwelling setbacks should ensure appropriate presentation to a street frontage respecting the prevailing street setback alignment. The zig-zag impact of a 3m setback next to a neighbour's garage 5m setback is discouraged.
- The Objective is, where the layout provides both small lot housing and conventional housing located along the same street, the setback is determined by what classification of lot the majority of the frontage distance along this streetscape is comprised. For example; if the majority of distance frontage along an individual street is made up of conventional lot frontage, then all SLHC lots along that street shall adopt the prevailing conventional front setback and vice versa in the opposite scenario.

- **Side Setback:**

- 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
- All single storey dwellings with a frontage of 18 metres or greater employ a minimum side setback of 1 metre on both sides (garages may be built to the boundary).
- Exclusions
Sunblinds, verandas, porches, eaves, fascia, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.
- All corner allotments must employ a minimum 2.0m side setback along secondary frontages adjacent to areas of public realm (i.e. roads & parks etc.).

- **Rear Setback:**

- The building setback of dwellings to rear boundaries to be a minimum of 2.0 metres.

- **Garage Setback**

- Garages must be setback a minimum 5.0m from the front site boundary and an additional 500mm from adjoining front building line or which is greater where front loaded and 2.0m if garage is located adjacent to secondary frontage.
- Where facing the secondary street frontage, the garage must be setback a minimum of 2.0m from the secondary street frontage.

2.5 Corner Allotments

- Corner dwellings must address both their primary and secondary street frontages through the use of wrap around verandas, feature windowing and detail etc.
- Corner dwellings should include a habitable room with a clear view to secondary streetscapes.
- Materials and articulation treatments used on a corner dwelling's front façade should continue onto other facades facing the secondary street.
- Garages must be located adjacent to the lot boundary except where adjacent to boundaries abutting public open space.
- Standard corner lots must comply with the setback requirements of ResCode, as applicable.
- Porches, porticos and verandas less than 3.6m in height are encouraged and may encroach up to 1.0m into the minimum front setback.

3.0 BUILT FORM

3.1 General

- In order to maintain the amenity of residents, and to protect your investment, development within the estate is to exhibit a high standard of design. A variety of house designs is encouraged and should be responsive to the features of the allotment; having regard to any slope or vegetation.

3.2 Architectural Style

- Owners are encouraged to construct innovative and contextually appropriate designs that contribute to achieving a cohesive residential image for the Estate.
- Dwellings should exhibit a high standard of design and incorporate design elements that will assist in reducing building bulk and contribute to visual interest (refer Figure 2). This can be achieved through a combination of:
 - porches/verandas
 - recesses
 - variation in materials, colours, and/or textures including between levels
 - variations in the built form
- Dwelling articulation may be achieved by:
 - Stepping front walls
 - Use of different materials and colours
 - Window surrounds
 - Verandas and Porches
 - Deep roof overhangs
 - Setting back the second storey



Figure 2: Examples of detached dwellings that exhibit an appropriate standard of design.

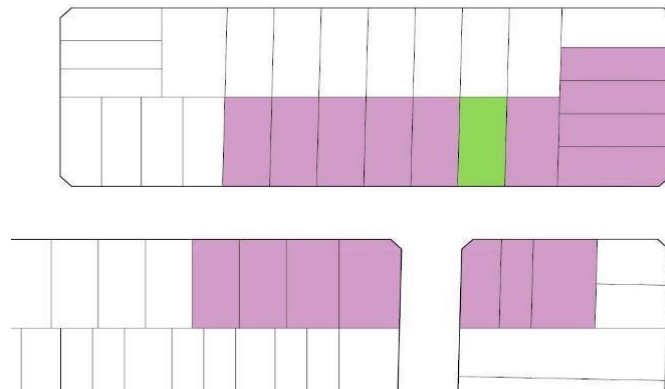
- With the exception of dual occupancy, multiple dwellings, medium density housing and lots under 300m² (which are subject to the Small Lot Housing Code), houses with identical facades must be separated by a minimum of five continuous houses in any direction.

On lots less than 300 m² two dwellings with identical facades shall not be built within two contiguous lot spaces of the original lot.

Figure 3: Identical Facades Diagram.

-Green Façade Type Approved

- Approval will not be permitted in purple area for a building identical to a Green façade type



3.3 Building Height

- The maximum building height should not exceed 9m.
- Triple Storey dwellings and/or basements should adhere to the relevant height requirements and accord with ResCode and the Small Lot Housing Code (as applicable).
- Ceiling heights for single storey dwellings and the ground floor of double storey dwellings are to be a minimum ceiling height of 2590mm unless otherwise approved by the DVEBDAC.

3.4 Site Cover

- Site cover would not generally exceed 60% unless appropriately located (e.g., in areas with higher levels of amenity; fronting open space, etc.).

3.5 Corner Lot Characteristics

- Dwellings constructed on corner blocks and on lots that abut public open space areas such as a park or reserve must address both the street frontage and the public open space through the use of wrap around verandas, feature windows, detailing, etc. The use of well-articulated architectural features will create visual interest when observed from the secondary street frontage.

3.6 Garages

- Design and location of garages should ensure they are unobtrusive to the street. Carports are not permitted.
- All dwellings must provide garaged car parking at the following rates:
 - Two (2) Bedroom Dwelling: Minimum of one (1) space;
 - Three (3) or More Bedroom Dwelling: Minimum of two (2) spaces.
- Garages are encouraged to be slim line, sectional tilt or panel lift doors. Roller doors should only be permitted at the rear of the garage, possibly with access to the yard or where the garage door is not visible from the public realm. Garages are not to dominate the presentation to the street. This can be achieved by use of stepped building faces to the street, use of varying building materials and good design.
- Free standing garages should be designed to integrate with the dwelling through adopting a similar roof form and materials palette. For garages fronting / addressing secondary frontages they are to be located toward the rear of the site and are not required to be integrated under the main roofline of the dwelling.
- A 'three garage accommodation approach' is permitted in the following cases and in Precinct 1 & 2 (as identified on the illustrative Master Plan shown at page 2 here):
 - Precinct 1: Lots with a suitable 18 m frontage and corner lots with a minimum 20 m frontage located on Madisons Avenue (the main north-south connector road);
 - Precinct 2: The four 18 m frontage lots located in Stage 5A on Banks Drive (the main east-west connector road);
 - All outcomes to provide no more than a single driveway/crossover;
 - The three garage approach is to be made up of a double with a recessed single garage (or vice versa), with all garages included under the main pitched roof line;
 - with this approach, double garage doors are a maximum width of 5.5 m and single garage doors a maximum width of 2.6 m.
- For all lots where the garage is located at the front of a dwelling, the door or opening must not occupy more than 40% of the width of the allotment street frontage if the dwelling is single storey.
- For double storey dwellings with garages that exceed 40% of the Lot frontage, balconies or windows are encouraged above the garages to part or all where a practical and good design outcome is achieved.
- Council does not support garages siding onto streets unless it is a rear loaded garage.
- For corner dwellings, garages must not be located on the corner where the primary and secondary frontages meet.

3.7 Finishes and Materials

Wall materials for dwellings are to be articulated to achieve an interesting composition that complements the wider streetscape.

A mixture of materials, colour and finish is encouraged.

The utilisation of different materials (e.g., natural stone, exposed timber) will be considered and are encouraged as key design articulation elements (See figure 2).

External walls must be constructed from a minimum of 50% face brick, brick or masonry veneer or other approved texture coated material. At least 25% of the facade of the home must be finished in a contrasting/feature element in a different texture, material or colour.

The utilisation of materials such as natural stone, exposed timber or other feature cladding materials will be considered and encouraged as key design articulation elements.

Colours play an important role in influencing the look and feel of a streetscape. In order to provide a sense of harmony and consistency, a palette of complementary colours should be selected to reflect the local landscape character and history of the area.

A harmonious colour palette consisting of natural, subdued hues which are complimentary to the surrounding environment and colour tones which reflect the theme of the dwelling will be encouraged. Limited use of strong or bold colours may be adopted to reinforce the contemporary nature of the dwelling design.

3.8 Roofing Styles

Roofing and eaves are important to the overall aesthetics of a building.

They influence the character and amenity of a neighbourhood and can contribute to the passive performance of a building.

Roof forms are encouraged to be pitched at a minimum of 22 degrees or a minimum of 16 degrees for skillion.

Roof forms that use a combination of styles are also encouraged. Eaves with a minimum overhang of 450mm must be incorporated into dwelling facades and where double storey dwellings a minimum overhang of 450mm must be incorporated into all faces of the dwelling.

Single storey dwellings are to provide eaves that wrap around a minimum of 2000mm along the side of the dwelling from any street frontage or sideage, except where built to boundary.

3.9 Development on Small Lots (less than 300m²)

Development on small lots (less than 300m² in area) must be in accordance with the Small Lot Housing Code with particular regard to the relevant provisions relating to:

- Minimum and maximum street setbacks;
- Building Height;
- Site Coverage;
- Permeability;
- Car Parking;
- Side and Rear Setbacks;
- Walls on Boundaries;
- Overshadowing;
- Overlooking;
- Daylight to Habitable Room Windows; and
- Private Open Space.

4.0 AMENITY

4.1 Driveways

- Driveways are a major visual element of the estate and should be constructed using materials that complement the dwelling textures and colours. Materials may include (but are not limited to):
 - Stone;
 - Brick;
 - Exposed aggregate; or
 - Coloured concrete.
- Only one driveway will be permitted for each lot unless otherwise approved by the Responsible Authority with the exception of dual occupancy allotments provided for in the plans here at Appendix 1 and 2 in which a single individual driveway may be provided to each dwelling this includes the two dual occupancy lots, one on the SE corner and one on the NE corner of Madisons Avenue and Showman Drive. Driveway crossovers are to be provided located away from the road intersection.
- Driveways must not be wider than garage door.
- Where an alternative driveway location is provided to respond to a dwelling, the existing driveway must be removed at the time the new driveway is constructed.
- With the exception of dual occupancy, multiple dwellings or medium density housing, driveways to lots must be set back a minimum of 0.5m from a side boundary to allow for landscaping along the length of the driveway (refer Figure 4).

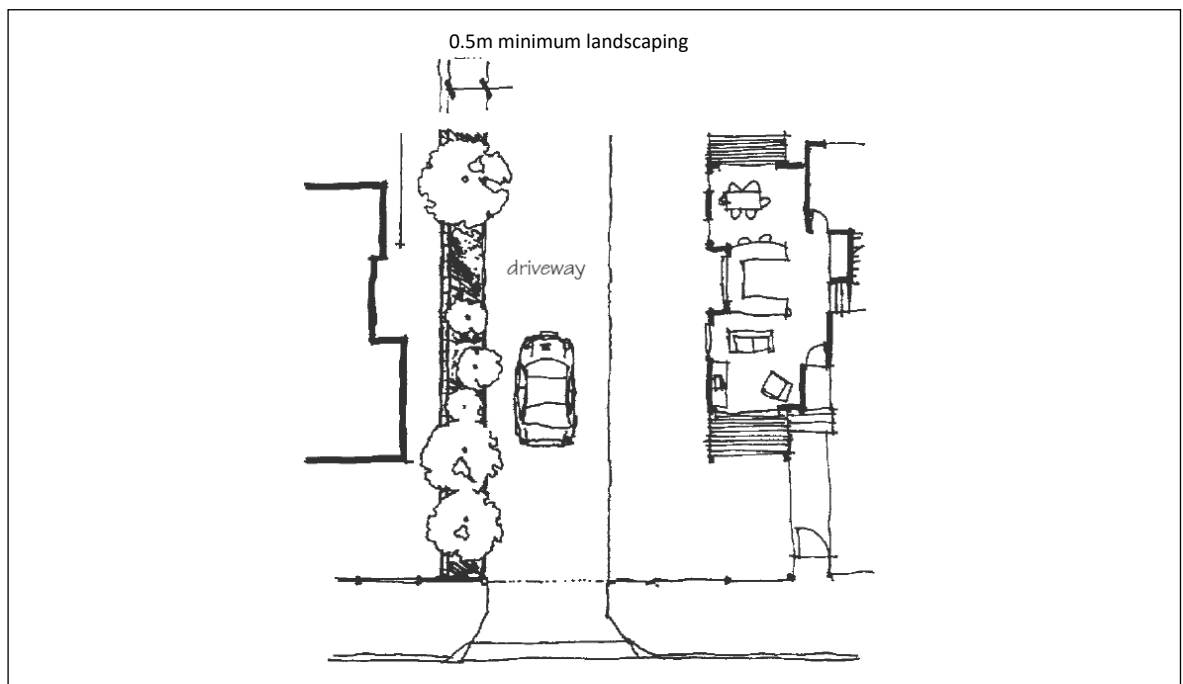


Figure 4: Landscaping to side boundary (adjacent driveway)

4.2 Fencing

- All fencing must be of a consistent type and should be designed to be compatible with the dwelling 'built form'.
- The use of front fences is encouraged along roads considered as main thoroughfares.
- Where a front fence is proposed, the height of fences/walls to a road frontage must not exceed 1.2m unless suitably transparent or permeable to enable viewing of the public area for surveillance and safety and should be integrated into the landscape design (refer Figures 6 & 8).
- Where a front fence is to be constructed on a corner lot, it must turn around and extend to meet the side fence.
- All internal and boundary fencing must be a timber paling or a brush cassinia arcuata fence with a height no greater than 1.8 m (see Figure 7.1).
- All internal and wingwall fencing must be setback a minimum 1m from the front building façade.
- All paling fences to have exposed posts and capping (see Figure 7.2).
- Council's landscape supervisor should be contacted where wiring fencing is pursued.
- For corner dwellings, high quality fencing treatments must be employed on secondary frontages and this treatment must be constructed using Australian Native Brush style timber fencing (Brush Cassinia Arcuata) of height no greater than 1.8 m. All secondary street frontage fencing is to be setback a minimum 4m from the dwelling's front façade.
- Side boundary fences, including secondary street front fencing, will have a height no greater than 1.8 m.
- Side boundary fencing in front of the dwelling façade must not exceed 1.2 m in height.



Figure 5

- Fencing may include a variety of materials (refer Figures 5, 6, 7 & 8).
- Front and side fencing forward of the building line is encouraged to be of either masonry, timber slats or transparent and directly reference the building style of the dwelling.
- Lots with direct frontage to the linear public open space area are to include high front fencing to provide for security, which is also transparent to allow for passive surveillance of the public realm (refer Figure 8).



Figure 6: Examples of appropriate front fencing.

- Lots which have a side boundary abutting the 10 metre wide walkway reserve are to provide fencing which is at least 50% transparent to allow for passive surveillance of the public realm and security for private property (refer to Figure 8).



Figure 7.1: Examples of appropriate side and back fencing.



Figure 7.2: Examples of appropriate side and back fencing.



Figure 8: Examples of appropriate front fencing for lots with direct frontage to linear open space.

4.3 Utilities & Services

- External fixtures or service areas are to be appropriately located and/or screened from view to mitigate any adverse impacts to the streetscape and amenity of residents as follows:
 - Solar Water Heaters: Where possible are to be located out of view of the street frontage or public spaces and follow the roofline.
 - Solar panels are not to be placed at the front of a building.
 - Rainwater Tanks: Are not encouraged at the front of a dwelling but must not be visible from the street frontage or public spaces. All tanks and accessories are to be coloured to match and/or compliment the dwelling.
 - Garbage Bin: Bin storage and collection areas are located on site and are screened from view.
 - Advertising Signs: With the exception of sale signs / similar, no signage is permitted on any lot.
 - All external plumbing must be out of public view, with the exception of gutters and downpipes.
 - No downpipes must be located on the front façade of the dwelling.
 - External TV antennae and other aerials must be unobtrusive and located towards the rear of the dwelling.
 - Satellite dishes will only be approved if out of public view. Clothes lines must not be visible from public areas.
 - Externally mounted spa equipment attached to side boundary walls of any dwelling must be positioned out of public view, be painted in a colour matching the adjoining wall surface and fitted with noise baffles.
 - Evaporative cooling units are to be located out of public view where possible and must be of low profile, located below the ridgeline and coloured to match the roof.
 - Metal security shutters are not permitted.

4.4 Letterboxes

Letterboxes should be designed to match and compliment the dwelling design.
Single post supporting letterboxes are discouraged.



Figure 9: Examples of Letter Box Style.

4.5 Maintenance of the Lot

Prior to the occupation of a dwelling, the lot must be maintained by keeping the grass cut, and the lot free from rubbish.

Builder's waste materials and rubbish during construction must be removed on a regular basis and must not be allowed to accumulate.

Should lots not be maintained to 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.

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 DVEBDAC to determine if allotments are being maintained to an acceptable level.

4.6 Commercial Vehicles

Trucks or commercial vehicles (exceeding 1 tonne), recreational vehicles and caravans shall be screened from public view when parked or stored.

4.7 Signs

No signs, including 'For Sale' signs may be erected by the Purchaser other than a 'Home for Sale' sign which may be erected after completion of construction of a dwelling.

Builder's signs may be permitted (600mm x 600mm maximum) where they are required on allotments during construction.

Only one advertising sign permitted per dwelling at any one time and these signs must be removed once the property is sold.

5.0 LANDSCAPING

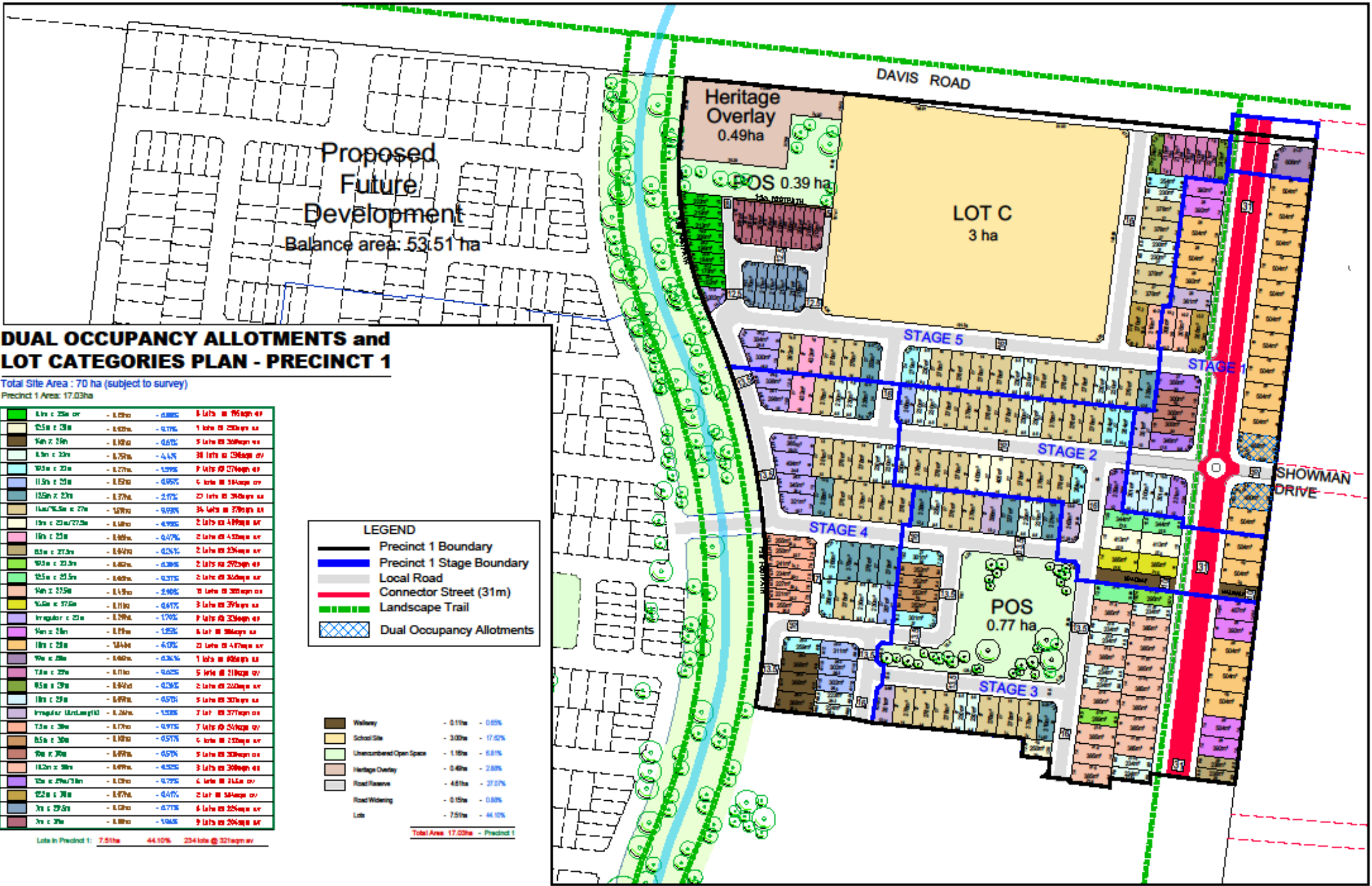
Landscaping and Tree Protection

- Landscaping throughout the estate is to contribute to the streetscape through an attractive landscape outcome that enhances the amenity of buildings and is responsive to the built form and environmental conditions of the locality, by ensuring:
 - Landscape design allows for the overlooking of the street and pedestrian entry areas;
 - Landscape design and planting minimises the need for watering.
 - Trees or shrubs with a mature height in excess of 3 metres are appropriately setback from dwellings;
 - Landscaping is undertaken in accordance with any relevant Melton City Council Policy. Owners should obtain a list of allowable vegetation within the municipality.
 - Front gardens should be planted with a minimum of one canopy tree per standard residential lot frontage combined with lower scale planting. The canopy tree should have a minimum mature height of 4m.
- A landscape concept plan outlining the details and elements of the home's front landscaping design must also be provided when the building design is submitted to the Council for approval.
- Landscape concept plans may include:
 - A design and plant selection that minimises the need for garden watering.
 - The provision of at least 2 semi matured trees (a minimum of 1 metre in height)
 - 60% of the ground covering must be permeable. No more than 40% of landscape surfaces including driveways and paths are to have an impervious surface.
 - The front landscaping must be completed within 3 months of receiving the Certificate of Occupancy.
- 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 softscape area must consist of planted garden bed.
- Established trees are retained where removal is not required to site new buildings and will form part or the entire two semi matured trees, where applicable.

End of Guide Text, See Appendices to follow as part of Guide.

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Appendix 1 – Dual Occupancy Allotments Precinct 1



 THESE PLANS ARE THE PROPERTY OF BEVERIDGE WILLIAMS & PARTNERS P/L PREPARED BY BWM GROUP LTD.	<table border="1"> <tr><th>REV</th><th>REVISION</th><th>DATE</th><th>APP / BY</th></tr> <tr><td>1</td><td>INITIAL DESIGN</td><td>27.05.16</td><td>BM/APS</td></tr> <tr><td>2</td><td>DUAL OCCUPANCY ALLOTMENTS</td><td>09.08.16</td><td>BM/APS</td></tr> <tr><td>3</td><td>DUAL OCCUPANCY ALLOTMENTS</td><td>08.09.16</td><td>BM/APS</td></tr> <tr><td>4</td><td>DUAL OCCUPANCY ALLOTMENTS</td><td>08.02.17</td><td>BM/APS</td></tr> </table>	REV	REVISION	DATE	APP / BY	1	INITIAL DESIGN	27.05.16	BM/APS	2	DUAL OCCUPANCY ALLOTMENTS	09.08.16	BM/APS	3	DUAL OCCUPANCY ALLOTMENTS	08.09.16	BM/APS	4	DUAL OCCUPANCY ALLOTMENTS	08.02.17	BM/APS	PROJECT: 87-193 DAVIS ROAD DIGGERS REST	PRINCIPAL: Australian Investment & Development Pty Ltd	SCALE: AT 1:1 1:2500 @ A3	REV: D
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TITLE: DUAL OCCUPANCY ALLOTMENTS PRECINCT 1	DTIM (A/MD): FORNS A.P.S.	APPROVED: DATE: 04.02.17	BEVERIDGE WILLIAMS & PARTNERS 1 Glenferrie Road Malvern VIC 3144 ph: 03 9524 6666 www.beveridgewilliams.com.au	TERN DRAWING No. 4236-01-985																					
MUNICIPALITY: CITY OF MELTON	DRAW: A.P.S.	DATE: February 2018																							

DUAL OCCUPANCY ALLOTMENTS and LOT CATEGORIES PLAN - PRECINCT 2

87-193 DAVIS ROAD DIGGERS REST
Total Site Area : 70.23 ha (subject to survey)

LEGEND

- Precinct 2 Boundary
- Precinct 2 Stage Boundary
- Local Road
- Connector Street (31m)
- Landscape Trail
- Dual Occupancy Allotments
- MD - Medium Density

7.5m x 30m	- 0.02ha	- 0.14%	1 lot @ 210sqm av
8.5m x 27m	- 0.53ha	- 3.61%	23 lots @ 232sqm av
9m x 25m	- 0.02ha	- 0.14%	1 lot @ 225sqm
9m x 27m	- 0.49ha	- 3.34%	20 lots @ 245sqm av
9m x 28m	- 0.08ha	- 0.54%	3 lots @ 263sqm av
9.5m x 29m	- 0.03ha	- 0.20%	1 lot @ 275sqm
9.5m x 30m	- 0.05ha	- 0.34%	2 lots @ 268sqm av
9.5m x 32m	- 0.20ha	- 1.38%	7 lots @ 289sqm av
10m x 27m	- 0.19ha	- 1.32%	7 lots @ 270sqm av
11.5m x 27m	- 0.15ha	- 1.05%	5 lots @ 309sqm av
12.5m x 29m	- 0.02ha	- 0.17%	1 lot @ 245sqm
12.5m x 25m	- 0.09ha	- 0.64%	3 lots @ 313sqm av
12.5m x 26m	- 0.13ha	- 0.88%	4 lots @ 325sqm av
12.5m x 27m	- 0.70ha	- 4.76%	21 lots @ 331sqm av
12.5m x 28m	- 0.42ha	- 2.87%	12 lots @ 350sqm av
12.5m x 29m	- 0.22ha	- 1.48%	6 lots @ 363sqm av
12.5m x 32m	- 0.38ha	- 2.59%	10 lots @ 381sqm av
13m x 30m	- 0.08ha	- 0.54%	2 lots @ 395sqm av
13.5m x 27m	- 0.04ha	- 0.26%	1 lot @ 385sqm
14m x 25m	- 0.49ha	- 3.30%	14 lots @ 346sqm av
14m x 26m	- 0.62ha	- 4.20%	17 lots @ 369sqm av
14m x 27m	- 0.41ha	- 2.82%	11 lots @ 377sqm av
14m x 28m	- 0.27ha	- 1.84%	7 lots @ 386sqm av
14m x 29m	- 0.76ha	- 5.21%	19 lots @ 406sqm av
14m x 32m	- 0.30ha	- 2.02%	7 lots @ 424sqm av
15m x 28m	- 0.46ha	- 3.10%	12 lots @ 385sqm av
16m x 27m	- 0.04ha	- 0.29%	1 lot @ 428sqm
16m x 28m	- 0.13ha	- 0.30%	1 lot @ 448sqm av
16m x 29m	- 0.09ha	- 0.67%	2 lots @ 453sqm av
16m x 32m	- 0.69ha	- 4.66%	14 lots @ 494sqm av
18m x 28m	- 0.05ha	- 0.33%	1 lot @ 492sqm
18m x 32m	- 0.94ha	- 6.53%	17 lots @ 569sqm av
19m x 32m	- 0.06ha	- 0.40%	1 lot @ 595sqm
34m x 28m	- 0.19ha	- 1.26%	2 lots @ 927sqm av

Lots in Precinct 2 - 9.27ha - 65.10% - 256 lots @ 362sqm av
 Road Reserve - 5.42ha - 36.90%
 Total Area 14.69ha - Precinct 2



REV	AMENDMENT	DATE	APP / DRN	PROJECT
A	INITIAL DRAFT	17/02/18	SR / A.P.S.	87-193 DAVIS ROAD DIGGERS REST
B	MEDIUM DENSITY ADDD	18/02/18	SR / SR	
DETAILS				
DUAL OCCUPANCY ALLOTMENTS PRECINCT 2				
MUNICIPALITY CITY OF MELTON				

PRINCIPAL	
Australian Investment & Development Pty Ltd	
DETAILS	
DATE (A.I.D.)	APPROVED
DESIGNED A.P.S.	CHECKED S.M.
DRAWN A.P.S.	DATE FEBRUARY 23/18

BW	
Beveridge Williams	
development & environment consultants	
1 Glenferrie Road Malvern VIC 3144 ph: 03 9524 8888 www.beveridgewilliams.com.au	

DO NOT SCALE DRAWING	
SCALE AT A1	REV
1:2500 @ A3	B
VIC DRAWING No.	
4236-02-985	

THESE PLANS MUST BE USED IN CONJUNCTION WITH SPECIFICATIONS PREPARED BY WDM PTY. LTD.

Appendix 3 – BUILDING AND DESIGN APPROVAL APPLICATION FORM

Davis Vineyard Estate, Diggers Rest – DVEBDAC (Davis Vineyard Estate Building Design Approval Committee)
c/- hugo@davisvineyard.com.au and phillip@davisvineyard.com.au

Land Owners Details

Name:
Current Address:
.....
Phone:
Email:

Property Number

Lot Number:
Street Address:
.....

Builder | Designer | Architect

Company Name:
Contact:
Address:
.....
Phone:
Email:

Building Design Details

Builder:
Building Model if Applicable:
Floor Area:

Submission Requirements

2 x copies of each of the following plans are required:

- Site Plan showing proposed structures, setbacks from all boundaries, eaves overhang, fencing locations, outbuildings, driveway and path areas. Minimum Scale 1:200.
- Floor Plan/s Minimum scale 1:100.
Including Roof Plan.
- Elevations.
All elevations of the structure(s) including building and roof heights, roof forms and roof pitch.
Minimum Scale 1:100.
- Landscape Plan
Including driveway location and material, planting locations, lawn areas and planting schedule.
Minimum Scale 1: 200.
- Schedule of Materials and Colours.
- Approval of the Building proposal as detailed in this submission is requested.

I/we acknowledge that an incomplete application cannot be considered and that approval by the DVEBDAC is not a building approval nor does it imply compliance with the building code, Building Regulations or City of Melton Planning Scheme.

DISCLAIMER:

1. The receipt of documents, including building plans, colour and materials specifications, any assessment of compliance by Australian Investments and Development Pty Ltd (A.I.D.) or the Covenant Administrator, their review, assessment or comment on the those documents or any other documents prepared by or on behalf of or provided by the Owner, does not result in the assumption of any obligation or liability by A.I.D. or the Covenant Administrator and does not affect the Owner's obligations or absolve the Owner from its obligations and its responsibility to comply with these Design Guidelines.

Owners, Designers and Builders should review these Design Guidelines in conjunction with the land sales contract.

2. A.I.D. may from time to time, in its absolute discretion, vary, relax or waive any of the requirements under these Design Guidelines.

In the event that A.I.D. allows a variation, relaxation or waiver of the application of the Design Guidelines, this will not set a precedent nor imply that any such action will apply again.

APPROVAL CHECKLIST

2.0 SITING & ORIENTATION

		APPROVED	NOT APPROVED	COMMENTS
2.1	General	<input type="checkbox"/>	<input type="checkbox"/>
2.2	Density	<input type="checkbox"/>	<input type="checkbox"/>
2.3	Orientation	<input type="checkbox"/>	<input type="checkbox"/>
2.4	Setbacks	<input type="checkbox"/>	<input type="checkbox"/>
2.5	Corner Allotments	<input type="checkbox"/>	<input type="checkbox"/>

3.0 BUILTFORM

3.1	General	<input type="checkbox"/>	<input type="checkbox"/>
3.2	Architectural Style	<input type="checkbox"/>	<input type="checkbox"/>
3.3	Building Height	<input type="checkbox"/>	<input type="checkbox"/>
3.4	Site Cover	<input type="checkbox"/>	<input type="checkbox"/>
3.5	Corner lot Characteristics	<input type="checkbox"/>	<input type="checkbox"/>
3.6	Garages & Carports	<input type="checkbox"/>	<input type="checkbox"/>
3.7	Finishes and Materials	<input type="checkbox"/>	<input type="checkbox"/>
3.8	Roofing Styles	<input type="checkbox"/>	<input type="checkbox"/>
3.9	Development on Small Lots (less than 300m ²)	<input type="checkbox"/>	<input type="checkbox"/>

4.0 AMENITY

4.1	Driveways	<input type="checkbox"/>	<input type="checkbox"/>
4.2	Fencing	<input type="checkbox"/>	<input type="checkbox"/>
4.3	Utilities & Services	<input type="checkbox"/>	<input type="checkbox"/>
4.4	Letterboxes	<input type="checkbox"/>	<input type="checkbox"/>
4.5	Maintenance of the Lot	<input type="checkbox"/>	<input type="checkbox"/>
4.6	Commercial Vehicles	<input type="checkbox"/>	<input type="checkbox"/>
4.7	Signs	<input type="checkbox"/>	<input type="checkbox"/>

5.0 LANDSCAPING

5.1	Landscaping & Tree Protection	<input type="checkbox"/>	<input type="checkbox"/>
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6.0 GARDEN AREA REQUIREMENT

6.1	Area Percentage by block size	<input type="checkbox"/>	<input type="checkbox"/>
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NOTES

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