

CENTRAL *Walk* DRYSDALE

Design Guidelines



Design Guidelines



The purpose of these guidelines is to protect your investment by ensuring consistency throughout the development and maintaining a standard of dwelling design and construction while at the same time promoting individuality and a visually interesting and varied streetscape.

These guidelines will be used by the Review Consultant (Shelton Finnis Architecture) to assess the facade or front elevation as required under the covenants or restrictions on plan of subdivision.

The Process

Step One

You should review these guidelines, along with your builder or architect, prior to the preparation of your design. Assistance may be gained prior to submission.

Step Two

Designs need to be submitted to the Review Consultant for approval.

Submissions should include:

- floor plan of the proposed dwelling,
- an image of the front elevation indicating proposed building materials, and
- for corner lots, an image of the side elevation facing the secondary street frontage.

Step Three

The Review Consultant will approve the plans if they accord with these guidelines. Any plans that do not comply will be returned with the reasons for not being approved.

Step Four

Amendments can be made to any plans that do not comply and can then be re-submitted for approval.

Step Five

Once approval has been given a building permit can be obtained and construction may begin.



Front elevation showing proposed building materials.

Please note: *This process is separate and independent of the building permit process and approval must be obtained from the Review Consultant prior to issue of the building permit.*

Submissions can be sent to:
**Central Walk Review Consultant,
c/o Shelton Finnis Architecture
71 Bridport Street,
Albert Park VIC 3206**
Or: centralwalk@sheltonfinnis.com.au

Dwelling Construction

Single dwelling only, with the exception of potential multi-dwelling sites designated on the relevant plan of subdivision.

Lots cannot be further sub divided.

Existing buildings cannot be relocated onto the lot.

External walls of the dwelling should be a minimum 30% brick or masonry.

Innovative solutions to sloping sites are encouraged and lightweight cladding (e.g. timber siding or weather boards) will be acceptable where it is part of an architectural design solution.

Setbacks

All building setbacks (front, rear and side) are to comply with standard building code unless otherwise indicated on the relevant plan of subdivision.

Minimum Floor Area

- 120m² (12.9 squares) on lots less than 500m
- 150m² (16.1 squares) on lots greater than 500m

Floor area does not include garages, balconies, or verandas.

Materials

The fundamental principle of a contemporary urban theme is the variety and mix of materials.

Preferred materials / finishes include:

- Render
- Feature timber panelling and weatherboard panels
- Colourbond / mini-orb feature panels
- Bagged brickwork with paint finish
- Glass
- Natural stone
- Face brickworks of regular size and colour with mortar of a complementary colour.

Only face brickwork without another material type is strongly discouraged.

Colour Palette

Colours should be muted tones from the lighter end of the spectrum with darker tones as a contrast to assist with articulation. A 'splash' of colour as a highlight is acceptable.

Facade

Innovative architecture with contemporary urban elements is encouraged. Formal symmetrical designs and mock period styles are discouraged.

Built form should demonstrate:

- articulation to both the front and rear facade, emphasised by a variety of colours and materials,
- the use of balconies, verandas and the like to provide articulation to both the front and rear elevations,
- entries that are clearly visible and identifiable from the street, and;
- on corner lots, windows addressing both street frontages are encouraged.

Building form bulk which dominates the streetscape is to be minimized.

Identical Facade Assessment

Two dwellings of the same front facade shall not be built within 4 house lots of the original lot, this would include lots either side, opposite and encompassing other street frontages where applicable.



Please note: This provision does not apply to integrated housing developments or terrace allotments less than 300m.

Roof Form

A variety of roof forms is encouraged to add visual interest to the streetscape.

Roof forms may include:

- pitched gable
- skillion and hips
- parapets, curved and flat roofs may also be included but should not dominate the built form.

Eaves are encouraged as protection against the elements.

Colourbond, ultra galvanized or stainless steel roof sheeting is preferred and while traditional roof tiles may be accepted they are not encouraged.

Garages

Dwellings must include covered, lock up accommodation for at least 1 vehicle. Including this under the roofline of the main dwelling is strongly encouraged.

Garages must be set back behind the main building line of the dwelling and should not dominate the view from the street.

Any garage, carport or outbuilding having an area exceeding 10m² that is not included under the main roofline must be built with:

- similar external appearance, design, colour and quality of construction to that of the primary dwelling and;
- roof configurations of complementary materials.



Acceptable: Facade is of contemporary design with a muted colour scheme. Entry is easily identifiable from the street.



Acceptable: Good use of a veranda providing articulation to the facade. Garage does not dominate the view from the street.



Unacceptable: Facade incorporates formal symmetrical design and mock period styling.

Driveway

Construction of the driveway must be completed prior to occupying the dwelling.

Plain concrete driveways will not be accepted.

Acceptable materials for driveways include:

- Coloured concrete
- Exposed aggregate
- Stencilled or stamped coloured concrete
- Pavers

Driveways should be constructed of a colour or colours that complement the facade of the dwelling.

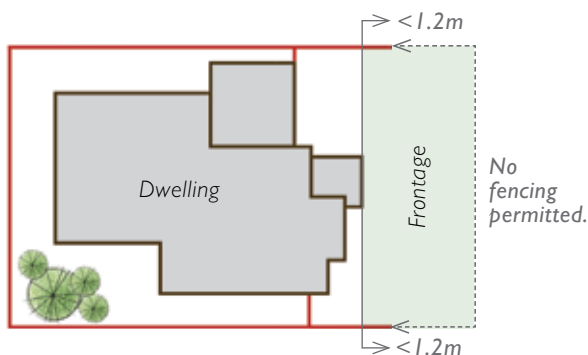
Driveways must be constructed to allow for a 300mm landscaping strip or garden bed between the side boundary and the driveway.



Acceptable materials for driveway construction.

Fencing

Side fencing should not be constructed greater than 1.2 metres forward of the building line. No fencing will be allowed along the front boundary of the lot. Fencing should be constructed of timber and must include capping. Return fences to the dwelling should be constructed in a way that complements the facade. Any lots that share side or rear boundaries with parkland need to construct a fence with some level of transparency. All fencing onto parkland needs to be approved by the Review Consultant.



Landscaping

Landscaping to the front setback must be completed to a professional standard within 3 months of occupying the dwelling.

Any retaining walls visible from public areas must not exceed 1.0 metre in vertical height and should be constructed from a material with a finish that complements the dwelling. Stone, rendered block or masonry are acceptable solutions.



Suggested landscape designs include low maintenance, drought tolerant and native features.

Ancillary Structures

All dwellings must incorporate a rainwater tank with a minimum capacity of 2000 litres.

Structures such as water tanks, clothes lines, air conditioning units, TV antennas, satellite dishes and solar panels should not be unduly visible from any street or park.

Storage

Caravans, boats, trailers or commercial vehicles with a carrying capacity greater than 1 tonne must not be stored or maintained where they are visible from the street.

During Construction

Lots should be kept in a clean and tidy state at all times prior to and during the construction of the dwelling.

The lot owner is to ensure that:

- A covered builders rubbish bin is available and kept within the boundaries of the lot at all times.
- All deliveries only access the lot via the designated crossover for that lot.
- No builder's or tradesmen's vehicles are parked on any nature strip.
- No civil or landscape works are damaged.
- No building materials, temporary toilets, or building equipment is stored other than within the boundaries of the lot at all times.

Bond

At settlement, a bond of \$2,500 is to be paid in addition to the purchase price of the lot. This bond will be held by the developer and returned upon satisfactory completion of the landscaping.

If the purchaser, their builder or their tradesmen are responsible for damage to public works during construction, then the bond may be used for remediation.

centralwalkdrysdale.com.au

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