

Design Guidelines and Review Process



Opalia

There's more to life at Opalia.

Welcome to Opalia — a place full of rich, rewarding experiences for every family. A place to grow, a place to connect, a place to make memories together.

Opalia sets the scene for a life of total satisfaction. With both the native beauty of the surrounding countryside and the urban lifestyle of central Melton close by, everything is in place to provide complete peace of mind for a beautiful future.



For more information contact the
Opalia Design Review Committee
Email: opalia@micnet.com.au

Guide Contents

02	The Guidelines Submitting an Application
03	Design Approval Process
04	Small Lot Housing Code Private Open Space
05	Solar Access and Energy Efficiency Amenity Impacts
06	Building Envelopes and Setbacks
07	Dwelling Design Minimum Dwelling Sizes
08	Façade Variation Corner Lot Dwellings
09	Garage Requirements Driveways
10	External Materials Roofing Guidelines
11	Boundary Fencing
12	Fencing of Walkway Lots
13	Ancillary Items
14	Landscaping

The Guidelines

These design guidelines have been developed to help foster the delivery of our intended vision for Opalia. They do not apply to the superlot medium and high density sites and rear loaded lots that are less than 300m² in area. These guidelines seek to —

- Encourage the development of a well-planned, inviting neighbourhood which enhances the security of investment.
- Foster a strong foundation for a neighbourly environment where community safety and security are inherent.
- Promote open, visually interesting streetscapes and support positive environmental benefits throughout the project.
- Ensure that homes assist in creating a sense of community.
- Establish and maintain a consistent level of high quality construction and landscaping outcomes.
- Support design principles and building materials which support energy efficiency and sustainability.

Submitting An Application

The following must be supplied to the Design Review Committee (DRC) —

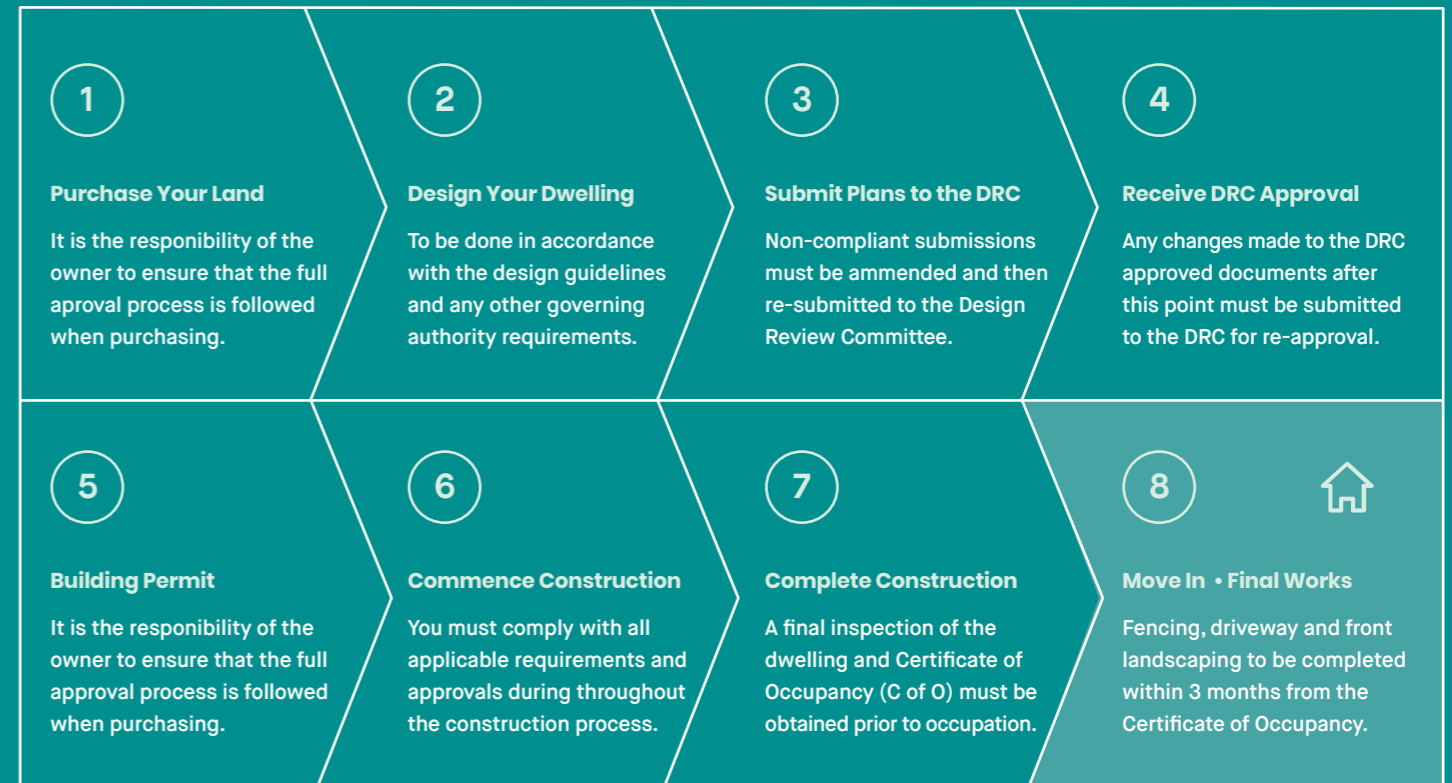
Email your completed application to opalia@micnet.com.au

- Completed application form that accompanies this guide.
- Site Plan (scale 1: 200)
Must indicate all boundary setback dimensions, total site coverage, floor areas, site contours, north point, easements, vehicle crossover, driveway and other non permeable surfaces, fencing details, ancillary items, any proposed outbuildings and details of any proposed retaining walls.
- Floor Plans (minimum scale 1:100)
Must indicate all key dimensions, internal layout, including rooms, pergola, decks, terraces, balconies, verandahs, window and door openings and other ancillary items.
- Elevations (minimum scale 1:100)
Must include all 4 elevations and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, external finishes, ancillary items, existing ground levels, proposed earthworks and details of any proposed retaining walls.
- Front Landscaping Plan
Professionally drafted plans are the preferred option, however purchasers may also submit a hand drawn annotated site plan with landscape detail or a computer drawn plan.

Design Approval

Approval is required from the Opalia Design Review Committee (DRC) for the construction of all new dwellings and garages on any allotment within the Opalia estate. Upon receiving approval from the DRC, the applicant must then obtain building approval for the dwelling from the relevant building surveyor or other governing authority. It should be noted that only one dwelling is permitted per allotment. Dual occupancy and further subdivision is not allowed. This excludes lots that are already designated for medium density or high density housing.

- It is the responsibility of the applicant to ensure all proposed works meet relevant Authority approvals and the required permits are obtained.
- The DRC will endeavour to ensure that all proposed works are compliant with the Design Guidelines. The Design Guidelines should be read in conjunction with any relevant Restrictions.
- The final decision of all aspects of the Design Guidelines will be at the discretion of the DRC. The DRC reserve the right to waive or vary any requirement of the Design Guidelines.
- The DRC will endeavour to assess all proposals within 21 business days of receipt.
- It is the purchaser's responsibility to ensure that proposals comply with the Victorian Building Code, Rescode and all other planning and authority requirements, along with the current Victorian Energy Rating Standards prior to construction. Approval from the DRC is not an endorsement that plans comply with the above-mentioned requirements.



Lots Less Than 300m²

The Small Lot Housing Code has been applied to lots less than 300m², with all small lots within the Opalia development defined as Type A or Type B lots under the code. All small lots also need to comply with these design guidelines. In the case of conflict between the Small Lot Housing Code and these design guidelines, the requirements of the Small Lot Housing Code shall prevail.

Please refer to the Victorian Planning Authority website for further information regarding the Small Lot Housing Code —

<https://vpa-web.s3.amazonaws.com/wp-content/uploads/2016/07/Small-Lot-Housing-Code-August-20141.pdf>

<https://vpa-web.s3.amazonaws.com/wp-content/uploads/2012/11/Small-Lot-Housing-Code-Practice-Note-August-2014.pdf>



▲ Example outdoor living spaces ▼



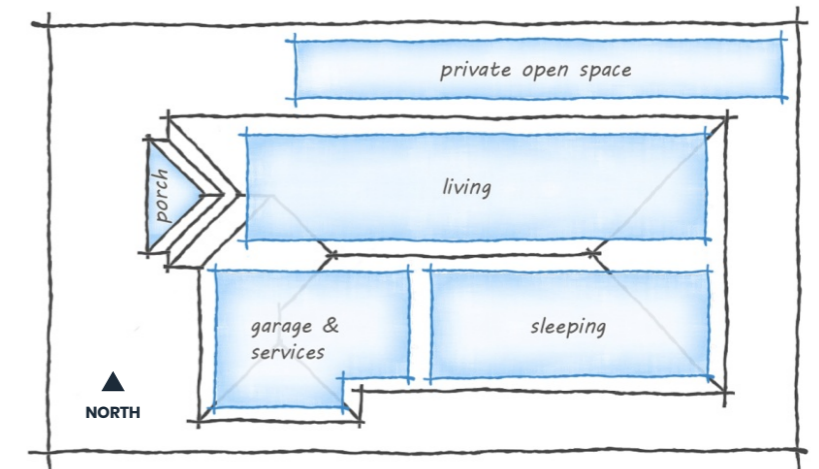
Private Open Space

- Private open space is an area of land or a deck, terrace, patio, balcony, pergola, verandah, gazebo or swimming pool.
- A portion of private open space should be adjacent to indoor living areas to facilitate outdoor living and entertaining.
- Where possible, private open space should face north to maximise solar access and energy efficiency.
- Where possible, endeavour to provide adequate shading measures such as retractable shading devices and trees.

Solar Access and Energy Efficiency

- All homes must comply with Victoria's Energy Rating Requirements as currently legislated. An Energy Rating Certificate will be required to obtain a Building Permit.
- Where possible, maximise the northern aspect of living areas and private open spaces (courtyards, verandahs, etc) and locate bedrooms and service spaces to the south.
- It is encouraged that all internal light fittings such as down lights, pendants, wall mounts allow for compact fluorescent or energy efficient LED globes.
- External light fittings must not result in excessive light spill.
- Living areas should be facing north.
- Sleeping areas facing south or east.
- Main private open space facing north.
- Garage and services should be facing to the south or west.
- Porch or façade projection provides shade to the west elevation.
- Additional information and tips on how you can make your home more energy efficient can be found on Sustainability Victoria's website www.sustainability.vic.gov.au

Example of energy efficient orientation ▶



Amenity Impacts

- Habitable room windows with overlooking potential should be mitigated by orientation of the dwelling and consideration for neighbouring properties.
- It is the responsibility of the owner, builder and/or building surveyor to ensure that dwelling designs comply with any applicable overlooking and/or overshadowing requirements before the issue of a building permit.

◀ Example of screens to prevent overlooking

Building Envelopes and Setbacks

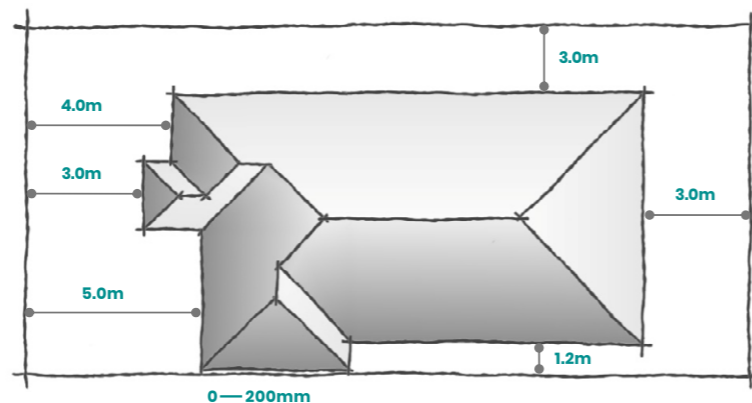
The construction of dwellings and associated buildings (incl. garages) must be contained within the building envelope specified for that allotment in accordance with profile diagrams.

Lot building envelopes are contained within the Plan of Subdivision and the Memorandum of Common Provisions.

The following setbacks for houses and garages must also be met —

- **The Front Street:** Minimum 4 metres.
- **Porch Front Setback:** Porches, verandah and pergolas not exceeding 3.6 metres in height above natural ground level may encroach up to 1.5 metres into the minimum 4.0 metre dwelling front setback.
- The front street setback is designated on the specified building envelope for each allotment. All houses must be set back from the main street frontage by the minimum distance indicated.
- Garages must be sited within the building envelope and garage entrances must be a minimum of 5 metres from the front street boundary.
- **Side Setback:** Minimum of 1.0 metres for walls not on the boundary. A larger setback may be required where the wall contains a habitable room window. Note: minimum 2.0 metre boundary required for corner lot side boundaries.
- **Rear Setback:** Minimum of 1.0 metres for walls not on the boundary. A larger setback will be required to comply with private open space requirements.
- The side and rear setback is designated on the specified building envelope for each allotment.
- A building must be setback from a side boundary no less than the distances specified in the profile diagrams and shown on the building envelopes by a setback identifier.

Example of setback requirements ▶



Dwelling Design

Maintaining a standard of quality and contemporary consistency across dwelling façade design is crucial to ensuring the aesthetic appeal of our streetscapes within Opalia.

The front façade of your home must sufficiently address the street. Details to be considered should include:

- An entrance feature such as a porch.
- Window configurations and positions.
- Articulation of the floorplan and roofline.
- Choice of external materials and colours.

- To ensure all dwellings are well articulated and proportioned to reduce the visual mass of the building.
- To achieve high level of street surveillance by maximising street facing windows.
- To minimise the impact of garage doors and driveways to both the dwellings and the street.
- To ensure the use of well-articulated architectural treatments where built form is visible beyond the side fence line and at upper levels.
- To ensure entries and/or garages facing the secondary street frontages are considered where they are located adjoining open space and linear pedestrian open space links.
- Large areas of blank or unarticulated walls are not permitted.

Minimum Dwelling Size

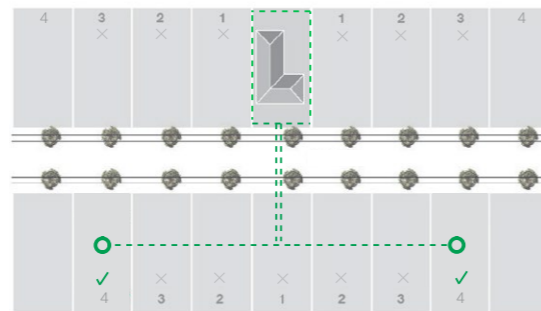
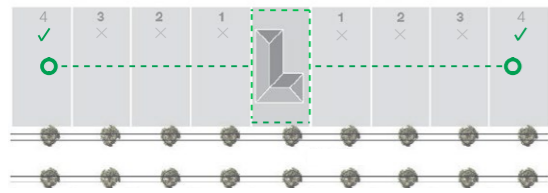
Includes porches, verandahs and garages.

Lot Size	Min. Dwelling Size
300m ² — 399m ²	110m ²
400m ² — 499m ²	130m ²
450m ² — 499m ²	150m ²
500m ² and over	170m ²

Façade Variation

The house façade may not be the same as one within three lots either side or across the street, unless it is approved by the DRC.

- Front entries must be clearly visible from the street and should include protruding elements such as verandahs to reinforce the sense of address.
- Habitable rooms must be located on the primary façade to provide a clear view to the primary streetscape.
- Where the dwelling incorporates a masonry façade, the windows and door lintels and surrounds must be finished in the same masonry and avoid the use of lightweight infill panels. This applies to all visible sides of the building façades.
- Articulate building façades along the primary and secondary frontages through the use of openings, balconies, variation in materials, recessed and projected elements on the ground and upper floor. This will reduce the overall mass of buildings.



Corner Lot Dwellings

Side elevations facing a road or reserve should include sufficient detailing which compliments the front elevation design. A corner 'feature' should be included to the portion of the elevation that will be exposed to the road or reserve.

- Windows should be included to corner elevations and shall match the front facade windows where possible. Additionally, double storey homes should have first floor windows on the corner elevation which match the front facade windows, with consistent sizing and alignment to be considered.
- Blank walls to corner elevations will not be permitted, nor will unarticulated walls of more than 8 metres to double storey corner elevations.
- Positioning bathrooms and laundries along on the corner elevations is also discouraged by the Opalia DRC.
- Please refer to the fencing section, starting on page 11 for specific requirements regarding corner lot fencing.



▲ Example corner lot treatments



▲ Examples of acceptable garage doors

Garage Requirements

- All home lots must provide vehicle accommodation in the form of an enclosed car garage with suitable door. Only one driveway is permitted for each lot. The architectural character of garages should adopt the same roofline as the dwelling.
- Garages must not dominate the façade and must be setback at least 5.0m from the front boundary.
- Provision must be made for 2 car parking spaces on the allotment that are accessible from the street. One space must be at least 6m long and 3.5m wide, and the second must be at least 4.9m long and 2.6m wide. If the 2 car spaces adjoin each other in a garage, the double space may be 5.5m in width.
- For lots with a frontage under 12.5m, a single garage is required with a maximum door width of 2.6m.
- For lots with a frontage of 12.5m or greater and 14m or less, the maximum width allowable for the garage door is 5.5m.
- Lots with a frontage of 15m or more may have a garage with a greater max width if it does not exceed 40% of the lot width.
- For two storey dwellings, garages that exceed 40% of the width of the lot frontage are discouraged, and are only permitted where balconies or windows are provided above the garage.
- Triple garages are discouraged. These will only be permitted on lots with primary frontages 18m and above or on corner lots with primary frontages 20m and above.
- Each dwelling must not exceed more than one crossover.
- Driveways must not exceed the width of the garage opening.
- For corner dwellings, garages must not be located on the corner where the primary and secondary frontages meet.
- For lots with frontages less than 8.5m that are not rear-loaded, refer to the Small Lot Housing Code.

Driveways

Driveways shall be constructed to allow suitable pedestrian access to the dwelling entry. Where a separate walkway is proposed, paving selection shall match or blend with the driveway finish.

- Driveways to all dwelling must be constructed within 3 months from the issue of the Certificate of Occupancy. Only one driveway is permitted per allotment.
- Permitted driveway finishes include — masonry pavers, plain or coloured concrete, exposed aggregate, bitumen/ asphalt edged with bricks or pavers.
- Permeable driveways (i.e. gravel) will not be permitted.
- Bright coloured driveways will not be permitted.
- Driveways must taper to generally match the width of the crossover at the front boundary.

External Materials

- The dwelling roof must be constructed from either masonry, concrete or terracotta tiles or Colourbond. Some other non-reflective materials may be considered by the DRC.
- Preferred materials for the dwelling structure are —
Rendered lightweight cladding or masonry
Weatherboards/cement composite materials
Timber cladding (i.e. cedar, shiplap, plywood)
Face brickwork
- At least 50% of the external walls must be constructed from either a brick or a rendered finish.
- All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, down pipes and gutters and other minor detailing items must be of a similar colour to one of the selected façade colours.
- Dwelling facades must incorporate a maximum of 75% total wall coverage (excluding window openings) of any one material or colour.

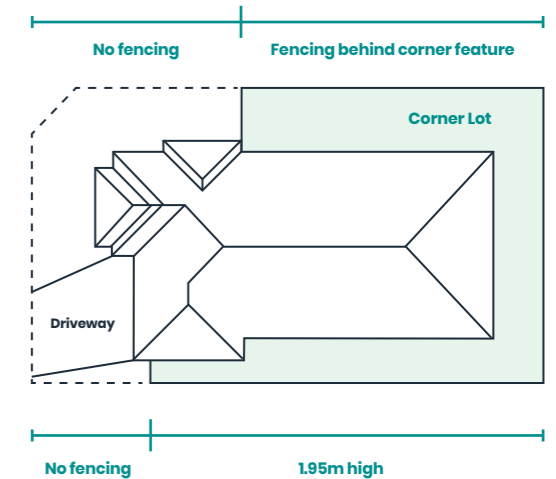
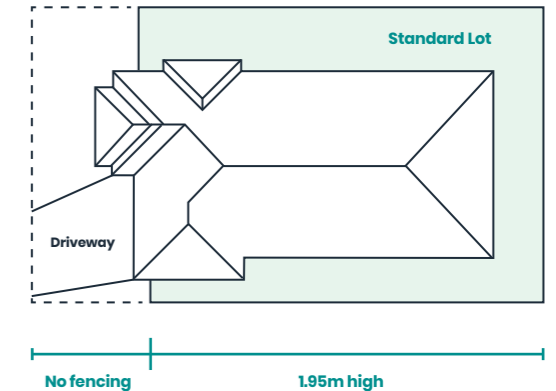
Roofing Guidelines

- Roof forms should generally be pitched with some flat elements permitted where box guttering is hidden from street view.
- Where possible all pitched roofs should incorporate a minimum eave width of 450mm to the street and/or reserve frontage/s (excluding the garage). Eaves are encouraged to return for a minimum distance of 3m along the connecting elevation/s for a single storey dwelling. Double storey dwellings should include eaves to the entire first floor.
- Corner dwellings with a pitched roof should incorporate a continuous eave with a minimum of 450mm overhang on the primary and secondary street frontages.
- If a dwelling incorporates pitched roofs, the roof pitch must be at a minimum of 22 degrees.
- Flat roof forms must be concealed behind a parapet where visible from the street, unless otherwise approved by the DRC. Skillion roof forms will be assessed on their merits by the DRC.

Boundary Fencing

These fencing design guidelines set out to deliver a degree of aesthetic uniformity throughout Opalia.

- Boundary fencing must be constructed from capped timber palings with exposed posts (125mm x 75mm posts with minimum 2.4m post spacing).
- Boundary fencing must be 1.95m in height.
- Corner lots — fencing along a side boundary which abuts a road must stop at least 3m behind the front wall of the dwelling and behind the corner feature, whichever is greater.
- Side boundary fencing must return at 90 degrees to abut the dwelling or garage (return fence). These fences, including any gates, must be constructed from capped timber palings with exposed posts to match the boundary fencing. Return fences/gates must be setback to allow access to meter boxes.
- No side boundary fencing forward of the house.
- Boundary fencing must not be painted or stained without approval from the Design Review Committee.
- To enhance the park-like character of the estate, no front fencing is permitted. On the side boundaries, no fencing is permitted forward of the building line.
- No front fencing is permitted.



▲ Fencing layout requirement diagrams

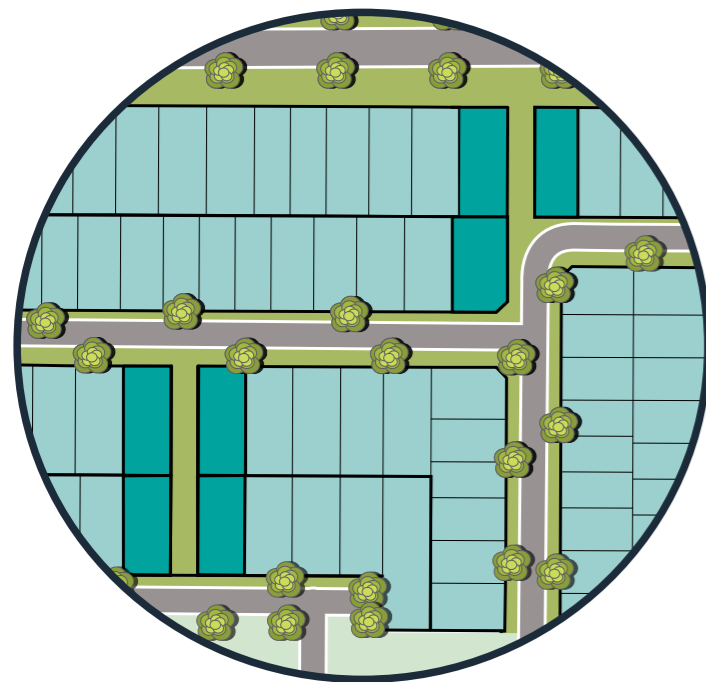
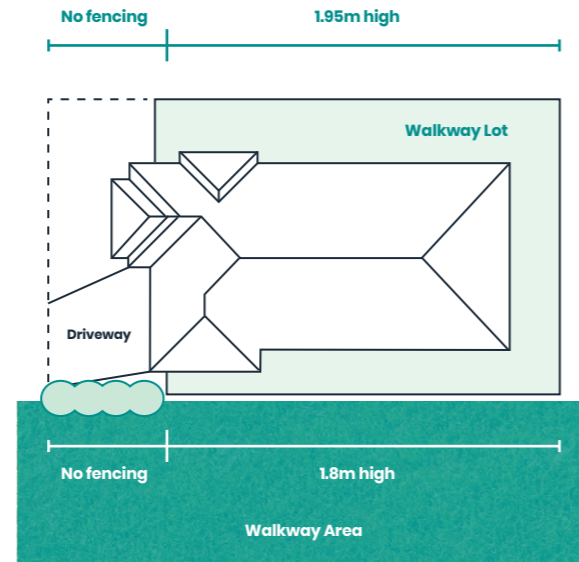


▲ Example timber fencing

Fencing of Walkway Lots

Fencing on the side boundary of the indicated lots adjoining a pedestrian walkway should be constructed from capped timber palings with exposed posts (125mm x 75mm posts with a minimum 2.4 metre post spacing).

The height of the fence should be no more than 1.8 metres and finish at the front setback of the house. The rest of the boundary to the front title boundary is to be planted with a low hedge or equivalent landscaping to help delineate the private and public spaces.



■ Indicating walkway lots

Ancillary Items

Services and ancillary items must be located to minimise visibility from neighbouring properties and the streetscape and shall be of an appropriate size, colour and finish. This includes but is not limited to items such as —

- External plumbing (excluding gutters & downpipes)
- Evaporative cooling units
- Split system heating and cooling units
- Antennae and aerials
- Satellite dishes
- Clothes lines
- Rubbish bins
- Meterboxes
- Hot water units
- Solar/PV panels

- Solar/PV panels are not permitted on the front elevation.
- Trucks or commercial vehicles (exceeding 1.5 tonnes), and all recreational vehicles including boats and caravans shall be screened from public view when parked or stored.
- Demountable homes or buildings of a temporary nature are not permitted.
- The use of roller shutters or fabric awnings to windows is prohibited unless approved by the DRC.
- Outbuildings should be constructed from brick, stone, rendered concrete, concrete sheet, timber or coloured non-reflective materials.
- Sheds and outbuildings should be designed and located in a way which minimises visibility and potential impact on neighbouring properties and the streetscape.
- The size and design of ancillary structures, such as pergolas and verandahs should be unobtrusive and consistent with or complementary to the dwelling design.
- No signs, including 'For Sale' or 'For Lease' signs may be erected unless a house has been built.





Landscaping

In order to maximise street appeal throughout Opalia, all areas forward of the side fencing which are not paved must be landscaped using a combination of plants and trees, grass, shrubs, or groundcovers

Letterboxes must be located at the front of the property, positioned on the boundary next to the driveway,

- Landscaping of front gardens must be completed to an acceptable standard within 3 months from the issue of the Certificate of Occupancy.
- No more than 40% of the landscaped area (excluding driveways) is to comprise hard surfaces such as paving, except with the approval of the DRC.
- Garden beds should be densely planted to ensure good coverage of growth (min 5 plants per square metre).
- At least 1 canopy tree must be added to the front yard, at a minimum height of 1.2m at the time of planting. Tree placement must allow for sufficient space/setbacks from the dwelling.
- We encourage planting selections to be made from the 'Indigenous Plant List of Shire of Melton'

Preparation of front landscaping plan

- A landscape plan encompasses a number of elements including planting, paving, drainage, soil protection, water conservation, screening, materials, vegetation and built form. In simple terms, it should provide detail to the areas of the site where no building/construction takes place.
- The landscape design should address such objectives as —
 - Creating a visually attractive, easily maintainable garden.
 - Complementing the dwelling.
 - Maintaining, respecting and improving the character and appearance of the neighbourhood and streetscape.
 - Providing a range of environmental benefits, including the promotion of vegetation which is native to the Melton area.
- Front landscaping plans must show the following:
 - a) Clearly drawn/drafted at a scale of 1:100 with a north point and easy to understand legend
 - b) Outline of all built features including dwelling, fencing, crossover, driveway and letterbox
 - c) Indicate areas of lawn, garden beds and the proposed location of trees.

Water tank requirements

- On lots exceeding 300m² in area purchasers are required to install rainwater tanks to their backyard area.

Opalia Design Review Committee

Email: opalia@micnet.com.au

Land Sales Office

179 Exford Road Weir Views, VIC 3338

opalia.com.au • sales@opalia.com.au