HOPKINS HEIGHTS

CENTRAL PARK HOUSING

DESIGN GUIDELINES

DESIGN GUIDELINES – CENTRAL PARK HOUSING

These design guidelines are the Central Park Housing Design Guidelines for Hopkins Heights Estate. They will be applied to stages of the Hopkins Heights Development that are identified in the Design Guidelines Map. These design guidelines form an addendum to the endorsed Development Plan.

WARRNAMBOOL CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
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On the: 30/10/2026
Delegate: nlegoe
118 of 126

Introduction

The Central Park Housing Design Guidelines will be applied in conjunction with other controls affecting nominated stages at Hopkins Heights including Section 173 agreements, Memorandum of Common Provisions (MCP), Design and Development Overlay Schedule 17 (DDO17) and local planning policy. For a lot affected by these controls a planning permit application under DDO17 must meet these guidelines.

These guidelines are intended to create a specific design style and rhythm for housing abutting the Central Park. The Design Guidelines aim to deliver high quality-built form design that fully integrates with and actively addresses the Central Park. Dwellings are to be built to a high standard, within specified design standards to achieve an appropriate scale and a seamless physical and visual connection with the Central Park and also to positively contribute to the streetscape which they address. The guidelines encourage homeowners to apply innovative contemporary designs that address sustainability issues and present a cohesive residential image and relationship with the Central Park.

Hopkins Heights will be developed in stages. Each stage will have its own Plan of Subdivision, Building Envelope Plan [which will include Building Envelopes for each lot and may include View Corridors and Crossover restrictions], a Fencing Plan, a S173 Agreement and an MCP. In the case of the Central Park Housing Design Guidelines the Building Envelopes for lots may contain a *maximum* building setback distance from the Central Park boundary.

Building envelopes and setbacks

A Building Envelope Plan will be prepared for each stage with a Building Envelope established for each lot. Dwellings, including garages and outbuildings, must be located within the specified Building Envelope, except for the following allowable encroachments and any others which might be specified in a Section 173 Agreement:

- Fences constructed in accordance with the Fencing Plan for a lot;
- Side or rear decks that do not extend vertically more than 300mm above natural ground level and which do not extend into a View Corridor [if any] shown on a Building Envelope Plan;
- Eaves (being the part of a roof extending beyond the wall of the building and including gutters and facias) which extend into the airspace outside the Building Envelope by a maximum of 600mm.
- Chimneys which do not extend more than 600mm outside the Building Envelope and do not extend into a View Corridor;
- Retaining walls; and
- Rainwater tank.

WARRNAMBOOL CITY COUNCIL
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Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
119 of 126

Building Design

High-quality design is required, and a variety of styles is permitted within an overall intent to create a substantial built form signature with the possibility for little or no building separation when viewed from the Central Park.

Design should respond to the built form relationship with the Central Park so that dwellings clearly address the Central Park.

The appearance of dwellings should provide a degree of richness and variety to create a pleasant, interesting streetscape and a simple but interesting address to the Central Park.

Any wall of a dwelling visible from the Central Park must be interrupted by doors or substantial windows at least every 3 metres.

Features that may detract from the appearance of a dwelling from a street or from the Central Park must be avoided. These include heating and cooling appliances, obscure glass, window security shields, awnings etc which must not be visible from the Central Park.

Design elements such as verandahs, detailing, feature windows and materials used on the primary frontage of the main dwelling must continue on the secondary frontage visible from a street or visible from the Central Park.

Rendering is not permitted on any wall or surface of the dwelling visible from the Central Park.

The building facade on all street frontages [primary and secondary] and on the Central Park frontage should be well articulated.

Articulation can be achieved in many ways. At least one [and preferably more] of the following features should be incorporated:

- Use of at least two contrasting materials and textures
- Variable wall setback to front and side boundaries
- Use of verandahs, porticos and pergolas

The articulation / recessing of the wall of the upper level of two-storey main dwellings is highly encouraged.

Split level designs can be utilised to follow the fall of the land and avoid unsightly and expensive earthworks that scar the natural landscape.

Dwelling orientation

Dwellings must face both the main street frontage and the Central Park frontage and present an identifiable entrance to both frontages.

Dwellings must meaningfully and actively address the Central Park with a door/s and substantial window/s addressing the Central Park to provide the sense that the dwellings 'fronts onto' the Central Park.

Subject always to consideration relating to optimising views, where possible, dwellings should be sited so that habitable rooms and private open spaces face northwards [or have a northerly aspect] to receive maximum solar efficiency.

Corner lots

Dwellings must actively address both the primary and secondary street frontages and the Central Park and be of a consistent architectural design.

Design elements (such as verandahs, detailing, feature windows and materials) used on the primary frontage must extend to that part of the secondary frontage that is visible from the secondary street or from the Central Park and both primary and secondary facades should be well articulated.

Building height

It is intended to create and maintain a predominantly one and two storey character across Hopkins Heights.

A maximum building height above engineered ground level will be nominated on Building Envelopes for all lots. Engineered ground level is defined as the ground level after engineering works associated with the subdivision have been completed.

Dwellings must not exceed the building height above engineered ground level or AHD nominated on a Building Envelope Plan, or as specified in a Section 173 Agreement.

Building height limits aim to ensure appropriate view sharing and manage the building / landscape interaction and views to and from the lots.

WARRNAMBOOL CITY COUNCIL
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Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
120 of 126

External materials and colours

The materials and colours of the walls and roofs of dwellings/buildings will have a major impact on the visual quality of Hopkins Heights. Thoughtful selection of materials and colours will achieve a degree of visual harmony between dwelling/buildings and the surrounding landscape.

Primary construction materials (such as wood, stone, brick, render, roof materials) must be predominately earthy colours.

For buildings on lots north of the Central Park painted external wall surfaces must use a paint colour of SA 0.47 or higher [colourbond or equivalent]

For buildings on lots south of the Central Park painted external wall surfaces must use a paint colour of SA 0.35 or higher [colourbond or equivalent]

Lighter colours are discouraged but may be permitted as accents or trims to the dwelling.

Permitted external materials are natural timbers, colourbond steel and zinc cladding, painted weatherboard, natural stone, lightweight natural materials bagged or painted brick work or stone.

A minimum of two different materials must be used on the façade.

Gutters, down pipes, and external plumbing must be coloured to match the wall/roof on which they are located.

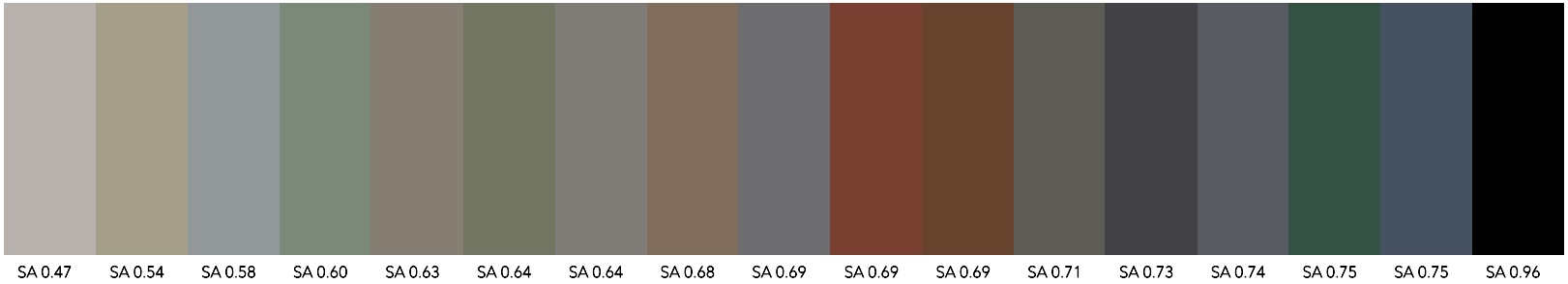
While bright coloured finishes are not generally permitted, small elements such as front doors or other small details may be allowed.

Visually dominant, smooth untextured walls (e.g. render) will not be permitted.

The colour of mortar and joints should be similar to the primary material.

Examples of colourbond solar absorption standards / colours

(Solar absorptance 0.47 and higher)



(Solar absorptance 0.32 - 0.43



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Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
121 of 126

Roof colours and materials

Colourbond corrugated profile metal decking or similar is encouraged.

Tiles are not permitted.

Roofs should have low reflectivity.

Highly reflective roofing material such as galvanised iron or zincalume is not permitted.

White polycarbonate roof skylights are not permitted.

Roof surfaces should be a colour of SA 0.47 or higher [colourbond or equivalent] – see colourdetails above.

Windows and glazing

External glazing must have low reflectivity, and its colour must enable best immersion of the built form with the landform and landscape.

Clear glazing is preferred.

Light coloured tinted glass is not permitted.

Dark coloured tinted glass is permitted only if it is shown to immerse with the natural environment.

Garages

Whether built under the main roof of the dwelling or detached from the dwelling a garage and the garage doors must be designed and constructed with materials that architecturally and visually complement and integrate with the dwelling and the external walls and roof must be constructed of the same materials and have the same finishes as the dwelling.

Garage width and setback

Garage width – Unless otherwise specified on a Building Envelope Plan**#**, where a garage addresses a street and where the garage is not constructed under the main dwelling the garage must be set back at least one metre behind the line of the front wall of the main dwelling [which is the wall closest to the street that the main dwelling is addressing]**[*]**.

#[On some lots it may not be practical to locate the garage one metre behind the line of the front wall of the dwelling because of the slope of the lot or because of the configuration of the lot, in which case the Building Envelope Plan will specifically identify the extent of the variation to this control to enable suitable vehicle and pedestrian access to the garage and dwelling entry].

Except for a garage built entirely behind the rear wall of the main dwelling a garage must not be wider than 8 metres.

If specifically permitted for a specific lot in an MCP, a garage may be built forward of a dwelling if the garage door[s] is/are located at 90 degrees to the front façade of the building.

Garage door(s) - The aggregate width of the garage door(s) addressing a road must not exceed 6 metres.

Garage door(s) should be of a panel lift door or slim line sectional door variety.

Roller doors that can be seen from a road or an open space area are not permitted.

WARRNAMBOOL CITY COUNCIL
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Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
122 of 126

Wall abutting a garage that is not the front wall of the main dwelling

A wall abutting a garage other than the wall identified **[*]** in the "*Garage width and set back*" control must:

- be set back behind the front of the garage wall at least 600mmm;
- have either or both a significant window and / or a door [the door must be suitable for access by a person and must be no wider than 1.2 metre; and
- be architecturally complimentary with the front wall of the main dwelling **[*].**

Crossovers

A crossover must not be constructed in an area identified on the Building Envelope Plan as an area where a crossover is not permitted.

A crossover must not be wider than the driveway.

The crossover[s] for each lot must comprise either [1] one crossover with a maximum width of 5.0 metres; or [2] 2 crossovers each with a maximum width of 3.0 metres.

Access and driveways

Driveways should not dominate front gardens. They should be a secondary element to landscaping and not detract from the appearance of the streetscape.

Driveways must not be wider than 5 metres at the street boundary of a lot.

Planting between the driveway and side boundary is encouraged.

Driveways should be constructed of paver stones, natural concrete, or concrete of either exposed aggregate, suitably coloured, or broom finish.

WARRNAMBOOL CITY COUNCIL
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Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
123 of 126

Detached garage, outbuildings and sheds

A detached garage, outbuilding or shed must not be visible from the Central Park.

An outbuilding or shed must not be visible to a person 1.8 metres tall standing at the mid-point of the road which the dwelling addresses Anoutbuilding or shed must be built only with materials and finishes that are substantially like the external walls and roof of the dwelling so that the external appearance and finishes, including the doors, architecturally compliment, and visually integrate with the dwelling.

The combined floor area of any outbuilding, shed and detached garage must not exceed 70 square metres and the roof must not be higher than the lesser of:

- 4 metres above natural ground level; or
- the height (AHD) of the highest point of the roof structure of the dwelling.

Dwelling size

Unless otherwise provided in the MCP, the minimum size of a single dwelling on a lot [excluding verandahs, pergolas, outbuildings] must be greater than 150m2.

Moveable structures

A building that has been previously constructed and occupied for human habitation cannot be moved onto a lot.

Energy efficiency

Dwellings at Hopkins Heights must achieve a minimum of 7 Star Energy Rating in accordance with the Victoria Home Energy Rating System or greater if legislated by building regulations. Achieving a higher rating is encouraged.

Rainwater tanks and water saving initiatives

A rainwater tank is encouraged to be provided for each lot.

Rainwater tanks are permitted to be located outside of the building envelope and should be located so that it is not readily visible from a street or neighbouring properties and must not be visible from the Central Park and the colour of the rainwater tank should complement the dwelling. .

Landscape

Garden design will require careful thought to ensure appropriate plants are selected for the conditions of Hopkins Heights. The aim is to achieve a cohesive blend of indigenous vegetation and other landscape elements, integrating street and parkland landscaping with private gardens so that the streetscape presents as a landscaped garden.

If practically possible a canopy tree/s will be provided on a lot.

Species with a mature height of less than 2 metres are encouraged. Vegetation within a view corridor must not grow higher than 2 metres.

Canopy trees must include indigenous species suited to the coastal setting.

Retaining walls and embankments

Retaining walls are permitted outside of the nominated building envelope.

Retaining walls are preferred over steep embankments or slopes.

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Plans Approved for
Permit Number: DP2024-003.01
Endorsed Under: Endorsed Under: DPO Schedule 13
On the: 30/10/2026
Delegate: nlegoe
124 of 126

Retaining walls are not permitted within 3 metres of a road frontage unless they are constructed of a natural material such as stone or hardwood. Treated pine or similar is not permitted.

Where slope permits, a terraced approach is encouraged by using multiple smaller retaining walls, [with a maximum single vertical section of 900mm and a minimum of 600mm horizontal space between each vertical section for planting].

Consolidated or shared retaining walls along boundaries is preferred when appropriately coordinated with adjoining landowners or the Council.

Fences

Fencing design and location have been established to provide a degree of uniformity throughout Hopkins Heights and to enhance the park-like character of Hopkins Heights, avoiding an untidy mix of various fencing standards, colours and types.

Fences must be constructed in accordance with the height, style and location detailed in the Fencing Plan and maintained, repaired and replaced in accordance with any relevant provision in the MCP.

External fixtures, fittings and attachments

TV antennas and other aerials that extend more than one metre above the highest point of the dwelling are not permitted.

Satellite dishes and related infrastructure must not extend vertically beyond the highest point of the dwelling.

A satellite dish or related infrastructure, an air-conditioning unit or any other mechanical or non-mechanical equipment or roof mounted fixtures or fittings or attachments [other than TV antenna] must not be located anywhere where they

are visible to a person 1.8 metres tall standing at the mid-point of the road which the dwelling addresses or where they are visible from the Central Park.

Clothes lines visible to a person 1.8 metres tall standing on the road the dwelling addresses are not permitted and clothes lines must not be visible from the Central Park.

External plumbing is not permitted on the front wall or façade of a two-storey dwelling or a wall or façade facing the Central Park.

Animals

Between sunset and sunrise cats are not allowed outside the dwelling.

More than 2 dogs are not permitted to be kept on a lot.

Caravans; Boats; Vehicles

Parking or storing of a caravan, boat of other vehicle or equipment is not permitted:

- on a lot if visible to a person 1.8 metres tall standing on the road abutting the lot;
- between any road and the lot;
- between any road and the dwelling; or
- between a dwelling and the Central Park.

Existing Fence/s

Where there is an existing fence on lot abutting the Central Park, the lot owner:

- must not allow the fence to fall into disrepair or become unsightly;
- must repair any damage to the fence;
- must not alter the height, transparency, dimensions, specifications or materials or the existing fence or remove the existing fence or any part of it; and
- must not replace the existing fence with anything other than a new fence that matches precisely the existing fence.

Gates in fences abutting the Central Park

In a fence abutting the Central Park the lot owner must not:

- construct a gate that is wider than 1.5 metres or a height exceeding the height of the fence in which the gate is located;
- construct a gate of materials that do not match the fence in which the gate is located; or
- construct a gate with materials or dimensions that differ from the fence.

View Corridors

Where a view corridor is identified on a Building Envelope Plan a lot owner will not:

- locate a building or structure within the View Corridor;
- allow any vegetation to grow higher than 2 metres above finished ground level;
- allow any vegetation growing outside the View Corridor to encroach anyway into the View Corridor; or
- install or locate in the View Corridor any TV antenna, aerials, satellite dish or related infrastructure, any air conditioning unit or any other mechanical or non-mechanical equipment, fixtures, fittings or attachments or any garbage or recycling bins, a clothesline or any other obstruction or obstructions.

Garbage bins

Garbage bins or recycling bins are not to be stored anywhere that they are visible from any road abutting the lot or from the Central Park.

Access to lots from the Central Park

Only pedestrian and bicycle access to lots is permissible from the Central Park.

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On the: 30/10/2026
Delegate: nlegoe
125 of 126