HOPKINS
HEIGHTS

DESIGN GUIDELINES

MOYJIL PRECINCT

DESIGN GUIDELINES – MOYJIL PRECINCT

These design guidelines have been prepared for the ***Mojil Precinct*** in the Southwest corner of Hopkins Heights [plan attached]. These design guidelines form an addendum to the endorsed Development Plan and relate specifically to the Moyjil Precinct.

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WARRNAMBOOL PLANNING SCHEME
Plans Approved for
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Introduction

The Moyjil Precinct Design Guidelines will be applied in conjunction with other controls affecting Hopkins Heights including Section 173 agreements, Memorandum of Common Provisions (MCP), Design and Development Overlay Schedule 17 (DDO17) and local planning policy. A planning permit application under DDO17 must meet these guidelines.

These guidelines create a specific design style and rhythm for the Moyjil Precinct. The Moyjil Precinct offers majestic river mouth and coastal vistas and is highly visible. The Design Guidelines will deliver high quality-built form design, muted and darker colours that best immerse the built form with the steep topography while providing the best achievable view sharing for residents. Dwellings are to be built to a high standard, within specified design standards encouraging a variety of housing styles which positively contribute to the streetscape. The guidelines encourage homeowners to apply innovative contemporary designs that address sustainability issues and present a cohesive residential image for the Moyjil Precinct.

The Moyjil Precinct will be developed in stages. Each stage will have its own Plan of Subdivision, Building Envelope Plan [which will include Building Envelopes and may include View Corridors and Crossover restrictions] and Fencing Plan a S173 Agreement and MCP.

Building envelopes and setbacks

A Building Envelope Plan will be prepared for each stage in the Moyjil Precinct with a Building Envelope established for each lot. Dwellings, including garages and outbuildings, must be 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;
- Rainwater tank; or
- A swimming Pool that:
  - ≠ Is located at least one metre behind the front wall of the Main Dwelling;
  - ≠ Is no higher at any point than the lowest finished ground level where the swimming pool is located;
  - ≠ Is not located in a view corridor; or
  - ≠ Through design and construction is visually and physically integrated with the Main Dwelling

Building look and feel

All buildings must adopt contemporary coastal architecture and design (dominated by visual simplicity, clean and uncluttered building lines, visual lightness and freedom from visual complexity, excessive angles and jarring elements and features).

Without over complexity, the building form is to be articulated to create subtle architectural interest and detail and to reduce the impression of building bulk (such as use of varied textures, variations in setback, verandas, balconies, pergolas, glazing and window proportions and entrance treatments).

The siting of basements and garages partially below natural ground level is 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.

Period replica or suburban type designs will not be supported.

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Examples of design / style ***that are supported*** *in the Moyjil Precinct*









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Roof profiles

Roofs are not to be a dominant building design element. Low profile, discrete roofs without fussy detail or decoration are preferred.

Flat roofs with parapets are encouraged. The maximum allowable roof slope is 14 degrees.

Curved roofs are not permitted. Roofs with gables and / or hips are not permitted.

Examples of roof design / style that are not supported in the Moyjil Precinct





Examples of roof design / style that are supported in the Moyjil Precinct









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Dwelling orientation

Dwellings must face the main street frontage and present an identifiable entrance to the street. Subject always to consideration relating to optimising views, where possible, houses 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 address both the primary and secondary street frontages and open space (including shared paths links) and be of a consistent architectural design.

Design elements (such a 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 public realm and both primary and secondary facades should be well articulated.

Dwelling design

High standards of house design are required, and a variety of styles is encouraged. Designs should be responsive to the individual attributes of the lot, having regard to any slope and the future landscape. The appearance of dwellings should provide a degree of richness and variety ensuring the creation of pleasant, interesting streetscapes.

Dwellings should be designed so that front and secondary street frontage facades are well articulated. Articulation can be achieved in a variety of ways and should incorporate at least one of the following features:

- Use of at least two contrasting materials and textures.
- Variable wall setbacks to the front and side street boundaries.
- Introduction of verandahs, porticos and pergolas.

Dwellings which have long uninterrupted expanses of wall (greater than 6 metres in length) should be avoided. Features, which may detract from the appearance of a house from the street, such as small windows, obscure glass, window security shields, canvas and metal awnings are discouraged.

The articulation of the front of the upper level of two-storey dwellings is encouraged to avoid dominating the streetscape.

Building height

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

Dwellings must not exceed the building height above natural ground level or AHD as nominated on a Building Envelope Plan, or as specified in a Section 173 Agreement. Natural ground level is defined as the ground level after engineering works associated with the subdivision have been completed. A maximum building height will be nominated on Building Envelopes for all lots. Building height limits aim to ensure appropriate view sharing and manage the building / landscape interaction and views to and from the lots and the Moyjil Precinct.

External materials and colours

The materials and colours of the walls and roofs of houses will have a major impact on the visual quality of the Moyjil Precinct. Thoughtful selection of materials and colours will achieve a degree of visual harmony between dwellings and the surrounding landscape.

Primary construction materials (such as wood, stone, brick, render) must be predominately earthy colours. Examples of preferred external colours are provided below.

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Darker low reflective natural colours with matte finishes that will best immerse the built form with the landform and landscape must be used. Lighter colours are discouraged but may be permitted to be used 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 complement the wall/roof on which they are located.

While bright coloured finishes are not 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.

Only darker coloured mortar and joints will be permitted.

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Examples of contemporary coastal architecture, timber, stone, textured matte finishes, visual simplicity, darker colours that immerse with landform, simple roofs and use of parapets













Roof Colours

Roofs must be colourbond corrugated profile metal decking.

Tiles are not permitted.

Roofs must be coloured using low reflective subdued darker colours such as slate, armour grey or similar.

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

White polycarbonate roof skylights are not permitted.

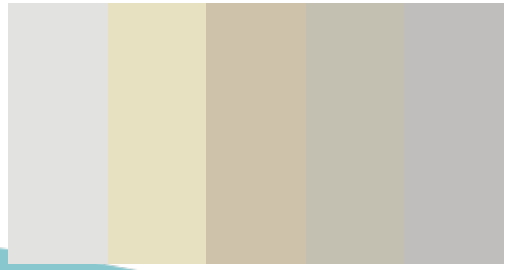
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Examples of preferred and discouraged external colours

Preferred earthy colours
(Solar absorptance > 0.475)



Discouraged colours
(Solar absorptance < 0.475)



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Windows and glazing

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

Examples of clear glazing on contemporary style coastal houses



Garages

Garages should be constructed under the main roof of the dwelling. When designing garages, consideration should be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard, where slope permits.

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 are to be constructed of the same materials and have the same finishes as the dwelling.

Garage setback

Unless otherwise specified on a Building Envelope Plan a garage must be set back at least 1 metre behind the line of the front wall of the dwelling. On some lots this may not be practical because of the slope 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.

Garage width –A garage not constructed under the dwelling must not be wider than the lesser of [1] 50% of the width of the entire front façade of the dwelling [which includes the garage] as viewed from the road it addresses; or [2] 8 metres; except:

- if provided otherwise in the MCP relating to the lot;
- where a garage is built under the dwelling in which case the garage may be up to 8 metres in width; or
- a garage located behind the rear wall of the dwelling in which case the width restrictions do not apply.

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 are not permitted.

Crossovers

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

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.

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.

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.

Detached garage, outbuildings and sheds

An outbuilding or shed should be located behind the rear wall of the dwelling.

A detached garage or outbuilding or shed must be built with materials and finishes that are substantially like the external walls and roof of the dwelling so that the external appearance, finishes, including the doors, compliment and visually integrate with the dwelling.

If the lot is greater than 1,000 square metres the combined floor area of any outbuilding, shed (and detached garage) must not exceed 120 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.

If the lot is less than 1,000 square metres 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.

One habitable dwelling

Unless specified otherwise in the MCP or Section 173 Agreement, only one single private dwelling is permitted on a lot, and a lot cannot be subdivided.

The minimum size of a single dwelling on a lot [excluding verandahs, pergolas, outbuildings] must be greater than 200m2 unless the MCP provides otherwise.

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 of no less than 5,000 litres in capacity must be provided for each lot unless the MCP specifies some other tank size.

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Rainwater tanks are permitted to be located outside of the building envelope but should be to the side or rear of the dwelling and should not be greater than 2 metres in height above natural ground level within a View Corridor.

The colour of the rainwater tank should complement the dwelling and be located so that it is not readily visible from the street or neighbouring properties.

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.

Unless otherwise specified in an MCP at least three (3) canopy trees must be provided (one should be provided in the front garden, and two should be provided in the rear garden).

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. Trees must be provided a minimum 20m^2 permeable surface. Trees close to each other may have 50% area reduced for each subsequent tree.

Retaining walls and embankments

Retaining walls are permitted outside of the nominated building envelope.

Retaining walls are preferred over steep embankments or slopes.

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 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 thereby avoiding an untidy mix of various fencing standards, colours and types and to enhance the park-like character of Hopkins Heights.

Fences must be constructed in accordance with the height, style and location detailed in the Fencing Plan.

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.

Clothes lines visible to a person 1.8 metres tall standing on the road the dwelling addresses are not permitted

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External plumbing is not permitted on the front wall or façade of a two storey dwelling

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 the road and the lot;
- between the road and the dwelling; or
- between the dwelling and Hopkins Point Road

Access to lots abutting Hopkins Point Road

Lots abutting Hopkins Point Road will not have vehicular access from Hopkins Point Road.

Existing Fence/s

Where there is an existing fence on the southern boundary of a lot abutting Hopkins Point Road or on the southern boundary of a lot abutting the Drainage Reserve in the southwest corner of Moyjil Precinct, 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 on lots abutting Hopkins Point Road or the Drainage Reserve

In a fence on the southern boundary of a lot abutting Hopkins Point Road or the Drainage Reserve in the Southwest corner of Moyjil Precinct, 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; or
- must not construct a gate of materials that do not match the fence in which the gate is located.

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 of obstructions.

Garbage bins

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

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