



HERITAGE PLACE

MORWELL

DESIGN GUIDELINES

Stages 7 - 15

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1. Introduction

Discover the charm of Heritage Place, situated within Morwell at the heart of Latrobe Valley. This exceptional estate redefines premium residential living, establishing a benchmark of unparalleled quality that residents can take pride in calling home.

Vision

- 1.1 The aim of the Design Guidelines is to create a coherent vision for the Heritage Place community. Developed to enhance the lifestyle and investment of purchasers, the Design Guidelines are intended to ensure all homes at Heritage Place are built to a high standard, whilst encouraging a variety of housing styles which are in harmony with the streetscape.
- 1.2 The Heritage Place Design Guidelines will assist in providing you with peace of mind that your investment will be enhanced in the future, guarding against inappropriate development that may detract from the aesthetics of the estate.
- 1.3 The buyer acknowledges that it is a pre-requisite that they obtain Developer Approval prior to submitting any plans for Building Works to the Latrobe City Council or Building Surveyor for its approval or to commence any building or landscaping work on the Lot (including any additions or alternations to existing buildings or structures)
- 1.4 Interpretation of the provisions of these Design Guidelines is at the absolute discretion of the Heritage Place Design Review Panel.

2. Approval Process



PURCHASE YOUR LOT



SELECT YOUR NEW HOME



LODGE YOUR SUBMISSION



DRP APPROVAL



OBTAIN A BUILDING PERMIT



COMMENCE CONSTRUCTION



COMPLETE CONSTRUCTION

2.1 Site Plan (Scale 1:200)

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, trees to be removed or retained, proposed earthworks and retaining walls, landscape design, letter box image and location, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed out-buildings including swimming pools.

2.2 Floor Plans (Scale 1:100)

Must indicate key dimensions and window positions.

2.3 Elevations (1:100)

Must include all 4 elevations and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, external finishes, existing ground levels and retaining walls.

2.4 External Colour & Material Selection

Must include brands, colour names and colour swatches where possible.

2.5 Application Form and Builders Checklist

Forms attached to the rear of this document.

2.6 Where to Send Your Application

Heritage Place Design Review Panel

Taylors Development Strategists

design.guidelines@taylorsds.com.au

Ph: 9501 2800

Attachments must be in PDF format.

The DRP will endeavour to assess proposals in the shortest possible time, which is generally within 10 business days of receipt of a completed and compliant application.

Allowance has been made for two submissions for each Design Approval application. Each additional submission will incur an administration fee, at the sole discretion of the DRP. New submissions for a lot that has already had an application approved will also incur an administration fee.

3. Allowable Land

- 3.1 The lot shall only be used for private residential dwellings.
- 3.2 No more than one dwelling may be constructed on the lot.
- 3.3 Unless where shown on the Plan of Subdivision, lots cannot be further subdivided, nor can they be amalgamated.
- 3.4 Relocatable homes are not permitted.

4. Minimum Floor Area

- 4.1 Lots up to 500m² shall have a minimum dwelling size of 130m²
- 4.2 Lots over 500m² shall have a minimum dwelling size of 140m²
- 4.3 Lots over 600m² shall have a minimum dwelling size of 150m²
- 4.4 Floor areas of garages, carports, areas under soffits, entry porches and breezeways are not included in the calculation of minimum floor area.

5. Site Works

- 5.1 Any excavation or fill must be contained within your lot, and not affect adjoining properties.
- 5.2 Cut and fill must be minimised and only be done to the extent on site to not detriment the overall aesthetic of the dwelling and streetscape.
- 5.3 Retaining walls must not exceed the maximum height of 500mm.
- 5.4 Where a retaining wall is proposed, it must be constructed of masonry, rendered masonry, concrete sleeper or similar material to complement the house.
- 5.5 Timber construction will only be permitted in areas not visible from the street.
- 5.6 Drainage must be provided at the foot of any embankment or retaining walls.

6. Construction Timeframes

- 6.1 Total construction time of the main building shall not exceed twelve months after the commencement of work.
- 6.2 No building works shall be left incomplete or without substantial work being carried out for a period longer than three months.
- 6.3 The front lawn and garden (including the nature strip) are to be established prior to occupation, with the remainder of the garden to be established within 3 months of occupation of a dwelling and must include an adequate number of mature plants.
- 6.4 Fencing and Driveway must be completed prior to occupation of the main building.
- 6.5 The installation of Temporary fencing to your lot post settlement is encouraged to secure your lot and prevent dumping of rubbish or debris. The developer will not be responsible for the removal of any rubbish or debris from your lot post settlement.

7. Siting Your Home

- 7.1 Building setbacks are measured from the property boundary to the outmost projection of the building or structure.
- 7.2 All homes must comply with siting and setbacks as per statutory requirements, along with restrictions contained within the Plan of Subdivision (POS) and Memorandum of Common Provisions (MCP). The MCP applicable to your allotment will contain building envelopes. Encroachments are allowed as per Rescode.
- 7.3 Where there is no MCP or building envelope applicable to your allotment, the dwelling must be sited as per statutory requirements. Your building surveyor and builder will check your compliance with these regulations.
- 7.4 The dwelling (front building line) must be setback a minimum of 4m from the front boundary.
- 7.5 Side setbacks must be a minimum of 1m from at least one side boundary and 2m from a side street boundary.
- 7.6 Garage walls may be constructed on the boundary. If a garage wall is not on the side boundary, it must be setback at least 1m from the side boundary.
- 7.7 Rear setbacks must be a minimum 3m (as per building envelopes).
- 7.8 Encroachments allowed as per Rescode.
- 7.9 The garage must be setback a minimum 5.5m from the lot frontage and a minimum 500mm behind the main building line.

8. Architectural Style

- 8.1 The main building and any outbuildings are to be designed to reflect contemporary Australian style and have regard to the unique location on the Lot within the Estate.
- 8.2 The front entry door of your home must be clearly visible and facing the street.
- 8.3 The dwelling entrance must be covered by a portico, porch or entry feature and include one habitable room window providing a clear view to the primary streetscape.
- 8.4 The main entry must provide articulation to the front façade and be compatible with and compliment the overall design of the residence.
- 8.5 Entry features such as porch, porticos, verandahs and/or balconies must project from the main building line.
- 8.6 Entry features must be a minimum 4m² with a minimum depth of 1.5m.
- 8.7 Windows must be of substantial proportion to façade. Small narrow windows, such as highlight windows and slim vertical windows, must be avoided where visible to the public.
- 8.8 Roller shutters, vertical blinds and grill screens are not permitted.

9. Materials & Colours

- 9.1 External walls of your home visible from the street must be constructed from a combination of materials and colours. The external colour scheme of your home should be neutral, earthy tones that blend in with the surrounding environment.
- 9.2 Bright colours not permitted.
- 9.3 A minimum of two different materials must be provided to the Façade. The external walls, inclusive of garages and carports, must have a mix of finishes which features a combination of: brick, brick veneer, rendered masonry, or rendered light-weight constructions; and feature panels of alternative materials i.e. stained timber, custom orb, linear board, feature stone etc.
- 9.4 Materials on the façade must return a minimum 1m to the side elevations for non-corner allotments.
- 9.5 Lightweight material such as FC sheeting is not permitted above windows and openings where visible to the public.
- 9.6 Stacked stone cladding (i.e. stone veneer) is discouraged. Robust stone products must be utilised.



10. Identical Facades

- 10.1 Two dwellings with the same front facade must not be built within three house lots. This includes lots either side, opposite and encompassing other street frontages where applicable.

11. Corner Lots & Lots Siding a Reserve

- 11.1 Corner elevations must address the secondary street or reserve frontage by incorporating design features which match and compliment the front elevation (corner treatment). Factors to be considered include window design, materials and articulation (such as roof and/or wall projections, piers, pergolas etc).
- 11.2 Minimum 450mm eaves are required to the entire secondary frontage.
- 11.3 Corner treatment, including materials used on the primary façade, must return for a minimum of 4m from the main building line along the secondary frontage or continue to meet the return fence on the ground floor (whichever is greater).
- 11.4 Corner treatment is required to the entire first floor of a double storey home facing the secondary frontage.
- 11.5 Blank unarticulated walls will not be permitted.
- 11.6 Garages must be located on or close to the side boundary that adjoins a neighbouring lot.

12. Roofing

- 12.1 The roof forms and materials should be complementary and consistent with the rest of the house design and must be constructed of a low reflectivity material of either concrete tiles, terracotta tiles, or non-reflective pre-finished metal (colorbond).
- 12.2 Proposed house designs could present the traditional hip or gable used in a residential proportion. Other roof forms such as curved, skillion, flat, or combinations where complementary are encouraged, and will be assessed on their architectural merit and respect for the intent of the development.
- 12.3 Roof pitches shall be a minimum of 20 degrees on hip and gable type roof.
- 12.4 Where a roof pitch is adopted dwellings must have a minimum 450mm eaves to the façade and return to the sides a minimum 1m on non-corner allotments.
- 12.5 A minimum 450mm eaves are required to the entire perimeter of the first floor on double storey dwellings.
- 12.6 Where a parapet wall is constructed, eaves are not required.
- 12.7 Ceiling heights to the ground floor of double storeys and all single storey homes must be a minimum 2550mm.

13. Garage

- 13.1 All dwellings must include a fully enclosed garage integrated into the dwelling.
- 13.2 On Lots greater than 401m² a minimum of double garage shall be built at the same time as the house.
- 13.3 The colour design, detailing and location of garages and carports are to complement the main house, maintain street amenity and allow surveillance of the street from within the house.
- 13.4 Carports are permitted where not visible to the public realm.
- 13.5 Garage doors may be a panel lift door, slim line or sectional door. Roller doors are not permitted visible to the public.
- 13.6 Garages must not dominate the streetscape.
- 13.7 The garage must be setback minimum 5.5m from the lot frontage and a minimum 500mm behind the main building line.

14. Driveway

- 14.1 Driveways and crossovers must be constructed prior to occupation of the house.
- 14.2 Only one driveway and crossover is permitted for each house lot and is to be full width (i.e. no car tracks) unless approval has been obtained from Council (i.e. secondary frontage driveway to access shed/ carport).
- 14.3 Driveways must be tapered to match the crossover, and no wider than 3m unless a crossover widening permit has been obtained from Latrobe Council, but in any event the driveway must match in with the crossover width at tile boundary.
- 14.4 Each driveway must be constructed of either exposed aggregate concrete, stamped coloured concrete, coloured textured concrete or pavers.
- 14.5 Asphalt or plain concrete is not permitted.
- 14.6 Driveway colours should be of muted tones that complement the external colour scheme of your home.
- 14.7 A minimum 300mm landscape strip is required between the driveway and the side boundary.
- 14.8 All works, approvals and costs associated with the removal and relocation of the proposed crossover location will be the responsibility of the lot owner.

15. Fencing

- 15.1 Side and rear boundary fencing between adjoining lots must be constructed from timber palings to a maximum height of 1.8m.
- 15.2 Side boundary fencing must return a minimum 1m behind the main building line.
- 15.3 Return fence/gates must be constructed from timber palings to a maximum height of 1.8m.
- 15.4 Side boundary wing fencing may taper down to the front boundary no higher than 1m. Consideration should be made to the use of effective front landscape techniques that enhance and soften the appearance of the wing fencing to the streetscape.
- 15.5 Front fencing is not permitted.
- 15.6 Dwellings constructed on corner lots must be unfenced for a minimum of 4m from the main building line. Solid 1.8m high fencing on corner lots may not exceed 40% of the lot length from the rear boundary. Remaining fencing may not exceed 1m in height and must be a minimum of 40% transparent.
- 15.7 Any fencing provided by the Developer will not be damaged or removed. It is the responsibility of the lot owner to maintain the fence in a good state of repair.

16. Landscaping

- 16.1 The front lawn and garden (including the nature strip) are to be established prior to occupation, with the remainder of the garden to be established within 3 months of occupation of a dwelling and must include an adequate number of mature plants.
- 16.2 A minimum 1 large canopy tree require to the front yard.
- 16.3 Plant species must be predominantly native to Australia.
- 16.4 Drought tolerant species are encouraged.
- 16.5 Synthetic turf is not permitted. High quality products may be considered on landscape design merit, at the DRP's discretion.
- 16.6 Hardscape area including driveways and paths must not exceed a maximum 50% of the front yard.
- 16.7 Landscape retaining walls must not exceed the maximum height of 500mm.
- 16.8 Letterboxes will be located and constructed of a material and in a manner which complies with Australia Post preferred standards, and to match the style, colour and material of the dwelling prior to occupation.

17. Ancillary Items

- 17.1 Ancillary structures such as TV antennae, satellite dishes, hot water systems, rainwater tanks, clotheslines, household battery storage/ condenser units etc are to be located away from any street frontage and screened from public view.
- 17.2 Solar hot water systems are to be sited to maximise efficiency and if possible, located away from the public realm.
- 17.3 Evaporative Cooling Units must be located below ridgeline, not visible to the public and colour matched to the roof.
- 17.4 External feature lighting must be integrated into the dwelling or landscape design.
- 17.5 Outbuildings/buildings including sheds, carports and swimming pools must not be visible to street, located at the rear of the lot, and comply with Building Regulations.
- 17.6 Outbuildings including sheds and carports must be constructed of materials and finishes to complement the main house or of pre-finished metal (Colorbond).

18. Service Connection

- 18.1 Your home must be connected to all available in ground services according to the service provider's standards, including the National Broadband Network (NBN).
- 18.2 In accordance with the Environmental Sustainability requirements within Latrobe Council's Urban Design Guidelines, rainwater harvesting, storage and gray water systems are encouraged.

19. Sustainability

- 19.1 The DRP supports and encourages all efforts made to reduce a household's impact on the environment, particularly by limiting the overall energy and water consumption of the household.
- 19.2 Infrastructure for battery storage and solar energy is encouraged and to be installed as per homeowners' requirements and installer recommendations. Ensure ancillary items are not visible to the public realm.
- 19.3 Consideration of the following principals for energy efficiency is strongly encouraged:
- Where possible orientate living area to the north;
 - Design to take advantage of passive solar heating and cooling by maximizing north facing walls and glazing & providing reasonable shading of north facing windows;
 - Minimize east and west orientated glazing;
 - Incorporate eaves to the roof design;
 - Orientate your home to catch prevailing breezes and take advantage of cross ventilation (including internal doors);
 - Consider landscaping to provide shade;
 - Zoning of areas within the home so heating and cooling is provided only when required.
- 19.4 Consideration of the following principals are strongly encouraged:
- Where possible purchase appliances with Water Efficiency Labelling, the more stars the more water you will save;
 - Incorporate water saving tap ware to all wet areas in your home;
 - Water tanks connected to all sanitary flushing systems to your home can save you an estimated 96,000 litres per year. Using the water collected from your water tank for Irrigation to landscapes, washing cars and connected to your toilets is beneficial to your pocket;
 - Regularly checking taps inside and outside your home for any leaks.

20. Builders Checklist

Item	Checklist – Heritage Place	Yes	No	N/A
4.1	Lots up to 500m ² shall have a minimum dwelling size of 130m ²			
4.2	Lots over 500m ² shall have a minimum dwelling size of 140m ²			
4.3	Lots over 600m ² shall have a minimum dwelling size of 150m ²			
5.1	Any excavation or fill must be contained within your lot, and not affect adjoining properties.			
5.2	Cut and fill must be minimised.			
5.3	Retaining walls must not exceed the maximum height of 500mm.			
5.4	Where a retaining wall is proposed, it must be constructed of masonry, rendered masonry, concrete sleeper or similar material to complement the house.			
7.2	All homes must comply with siting and setbacks as per statutory requirements, along with restrictions contained within the Plan of Subdivision (POS) and Memorandum of Common Provisions (MCP). The MCP applicable to your allotment will contain building envelopes.			
7.3	Where there is no MCP or building envelope applicable to your allotment, the dwelling must be sited as per statutory requirements. Your building surveyor and builder will check your compliance with these regulations.			
7.4	The dwelling (front building line) must be setback a minimum of 4m from the front boundary.			
7.5	Side setbacks must be a minimum of 1m from at least one side boundary and 2m from a side street boundary.			
7.6	Garage walls may be constructed on the boundary. If a garage wall is not on the side boundary, it must be setback at least 1m from the side boundary.			
7.7	Rear setbacks must be a minimum 3m (as per building envelopes).			
7.8	Encroachments allowed as per Rescode.			
7.9	The garage must be setback a minimum 5.5m from the lot frontage and a minimum 500mm behind the main building line.			
8.2	The front entry door must be clearly visible and facing the street.			
8.3	The dwelling entrance must be covered by a portico, porch or entry feature and include one habitable room window providing a clear view to the primary streetscape.			

Item	Checklist – Heritage Place	Yes	No	N/A
8.4	The main entry must provide articulation to the front façade and be compatible with and compliment the overall design of the residence.			
8.5	Entry features such as porch, porticos, verandahs and/or balconies must project from the main building line.			
8.6	Entry features must be a minimum 4m ² with a minimum depth of 1.5m.			
8.7	Windows must be of substantial proportion to façade.			
8.8	Roller shutters, vertical blinds and grill screens are not permitted.			
9.2	Bright colours not permitted.			
9.3	A minimum of two different materials must be provided to the Façade.			
9.4	Materials on the façade must return a minimum 1m to the side elevations for non-corner allotments			
9.5	Lightweight material such as FC sheeting is not permitted above windows and openings where visible to the public.			
10.1	Two dwellings with the same front facade must not be built within three house lots.			
11.1	Corner Lots & Lots Siding a Reserve: Corner elevations must address the secondary street or reserve frontage by incorporating design features which match and compliment the front elevation			
11.2	Corner Lots & Lots Siding a Reserve: 450mm eaves are required to the entire secondary frontage.			
11.3	Corner Lots & Lots Siding a Reserve: Corner treatment, including materials used on the primary façade, must return for a minimum of 4m from the main building line along the secondary frontage or continue to meet the return fence on the ground floor (whichever is greater).			
11.4	Corner Lots & Lots Siding a Reserve: Corner treatment is required to the entire first floor of a double storey home facing the secondary frontage.			
11.5	Corner Lots & Lots Siding a Reserve: Blank unarticulated walls will not be permitted.			
11.6	Corner Lots & Lots Siding a Reserve: Garages must be located on or close to the side boundary that adjoins a neighbouring lot.			
12.1	Roofs must be constructed of a low reflectivity material of either concrete tiles, terracotta tiles, or non-reflective pre-finished metal (colorbond).			
12.3	Roof pitches shall be a minimum of 20 degrees on hip and gable type roof.			
12.4	Where a roof pitch is adopted dwellings must have a minimum 450mm eaves to the façade and return to the sides a minimum 1m on non-corner allotments.			
12.5	A minimum 450mm eaves are required to the entire perimeter of the first floor on double storey dwellings.			
12.6	Where a parapet wall is constructed, eaves are not required.			

Item	Checklist – Heritage Place	Yes	No	N/A
12.7	Ceiling heights to the ground floor of double storeys and all single storey homes must be a minimum 2550mm.			
13.1	All dwellings must include a fully enclosed garage integrated into the dwelling.			
13.2	On Lots greater than 401m ² a minimum of double garage shall be built at the same time as the house.			
13.4	Carports are permitted where not visible to the public realm.			
13.5	Garage doors may be a panel lift door, slim line or sectional door. Roller doors are not permitted visible to the public.			
13.6	Garages must not dominate the streetscape.			
14.1	Driveways and crossovers must be constructed prior to occupation of the house.			
14.2	Only one driveway and crossover is permitted for each house lot and is to be full width (i.e. no car tracks)			
14.3	Driveways must be tapered to match the crossover, and no wider than 3m			
14.4	Each driveway must be constructed of either exposed aggregate concrete, stamped coloured concrete, coloured textured concrete or pavers.			
14.5	Asphalt or plain concrete driveways are not permitted.			
14.7	A minimum 300mm landscape strip is required between the driveway and the side boundary.			
14.8	All works, approvals and costs associated with the removal and relocation of the proposed crossover location will be the responsibility of the lot owner.			
15.1	Side and rear boundary fencing between adjoining lots must be constructed from timber palings to a maximum height of 1.8m.			
15.2	Side boundary fencing must return a minimum 1m behind the main building line.			
15.3	Return fence/gates must be constructed from timber palings to a maximum height of 1.8m.			
15.4	Side boundary wing fencing may taper down to the front boundary no higher than 1m.			
15.5	Front fencing is not permitted.			
15.6	Dwellings constructed on corner lots must be unfenced for a minimum of 4m from the main building line. Solid 1.8m high fencing on corner lots may not exceed 40% of the lot length from the rear boundary. Remaining fencing may not exceed 1m in height and must be a minimum of 40% transparent.			
15.7	Any fencing provided by the Developer will not be damaged or removed. It is the responsibility of the lot owner to maintain the fence in a good state of repair.			

Item	Checklist – Heritage Place	Yes	No	N/A
16.1	The front lawn and garden (including the nature strip) are to be established prior to occupation, with the remainder of the garden to be established within 3 months of occupation of a dwelling and must include an adequate number of mature plants.			
16.2	A minimum 1 large canopy tree require to the front yard.			
16.3	Plant species must be predominantly native to Australia.			
16.5	Synthetic turf is not permitted.			
16.6	Hardscape area including driveways and paths must not exceed a maximum 50% of the front yard.			
16.7	Landscape retaining walls must not exceed the maximum height of 500mm.			
16.8	Letterboxes will be located and constructed of a material and in a manner which complies with Australia Post preferred standards, and to match the style, colour and material of the dwelling prior to occupation.			
17.1	Ancillary structures are to be located away from any street frontage and screened from public view.			
17.2	Solar hot water systems are to be sited to maximise efficiency and if possible, located away from the public realm.			
17.3	Evaporative Cooling Units must be located below ridgeline, not visible to the public and colour matched to the roof.			
17.4	External feature lighting must be integrated into the dwelling or landscape design.			
17.5	Outbuildings/buildings including sheds, carports and swimming pools must not to be visible to street, located at the rear of the lot, and comply with Building Regulations.			
17.6	Outbuildings including sheds and carports must be constructed of materials and finishes to complement the main house or of pre-finished metal (Colorbond).			
18.1	Dwelling must be connected to all available in ground services according to the service provider's standards, including the National Broadband Network (NBN).			

21. Application Form

21.1 Please detach this form and complete the details for the submission to the Heritage Place Design Review Panel for plan approval.

Property Details	
Lot Number:	
Street Number:	

Applicant Information (Preferred Contact)			
Name:			
Current Address:			
Post Code:			
Telephone:		Mobile:	
Email:			

Owner(s) Details:			
Name:			
Current Address:			
Post Code:			
Telephone:		Mobile:	
Email:			

Builder/Building Designer/Architect Details:			
Name:			
Company:			
Current Address:			
Post Code:			
Telephone:		Mobile:	
Email:			

21.2 Include the following documents (tick box)

Heritage Place Design Submission Requirements:	
	Dimensioned Site Plan (scale 1:200), indicating all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining walls, north point, vehicle crossover, driveway, fencing details, ancillary items, and any proposed out-buildings.
	Dimensioned Floor Plans (scale 1:100), window positions, roof plan
	All Elevations (scale 1:100). Elevations are to include building and wall heights, roof pitch, eave size, external fixtures and external surface finishes
	Cross sections indicating details of ceiling height
	Schedule of external materials, colours and finishes including driveway
	Landscape Plan (including letter box image and location).
	Application Form
	Builders Checklist

Allow a minimum of 10 working days for processing and assessment on the provision all required documentation is submitted.