



LOLLIPOP HILL

at Manor Lakes

MANOR LAKES
SITING AND DESIGN GUIDELINES
VERSION 4 - NOV 2017



Manor Lakes



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01 iNTRODUCTION



1.1 A PLACE TO ENJOY THE BEAUTY AND SERENITY OF NATURE

The natural setting at Manor Lakes offers a tranquil lifestyle in a quality environment. It is in the community's interest to keep it that way by protecting the natural environment and the visual quality of the built environment. This can be achieved by carefully siting and selecting the colour and materials for buildings.

Urban Design Requirements (Requirements) for all lots are in effect at Manor Lakes to ensure that:

- An identifiable degree of visual cohesion and colour between houses and other built elements is achieved;
- Houses and fences are designed to provide a cohesion of character between neighbouring lots;
- Residential amenity is protected;
- Attractive landscapes and parklands are created; and
- A cohesive blend of landscape elements, including exotic and indigenous vegetation, between private and public spaces is achieved.

The Requirements are not onerous or excessive. They will not stifle creative design or impose a standard solution for every allotment at Manor Lakes.

The Requirements provide for a range of building materials, colours and siting solutions within agreed parameters, so that the wider environmental objectives for Manor Lakes will be achieved, together with a unique and positive identity which will enhance its current and future appeal.

Early contact with the Design Panel at Manor Lakes is encouraged to avoid unnecessary delay.

The Requirements will facilitate an efficient approval process for plans by the Design Panel, who has agreed to use their best endeavours to approve plans in the shortest possible time, and generally, within ten working days.

One of the newest land releases at Manor Lakes, Lollipop Hill, includes an impressive flora-led design aesthetic that reinstates native grasslands and other native species. Enjoy walking trails that meander through Sugar Gums that connect to Lollipop Creek.







1.2 THE URBAN DESIGN REQUIREMENTS

The Developer of Manor Lakes has entered into a Covenant to give effect to the Requirements of the Estate. All development at Manor Lakes is to comply with the Requirements.

Only minor variations to the Requirements will be considered in exceptional circumstances as outlined in this document.

The aim of the Requirements is to achieve a high quality residential estate with an identifiable degree of visual cohesion and colour between neighbouring public and private spaces.

The Urban Design Requirements are outlined in two parts; these Manor Lakes Siting & Design Guidelines and the plan of subdivision, incorporating Building Envelope Plans (BEPs).

IMPORTANT NOTES

All development must comply with the Manor Lakes Urban Design Requirements to the satisfaction of the Design Panel.

All purchasers and owners of lots must have their plans approved by the Design Panel whose approval may be withheld in its absolute discretion notwithstanding compliance with the guidelines.

The Manor Lakes Urban Design Requirements do not take the place of the Building Regulations and Planning Scheme.

Purchasers of lots at Manor Lakes should contact their Building Surveyor to ensure house designs comply with any such requirements.

Purchasers agree to absolve and release the Developer from any liability for actions taken in connection with the Requirements.

Only a Registered Building Surveyor can issue a building approval and such approval cannot be granted until the Design Panel has approved the plans.

1.3 APPROVAL PROCEDURE FOR PLANS

The Design Panel will provide information and advice to purchasers and landowners at Manor Lakes regarding the Requirements. Early contact with the Design Panel is recommended and will avoid unnecessary delay caused by non-compliance with the Requirements. In particular, advice can be provided at the initial concept plan stage and at the preliminary selection of materials, colours and finishes stage.

All development at Manor Lakes must comply with the Requirements to the satisfaction of the Design Panel.

To give effect to the Requirements, all purchasers of lots at Manor Lakes must have their plans approved by the Design Panel.

Plans should be emailed to:
designpanel@denniscorp.com.au

Alternatively plans should be sent to:
Manor Lakes – Design Panel
Dennis Family Corporation
211 Waverley Road
Malvern East VIC 3145

In deciding whether plans comply with the Requirements, the Design Panel will consider the merit of any variation to the non-mandatory Requirements. Landowners and purchasers contemplating a variation to the non-mandatory elements of the Requirements are encouraged to discuss their plans with the Design Panel first.

Construction of houses, fences, and garages on any lot at Manor Lakes cannot commence until the Design Panel has approved plans and building approval has been issued. Plans must conform to the Requirements and any approved variations to the satisfaction of the Design Panel. A variation to a Requirement can only be considered provided the variation:-

- is minor in nature,
- satisfies the objectives of the Requirements,
- does not adversely affect the quality of the streetscape,
- does not adversely affect the amenity of neighbours, and
- does not establish an undesirable precedent.

Any variation to the Requirements must be clearly shown on the plans submitted for approval. Only those plans and variations approved by the Design Panel in its absolute discretion will be able to be considered and determined by the Building Surveyor.

Refer to Section 8 “Information Checklist” for details of plans and information to be submitted.

If your plans meet the Requirements, the Manor Lakes Design Panel will endeavour to approve your plans within ten business days.

02 LOT CLASSIFICATION



2.1 LOTS WITH BUILDING ENVELOPES

All lots are affected by a Building Envelope Plan. Details of the building envelopes are contained within the Plan of Subdivision. Development of lots must be in accordance with the Building Envelope Plan.

2.2 BAL LOTS

Lots in Manor Lakes may be included within a Bushfire Prone Area under the Building Act 1993 and hence subject to a Bushfire Attack Level (BAL) assessment. Owners and builders are encouraged to investigate if this requirement applies and if applicable, design their house to suit the relevant BAL level as determined by their Building Surveyor.

2.3 BUSHFIRE RISK MANAGEMENT

Lots affected by bushfire risk management restrictions are detailed in the Section 173 agreement attached to the title (AK294283G) applicable to the stage of development. Development of these lots must be in accordance with the setback restrictions.

2.4 LANDMARK LOTS

Lots designated LL (Landmark Lots) present an opportunity to illustrate Lollipop Hill's unique lifestyle opportunity and the quality of the architecture and urban environment. These lots can be located on street corners, adjacent to parkland or Lollypop Creek, or are simply highly visible from within and from outside the development.

Consequently, particular attention must be paid to the design and siting of housing on these lots. In addition to any other requirement, houses on Landmark Lots must be designed to address the street frontage(s) and address any abutting or adjacent Public Space and incorporate all the items in Table A. The items in Table B are not permitted.

Refer to Lollipop Hill Landscape Design Standards' for requirements relating to Landmark Lots.



TABLE A – ITEMS REQUIRED FOR LANDMARK LOTS	TABLE B – NOT PERMITTED
Awning, porches and/or verandahs, to provide interest and articulation to the façade.	Unarticulated or blank walls facing any Public Space.
Eaves of at least 0.45 metres to the front façade which must wrap around corners by a minimum of 3.0 metres.	Open fronted carports or garages.
Feature element to a minimum of 30% of the façade area of the principle frontage.	Front fences.
25 degree roof pitch.	Mock housing designs (Federation, Georgian, Victorian).
A balcony at the first floor level, if a two storey house.	Roller shutters to windows.
Large windows overlooking any Public Space.	Roller doors.
2.7 metre ceiling height.	
Dwellings must incorporate contemporary materials such as timber slat cladding, Colorbond, bricks, glazing, stacked stone or similar.	
Minimum house area – irrespective of Lot Size, the area of a dwelling (excluding porticos, verandahs, garages, alfresco areas) cannot be less than 150m².	

Features which may detract from the appearance of a house from the street, including small windows, obscure and tinted glass or reflective, frosted or patterned film, window security shields, canvas and metal awnings, will not be approved.

Letterboxes must be positioned on the front boundary adjacent to the driveway with the house number clearly displayed. It must be a rendered column design and the colour should be carefully selected to complement the main façade of the house and the streetscape.

Temporary, ornamental and timber paling letterboxes will not be permitted.

The location, style and colour of the letterbox must be provided on the plans for approval.

LANDSCAPE REQUIREMENTS

Given the prominent location of Landmark Lots within Lollipop Hill there is a strong emphasis on the creation of quality front garden landscaping.

As an incentive to the creation of vibrant streetscapes, the front garden of Landmark Lots will be installed by the developer once the house is complete, subject to terms and conditions of the 'Lollipop Hill Landscape Design Standards'.

Also refer to Section 7.0 for further requirements.



03 URBAN DESIGN PRINCIPLES



3.1 NUMBER OF DWELLINGS PER LOT

The Requirements for Lollipop Hill prohibits further subdivision and the construction of more than one dwelling on a lot, unless expressly permitted by the Developer, whose consent may be withheld in its absolute discretion.

3.2 SIZE OF DWELLINGS PER LOT

Except for designated small lot housing or as shown on a building envelope plan for nominated lots, the minimum floor area of a dwelling to be constructed on a lot must be as follows: -

- Up to 450 square metres – 90 square metres.
- Lots 451 to 600 square metres – 130 square metres.
- Lots 601 to 700 square metres – 150 square metres.
- Lots 701 square metres and above – 170 square metres.

FRONT FAÇADE – THE PRINCIPAL STREET FRONTAGE

For lots with only one street frontage, the principal street frontage shall be that frontage. For lots with two street frontages, the shorter street frontage shall be the principal street frontage and the other street frontage the secondary street.

If the two street frontages are of equal length, then the purchaser should contact the Manor Lakes Design Panel to determine which street frontage will be designated the principal street frontage for the purposes of the guidelines.

3.3 FRONT FAÇADE

The front façade of the home is a key element that contributes to the vision of Lollipop Hill and accordingly, must demonstrate careful design and material composition.

Facades of houses must be articulated to prevent a flat front façade. This can be achieved in a variety of ways including stepping back elements of the façade, the inclusion of bay windows and balconies, verandahs and porches, feature panels, rendered finishes and through the incorporation of architectural elements.

The main entry of the house must address the principal street frontage.

On the front façade no light weight infill panels over windows and garage doors will be allowed, except where part of an approved feature design, or where the façade is render finish.

Roller doors are not acceptable for front garage facades.

3.4 DUPLICATION OF FRONT FAÇADE IN THE STREETScape

Your home must not have a façade design that is the same or very similar to that of a home within 3 adjoining lots. See Diagram 1.

Early contact with the Design Panel is recommended to discuss house plans. Where a conflict arises preference will be given to the first submitted set of plans.

This requirement may be varied where attached or terrace style dwellings are proposed for smaller lots.

3.5 BUILDING SETBACKS

Building setbacks vary and must comply with the Building Envelope Plan.

THE FRONT SETBACK

Unless otherwise shown on a Building Envelope Plan, a minimum setback of 4.0 metres is required between the front building line of the house and the principal street frontage. Porticos, bay windows, balconies and feature projections will be permitted to encroach up to 1.5 metres within the front setback.

The maximum setback between the building line of the house and the principal street frontage is 6 metres.

On corner lots, a setback of 4.0 metres is required to the principal street frontage and 2.0 metres to the side street (secondary) street frontage unless shown otherwise on the Building Envelope Plan.

Refer to Section 5 for setback requirements for garages.

THE SIDE BOUNDARIES

Except as shown on a Building Envelope Plan for nominated lots, a minimum setback of 1.0 metre is required for one side wall on all properties.

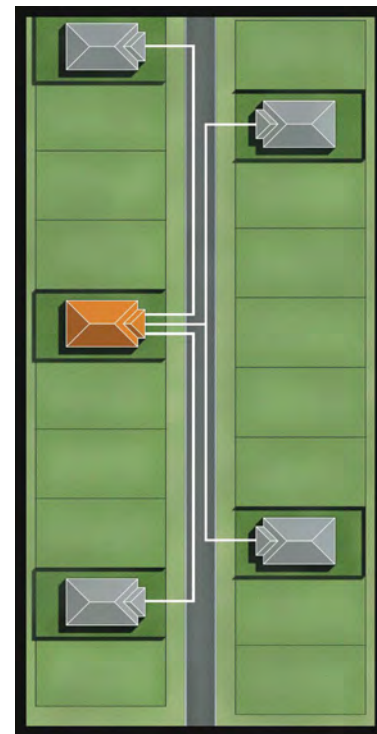


Diagram 1

Walls which are not on or within 0.2 metres of a boundary, are to be setback 1.0 metre.

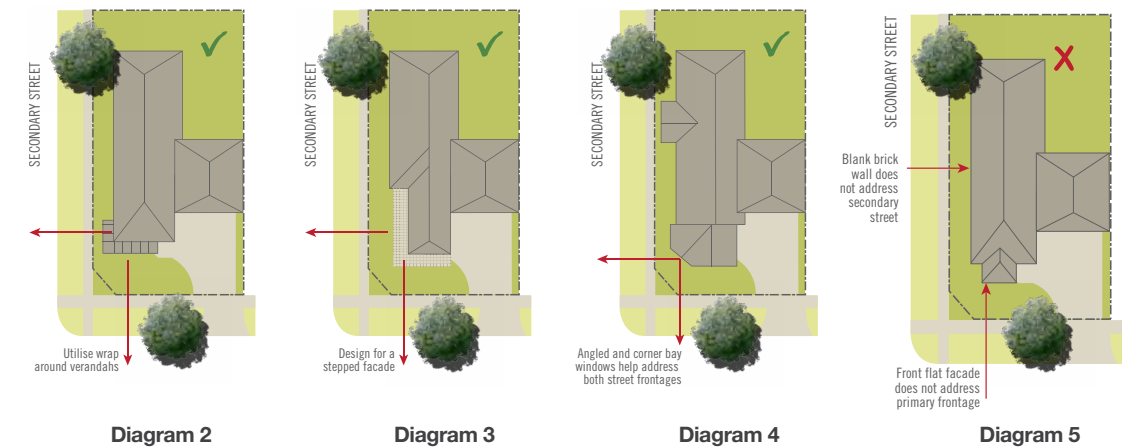
Walls on boundaries must comply with the Building Regulations and Planning Scheme but must not exceed 15m in total length (including garage walls).

Walls on boundaries are encouraged for garages in order to maximize the front garden area.

THE REAR BOUNDARY

A house must be setback a minimum of 2.5 metres from the rear boundary, unless otherwise specified on a Building Envelope Plan. Additional setback provisions apply as for side boundaries.

Refer to the Building Regulations and Planning Scheme for clarification.



3.6 HOUSE ORIENTATION AND SOLAR ACCESS

All houses must face the principal street and present an identifiable entrance to the street. Those features, which may detract from the appearance of a house from the street, including small windows, obscure glass, window security shields, canvas and metal awnings and roller shutters, will not be approved.

Where practicable, houses are to be sited so the habitable rooms and private open space face northwards to receive maximum solar energy.

3.7 CORNER LOTS

House facades on corner lots must be designed to address both the principal and secondary streets and the use of consistent architectural elements across these facades will be required.

Architectural elements used in the main façade must be replicated within the first 3 metres of the secondary street frontage. Other alternative treatments can be submitted for consideration by the Design Panel.

Flat facades and blank brick walls must be avoided. Houses which do not satisfactorily address both street frontages will not be approved by the Design Panel. Diagrams 2 to 5 provide examples to illustrate appropriate and inappropriate corner allotment houses.

Walls on corner lots which are longer than 10.0 metres should incorporate either contrasting materials or colours or a minimum 2.0 metres span or a step in the wall of at least 0.50 metres within the first 5.0 metres from the front façade.

Elements such as porticos, verandahs and approved feature elements may encroach into the secondary street setback up to 0.5 metres.

External services must not be visible from a street or a public space.

If in doubt about whether your house design will comply with corner lot requirements, it is strongly recommended that you submit a preliminary design to the Design Panel for comments and advice.



3.8 ROOF PiTCH

A minimum roof pitch of 22.5 degrees is required for all houses and garages.

A reduced roof pitch will only be considered when part of an appropriate architectural design.

Note: Landmark Lots must have a minimum roof pitch of 25 degrees.

3.9 EXTERNAL FiXTURES

The position of the following external fixtures must achieve the objective stated below and be shown on the house and site plans submitted for approval to the Design Panel.

CLOTHESLINES AND GARDEN SHEDS

Clotheslines and garden sheds must not be visible from the street.

ROOF MOUNTED SOLAR HOT WATER AND PHOTO-VOLTAIC PANELS

These panels must not be mounted facing the principal street frontage. However on corner lots panels may be located on the roof facing the secondary street frontage.

EXTERNAL HOT WATER SERVICES AND DUCTED HEATING UNITS

These units must not be visible from the street.

TELEVISION ANTENNAE

Television antennae must be located so as to minimise visual impact, and are encouraged to be provided within the roof of the house.

SATELLITE DISHES

Satellite dishes must be located to minimise visual impact and must not be visible from the street.

AIR-CONDITIONING AND EVAPORATIVE COOLING UNITS

Air-conditioners must be located below the eaves line, screened from public view and be suitably baffled to reduce noise.

Evaporative air-conditioners must be located below the roof ridgeline and at the rear of the house, be of low profile and be of a colour to match the roof colour.

RAINWATER HARVESTING TANKS

Rainwater harvesting tanks and associated fixtures are to be below the roofline and of a material and colour which complements the home.

Rainwater tanks should not be visible from the street.

GARBAGE BINS

Garbage bin storage is to be provided for each dwelling out of public view.

3.10 FENCiNG

Fences visible from the street require approval from the Design Panel. All proposed fencing must be shown on the plans submitted for approval

- Unless otherwise stated, fencing costs are the responsibility of lot owners.
- Where fencing adjoins a park or open space reserve, the fencing cost is shared equally with the Developer.

FRONT FENCES

No front fence is permitted.

SIDE AND REAR FENCES

Unless otherwise specified, all side and rear fences must be timber paling, capped and lapped and cannot exceed 1.98 metres in height.

Fences on side boundaries are not permitted beyond 1 metre behind the building line of the house.

Side wing fencing and gates must complement the style and character of the house.

CORNER LOT FENCES

On corner lots, the fence along the secondary frontage must be setback from the front building line by a minimum of 2 metres, or as designed in the Building Envelope Plan. This fence must conceal any hot water unit, heating, air conditioning, clothesline or other plant and equipment.

Unless otherwise specified all fences along the secondary frontage of corner lots or as designated in the Building Envelope Plan must be feature fencing.

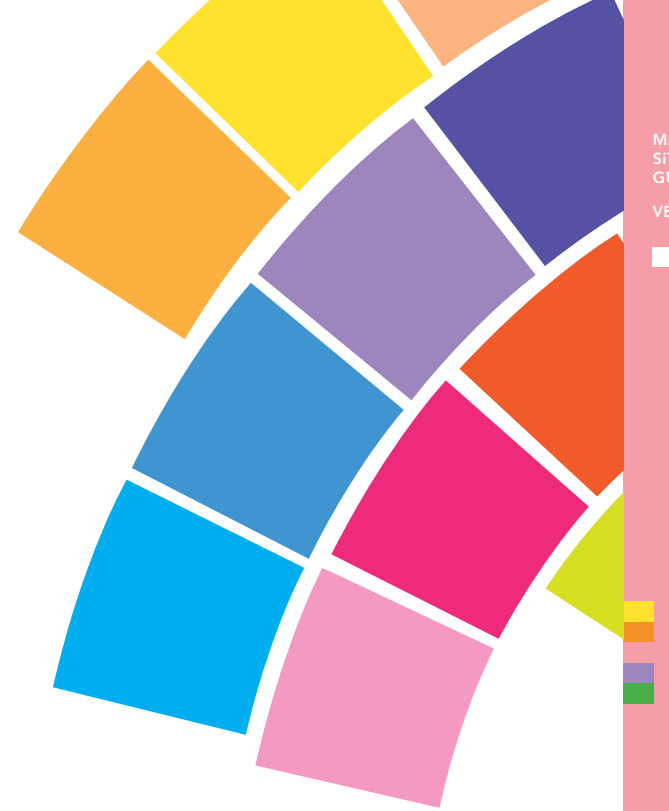
Feature fences must be timber paling, (rails to residential side) capped and lapped with 200mm plinth board and 130mm x 130mm expressed posts. Feature fences cannot exceed 1.98m in height.

In some cases the Developer will facilitate the construction of feature fencing to open space and lot boundaries designated in the Building Envelope Plan. Lot owners cannot remove or change the appearance of these fences without the written approval of the

Design Panel and will be responsible for maintaining these fences in good order.



04 COLOURS & MATERIALS



04

4.1 GENERAL

The materials and colours of the external walls and roofs of houses will have a major impact on the visual quality of Lollipop Hill.

Thoughtful selection of materials and colours will achieve a degree of visual harmony between houses and will avoid colours which are entirely out of character with the appearance of their neighbours and Lollipop Hill.

Walls of houses must be predominantly constructed of face brickwork, rendered, bagged brick, or natural stone. Other materials may be considered by the Design Panel.

Special emphasis, for example feature panels, rendered finishes etc, must be placed on the elevations that address streets and public spaces.

Roof materials must be a matt finish, shingle style or low profile cement or terracotta tile, slate, or matt finish powder coated metal. Galvanised steel roof, coved or shaped tiles will not be permitted.

Garage doors are a major visual element of the streetscape. Accordingly, doors facing the street are required to be panel lift or sectional and must be of a material and colour which complement the house.

House plans submitted to the Design Panel must include a schedule of wall, trim and roof materials and colours. The Australian Standard Reference Number for the colour selected must be included for identification.

4.2 COLOUR PALETTE

The preferred colour palette for use at Lollipop Hill are earth tones. Vibrant colours are not permitted for use in the body of the home. Vibrant colours used to accentuate architectural elements will be considered by the Design Panel.

Trim colours must complement the main body of the house.

Darker roofs are preferred as they anchor the building to the ground plane, blending a sense of dignity and smartness to the appearance of the development.

05 PARKING YOUR CAR



5.1 GARAGES

Each dwelling must have a garage. Carports are not permitted.

Garages must be set back a minimum of 0.50 metres from the predominant building line of the home. The predominant building line does not include portico, verandah, or feature projections.

In addition, garages must be set back a minimum of 4.9 metres from the principal street frontage.

Garages are encouraged to be constructed under the main roof of the house. If they are freestanding and visible from the street, they must match the roof form and materials of the house. A suggested treatment of garages is shown in Diagram 6 and 7.

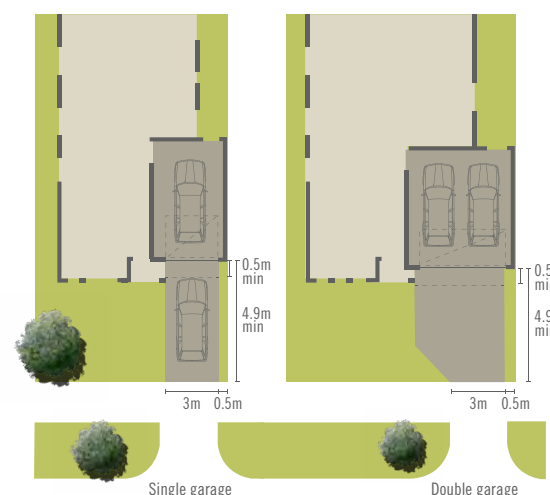


Diagram 6

Diagram 7

5.2 ON-SITE CAR PARKING

Two on-site parking spaces must be provided, with at least one space under cover. For uncovered spaces, the minimum dimensions are 2.6 metres wide and 4.9 metres long. A minimum internal dimension of 3.5 metres width and 6.0 metres length is required for a single garage space. A two space garage should provide an internal minimum width of 5.5 metres.

The car spaces may be provided in tandem.

When designing garages, consideration must be given to the screening of boats, caravans and trailers and for drive-through access to the rear yard.

Garage doors are a major visual element of the streetscape. Accordingly, doors facing the street are required to be panel lift or sectional and must be of a material and colour which complement the house.

The maximum total width of garage doors (whether single or multiple doors) facing the street is 46% of the width of the frontage up to a maximum of 6.0 metres provided that

the Design Panel, in its absolute discretion, determines that the façade of the building has been adequately articulated so as to diminish the impact of the garage door on the streetscape. For lots less than 10.5 metres wide, the garage door cannot exceed 40% of the width of the lot.

5.3 ACCESS AND DRIVEWAYS

Only one driveway will be permitted for each lot, and if applicable, it must be situated in accordance with a Building Envelope Plan.

Driveways are a major visual element in the built environment at Manor Lakes and therefore the colour and texture of the paving material should be carefully selected to complement the main colour of the house.

Approved finishes include:

- Masonry/clay pavers
- Precast concrete pavers – plan, honed or split faced
- Exposed aggregate concrete finishes, and
- Coloured or patterned concrete with feature inserts.

Plain uncoloured concrete shall not be used.

Driveways must match the width of the crossover at the true boundary of a lot, and planting between the driveway and property boundary is required. Driveways must be shown on the plans submitted for approval.

All driveways must be constructed prior to occupancy.

Changes to the position of crossovers require approval of the Design Panel (whose approval can be withheld in its absolute discretion) and must be applied for at the same time as approval under the Requirements is sought. A relocated crossover must be paid for by the purchaser or landowner, who must also meet the cost of removing the existing crossover and reinstating the affected area (including landscaping). A new crossover must meet the requirements of the responsible authority.

5.4 PARKING OF COMMERCIAL VEHICLES

The parking of commercial vehicles including utility trucks and vans are to be accommodated within the garage and must not be visible from the street.

5.5 PARKING FOR RECREATIONAL VEHICLES AND TRAILERS

The parking of recreational vehicles and trailers must not be visible from the street.

06 GENERAL



06

6.1 RECYCLED WATER

City West Water expects that recycled water will be available in the Manor Lakes estate in 2016. Connection to the recycled water infrastructure (eg purple pipe) is a requirement of City West Water.

6.2 PROVISION OF TELECOMMUNICATIONS SERVICES

The infrastructure for telecommunications within the estate is to be provided by the Developer in accordance with the requirements that NBN Co places on new developments currently described in New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers, or such Guidelines as varied by the NBN Co from time to time.

Please note that this specifically excludes:

- The installation of the fibre optic cabling
- The connections required for your house lot, and
- The operation of the fibre optic network.

It is important to ensure that your home will be capable of connecting to the service provider.

To do this you will need to confirm that your home builder and the service provider have agreed on how such services are to be provided. This will require a wiring configuration which

is consistent with these services and which may require a dedicated power supply for the telecommunications equipment.

6.3 MAINTENANCE

The City of Wyndham Local Law 16 requires owners to maintain their vacant lot in a safe and tidy condition.

Vacant lots within Manor Lakes must be regularly maintained. This includes but is not limited to the following:

- Mowing of grass including nature strips / verges, including secondary street frontage for corner allotments;
- Removal of litter, rubbish and other debris.

The City of Wyndham Local Law 15 relating to buildings sites requires all building debris to be contained within the property boundaries and within a refuse receptacle with a fixed, closed lid. You must ensure your builder complies with this Local Law and empties them immediately when they become full.

6.4 ADVERTISING SIGNS ON LOTS

The promotion of houses for sale and the advertising of builders during the construction of a house will be limited to one sign for each property unless the Design Panel gives prior approval.

07 LANDSCAPING



7.1 FRONT GARDENS

Landscaping of the front garden including the planting of lawn, trees and shrubs and the formation of garden beds must be established within 6 months of the issuing of the Certificate of Occupancy.

Note: Landmark Lots have additional requirements.

7.2 GENERAL GUIDELINES

The objective is to achieve a cohesive blend of exotic and indigenous vegetation, and other landscape elements, with street and parkland landscaping integrated with private gardens so that the streetscape presents as a landscaped garden.

- A selection of plants from suitable plant lists is encouraged.
- Landscape design and plant selection should minimise the need for garden watering.
- No tree or shrub with a mature height being greater than 3.0 metres should be planted closer than 2.0 metres to the house.

Garden designs should include two advanced trees an assortment of shrubs and ground covers, edging to garden beds, paved and granitic gravel surfaces and turf. It is recommended advice is sought from your local nursery when establishing your garden.

7.3 LANDMARK LOTS

Given the prominent location of Landmark Lots within Lollipop Hill there is a strong emphasis on the quality of front garden landscaping.

Select your favorite of the eight front gardens designed by one of Melbourne's leading landscape architects and the developer will install the garden. Subject to terms and conditions of the Landscape Design Standards. The gardens are designed to suit both standard and corner lots and can be adapted accordingly.

Please refer to the 'Lollipop Hill Landscape Design Standards' detailing garden design conditions and relevant information.

MANOR LAKES SUGGESTED PLANT LIST

BOTANIC NAME

TREES

Angophora costala
Corymbia maculate
Eucalyptus mannifera ssp mannif
Platanus orientalis 'Autumn Glory'
Pyrus calleryana 'Aristocrat'
Robinia pseudoacacia 'Frisia'

COMMON NAME

Smooth-bark Murtle
Spotted Gum
White Brittle Gum
Cut-leaf Plane
Manchurlan Pear
Hornless Robinia

SHRUBS

Anigozanthus hybrids
Correa alba
Convolvulus ceneorum
Coprosma Kirkli
Dietes bicolor
Diplarrena moroea
Dianella longifolia v. longifolia
Dianella revolute v. revoluta
Gahnia Filum
Impatiens wallerana hybrids (mixed)
Leucophyta brownii
Lomandra longifolia

Hybrid Kangaroo Paw
White Correa
Silverbush
Variegated Coprosma
Dietes
Butterfly Flag
Pale Flax Lily
Black Anther Flax Lily
Chaffy Saw-sedge
Busy Lizzie
Cushion Bush
Spin-headed Mat-rush



08 CHECKLIST



8.1 INFORMATION CHECKLIST

The Design Panel at Manor Lakes welcomes enquiries about the Urban Design Requirements for Manor Lakes, and encourages you to discuss your preliminary plans to avoid unnecessary delay due to non-compliance with the mandatory elements or unacceptable variations to the non-mandatory elements.

The Design Panel can provide advice about siting, appropriate materials and colours for your house, and will help you finalise your plans so that they meet the mandatory Requirements or acceptable variations to them.

All house plans at Manor Lakes require approval from the Design Panel.

THE FOLLOWING PLANS AND INFORMATION ARE REQUIRED:

- Application Form and Checklist
- Site plan, showing:
 - House and garage footprint
 - Dimensioned setbacks from all boundaries
 - Driveway location, material and colour
 - Fencing location, material, height
 - Garden areas
- Floor plan/s with all dimensions
- All elevations
- Sections
- Details of external elements (i.e. garage wall on boundary details)
- Schedule of materials and colours

OTHER FEATURES TO BE SHOWN:

- Details of any cut and fill proposed to create the building platform and driveway, final levels and any retaining walls proposed.
- The location of external fixtures:
 - satellite dishes
 - clothesline
 - garden shed(s)
 - solar water heater, hot water service, ducted heating unit
 - TV antenna
 - air conditioner / evaporative cooler
 - photovoltaic cells
 - rainwater tanks

Application documents must be emailed to:
designpanel@denniscorp.com.au

If unable to email, one set of plans, one set of material and colour schedules & one set of checklists must be forwarded to:

Manor Lakes – Design Panel
Dennis Family Corporation
211 Waverley Road
Malvern East, VIC, 3145

If your plans meet the Requirements, the Manor Lakes Design Panel will endeavour to approve your plans within ten business days. Additionally, building approval will be required from a Registered Building Surveyor.



8.2 INFORMATION SHEET AND CHECKLIST

Special provisions called Manor Lakes Urban Design Requirements apply to the siting and design of houses at Manor Lakes. The following checklist will ensure that your house plan complies with the mandatory elements and any variations to the non-mandatory elements are clearly identified for consideration by the Design Panel.

Lollipop Hill Guidelines Checklist is also available to download online at www.manorlakes.com.au/lollipophillguidelines

Complete and attach this coversheet and checklist to your application to the Manor Lakes Design Panel.

MANOR LAKES ALLOTMENT DETAILS

Lot Number _____

Street _____

OWNER DETAILS

Full name _____

Mailing address _____

Phone BH _____

Mobile _____

Email _____

BUILDERS DETAILS

Contact name _____

Company _____

Mailing address _____

Phone _____

Email _____

DESIGN DETAILS

House type _____

Façade type _____

I / We certify that the information in the attached application is a true and accurate representation of the home I / We intend to construct. In the event that changes are made to the proposed plans, I / We undertake to resubmit this application for approval of such changes.

Signed _____

Name in print _____

Date _____

CLASSIFICATION

Lots with Building Envelope

Is the lot affected by a Building Envelope? ☐ YES ☐ NO

If yes, does the proposed house fall within the building envelope? ☐ YES ☐ NO

BAL lots

Have investigations into BAL requirements taken place? ☐ YES ☐ NO

If yes, have the BAL requirements been taken into consideration in the proposed house design? ☐ YES ☐ NO

Landmark Lots

Is the property a Landmark Lot? ☐ YES ☐ NO

If yes, have the additional Requirements been satisfied? ☐ YES ☐ NO

Bushfire Risk Management

Is the property affected by Bushfire Risk Management restrictions? ☐ YES ☐ NO

If yes, have the restrictions been met? ☐ YES ☐ NO

URBAN DESIGN REQUIREMENTS

Number and size of dwellings per lot _____

Block size _____

Floor Area (excluding garages, porticos and verandahs etc) _____

Does the dwelling meet minimum requirements? ☐ YES ☐ NO

– Up to 450 square metres – 90 square metres.

– Lots 451 to 600 square metres – 130 square metres.

– Lots 601 to 700 square metres – 150 square metres.

– Lots 701 square metres and above – 170 square metres.

HOUSE SETBACKS FROM FRONT SIDE AND REAR

Is the required setback from the principal street frontage achieved? ☐ YES ☐ NO

Does a portico, bay window, feature pier and balcony sit within the allowable encroachment? ☐ YES ☐ NO

Is the 1 metre setback from the side boundary achieved? ☐ YES ☐ NO

Is the zero lot line wall setback nil to 0.2 metres? ☐ YES ☐ NO

Is the required setback from the rear boundary achieved? ☐ YES ☐ NO

DUPLICATION OF FRONT FAÇADES IN THE STREETScape

Is the façade design different from those within 3 adjoining lots? ☐ YES ☐ NO

MATERIALS AND COLOURS

Is the requirement for no lightweight infill panels over the front façade windows and garage doors achieved? ☐ YES ☐ NO

Is there special emphasis on the elevations that address the streets and public spaces? ☐ YES ☐ NO

Is the front façade articulated? ☐ YES ☐ NO

Is the garage door panel lift or sectional? ☐ YES ☐ NO

DOES THE SCHEDULE OF MATERIALS AND COLOURS SHOW THE DETAILS FOR THE FOLLOWING ITEMS?

	YES	NO
Walls	<input type="checkbox"/>	<input type="checkbox"/>
Roof	<input type="checkbox"/>	<input type="checkbox"/>
Gutter/Fascia/Downpipes/ Barge/Barge Capping	<input type="checkbox"/>	<input type="checkbox"/>
Garage Door	<input type="checkbox"/>	<input type="checkbox"/>
Front Door	<input type="checkbox"/>	<input type="checkbox"/>
Render	<input type="checkbox"/>	<input type="checkbox"/>
Other Façade Elements eg. feature beams, stone stacks etc	<input type="checkbox"/>	<input type="checkbox"/>
Driveways/Paths	<input type="checkbox"/>	<input type="checkbox"/>
Meter box	<input type="checkbox"/>	<input type="checkbox"/>
Roof mounted elements	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water Services/ Ducted Heating/ Air Conditioning Condensers/ Water Tanks	<input type="checkbox"/>	<input type="checkbox"/>
Letterbox	<input type="checkbox"/>	<input type="checkbox"/>

HOUSE ORIENTATION

Does the house present an identifiable entrance to the street?	<input type="checkbox"/>	<input type="checkbox"/>
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ROOF PITCH

Is the roof pitch 22.5 degrees or more?	<input type="checkbox"/>	<input type="checkbox"/>
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EXTERNAL FEATURES

Is the requirement that all external fixtures are not visible from the street achieved?	<input type="checkbox"/>	<input type="checkbox"/>
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CORNER BLOCK

Is the 2.0 metres setback from the secondary street frontage achieved?	<input type="checkbox"/>	<input type="checkbox"/>
Does the house address both the principal and secondary street fronts?	<input type="checkbox"/>	<input type="checkbox"/>
Does the house have adequately articulated façades?	<input type="checkbox"/>	<input type="checkbox"/>
Do the architectural elements used in the main façade replicate on the second frontage?	<input type="checkbox"/>	<input type="checkbox"/>
Is the side fence setback a minimum of 2 metres from the front building line?	<input type="checkbox"/>	<input type="checkbox"/>
Are any hot water unit, heating, air conditioning or other plant and equipment concealed by the side fence?	<input type="checkbox"/>	<input type="checkbox"/>

FENCES

Is the rear and side fencing timber, paling, capped and lapped to a maximum height of 1.98 metres?	<input type="checkbox"/>	<input type="checkbox"/>
Is the requirement for no front fence achieved?	<input type="checkbox"/>	<input type="checkbox"/>
Does the fence finish 1 metre behind the building line of the house?	<input type="checkbox"/>	<input type="checkbox"/>
Do the side wing fencing and gates complement the style and character of the house?	<input type="checkbox"/>	<input type="checkbox"/>

PARKING YOUR CAR

GARAGES

Is the garage setback 0.50 metres from the predominant building line of the house?	<input type="checkbox"/>	<input type="checkbox"/>
Is the garage setback a minimum of 4.9m from the principal street frontage?	<input type="checkbox"/>	<input type="checkbox"/>
Does the construction of the garage match that of the house?	<input type="checkbox"/>	<input type="checkbox"/>

ON-SITE CAR PARKING

Are two on-site parking spaces provided?	<input type="checkbox"/>	<input type="checkbox"/>
Is at least one of these spaces under cover?	<input type="checkbox"/>	<input type="checkbox"/>
Is the minimum internal dimensions achieved?	<input type="checkbox"/>	<input type="checkbox"/>

ACCESS AND DRIVEWAYS

Is there only one driveway?	<input type="checkbox"/>	<input type="checkbox"/>
Is the driveway constructed with an approved finish?	<input type="checkbox"/>	<input type="checkbox"/>
Is the driveway not wider than 3.0 metres at the street boundary?	<input type="checkbox"/>	<input type="checkbox"/>
Is there planting between the driveway and property boundary?	<input type="checkbox"/>	<input type="checkbox"/>

PARKING OF COMMERCIAL VEHICLES

Is parking of a commercial vehicle required?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, will it be accommodated within the garage and not visible from the street?	<input type="checkbox"/>	<input type="checkbox"/>

PARKING OF RECREATIONAL VEHICLES AND TRAILERS

Is parking of a recreational vehicle and trailer required?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, will it be accommodated so it is not visible from the street?	<input type="checkbox"/>	<input type="checkbox"/>

MANOR LAKES SALES OFFICE
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ANOTHER DENNIS
FAMILY COMMUNITY



Manor Lakes

Whilst all care has been taken in the preparation of this document, it is ultimately the responsibility of the Purchaser and their Builder/Architect to ensure that the proposed dwelling complies with all statutory requirements. DFC (Project Management) Pty Ltd is the developer and project manager for Manor Lakes (Werribee) Pty Ltd ABN 86 820 708 320. "Manor Lakes" is a registered trade mark used under licence. © 2017. Please be advised that all land purchases at Manor Lakes must be made directly through the Land Sales Office in person. Any lot sales advertised or offered through unauthorised third parties will not be accepted by the vendor. For the avoidance of doubt, contracts will only be issued to person(s) named on the Deposit Notification Form, which must be signed in person at our Land Sales Office