

Design Guidelines



JACKSON'S
view



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1.INTRODUCTION

Jackson's View is a carefully planned residential community developed by the Cartagen Group.

Jackson's View is a unique residential development carefully designed with a road network and lot layout which respond to the natural assets of the site.



1.1 THE PURPOSE OF THE GUIDELINES

These Building Design Guidelines ('Guidelines') apply to any new works on the estate. They have been developed to protect your lifestyle and investment.

A consistently high standard of house design will be encouraged with due recognition given to interest, variety and compatibility within the streetscape.

The requirements are not onerous yet they seek to provide protection from inappropriate development that would detract from the value and attractiveness on the Estate.

The Guidelines are included in all initial contracts of sale, hence owners can be confident that future houses, garages and gardens should be constructed in a manner complimentary to the streetscape and the character of this environment.

These Guidelines set out an approach to achieve a quality residential environment that is respectful of its unique setting by the appropriate use of:

- Colours
- Materials
- Setbacks
- Heights
- Sitings



1.2 HOW THE GUIDELINES OPERATE

The Design Assessment Panel

Cartagen Group will appoint and maintain during the development of the Estate a Design Assessment Panel ('DAP') to examine and endorse applications in relation to the Guidelines. The number of places and makeup of the panel may be varied, however the panel will always include at least one Architect member.

In addition to these Guidelines, you must also comply with any restriction which is registered on your lot (or will be at settlement), any applicable restrictive covenant, any other registered encumbrance, the requirements of relevant Statutory Authorities, your contractual obligations, the relevant Planning Scheme and Planning Permit, and the Building Regulations. The DAP may refuse to approve any plans or designs on the basis of a failure to comply with such restrictions, covenants or encumbrances, however approval by the DAP does not constitute any warranty that the plans or designs approved comply with all such restrictions, covenants or encumbrances. The DAP may also, in its absolute discretion, approve any design that does not comply with these Guidelines.

Any terms which are used in these Guidelines which are defined in a restriction on the relevant plan or any restrictive covenant affecting the lot (or will do so in accordance with the contract of sale) will have the same meaning when used in these Guidelines.

Cartagen Properties Pty Ltd may amend these Guidelines at any time.





Application for Design Approval

All proposed building works including houses, garages, outbuildings, retaining walls and fencing must be approved by the DAP. Obtaining such approval is a simple process involving the submission of drawings to the DAP to ensure that they comply with these design and siting guidelines.

Step 1

Design your house according to the Guidelines set out in this document. A 'Building Design Guidelines Check List' is provided to help you make sure your design complies with the Guidelines.

Preliminary advice may be sought from the DAP to ensure that your concept design will meet the requirements of the Guidelines.

Step 2

Submit your house design (in duplicate) to the DAP for approval. A completed 'Information Sheet' MUST accompany your submission.

Two copies of the following documents should be submitted to the DAP for approval:

- House floor plans (1:100 scale)
- Elevations from four sides (1:100 scale)
- Roof plan
- Site plan (1:200 scale) showing:
 - setbacks from all boundaries
 - existing contours
 - all proposed driveways & paths
 - landscaping
 - building envelope (if any)
 - proposed finished floor levels & site levels
 - details of fences, outbuildings
- Schedule of external materials and colours

Refer to Jackson's View Building Design Guidelines Check List for more details.

Submit all information to: Shelton Finnis Architecture
72 Bridport Street
Albert Park Vic 3206 or
jacksonsview@sheltonfinnis.com.au

The DAP may request further information as required.

Step 3

The DAP will promptly approve plans that comply with the Guidelines. You can expect your approval to be returned to you within approximately fifteen working days, if all documents have been submitted and meet compliance.

OR

Step 4

Plans that do not comply with the Guidelines will be returned with the areas of non-compliance highlighted. Your amended plans can be resubmitted for approval at your convenience, however you may be required to pay a fee for the assessment of your amended application.





2.THE GUIDELINES

2.1 - SITING CONSIDERATIONS

Careful siting of houses and garages is required to ensure that the benefits of solar access are maximized and the privacy and amenity of neighbours is respected.

The maximum building height permitted is 9 metres, which is to be measured from the roof ridge line to the natural surface level of the ground directly below it. Consideration of sloping sites that will allow additional built area under the ground floor level will be permissible depending on overall design and setback requirements. Large bulk excavations or high retaining walls are not encouraged.

The measurements are taken from the finished surface levels to the underside of eaves.



2.2 - ARCHITECTURAL STYLE

High standards of house design will be maintained on the estate. Designs should be responsive to the individual attributes of the lot, having regard to the slope and vegetation. A variety of styles are encouraged. Houses with identical facades may not be constructed in close proximity, and identical houses must be separated by a minimum of five houses. Houses which have long uninterrupted expanses of wall should be avoided.

The enhancement of houses through the use of details such as windows and articulation, as well as shade in the form of pergolas, extended eaves and similar treatment is encouraged. Consideration shall be given to the impact on the streetscape of the proposed designs.

2.3 - SLOPE CONSIDERATIONS

Houses and garages should be sited and designed to take advantage of the natural slope conditions at Jackson's View. Split level designs, for example, can be designed to follow the fall of the land and avoid unsightly and expensive earthworks that scar the natural landscape.



Images courtesy of Hotondo Homes (note: fence in pic 2 is not according to guidelines)

2.4 - BUILDING ENVELOPES, SETBACKS FROM FRONT, SIDE & REAR

Reference should be made to the restriction on the relevant plan of subdivision, any restrictive covenants and other encumbrances (whether they exist at the time of the application or are to be created pursuant to the contract) with respect to front, side and rear setbacks.

The following setbacks should be observed:

The Front

The setback between a building and the Front Boundary is to be a minimum of 5 metres. This will contribute to the establishment of a high quality streetscape. Porticos, verandahs, bay windows, pergolas and balconies will be permitted to encroach within the 5 metre setback by a maximum of 500mm.

While there is no maximum front setback specified, the DAP may not approve large front setbacks which they deem to be detrimental to the streetscape, or which may affect construction on neighbouring lots in regard to Rescode requirements.

The Front Boundary is the boundary abutting or adjacent to a street, and if there are two boundaries abutting or adjacent to a street, the shorter of the two.

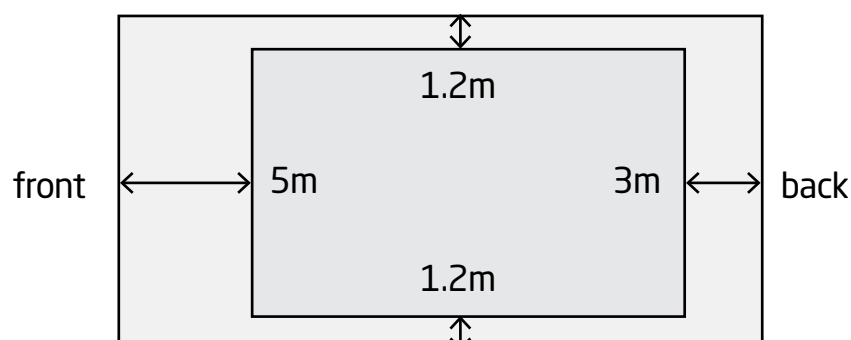
The Side Boundaries

With the exception of a single storey garage which is constructed substantially of brick, brick veneer, masonry, masonry veneer, rendered concrete or stone, buildings must be setback a minimum of 1.2 metres from side boundaries that do not abut a street, plus 100mm for every 300mm by which the height of the wall exceeds 3.6m.

Buildings on corner lots must be setback a minimum of 2m from any side boundary abutting a street, plus 100mm for every 300mm by which the height of the wall exceeds 3.6m.

The Rear Boundary

A minimum setback from the rear boundary of 3 metres is to be maintained, except for sheds which are no higher than 2m.



2.5 - SINGLE DWELLING PER SITE & SIZE OF DWELLING

One dwelling only is permitted per lot. Dual occupancy is not allowed.

Reference must be made to the restriction on the relevant plan of subdivision (or the restriction that is to be created pursuant to the contract) for minimum dwelling sizes.

2.6 - MATERIALS & COLOURS FOR HOUSES

The materials and colours of the walls and roofs of houses will have a major impact on the visual quality of Jackson's View.

Thoughtful selection of materials and colours will achieve a degree of visual harmony between houses and will avoid colours that are entirely out of character with the appearance of their neighbours and the environmental quality of the Estate.

For these reasons, purchasers and landowners at Jackson's View must submit roof, trim and wall materials and colours for approval.

Selection of materials and colours that are completely out of character with neighbours are unlikely to be approved. White or stark wall tones should be avoided as they are out of character with Jackson's View.

At least 50% of the external walls (excluding windows) of dwellings must be constructed of brick, brick veneer, masonry, masonry veneer, rendered concrete or stone. Trim colours should compliment the main body of the house.

Roof materials should be colour coated steel, masonry or terracotta roof tiles or other non-reflective material as approved by the DAP.

Terracotta, grey, green and red (in muted tones) are recommended colours for roofs. These colours reflect the natural tones of the environment at Jackson's View.



Images courtesy of
Rawdon Hill



2.7 - ENERGY EFFICIENCY

All houses at Jackson's View must comply with Victoria's energy rating requirements as legislated at the time of construction.

An energy smart home takes advantage of the sun's free warmth and light. With simple design features it may be up to 5°C warmer in winter and 10°C cooler in summer. Any style of house can be energy efficient. Energy smart homes have combination of features, which work together to ensure you achieve the highest degree of comfort with the minimum energy use.

An Energy Rating certificate will not be required to obtain DAP approval, however a certificate will be required prior to obtaining building approval. A list of accredited House Energy Raters are available from the Sustainable Energy Authority.

2.8 - ROOFS

Articulated roof shapes are preferred, with hips and gable roof forms encouraged. Each design will be considered by the DAP.



2.9 - GARAGES

The design of your home must allow for double garage car accommodation. Garages must be sited 0.5 metres behind the façade of the dwelling, or if it is part of the dwelling, the balance of the façade. Approval for designs which do not comply with this requirement cannot be considered unless the lot is an irregular shape and the DAP is satisfied that the approval is not likely to adversely affect the amenity of neighbours and the quality of the streetscape.

Garages are encouraged to be constructed under the main roof of the house. If garages are free standing and/or visible from the street, they should match the roof form, materials and colours of the house.

Subject to the restriction and any other restrictive covenants and/or encumbrances, the garage may be constructed to the side boundary, depending on the location of adjacent buildings and garages relative to the side boundaries. Deep excavations on the boundary will not be permitted - this would cause detriment to the adjoining properties.

Only one double garage door visible from the front boundary will be permitted. If the garage is wider than 6 metres the portion over 6 metres will be required to be setback an additional 0.5 metres from the rest of the garage frontage. The garage door has the potential to be a major visual element of the streetscape at Jackson's View and therefore garage doors facing the street should be paneled and of a colour which complements the colour scheme of the dwelling.



Secondary garages will not be approved unless the design is sympathetic with the design of the dwelling and requires only a single crossover. Secondary garages should be located behind the dwelling.

Carports should not be visible from the front boundary.

Each design will be considered independently by the DAP.

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

2.10 - SHEDS

Sheds with a floor area of greater than 20 square metres will require the approval of the DAP. Maximum shed heights of 3.6m are preferred. Refer to "2.09 Garages" regarding structures which are designed for parking motor vehicles, boats, caravans etc. Plans submitted to the DAP for approval will be required to show all proposed sheds.

Sheds not
according to
guidelines



2.11 - PRIVACY & OVERLOOKING/ OVERSHADOWING

Houses, balconies, terraces and windows should be carefully sited and designed so as not to overlook neighbouring habitable rooms and private open spaces.

Houses need to be sited and designed to minimize the overlooking and overshadowing neighbouring habitable rooms and private open spaces.

2.12 - TWO-STOREY HOUSES

Designs and siting details for two-storey houses should be discussed with the DAP to ensure that the design and siting minimizes overlooking and overshadowing and protects the amenity of neighbours. Landowners are also encouraged to 'step back' the upper level of a two-storey house from the frontage to avoid dominating the streetscape. This is particularly important for sites located on the high side of the street.

2.13 - HOUSE ORIENTATION

All houses must face the Front Boundary and present an identifiable entrance to the street. 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 are not allowed.

Where possible, houses should be sited so that habitable rooms and private open spaces face northwards to receive maximum solar efficiency.

2.14 - ACCESS & DRIVEWAYS

Only one driveway and crossover will be permitted for each lot, unless there are special circumstances. Driveways are a major visual element in the environment at Jackson's View and therefore the colour and texture of the paving materials should be carefully selected to complement the main colours of the house.

Driveways must not be wider than 4 metres at the street boundary of a lot and planting between the driveway and property boundary is encouraged.

All driveways should be completed within three months of the Occupancy Permit being issued. Approved paving materials include stone, brick or coloured concrete. No plain concrete will be permitted for driveways or within public view



Driveways
approved according
to guidelines



2.15 - FENCES

To enhance the park-like character of Jackson's View, no front fencing will be permitted (excluding display homes).

On side boundaries, no fencing is permitted between the Front Boundary and the front façade of a dwelling.

All side and rear fences are to be to a minimum height of 1.8 metres and are to be constructed of timber paling with exposed posts and be capped across the top of the palings. Where there is a shed on the lot which is 2m high or higher, the side and rear fences must be a minimum of 2 metres in height, or the maximum height allowed by the Responsible Authority, whichever is the higher.



Fences approved
according to
guidelines



2.16 - LETTERBOXES

Letterboxes should use materials, colour and style consistent with the house.

Letterboxes
approved according
to guidelines



2.17 - EXTERNAL FIXTURES

The position of the following external fixtures must achieve the objective stated below and be shown on the house and site plan submitted for approval by the DAP.

Clothes-lines, External Hot Water Services and Ducted Heating Units

Clotheslines, external hot water services and ducted heating units must not be visible from public view.

Solar Water Heaters

Solar water heater units are permitted and, where possible, are to be located so that they are not visible from the street frontage. The solar panels shall be located on the roof, not on a separate frame, and the storage tanks are to be detached and concealed from public view, preferably by locating them within the roof space or house.

Air-Conditioning Units

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

Where possible evaporative air-conditioners must not be visible from the main frontage of the house/dwelling. They are to be located below the roof ridge line to the rear of the house, be of low profile, installed as low as possible and be painted to match the roof colour.



Rainwater Tanks

Rainwater tanks are encouraged. The rainwater tank is designed to provide irrigation to garden areas and will encourage the saving of water. All house plans submitted to the DAP must show the proposed location of the rainwater tank and any details of visual screenings. The rainwater tank must not be visible from public view.

Television Antennae/Satellite Dishes

Television antennae and satellite dishes, if necessary, will only be approved if located beneath the roof ridge line or within the roof of the house and must be screened from public view.

Plumbing

No external plumbing (except down pipes) on any house erected upon a lot shall be visible from a street.



2.18 - LANDSCAPING & TREE PROTECTION

General Guidelines

The objective 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.

- Landscape design and plant selection should minimize the need for garden watering
- No tree or shrub with a mature height greater than 3 metres should be planted closer than 2 metres to the house.

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 three months of the issuing of the Occupancy Permit.

Embankments/Retaining Walls

Embankments should not exceed a slope of 1 in 5. Retaining walls are preferred to steep embankments and should be kept to a maximum height of 1500 mm, with a number of small terraces preferred, if necessary. Retaining walls exceeding 1.5m will be assessed on their merits by the DAP. Stone, or quality stone clad retaining walls, or other walls which are harmonious with the below example, are preferred where the wall will be visible from the street. Refer to illustration below for an example of acceptable materials. Submissions to the DAP must show the location and heights of all retaining walls as well as the materials, colour and texture.



Retaining wall
approved according
to guidelines



JACKSON'S VIEW

INFORMATION SHEET

THIS INFORMATION SHEET IS TO BE COMPLETED AND SUBMITTED TO THE DESIGN ASSESSMENT PANEL WITH ALL PLANS FOR APPROVAL.

(please print)

THIS SUBMISSION IS FOR JACKSON'S VIEW LOT NO _____

APPLICANT NAME (LOT OWNER) _____

CURRENT POSTAL ADDRESS _____

POST CODE _____

BUSINESS HOURS PHONE _____

MOBILE _____

EMAIL ADDRESS _____

DESIGNER / ARCHITECT _____

TELEPHONE NUMBER _____

EMAIL ADDRESS _____

BUILDER _____

TELEPHONE NUMBER _____

BUILDER'S EMAIL ADDRESS _____

PLEASE NOTE: *If you are submitting a design for more than one lot, please complete a separate Information Sheet and Checklist for each lot.*

For Office Use Only

Date Submission Received _____

Re-Submission Required _____

Areas of Non-Compliance _____

Date Approval Granted _____

CHECK LIST

BEFORE YOU SUBMIT YOUR PLANS, PLEASE COMPLETE THE FOLLOWING CHECKLIST.

This checklist is designed to help you determine whether your house design complies with the Guidelines as set out in Jackson's View Building Design Guidelines.

These plans, information sheet and checklist must be forwarded to:

Shelton Finnis Architecture
72 Bridport Street
Albert Park Vic 3206

If your plans comply with the Guidelines, you can expect your plans to be approved by the DAP within fifteen working days.

HAVE YOU INCLUDED THE FOLLOWING?	YES	NO
House floor plans at a scale of 1:100 (two copies)		
Elevations from four sides at a scale of 1:100 (two copies)		
Roof plan (two copies)		
Site plan at scale of 1:200 showing (two copies) <ul style="list-style-type: none">- Setbacks from all boundaries- Building envelope (if any)- Existing contours- Proposed finished floor levels and site levels- All proposed driveways and paths- Details of fences, outbuildings, retaining walls- Landscaping		
Completed guideline sheets included		



Schedule of finishes		
The location of external fixtures: - Clothes-line - Garden shed - Solar water heater, hot water service, ducted heating unit - Rainwater tank - TV antenna - Air conditioner		
BUILDING ENVELOPES, SETBACKS FROM FRONT, SIDE & REAR	YES	NO
Is the setback between the front of the house and the Front Boundary a minimum of 5 metres?		
Are you proposing to construct a portico, verandah, bay window, pergola or balcony?		
If so, is it setback at least 4.5 metres from the Front Boundary?		
Is any part of the development situated outside the building envelope (if applicable)?		
Are the required setbacks from the side boundaries achieved?		
Is the dwelling and all other structures (except sheds no higher than 2 metres) situated a minimum of 3 metres from the rear boundary?		
SINGLE DWELLING PER SITE AND SIZE OF DWELLING	YES	NO
Is there only 1 dwelling to be constructed on the Lot?		
Does your home comply with the minimum size required?		
MATERIALS AND COLOURS FOR HOUSES	YES	NO
Have you included all external colours and materials to be used within your schedule of finishes?		

ENERGY EFFICIENCY	YES	NO
Does your home comply with Victoria's currently legislated energy rating system?		
ROOFS	YES	NO
Do your plans and elevations show the form of your roof?		
What is the pitch of your roof? degrees		
GARAGES/CARPORTS/SHEDS	YES	NO
Is your garage situated at least 5.5 metres from the Front Boundary and at least 0.5 metres behind the façade of the dwelling?		
Are two cars able to be parked on your lot?		
Is there only one double garage door?		
Is the garage within the building envelope (if applicable)?		
Does the garage match the roof form and materials of the house?		
What materials, style and colour is the garage door? - Material - Colour - Style		
Do your home elevations show paneling of the garage door?		
Is the garage constructed under the main roof of the house?		
Is the garage constructed to the side boundary?		
Is the garage wider than 6 metres? If so, is the portion over 6 metres set back an additional 0.5 metres from the dwelling?		
Is there drive through access to the backyard?		
Have you considered screening of boats, caravans and trailers?		
Is the carport visible from the Front Boundary?		
Do your plans show the proposed size, height, location colour and materials for any sheds?		
Does your shed have a floor area over 20 square metres?		



PRIVACY & OVERLOOKING/OVERSHADOWING	YES	NO
Have you considered potential overlooking/overshadowing issues with the design of your home?		
Does your house allow you to look into your neighbour's habitable rooms?		
TWO-STOREY HOUSES	YES	NO
Is your house two-storey?		
Is the upper level stepped back?		
Is your home setback from the side boundaries in accordance with Rescode?		
HOUSE ORIENTATION	YES	NO
Does your house face the Front Boundary?		
Does your house have window security shields, canvas/metal awnings?		
Do habitable rooms and private open space face north?		
ACCESS AND DRIVEWAYS	YES	NO
Do you have only one crossover?		
What colours are proposed for your driveway? Colour		
Is the driveway no more than 4 metres wide at the street boundary? Width		
What is the slope of your driveway? Slope		
Will the driveway be constructed within 3 months of an Occupancy Permit being issued for the dwelling?		

FENCING	YES	NO
FRONT FENCE		
Does your design accord with the No Front Fence restrictions?		
SIDE & REAR FENCES		
How high is the fencing?.....Metres		
Is there a shed which is 2 metres or higher on the Lot?		
Is your proposed fencing constructed of timber palings with exposed posts and capped across the top of the palings?		
LETTERBOXES	YES	NO
Is your proposed letterbox consistent with your proposed home in relation to appearance, colours and materials?		
EXTERNAL FIXTURES	YES	NO
Have you placed external fixtures such as clothes-line, solar water heaters etc in positions that are not visible from the street?		
Have you made provision for locating your antenna within the roof of the house, under the ridge line and screened from view?		
If you are proposing an air-conditioner, is it located below the eaves line towards the rear of the house?		
If you are proposing an evaporative air cooler, is it matched with the colour of the roof?		
If you are proposing a water tank, is it located out of public view?		
Are you proposing to install a satellite dish?		
If so, is it located below the roof line of the house and screened from public view?		
Is there any visible external plumbing (other than down pipes)?		



LANDSCAPING AND TREE PROTECTION	YES	NO
Will the landscaping of your front garden be complete within three months of the Occupancy Permit being issued for your house?		
Does your intended planting comply with the spacing requirements from the dwelling?		
Do you intend to have any embankments? What is the slope? 1 in _____		
RETAINING WALLS	YES	NO
If you are proposing any retaining walls, what is the height of them?.....Metres		
Have you included all details in regards to location and materials?		

Notes

Notes

The first part of the paper discusses the importance of the research and the objectives of the study. It then moves on to a literature review, which provides a background on the topic and identifies the gaps in the existing research. The methodology section describes the research design, data collection, and analysis. The results section presents the findings of the study, and the conclusion summarizes the main points and offers suggestions for future research.

The research was conducted in a systematic and rigorous manner, following the principles of good research practice. The data was collected from a representative sample of the population, and the analysis was carried out using appropriate statistical methods. The results of the study are presented in a clear and concise manner, and the conclusions are based on the evidence gathered.

The study has several strengths, including a large sample size, a well-defined research design, and the use of appropriate statistical methods. However, there are also some limitations, such as the potential for bias in the sample and the fact that the study is a cross-sectional design, which means that it cannot establish causality.

Overall, the study provides valuable insights into the topic and contributes to the existing knowledge in the field. The findings have important implications for practice and policy, and the study is a valuable contribution to the literature.



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