

The Point

POINT LONSDALE



DESIGN GUIDELINES

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These guidelines apply to the development of The Point for the construction of single dwellings only. They do not apply to the development of medium density sites or for the intended Retirement Village which will be the subject of other approvals processes.

Design Guidelines FOR YOUR HOME & GARDEN

Moremac Property Group

Moremac Property Group's (Moremac) planning and development philosophy for The Point embraces a contemporary Australian coastal theme and seeks to complement the coastal village character of Point Lonsdale.

These guidelines aim to ensure a high standard of housing design with a diversity of design and streetscapes that are quintessentially Point Lonsdale.

UDIA AWARD WINNER

The Point was awarded first place for Environmental Excellence in the 2020 Urban Development Institute of Australia's (UDIA) awards. Recognised for having established the most sophisticated tidally based waterway in Victoria, The Point was also commended for developing a complex sustainability master plan for the residential community.



Design Approval Process

Design Guidelines encourage a cohesive streetscape whilst promoting variety in house design. The guidelines are designed to create a neighbourhood that is visually interesting, promotes diversity and is of a consistent high quality. To achieve this objective, the Design Guidelines facilitate good residential design.

By following the Design Guidelines carefully you will help to contribute to the creation of a more desirable neighbourhood and enhance the value of your home and The Point community.

The Design Guidelines set the standard for each new home and garden. The Design Guidelines are supported by a Memorandum of Common Provisions (MCP) and Building Envelope Plan (BEP) provided by Moremac with your contract of sale. These documents will guide you during the design of your home.

Your home design must then be submitted to Moremac for approval prior to applying for your building permit. Any ResCode variations require approval from Council's Building Services Unit in the event that a planning permit is not required.

Design approval from Moremac does not constitute building approval or compliance with building regulations. Moremac will assess your design in the shortest possible time, generally within ten business days of receiving all required information for the application.

Moremac reserves the right to vary the elements set out in these guidelines to accommodate building proposals with design merit.

All queries and comments in regard to the home design approval process and requirements should be directed to Moremac Property Group on (03) 9851 3300.

Design Guidelines

FOR YOUR HOME & GARDEN

STEP 1

Review Design Guidelines and Contract of Sale
(Including the MCP & BEP)

STEP 2

Submit 'House Design Application' to Moremac
for endorsement to sbaker@louischiodo.com.au

OR

Owners can submit an application directly to Moremac
at 2/860 Doncaster Road, Doncaster East VIC 3109

STEP 3

Submit Building Permit Application including Moremac's Design
Approval Letter to an accredited Building Surveyor
to obtain a Building Permit and proceed to construction.



Design Guidelines

FOR YOUR HOME & GARDEN

Design Guidelines

SECTION 1. SITING YOUR HOME

SETBACKS

Your front, side and rear setbacks must comply with the relevant Approved Building Envelope Plan. Front building setback must be a minimum of 4.0m except for allowable encroachments pursuant to the MCP.

Your home (including garage) must have a minimum side setback of 1.0m along one of the side boundaries unless otherwise provided in the MCP.

Walls constructed on a boundary, when nominated on the approved Building Envelope Plan, must not be more than 60% of the total length of that boundary.

FLOOR LEVEL

The floor level must be at or above 2.35m AHD.

SITE COVERAGE

You may build only one house per lot. Site coverage must comply with the objectives of Clause 54 of the Greater Geelong Planning Scheme.

ENERGY & WATER EFFICIENCY

Your home must be energy and water efficient.

Please refer to Appendix A for a list of suggestions on sustainability initiatives.

BUILDING HEIGHTS

It is intended to create and maintain a predominantly one and two storey character (and limitation) across the development of The Point. This is consistent with the existing height requirement that apply under the City of Greater Geelong Planning Scheme.

Design Guidelines FOR YOUR HOME & GARDEN

SECTION 2. THE STYLE OF YOUR HOME

HOME STYLE

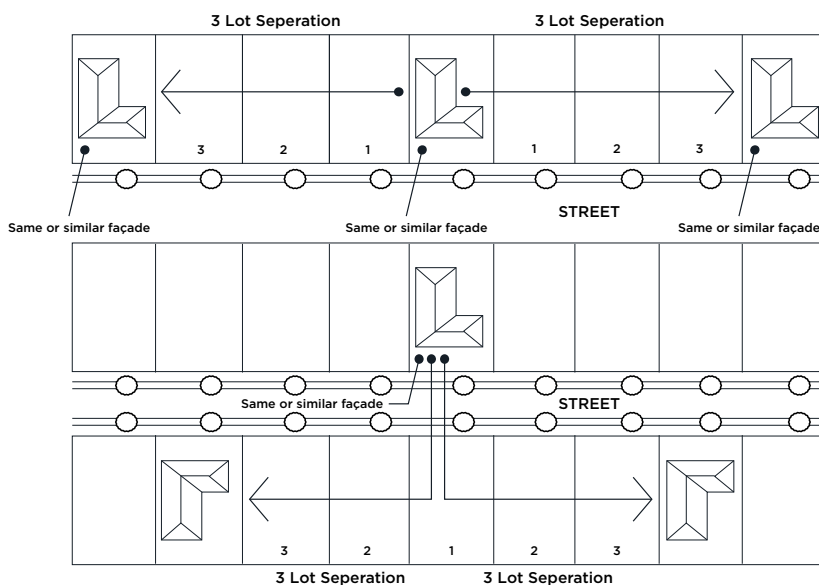
Your home must be of a contemporary Australian coastal architectural style.

Your façade will need to provide articulation through the use of staggered forms, design elements and a variety of finishes. Your front façade wall must not exceed 6500mm in length without a vertical or horizontal stagger of at least 600mm.



HOUSE DESIGN SEPARATION

Moremac reserves the right to ensure no similar house types or façades are within 3 lots of each other.



Design Guidelines FOR YOUR HOME & GARDEN

PARAPET WALLS

Any side parapet wall must return around the façade.

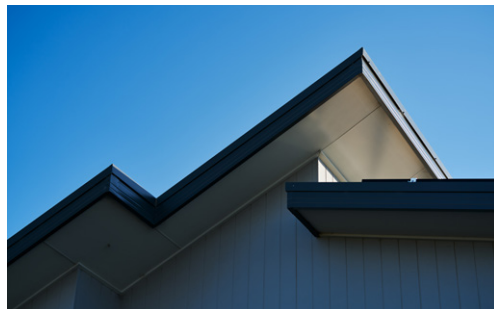
The side parapet must match the quality and finish of the front parapet.

ROOFS

Your main roof form visible from the street must be a skillion, flat or gable roof. Roofs must have a minimum pitch of 25 deg.

Hipped roofs are permitted as secondary roofs and assessed on their individual merits.

Where eaves are provided they must be at minimum depth of 450mm.



Design Guidelines

FOR YOUR HOME & GARDEN

SECTION 3.

HOW YOUR HOME ADDRESSES THE STREET

ADDRESSING THE STREET

Your home must be designed to address the street. The line of entry must be visible from the street.

Water front dwellings must be designed to address both water and street frontages.



WINDOWS FACING THE STREET

Walls that are visible from the front, side or rear streets must have windows.

Design Guidelines

FOR YOUR HOME & GARDEN

CORNER & REAR ACCESS LOTS

Corner lot dwellings must be designed to address both the main and side street frontages through the use of a combination of matching design features including windows on both elevations.

The window treatment and façade finishes must wrap around the side façade.

Windows that are readily visible from the street (e.g. windows on the front elevation, ground floor windows forward of the corner fence, upper storey windows, etc.) must be consistent in style and proportion.



GARAGES/CARPORTS

The garage/carport must be constructed at the same time as your home.

The garage/carport must not be located forward of the building line or be visually dominant.

Design Guidelines

FOR YOUR HOME & GARDEN

SECTION 4.

FINISHING THE OUTSIDE OF YOUR HOME

CHOOSING EXTERNAL MATERIALS

External walls (excluding doors and windows) of a dwelling visible from a street or public open space must have materials that contrast and at least 50 per cent of materials consisting of timber, metallic, fibre cement sheeting or other approved cladding.

All external finishes must be identified in full on the building plans and Materials & Colour Schedule and be submitted for approval and endorsement by Moremac's Architect.



ROOF, GUTTERS & DOWNPIPES

Your roof material must be lightweight metal roofing in corrugated Colorbond®, zincalume or low profile tiles. Tray deck is permitted but must not be visible from the street.



Design Guidelines FOR YOUR HOME & GARDEN

EXTENT OF LANDSCAPING

Front landscaping must be of an informal design incorporating landscape principles as set out in Appendix C. You must maintain a 2m wide landscaped area along approximately 50% of the front boundary of your property.

Garden designs must incorporate water conservation strategies including:

- Selection of drought tolerant native trees, plants and grasses
- Reduced areas of lawn and turf
- Mulching

Garden beds must have the following planting density, 4 plants per square metre (using 150mm dia pot size) or 3 plants per square metre (using 200mm dia pot size), excluding trees, standard plants and hedge treatments.

Refer to Appendix D for a plant list of local indigenous species.



Design Guidelines FOR YOUR HOME & GARDEN

EXTENT OF HARD PAVING

No more than 40% of your front garden is to comprise hard paved surfaces (i.e. at least 60% of your specified garden must be landscaped using trees, shrubs, tufting plants, ground covers or lawn).

Hard surface landscaping must be constructed of materials that facilitate water infiltration into the subsoil. Unit paving, sandstone flagging, compacted and loose gravels, and shell grit are acceptable materials.

SANDSTONE COBBLES



SHELL GRIT



DRIVEWAYS

Your driveway must be constructed prior to your home being occupied.

You will need to provide a minimum 0.5m landscaping strip to the side property boundary.

Crossovers located on the side road boundary of corner lots may be considered, provided that the garage complies with building setback requirements, and its garage wall stepped back at 840mm minimum behind the secondary wall line.

The driveway is to be shown on the house plans submitted to Moremac for approval.



Design Guidelines FOR YOUR HOME & GARDEN

IMPORTANCE OF NATURE STRIPS - WATER SENSITIVE URBAN DESIGN

Whilst nature strips are an important landscape element of our streets, they are also an important part of the road reserve for Council and utility infrastructure.

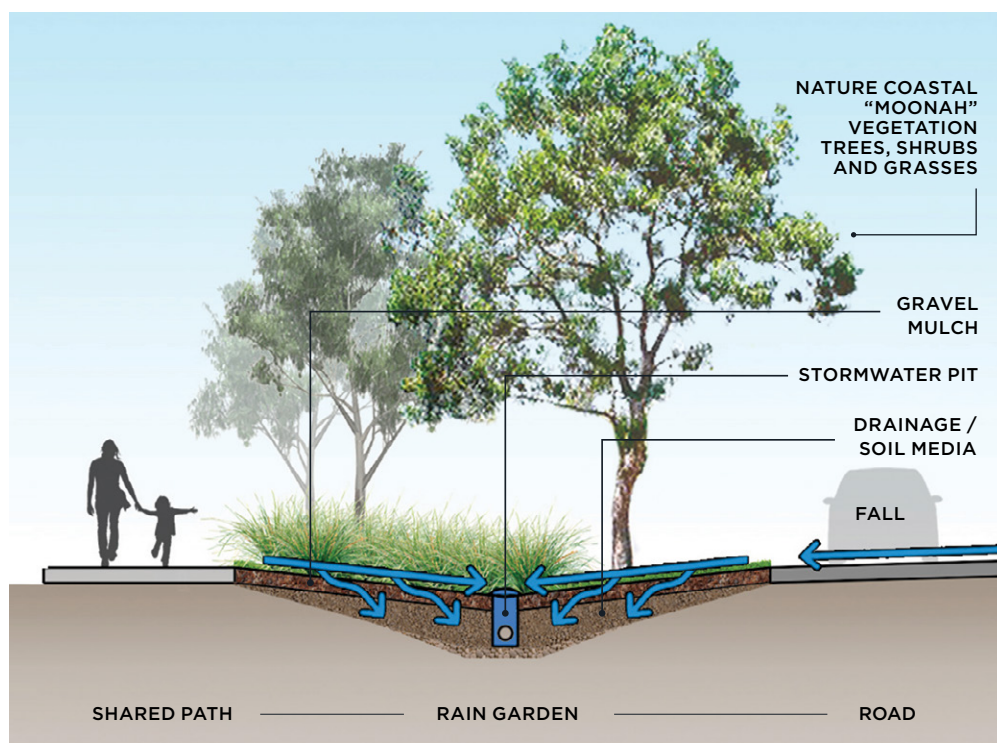
The nature strips at The Point play an important role in regard to storm water treatment and management. Grassed swales and vegetated 'rain gardens' have been constructed to capture and naturally treat storm water before it enters the drainage system and the waterways.

They also act as a buffer between road vehicles and pedestrians and private property.

LANDSCAPE WORKS TO NATURE STRIPS.

The landscaping of the grassed swales and planting of the rain gardens is an important requirement for the delivery of the storm water management system at The Point. These landscape works will generally occur before house construction commences.

The successful establishment of the landscape works will ensure the storm water management system operates to its full potential. A key to successful establishment is protection of the landscape works and prevention of damage.





Design Guidelines FOR YOUR HOME & GARDEN

YOUR ROLE & RESPONSIBILITIES.

Lot Owners and Builders play a significant role in ensuring the nature strips and the assets contained within the nature strips are protected and are not damaged during the house construction process. This includes everyone that is associated with the construction of your home.

There may be some conflicts between building works and nature strip establishment. To prevent these conflicts Lot Owners and Builders must comply with the following key requirements during the construction process:

- Only use the drive crossing to access your lot;
- Put in place protection measures to prevent damage to the nature strip;
- Do not store materials or place rubbish skips on the nature strip;
- Do not park on the nature strip;
- Ensuring all rubbish is fully contained within the construction site fencing and within a Council approved bin;
- Ensure all tradespeople, subcontractors, delivery companies, etc. are aware of these requirements and their responsibility to comply with them fully. Remember you are responsible for any damage that they may cause to the nature strip; and
- Repair any damage to the nature strip (as soon as it occurs) using approved materials.

Design Guidelines FOR YOUR HOME & GARDEN

RECOMMENDED PROTECTIVE MEASURES.

The following protective measures are strongly recommended:

- Builders erect protective fencing around the nature strip to protect these assets and to keep vehicles and people off.
- Put in place a photographic record and written dilapidation report prior to the commencement of building works as a record of the starting condition.

Note: City of Greater Geelong local bi-laws* prohibit wilful damage to nature strips which includes builders debris, etc. These can be enforced by fines issued by Rangers or Council Enforcement Officers.



***City of Greater Geelong's Neighbourhood Amenity Local Law (2014) Part 4 Builders has specific requirements about builder delineation of building site and protection of council assets, which can be enforced by Enforcement Officers and Rangers including penalties and /or fines. Further Rain gardens are a deemed as a council drainage asset and damage to these is subject to penalties.**

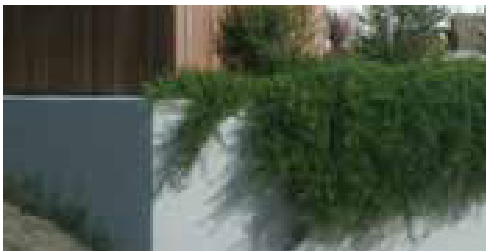
RETAINING WALL AND SLOPE

Retaining walls must not exceed 1000mm in height.

Stepping or grading the wall if necessary.

Use of less formal, natural materials such as timber sleepers, masonry, dry stacked rocks or boulders is preferred unless approved otherwise by Moremac.

GRADED MASONRY RETAINING WALL



DRY STACKED ROCKS



Design Guidelines

FOR YOUR HOME & GARDEN

SECTION 5. FENCING YOUR HOME

GENERAL FENCING REQUIREMENT

Moremac do not provide fencing. Fencing layout drawings must be submitted with your house plans for Moremac approval. Front fencing is permitted subject to approval.

Proposed front fences and fencing abutting waters edge that are up to 1.2m in height and are largely transparent (i.e. 50% or more) in construction will generally be approved.

MANDATORY SIDE AND REAR FENCING

Side and rear fencing to standard lots must:

- Be constructed in accordance to the fencing specification as per Appendix B using 1.8m high lapped timber palings with a 90x35mm timber capping.
- Must be returned at 90 degrees to the dwelling, to connect with the side of the house or garage wall at least 2.0m behind the nearest front façade.
- Continue to the front of the lot if a side lot boundary forms the rear lot boundary of an adjoining lot.

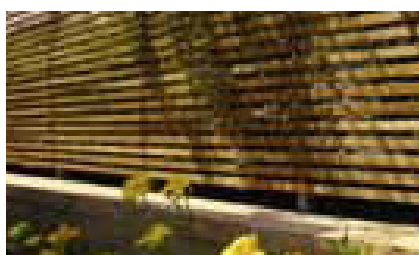
CAPPED FENCING



MANDATORY SIDE FENCING TO CORNER & REAR ACCESS LOTS

Side fencing to corner lots:

- Be constructed of 1.8m high timber slats or brush fencing.
- Not exceed 60% of the length of the side boundary. Offset fencing at 1.0m min setback from the boundary will be permitted on condition that screen planting be provided to the front of the offset fence.



HORIZONTAL PALING



BRUSH



VERTICAL PALING

Design Guidelines FOR YOUR HOME & GARDEN

SECTION 6. ADDITIONAL ELEMENTS.

GENERAL REQUIREMENTS

All ground-mounted plant and equipment must be screened from public view and must not be visible from the street or any Council reserve. This includes but not limited to: heating and cooling units, hot water services, rubbish disposal containers, swimming pools, boats/caravans, rain water tanks, clothes hoists and washing lines.

Roof mounted fixtures must be located to minimise their visual impact on the street. This includes but not limited to: satellite dishes, TV aerials, heating and cooling units.

NB: The location of solar panels and collectors for hot water units is an exception.



WATER TANK

A rainwater tank with a capacity of not less than 2000 litres must be provided. The water is to be used for toilet flushing and other suitable internal and external uses. The colour of the rainwater tank must complement that of your house and be located so that it is not readily visible from the street or neighbouring properties.

EVAPORATIVE COOLER UNITS

Evaporative cooler units must be in the low profile “contour” type and the same colour as your roof and placed at the rear of the roof ensuring that the top of the unit is below the roof ridgeline.

SHEDS, OUTBUILDINGS, PERGOLA

Outbuildings must be located to minimise their visual impact on the street or the other public realm.

The maximum area of any outbuilding must not exceed 10m² with a maximum height of 2.4m measured from natural ground level.

All outbuildings must be constructed such that the external appearance and colour complements that of the dwelling.

Design Guidelines

FOR YOUR HOME & GARDEN

APPENDIX A - SUSTAINABILITY INITIATIVES

ENERGY AND WATER EFFICIENCY

Universal Housing Design Standards:

- It is highly recommended that your dwelling adhere to the principles that address the UDIA EnviroDevelopment 'Six Leaf' Certification, in addition to the mandatory requirement of a min of 6 Star Energy Rating (Sustainable Energy Authority's House Energy Rating Scheme).
- A minimum of 20% of construction materials should be from a sustainable source and consist of non-toxic elements, such as plantation timber and the use of recycled materials.
- The use of toxic or allergenic materials for construction, floor coverings, surface finishes and furnishings are strongly discouraged.
- The use of locally sourced materials is highly encouraged.
- The installation of gas boosted solar hot water systems is strongly recommended as one of the most effective means of energy saving.
- Solid fuel heating systems is discouraged to limit pollution and the amount of carbon released into the atmosphere.
- Evaporative and inverter type cooling systems are recommended against refrigeration.
- Your home should have a 'private outdoor area' adjoining the northern boundary of your lot of no less than 25m and with a minimum dimension of 3.0m which is directly accessible from a major living area of the dwelling.
- Where possible, the indoor and outdoor living areas of your home should face north to maximise solar access. This can assist in minimising the need for heating in winter and cooling in summer.
- North facing windows should be shaded with the use of eaves, verandahs, awnings, and/or pergolas. This prevents the summer sun from penetrating, but allows the winter sun to filter through, due to its lower position in the sky.
- Your home should be cross ventilated by locating opening windows on opposite sides of your house.
- Avoid west-facing windows. If this is unavoidable ensure that they are suitably screened from the effects of the afternoon sun.
- Service areas such as bathrooms and laundries, kitchens and storage areas should not be placed on the north side of your home.

Design Guidelines FOR YOUR HOME & GARDEN

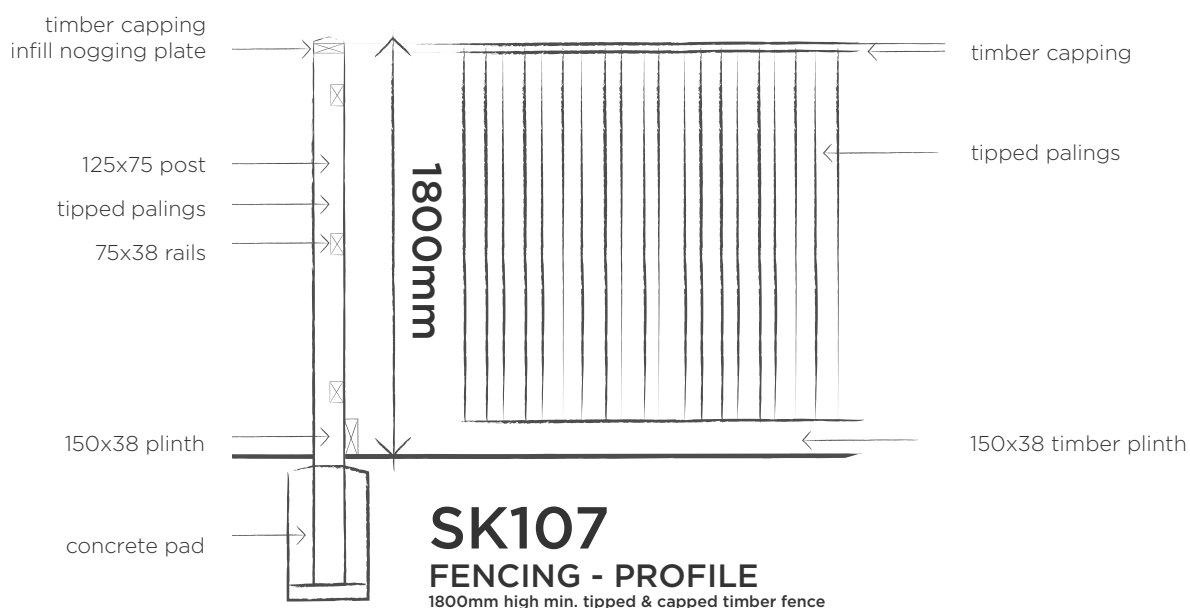
APPENDIX B - FENCE SPECIFICATION

Some side and rear fencing may be provided to standard and corner lots by Moremac. Where Moremac does not provide fencing, you must submit fencing design drawings as part of your housing application and ensure that they comply with the following standards.

Rear fencing and side fencing not facing a street must be constructed of 1.8m high plantation timber with timber caps, or approved similar, as per the Sierra standard.

This standard is:

- Posts to be 125x75mm plantation timber at 2700mm c/s. Post tops shall be angled to a ridge.
- Running parallel with fence-line at 30 degrees. Tops of posts shall finish directly beneath capping rail.
- Palings shall be 100x100mm wide plantation timber with an overlap of 20-25mm.
- Total height of fencing, from ground to top of capping is to be 1800mm.
- Capping shall be 90x35mm timber with 10mm arised.
- There shall be three rails, evenly spaced.
- The bottom of the plinth (150x25mm) is to be set 25mm above immediate ground level.
- The base of palings is to sit directly on top of the plinth.
- On sloping sites, fences should be stepped.
- All fencing shall be true and plumb.



Design Guidelines

FOR YOUR HOME & GARDEN

APPENDIX C - LANDSCAPE PRINCIPLES

The key landscape principles for The Point address:

- The creation of a character similar to Point Lonsdale.
- The use of native and indigenous species that add to habitat opportunities for local fauna.
- The reduction of the water usage.
- Detrimental impact on the waterway from the use of fertilisers in residential properties.

These principles will be achieved by:

- Creating gardens that are densely planted, have a predominantly native theme and render the buildings less dominant in the landscape.
- Designing informal gardens and sourcing plant stock comprised of native and indigenous plants.

- Maintaining a 2m wide planting area at the front of each allotment to ensure a vegetated connection to the streetscape.
- Maximising indigenous planting of “local provenance” trees, shrubs and grasses.
- Minimising the amount of lawn/turf area within any garden to an appropriate size to meet the resident’s needs.
- The use of drought tolerant lawn/turf type such as Couch, Buffalo or Kikuyu.
- Selecting drought tolerant species.
- Selecting plants that will provide habitat for native animals, particularly birds.
- Improving the constitution of the existing sandy soils by increasing the water and nutrient retaining capacity by incorporating organic matter in the construction of the garden.

APPENDIX D - DEVELOPER’S RESPONSIBILITY

Whilst Moremac will endeavour to ensure compliance with these Design Guidelines wherever possible, Moremac will not be responsible or liable to any person for any loss, damage or injury arising whether directly or indirectly from any non-compliance with these Design Guidelines.

Design Guidelines

FOR YOUR HOME & GARDEN

APPENDIX E - PLANT LIST FOR RESIDENTIAL LOTS

TUSsock GRASSES

BOTANICAL NAME	COMMON NAME
<i>Austrostipa stipoides</i>	Coast Spear Grass
<i>Dianella brevicaulis</i>	Coast Flax Lily
<i>Dianella revoluta</i>	Black Anther Flax Lily
<i>Ficinia nodosa</i>	Knobby Club Rush
<i>Lomandra longifolia</i>	Spiny-headed Mat Rush
<i>Microlaena stipoides</i>	Weeping Grass
<i>Poa labillardieri</i>	Tussock Grass
<i>Poa sieberiana</i>	Grey Tussock Grass

GROUNDCOVERS ~ 0.6M

BOTANICAL NAME	COMMON NAME
<i>Baeckea virgata</i> 'Dwarf'	Twiggy Heath Myrtle Dwarf
<i>Banksia petiolaris</i>	-
<i>Banksia repens</i>	Creeping Banksia
<i>Carpobrotus rossii</i>	Native Pigface
<i>Dichondra repens</i>	Kidney Weed
<i>Hibbertia sericea</i>	Silky Guinea-flower
<i>Myoporum parvifolium</i>	Creeping Boobialla
<i>Xerochrysum bracteatum</i> 'Diamond Head'	Golden Everlasting Daisy

SMALL TO MEDIUM SHRUBS 0.6 - 1.5M

BOTANICAL NAME	COMMON NAME
<i>Agonis flexuosa</i> dwarf	Swan River Babe
<i>Banksia paludosa</i> compact	Dwarf Marshy Banksia
<i>Boronia filifolia</i>	Slender Boronia
<i>Correa alba</i>	White Correa
<i>Correa pulchella</i>	Salmon Correa
<i>Correa reflexa</i>	Native Fuchsia
<i>Eremophila glabra</i> compact	Silver Ball
<i>Grevillea lavandulacea</i>	Lavender Grevillea
<i>Grevillea sericea</i>	Silky Grevillea
<i>Hakea petiolaris</i> x <i>myrtoides</i>	Burrendong Beauty

SMALL TO MEDIUM SHRUBS 0.6 - 1.5M

BOTANICAL NAME	COMMON NAME
<i>Hardenbergia violacea</i> 'Regent'	Native Sarsaparilla
<i>Isopogon dubius</i>	Pincushion Coneflower
<i>Lasiopetalum baueri</i>	Slender Velvet Bush
<i>Melaleuca pentagona</i>	-
<i>Melaleuca thymifolia</i>	Thyme-leaf Honey-myrtle
<i>Pimelea sylvestris</i>	-
<i>Ricinocarpus pinifolius</i>	Wedding Bush
<i>Thryptomene saxicola</i>	Rock Thryptomene

LARGE SHRUBS 1.5 - 3M

BOTANICAL NAME	COMMON NAME
<i>Acacia acinacea</i>	Gold Dust Wattle
<i>Adenanthos sericea</i>	Woolly Bush
<i>Banksia praemorsa</i>	Cut-leaf Banksia
<i>Banksia spinulosa</i>	Hairpin Banksia
<i>Callistemon citrinus</i>	Crimson Bottlebrush
<i>Calothamnus quadrifidus</i>	Common Net Bush
<i>Dodonaea viscosa</i> subsp. <i>cuneata</i>	Sticky Hop Bush
<i>Grevillea alpina</i>	Mountain Grevillea
<i>Grevillea thelemanniana</i>	Spider-net Grevillea
<i>Melaleuca bracteata</i> 'Revolution Green'	Black Tea Tree

TREES

BOTANICAL NAME	COMMON NAME
<i>Acacia melanoxylon</i>	Australian Blackwood
<i>Allocasuarina verticillata</i>	Drooping She-oak
<i>Banksia integrifolia</i>	Coast Banksia
<i>Banksia marginata</i>	Silver Banksia
<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	Coast Manna Gum
<i>Melaleuca lanceolata</i>	Moonah

NOTES

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Call 0427 257 712 or visit
ThePointPointLonsdale.com.au

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