


Taylor's Estate

MELTON PLANNING SCHEME	
This is the document referred to in Planning Permit	
No. PA2018/6330	Pages 1 of 19
Condition 8	
	5 February 2020
Signature of Responsible Authority	Date

DESIGN GUIDELINES

Taylor's Estate

1.0 Introduction	3	7.0 The Design Guidelines	8
1.1 Introduction for Taylor's Estate		7.1 Architectural Style	
1.2 Statutory Obligations		7.2 Building Height	
1.3 The Design Guidelines		7.3 Site Coverage	
2.0 Approval Process	4	7.4 Ceiling Heights	
2.1 Requirements for Developer Approval		7.5 Housing Diversity	
2.2 Where to Send Application		7.6 Entry Feature	
3.0 Allowable land	5	7.7 Façade Materials	9
3.1 Your Dwelling		7.8 Roof Design	
3.2 Dual Occupancy		7.9 Corner/Reserve Lots	10
3.3 Subdivision		7.10 Garages	11
3.4 Construction Timeframes		7.11 Driveways	
4.0 Services	5	7.12 Fencing	12
4.1 Service Connections		7.13 Landscaping	
5.0 Siting, Setbacks and Services	6	7.14 Ancillary Items	13
5.1 Rescode		7.15 Outbuildings	
5.2 Small Lot Housing Code		8.0 During Construction & Other	13
5.3 Minimum Setbacks		8.1 During Construction	
6.0 Sustainability	7	9.0 Builders Design Checklist	14—16
6.0 Sustainability		10.0 Application Form	17
6.1 Solar Orientation		Appendix A—3.0m Setback Masterplan	18
6.2 Passive Heating and Cooling			
6.3 Energy Efficient Lighting and Appliances			
6.4 Water Efficiency			



1.0 INTRODUCTION

1.1 Introduction for Taylors Estate

Taylors Estate vision is to provide a residential estate where the community becomes one. From the initial master planning, the amenity of all residents has been carefully considered and will emerge as a highly desirable residential community.

The Design Guidelines are in place to protect the investment of your home and ensure surrounding homes are of an equally high standard. They encourage a variety of contemporary styles and modern designs that will be harmonious to surrounding environment and provide a distinctive neighbourhood character.

1.2 Statutory Obligations

It is the responsibility of the Purchaser/Builder/Building Surveyor to ensure compliance with any applicable statutory requirements, such as Building Regulations, planning requirements and current Victorian energy rating standards. Approval from the Design Review Panel (DRP) is not an endorsement that plans comply with such requirements.

1.3 The Design Guidelines

All house designs and building works including fencing, retaining walls and outbuildings require approval from the DRP. Approval from the DRP is required prior to applying for a building permit for the construction of a new dwelling.

The design guidelines are additional to the requirements under the Victoria State Legislation and all Building Regulations.

The DRP may from time to time, in its absolute discretion vary, relax or waiver any of the requirements under these Design Guidelines. In the event that the DRP allows a variation of the Design Guidelines, this will not set a precedent nor imply any such action will apply again.



2.0 APPROVAL PROCESS

2.1 Requirements for Developer Approval

Site Plan (scale 1 : 200)

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining wall, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed out-buildings.

Floor Plans (scale 1 : 100)

Must indicate key dimensions and window positions.

Elevations (scale 1 : 100)

Must include all 4 elevations and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, external finishes, existing ground levels and any excavation, fill and proposed finished ground levels & retaining walls. (Alternatively, the latter can be indicated on a cross section at a minimum scale of 1 : 100).

External Colour & Material Selection

Including brands, colour names and colour swatches where possible.

2.2 Where to Send your Application

All applications to be sent to:

Taylors Estate Design Review Panel
Taylors Development Strategists

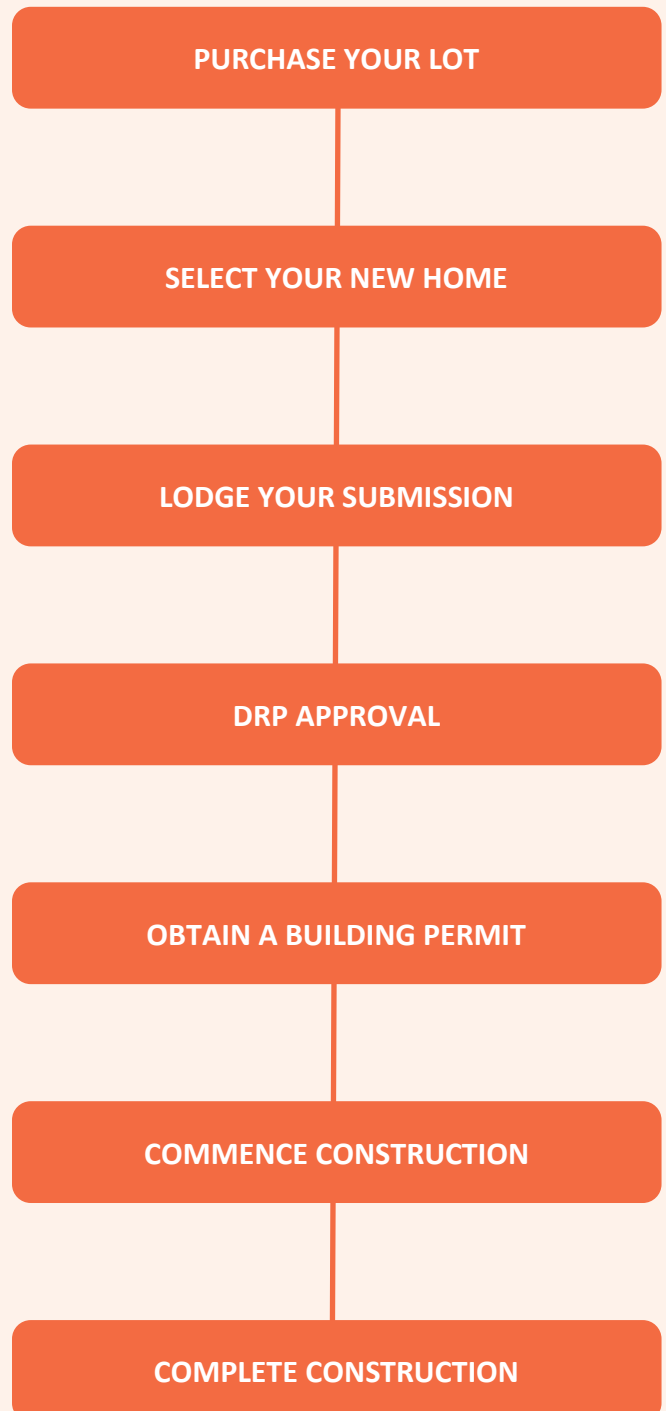
Design.guidelines@taylorsds.com.au

PO BOX 938
Mt Waverley VIC 3149
PH: 9501 2800

Attachments must be in pdf. format

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

The following steps illustrate the process to build at One Taylors



3.0 ALLOWABLE LAND

3.1 Your Dwelling

3.1.1 Only one dwelling is permitted per lot. Materials used on your dwelling must be new and of sound quality.

3.2 Dual Occupancy

3.2.1 No dual occupancy dwelling or relocatable homes are permitted within the estate, unless otherwise agreed to by the Developer and the Responsible Authority.

3.3 Subdivision

3.3.1 The Design Guidelines prohibits further subdivision of all lots, unless otherwise agreed to by the Developer and Responsible Authority.

3.4 Construction Timeframes

3.4.1 Construction of your dwelling must commence within 12 months, and completed within 24 months from the date of settlement of your land.

4.0 SERVICES

4.1 Service Connections

4.1.1 Your home must be connected to all available in ground services according to the service provider's standards. Including the purple pipe system for recycled water and NBN.



5.0 SITING AND SETBACKS

5.1 Rescode

5.1.1 All homes on lots greater than 300m² must comply with the most current Building Regulations.

5.2 Small Lot Housing Code

5.2.1 Lots less than 300m² must comply with the Small Lot Housing Code. (Refer to the Plan of Subdivision for Type A or Type B allocations).

5.2.2 Small lots must also comply with the Design Guideline requirements. Where a Design Guideline requirement contradicts the Small Lot Housing Code. The Small Lot Housing Code will take precedence, unless the lot has been nominated for a front setback variation.

5.3 Minimum Setbacks (Lots greater than 300m²)

5.3.1 Homes must be setback a minimum of 4.0m from the primary frontage.

5.3.2 Porches, verandahs, portico and balconies less than 3.6m in height from natural ground level may encroach up to 1.5m into the minimum street setback.

5.3.3 Garages must be setback a minimum 5.4m from the primary frontage and a minimum 840mm from the main building line.

5.3.4 Homes must be setback from a secondary frontage (corner) a minimum 2.0m.

5.3.5 Side boundary setbacks must be a minimum 1.0m with the exception of garages which may be built on or within 200mm of the side boundary.

5.3.6 Homes must be a minimum 3.0m from the rear boundary. Encroachments must comply with the most current Building Regulations.

5.3.7 Eaves, fascia's, gutters, chimneys, flue pipes, water tanks and heating or cooling or other services may encroach no more than 0.5m into the setback around the whole dwelling, excluding garage walls on the boundary.

5.3.8 Lots that adjoin Small Lot housing Code lots are permitted to have a variation in frontage setback to 3.0m in lieu of 4.0m. This is to ensure a sense of consistency is maintained along those streetscapes.
Refer to Appendix A.



6.0 SUSTAINABILITY

Dwellings should be designed to minimise the impact on the environment, particularly by limiting the overall energy and water consumption for the household. All homes are required to achieve the minimum legislative energy efficiency requirements.

Consideration should be given to other methods which may assist to further decrease the energy consumption of your home. Consideration of the following principals is encouraged:

6.1 Solar Orientation

- Where possible orientate living area's to the north
- Minimise east and west orientated glazing
- Orientate your home to catch prevailing breezes and take advantage of cross ventilation (including internal doors)

6.2 Passive Heating and Cooling

- Design to take advantage of passive solar heating and cooling by maximizing north facing walls and glazing & providing reasonable shading of north facing windows
- Incorporate eaves to the roof design
- Consider landscaping to provide shade
- Zoning of areas within the home so heating and cooling is provided only when required

6.3 Energy Efficient Lighting and Appliances

- Where possible purchase appliances with Energy Efficiency Labelling. The more stars the more energy you will save
- Install energy saving light fittings /globes

6.4 Water Efficiency

- Where possible purchase appliances with Water Efficiency Labelling. The more stars the more water you will save;
- Incorporate water saving tap ware to all wet areas in your home;
- Regularly checking taps inside and outside of your home for any leaks;
- Rainwater tanks connected to all sanitary flushing systems to your home can save you an estimated 96,000 litres per year. Using the water collected from your water tank for irrigation to landscapes, washing cars and connected to your toilets is beneficial to your pocket;
- For lots greater than 300m², a 3000-litre rainwater tank **MUST** be installed and connected to all sanitary flushing systems and at least 1 external tap.



Look for these labels when purchasing appliances

Further information on saving water at home can be found on the Western Water Website at:

<http://www.westernwater.com.au>

or

<http://www.westernwater.com.au/Help-Advice/Save-water/Save-water-in-the-garden>

7.0 THE DESIGN GUIDELINES

7.1 Architectural Style

- 7.1.1 All homes must be created using high quality materials. This will provide for a clean and fresh contemporary style.
- 7.1.2 Period style reproduction is not permitted, including but not limited to: Victorian, Georgia, Federation and Colonial.
- 7.1.3 Homes should have modern architectural character with at least 1 habitable room inclusive of a window to the primary façade.
- 7.1.4 Decorative elements such as turned posts, finials, fret work and wrought iron should be minimised.
- 7.1.5 All mouldings should be square or rectangular.



7.2 Building Height

- 7.2.1 The height of your home must be in accordance with the most current Building Regulations.
- 7.2.2 A maximum of two storeys is permitted for a home.

7.3 Site Coverage

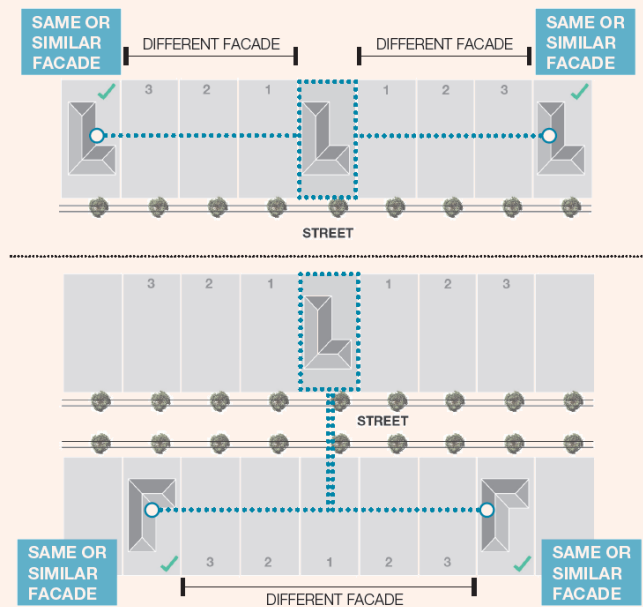
- 7.3.1 Your home should not exceed site coverage of more than 60% of the lot. Site coverage does not include unroofed decks, unroofed pergolas, unroofed verandahs, swimming pools, or eaves, fascia and gutters with a total width of 600mm or less.

7.4 Ceiling Heights

- 7.4.1 The minimum ceiling height for all homes is 2400mm from the internal floor level. Higher ceiling heights are preferred, but not mandatory.

7.5 Housing Diversity

- 7.5.1 Two homes with similar facades are not permitted to be constructed within 3 lots of each other in any direction on the same side of the street or within 3 lots on the opposite side of the street.
(refer to diagram)



7.6 Entry Feature

- 7.6.1 Any entry feature must be incorporated into the façade design of your home.
- 7.6.2 An entry feature must be a suitable substantial covered structure that is clearly visible, project from the main building line and have direct access from the primary street frontage.
- 7.6.3 An entry feature is required to have a minimum depth of 1.5m, a minimum width of 1.5m and an area of no less than 4m². (Eaves are not to be included in the depth calculations)



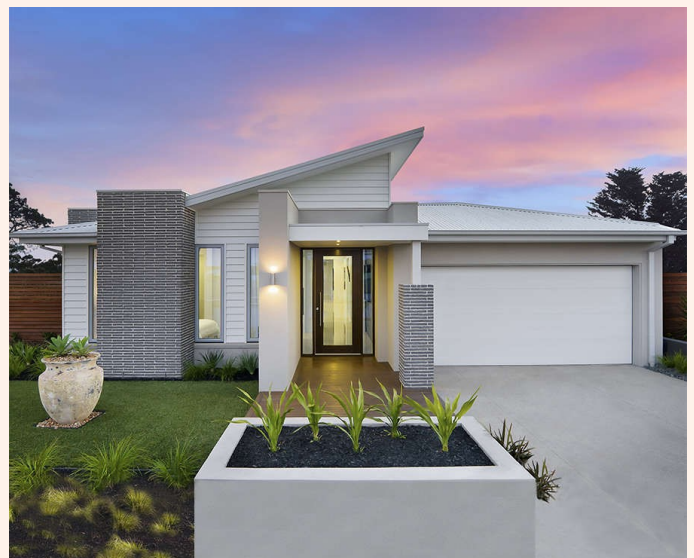
7.7 Façade Material

- 7.7.1 Your home is required to incorporate a minimum of two separate materials.
- 7.7.2 A minimum of 30% of the façade must be a feature material other than brickwork.
- 7.7.3 Materials used on the façade must return a minimum 1.0m to the side elevations. Excluding parapets.
- 7.7.4 Lightweight infill materials are not permitted above windows and doors. This includes, but not limited to: FC cement sheeting, Hardiflex cladding or similar.
- 7.7.5 The material used above windows and doors is required to match the adjoining surface.
- 7.7.6 The external colour scheme of your home should be neutral tones that blend in with the surrounding environment. Mute tones are preferred.
- 7.7.7 Unpainted metalwork is not permitted.
- 7.7.8 Downpipes, gutters and fascia must be colour coordinated with the remainder of the dwelling.
- 7.7.9 Sliding windows are not permitted on the front façade.



7.8 Roof Design

- 7.8.1 where there is a roof pitch it must be a minimum 22.5°. Where a skillion roof style is incorporated it must have a pitch of 10° and where the skillion presents to the front of a roof line it must have a pitch of 22°.
- 7.8.2 Flat roofs maybe permitted under architectural merit.
- 7.8.3 All roofs must incorporate eaves of a minimum 450mm to any street or open space frontages.
- 7.8.4 All pitched roofs to double storey homes must incorporate 450mm to the entire roof line.
- 7.8.5 Eaves must return to the point of the first habitable room window or 3.0m, whichever is greater.
- 7.8.6 Where a parapet wall is constructed eaves are not required.
- 7.8.7 Roofs must be constructed from terracotta, slate or concrete tiles or pre-finished metal roof sheeting. Galvanised or zincalume is not permitted.
- 7.8.8 Roof colours are to be of neutral tones.



7.9 Corner/Reserve Lots

Treatment must be given to side street and reserve elevations visible to the public. Both single and double storey homes are to be designed incorporating feature elements that address both the primary and secondary frontage.

- 7.9.1 Treatment is required to the area visible to the public on single storey dwellings, ground floor of double storeys and the entire first floor. The use of materials, colours and articulation are strongly encouraged.
- 7.9.2 The area visible to the public forward of the return fence must include either a wrap-around verandah, porch/portico feature matching the façade, pergola structure or a similar architectural element that defines the secondary frontage.
- 7.9.3 The secondary frontage must also include at least 1 habitable room and window(s) matching the style of the window(s) on the primary façade. Windows alone will not be a satisfactory solution for corner treatment; a design element similar to that used in the primary façade is required to accompany the windows. Highlight windows will be assessed under architectural merit.
- 7.9.4 Materials used on the primary façade must return along the secondary frontage for a minimum 4.0m.
- 7.9.5 Eaves are required to return the entire length of the secondary frontage.
- 7.9.6 Blank walls facing the secondary frontage are not permitted.
- 7.9.7 Sliding windows are not permitted on the secondary frontage where visible to the public.



7.10 Garages

All homes must provide vehicle accommodation and must be integrated into the main roofline of your home.

7.10.1 The architectural character of the garage should adopt the same roofline as your home.

7.10.2 The garage must be a minimum 840mm behind the main building line.

7.10.3 Where a lot frontage width is less than 12.5m a single garage is required with a maximum door width of 3.5m.

7.10.4 Where a lot frontage width is no less than 12.5m but not greater than 14.0m the garage door width must not exceed 5.5m.

7.10.5 Where a lot frontage width is 15.0m or greater the garage must not exceed 40% of the lot frontage width.

7.10.6 For double storey homes the garage must not exceed 40% of the lot frontage width unless a balcony or windows are provided above the garage.

7.10.7 Triple garages are not permitted.

7.10.8 Carports are not permitted where they are visible to the public, including laneways.

7.10.9 The garage door must be sectional, tilt or panel lift. Roller doors are not permitted where visible to the public.



7.11 Driveways

7.11.1 Driveways must be fully constructed prior to the occupation of the dwelling.

7.11.2 Only one driveway permitted per lot.

7.11.3 Acceptable driveway materials are: coloured concrete, brick or concrete pavers, or exposed aggregate.

7.11.4 Plain concrete driveways and front paths are not permitted.

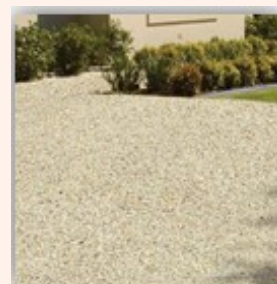
7.11.5 Driveway colours should be of muted tones that complement the external colour scheme of your home.

7.11.6 The driveway shall be no wider than the width of the garage opening and tapering to match the width of the crossover.

7.11.7 A minimum 500mm landscape strip is required between the driveway and the side boundary.

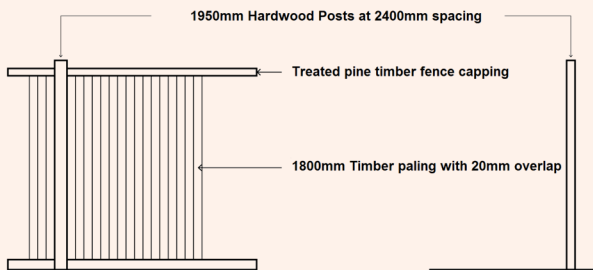
7.11.8 Garages are not permitted to be constructed on the corner where the primary and secondary frontages meet.

7.11.9 Crossover relocations are strongly discouraged and will be at the cost of the lot owner.



7.12 Fencing

7.12.1 Side and rear fencing: to be constructed of capped timber palings to a height of 1.8m.



7.12.2 Return Fencing: to return to the sides of the dwelling a minimum 1.0m from the main building line and be the same height and specifications as the side fencing.

7.12.3 Secondary Frontage Fencing: On secondary frontage lots the fencing must be a maximum 1.8m high and constructed of capped timber palings with exposed posts and must return a minimum 4.0m from the main building line.

7.12.4 Front fencing: Not permitted.

7.13 Landscaping

Landscaping plays an integral part in assisting to soften the built form of the streetscape. It is also a useful element in providing privacy screening and shade during summer. The selection of planting should be appropriate for the conditions of placement, such as orientation, solar access and the topography of the land. Careful landscape and plant selection should minimize the need for garden watering.

7.13.1 Impermeable hard surface areas must not exceed 40% of the front garden area including driveways and pathways;

7.13.2 60% of the front landscape must consist of vegetated garden beds, turf and permeable surface materials including decorative stone aggregate or pebbles.

- one canopy tree to the front yard with a minimum mature height of 3.0m and planted no closer than 2.0m to your dwelling

- 20 shrubs (150mm pots);

- 10 groundcovers (tube stock size minimum).

7.13.3 Garden beds should be mulched and where mulch is used, it should be natural in colour.

7.13.4 Turf should be warm season species such as Kikuyu, Buffalo or Couch grass. Synthetic turf is not permitted within the estate.

7.13.5 Invasive weed species are strictly prohibited.

7.13.6 All plants are to be selected from the plant species list derived from Melton City Council's Landscape Design Guidelines. This document can be found at www.melton.vic.gov.au

7.13.7 Provide additional plant species and shrubs that offer greater canopy and which perform well in Melton's dry condition. This should include tree and shrub species as well as robust ground covers chosen from Council's landscape plant species list.'

7.13.8 It is the responsibility of the lot owner to establish and maintain turf on nature strips. No crushed rock or Lilydale topping permitted.

7.13.9 Front gardens must be fully landscaped within 3 months of the completion of your home.

7.13.10 Water saving techniques, including but not limited to plant selection, drip irrigation, recycled water use and mulching of garden beds, should be utilised where possible.

7.13.11 Letterboxes are required to be accordance with the Australia Post standards.

Soft scape areas must comprise of:

7.14 Ancillary Items

The following structures are not permitted to be visible from the public:

- External hot water service
- Ducted heating units
- Rainwater tanks
- Clotheslines
- Sheds
- Garbage bins

7.14.1 Any roof mounted satellite dishes and TV aerials are to be located to the rear of the house and be as low as possible on the roof.

7.14.2 Boats, caravans, trailers, commercial vehicles above 1.5 tonne or other recreational vehicles are not permitted to be parked on your property unless they are screened from public view.

7.14.3 Air conditioning units are to be located away from public view. Any roof mounted air conditioners or evaporative cooling units should be located to the rear of the house, be of low profile and installed below the ridgeline. They should be colour coordinated to match the roof.

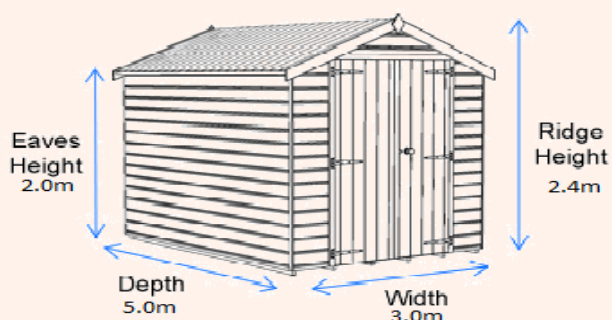
7.14.4 External plumbing fittings and units (including spa equipment) are not to be visible from the public.

7.14.5 Meterboxes must not be visible to the public and must be colour coordinated with the wall materials.

7.14.6 Solar panels should be located on the elevation that provides the most suitable solar access. They are not permitted on the façade elevation, facing the primary frontage.

7.15 Outbuildings

7.15.1 Maximum wall heights to sheds is 2.0m, with an overall maximum height of 2.4m. Sheds are to be constructed from colorbond or similar. The maximum floor area to sheds is 15m². Outbuilding must not be visible to the public.



8.0 DURING CONSTRUCTION & OTHER

8.1 During Construction

8.1.1 Signage and hoarding boards advertising businesses and products are not permitted. Builders' signs of a maximum size 600mm x 600mm are permitted as required on allotments during the course of construction, and must be removed upon completion of construction.

8.1.2 Builders' structures such as site sheds, site toilets and power generators are permitted as necessary on lots during the course of construction and must be removed upon completion of construction.

9.0 TAYLORS ESTATE BUILDERS CHECKLIST

	DESIGN GUIDELINES CHECKLIST—TAYLORS ESTATE	YES	NO	N/A
3.1.1	One dwelling only			
3.2.1	No dual occupancy or relocatable homes without Developer and Responsible Authority permission			
3.3.1	No further subdivision without Developer and Responsible Authority permission			
3.4.1	Dwelling will commence construction within 12 months and completed with 24 months from the date of settlement			
4.1.1	Dwelling connected to Recycled Water			
4.1.1	Dwelling connected to NBN			
5.1.1	Dwelling complies with Rescode			
5.2.1	Dwelling complies with Small Lot Housing Code on lots less than 300m ² where applicable			
5.3.1	Minimum front setback 4.0m			
5.3.2	Porches, verandahs, porticos and balconies no less than 3.6m encroach no more than 1.5m			
5.3.3	Garage setback a minimum 5.4m from front boundary			
5.3.3	Garage setback a minimum 840mm from main building line			
5.3.4	Dwelling setback a minimum 2.0m on side street			
5.3.5	At least 1 side setback achieves a minimum 1.0m			
5.3.6	Minimum 3.0m setback to the rear boundary			
5.3.7	Eaves, fascia, gutters, chimneys, flue pipes, water tanks and heating or cooling units do not encroach into side setback by more than 500mm			
6.0	Dwelling designed to minimise the impact on the environment and to achieve the minimum legislative energy efficiency requirements			
6.4	3000 Litre rainwater tank connected to sanitary flushing & 1 external tap on lots 300m ² or greater			
7.1.1	Dwelling is contemporary in style			
7.1.2	No period style reproductive homes			
7.1.3	One habitable room and window on front façade			
7.1.4	Decorative elements are minimised			
7.1.5	Mouldings are square or rectangular			
7.2.1	Building height complies with Rescode			
7.2.2	Maximum 2 storeys			
7.3.1	Site coverage complies with Rescode			
7.4.1	Minimum ceiling height 2400mm			
7.5.1	The same façade has not been used within 3 lots of one another			
7.6.1	Entry feature incorporated into façade			
7.6.2	Entry feature visible with direct access from primary frontage and projects from main building line			
7.6.3	Entry feature has a minimum depth & width of 1.5m and an area of a minimum 4m ²			
7.7.1	Minimum two materials to the façade			
7.7.2	Feature material is a minimum 30%			
7.7.3	Materials return a minimum 1.0m			
7.7.4	Lightweight infill has not been used above windows or doors visible to the public			

9.0 BUILDERS CHECKLIST CONTINUED

	DESIGN GUIDELINES CHECKLIST—TAYLORS ESTATE	YES	NO	N/A
7.7.5	Materials used above windows and doors matches the surrounding materials			
7.7.6	Colour scheme is neutral tones			
7.7.7	Metalwork has a painted finish			
7.7.8	Downpipes, gutters and fascias are colour coordinated with the façade			
7.7.9	Sliding windows have not been used on the facade			
7.8.1	Minimum 22.5° roof pitch			
7.8.1	Skillion roof pitch is 10°			
7.8.1	Skillion on façade is a minimum 22°			
7.8.3	Minimum 450mm eaves to façade			
7.8.4	Minimum 450mm eaves through-out on double storey's			
7.8.5	Eaves return to first habitable room window or 3.0m, whichever is greater			
7.8.7	Terracotta, slate or concrete tiles or colorbond roofing			
7.8.7	Galvanized or zincalume not used			
7.8.8	Roof colour is neutral tone			
7.9	Articulation has been used on corner treatment—wrap around verandah, pergola, porch/portico feature			
7.9.3	1 habitable room and window that match windows used on front façade			
7.9.4	Materials return a minimum 4.0m on secondary frontage			
7.9.5	Eaves return the full length of the dwelling on secondary frontage			
7.9.6	There are no blank walls on the secondary frontage			
7.9.7	Sliding windows not used on secondary frontage where visible			
7.10	Garage is integrated into the main roof line			
7.10.1	Architectural character of garage adopts same roofline as the dwelling			
7.10.2	Single garage with an opening no more than 3.5m used on lots less than 12.5m wide			
7.10.3	Garage opening no more than 5.5m on lots no less than 12.5 but no more than 14.0m wide			
7.10.4	Garage opening must not exceed 40% of the lot frontage on lots with a width of 15.0m or greater			
7.10.5	Garages on a double storey dwelling without balcony or windows above the garage must not exceed 40%			
7.10.6	Triple garage not permitted			
7.10.7	Carport is not visible to the public, including laneways			
7.10.8	Garage door is sectional, tilt or panel lift			
7.10.8	Roller door if provided is not visible to the public			
7.11.2	One driveway permitted			
7.11.3	Driveway constructed of colour concrete, brick or pavers or exposed aggregate			
7.11.5	Driveway colour is mute tone			
7.11.6	Driveway is no wider than garage opening and tapers to the crossover width			
7.11.7	A minimum 500mm landscape strip is provided			
7.11.8	Garage on a corner lot is not constructed on the corner where the primary and secondary frontages meet			
7.12.1	Side & rear fencing is 1.8m high capped timber palings			
7.12.2	Return fence is a minimum 1.0m behind main building line			
7.12.3	Corner fencing is 1.8m high capped timber palings			
7.12.4	No front fence provided			
7.13.2	Hard surfaces do not dominate the front yard 60% of the front yard is of vegetated garden beds and lawn			

9.0 BUILDERS CHECKLIST CONTINUED

	DESIGN GUIDELINES CHECKLIST—TAYLORS ESTATE	YES	NO	N/A
7.13.2	One canopy tree is provided to front yard			
7.13.2	20 shrubs & 10 ground covers provided			
7.13.3	Mulch where applicable is natural in colour			
7.13.4	Synthetic grass has not been used			
7.13.11	Letterbox image is provided where shown on plans			
7.16	Ancillary items are not visible to the public			
7.16.1	Roof mounted satellite dishes and TV aerials located to rear			
7.16.3	Air conditioning units mounted to roof are located to rear, low profile and colour coordinated with the roof			
7.16.5	Meterboxes are colour coordinated with the wall material			
7.16.6	Solar panels are not located on the front façade			
7.17.1	Shed has a maximum wall height of 2.0m and a maximum overall height of 2.4m, no larger than 15m ² , constructed from colorbond or similar and not visible to the public			

TAYLORS ESTATE APPLICATION FORM

Attach this form and the Builders Checklist with your full application documents

Property Details

Lot Number:

Street Name:

Estate Stage Number:

Application Information (Preferred Contact)

Name:

Current Address:

Post Code:

Telephone:

Mobile:

Email:

Owner(s) Details

Name:

Current Address:

Telephone:

Mobile:

Email:

Builder/Building Designer/Architect Details

Name:

Current Address:

Telephone:

Mobile:

Email:

APPENDIX A—3.0m SETBACK MASTERPLAN

The orange lots highlighted on the below masterplan are permitted to have a minimum 3.0m frontage setback in lieu of 4.0m. This is to ensure a sense of consistency is maintained along those streetscapes.





Taylors Estate