

Ambrosia

KYNETON

Design Guidelines

Artist Impression



Vision

Ambrosia Kyneton is a low density country estate with lots ranging from 2,000m² to 7,800m². The below elements combine to achieve the overall vision for the development.

Entry

Signature white post and rail fence will line the frontage and entry to this high quality estate. The urban design ensures that a large manicured open space reserve and wetlands creates a sense of arrival as you enter Ambrosia.

Streetscapes

Beautiful wide open streetscapes with informal grassed swale drains create a relaxed feel. Large ornamental trees for which Macedon Ranges are renowned for to line the streetscape mixed with some streets with native street trees.

Dwellings

High quality articulated homes with significant architectural merit are envisaged. Many lots can accommodate large homestead / ranch style houses sitting confidently across lots frontages yet still achieve a low overall site coverage. Whilst many purchasers may choose custom designed homes, it is also anticipated that the higher end volume builders designs will meet the key design criteria.

Building Envelopes

Ensure that there is ample space between dwellings for landscaping to soften the built form with landscaping.

Fencing

Importantly, only rural style fencing permitted (front, sides, rear and internal) creating a relaxed country feel throughout the estate. Private open space to be created by lot owners through perimeter landscape planting.

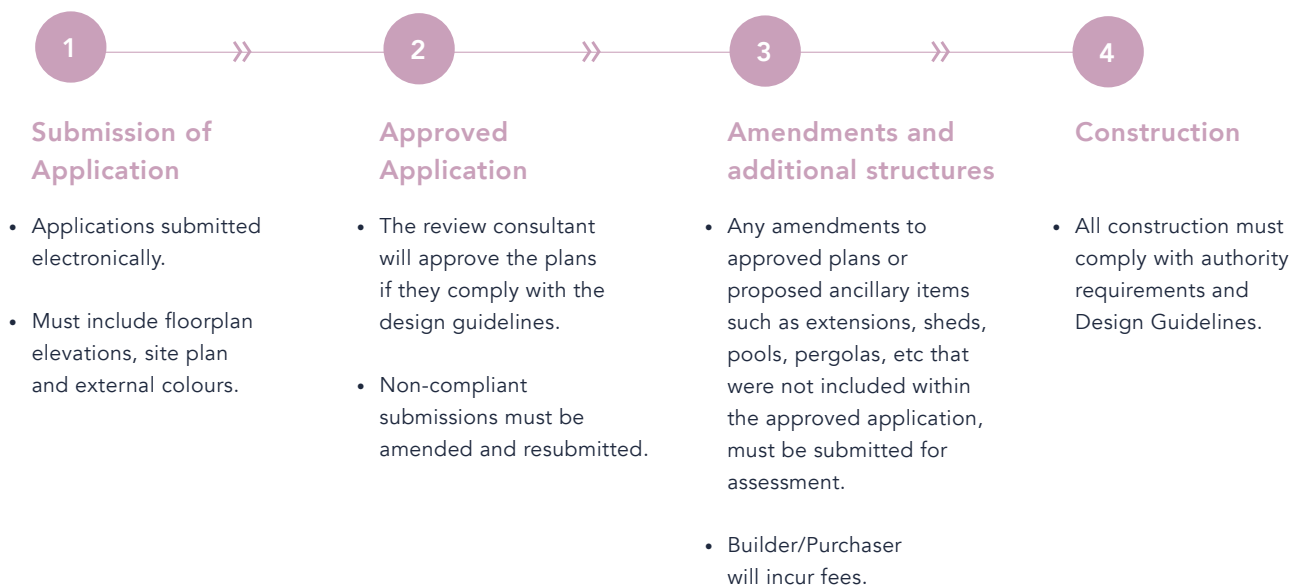
Outbuildings

Whilst it is anticipated that many lot owners will be seeking to construct larger sheds and outbuildings to accommodate trade vehicles, boats, caravans and the like, it is important that the siting of these outbuildings ensure that they do not dominate the streetscape.

Purpose

The purpose of these guidelines is to assist in delivering the vision for Ambrosia Kyneton. Mandatory controls and minimum provisions will be prescribed by a Section 173 agreement to be lodged on title enforcing Council requirements whilst a Memorandum of Common Provisions (MMCP) will enforce mandatory developer requirements. Other design guideline elements outlined below are recommendations which whilst allowing flexibility will still ensure high quality built form outcomes.

All dwelling designs are required to be submitted and approved by the developers Review Consultant (Finnis Communities) prior to building permit application. The Review Consultant will assess the proposal against both the mandatory provisions (of Section 173 and MMCP) and the recommended design guidelines with the latter being assessed 'on balance' against the overall architectural merit of the proposal and its contribution to achieving the Ambrosia vision as stated above. The below is a summary of all 3 requirements ie Section 173, MMCP & Design Guidelines.



Submissions to be send in PDF form to
approvals@finnis.com.au

Sittings & Setbacks

All lots contain building envelopes within which all buildings should be sited.

Building envelopes have been implemented to ensure that there is ample space between the dwellings for landscaping in order to soften the built form.

Dwellings should sit confidently across the building envelope frontage. Narrow designs on wide lot frontages are strongly discouraged. As a guide, it is suggested that for building envelopes that are 19-30m wide a minimum of 70% of the width of the envelope should

be taken up by the dwelling façade whilst for envelopes 31-50m wide it is suggested that a minimum of 60% of the building envelope be taken up by the dwelling façade.

It is encouraged for corner lots to address the longer street frontage as a 'ranch' or homestead design.

Minimum Floor Area

All dwellings must be a minimum of 200m² (excluding eaves, garages, balconies and verandahs).

Artist Impression



Facades

Innovative architecture with contemporary elements is encouraged with a high degree of articulation to the front façade. Articulation to be provided by a varied roof forms, use of verandahs, porticos and balconies. Minimum of three materials for front façade and a variety of colours is also encouraged.

Corner lots should pay attention to ensure secondary façade provides sufficient articulation as opposed to having blank brick walls with relatively small windows.



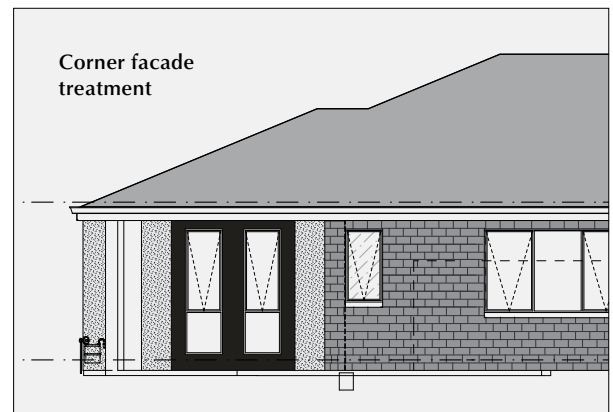
Roof Form

A variety of roof form is encouraged to add visual interest to the streetscape. Roof forms may include:

- Skillion and hips
- Pitched gable
- Parapets, curved and flat roofs may also be included but should not dominate the built form.

Eaves are encouraged as protection against the elements. Colourbond or galvanized roof sheeting is preferred and whilst traditional roof tiles may be accepted they are not encouraged.

If roof tiles are to be used then they must be of a flat variety.



Building Height

A 6m height restriction above natural ground exists for the following lots: 1-2, 6-9, 20-24, 32-36, 42-45 & 65.

Lots 3 & 61-64 (Harpers Lane lots) also have some second level sizing requirements which can be found in the Section 173 agreement.

Driveways

In addition to concrete and other typical driveway materials, the use of permeable gravel and other toppings are also permissible in a low density residential setting (prefer lillydale, dromana or other coloured toppings as opposed to standard bluestone crushed rock).

Internal driveways must be completed prior to occupation of the dwelling.

Identical Facade Assessment

Two dwellings with an identical front façade shall not be built within 2 house lots of the original lot. This includes lots either side, opposite, and encompasses other street frontages where applicable.



Garages

All dwellings must include covered, lock-up accommodation for at least 2 vehicles.

Garages must not be located forward of the main building line.

Outbuildings

Whilst it is anticipated that many lot owners may seek to construct larger sheds/outbuildings to accommodate trade vehicles, boats, caravans etc. it is also important that siting of these outbuildings so that they do not dominate the streetscape.

All outbuildings (including sheds) must be entirely located within the building envelopes

Sheds/outbuildings must not be located forward of the dwelling.

Construction of sheds/outbuildings must not commence prior to commencement of the dwelling.

Purchasers must not reside in sheds, caravans, tents or other temporary accommodation either before or during the dwelling construction.

Earthworks

All earthworks undertaken for the construction of buildings must be no more than 1m below or above natural ground level (combined 2m total) with the exception of lots 17 & 19 which can have up to 1.5m below and 1m above (2.5m combined).

Landscaping

Half acres blocks have ample room for significant landscaping within the front, rear and side setbacks. Perimeter planting in the rear and side setbacks is encouraged to provide private open space and soften the built form. Large canopy trees are encouraged to be planted in front and rear setbacks.

Landscaping within the front setback must be completed to a professional standard within 6 months of certificate of occupancy.

Grass within the front setback shall be maintained and not allowed to exceed 100mm.

Lots fronting Harpers Lane must meet defendable space requirements during the fire damage period (see MMCP for details).

A developer installed 5m wide landscape buffer is planted in the back of lots 12-19, 24 and the southern boundary of 54 & 65 for visual screening. This must be maintained and not removed by the lot owner.

The existing tree on lot 2 must not be removed, destroyed or lopped without consent from Council.

Fencing

Any lot boundary within the estate must be fenced with visually permeable rural style fencing (post and wire or post and rail) of no more than 1.3m in height. Residents may also choose to not install front fencing.

Lots 1-7, 46-47 and 60-65 will have developer installed white post and rail post and rail fencing across their frontage at no cost to the lot owner. For lots 3 & 61 this will also include the secondary frontage. Any gates installed by lot owners must be sympathetic in style.

No other lots within the estate may have white colour post and rail fencing (other colours ok).

Ancillary Structures

Structures such as water tanks, clothes lines, TV antennas, satellite dishes and solar panels should not be unduly visible from public view. For corner lots, this means siting of such structures should not occur on secondary street frontages.

Rainwater tanks must be provided on every lot, with a minimum capacity of 10,000 litres, for firefighting water supply (including outlet fittings in accordance with County Fire Authority connection) and 3000 litres to be connected for domestic supply for toilet flushing and outdoor usage.

Caravans, boats, trailers or commercial vehicles with a carrying capacity greater than 2.5 tonnes must not be stored forward of the building line.

Prime movers or semi-trailers must not be stored within the estate.

During Construction

All lots must be kept in a clean and tidy state, prior to and during construction of the dwelling. The lot owner must ensure:

- A covered builders rubbish bin is kept within the lot boundaries at all times.
- No builders or tradesmen vehicles to be parked on the nature strip.
- No building material, building equipment or temporary toilets are to be stored on the nature strip.
- All deliveries via designated crossover only.

Subdivision

No further subdivision of lots is permitted.

ambrosiaestate.com.au

85 Harpers Lane, Kyneton | 03 9684 8119

Sales Office at 89d Piper Street is open by appointment only

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