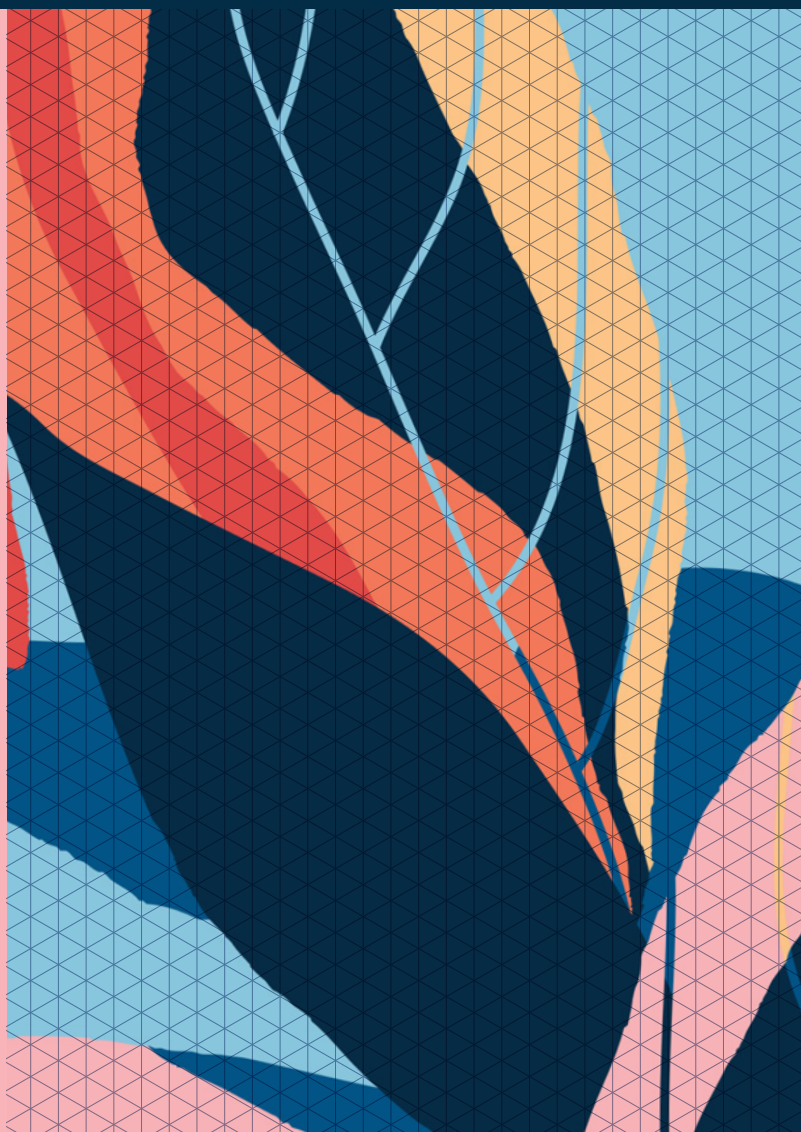
ROSALIA

GISBORNE



Design Guidelines

89 Ross Watt Road, Gisborne

WELCOME TO ROSALIA

Purpose

- These Guidelines set out the requirements of the project developer to maintain the quality and amenity of Rosalia for the benefit of its residents.
- The siting and design of your home is required to be approved by the Design Assessment Panel (DAP) before obtaining building permits. It is mandatory that all plans and other relevant drawings are submitted to the DAP for approval. The final decision of all aspects of the Design Guidelines is at the discretion of the DAP.
- Applications to the DAP must include a site plan (scale 1:200), floorplans and elevations (scale 1:100), signed fencing template and a schedule of external colours and materials. Information shall be sufficient to enable assessment against these Guidelines, with overall dimensions and areas indicated and notation of external materials and finishes.



General

- These requirements are exclusive of the normal building and town planning requirements of Council. Approvals issued in respect of these Guidelines do not imply compliance with Council's statutory requirements for both planning and building.
- Unless otherwise stated, these Guidelines apply to all lots.
- These Guidelines provide guidance for a range of residential development opportunities and densities that are cognisant of the semi-rural character and village setting of Gisborne.
- Applicants are advised that the Building Code of Australia requires that dwellings achieve a minimum 6 star energy rating. Early consideration should therefore be given in the design process to such matters as: solar orientation of dwelling and floor plan layout, external materials, glazing location/design and sunscreens, thermal insulation and thermal mass, solar hot water systems, water tanks and grey water re-use.
- No further development may be undertaken without the consent of Council and compliance with these Guidelines. In particular, unless approved by the Responsible Authority:
  - Lots must not be sub-divided.
  - No more than one dwelling shall be constructed per lot, unless specified.
  - Only one crossover is permitted per lot (excluding corner lots).
- Applications will be assessed against (and must comply with) these Design Guidelines. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the DAP.
- The initial fee for approval of your house plans will be covered by the developer, provided that you are the original purchaser. The cost of any additional assessments and/or approvals undertaken by the DAP will be the responsibility of the purchaser.

Please note: Rosalia is a Fibre to the Home supported development so this should be factored into all designs.



Artist impression. Subject to change.

WHERE TO APPLY

Rosalia Design Assessment Panel: Finnis Communities

339 Ferrars Street,
South Melbourne VIC 3205
(03) 9699-2133

rosalia@finnis.com.au

Setbacks and Building Height

For those lots 1500m² or greater abutting Swinburne Avenue or Jacksons Creek Escarpment:

- Siting and setbacks must comply with building envelope requirements as set out in the applicable MCP. Unless otherwise indicated by the MCP:
  - Setback from the front boundary must be at least 15.0m (porches/verandahs not exceeding 3.6m in height may encroach up to 2.5m).
  - Setback from side boundaries must be at least 3.0m (dwelling and garage).
  - Setback from rear boundary dictated by easement width or a minimum of 1.0m, whichever is greater.

Refer to the relevant lots highlighted on page 6.



For those lots 1500m² or greater abutting Rural Interface (Northern boundary) or Ross Watt Road:

- Siting and setbacks must comply with building envelope requirements as set out in the applicable MCP. Unless otherwise indicated by the MCP:
  - Setback from the front boundary must be at least 10.0m (porches/verandahs not exceeding 3.6m in height may encroach up to 2.5m).
  - Setback from side boundaries must be at least 3.0m (dwelling and garage).
  - Setback from rear boundary dictated by easement width or a minimum of 1.0m, whichever is greater.

For those lots 800m² or greater abutting Skyline Drive, Ross Watt Road Connector Road (24m wide) or Jacksons Creek Escarpment:

- Siting and setbacks must comply with building envelope requirements as set out in the applicable MCP. Unless otherwise indicated by the MCP:
  - Setback from the front boundary must be at least 7.0m (porches/verandahs not exceeding 3.6m in height may encroach up to 2.5m).
  - Setback from side boundaries must be at least 3.0m (garage may encroach by up to 1.5m).
  - Setback from rear boundary dictated by easement width or a minimum of 1.0m, whichever is greater.

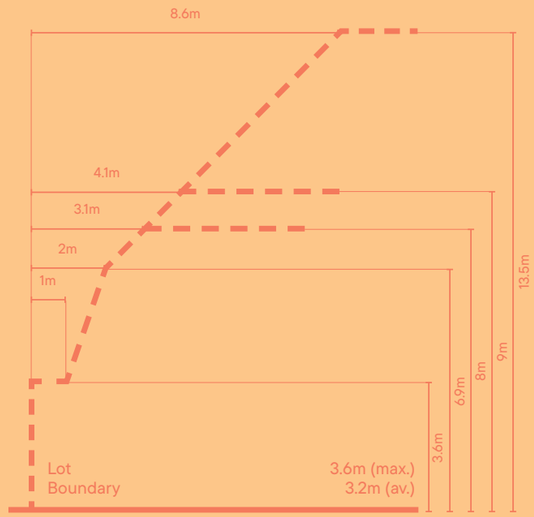
For lots adjoining the South-Western boundaries (abutting Southern Rural Water land):

- Siting and setbacks must comply with building envelope requirements as set out in the applicable MCP. Unless otherwise indicated by the MCP:
  - Setback from the rear boundary must be at least 4.0m.



Lots less than 300m² (front-loaded & rear-loaded):

- Siting and setbacks must comply with building envelope requirements as set out in the applicable MCP. Unless otherwise indicated by the MCP:
  - Setback from the front boundary must be at least 4.0m.
  - Setback from side boundaries abutting a street must be at 1.0m (single storey) and 2.0m (double storey).
  - Setback from side boundaries abutting neighbouring properties must be on or within 0-200mm for the length of wall on boundary.
  - Setback from side boundaries abutting neighbouring properties and rear boundaries to be in accordance with chart adjacent.
- Prior to obtaining a Building Permit, plans and specifications must be submitted to and approved in writing by the Responsible Authority (Macedon Ranges Shire Council).



All other lots:

- Setbacks (front, side and rear) and building height must comply with Part 5 of the Building Regulations 2018 and the Macedon Ranges Planning Scheme, as applicable.

Covenant Jacksons Creek Escarpment

Single Storey Dwelling Covenant

- A Single Storey Dwelling Covenant (registered via a MCP) will apply to all lots fronting the Jacksons Creek Escarpment and adjacent 2.35ha Drainage Reserve.

  Refer to the relevant lots highlighted below.



Single Storey Dwelling Covenant

Building Design

- A variety of architectural styles consistent with Gisborne's semi-rural village character are encouraged and permitted; however, each design will be assessed on its merit by the DAP. Integration with the wider streetscape shall be considered, specifically in relation to façade detailing and colour schemes of traditional proposals.
- Semi-rural and country architectural styles using a combination of weatherboard, stone, brick and render is encouraged throughout Rosalia.
- Dwellings on lots 300m²-499m² must have a minimum floor area of 120m² (excluding garage).
- Dwellings on lots 500m²-799m² must have a minimum floor area of 150m² (excluding garage).
- Dwellings on lots 800m² or greater must have a minimum floor area of 180m² (excluding garage).



Examples of Encouraged Dwelling Designs



Examples of Encouraged Townhouse Designs



Examples of Discouraged Dwelling Designs



Examples of Discouraged Townhouse Designs



Façade

- Similar façade designs and/or colour schemes (as determined by the DAP) will not be permitted within four lots of each other. This includes lots either side, opposite and encompassing other street frontages where applicable. This provision does not apply to townhouse developments.
- Front elevations shall be designed to include windows and other features (such as verandahs, projections, varying roof form and materials) which sufficiently address the street frontage. Large areas of blank or unarticulated walls will not be permitted.
- Side street elevations of corner lot dwellings must be designed to sufficiently address the side street frontage. The corner return of the front elevation shall be visible and unfenced for at least 3.0m of the side street elevation, with an appropriate ‘corner feature’ incorporated into this 3.0m portion.





Roof Design

- The roof must be laid with corrugated metal or roof tiles. Alternatives, such as tray deck profiles, may be approved by the DAP where the selection enhances the architectural style of the home.
- A variety of roof forms are encouraged and permitted, however, roof design must form part of a coherent architectural design solution.
- Hipped roofs shall be pitched at a minimum of 20˚.
- All roofs must include minimum eaves of 450mm to the street frontage. Corner lot dwellings must include eaves to both street frontages. Eaves to the frontage of a dwelling must return and continue a minimum distance of 1.0m along the connecting return wall and or walls. Double storey dwellings must include eave to the entire first floor. Alternatively, the use of parapet walls will be permitted at the discretion of the DAP.

Building Colours and Materials

- External walls may be constructed of brick, masonry or lightweight materials. All proposed materials will be subject to approval from the DAP.
- Front façades must incorporate at least two different materials. Generally, one material shall not comprise more than 80% of front façade walls. Note: contrast render may be accepted at the discretion of the DAP.
- A muted or natural colour scheme which complements the dwelling design is required. Strong colours may be permitted, as an accent rather than as predominant body colour.
- Fascia boards, trim and exposed metalwork must be colour co-ordinated with the dwelling.
- Reflective glazing and excessively tinted glass is not permitted.
- The use of unpainted and/or untreated metalwork including zinc finished and galvanised steel may be considered by the DAP.
- It is encouraged that façades emulate a “semi-rural” character with the appropriate use of approved materials (refer to examples of encouraged dwelling design).

Windows

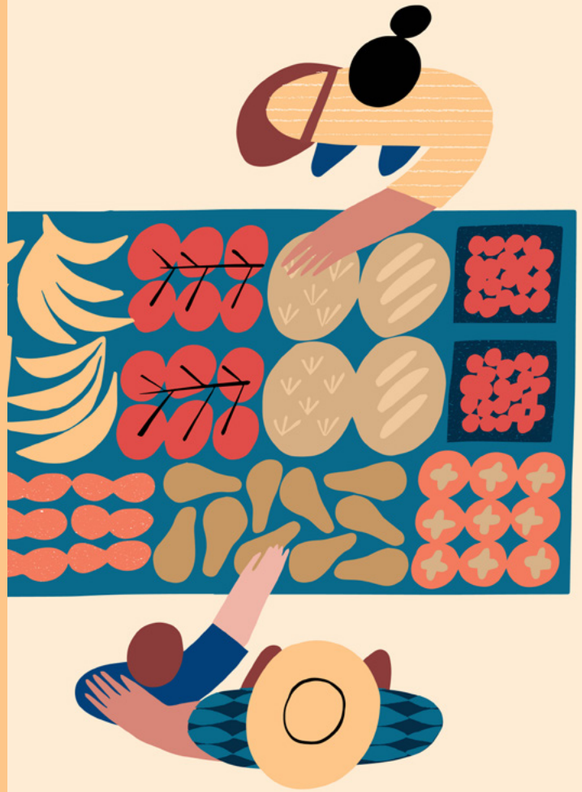
- The installation of internal window furnishings (curtain/blinds) shall be completed within three months of the Certificate of Occupancy.
- The installation of external window roller shutters is not promoted by the DAP and will only be considered in special circumstances.

Retaining Walls

- Where required, retaining walls should be constructed from the same materials as the dwellings front façade. This would include masonry such as brick, stone or a rendered finish. Timber retaining walls may be permitted where they can demonstrate appropriate structural and aesthetic suitability.
- Retaining walls on or near the boundary and retaining walls which are 1.0m or greater in height require a Building Permit. However, in all cases it is the owner and/or builders responsibility to ensure that retaining walls are constructed to all relevant structural standards, preventing danger or potential collapse.
- Retaining walls visible from the street or a public space must not exceed a height of 1.2m.
- Appropriate landscaping should be provided to retaining walls to minimise their visual impact. This could include landscaping to the front and/or side of a retaining wall, or on top of a retaining wall.
- Any proposed earthworks and/or retaining walls must be detailed on the plans and approved by the DAP.

Driveways

- Driveways must be constructed prior to occupation of the dwelling.
- Only one driveway and crossover is permitted per lot.
- The driveway must be setback from the closest side boundary by at least 300mm to allow for landscaping strip.
- The driveway may match the width of the garage and must taper as it approaches the front boundary so that it generally matches the width of the crossover. Excessive concreting in the front yard will not be approved.
- Driveways must be constructed using coloured concrete, stamped or stencilled coloured patterns, exposed aggregate and/or pavers.



Examples of Acceptable Driveway Finishes:







Garages

- To avoid garage dominance of the streetscape, the garage shall:
  - Provide a garage door(s) which does not exceed 40% of the lot frontage, where the house proposal is single storey. This provision does not apply to double storey dwellings or lots less than 300m^2.
  - Be integrated into the house structure.
  - Provide a panel lift, sectional or tilt door to street frontages (roller doors are not permitted).
  - Be set behind the front wall of the dwelling by a minimum of 0.5m.
  - Be designed to complement the main dwelling by utilising similar walls, windows, roof forms, colours and materials. There must not be a blank wall presenting to any street frontage.
  - Covered, lock-up accommodation for at least one vehicle must be provided in the form of a garage located under the main roof of the dwelling. Detached garages are generally discouraged, unless they form part of an architectural solution for a corner allotment, an integrated housing site or a property serviced by a rear lane. A suitably designed carport may be permitted where additional vehicle storage is required.
- Triple garages will only be considered by the DAP where they comply with the requirements noted above.
- Car parking provision shall comply with Council's statutory requirements.

Landscaping

- Front landscaping shall be completed within 180 days of the Certificate of Occupancy.
- It is encouraged that letter boxes match the style of the dwelling and are constructed from materials such as brick, render and timber.
- All areas of the landscaping that are not paved are to be landscaped using plants, grass, shrubs, groundcovers or trees. Front landscaping works should include the following as a minimum standard:
  - Fine grading and shaping of landscaped and lawn areas.
  - Garden beds comprised of pebbles or mulch.
  - Small areas of lawn.
  - At least 15 shrubs.
  - At least one tree (semi advanced at planting).
- Alternatives to the above will be assessed on their merits.
- For lots 1500m^2 or greater, front landscaping works should include, at minimum, the following:
  - Fine grading and shaping of landscaped and lawn areas.
  - Garden beds comprised of pebbles or mulch.
  - Areas of lawn.
  - At least 15 shrubs.
  - At least two canopy trees (semi advanced at planting).
- Gardens and nature strips are to be maintained to an acceptable standard by the resident. If the Developer has to maintain a nature strip on behalf of an owner due to unacceptable presentation, the Purchaser shall be liable to reimburse the Developer all costs, including administration costs, incurred in the removal of such materials.
- Lots fronting Jacksons Creek Escarpment and the Rural Interface (Northern boundary) must incorporate only native species in their front landscaping. Further information about native flora species can be found on the Macedon Ranges Shire Council's website. www.mrsc.vic.gov.au/Live-Work/Environment/Weeds-Native-Plants/Native-Plants-of-the-Macedon-Ranges

Fencing

Side and Rear Fencing:

- Side and rear boundary fences must be:
  - Constructed of timber palings, with timber capping and exposed posts.
  - Constructed to a height of 1.8m–1.95m (allowing for plinth and capping).
  - Constructed prior to occupation of the dwelling.
- Side boundary fences between lots must not extend beyond the front façade (unless the contains a front fence – refer to Front Fencing section).

Side and Rear Fencing – South-Western boundary lots (adjoining Southern Rural Water land):

- Side boundary fences must be:
  - Constructed of timber palings, with timber capping and exposed posts.
  - Constructed to a height of 2.0m (allowing for plinth and capping).
  - Constructed prior to occupation of the dwelling.
- Side boundary fences between lots must not extend beyond the front façade.
- Rear boundary fences must be:
  - Constructed of timber palings, with timber capping and exposed posts, in front of existing cyclone fencing. Railings are to be on the South/South-Western side of the fence, adjacent to the vacant parcel. No vehicle or pedestrian access gates are permitted.
  - Constructed to a height of 2.0m (allowing for plinth and capping).
  - Constructed prior to occupation of the dwelling.

Refer to the relevant lots highlighted on page 13.

Corner Lot Fencing:

- Side street boundary fences must:
  - Stop at least 3.0m behind the closest corner of the front façade so that the corner feature is visible from the street and not concealed by fencing.
  - Have palings exposed to the street, with railings on the inside of the fencing.
  - Include 15mm gaps between each paling in order to break up the mass of solid fencing presenting to the street. This fencing shall comprise at least 50% of the total length of the fencing.
- Side boundary fencing must return at 90 degrees to abut the dwelling. Return fences (including any gates) must be constructed in a style that complements the front façade design.



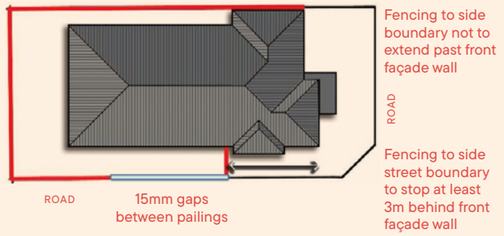


South-Western Boundary Lots (Adjoining Southern Rural Water Land)

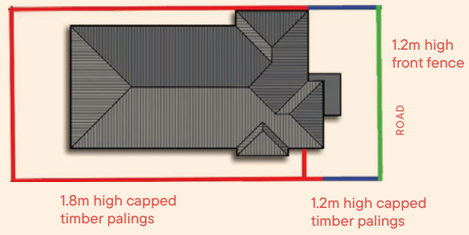


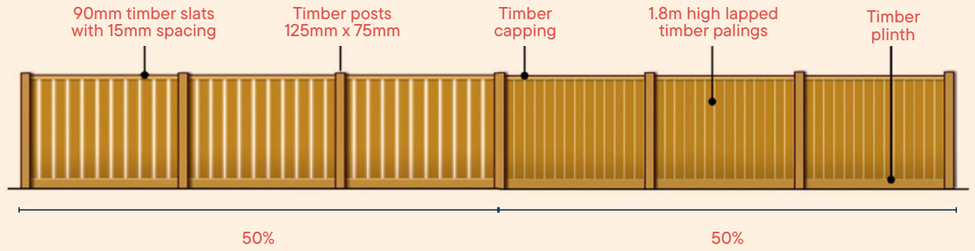
Lots Fronting Ross Watt Road, Swinburne Avenue, Jackson Creek Escarpment, the 2.35ha Drainage Reserve (Adjacent to Jackson Creek) and the Rural Interface (Northern Boundary).

Corner lot example of fencing to side street boundary including 15mm gaps:



Standard lot (with front fence):





Front Fencing:

- Front fencing is not permitted to lots fronting Ross Watt Road, Swinburne Avenue, Jacksons Creek Escarpment, the 2.35ha Drainage Reserve (adjacent to Jacksons Creek) and the Rural Interface (Northern boundary).
- Front fencing is not permitted to all lots located on the central north-south Connector Road within the development.

  Refer to the relevant lots highlighted to the left on page 14.
- Front fencing is permitted to all other lots with approval from the DAP. Front fencing shall be at least 30% transparent (not a solid mass) and not exceed a height of 1.2m. Note: a 1.0m height limit shall apply where applicable for corner lot proposals in accordance with Council's planning scheme and Part 5 of the Building Regulations 2018.
- Front fences styles that may be considered include:
  - Post and rail.
  - Timber slats or pickets.
  - Masonry pillars with metal, wrought iron or timber infill.
- Front fence design must suit the dwelling in relation to style, materials and colours.
- The use of both painted and exposed timber is strongly encouraged.
- Where a front fence is constructed, fencing must be constructed along side boundaries in the front yard, returning from the front fence to abut the side boundary fencing (described in the following point). These 'connecting fences' must be constructed of timber palings, with timber capping and exposed posts (75mm x 125mm post size), to a height which matches the front fence. The transition between the side boundary fencing and connecting fences are to be raked, not stepped.
- Sheet steel, compressed board or Colorbond fencing will not be permitted.
- Fencing to boundaries which abut a reserve must be approved by the DAP and must include a level of transparency.

Examples of Acceptable Front Fence Designs:



Examples of Unacceptable Front Fence Designs:



Acceptable Raked Position:



Discouraged Stepped Transition:





Artist impression. Subject to change.

Outbuildings, Services and Utilities

- Unsightly services and other ancillary items must be located out of public view where possible and of an appropriate size, colour and finish. Including but not limited to:
  - External plumbing (excluding gutters and downpipes).
  - Evaporative cooling units.
  - Split system heating/cooling units.
  - Antennae and aerials.
  - Satellite dishes.
  - Bins.
  - Clothes lines.
  - Meter boxes.
  - Hot water units.
- Roof fixtures are not permitted on the front elevation (including solar panels).
- Sheds and outbuildings must be designed and located in a way which minimises visibility and potential impact on neighbouring properties and the streetscape. The DAP will assess these structures on their merits, however structures which are deemed to be of an excessive size will not be approved.
- Where applicable, sheds and outbuildings must also comply with building envelope requirements as set out in the MCP.
- Dwellings on a lot >301sqm require a minimum 3000L water tank. Dwellings on a lot 300sqm or less require a 2000L water tank.

Timing of Works

- Incomplete building works must not be left for more than three months without construction being carried out and all building works must be completed (with issue of the Certificate of Occupancy) within 12 months of commencement.

Signs

- A builder's sign may be permitted (one sign of 600mm x 600mm maximum) where it is required on allotments during construction. This sign must be removed once the construction is complete.

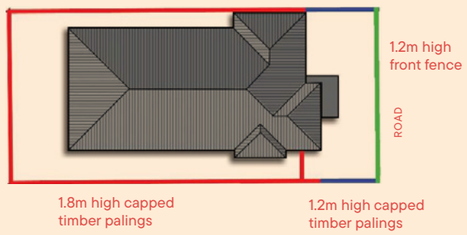


Fencing Template

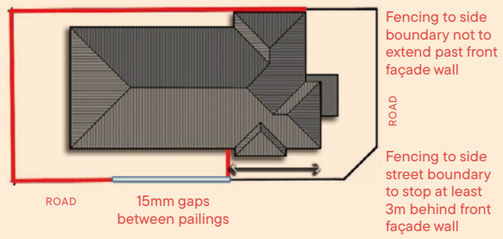
I/we, being the property owners of lot _____, hereby confirm that I/we will construct all fencing in accordance with the Ross Watt Road Design Guidelines, including the fence height, location, style and materials.

Note: Signed fencing template must be submitted to the DAP.

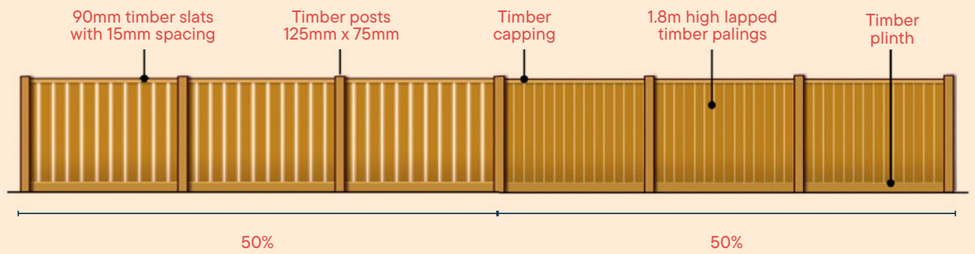
Standard lot (with front fence):



Corner lot



Example of fencing to side street boundary including 15mm gaps:



Name _____ **Name** _____

Signed _____ **Signed** _____

Date _____ **Date** _____

FOR MORE INFORMATION PLEASE CONTACT US

www.rosaliagisborne.com.au

89 Ross Watt Road, Gisborne

03 9684 8147

September 2025

YOUR PATH TO POSSIBILITY

rosaliagisborne.com.au