



Artist's Impression

MODEINA
ANOTHER DENNIS FAMILY COMMUNITY

SITING & DESIGN GUIDELINES

JUNE 2023 / VERSION 7 / PRECINCT 2



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1

MASTERPLAN

Lots covered by the
Precinct Two/V7 Modeina
Siting and Design Guidelines

Lots covered by the
Precinct Two/V6 Modeina
Siting and Design Guidelines

Lots covered by the
Precinct One Modeina
Siting and Design Guidelines



2

THE VISION FOR MODEINA

Offering a unique lifestyle to all those lucky enough to be part of the Modeina community, this development has been designed as a contemporary expression of a modern lifestyle, balancing smart urban amenity with traditional family values.

The Modeina community will eventually be 3,000 residents strong. Residents will enjoy walking and relaxing around nearly 2.5 kilometres of natural creek frontage, gathering at the park and social areas, and tending gardens and dwellings designed and built to the highest standards.

From beginning to end, Modeina is set to be the very essence of a modern Australian lifestyle.

2.1 DESIGN APPROVAL

All dwellings at Modeina are to comply with the Design Requirements. The Design Requirements are outlined in four parts:

- Modeina Design Guidelines
- Memorandum of Common Provisions (MCP)
- Plan of Subdivision (POS)
- Building Envelope Plan (BEP)

All development at Modeina must comply with these requirements. In exceptional circumstances variations to the Design Guidelines (Guidelines) will be considered provided there is a positive contribution to the Modeina vision.

As required by the MCP, all purchasers of lots must have their plans approved by the Design Review Panel (DRP) whose approval may be withheld in its absolute discretion notwithstanding compliance with the above.

Only a Registered Building Surveyor can issue a building permit and building approval can only be granted on the plans approved by the DRP.

Purchasers should be aware that failure to construct in accordance with plans approved by the DRP will result in;

- a) Breach of the Land Sale Contract with the vendor; and
- b) Breach of the Notice of Restriction created in the Plan of Subdivision.

No claims can be made against the Council, DFC (Project Management) Pty Ltd (the Developer), their associated entities or their nominated representative with respect to any decision of the DRP or actions taken by purchasers in connection with the Guidelines.



2.2 AIM OF THE DESIGN GUIDELINES

The aim of the Guidelines is to provide the framework to achieve good quality design outcomes that support the Modeina vision.

Guidelines are in effect at Modeina to ensure:

- an identifiable degree of visual cohesion and colour between dwellings;
- residential amenity is protected; and
- attractive gardens, streetscapes and parklands are created.

The Guidelines have been created to provide opportunity for creative design and not to impose a standard solution for every lot at Modeina. The Guidelines allow for a range of building materials, colours, siting and garden solutions, so that the dwelling will contribute to the unique and positive identity of Modeina, enhancing its current and future appeal.



2.3 APPROVAL PROCEDURE FOR PLANS

Early contact with the DRP is encouraged to ensure a streamlined approval process.

The DRP will endeavour to approve plans in the shortest possible time, generally within ten business days.

The DRP will provide information and advice to purchasers regarding the Design Requirements.

In particular, advice can be provided at the initial concept plan stage and at the preliminary selection of materials, colours and finishes stage.

The DRP reserves its rights to withdraw approval if changes to the design, materials and colour schedule are not submitted to the DRP for approval and the dwelling is not constructed in accordance with the DRP approved plans.

Refer to Section 10 in the Information Checklist for details of plans and information to be submitted.

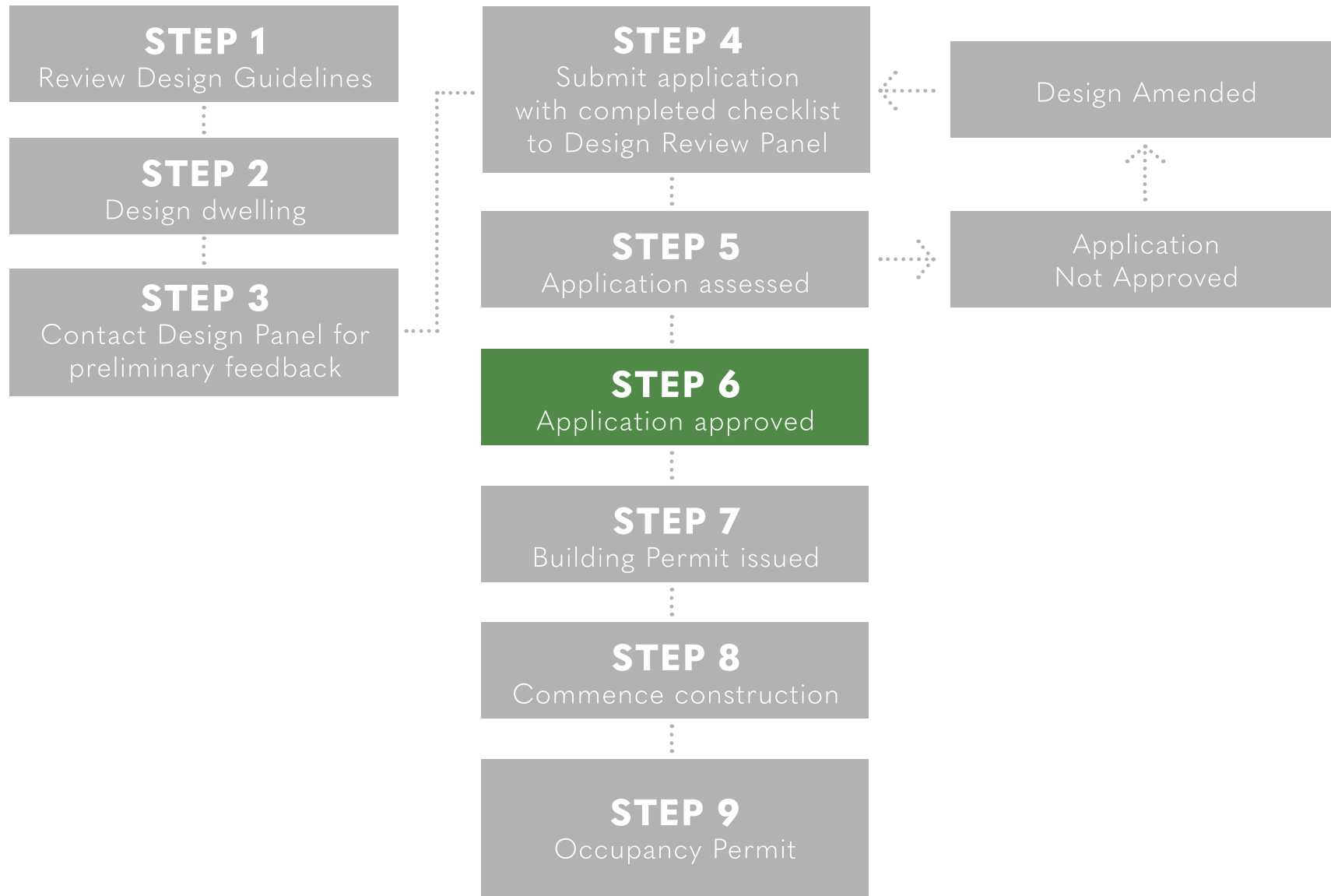
Plans should be emailed to:
modeinadrp@denniscorp.com.au

If you are unable to email a set of plans, contact the Modeina team on 1300 724 723 for information to facilitate the mailing of plans.

2.4 TIMEFRAME FOR DWELLING CONSTRUCTION

The construction of a dwelling must commence within 12 months of settlement and must be completed within 24 months of settlement.

TYPICAL APPROVAL PROCESS





3

LOT CLASSIFICATION

3.1 NUMBER OF DWELLINGS PER LOT

Only one dwelling is permitted per lot. Unless noted otherwise on the relevant Plan of Subdivision, a lot must not be further subdivided.

3.2 SMALL LOT HOUSING CODE

The Small Lot Housing Code (SLHC) does not apply at Modeina.

3.3 BUILDING ENVELOPES

All lots are subject to building envelopes. Development of lots must be in accordance with the Building Envelope Plan as contained in the MCP.

3.4 BUSHFIRE ATTACK LEVEL (BAL) LOTS

Lots at Modeina may be included within a Bushfire Prone Area under the Building Act 1993 and hence subject to a Bushfire Attack Level (BAL) assessment.

Owners and builders are encouraged to investigate if this requirement applies and if applicable, design and site their dwelling to suit the relevant BAL as determined by their Building Surveyor.

3.5 LANDMARK LOTS

Lots designated "LL" on the Building Envelope Plan are Landmark Lots and present an opportunity to illustrate Modeina's unique lifestyle opportunity and the quality of the architecture and urban environment.

Particular attention must be paid to the design and siting of dwellings on these lots.

In addition to any other requirement of the Guidelines, dwellings on Landmark Lots must be designed to address the street frontage/s and address any abutting public open space and incorporate:

- a minimum ceiling height of 2.7 metres for single storey dwellings;
- a balcony at the first floor level addressing the Principal Street Frontage for a multi-storey dwelling;
- projected and recessed building elements, such as awnings, porches and/or verandahs to provide additional articulation to the Principal Façade; and
- large windows overlooking public open space at ground and first floor level (if applicable).





4

DESIGN PRINCIPLES FOR ALL DWELLINGS

4.1 DESIGN PRINCIPLES FOR ALL DWELLINGS

The design vernacular for Modeina is new contemporary Australia.

Portable dwellings and caravans cannot be used for accommodation on a lot at Modeina.

4.2 PRINCIPAL STREET FRONTAGE

The Principal Street Frontage is defined as:

- where the lot abuts one street, the boundary along the relevant street;
- where the lot abuts two or more streets, the boundary along the street which is the shortest (disregarding any splay corner) unless determined otherwise by the DRP; and
- where the lot abuts two or more streets and the frontages are of equal length, the boundary determined by the DRP to be the main frontage for the lot.

4.3 SECONDARY STREET FRONTAGE

The Secondary Street Frontage is defined as the boundaries along the other streets abutting a corner lot that are not the Principal Street Frontage.

4.4 PRINCIPAL FAÇADE

The Principal Façade is the façade addressing the Principal Street Frontage.

The Principal Façade must be articulated to prevent a flat or nondescript façade. Articulation may be achieved in a variety of ways, including stepping back elements of the façade, the inclusion of bay windows and balconies, verandas and porches, feature panels and through the incorporation of architectural elements.

Not less than 30% of the area of the Principal Façade must be a distinctive second component to that of the façade's primary component.

Elements that can be considered as part of the second component include:

- Alternate materials to that of the primary material;
- Features of primary material of contrasting colour. In addition, window and door frames and garage doors may be required, at the DRP's absolute discretion, to be of contrasting colour to the colour of the primary component; and
- A combination of a) and b) above, to achieve the second component minimum area requirement.

Face bricks, of a different colour to primary face bricks, are not acceptable as the second component.

If in doubt about whether your Principal Façade design will comply with the distinctive second component requirement, it is strongly recommended that you contact the DRP for advice.

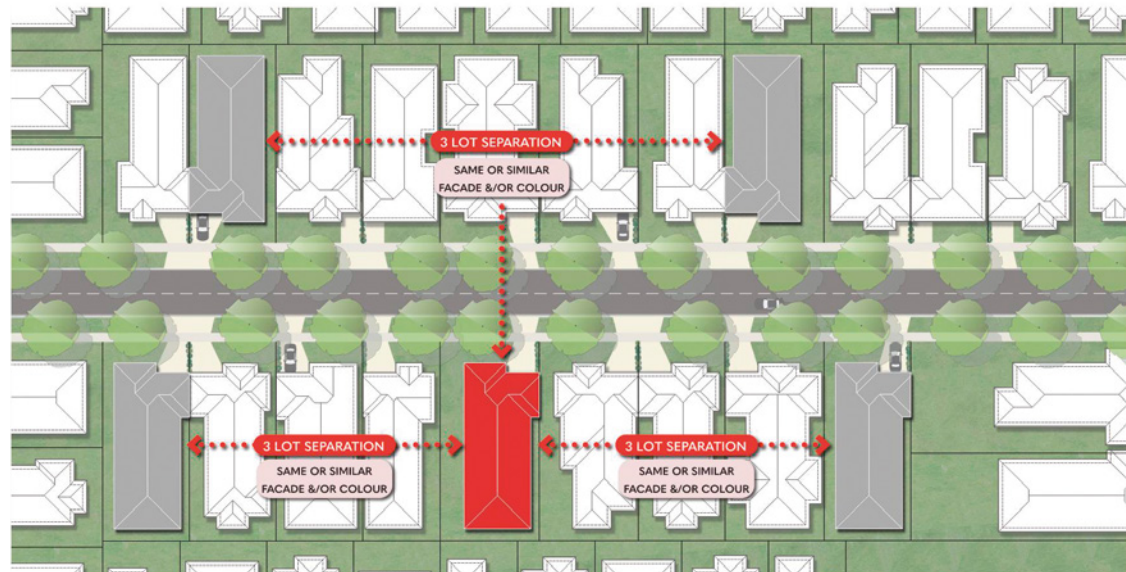
No lightweight infill panels over windows, doors and garage doors will be allowed on the dwelling except where part of an approved feature design, or where the infill is a rendered lightweight panel finishing flush with the surrounding surface of the façade that is to be of a matching render finish.

Features which, in the opinion of the DRP, may detract from the appearance of a dwelling from the street, including, blank walls, small windows, obscure and tinted glass or reflective, frosted or patterned film, window security shields, canvas and metal awnings, will not be approved.

4.5 DUPLICATION OF PRINCIPAL FAÇADE IN THE STREETSCAPE

All dwellings must not have a Principal Façade design and/or colour selection that is the same or very similar to that of a dwelling within three lots either side or on the opposite side of the street as illustrated in the following diagram. Where a conflict arises, preference will be given to the first submitted set of plans.

This requirement does not apply where integrated terrace style dwellings are proposed.



4.5 - Principal façade separation



4.6 SETBACKS

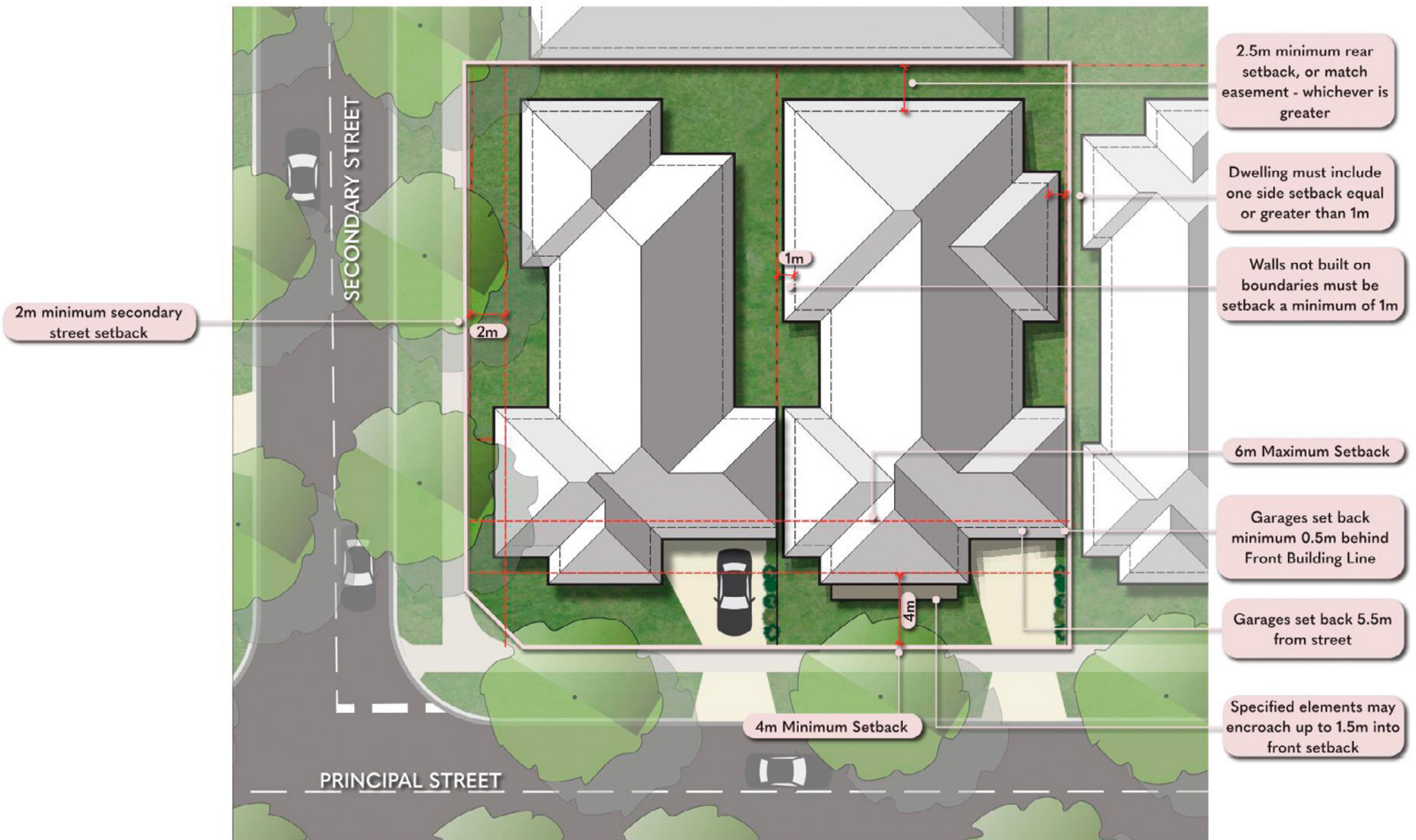
For all lots the front, side and rear setbacks must comply with the MCPs, including the Building Envelope Plan.

Allowable encroachments into the setbacks are nominated in the MCPs.

Garages must be set back a minimum of 5.5 metres and be at least 0.5 metres behind the Front Building Line.

For all lots:

- Only one side boundary may have a zero setback; and
- Garage and other dwelling walls which are not directly on a boundary are to be set back a minimum of 1 metre. Directly on a boundary is defined as having a 0mm offset from that boundary.



4.7 CORNER LOTS

Dwelling façades on corner lots must be designed to address both the Principal and Secondary Street Frontages and the use of consistent architectural elements across these façades is required.

Architectural elements used in the Principal Façade must be replicated within the first 4 metres of the Secondary Street Frontage. Other alternative treatments can be submitted to the DRP for consideration.

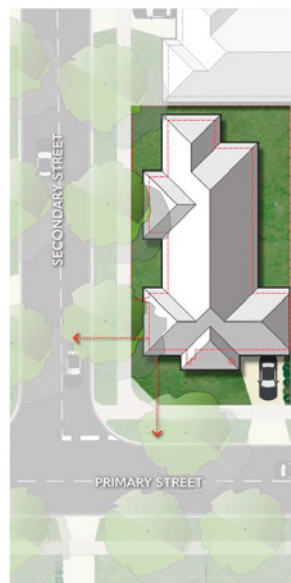
No lightweight infill panels over windows, doors and garage doors will be allowed on the dwelling except where part of an approved feature design, or where the infill is a rendered lightweight panel finishing flush with the surrounding surface of the façade that is to be of a matching render finish.

Features which, in the opinion of the DRP, may detract from the appearance of a dwelling from the street, including flat façades, blank walls, small windows, obscure glass or reflective, frosted or

patterned film, window security shields, canvas and metal awnings, will not be approved.

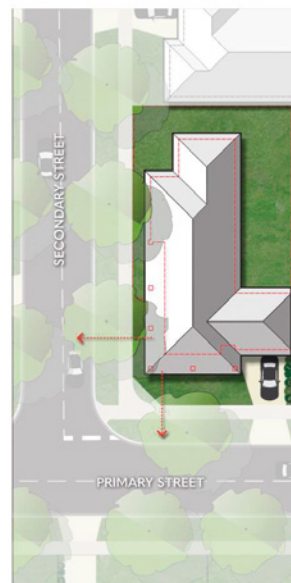
Decorative elements such as mouldings, ornate timber works, turned posts etc. will only be considered when part of an approved architectural design.

Diagrams 1-4 provide examples to illustrate appropriate and inappropriate corner lot treatments.



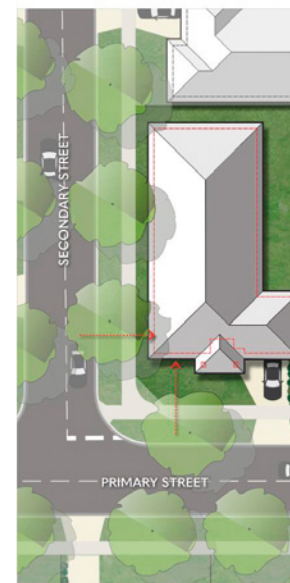
Aligned and corner bay windows help address both street frontages ✓

Diagram 1



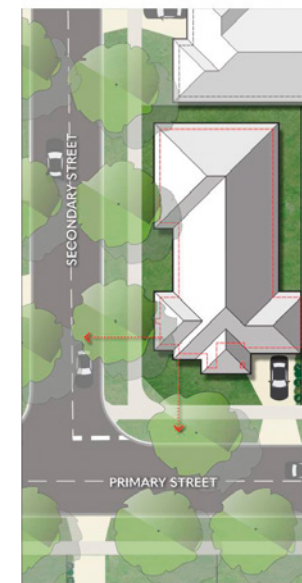
Utilise wrap around verandahs ✓

Diagram 2



Flat facade does not address the primary and secondary street frontages ✗

Diagram 3



Design for a stepped facade ✓

Diagram 4

Habitable room windows must overlook the Principal and Secondary Street Frontages. All windows on the Secondary Street Frontage must have a matching head height with the windows on the Principal Façade.

External services must not be visible from a street or a public space.

Allowable encroachments into the setback from the Secondary Street Frontage are nominated in the MCP.

If in doubt about whether your dwelling design will comply with corner lot requirements, it is strongly recommended that you submit a preliminary design to the DRP for comments and advice.

4.8 ROOF DESIGN

A minimum roof pitch of 25 degrees is required for single-storey dwellings and associated garages.

A minimum roof pitch of 22.5 degrees is required for multi-storey dwellings and associated garages.

Skillion, flat or curved roof profiles or a reduced roof pitch will only be considered when part of an architectural design.

Design with dominating hip or gable ends addressing the Principal or Secondary Street Frontage will not be approved.

Eaves of a depth of at least 450mm (excluding fascia and gutters) are required for the entire dwelling, unless the wall is on a boundary.

4.9 GARAGES

Carports are not permitted.

Refer to Table 1 below for further garage requirements.

Garage doors are a major visual element of the streetscape. Accordingly, garage doors facing the street are required to be panel lift or sectional, of slim-line profile, and must be of a material and colour which complements the Principal Façade.

Custom garage doors will be considered at the DRP’s absolute discretion.

All front loaded lots must incorporate a fully enclosed garage that is integrated into the main dwelling.

Roller doors are not acceptable for garage doors facing the Principal or Secondary Street Frontage. Roller doors are not acceptable for garage doors facing rear laneways.

Triple garages are only permitted on lots with a minimum 18m frontage, subject to approval of the DRP in its absolute discretion.

There must be an additional 0.5 metre setback to the third garage and associated roof form.

TABLE 1 - GARAGE SPECIFICATIONS

Lot Frontage	Garage Required
Less than 10.5 metres	Single or tandem (garage must be at least 0.5 metres behind the Front Building Line)
10.5 metres - 12.49 metres	Single, tandem or double (garage must be at least 0.5 metres behind the Front Building Line)
12.5 metres - 17.99 metres	Double (garage must be at least 0.5m behind Front Building Line)
18 metres +	Double or triple (triple to provide an additional setback of at least 0.5 metres to the front of the garage and a change to the roof form)

If lot shape is irregular, the building line setback should be discussed with the DRP to ensure the minimum garage setbacks to Principal Street Frontage and Front Building Line are achieved.
(Irregular lots: lots whereby a difference in front and rear boundary occurs, at the Design Panels absolute discretion.



4.10 DRIVEWAY AND PATHS

The driveway and paths must be clearly identified on the plans submitted to the DRP for approval.

Approved finishes include:

Exposed aggregate concrete finishes.

This includes all hard surfaces to the front of the house.

The driveway width must match the crossover width at the title boundary.

A 0.5 metre landscaped buffer must be installed between the driveway and the side property boundary for the entire length of the driveway.

All driveways must be constructed prior to occupancy.

Only one driveway and crossover will be permitted for each lot.

The purchaser is to provide a 90mm PVC stormwater pipe 1 metre behind the title boundary for future irrigation connection under the driveway.

In some circumstances, changes to the position of the crossover will be considered. Any changes will require approval of the DRP (whose approval can be withheld at its absolute discretion) and Council. If the crossover is proposed to be relocated, permission must be sought as part of the dwelling plan application under these Guidelines.

The purchaser is responsible for all costs associated with removing the existing crossover, relocating existing services, constructing the new crossover, and reinstating the affected area (including landscaping) and meeting any requirements of Council.

4.11 PARKING FOR VEHICLES AND TRAILERS

Parking of commercial and utility vehicles including trucks, vans, trailers, boats, jetskis and caravans are to be accommodated within or behind the garage and must not be visible from the street.



5

MATERIALS & COLOURS

5.1 GENERAL

Thoughtful selection of materials and colours will achieve a degree of visual harmony between dwellings and will avoid colours that are not in keeping with the quality and appearance of the streetscape, neighbouring properties, environmental character and vision for Modeina.

No lightweight infill panels over windows, doors and garage doors will be allowed on the dwelling except where part of an approved feature design, or where the infill is a rendered lightweight panel finishing flush with the surrounding surface of the façade that is to be of a matching render finish.

Features, which in the opinion of the DRP, may detract from the appearance of a dwelling from the street, including blank walls, small windows, obscure, tinted, reflective, frosted and/or patterned glass or film, window roller security shields, canvas and metal awnings, will not be approved.

Decorative elements such as mouldings, ornate timber works, turned posts etc. will only be considered when part of an approved architectural design.

5.2 MATERIALS

Not less than 30% of the area of the Principal Façade must be a distinctive second component to that of the façade's primary component.

Elements that can be considered as part of the second component include:

- a) Alternate materials to that of the primary material;
- b) Features of primary material of contrasting colour. In addition, window and door frames and garage doors may be required, at the DRP's absolute discretion, to be of contrasting colour to the colour of the primary component; and
- c) A combination of a) and b) above, to achieve the second component minimum area requirement.

Face bricks, of a different colour to primary face bricks, are not acceptable as the second component.

If in doubt about whether your Principal Façade design will comply with the distinctive second component requirement, it is strongly recommended that you contact the DRP for advice.

Special emphasis must be placed on the elevations that address streets and public spaces, for example, feature panels, rendered finishes etc.

Roof materials must be a matt finish shingle style or low profile cement or terracotta tile, slate, or matt finish powder coated metal.
(e.g. Colorbond)

Galvanized or zincalume steel are not permitted on the roof.

5.3 COLOURS

The preferred colour palette for use at Modeina is neutral tones to complement the natural settings. Vibrant, vivid or light colours are not permitted for use in the façade or body of the dwelling, roofing or fencing. However, these may be considered by the DRP when used to accentuate architectural elements..

Trim colours must complement the main body of the dwelling. Gutter and downpipe colours are to match roof colour or complement the main body of the dwelling.

Plans submitted to the DRP must include a schedule of wall, trim and roof materials and colours.

The Australian Standard Reference Number for the colour selected must be included for identification.

6

FENCING

6.1 FENCING

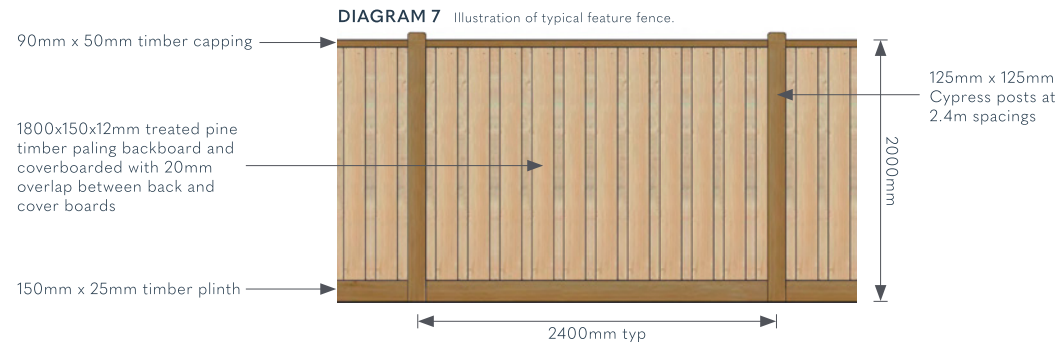
No front fence is permitted.

Fencing costs and any associated approval requirements are the responsibility of the lot owner/s and must be completed within 60 days of the issue of an Occupation Permit.

Unless otherwise specified, all side and rear fences must be timber paling, capped and lapped with 150mm timber plinth board and 125mm x 125mm cypress posts. The fence cannot exceed 2 metres in height.

Side boundary fences must be setback a minimum of 1 metre behind the Front Building Line. Side wing fences and gates must complement the height and style of the side fence.

On corner lots, the fence along the Secondary Street Frontage must be setback from the Front Building Line by a minimum of 4 metres or directly behind the corner treatment.



This fence must conceal any hot water unit, heating, air conditioning or other plant and equipment from public view.

Where fencing adjoins a park or open space reserve, the fencing costs are to be shared equally between the lot owner and the developer.

6.2 FEATURE FENCING

Feature Fences are identified on the Building Envelope Plan in the MCP.

In some cases, the Developer will construct Feature Fencing. Lot owners cannot remove

or change the appearance of Feature Fences without the written approval of both the DRP and Council. Lot owners are responsible for maintaining any Feature Fences on their boundary in good order.

Unless otherwise specified, all Feature Fences must be timber paling, capped and lapped with 150mm plinth board and 125mm x 125mm exposed posts as illustrated above in diagram 7.

The Feature Fence cannot exceed 2 metres in height.

6.3 RETAINING WALLS

Retaining walls facing the Principal or Secondary Street Frontages cannot be constructed without the prior approval of the DRP.

In some cases, the Developer will construct retaining walls to the Principal or Secondary Street Frontages which may also include fencing detailed in section 6.2 of the Guidelines.

Timber or concrete plinth sleeper retaining walls are not permitted where their height exceeds 200mm and are visible from the street or public space. Materials permitted include bricks, rendered masonry and feature stone.

To minimise the overall height and bulk of retaining walls, they must not exceed 1 metre in height, unless they are terraced to allow for landscaping. A planted strip with a minimum width of 500mm is to be provided between each terraced retaining wall.

7

FIXTURES

7.1 EXTERNAL FIXTURES

External fixtures must be positioned to minimise their visibility from the street or public view. All external fixtures are to be shown on the dwelling and site plans that are submitted for approval to the DRP.

7.2 CLOTHESLINES AND GARDEN SHEDS

Clotheslines and garden sheds must not be visible from the street or public spaces.

7.3 ROOF MOUNTED SOLAR HOT WATER AND PHOTOVOLTAIC PANELS

These panels must not be mounted facing the Principal Street Frontage. However, on corner lots panels may be located on the roof facing the Secondary Street Frontage.

7.4 EXTERNAL HOT WATER SERVICES AND DUCTED HEATING UNITS

These units must not be visible from the street or public spaces.

7.5 AIR-CONDITIONING AND EVAPORATIVE COOLING UNITS

Air-conditioning/condenser units must be located below the fence line, screened from public view and be suitably baffled to reduce noise.

Roof mounted evaporative cooling units must be located below the roof ridgeline and positioned to minimise visibility from the street or public spaces, be low profile/sloping base and must match the roof colour.

Exposed plumbing and waste piping is not permitted on any façade.

7.6 TELEVISION ANTENNAE

Free-to-Air TV services are available with the OptiComm Fibre to the Premises. An external TV antennae should not be necessary.

If an external TV antennae is required it must be positioned to the rear of the dwelling to minimise visibility from the street or public spaces.

7.7 SATELLITE DISHES

All other telecommunications antennas, including satellite dishes are prohibited.

7.8 WINDOW SECURITY

Window roller security shutters are not permitted on the Principal Façade and the façade on the Secondary Street Frontage.

7.9 RAINWATER HARVESTING TANKS

Rainwater harvesting tanks should not be visible from the street or other public space and are to be a material and colour which complements the dwelling.

7.10 GARBAGE BINS

Garbage bin storage is to be provided for each dwelling out of public view.

7.11 LETTERBOXES

Letterboxes must be positioned on the front boundary adjacent to the driveway with the dwelling number clearly displayed. Letterboxes must be a contemporary column design that should be carefully selected to complement the Principal Façade of the dwelling.

Temporary, ornamental or single post supported letterboxes will not be permitted.

If the Garden Design Package, detailed in Section 9 of the Guidelines, is not accepted, the location, style and colour of the letterbox must be provided on the plans submitted for approval.





8.1 TELECOMMUNICATION SERVICES

Modeina will be provided with "fibre to the home" infrastructure via an agreement with OptiComm, offering access to high speed broadband internet, telephone, digital "free to air" television and pay television as well as possible future services such as IPTV, home security, video on demand and more.

It is important to ensure that your dwelling is capable of connecting to the OptiComm fibre network and your dwelling is wired to enable the delivery of the digital services available on the network.

Details on how to correctly wire your dwelling and the process for arranging connection to the OptiComm fibre network are available at:

Web: www.opticomm.net.au

Phone: 1300 137 800

Email: info@opticomm.net.au

The fibre cable will be installed in the street however it is necessary for you to arrange to extend the cable to an appropriate connection point in your dwelling.

This will require a wiring configuration which is consistent with these services, and which may require a dedicated power supply for the telecommunications equipment.

8.2 MAINTENANCE

The City of Melton Local Laws require owners to maintain their vacant land in a safe and tidy condition.

Settled lots within Modeina must be regularly maintained.

This includes but is not limited to the following:

- Mowing of grass including nature strips/ verges, including secondary street frontage for corner lots.
- Removal of litter, rubbish and other debris.

Council requires all building debris to be contained within the property boundaries and within a refuse receptacle with a fixed, closed lid.

You must ensure your builder complies with the City of Melton's requirements and empties bins as and when required.





9

GARDEN LANDSCAPING

9.1 GARDEN LANDSCAPING

The vision for Modeina places emphasis on the landscape quality of parks, Kororoit Creek, streetscapes and private gardens. Appropriate front and side street garden (for corner lots) design, material and plant selection forms a key part in realising the Modeina Vision.

Landscape designs should complement the Australian Contemporary architecture and support the Modeina Vision for preserving and celebrating the natural bush land heritage of the surrounding landscape.

Please refer to the Garden Design Packages document for Modeina which can be found at:

modeina.com.au/design-guidelines



10

INFORMATION CHECKLIST

10.1 DWELLING APPROVAL

All dwellings at Modeina require approval from the DRP.

The following plans and information are required for dwelling approval:

- Application Form and Checklist
- Site plan, showing:
 - Dwelling and garage footprint
 - Dimensioned setbacks from all boundaries
 - Driveway and pathway location, material and colour
 - Fencing location, material, height
 - Floor plan/s with all dimensions
 - All elevations
 - Sectional drawings of the dwelling
 - Details of external elements
(garage wall on boundary details etc.)
 - Schedule of materials and colours, including
a table detailing percentages of each material.

OTHER FEATURES TO BE SHOWN:

- Details of any cut and fill proposed to create the building platform and driveway, final levels and any retaining wall proposed; and
- The location of external fixtures:
 - Clothesline;
 - Solar water heater/photo-voltaic panels
 - External hot water service, ducted heating units
 - Television antennae (if required);
 - Garden shed(s) and Satellite dishes
- Air conditioner/evaporative cooling units;
- Rainwater harvesting tanks.

APPLICATION DOCUMENTS MUST BE EMAILED TO:

modeinadrp@denniscorp.com.au

If you are unable to email a set of plans, material and colour schedules and your completed checklist, contact the Modeina team for further information on 1300 724 723.

If your plans comply with the Design Requirements, the DRP will endeavour to approve your plans within 10 business days.

In addition to the DRP approval, you will be required to obtain a separate building permit from your Registered Building Surveyor.

10.2 MODEINA ALLOTMENT DETAILS

Lot Number

Street

Total Site Area

Total Internal Floor Area (inc. garage)

Number of Stories

Number of Bedrooms

OWNER DETAILS

Full Name

Mailing Address

.....

.....

Phone BH

Mobile

Email

BUILDERS DETAILS

Contact Name

Company

Mailing Address

.....

.....

Phone

Email

DESIGN DETAILS (IF APPLICABLE)

Dwelling Type

Façade Type

OWNER TO COMPLETE

I/We'.....', the owners of the lot, certify that the information in the attached application is a true and accurate representation of the dwelling I/We intend to construct. In the event that changes are made to the proposed plans, I/We undertake to resubmit this application for approval of such changes.

.....
Owner's Name	Owner's Name
.....
Owner's Signature	Owner's Signature
.....
Date	Date

A set of plans, the material and colour schedule and a fully completed checklist must be submitted online to: **modeinadrp@denniscorp.com.au**

The DRP at Modeina welcomes enquiries about your dwelling design for Modeina and encourages you to discuss your preliminary plans to avoid unnecessary delay due to non-compliance.



Artist's Impression

LOT CLASSIFICATION**YES****NO****YES****NO****BUILDING ENVELOPES**

Are Building Envelopes noted on site plan?

☐☐

- If yes, does the proposed dwelling fall within the Building Envelope, including allowable encroachments (show on site plan)?

☐☐**BUSHFIRE ATTACK LEVEL LOTS**

Does the dwelling suit the relevant BAL as determined by their Building Surveyor?

☐☐**LANDMARK LOTS**

Is the lot classified as a Landmark Lot?

☐☐

Does the dwelling have 2.7m high ceilings (single storey only)?

☐☐

Does the dwelling have a balcony at the first-floor level facing the principal frontage (doubles only)?

☐☐

Are there any projected and recessed building elements, such as awnings, porches and/or verandahs to provide additional articulation to the Principal Façade?

☐☐

Does the dwelling have large windows overlooking public space?

☐☐**DESIGN PRINCIPLES FOR ALL DWELLINGS**

Has the design vernacular for Modeina been met?

☐☐**PRINCIPAL STREET FRONTAGE**

The Principal Street Frontage is defined?

☐☐**PRINCIPAL FAÇADE**

Does the façade of the dwelling have articulation?

☐☐

Does the main entry of dwelling address the Principal Street Frontage?

☐☐

Does the dwelling have detracting features visible from the street? (Such as:)

- Flat façades
- Blank walls
- Small windows
- Obscure, tinted or reflective glass
- Frosted or patterned film
- Window security shields
- Canvas and metal awnings

☐☐☐☐☐☐☐☐☐☐☐☐☐☐

Does the dwelling have lightweight infill panels over windows, doors and garage doors?

☐☐

Are plumbing waste pipes etc. visible from the street?

☐☐

Have the feature material requirements been met?

☐☐

Does the façade have decorative elements such as mouldings, ornate timber works, turned posts etc.?

☐☐**DUPLICATION OF PRINCIPAL FAÇADE IN THE STREETScape**

Has duplication of façade been checked by the Design Panel?

☐☐**SETBACKS**

Are setbacks and allowable encroachments checked (refer to BEP and MCP)?

☐☐

Is the proposed front dwelling setback noted on the site plan?

☐☐

Are Portico/Porch/Balcony front setbacks noted on site plan?

☐☐

Are side setbacks noted on site plan?

☐☐

Is the rear setback noted on site plan?

☐☐

	YES	NO		YES	NO
Is the Garage front setback noted on site plan?	<input type="checkbox"/>	<input type="checkbox"/>	• Obscure, tinted or reflective glass, frosted or patterned film	<input type="checkbox"/>	<input type="checkbox"/>
Are walls on boundaries sited with 0mm or 1m setback on site plan (200mm offsets will not be approved)?	<input type="checkbox"/>	<input type="checkbox"/>	• Window security shields	<input type="checkbox"/>	<input type="checkbox"/>
Is the 2m setback from the Secondary Street Frontage achieved?	<input type="checkbox"/>	<input type="checkbox"/>	• Canvas and metal awnings	<input type="checkbox"/>	<input type="checkbox"/>
Is the garage set back a minimum of 5 metres and at least 0.5 metres behind the Front Building Line?	<input type="checkbox"/>	<input type="checkbox"/>	• Are plumbing waste pipes etc. visible from the street?	<input type="checkbox"/>	<input type="checkbox"/>
CORNER TREATMENT (FOR CORNER LOTS ONLY)			• Does the dwelling have lightweight infill panels over windows, doors and garage doors facing the secondary street frontage?	<input type="checkbox"/>	<input type="checkbox"/>
Is the dwelling located on a corner lot?	<input type="checkbox"/>	<input type="checkbox"/>	ROOF DESIGN		
If so: Are architectural elements used in the Principal Façade replicated within the first 4 metres of the façade facing the Secondary Street Frontage and does the dwelling address both Frontages by using similar features on each elevation? (Such as:)			Has the roof pitch of min 22.5 degrees been achieved for double storey dwellings including associated garages?	<input type="checkbox"/>	<input type="checkbox"/>
• Materials	<input type="checkbox"/>	<input type="checkbox"/>	Has the roof pitch of min 25 degrees been achieved for single storey dwellings including associated garages?	<input type="checkbox"/>	<input type="checkbox"/>
• Windows	<input type="checkbox"/>	<input type="checkbox"/>	Is there a minimum 450mm verge provided for approved gables?	<input type="checkbox"/>	<input type="checkbox"/>
• Architectural features	<input type="checkbox"/>	<input type="checkbox"/>	Are gable ends to the Principal Street Frontage as part of a composite roof design?	<input type="checkbox"/>	<input type="checkbox"/>
• Roof / wall articulation	<input type="checkbox"/>	<input type="checkbox"/>	Are gable ends non-dominating?	<input type="checkbox"/>	<input type="checkbox"/>
Do habitable room windows overlook Principal and Secondary Street frontages?	<input type="checkbox"/>	<input type="checkbox"/>	Is there a minimum 450mm eave (excluding fascia and gutters) provided for the entire dwelling?	<input type="checkbox"/>	<input type="checkbox"/>
Do you have external services that are visible from the public realm?	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES		
Does the dwelling have detracting features visible from the Secondary Street? (such as:)			Are front-loaded garages fully enclosed and integrated into main dwelling?	<input type="checkbox"/>	<input type="checkbox"/>
• Flat façades	<input type="checkbox"/>	<input type="checkbox"/>	Is the garage setback 0.5m behind the front building line?	<input type="checkbox"/>	<input type="checkbox"/>
• Blank walls	<input type="checkbox"/>	<input type="checkbox"/>	Are garage doors sectional or panel lift?	<input type="checkbox"/>	<input type="checkbox"/>
• Small windows	<input type="checkbox"/>	<input type="checkbox"/>	Is the garage door of slim-line profile?	<input type="checkbox"/>	<input type="checkbox"/>
			Does the garage door material and colour complement the dwelling?	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
If the proposed is a triple garage, is there an additional 0.5 metre setback to the third garage and associated roof form?	<input type="checkbox"/>	<input type="checkbox"/>
DRIVEWAYS AND PATHS		
Are driveways and paths clearly identified?	<input type="checkbox"/>	<input type="checkbox"/>
Are driveways and paths finished in exposed aggregate?	<input type="checkbox"/>	<input type="checkbox"/>
Is the driveway finish / material mentioned on colour schedule?	<input type="checkbox"/>	<input type="checkbox"/>
Has one crossover and driveway per lot been noted on the site plan?	<input type="checkbox"/>	<input type="checkbox"/>
Does the driveway width match the crossover width at the title boundary?	<input type="checkbox"/>	<input type="checkbox"/>
Is a 90mm PVC stormwater pipe installed under the driveway, offset 1m from front title boundary for irrigation connection?	<input type="checkbox"/>	<input type="checkbox"/>
Is there a 0.5 metre landscaped buffer installed between the driveway and the side property boundary for the entire length of the driveway including dimensions and note?	<input type="checkbox"/>	<input type="checkbox"/>
PARKING OF VEHICLES AND TRAILERS		
Is parking of a recreational vehicle and trailer required?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, will it be accommodated so it is not visible from the street?	<input type="checkbox"/>	<input type="checkbox"/>
GENERAL		
Does the dwelling have lightweight infill panels over windows, doors and garage doors?	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
Does the dwelling have detracting features visible from the Secondary Street? (such as:)		
• Flat façades	<input type="checkbox"/>	<input type="checkbox"/>
• Blank walls	<input type="checkbox"/>	<input type="checkbox"/>
• Small windows	<input type="checkbox"/>	<input type="checkbox"/>
• Obscure, tinted or reflective glass, frosted or patterned film	<input type="checkbox"/>	<input type="checkbox"/>
• Window security shields	<input type="checkbox"/>	<input type="checkbox"/>
• Canvas and metal awnings	<input type="checkbox"/>	<input type="checkbox"/>
Does the façade have decorative elements such as finials, fretwork, wrought iron, ornate timber works, turned posts etc.?	<input type="checkbox"/>	<input type="checkbox"/>
MATERIAL AND COLOURS		
Has the correct material type, colour and profile been met for the roof?	<input type="checkbox"/>	<input type="checkbox"/>
Are proposed colours in neutral tones?	<input type="checkbox"/>	<input type="checkbox"/>
Does the material/colour schedule nominate supplier/manufacturer, type/range, profile and colour swatch for each of the proposed external treatments?	<input type="checkbox"/>	<input type="checkbox"/>
Do the downpipes, fascia and gutters match the body of dwelling or roof colour?	<input type="checkbox"/>	<input type="checkbox"/>
FENCING		
Are there any proposed front fences?	<input type="checkbox"/>	<input type="checkbox"/>
Are all side and rear fences timber paling, capped and lapped with 150mm plinth board and 125mm x 125mm cypress posts and cannot exceed 2 metres in height? (Feature Fencing requirements applies Secondary Street Frontages of Corner Lots).	<input type="checkbox"/>	<input type="checkbox"/>
Are wing fences, gate heights, distances and specifications noted on site plan?	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
Does the side wing fence complement the height and style of the side boundary fence?	<input type="checkbox"/>	<input type="checkbox"/>
Is the Secondary Street Frontage wing fence setback 4m or directly behind corner treatment?	<input type="checkbox"/>	<input type="checkbox"/>
RETAINING WALL		
Are the material composition criteria met?	<input type="checkbox"/>	<input type="checkbox"/>
Are heights, lengths, material, and location of retaining walls noted on the site plan?	<input type="checkbox"/>	<input type="checkbox"/>
Are there any retaining walls over 1m in height, and terraced with 0.5m landscape buffer?	<input type="checkbox"/>	<input type="checkbox"/>
EXTERNAL FIXTURES, CLOTHESLINES AND GARDEN SHEDS		
Are clothes lines visible from the Principal and Secondary Street Frontages?	<input type="checkbox"/>	<input type="checkbox"/>
ROOF MOUNTED SOLAR HOT WATER AND PHOTO-VOLTAIC PANELS		
Are there any panels visible from the Principal Street Frontage?	<input type="checkbox"/>	<input type="checkbox"/>
EXTERNAL HOT WATER SERVICES AND DUCTED HEATING UNITS		
Are there any roof mounted units and associated plumbing visible from the street?	<input type="checkbox"/>	<input type="checkbox"/>
AIR-CONDITIONING AND EVAPORATIVE COOLING UNITS		
Are roof mounted evaporative cooling units located below ridgeline and positioned to minimise visibility from the street and/or public spaces?	<input type="checkbox"/>	<input type="checkbox"/>
Does the colour of the unit complement the roof colour?	<input type="checkbox"/>	<input type="checkbox"/>
Is the unit low profile and sloping base unit?	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
Are there any exposed plumbing visible from public view (gutters and downpipes are accepted)?	<input type="checkbox"/>	<input type="checkbox"/>
TELEVISION ANTENNAE		
Are external TV antennas (if required) positioned to minimise visibility from the street or public spaces?	<input type="checkbox"/>	<input type="checkbox"/>
RAINWATER HARVESTING TANKS		
Are rainwater tanks visible from the Principal and Secondary Street Frontages?	<input type="checkbox"/>	<input type="checkbox"/>
Does the material and colour of the tank complement the dwelling?	<input type="checkbox"/>	<input type="checkbox"/>
LETTERBOX		
Is the letterbox shown adjacent to driveway at front of the property?	<input type="checkbox"/>	<input type="checkbox"/>
Is the letterbox design compliant?	<input type="checkbox"/>	<input type="checkbox"/>
Is the colour of the letterbox provided on colour schedule?	<input type="checkbox"/>	<input type="checkbox"/>
TELECOMMUNICATION SERVICES		
Is your dwelling capable of connecting to the OptiComm fibre network?	<input type="checkbox"/>	<input type="checkbox"/>
GARDEN LANDSCAPING (REFER TO GARDEN DESIGN PACKAGE)		
Does the Hardscape/Softscape percentages comply with the requirements?	<input type="checkbox"/>	<input type="checkbox"/>
Have the landscaping prerequisites been met?	<input type="checkbox"/>	<input type="checkbox"/>
Is the Hardscape and Softscape percentage table provided on site plan?	<input type="checkbox"/>	<input type="checkbox"/>
Modeina Design Guidelines are also available to download online at:		
modeina.com.au/design-guidelines		
Complete and attach this coversheet and checklist to your application to the DRP.		

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 ANOTHER DENNIS FAMILY COMMUNITY

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