



# Clarkefield Town Centre

## Design Guidelines

DRAFT - MARCH 23, 2022

**DRAFT ONLY - FOR DISCUSSION**

**TITLE: CLARKEFIELD TOWN CENTRE  
DESIGN GUIDELINES**

**PREPARED FOR: APD PROJECTS**

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If any damage is caused to the public realm (including footpaths, kerbs, nature strips and planting) during the construction of your dwelling and landscape, the lot owner will be liable for the full cost of the rectification.

Prepared for:



Prepared by:



In association with:



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MACEDON

MOUNT MACEDON

MACEDON  
REGIONAL PARK

RIDDELLS CREEK

# 01.1 Vision for Clarkefield

Country town. Future focus...

Our plan for a well connected walkable 20-minute neighbourhood, linked with the natural surrounds and heritage features of the town, has been envisioned holistically to ensure a more sustainable outcome.

Clarkefield is one of Victoria's oldest settlements. Our vision is for it to become one of the state's most sustainable and one of the first in the nation to be designed around responding to climate change.

Clarkefield is envisioned as:



A rail destination centred on sustainability, walkability and place.



A unique peri-urban township celebrating heritage, nature, local character with a contemporary country charm.

**Rail Trail** *Future pathway connecting to existing Macedon Ranges trail networks and townships.*

**Clarkefield Train Station**

**Clarkefield Avenue** *Landscaped street with walking/ cycling paths, linking key destinations.*





MOUNT CHARLIE NATURE  
CONSERVATION RESERVE

**Coach + Horses Inn (+ Stables)**  
Events/ entertainment, food + beverage



**Supermarket +  
Convenience Retail**  
Daily needs for Clarkefield  
residents (mini-main street).



**Clarkefield Farms**  
Facility including fresh produce  
production/ sales and education, on  
walking/ cycling routes.



**Flexi Community Space +  
Childcare** Including Interim Sales  
Centre/ Corner Store.



**Clarkefield E- Bike Scheme** Hire  
hubs at key destinations/ interchange  
locations.

Melbourne - Lancefield Road

**Clarkefield Town Centre**  
Macedon Ranges, Victoria



# 01.1

## Vision for Clarkefield

### A better way...

With sustainable living at its heart, Clarkefield will be a thriving carbon neutral township.

We plan to take responsibility for the carbon emissions embedded in the proposed infrastructure within the revitalised Clarkefield township. When residents of Clarkefield enjoy their walkable township, they will be treading on specially sourced low carbon concrete and asphalt.

For the remaining embedded carbon emissions, we will set them to zero by growing a dedicated and diversified living forest asset. Ultimately we see a 50 to 100-hectare forest established, to offset construction emissions.

Clarkefield has been designed to support zero carbon living for its residents. Two critical initiatives are being put in place for residents to reduce their carbon footprint.

**Solar power will be generated on-site.** Ultimately Clarkefield will have a solar farm dedicated to its residents. Initial housing within the Township will also have the option for solar panels ahead of construction of the solar farm.

**Every house will be all-electric** to enable the use of on-site renewable energy and at least 7-star rated for its energy efficiency. From our studies, we have settled on this rating as the optimum for reduced heating and cooling needs in the location, while also minimising build costs.

At Clarkefield we are committed to ensuring home buyers and residents can live a carbon-neutral lifestyle at an affordable price. To do this, we have set minimum performance requirements for all of our homes. Minimum sustainable energy requirements are:

- Homes will be all-electric. That is, they will have no gas connection;
- Homes will have a minimum NatHers star rating of seven;
- All homes will have a minimum of 5kW of solar power;
- All homes will have the option to install electric vehicle charging at the time of construction as part of builder packages.

Using this template for zero emission home design and fit-out, home buyers will be able to benefit from lower energy bills in perpetuity.

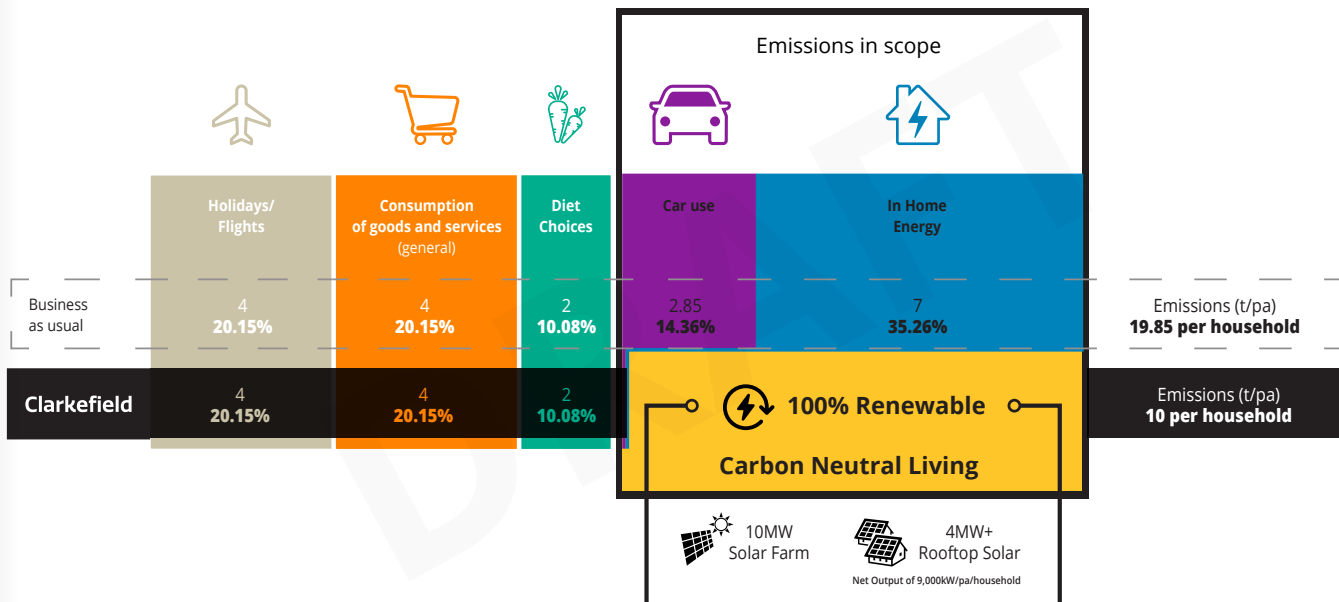
For home buyers who cannot afford these upgrades, or who prefer not to pay for them via their mortgage, a financing solution will be available through our project partners. Finance will be offered alongside a choice of

product upgrades, ranging from value to premium price points. For example, residents can purchase premium solar panels, or simply buy a great value system that meets our quality standards set with our project partners.

The financing solution will be structured to ensure repayments are less than savings on energy bills, creating a net-saving each year for residents.



## Clarkefield Carbon Neutral Living



Clarkefield residents will reduce their carbon footprints by embracing:



**Solar.**  
On rooftops.



**Smart housing.**  
All-electric - No gas.



**Civil Materials.**  
Low embodied energy materials.



**ESD Guidelines.**  
Best practice and local character.

# 01.1

## Vision for Clarkefield

### Everything you need is close to home...

The Clarkefield Town Centre is envisioned as a self-contained township surrounding the existing train station, rejuvenating Station Street and providing a high quality of life for residents including easy access to transit, low carbon and affordable living, housing choice and access to a range of community facilities, recreation offerings, local shops and services.

This vision is founded on five place pillars (below); embodying the essential elements needed to shape a liveable Township that celebrates the best qualities of the established Macedon Ranges Villages.

These pillars integrate DELWP's 20 minute neighbourhood principles, which enable most of a person's daily needs to be met locally within a 20 minute return journey from home by walking, cycling or local public transport.



#### A connected lifestyle

A walkable and self-sufficient settlement, providing daily needs and services for residents within 10 minutes of home, including Clarkefield Station.

Local living, fostering community interactions and bonds.



#### A peri-urban township

A way of living connected to the heritage of Clarkefield, the agricultural landscape, natural surrounds and region.

A vibrant, yet affordable destination integrating urban amenity with the unique qualities of the Macedon Ranges.



#### Sustainable place

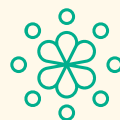
Integrated systems and energy efficient environments will enable the settlement to be a carbon neutral community, setting a benchmark for sustainable, affordable and self-sufficient living.



#### Tourism and local economy

A working village melding local living with experiences and attractions focused on arts, local heritage, indigenous celebration, nature and agriculture.

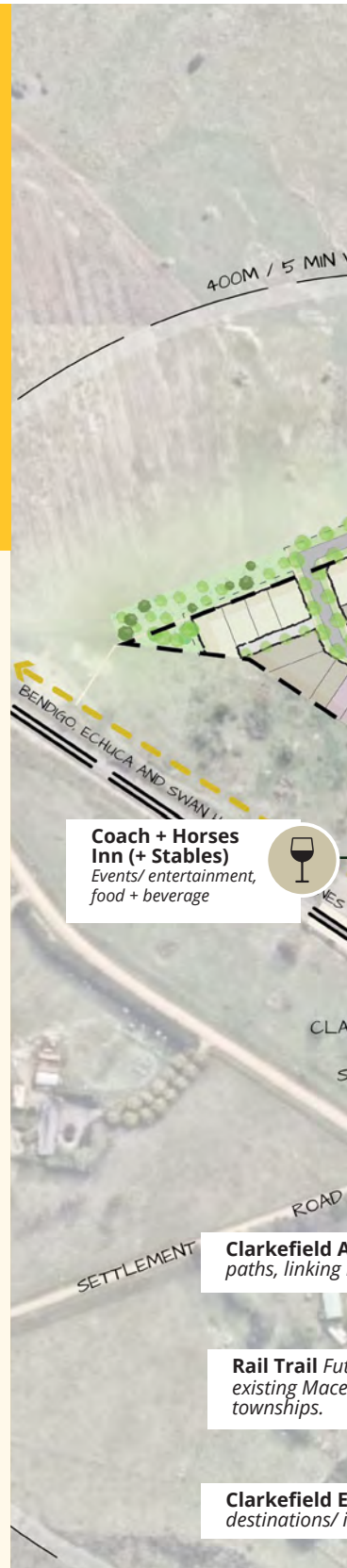
Economic vibrancy, locally and across the region, will be fostered through business and employment generation.



#### Natural and productive landscapes

Agricultural activities will be the foundation of the village enabling local and healthy living.

Biodiversity values will be enhanced within the settlement, responding to the surrounding natural and agricultural landscapes.







# 01.2

## Understanding the Guidelines

### Designing your Clarkefield life...

The guidelines have been prepared to assist homeowners (and their architects/ builders) to design and live in their home in-line with the vision and liveability objectives for Clarkefield.

The design objectives (the intent of the guidelines proposed) and controls (the minimum requirements that must be met) are provided in Section 02.

The general guidelines that apply to all homes within Clarkefield are provided in Sections 02.1, 02.2 and 02.3. Specific guidelines that apply based on your homes location within the Clarkefield Town Centre (the Character Area), the size of the lot that your home is sited on and how your garage is accessed (rear or front loaded) are outlined in Section 02.4.

Once you have designed your home, the plans and associated checklists are provided for review/ approval to the Design Review Panel (DRP) - refer Section 03.

Further background to the guidelines and how the character areas and controls were determined are provided in Section 04.

*Objective: The intent of the guideline.*

*Controls: The minimum requirements to be met in order to comply with the guideline.*

*Variation from the controls outlined in the guidelines may be considered by the DRP should the proposed design response/ intended outcome meet the applicable objectives.*



*Things to familiarise yourself with...*

Section 02: Page 14

Section 03: Page 64

Section 04: Page 72





### Clarkefield Town Centre - Character Areas

Find the character area relevant to your home on page 13 (Figure 1) and specific guidelines from page 50.

#### Garden (T3)

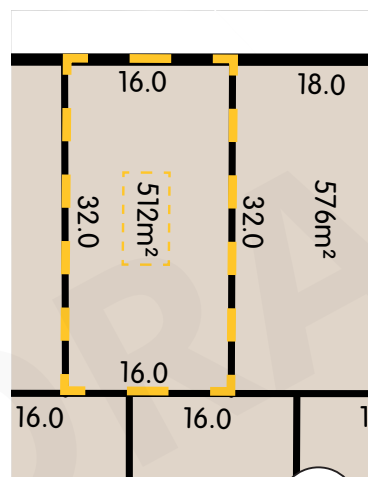
Page 52

#### Township (T4)

Page 56

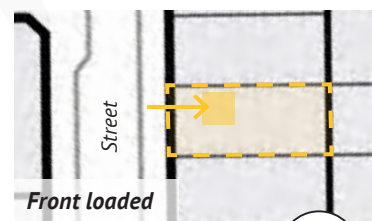
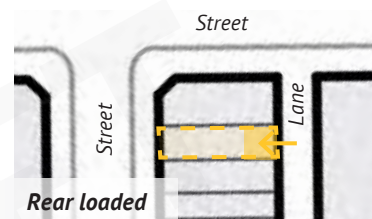
#### Main Street (T5)

Page 60



### Lot Size

Refer to your Contract of Sale to confirm the size of lot that your home will be sited on. Is your allotment greater than or less than 300m<sup>2</sup>?



### Frontages + Garage Access

Does your lot have boundaries to both a street and lane ("rear loaded") or just a street ("front loaded")?

Refer also to your contract of sale.

The design guidelines are draft for review and subject to change. The document and objectives/ controls are subject to review/ approval by a range of stakeholders and authorities.

# 01.3

## Applying the Guidelines

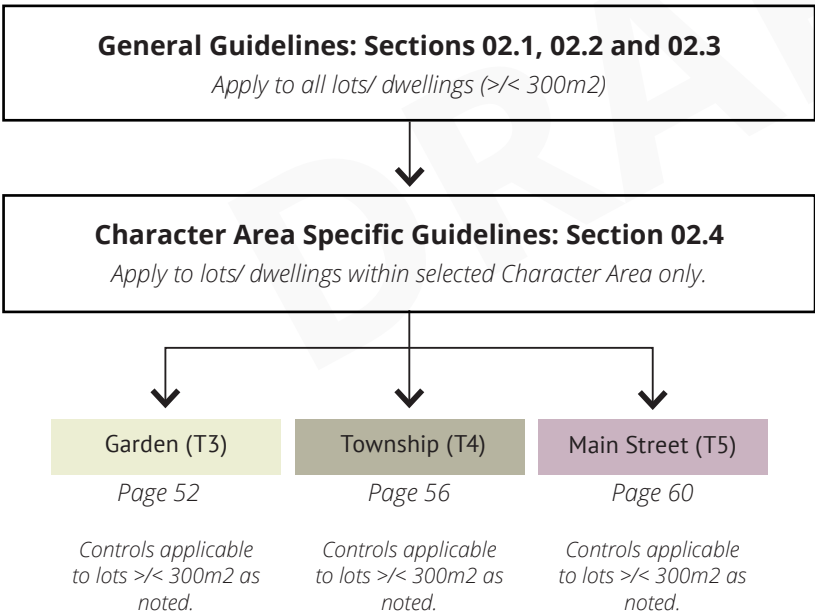
### The Character Areas of the Clarkefield Town Centre...

The objectives, controls and desired outcomes described within these Design Guidelines apply to all lots within the Clarkefield Town Centre (Figure 1). These includes lots greater than, equal to or less than 300m<sup>2</sup> in size.

The Design Guidelines do not apply to mixed use buildings, other superlots and existing buildings/ dwellings. The building character, materials and colour palettes selected for these buildings (mixed use buildings/ other superlots) will have reference to the Design Guidelines to ensure a cohesive Township character (subject to future planning approval as required).

The redevelopment/ modification of existing buildings/ dwellings are subject to other design guidance and approval as required.

The Guidelines should be read in conjunction with Building Regulations 2006 and the Macedon Ranges Shire Planning Scheme.



Throughout Section 02 of the guidelines, general objectives, controls and desired outcomes are provided relating to all lots to achieve the envisioned character/ outcomes. Specific controls applying to each of the Character Areas and the homes located within are provided in Section 02.4. The Character Areas apply as illustrated in Figure 1.

Variation from the controls outlined may be considered by the Design Review Panel (DRP) should the proposed design response/ intended outcome meet the applicable objectives.

Alternate architectural responses/ building designs may be considered where aligned with the vision and principles for the Clarkefield Town Centre and meeting the objectives as outlined within the guidelines. Approval of alternate designs will be subject to the approval of the DRP.



#### Legend

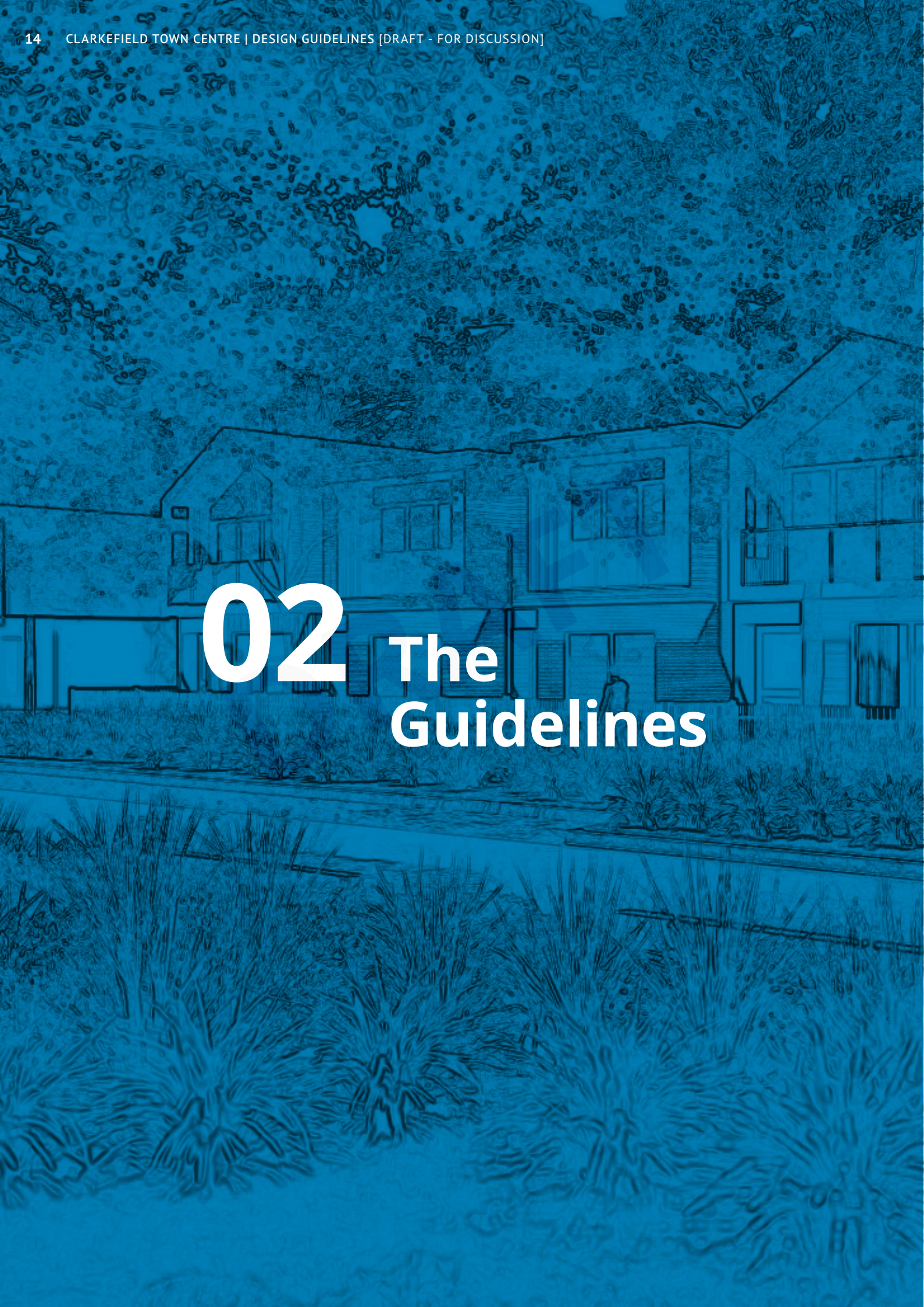
- Garden Character Area (T3)
- Township Character Area (T4)
- Main Street Character Area (T5)

Figure 1 | Clarkefield Town Centre - Character Areas









# 02 The Guidelines





The Guidelines will help owners and their architects/builders create homes and gardens that complement the Clarkefield Town Centre and positively contribute to its overall character and visual amenity. Adoption of the controls will ensure houses relate to each another within a street and across the Township, in a design, style and landscape sense.

Compliance with the Guidelines will help to shape a place that has high visual appeal, as well as a coherent and distinctive character for generations to come.

The key design elements that home builders are encouraged to address include:

- Lot Layout, Access + Siting (including setbacks and orientation);
- Housing (including character, heights, initiatives to achieve carbon neutral living, materials/ colour palettes, facade design, garages and outbuildings);
- Fencing, Driveways + Landscape (including preferred plant species and materials).



# 02.1 Lot Layout, Access + Siting

The position of your home on the lot should be carefully considered to ensure high levels of liveability. Appropriate positioning and setbacks, as well as the location of entries and garages can positively contribute to the streetscape and assist in maximising solar access.

Dwellings should relate well to the street, be designed to fit the lot and maximise indoor/ outdoor opportunities for amenity and climatic comfort throughout the year.

The home should enable passive surveillance of the street, maintain sufficient privacy for residents and be easily accessible from adjoining streets.

Verandahs, porches or courtyards are encouraged within the front setback of homes, providing a usable area that overlooks the street and provides weather protection to your home.

## 02.1.1 Street Address + Pedestrian Access

### Objectives

- Create an attractive street address by providing a clearly visible front entrance to the home;
- Encourage passive surveillance and activation of the public realm (streets and open spaces).

### Controls

- A legible street address should present to the primary street frontage;
- Properties should have a clearly visible pedestrian access pathway that is separate from any driveway (preferably located nearby the letter box);
- Potential pedestrian and vehicle conflicts should be minimised within the lot and at the lot boundary/ street interface.

## 02.1.2 Buildings Setbacks

### Objectives

- Create attractive streetscapes that contribute to the character and activity of the neighbourhood;
- Encourage usable and activated open spaces within the front setbacks of homes;
- Avoid streetscapes dominated by garages;
- Avoid overshadowing of private open spaces and protect the good solar amenity of windows to habitable rooms.

### Controls

- Setbacks should be applied as outlined within *Section 02.4*;
- Encroachments into the front setback are permissible.

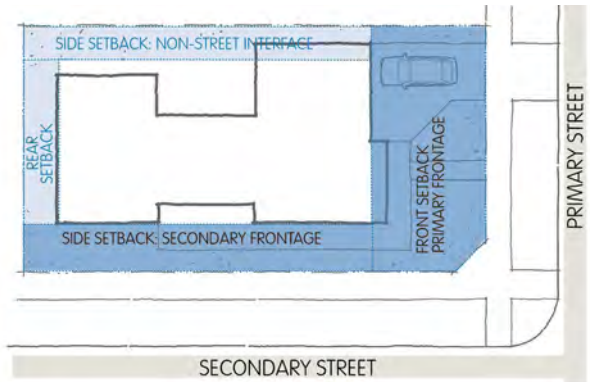


Figure 2 | Front loaded Lot - Setback Definition Key

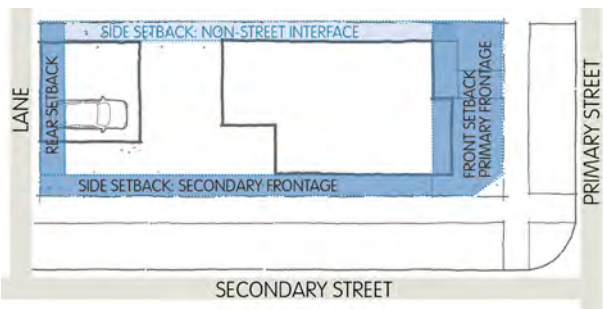


Figure 3 | Rear Loaded Lot - Setback Definition Key

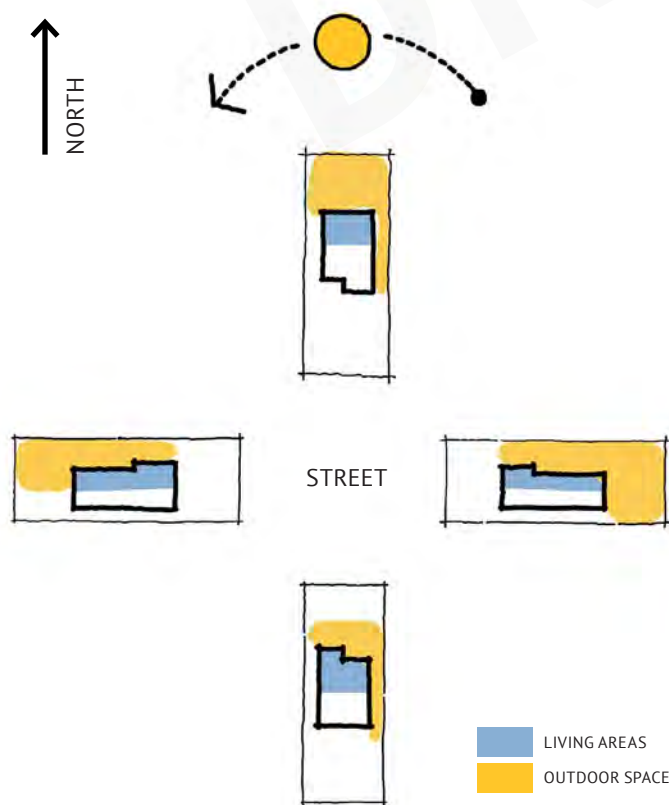
### 02.1.3 Orientation

#### Objectives

- Maximising exposure to northern sun, and ensuring solar access more broadly for passive heating in winter, and for rooftop solar pv production all year round;
- Ensuring home siting and home design work together, to minimise the need for active heating and cooling throughout the year, while meeting privacy and liveability design goals;
- Supporting the use of the natural landscape and vegetation, as passive cooling and micro-climate tools to address the impact of heat island effects. This includes encouraging permeable surfaces that can help minimise and manage run-off during high rainfall events.

#### Controls

- **Living Areas:** The main living areas of a house should have clear access to the northern sun during winter and shoulder seasons - this requires setbacks from northern lot boundaries and/or setbacks from evergreen vegetation to the north of any house site (refer Note A overleaf);
- **Unconditioned spaces:** Spaces that do not require heating and cooling (garages, laundry's, bathrooms etc.) should be located to the western edges of house sites and lots, where they can act as a buffer to late summer sun (which is the primary driver of cooling loads in this climate zone), or to southern edges, where they can help slow heat loss during winter.
- **Outdoor space and vegetation:** Outdoor spaces such as gardens and courtyards, should be oriented to benefit from northern solar exposure. Deciduous vegetation can be concentrated to northern boundaries to soften summer heat gain while ensuring winter solar sun remains available. Evergreen vegetation should be concentrated to the west, where it can help reduce summer heat gain while not interfering with winter heat gain (refer Note B overleaf and also Sections 02.2.4 Eaves and Shade Elements and 02.2.5 Passive Solar Home Design);



**Figure 4 | Preferred Orientation Diagram**



*Note A:*

- Winter solar angles are approximately 30-degree from horizontal, meaning for every 1 metre of elevation, 3 metres of setback are required to ensure clear solar access. For example, if an evergreen tree is 3 metres tall, 9 meters of setback is required to ensure clear solar access.
- In practical terms, the northern wall of a house does not require clear solar access all the way to ground level (as this would require floor to ceiling glass to benefit from)
- Solar access to a wall height of 0.5m-2.5m for single story, and 0.5-5m for double story is likely to be sufficient. Therefore, in practice an obstacle to the north of a dwelling that is 3.5m high requires a setback of 9m (a ratio of 2.57m of setback, for every meter of obstacle elevation)
- Note: the winter sun does not rise due east or set due west - it rises and sets in a narrow band, closer to NE and NW respectively. In practice, this means that winter solar gain does not require a clear, 180-degree exposure to the north - a 90-degree exposure is typically sufficient to ensure winter solar gain.

*Note B:*

- Note: in practice, summer sun rises and sets closer to south east and south west respectively - therefore vegetation or other strategies designed to block late summer sun can be located closer to due west from a house site, and even to the south west of a house site.

**02.1.4 Site Coverage****Objectives**

- Encouraging site planning that minimises building envelopes (maximising permeable outdoor areas and sustainable garden designs);
- Sustainable home designs that are responsive of their siting and orientation;
- Housing forms that complement their respective character areas and provide useable private open space areas.

**Controls**

- The site area covered by buildings must not exceed the area specified in *Section 02.4*;
- Minimum garden/ private open space areas should be as specified in *Section 02.4*.

When calculating site coverage eaves, fascia and gutters not exceeding 600mm in total width, unroofed swimming pools, unroofed terraces, unroofed patios, unroofed decks and pergolas may be disregarded.

## 02.2 Housing

The guidelines encourage you to design and build a home that is individual and personal in expression, whilst ensuring there is a consistent and coordinated character across the Township.

Home designs should be contemporary in form and character, with materials, colours and finishes echoing the pastoral heritage and landscape character of Clarkefield as well as the established villages of the Macedon Ranges.

Verandahs, porches or courtyards are encouraged within the front setback of homes, enforced in key locations where homes interface with high amenity settings such as the Green Street, Station Street and open spaces.

Reinforcing the prioritisation of pedestrians and cyclists through the Township, the visual impact/ prominence of garages should be minimised.

### 02.2.1 Building Style + Character

#### Objectives

- Housing styles that are 'contemporary rural Australian' in form and character;
- Ensure high quality/ durable materials and contemporary architectural designs;
- A cohesive Township character, which complements the high amenity streetscapes and open spaces;

#### Controls

- Building designs must be prepared by a Registered Architect or a Registered Building Designer;
- Building designs should reflect contemporary rural Australian style;
- Period reproduction styles (e.g. Victorian) where aligned to the established character of the Macedon Ranges Villages (refer *Section 04* for further information) and without excessive decorative elements will be considered.





## 02.2.2 Building Heights

### Objectives

- Respect the rural interfaces to the north of Clarkefield Town Centre, providing homes of lesser bulk to these immediate boundaries;
- All new buildings to be no taller than the Coach and Horses Inn (9.95m to roof ridgeline);
- Encourage two storey homes where contributing to Clarkefield's townscape, including where terminating important view lines and overlooking areas of high amenity and activity;
- Homes prominent above street level to create street presence;
- Avoidance of excessive building mass/ bulky forms through provision of articulated front facades, including the upper levels of multi-storey homes.

### Controls

- Building heights should be as outlined within *Section 02.4*;
- Two storey homes should be located on corner lots and at the termination of streets within the Township (T4) and Main Street (T5) Character Areas - refer *Section 02.4*;
- Two storey homes should be located on lots overlooking the Green Street (T4/ T5), Station Street (T4/ T5) and local park - refer *Section 02.4*;
- Balconies (2.4m min. depth preferred) should be integrated into the front facade of homes, including double storey homes at ground and first floor;
- Complementary material variations/ colours or other design initiatives should be used to reduce the bulk of first floors;
- Building floor level raised where possible above street level for street presence and surveillance;
- Generous ground floor to ceiling heights are encouraged, with preferred ceiling heights of 2.7m particularly for living areas;
- Studios or habitable rooms (with window and/ or verandahs) should be provided above garages (rear loaded lots), promoting passive surveillance and activation of the lane.

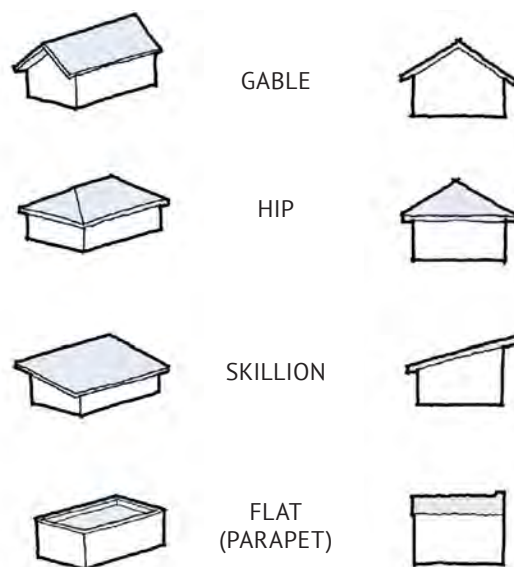
## 02.2.3 Building + Roof Form

### Objectives

- Well proportioned and timeless building forms that positively contribute to the streetscape and township character;
- Ensuring simple and integrated roof designs with appropriate articulation.

### Controls

- Gable, hip and flat (with parapet) and skillion roofs are preferred. Alternate roof forms may be supported by the DRP should they demonstrate high architectural value and contribution to the overall streetscape;
- All pitched roofs should have a minimum pitch of 22 degrees;
- Skillion roofs to be a minimum of 10 degrees;
- Eaves, with a minimum depth of 450mm, are mandatory where the roof line/ side elevation of the home is visible from primary and/ or secondary streets, unless architectural value can be demonstrated for alternate response, or where houses and garages are located on boundary (zero side setback) - refer also *02.2.4* and *Section 02.4*;
- Roof forms of garages should be complementary to the primary dwelling.



**Figure 5 |** Roof Forms

## 02.2.4 Eaves + Shade Elements

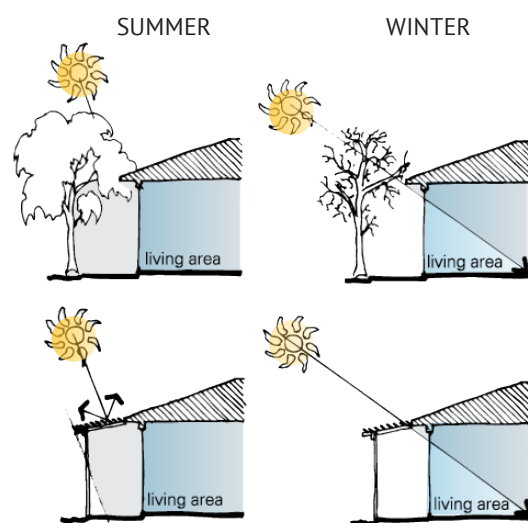
### Objectives

- Liveable home designs that have low energy and low operational costs;
- Reduced heating and cooling loads within the home;
- Timeless building forms that positively contribute to the streetscape and township character;
- Climate responsive vegetation that provides canopy cover/ shading.

*External shading of glazing/window zones is critical, while shading of material surfaces connected to the home with high thermal mass (brick walls, concrete slabs) is also very important.*

### Controls

- Eaves and shading elements should be designed to block summer sun, particularly late summer sun (after midday), while still enabling winter sun to penetrate the home, particularly into living areas. This means fixed and flexible eaves should be designed with solar angles in mind.
- Any fixed shading should ensure all winter sun is able to penetrate the home, while flexible elements such as louvered awnings need to enable clear winter solar access. In winter, the sun will reach approximately 30-degrees from horizontal, and rise and fall within a narrow 90-degree band from NE to NW.
- Fixed shading elements should aim to block most of this summer sun from directly penetrating a home, particularly summer sun after midday, which tends to be the primary source of heat gain in this climate zone. In summer, the sun will reach approximately 60-degrees from horizontal and rise and fall within a broad 270-degree band, from SE to SW.
- Flexible or adaptable eaves, and louvered windows and awnings should be designed with material durability in mind. Timber, and in particular painted timber shading elements are prone to significant wear and tear, requiring significant maintenance over time. Timbers designed to naturally weather over time are preferable, as are durable synthetic materials that can be easily recycled at the end of their life.
- Evergreen trees and shrubs should be located in a band from the NW to SW of the house to create a summer buffer. Natural vegetation makes an excellent shading element, not only blocking sunlight directly, but also creating micro-climate cooling effects. Deciduous trees are an excellent, simple way of ensuring winter solar access while blocking summer sun. Setback from a house, they will not drop leaves into gutters and so won't create a fire hazard or maintenance issue.



**Figure 6 | Eaves + Structures (Northern Exposure)**

## 02.2.5 Passive Solar Home Design

### Objectives

- Enabling all residents to live a carbon neutral lifestyle;
- Liveable home designs that have low energy and low operational costs;
- Minimum performance of homes that exceed “business as usual” regulations.



There is no single key to building a home that stays naturally cool in summer and warm in winter - several strategies need to be combined and tailored to your specific location and lot orientation. The controls provided in 02.2.5 outline key elements that combined will reduce heating and cooling loads.

*Passive solar heating describes the process of keeping a house warm in winter and shoulder seasons, without the need for turning on a heater. This requires making the best use of the winter sun – noting that even when it is cold outside, there is enough heat energy on a winter’s day, to keep your house warm - if it can be captured and retained effectively.*

### Passive Heating - Controls

- **Internal layout** - The main areas of your home that require heating need to be located on, or directly adjacent to, the northern edge of your house to ensure they have access to winter sun. Typically, this means living and dining rooms, and studies for those working from home.
- **Size and placement of glazing** - to ensure sufficient winter solar gain, the majority of your home’s windows should be located to the northern edge of your home, ensuring clear solar access to your living areas from 9am to 3pm where the sun is at its most powerful in winter.
- **Insulation and thermal mass** - Once winter solar energy comes in through your windows, you need to trap and retain it. Using thermal mass - materials such as concrete and brick or even natural materials like rammed earth - will help trap and store heat for your home. Thermal mass is most effective where it has direct access to sunlight, such as where the winter sun shines directly on to your concrete floor, or a brick wall.

*The idea behind passive heating is that these main living areas become the heat source for your entire home - capturing and storing the day’s winter sun and continuing to slowly release it into the remainder of your house overnight.*

*You have to be smart with the use of glazing, because even double glazing is not a great wall insulator. Usually this means using approximately 2/3rd of the wall height for glazing (leaving the top third as insulated wall) to minimise heat loss once the sun goes down.*

*A common mistake is to include too much glazing, including floor to ceiling windows along a northern edge. The very best double-glazed windows are similar to an uninsulated timber frame wall, when it comes to retaining heat - so if you want floor to ceiling windows, you may also need a pelmet and curtain system to minimise overnight heat loss.*

*Strategic use of thermal mass, for example, a concrete floor in your living areas, but insulated, floating timber floors through the balance of your home, can help minimise embodied energy while still achieving great passive heat gain. If you prefer to not use materials with high thermal mass, a well-insulated timber framed home, will perform very well in winter. This will require high levels of insulation in the ceiling (R5 or higher rating) and external walls (R3 rating), when coupled with effective use of glazing to the north.*



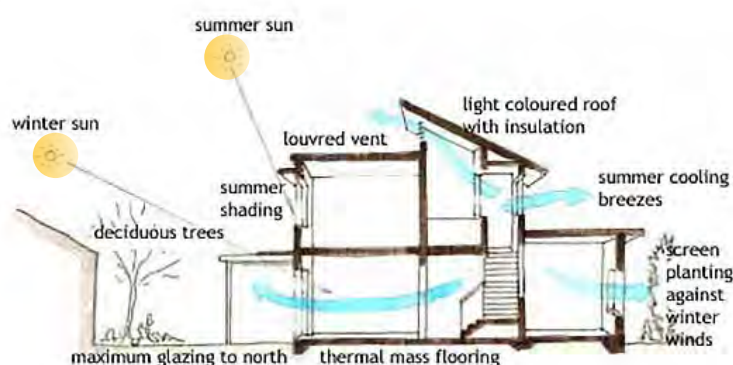
*Passive cooling needs to work in parallel with passive heating and is particularly important given forecasts for a warming climate.*

*Currently in Victoria, heating is approximately 85% of all heating and cooling demand in a typical home. However, as climate change effects take hold, it is anticipated that cooling energy demand will eventually exceed heating energy demand, by approximately 2040.*

*Passive cooling primarily works by blocking direct summer sun from entering the house, particularly summer sun from midday which tends to be the most intense source of summer heat. Once summer sun penetrates the home and heats it up, it can be difficult to cool the spaces, particularly in a well-insulated home.*

## Passive Cooling - Controls

- **External shading** is the most effective strategy for passive cooling - using deciduous trees to the north, or evergreen trees to the west, effectively combines the blocking of direct sunlight with micro-climate cooling effects. Using vegetation like this has the added benefit of mitigating prevailing hot winds in summer, that come from the north and west. Fixed or adjustable (e.g. louvered awnings) external shading is also a good option, using materials that are durable and require low maintenance - these will block direct sunlight, but won't have the same mitigating influence on prevailing hot winds.
- The other main strategy for passive cooling, is the use of cross-flow ventilation and night time flushing of summer heat. **Cross flow ventilation** depends on an evening breeze or cool change so can't be relied upon 100% of the time. To ensure it can be used as a cooling strategy, windows that open should be located according to prevailing cool change winds - in Clarkefield this means winds coming from the South, and South West. Small windows can be used on the south, and south western edge of a house, with larger windows to the north and north east - having a small window opening where the wind is coming from, and a large window where it is going to, creates a pressure difference that helps draw air through the house. To manage and maximise the benefits of this airflow, internal corridors and/or rooms with doors that open, are needed to connect the spaces from where prevailing cool winds enter your home, and where they exit. Door catches should also be installed to prevent doors from slamming shut.
- Effective use of passive cooling requires **active management** of your house, opening up to the cool change when it arrives. It may also depend on fly screens over openable windows and doors, to ensure they can stay open overnight without allowing insects such as flies, moths and mosquitoes in.



**Figure 7 | Passive House Design** Source: 360building.com.au

## 02.2.6 Accessibility

### Objectives

- Catering for all ages, abilities and circumstance - creating homes that are easy to access, navigate and live in;
- Aging in place - fostered through home designs that are easy to adapt.



Often, we move into a new home without any thought to its accessibility. It's only when someone in our household is injured, acquires a disability or finds it more difficult to move around because of age-related loss of mobility, that accessibility all of a sudden becomes important.

*Livable Housing Australia has produced guidelines to address this very issue, highlighting design features that are inexpensive to incorporate into a home design, to make homes easier to access, navigate and live in, as well as making them easier to adapt when life's circumstances change.*

### Controls

Dwellings at Clarkefield are required to meet a minimum Silver Level under the Livable Housing Australia Guidelines. This requires the following core design features to be met:

- A safe, continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
- At least one, level (step-free) entrance into the dwelling.
- Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
- A toilet on ground (or entry) level that provides easy access.
- A bathroom that contains a hobless shower recess.
- Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
- Stairways are designed to reduce the likelihood of injury and also enable future adaptation.
- Where homes are two storeys, atleast one bedroom is to be provided at ground floor (suggested).

For further information, refer to <https://livablehousingaustralia.org.au>.

### 02.2.7 Services + Appliances

#### Objectives

- Clarkefield is a zero-emission community;
- Every home is all electric (no natural gas), so they can run on low-cost affordable energy;
- Liveable homes that are low-allergen and non-toxic environments.

#### Controls

- Heating and cooling within the dwelling will be provided by energy efficient air conditioners a minimum of one star of the best energy rating available for the capacity of the selected air-conditioning unit or have a COP/EER not less than 85% of the most efficient equivalent capacity unit available). This is the most cost effective way to install, and operate, heating and cooling for an all electric house.
- Should a ducted or hydronic heating/cooling system be preferred, this will result in significantly higher installation costs, and less effective zone control - home buyers are free to make this choice however.
- LED lights are to be installed throughout the buildings to provide energy-efficient lighting. Where possible, recessed light fittings that compromise the effectiveness of overhead insulation should be avoided.
- The purchase of energy-efficient appliances is strongly encouraged. We recommend using the energy rating database at [www.energyrating.gov.au](http://www.energyrating.gov.au) as a tool to assist you in your selection of appliances. We recommend selecting appliances within one star of the best available.
- Appliances should meet the minimum mandatory Australian Standards.

### 02.2.8 Energy Supply

#### Objectives

- Enabling all residents to live a carbon neutral lifestyle;
- Liveable home designs that have low operational costs;
- Minimum performance of homes that exceed "business as usual" regulations.

#### Controls

- A minimum 5kW solar photovoltaic system must be installed on every house with two bedrooms or less.
- Where a house has three or more bedrooms, a minimum of 6kW solar photovoltaic system must be installed.
- Where a house includes an electric vehicle charge point, and the home owner anticipates charging at home during the daytime, an additional 1-2kW of solar power is recommended (not mandatory).
- Where a house has been designed with star rating above the minimum 7-star requirements, an application can be made to the DRP, to have a smaller solar system considered.
- Homeowners will have access to solar system and energy management packages, via our project partner, [Flowpower](#) - more details on these packages, and how home buyers can access them will be provided at the time of sale.



02.2.9 Energy Fit-out

Objectives

- Enabling all residents to live a carbon neutral lifestyle;
- Liveable home designs that have low operational costs.

Recommendations

- Use split system air conditioners for heating and cooling, with a head outlet in main living/lounge areas and/or a family/rumpus room, and ceiling fans only to bedrooms:
- Install a heat pump for hot water supply where three or more home occupants are expected. Heat pumps must be rated for cold climate operation, and we will work with builders to ensure suitable units are available balancing capital costs, operating efficiency and longevity. Where two or less occupants are expected, a resistive element hot water unit can be installed (subject to building regulations);
- Subject to further investigations, it is possible that all hot water systems will be resistive electric storage, with centralised management of hot water loads by our clean energy retail partner, to help lower energy costs for residents.

02.2.10 Water

Objectives

- Dwelling designs that ensure that potable (mains) water consumption is minimised.

Controls

- Low flow fittings and fixtures must be provided to meet the following Water Efficiency Labeling Scheme (WELS) ratings at a minimum:
  - 6-star taps;
  - 4-star toilets; and
  - 3-star showers (<7.5L/min.).
- New white goods (dishwasher, clothes washing machine) shall be within one WELS star of the best available for the capacity (place-settings, litres) of the appliance.
- Water supply for household toilet flushing and laundry use must be attached to Clarkefield Township's third-pipe recycled water system.
- Landscape irrigation should be primarily sub-surface drippers, connected to Clarkefield Township's third-pipe recycled water system. Garden beds should be mulched.

02.2.11 Waste

Objectives

- Limited waste to landfill;
- Households that re-use/ self- manage organic waste.

Controls

- Dwellings must include space for the following bins:
  - Landfill (general waste);
  - Co-mingled recycling (paper/ cardboard/plastics);
  - Food/Organic/Garden waste; and
  - Glass.
- Where the site will include a garden/landscaped area, space must be provided for a compost bin/ worm farm.



To help manage the environmental impact of building materials used at Clarkefield, a set of minimum requirements alongside a material scorecard will ensure home builders make more sustainable material choices.

The Clarkefield Township Scorecard Assessment is provided for reference/ completion online (refer Section 03) referencing Tables 1, 2 and 4 provided within this document.

## 02.2.12 Materials (Construction)

### Objectives

- Address the impact of embodied energy in the home construction process, helping to reduce emissions;
- Ensuring material sustainability is significantly enhanced relative to “business as usual” regulations.

### Controls

- Paints, adhesives and sealants must meet low-VOC limits outlined in *Section 03 (Page 71)*.
- Pipes, flooring and cables must either not contain PVC or meet the Green Building Council's Best Practice Guidelines for PVC in the Built Environment. PVC products must hold a current certification against the Guidelines.
- Timber must be either Forest Stewardship Council (FSC) certified, meet standards of a scheme endorsed by the Programme for Endorsement of Forest Certification (PEFC) such as the standards of the Australian Forest Certification Scheme; be Australian plantation Radiata pine, or be reused.
- Reinforcing steel must be sourced from a manufacturer or steel maker that:
  - Has a currently valid and certified ISO 14001 Environment Management System (EMS);
  - Be a member of the World Steel Association's Climate Action Programme (current member certificate to be provided).

	Recommended option	Next best alternative	Next best alternative	Worst option (no impact reduction)
<b>Framing System</b>	FSC or equivalent timber, and/or carbon neutral certified steel.	Steel with recycled content of 60%.	Steel with recycled content of 45%.	Standard steel.
<b>Slab / foundations</b>	No slab (floating floor) using FSC timber and/or metal screw piles.	Concrete with Recycled Aggregate (Coarse/ Fine) - 50% recycled content and/or carbon neutral certification.	Concrete with Reduction in Portland Cement (fly ash, slag, or other supplementary cementitious materials) - 30% recycled content.	Concrete slab.
<b>Floor System</b>	Timber frame (floating floor) with timber or bamboo flooring using FSC or equiv (100%).	Timber frame with 50%+ timber or bamboo flooring using FSC or equiv (100%) / recycled concrete for other 50%.	Timber frame with 30%+ timber or bamboo flooring using FSC or equiv (100%) / recycled concrete for other 70%.	Polished Concrete slab and/or synthetic flooring laminate.
<b>Wall system</b>	Light-weight Wall Construction using FSC timber and/or recyclable cladding product.	Insulated brick veneer using recycled and/or carbon neutral bricks.	Option to consider PVC cladding that can be recycled, alongside brick veneer with an 50% carbon offset.	Standard brick and/or fibre cement sheet.

**Table 1** | Sustainable Materials - Construction

### 02.2.13 Front Facade + Activation

#### Objectives

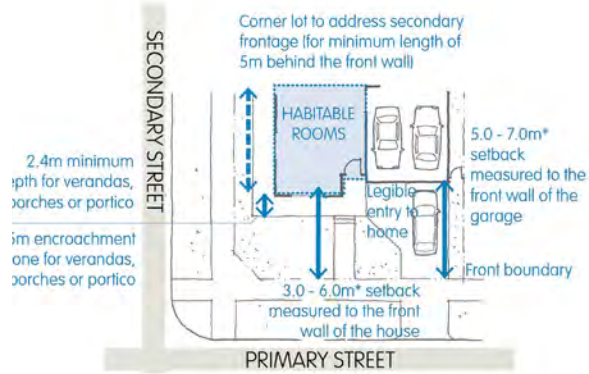
- To ensure surveillance and activation of the public realm (streets and open spaces) from within the home/private lot;
- To locate habitable rooms to the front of the home, with bathrooms, laundry and service areas located away from primary and secondary frontages;
- To create streetscapes which are articulated and varied, whilst having a cohesive Township character;
- To ensure homes in key locations (those terminating important view lines and overlooking areas of high amenity and activity) address both primary and secondary street frontages.

#### Controls

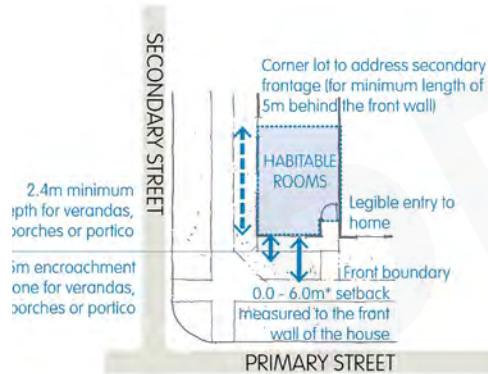
- The main entry to the home must be located on the front elevation, from the primary street frontage;
- The entry point to the home should be easily identified and accessible from a path;
- Front elevations should be designed to include windows and other openings which sufficiently address the street frontage, and provide access to habitable rooms;
- Window and openings visible from primary and secondary streets should maintain vertical proportions (horizontal window slots are not permissible);
- Sliding windows are not permitted to front elevations or secondary frontages (on corner homes/ lots);
- A verandah, balcony or porch is encouraged within the front setback of all homes, providing a usable area that overlooks the street and provides weather protection (2.4m preferred minimum depth).
- A verandah, porch or balcony should be provided within the front setback of all homes overlooking Green Street, Station Street, Community Farm, Clarkefield Recreation Reserve and local park (2.4m preferred minimum depth);
- Subject to topographical constraints, verandah and porch elements should be 200mm above landscaping/ street level;
- Obscure glazing, roller shutters and other elements which discourage visibility of the street from within the home are not permissible;
- The design of side elevations of homes which have a secondary street frontage (corner lots/ homes) should match the design of the front elevation;
- The design of the corner home must extend for at least 35% of the side boundary length or to the point where the side fence returns to the dwelling and include windows (full length of secondary street frontage encouraged);
- Bathrooms, laundry and service areas should not be located to the primary or secondary street frontages (where visible from the street or public open space);
- Where lots/ homes are front loaded, two dwellings of the same or similar front facades may not be built within view of each other (within four lots) or in close proximity to each other (as determined by the DRP).

*Refer Section 02.4 for dwellings setbacks/ controls.*

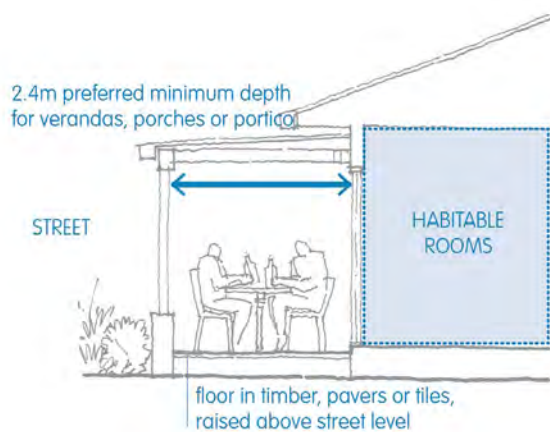
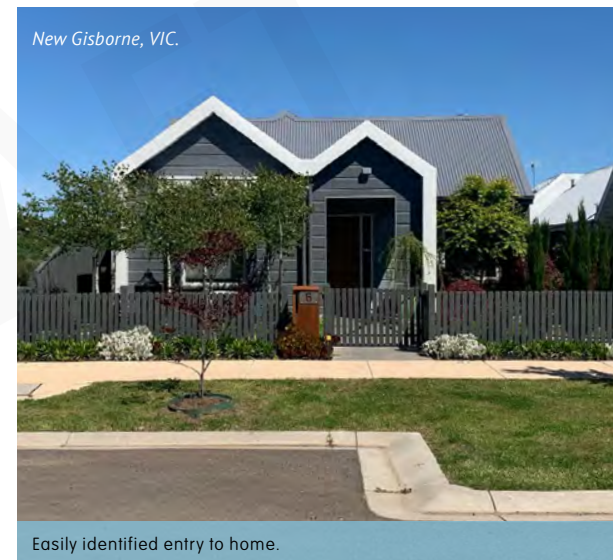




**Figure 8 | Front Loaded Lot - Street Address**



**Figure 10 | Rear Loaded Lot - Street Address**



**Figure 9 | Front/ Rear Loaded Lot - Verandah/ Porch**



## 02.2.14 Garages + Carports

### Objectives

- To reduce the dominance of garages on the streetscape (where front loaded);
- To ensure garages make a positive contribution to the streetscape and dwelling design (where front loaded);
- To ensure garages make a positive contribution to the laneway and complement the dwelling design (where rear loaded);
- To reduce conflict of vehicle/ pedestrian movements on lot and at boundary interfaces;
- To provide adequate on lot/ off street resident carparking, ensuring residents do not park on street (allowing these car parks to be utilised by visitors);
- To encourage habitable rooms and/ or roof terraces above garages, contributing to passive surveillance and activation of the laneway (where rear loaded).

### Controls

- All lots must provide vehicle accommodation in the form of an enclosed garage (or otherwise approved by the DRP). Openings to the courtyard from the garage will be allowed. A carport structure (where on a lot less than 10.5m wide and integrated with the dwelling/ landscape design) may be considered;
- Adequate storage areas should be designed within the house to ensure residents vehicles are parked within the garage whilst at home;
- Garages must not dominate the facade (where front loaded);
- Garage doors must not exceed 40% of the lot width (where front loaded and single storey), and must have a panel lift/ sectional door to the street frontage;
- Triple garages are not permissible;
- Garages with openings perpendicular to the street are not permissible (unless architectural merit can be demonstrated to the DRP);
- Lots less than 10.5m wide must have a single garage (where front loaded);
- Only one garage and cross over is permissible per lot/ dwelling;
- On a corner lot/ home the garage (where front loaded) must be located away from the street corner, either front loaded adjacent the side boundary (to adjoining lot) or secondary frontage in a side loaded arrangement toward the rear of the lot;
- Habitable rooms and/ or roof terraces are encouraged above garages (where rear loaded);
- Roof terraces and/ or openings to habitable rooms above garages should address the laneway (where rear loaded).

### 02.2.15 Services + mechanical equipment

#### Objectives

- To minimise the impact of servicing/ mechanical equipment on the visual amenity of the streetscapes through appropriate design and siting;
- To ensure all lots are adequately serviced.

#### Controls

- Services and ancillary items should be sited unobtrusively and away from public view. These items should not be visible from neighbouring properties, primary or secondary streets and should be of an appropriate colour and finish. This includes but is not limited to items such as:
  - > External plumbing (excluding gutters and downpipes);
  - > Evaporative cooling units;
  - > Split system heating/ cooling units;
  - > Antennae and aerials;
  - > Satellite dishes;
  - > Clothes lines;
  - > Rubbish bins;
  - > Meter boxes;
  - > Hot water units; and
  - > Bins.
- Gutter and downpipe treatment should complement the dwelling colour scheme;
- Roof fixtures are not permitted on the front elevation of the home (solar panels may be flat or integrated with the roof pitch of north facing roofs on front elevations);
- No signage, including 'For Sale' signs may be erected other than a 'Home for Sale' sign which may be erected after completion of construction of a dwelling;
- Trucks, commercial and all recreational vehicles (including boats and caravans) should be parked/ stored in off-street locations;
- Water tanks (and associated plumbing) should be integrated with the colour scheme of the home and set behind the front facade of the building (and side fencing where on a corner lot), not visible from the primary or secondary streets and integrated with the landscape design;
- All dwellings will be provided with supply for NBN connection and should be wired in accordance with NBN requirements.

### 02.2.16 Secondary dwellings, outbuildings + other structures

#### Objectives

- To minimise the impact of secondary dwellings, outbuildings and other structures on the visual amenity of the streetscapes through appropriate design and siting.

#### Controls

- Security shutters, sunblinds, shade sails or canvas awnings are not permissible where visible from public areas;
- Sheds and outbuildings must be designed and located to minimise visibility and potential impact on neighbouring properties and streetscapes (size of structures/ potential impact to be assessed by DRP);
- Outbuildings and sheds should be finished in a non-reflective material/ colour matched to the residence and located in the rear yard not visible from primary or secondary streets;
- The size and design of ancillary structures, such as verandahs and pergolas must be unobtrusive and consistent with/ complementary to the dwelling design;
- A secondary dwelling on a lot is allowable in the form of a habitable dwelling above the garage of the primary dwelling, where consideration has been given to parking arrangements/ dwelling access.



Water tank with integrated vertical planter/ garden.



## 02.2.17 Materials + Colours (External)

### Objectives

- To create a considered and co-ordinated character that reflects and contributes to the Township identity and sense of place;
- To echo the pastoral heritage and landscape character of the Macedon Ranges and established villages of the region;
- Ensuring that dwellings utilise a simple palette of compatible materials and finishes that are significantly enhanced relative to “business as usual” choices;
- Enabling all residents to live a carbon neutral lifestyle within liveable homes that have low operational costs.

### Controls - Building Facade

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>- A simple palette of materials and finishes is encouraged for the primary facade of dwellings. Front/ secondary facades should have a maximum of two complementary materials;</li> <li>- External materials and colours should reference the Macedon Ranges (in a contemporary manner) and prioritise the use of sustainable low carbon materials (refer <i>Table 1</i> and construction material maximum VOC limits - <i>page 71</i>).</li> <li>- Preferred materials are:             <ul style="list-style-type: none"> <li>&gt; Natural timbers;</li> <li>&gt; Colourbond and cladding systems (including timber or weatherboards/ cement composite materials) in contemporary clean lines); and</li> <li>&gt; Rendered surfaces and rammed earth in neutral and natural tones.</li> </ul> </li> <li>- Timber and natural materials are preferred over steel and other high carbon emission materials;</li> <li>- Brick is permissible. Where used there should be only one brick type/ colour within the front/ secondary facade;</li> <li>- Pre-fabricated and in-situ construction methods are encouraged;</li> <li>- Vibrant renders, bold colours or mock stone will generally not be approved;</li> <li>- Highly reflective materials should be avoided;</li> <li>- Accent materials/ feature colours should not be applied to more than 5% of the total wall coverage (excluding roof, garage, doors and windows) of the primary street facade.</li> </ul> | <ul style="list-style-type: none"> <li>- The materials used for the front facade are encouraged to be applied to the full length of the secondary/ side and rear facades. At minimum, they must be applied to the first metre of the side wall (side boundary, no street frontage) or five metres (secondary street frontage and/ or where external walls are visible from adjacent streets or open spaces);</li> <li>- External colours should be natural, warm or earthy tones, including yellows (sandstone), reds (bricks/rusted metal), country whites, greys and charcoals. Colours must be generally consistent with or equivalent to those shown in Figure 11;</li> <li>- External window and doors should avoid reflective, frosted, coloured or patterned film;</li> <li>- Window and door joinery/framing should be expressed with colour/material variations, making a feature of these aspects of the building.</li> <li>- Security doors are permitted and must be a plain mesh screen with a frame the same colour as the front door and door frame. Decorative feature bars or grilles will generally not be approved;</li> <li>- Aluminum sliding windows and doors must not be used on the front facade or any elevation visible from the street;</li> <li>- Balustrades should generally be in masonry, metal or timber to match the house design. While glass balustrades are not generally consistent with the desired character they will be considered on merit where detailed with posts and handrail to create a framed appearance. Frameless glazing and chrome/ polished posts/ rails are not permitted.</li> </ul> |
|---|--|

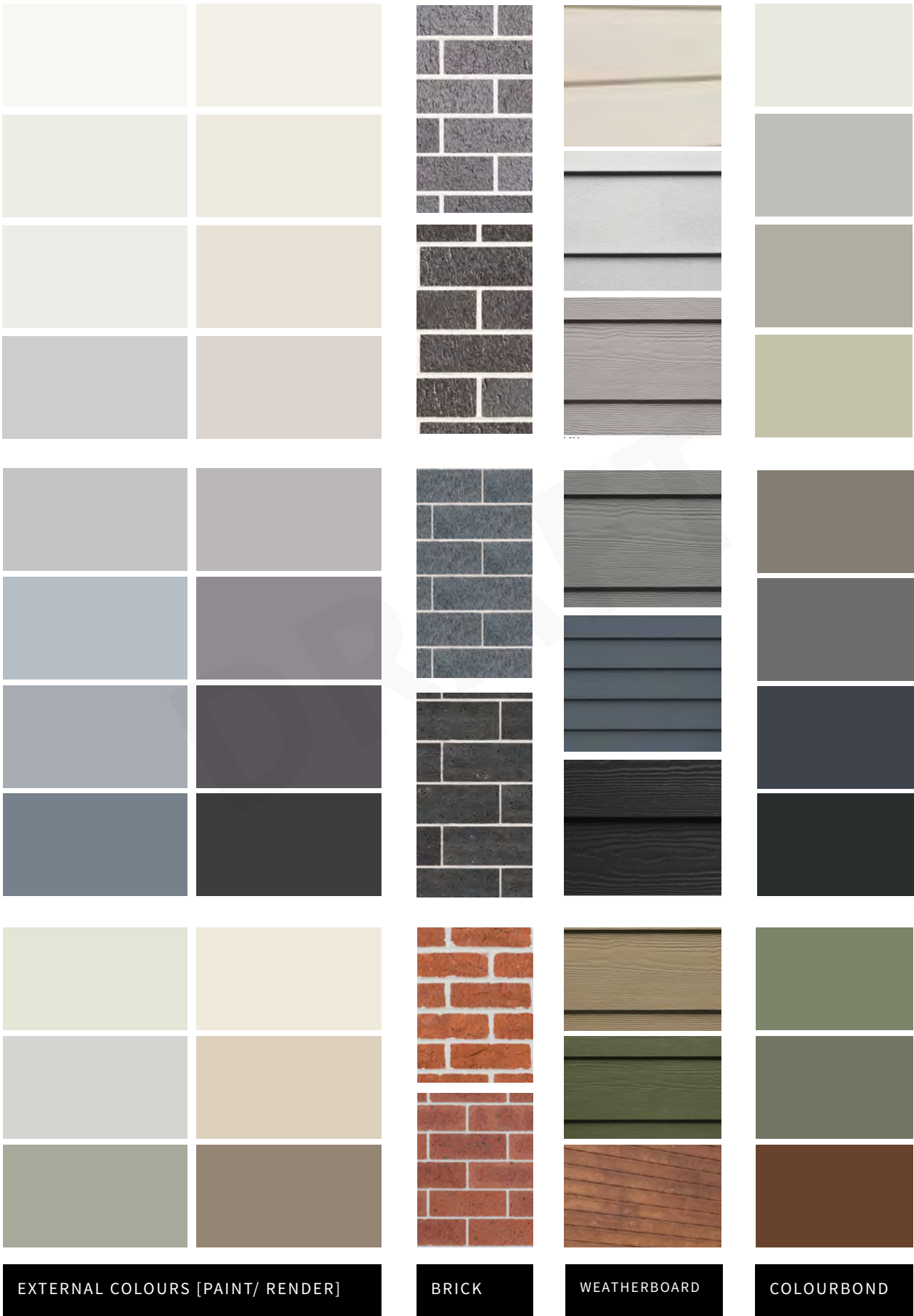
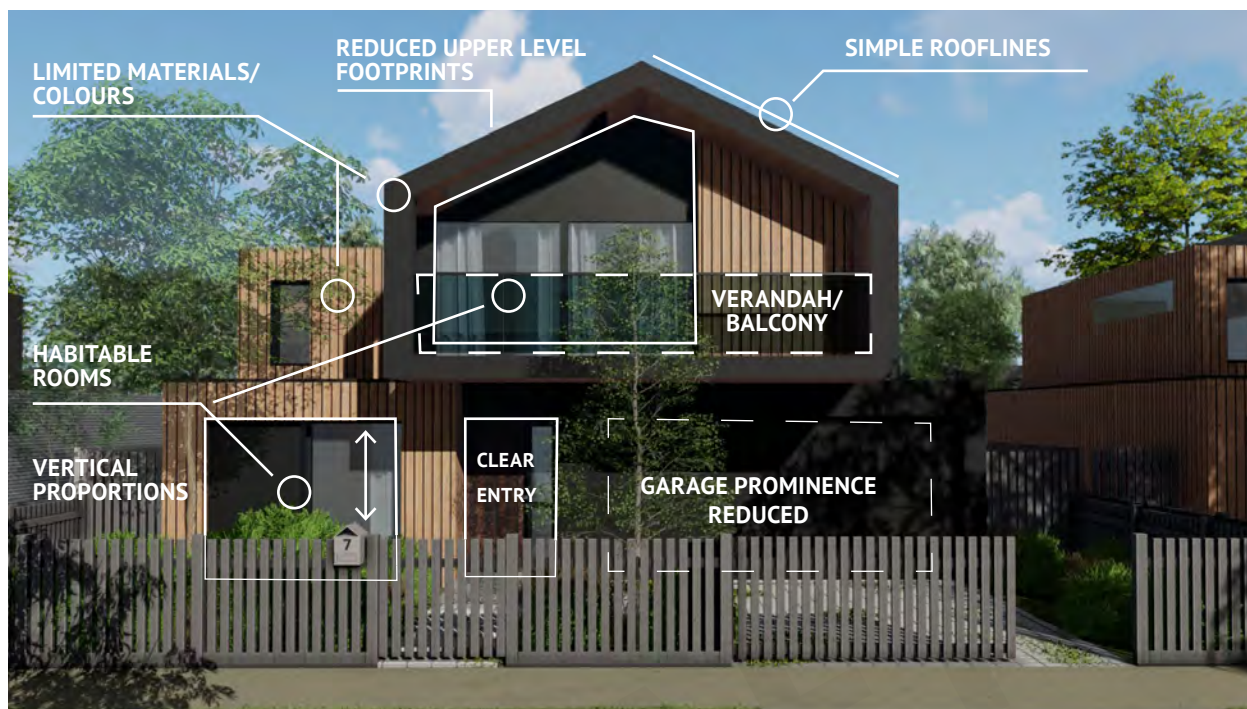


Figure 11 | Material/ colour palette



**Figure 12** | Front Loaded Lot - Facade Controls (>/< 300m2)



**Figure 13** | Rear Loaded Lot - Facade Controls (>/< 300m2)



Controls - Garages

- Garages must have a panel lift/ sectional door to the street frontage (unless carport structure as outlined on page 30);
- Garage door profile and colour must compliment the design and colour scheme of the dwelling.
- Garage doors may be permeable (where rear loaded);
- A simple palette of materials and finishes, matching/ integrated with those used on the dwelling, should be adopted;
- Where a secondary dwelling or habitable rooms are provided above garage (where rear loaded creating a second storey element) the controls applicable to the building facade apply.

Controls - Services, Ancillary Structures + Outbuildings

- Any services, structures and outbuildings should be integrated with the colour scheme of the home.

Controls - Roof

- To achieve the desired character, roofing must be:
  - Matt finished Colourbond/ steel corrugated roofing;
  - Matt finished shingle style tiles; or
  - Matt finish low profile style tiles.
- Colourbond/ street sheeting with carbon neutral certification is encouraged to meet the sustainable housing ambitions for Clarkefield. Next best materials for roofing systems are provided in Table 2;
- Light to medium roof colours to minimise heat absorption and associated energy costs are encouraged. Colours must be generally consistent with or equivalent to those shown in Figure 11.

	Recommended option	Next best alternative	Next best alternative	Worst option (no impact reduction)
Roofing System	Colourbond / steel sheets with carbon neutral certification.	Colourbond / steel sheets - standard.	Colour bond / steel sheets - standard.	Ceramic / terracotta/ concrete roof tiles.

Table 2 | Sustainable Materials - Roofing System

# 02.3 Fencing, Driveways + Landscape

The lot interfaces/ boundaries to the public streets should be defined by vertical elements (fencing and planting), distinguishing the garden from the street. This will encourage residents to use their front verandah and garden and therefore interaction between the house and the street (and passers-by).

Reinforcing the prioritisation of pedestrians and cyclists through the neighbourhood, the visual prominence of garages and driveways should be minimised.

Front gardens and landscaping should create a consistent and high quality presentation to the street, contributing to the high amenity character of the Township.

## 02.3.1 Front Boundaries [Primary + Secondary Streets]

### Objectives

- To define boundaries between lots/ homes and public streets;
- To distinguish the front garden of homes from the street;
- To encourage use of the front garden and verandah by residents and interaction with the adjoining street.

### Controls

- Front boundaries should be defined by vertical elements (fencing, planting and letterbox);
- Fencing is to be provided on boundary (unless otherwise approved by the DRP);
- Fencing to primary and secondary street frontages is to be provided as illustrated on in *Figure 16/* details on *pages 40/41* using materials/ finishes as outlined within this document;
- Materials/ colours of fencing to be complementary of the dwelling/ landscape design;
- Front (primary street) and side (secondary street) fencing is to be semi-transparent/ permeable;
- Letterbox to be integrated and/ or complementary of the front fence and landscape design;
- Gates are encouraged, integrated with the fence design (for both pedestrian and vehicle access to the home/ lot);
- Transitions to side fencing (non-street frontage) must occur at least 1 metre behind the building line, gate and fence returns to be of the same material as the adjoining fence;
- Front fencing (on corner homes to secondary frontage) must extend a minimum of 5 metres behind the front wall (where front loaded) and 3 metres behind the front wall (where rear loaded);
- Where possible, servicing within the front garden should be integrated with the letterbox, fencing and/ or landscape design.

### 02.3.2 Rear + Side Boundaries

#### Objectives

- To define boundaries between lots/ homes;
- To provide appropriate levels of privacy for residents within their rear yards, courtyards and/ or homes;
- To provide appropriate screening of service and private open space areas associated with the home.

#### Controls

- Fencing to side and rear boundaries are to be provided as illustrated on *Figure 16/* details on *pages 40/41* using materials/ finishes as outlined within this document;
- Fences on side boundaries must return to the dwelling (materials/ finishes to match), with access provided to the side/ rear yard via a gate (or similar);
- Materials/ finishes for fencing to the rear boundary (where rear loaded) with gate as appropriate, should be complementary to the front fencing and garage materials/ colours.

### 02.3.3 Letterboxes

#### Objectives

- To create clear points of entry to homes;
- To ensure street numbers/ address are visible.

#### Controls

- The letter box should be a robust structure of an appropriate height and integrated with the fence design where possible;
- Letterboxes should complement the dwelling design;
- Purpose built letterboxes are encouraged where not integrated with the fence design;
- The letter box should be located close to the front boundary and access path (leading to the entry of the home);
- Letter boxes must clearly display the street number;
- Temporary letterboxes are not permitted;
- Where possible, servicing within the front garden should be enclosed within/ hidden by the letterbox/ fence design/ landscaping.



Fencing is to be provided as illustrated in Figure 16/ Table 3 and as detailed on pages 40/41 with reference to the materials/ finishes outlined within this document.

Fencing and letterboxes should be provided/ located as outlined in the relevant controls on pages 36/37 and Figures 14 and 15.

Character Area	Address	Fence Type Primary Frontage	Fence Type Secondary Frontage	Fence Type Interlot/ Non Street
		Type	Type	Type
Garden (T3)	Melbourne - Lancefield Road	B	C	D
	Station Street	A		
	All other lots	A/B		
Village (T4)	Station Street	A	C	D
	Green Street			
	All other lots			
Main Street (T5)	Station Street	A	C	D
	Green Street			
	All other lots			

Table 3 | Fencing Types/ Application

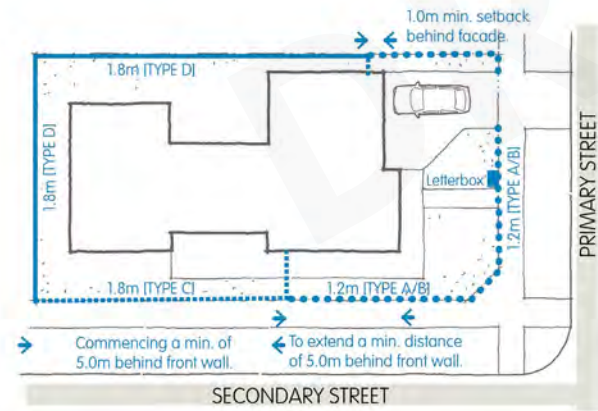


Figure 14 | Front loaded Lot - Fencing Controls

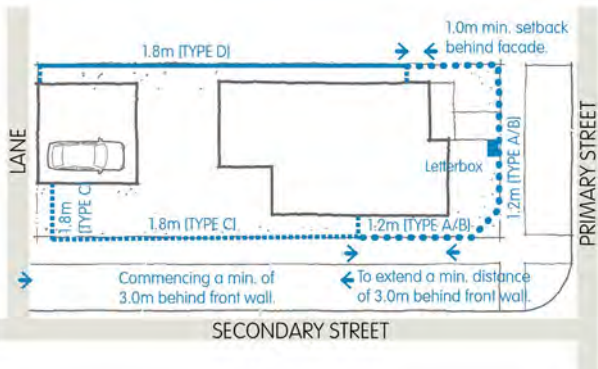
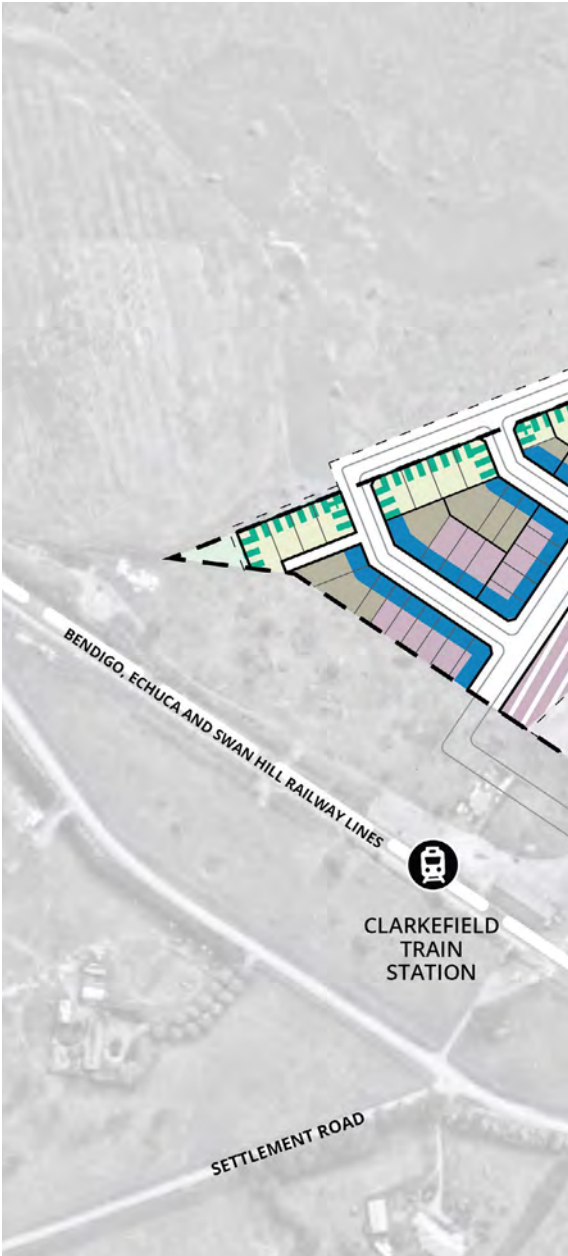





Figure 15 | Rear Loaded Lot - Fencing Controls



- Fence Type A/ C^
- Fence Type A/ C\*
- Fence Type B/ C\*
- Fence Type B/ C\* Melbourne Lancefield Road Interface lots/ homes

Figure 16 | Clarkefield Town Centre - Fencing Plan

### Legend

-  Garden Character Area (T3)
-  Township Character Area (T4)
-  Main Street Character Area (T5)

-  Main Street Character Area (T5)  
- Mixed Use Buildings/ Superlots  
*Subject to future planning approval as required.*
-  Open Space/ Landscape Reserve



Plan to be updated with lot numbers (with Permit Application Approval).



### Clarkefield Town Centre - Fencing

The styles/ forms of fencing should be generally consistent with the imagery provided opposite. Colours, finishes and materials should vary with the dwelling design.

Side fencing (to secondary frontage - Type C) should be complementary of the front fencing (Types A/ B).

Gates should be integrated with fence designs (for pedestrian and vehicle access as applicable).

Letterbox designs should be integrated with the fence design (Types A/ B).

Extents/ application of fencing types should be as outlined in the relevant controls on *pages 36/37* and *Figures 14 and 15*.

Alternate fence designs may be considered by the DRP based on design merit and assessment of cohesion with the dwelling design and contribution to the streetscape/ Township character.



### Front Fence 1.2m [Type A]

#### Picket Fence

- Fence – 1.2m max. height;
- Letterbox integrated with fence design;
- Gates to be integrated with fence design;
- Semi-permeable vertical element (steel or timber picket) permissible (or otherwise agreed with DRP);
- Decorative elements (to fence, letterbox or gate) are permitted where reflective of dwelling design;
- Landscaping/ planting behind fence encouraged.



### Front Fence 1.2m [Type B]

#### Post + Wire Fence

- Fence – 1.2m max. height;
- Letterbox integrated with fence design;
- Gates to be integrated with fence design;
- Timber post with top and bottom rail (horizontal) element;
- Wire to be strand wire (two minimum) or woven mesh (or otherwise agreed with DRP);
- Decorative elements (to fence, letterbox or gate) are permitted where reflective of dwelling design;
- Planting/ vegetation to be provided behind fence.

### Side Fence 1.8m [Type C]

#### Tall Picket Fence

- Fence – 1.8m max. height;
- Semi-permeable vertical element (steel or timber picket) permissible (or otherwise agreed with DRP);
- Where interfacing with Melbourne- Lancefield Road, the alignment of the fence must be setback 500mm from the property boundary and landscaping provided between the fence and property boundary;
- Design to be co-ordinated with front fence and dwelling design;
- Return to dwelling (fence/ gate) to be same material/ colour as secondary fence.

### Interlot [Type D]

#### Timber Paling Fence

- Fence – 1.8m max. height;
- Lapped timber within timber posts and top/ bottom rails;
- Decorative elements (above 1.8m fence line) are not permitted;
- Should not be visible from a street or public open space.



02.3.4 Vehicle Access, Parking + Driveways

Objectives

- To reduce the visual impact of garages and vehicles on the streetscape;
- To provide access to adequate parking for residents;
- To limit the extent of non-permeable/ hardstand areas;
- To co-ordinate driveway materials/ colours with driveway crossings and footpath (where front loaded).

Controls

- Garage to be sited as outlined within *Section 02.2.14* of the guidelines (setback from the primary dwelling frontage where front loaded or sited to the rear of lot, accessed via the laneway where rear loaded);
- Adequate space to be provided in-front of the garage to accommodate a parked car where front loaded (without conflicting with the footpath and pedestrian/ cyclist movements);
- The driveway may match the width of the garage and must taper as it approaches the front boundary (to be a maximum width of 4.5m and generally matching the width of the crossover);
- The driveway should be permeable (preferred) or constructed of concrete with recycled content (refer Table 4) complementary to the dwelling design and materials/ colours outlined in *Section 02.3.7* of this document (where front loaded);
- Where homes are rear loaded, crossovers must be constructed of concrete, to match the finish of the adjoining laneway unless otherwise approved by the DRP;
- Concreting, hardstand areas and paving (including the driveway) should not exceed 30% of the total lot area;
- Stamped concrete is not permissible;
- Only one driveway is permitted per lot.

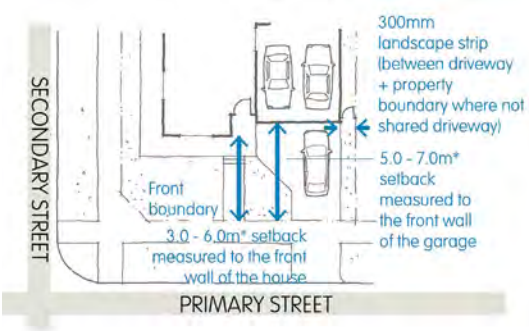


Figure 17 | Front Loaded Lot - Driveway (>/< 300m2)

	Recommended option	Next best alternative	Next best alternative	Worst option (no impact reduction)
Driveway	Use a permeable drive solution (not concrete).	Concrete with Recycled Aggregate (Coarse/Fine) - 50% recycled content and/or carbon neutral certification.	Concrete with Reduction in Portland Cement (fly ash, slag, or other supplementary cementitious materials) - 30% recycled content.	Concrete Driveway.

Table 4 | Sustainable Materials - Driveways

### 02.3.5 Landscaping

#### Objectives

- To create a high amenity and green Township, through all seasons;
- To establish a considered and co-ordinated Township character that complements the design and urban qualities of the built form;
- To establish a diverse and richly textured landscape that adds to the canopy cover and character of Clarkefield and the broader Macedon Ranges region;
- To ensure that driveways and servicing (e.g. meters) do not dominate front gardens and streetscapes;
- To define the front boundary of the lot and entry to the home;
- To echo the pastoral heritage and landscape character of the site/ Macedon Ranges through plant species and colour palettes;

#### Controls

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>- All areas forward of the return fencing must be landscaped;</li> <li>- No more than 30% of the landscaped area (including driveways) is to comprise of hardsurfaces such as paving. Permeable surface treatments such as pebbles, stepping pavers in a gravel bed, crushed rock or lawn are strongly encouraged.</li> <li>- The front boundary should be defined by fencing/ landscape (refer <i>Section 02.3.1</i>);</li> <li>- The entry to the lot/ house should be defined by a letterbox, path and planting;</li> <li>- Where front loaded, planting must be provided within the 300mm landscape strip between the driveway and closest side boundary (where not a paired driveway);</li> <li>- All garden bed planting must be contained within a mulched bed and densely planted to ensure good coverage of growth (full coverage at 75% maturity);</li> <li>- A minimum of 4 plants per square metre is required;</li> <li>- A minimum of one canopy tree for each front garden and rear garden is required (where lots are greater than 300m<sup>2</sup>). Where lots are under 300m<sup>2</sup> with a three metre setback or greater, a minimum of one canopy tree in the front garden is required;</li> </ul> | <ul style="list-style-type: none"> <li>- A front garden consisting of planting that is different in hierarchy, texture and colour is strongly encouraged;</li> <li>- Front garden designs that incorporate drought tolerant native landscaping, with exotic trees utilised as feature trees, are desired;</li> <li>- All landscape designs must avoid planting of invasive species as per Weeds of National Significance, weeds on the National Environmental Heritage List (Department of Environment and Heritage), State declared species, and those incorporated in the relevant planning scheme;</li> <li>- A minimum of 80% of plant species must be selected from the planting list provided on <i>pages 46/47</i> of the guidelines;</li> <li>- Indicative front garden designs for each of the Character Areas are provided (<i>pages 44/45</i>) to convey the desired character of Clarkefield and provide choice in relation to lifestyle, maintenance and home design. Front garden designs should reflect the indicative designs provided, calibrated to suit the building design/ orientation, lot siting and address.</li> </ul> |
|--|---|

Garden Character Area: Landscape Design - Indicative Concept Plan + Vision

The plant palette within the Garden Character Area will have a mix of indigenous and native species. The size, shape and colours of the planting will accentuate the natural landscape of the region, merging it with the formal gardens of the township. The landscape designs in this character area will enable a transition from the rural country setting to the more urban Town Centre. The different colour and texture of the plant palette will elevate the character and sense of place in the Garden Character Area.

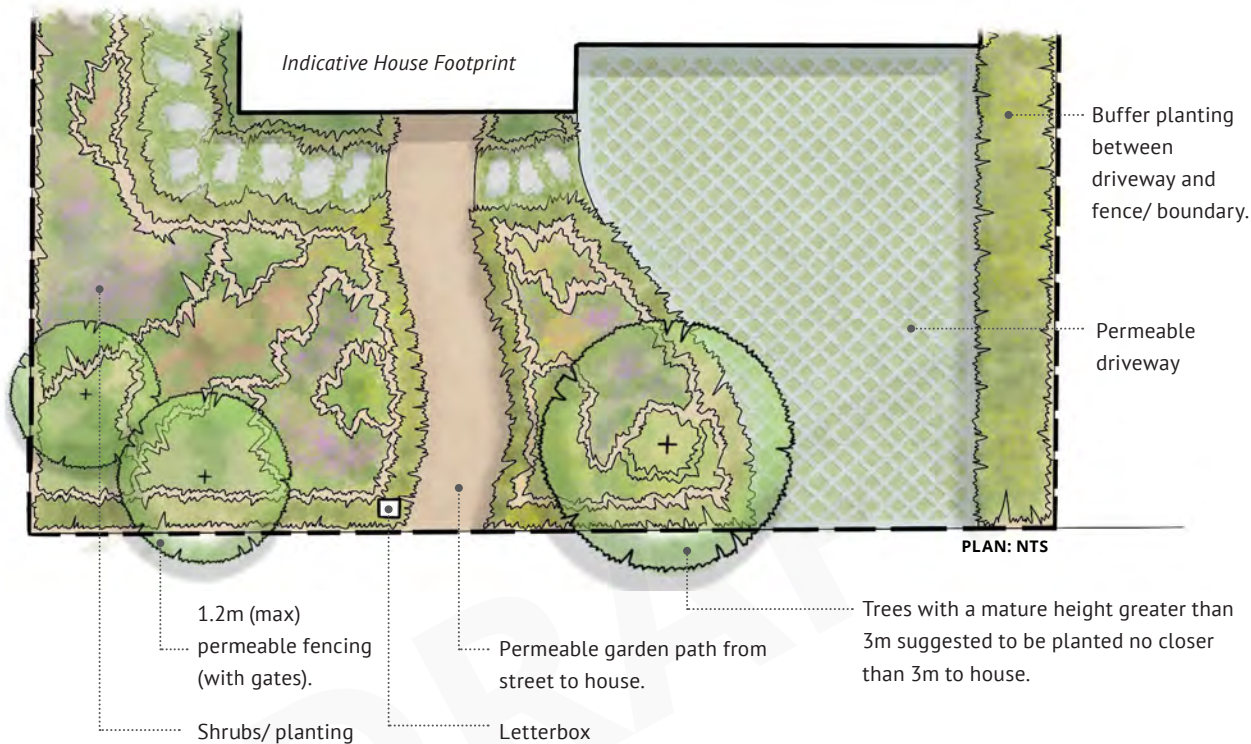


Figure 18 | Indicative Concept Plan (Garden Character Area)

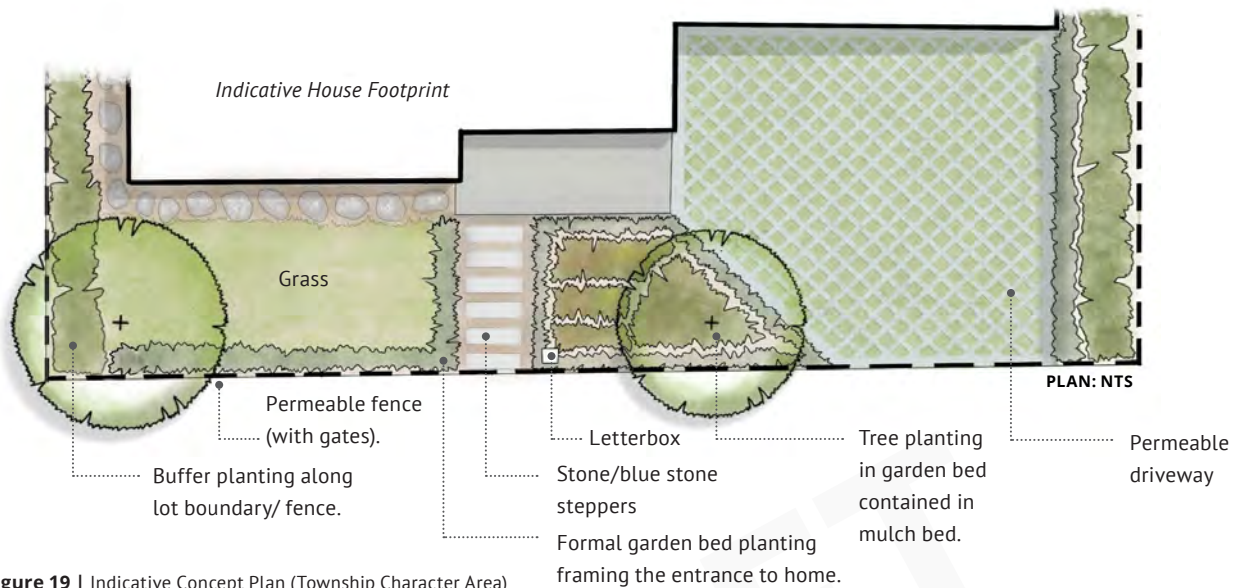
Key Design Elements (Informal + Formal)





## Township Character Area: Landscape Design - Indicative Concept Plan + Vision

Front garden and landscape designs within the Township Character Area will draw on inspiration from the rural setting and the characteristics of rural Victorian landscapes, transformed into a more formal small scale garden design. The plant palette will consist of native grasses combined with flowering plants to add colour. The hardscape materials will be reflective of a simplified contemporary landscape design.

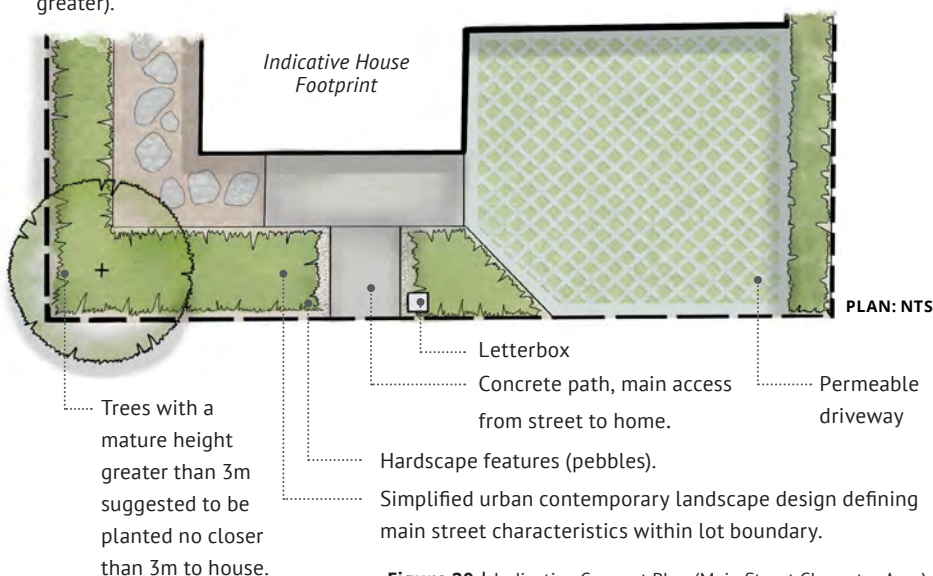


**Figure 19 |** Indicative Concept Plan (Township Character Area)



## Main Street Character Area: Landscape Design - Indicative Concept Plan + Vision

Landscape designs within the Main Street Character Area will highlight and celebrate the Macedon Ranges setting whilst providing a formal geometric contemporary garden that emphasises symmetry, framing the design of the dwelling. The designs will include formal planting complemented with minimum one exotic feature tree (where setback is three metres or greater).



**Figure 20 |** Indicative Concept Plan (Main Street Character Area)

02.3.6 Front Gardens | Approved Plant Species List

Botanical Name	Common Name	T3	T4	T5
Trees				
<i>Acer negundo</i>	Sensation			
<i>Banksia marginata</i>	Silver Banksia			
<i>Brachychiton populneus x acerifolius</i>	Hybrid Brachychiton			
<i>Corymbia ficifolia</i>	Red Flowering Gum			
<i>Geijera parviflora</i>	Australia Willow			
<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle (White)			
<i>Lagerstroemia indica</i> 'Tuscarora'	Crepe Myrtle (Hot Pink)			
<i>Pistacia chinensis</i>	Chinese Pistaschio			
<i>Prunus</i> 'Subhirtella Alba' White	Weeping Cherry			



Table 5 | Approved Plant Species List - Front Gardens (Trees)



Botanical Name	Common Name	T3	T4	T5
Shrubs				
<i>Acacia paradoxa</i>	Prickly Wattle			
<i>Anigozanthos</i>	Kangaroo Paw			
<i>Astroloma humifusum</i>	Cranberry Heath			
<i>Banksia ssp.</i>	Banksia Species			
<i>Calocephalus citreus</i>	Lemon Beauty-heads			
<i>Carex appressa</i>	Tall Sedge			
<i>Chrysocephalum apiculatum</i>	Yellow Buttons			
<i>Correa ssp.</i>	Correa Species			
<i>Dianella caerulea</i>	Blue Flax Lily			
<i>Festuca glauca</i>	Blue Fescue			
<i>Grevillia ssp. lavandulacea</i> 'obtusifolia' 'scarlet sprite'	Grevillia Species			
<i>Hardenbergia violacea</i>	Purple Coral-Pea			
<i>Leucophyta brownii</i>	Cushion Bush			
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush			
<i>Myoporum Parvifolium</i>	Creeping Boobalia			
<i>Ozothamnus diosmifolius</i>	Rice Flower			
<i>Poa labillardierei</i>	Common Tussock Grass			
<i>Themeda triandra</i>	Kangaroo Grass			
<i>Westringia ssp.</i>	Westringia Species			

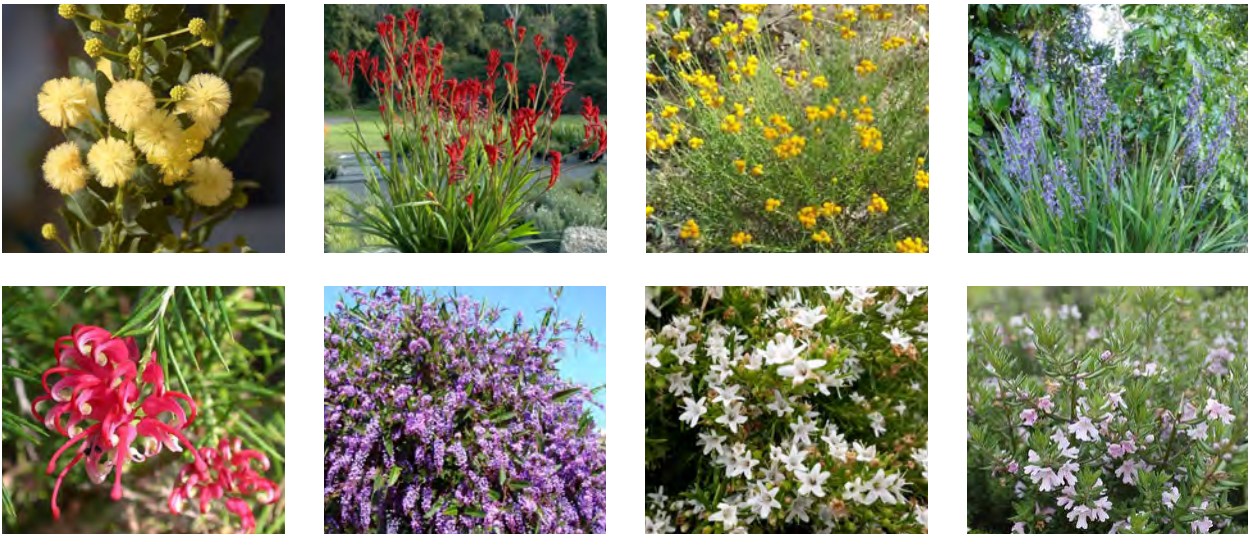


Table 6 | Approved Plant Species List - Front Gardens (Shrubs)



### 02.3.7 Materials + Colours

#### Objectives

- To create a considered and co-ordinated character that reflects and contributes to the Township identity and sense of place;
- To ensure that driveways, fencing and landscape elements complement the dwelling designs, materials and finishes;
- To echo the pastoral heritage and landscape character of Clarkefield and Macedon Ranges through neutral colours and materials.

#### Controls

- Materials and colours should be natural tones and matt finished, and must complement the colours and materials of the house;
- Colours must be generally consistent with or complementary to those shown in Figures 21 and 22;
- Bright colour finishes are not permissible;
- The driveway should be permeable (preferred) or constructed of concrete with recycled content (refer *Table 4*) complementary to the dwelling design (where front loaded);
- Where permeable, driveways should be constructed using pavers that are concrete (with recycled content), slate or natural stone pavers. Brick pavers are only permissible where sourced from carbon-neutral manufacturers. Loose gravel is discouraged;
- Where homes are rear loaded, crossovers must be constructed of concrete (with recycled content), to match the finish of the adjoining laneway unless otherwise approved by the DRP;
- Connections to public paths must be constructed using concrete (with recycled content) to match the finish of the shared/pedestrian paths.



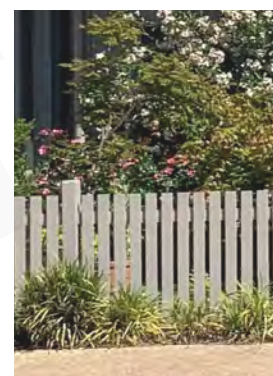
Permeable Driveway



Side Fence + Climbing Plants + Mesh/Cable Support



Permeable driveway + stone pavers.



Timber picket fence.



Permeable driveway.



Steel picket fence.

**Figure 21** | Front Loaded Lot (>/< 300m2) - Driveway + Fencing Material Palette



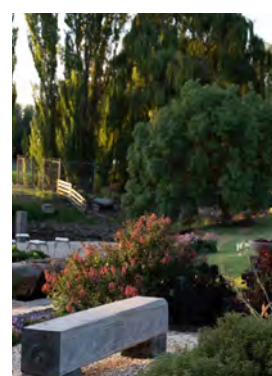
Feature geometric paver pathway with planted edge.



Spade/ steel edging to informal path.



Gravel path with soft planting.



Planting/ garden reflecting Macedon Ranges characteristics.



Feature organic paver pathway with planted edge.



Permeable natural stone surfaces.



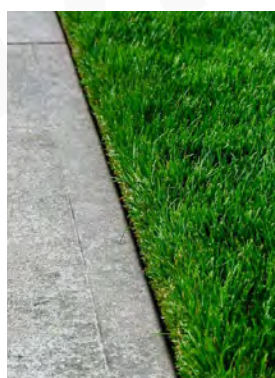
Stone pavers on ground cover planting.



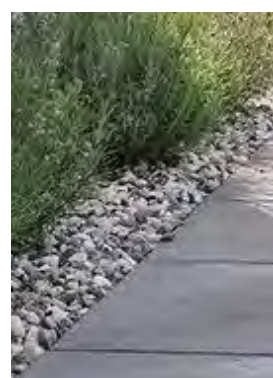
Colourful flowering plants to add visual interest.



Feature stone paving on gravel and grass.



Concrete edge treatment to softscapes.



Stone pavers + pebble edging.



Seasonal garden bed planting.

**Figure 22** | Front/ Rear Loaded Lot (>/< 300m<sup>2</sup>) - Landscaping Colour + Material Palette



## 02.4 Specific Guidelines - Character Areas

Specific Guidelines for Clarkefield are provided relevant to the applicable character area within the Township. These Character Areas (and the relevant guidelines/ controls) have been informed by the established character of the Macedon Ranges Villages - refer *Section 04* for further information.

Each character area reflects its location within the Town Centre and proximity to amenity including the Clarkefield Train Station, local shops/ services and open space, contributing to the community's 'sense of place' and identity.

The character areas within the Clarkefield Town Centre extend radially from areas of high amenity, being:

- Main Street (T5), within a 200 to 400 metre (two and a half to five minute) walk;
- Township (T4), within a 300 to 450 metre walk; and
- Garden (T3), beyond 400 metres/ a five minute walk.

Building heights, massing, site coverage and setbacks all vary within each of the character areas and where specific design responses are required (as outlined within the following pages).

Your home and landscape design should reflect the intended character for the area that it is located within and the controls outlined for each.

*Find your place at Clarkefield.*

*Refer to Figure 1 to determine which Character Area applies to your home/ lot.*





The **Garden (T3) Character Area** is the lowest density proposed.

This area typically has larger residential homes and lower building forms. Homes will have outlook to or be within a short walk of landscape reserves and parks.

#### Garden (T3)

Page 52

Controls applicable to lots  
>/< 300m<sup>2</sup> as noted.



The **Township (T4) Character Area** includes a greater proportion of compact living options, as well as larger lots and homes interfacing with the T3 area. Residents will enjoy the benefit of being on the doorstep of the Town Centre's amenities.

#### Township (T4)

Page 56

Controls applicable to lots  
>/< 300m<sup>2</sup> as noted.



Closest to the Clarkefield Station and shops/ services, the **Main Street (T5) Character Area** will be a mixed-use area including residential and live-work housing typologies. Dwellings will be located close to street frontages and open spaces encouraging residents to enjoy the amenities at the heart of Clarkefield.

#### Main Street (T5)

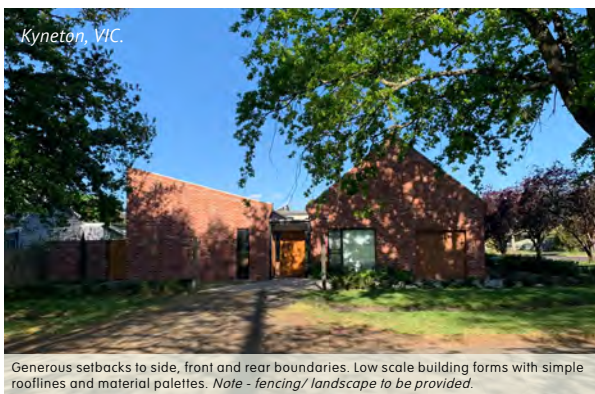
Page 60

Controls applicable to lots  
>/< 300m<sup>2</sup> as noted.



## 02.4 Specific Guidelines

### T3 GARDEN CHARACTER AREA



### Character Area Summary

The Garden Character Area (T3) is the most informal and lowest density area within the Clarkefield Town Centre. Located outside/ on the fringes of the immediate walking catchment of the existing Train Station (400 metres, a five minute walk) the Garden Character Area provides a landscaped and low-scale interface to the Rural Living Zone to the south, Farm Zone to the north and Melbourne- Lancefield Road to the east. Landscape/ conservation reserves along Melbourne-Lancefield Road form the eastern bounds of the Township and this character area. Streets are low speed, pedestrian-priority, with unique character elements, such as widened verges with native planting and canopy trees.

Dwellings within the Garden Character Area will typically:

- Be detached homes, setback from their primary and secondary boundaries, as well as their neighbours;
- Have informally landscaped front yards with post and wire fencing, providing a vegetated/ 'soft' interface and trees contributing canopy cover;
- Be low-scale residential forms with simple roof lines and limited second storey building footprints;
- Address their primary and secondary frontages (where located on corners), with particular care taken in the design of homes adjacent Melbourne-Lancefield Road and Station Street;
- Engage with their street frontages, with well-considered windows and openings in the facade design in addition to meaningful verandahs, encouraging residents to engage with the street and passers-by;
- Incorporate simple colour and material palettes, contributing to the overall sense of place and character of the Clarkefield Town Centre.



## Buildings Setbacks

The setbacks are to be adopted as outlined within Table 8, with reference to Figure 21.

Character Area	Lot Description/ Address	Lot Size	Front Setback - Primary Frontage		Side Setback - Secondary Frontage		Side Setback - non street interface		Rear Setback	
			Dwelling	Garage	Front Loaded	Rear Loaded	Front Loaded	Rear Loaded	Front Loaded	Rear Loaded
Garden (T3)	Melbourne-Lancefield Road	> 300m <sup>2</sup>	5 -6m	7m <sup>^</sup>	3m	2m	Note A	Note B	Note A	Note B
	Station Street	> 300m <sup>2</sup>	4m	NA	NA	1.5m				
	Other	> 300m <sup>2</sup>	4-5m	6.5m <sup>^</sup>	2m					

<sup>^</sup> 5.5m setback to garage where located on secondary street frontage.

Note A

Where the wall is 3.6 - 6.9m high the setback from the rear boundary must be a minimum of 1.0m plus an additional distance calculated at the rate of 300mm for every metre of height over 3.6m.

Note B

Minimum of 0m setback from lane is permitted (up to 6.9m high).

**Table 7 | Building Setbacks Table: Garden (T3)**



**Figure 23 | Building Setbacks Plan: Garden (T3)**



# 02.4 Specific Guidelines

## T3 GARDEN CHARACTER AREA (CONTINUED)

### Buildings Setbacks (Continued)

The setbacks are to be adopted as illustrated below with reference to Table 7 and Figure 23 (Building Setbacks Plan).

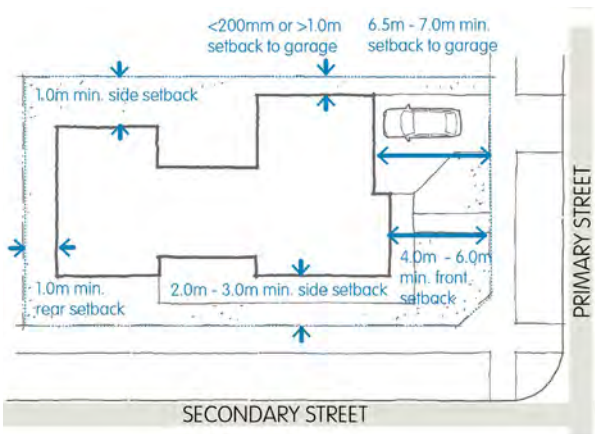


Figure 24 | Front loaded Lot (< 300m2)

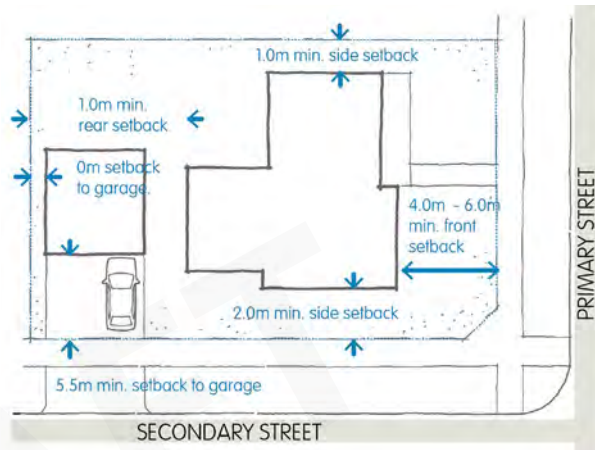


Figure 26 | Front loaded Lot (Side loaded) - Corner Home (< 300m2)

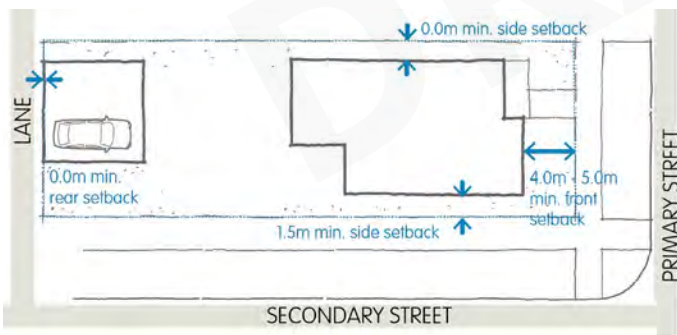


Figure 25 | Rear loaded Lot (< 300m2)

### Site Coverage

The site area covered by buildings must not exceed the area specified in Table 8. The minimum permeable area/ garden area should meet that outlined in Table 8.

Character Area	Lot Size	Maximum Site Coverage		Minimum Garden Area	
		Front Loaded	Rear Loaded	Front Loaded	Rear Loaded
Garden (T3)	$\geq 300\text{m}^2$	70%	75%	30%	25%

Table 8 | Site Coverage: Garden (T3)

## Building Heights

The building heights must be in accordance with those specified in Table 9 with reference to Figure 27.

Character Area (Transect)	Lot Description/ Address	Lot Size	Building Height (Storeys - Max.)
Garden (T3)	Melbourne-Lancefield Road	> 300m <sup>2</sup>	2 <sup>^</sup>
	Station Street	> 300m <sup>2</sup>	2
	Other	> 300m <sup>2</sup>	2

<sup>^</sup> Second storey/ upper level floor area should be 50% of ground floor level footprint.

**Table 9** | Building Heights Table: Garden (T3)



**Figure 27** | Building Heights Plan: Garden (T3)

## 02.4 Specific Guidelines

### T4 TOWNSHIP CHARACTER AREA



### Character Area Summary

The Township Character Area (T4) is within close walking distance (400 metres) of the existing Train Station and planned shops/ amenities within the Clarkefield Town Centre. Living options within the Township Character Area are diverse, including larger lots and homes interfacing with the T3 area, as well as a range of compact living options encouraging a concentration of residents living close to their daily needs. The Township Character Area will be more formal and urban than the Garden Character Area, with homes located closer to the street, picket fencing and greater structure in the landscaping. Public open spaces, including a local park, will complement the Clarkefield Recreation Reserve. Transitioning to the Main Street Character Area highly landscaped green streets, prioritising pedestrian and cyclists, will connect areas of amenity.

Dwellings within the Township Character Area will typically:

- Be semi-detached and attached homes, setback from their primary and secondary street frontages/ boundaries;
- Have semi-formal landscaped front yards (including trees contributing canopy cover) with picket fencing, providing a defined boundary to the street/ pedestrian path;
- Be diverse residential forms, including one and two storey heights, with simple roof lines;
- Address both their primary and secondary frontages (where located on corners), with particular care taken on homes fronting Clarkefield Recreation Reserve, the Local Park and/ or Station Street;
- Engage with their street frontages, with well-proportioned windows and openings integrated at both round and upper levels in addition to verandahs and balconies that encourage residents to engage with the street passers-by;
- Incorporate simple colour and material palettes, contributing to the overall sense of place and character of the Clarkefield Town Centre.



## Buildings Setbacks

The setbacks are to be adopted as outlined within Table 10, with reference to Figure 28.

Character Area	Lot Description/ Address	Lot Size	Front Setback - Primary Frontage		Side Setback - Secondary Frontage		Side Setback - non street interface		Rear Setback	
			Dwelling	Garage	Front Loaded	Rear Loaded	Front Loaded	Rear Loaded	Front Loaded	Rear Loaded
Village (T4)	Station Street	$\geq 300\text{m}^2$	1.5m	NA	NA	1m	Note A	Note B	Note A	Note B
		$< 300\text{m}^2$								
	Green Street	$\geq 300\text{m}^2$	1.5-3m	NA	NA					
		$< 300\text{m}^2$								
	Other	$\geq 300\text{m}^2$	3m	5.5m#	1.5m	1.5m				
	Other	$< 300\text{m}^2$	3m	5.5m*#	1m	1m				

\* 0.5m setback to garage and 0m setback to dwelling on selected lots.  
No garage access permissible from Green Street.

# 3.0m setback to garage where located on secondary street frontage.

Note A

Where the wall is 3.6 - 6.9m high the setback from the rear boundary must be a minimum of 1.0m plus an additional distance calculated at the rate of 300mm for every metre of height over 3.6m.

Note B

Minimum of 0m setback from lane is permitted (up to 6.9m high).

**Table 10 | Building Setbacks Table: Township (T4)**



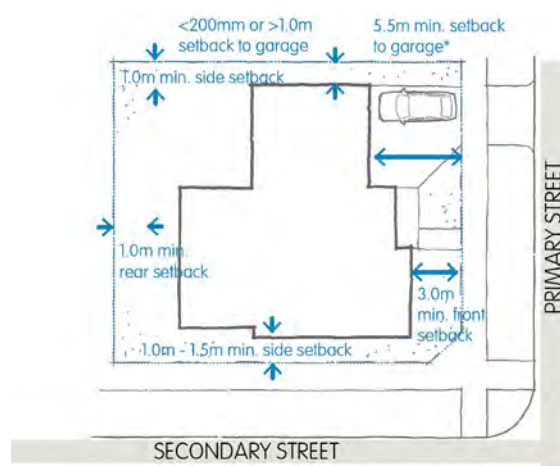
**Figure 28 | Building Setbacks Plan: Township (T4)**

## 02.4 Specific Guidelines

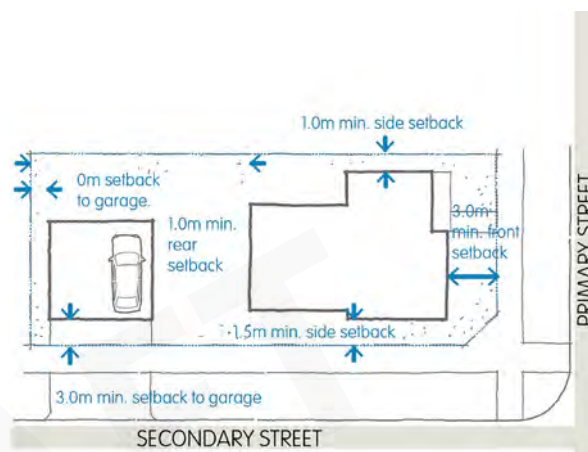
### T4 TOWNSHIP CHARACTER AREA (CONTINUED)

#### Buildings Setbacks (Continued)

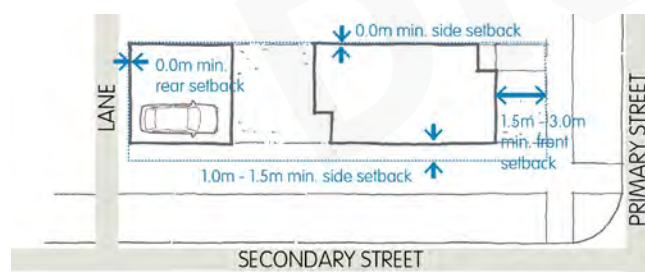
The setbacks are to be adopted as illustrated below with reference to Table 10 and Figure 28 (Building Setbacks Plan).



**Figure 29** | Front loaded Lot (< 300m<sup>2</sup>)



**Figure 31** | Front loaded Lot (Side loaded) - Corner Home (< 300m<sup>2</sup>)



**Figure 30** | Rear loaded Lot (< 300m<sup>2</sup>)

#### Site Coverage

The site area covered by buildings must not exceed the area specified in Table 11. The minimum permeable area/ garden area should meet that outlined in Table 11.

Character Area	Lot Size	Maximum Site Coverage		Minimum Garden Area	
		Front Loaded	Rear Loaded	Front Loaded	Rear Loaded
Village (T4)	≥ 300m <sup>2</sup>	75%	85%	25%	15%
	< 300m <sup>2</sup>	80%	90%	20%	10%

**Table 11** | Site Coverage: Township (T4)

## Building Heights

The building heights must be in accordance with those specified in Table 12 with reference to Figure 32.

Character Area (Transect)	Lot Description/ Address	Lot Size	Building Height (Storeys - Max.)
Village (T4)	Station Street	$\geq 300\text{m}^2$	2
		$< 300\text{m}^2$	2
	Green Street	$\geq 300\text{m}^2$	2
		$< 300\text{m}^2$	2
	Other	$\geq 300\text{m}^2$	2
	Other	$< 300\text{m}^2$	2

**Table 12** | Building Heights Table: Township (T4)



**Figure 32** | Building Heights Plan: Township (T4)



## 02.4 Specific Guidelines

### T5 MAIN STREET CHARACTER AREA



### Character Area Summary

The Main Street Character Area (T5) is the most urban and formal within the Clarkefield Town Centre, being at the heart of the activity and with ready access to amenity (including daily needs and transit). Complementing the mix of uses in the Main Street Character Area, dwellings will be urban in form with live-work typologies encouraged to promote working from home and local employment.

Responding to the diverse and engaging setting, dwellings will be located close to/ at the street boundary frontage. The Township Character Area will be more formal and urban than the other character areas with minimal setbacks to homes/ buildings. The streets and public spaces (including the Local Park) provide landscape amenity and outlook for dwellings within the Main Street Character Area. These spaces prioritise people walking and cycling and encourage use and activity throughout the day and night.

Dwellings within the Township Character Area will typically:

- Be attached dwellings, with reduced/ no setbacks to their primary and secondary street frontages/ boundaries;
- Have limited front yards, with verandahs and balconies provided at ground and/ or upper levels (with fencing/ balustrading to defined the public/ private interface);
- Diverse residential and live-work forms, including buildings of two and three storeys with simple roof lines;
- Designed to address both primary and secondary frontages (where located on corners), with particular care taken on homes fronting Clarkefield Avenue, the Local Park and/ or Station Street;
- Designed with simple colour and material palettes, contributing to the overall sense of place and character of the Clarkefield Town Centre.

## Buildings Setbacks

The setbacks are to be adopted as outlined within Table 13, with reference to Figure 33.

Character Area	Lot Description/ Address	Lot Size	Front Setback - Primary Frontage		Side Setback - Secondary Frontage		Side Setback - non street interface		Rear Setback	
			Dwelling	Garage	Front Loaded	Rear Loaded	Front Loaded	Rear Loaded	Front Loaded	Rear Loaded
Main Street (T5)	Station Street	< 300m <sup>2</sup>	0m	NA	NA	0m	Note A	Note B	Note A	Note B
	Green Street	< 300m <sup>2</sup>	0-1.5m	NA	NA					
	Other	≥ 300m <sup>2</sup>	3m	5m#	1m					
	Other	< 300m <sup>2</sup>	1.5m	5m#	1m					

# 3.0m setback to garage where located on secondary street frontage.

Note A

Where the wall is 3.6 - 6.9m high the setback from the rear boundary must be a minimum of 1.0m plus an additional distance calculated at the rate of 300mm for every metre of height over 3.6m.

Note B

Minimum of 0m setback from lane is permitted (up to 6.9m high).

**Table 13 | Building Setbacks Table: Main Street (T5)**



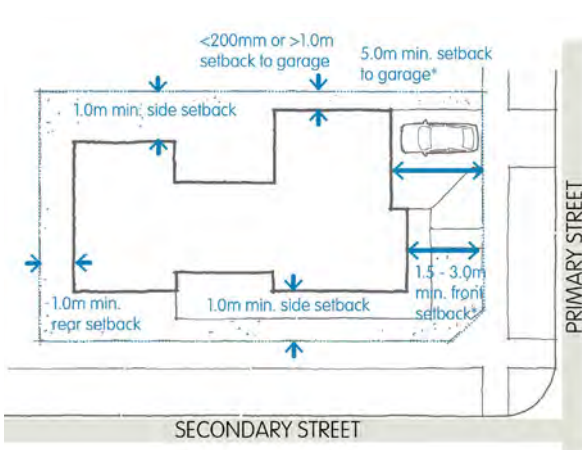
**Figure 33 | Building Setbacks Plan: Main Street (T5)**

## 02.4 Specific Guidelines

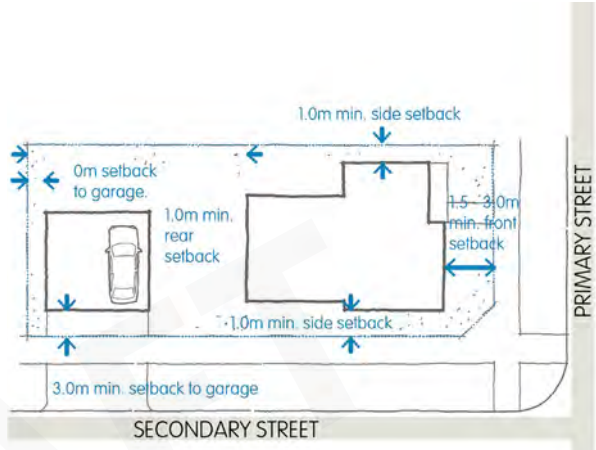
### T5 MAIN STREET CHARACTER AREA (CONTINUED)

#### Buildings Setbacks (Continued)

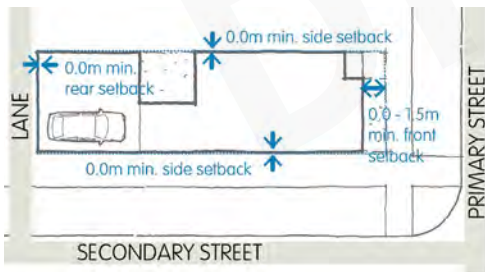
The setbacks are to be adopted as illustrated below with reference to Table 13 and Figure 33 (Building Setbacks Plan).



**Figure 34** | Front loaded Lot (< 300m<sup>2</sup>)



**Figure 36** | Front loaded Lot (Side loaded) - Corner Home (< 300m<sup>2</sup>)



**Figure 35** | Rear loaded Lot (< 300m<sup>2</sup>)

#### Site Coverage

The site area covered by buildings must not exceed the area specified in Table 14. The minimum permeable area/ garden area should meet that outlined in Table 14.

Character Area	Lot Size	Maximum Site Coverage		Minimum Garden Area	
		Front Loaded	Rear Loaded	Front Loaded	Rear Loaded
Main Street (T5)	≥ 300m <sup>2</sup>	85%	N/A	15%	N/A
	< 300m <sup>2</sup>	90%	100%	10%	0%

**Table 14** | Site Coverage: Main Street (T5)



## Building Heights

The building heights must be in accordance with those specified in Table 15 with reference to Figure 37.

Three storey buildings should not exceed nine metres in height (to top of roofline) to ensure they are lower in height than the Coach and Horses Inn. Dwellings on Station Street and Green Street should have regard for the future mixed-use buildings within superlots (marked as Prominent Building in Figure 37, that are subject to separate planning approval).

Character Area (Transect)	Lot Description/ Address	Lot Size	Building Height (Storeys - Max.)
Main Street (T5)	Station Street	< 300m <sup>2</sup>	3
	Green Street	< 300m <sup>2</sup>	3
	Other	≥ 300m <sup>2</sup>	2
	Other	< 300m <sup>2</sup>	2

**Table 15** | Building Heights Table: Main Street (T5)

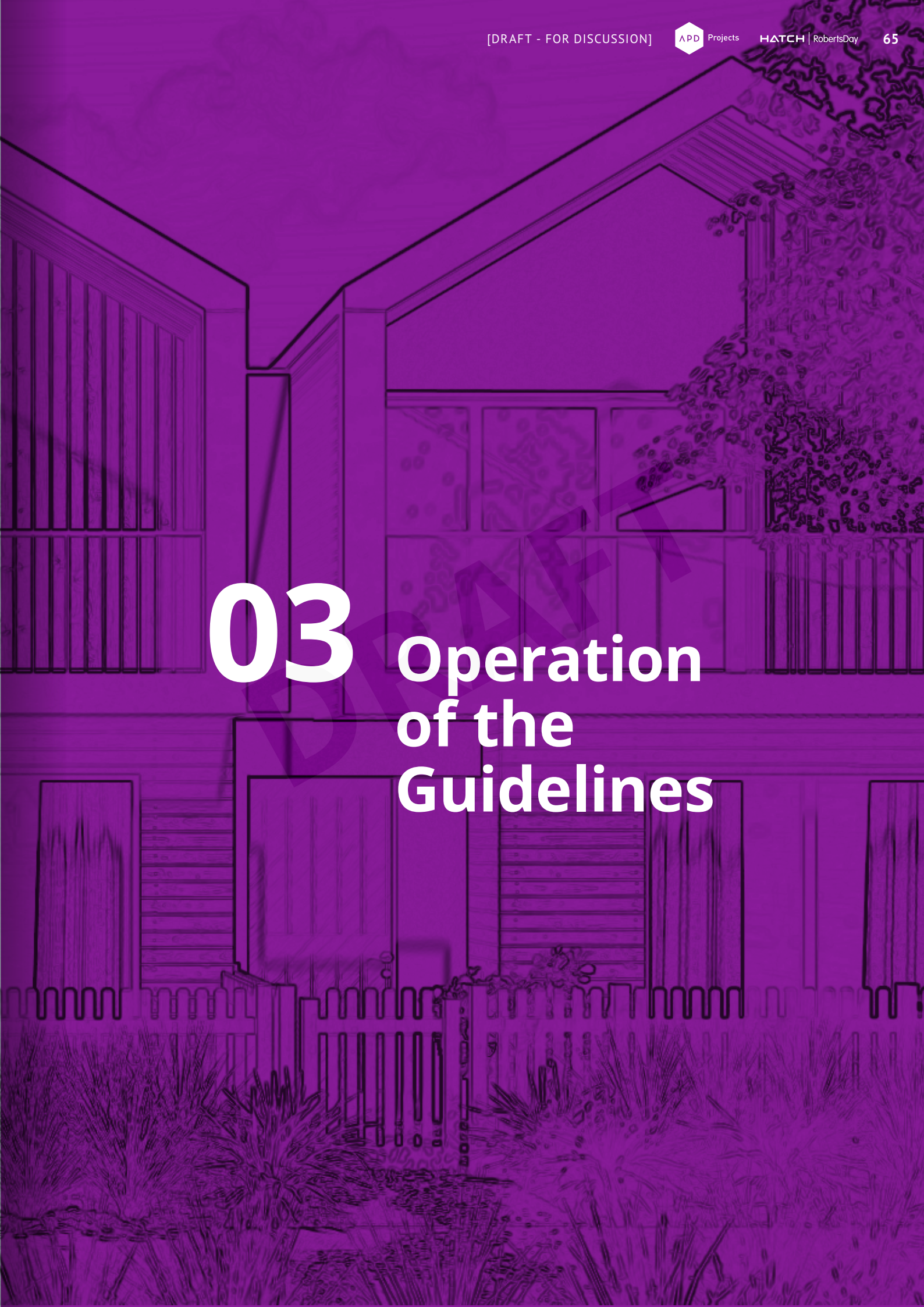


**Figure 37** | Building Heights Plan: Main Street (T5)









# 03 Operation of the Guidelines



## 03.1 Design Approval

The Design Guidelines will be administered by the Clarkefield Design Review Panel (DRP), and are in place to ensure the best possible design outcomes for houses and associated buildings and structures throughout the Clarkefield Town Centre.

The DRP will endeavour to assess submissions within 10 business days.

The Design Guidelines do not replace other statutory approvals such as planning permits and building permits, which must also be obtained from the Responsible Authority, typically Macedon Ranges Shire Council.

The DRP is representative of Clarkefield Developments. All house design proposals must be submitted to the DRP for review prior to construction. The DRP will provide guidance and interpretation where required, and the final decision regarding all aspects of the Guidelines will be at the discretion of the DRP, including a decision to vary or waive any requirement of the Guidelines.

Proposals that are deemed to comply with the Guidelines by the DRP will be issued a notice of compliance. The DRP may also include conditions of compliance. If the proposal does not comply with the Guidelines, the applicant will be advised of the areas of non-compliance and required to re-submit with amended plans to seek approval.

It is the owner's responsibility to ensure compliance with all relevant legislation and regulations. Approval from the DRP is not an endorsement that proposals comply with the above mentioned requirements. All building will require a building permit from Macedon Ranges Shire Council and/ or a Licensed Building Surveyor.

It is the purchaser's responsibility to provide a copy of these design guidelines to their selected builder, architect and/or building surveyor.

Figure 38 describes the steps necessary to complete the approval process. Details on the information required for a Design Approval Application to the DRP including application forms, design checklists and schedules of required drawings, plans and details are outlined in Section 03.2 of the Guidelines (to be completed and submitted online).

These guidelines will be reviewed regularly and will be updated as required to allow the project to respond to changing trends, market demands and new technologies.

## Approval Process

The Design Approval Process is summarised in Figure 38. The information required for a Design Approval Application (application form and design checklists, including schedule of required drawings, plans and details) are outlined in Section 03.2.

Proposals will be assessed against the current version of the Design Guidelines, which will be reviewed regularly and will be updated from time to time.

Notification of successful applications (approval) will be issued to applicants via email.

If an application is rejected, one resubmission of house designs to the DRP will be accepted. If the resubmitted application remains unapproved, any additional resubmissions may incur a fee (at the discretion of the DRP, up to \$250, payable prior to reconsideration).



**Figure 38** | Approval Process

## 03.2 Submission Requirements

A completed copy of the following items (as provided at the website address opposite) must be submitted to the DRP, via the Clarkefield Township Design Guidelines Assessment website.



Application Form *Including Allotment Details, Owner Details and Builder/ Design Details.*



Lot and Dwelling Checklist *Including Site Plan, Building Plan(s) and Elevations, Materials and Colour Schemes.*



Landscaping, Driveways + Fencing Checklist *Including Front Garden Design Plan(s), Fencing, Letterbox, Driveway and Servicing Details.*



Sustainable Housing Checklist *Including Sustainable Materials Scorecard Assessment*

Unnecessary delays will be reduced by ensuring ALL information has been submitted.

All plans must include:

- The lot number and street address;
- The lot owner's full name and contact number; and
- The builder's business name and contact number.

### COMPLETE APPLICATIONS AT:



[www.clarkefield.com.au](http://www.clarkefield.com.au)

Applications are to be submitted online.

All documents submitted must be in PDF format.

### CONTACT OUR TEAM AT:



[drp@clarkefield.com.au](mailto:drp@clarkefield.com.au)

Our team can provide further information regarding the Design Guidelines, submission process/ requirements and/ or status of your application.



## 03.3 Timeframes for Delivery

Following receipt of your notice of compliance (via email and by a member of our team), you are required to meet a number of timeframes associated with the construction of your home and its ancillary elements (such as fencing, driveways, and landscaping).

Please refer to the diagram summarising the post-approval timeframes in Figure 39.



### CONSTRUCTION COMMENCEMENT

Construction must be commenced no later than 12 months after settlement.



### Complete construction

Construction must be finished within 12 months of commencing. Any damage to the footpath, kerb, crossover, nature strips (including street trees) or adjoining properties during construction must be rectified during this timeframe.

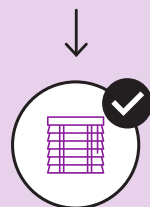
A Certificate of Occupancy must be obtained prior to occupation.



### Complete fencing, driveway and landscaping

Fencing and driveway must be completed within 3 months of receiving Certificate of Occupancy.

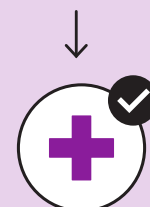
Landscaping must be completed within 3 months of receiving Certificate of Occupancy.



### Complete Window furnishings

Internal window furnishings must be fitted within 3 months of occupancy.

Sheets, blankets or similar materials will not be permitted.



### Additional Works

Any proposed extensions or outbuildings that were not included with the original submission to the DRP require approval and may also require relevant authority approval (such as a Building Permit).

**Figure 39 | Timeframes for Delivery**

# VOC Limits





## VOC Limits

Maximum Volatile Organic Compound Levels for construction materials (Source: Green Building Council Australia – Green Star Design and As Built v1.3 2019 Manual)

Product Type/Subcategory	Max TVOC Content (g/L of ready-to-use-product)
<b>Paints, Adhesives and Sealants</b>	
General purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140
Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100
<b>Carpets</b>	
Total VOC limit	0.5 mg/m <sup>2</sup> per hour
4-PC (4-Phenylcyclohexene)	0.05mg/m <sup>2</sup> per hour
ISO 16000 / EN 13419 - TVOC at three days	0.5 mg/m <sup>2</sup> per hour
ISO 10580 / ISO/TC 219 (Document N238) - TVOC at 24 hours	0.5 mg/m <sup>2</sup> per hour

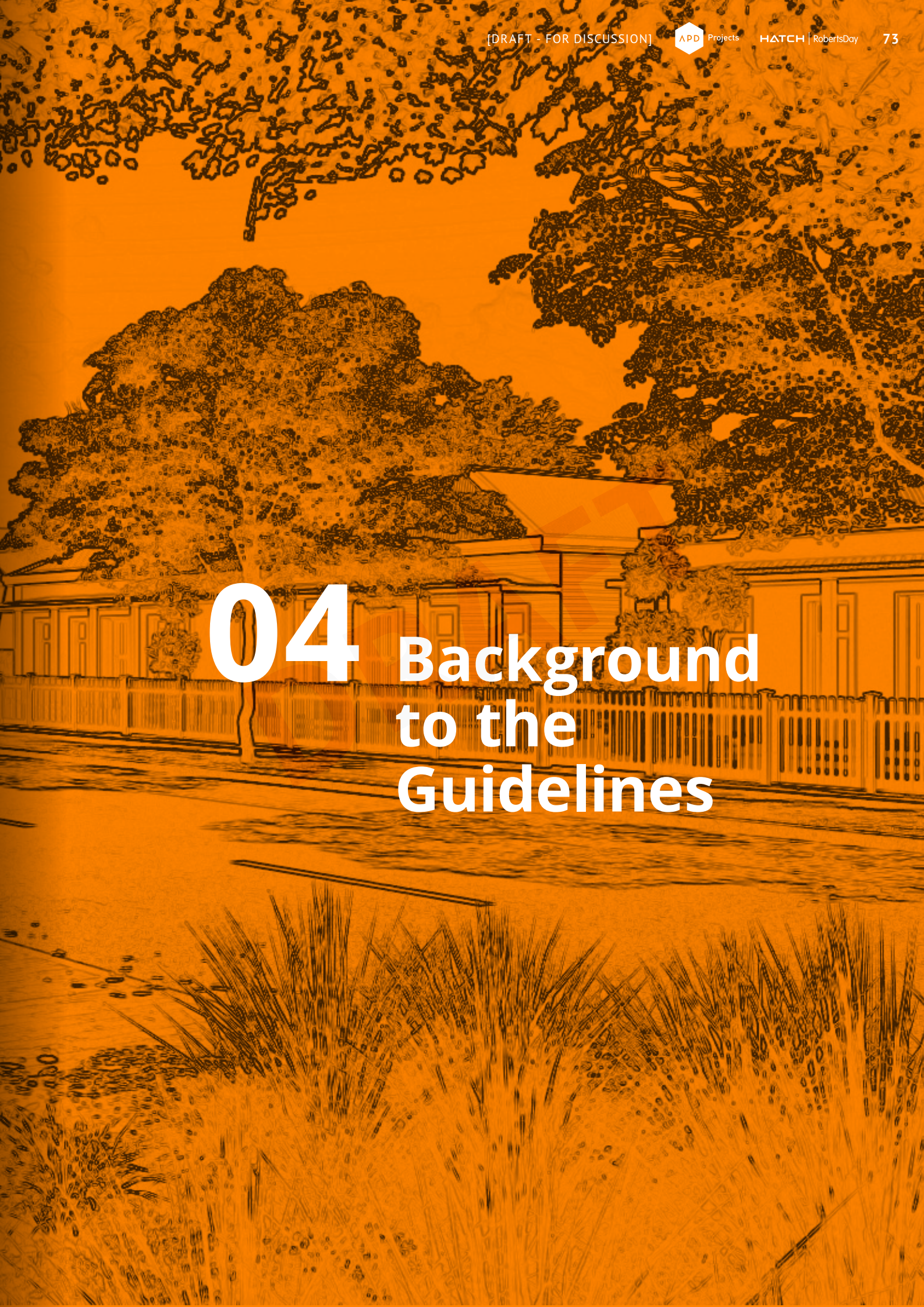
Maximum Formaldehyde levels for processed wood products. (Source: Green Building Council Australia – Green Star Design and As Built v1.3 2019 Manual)

Formaldehyde emission limit values for different testing methods	
Test Method	Emission Limit/ Unit of Measurement
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1mg/ L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5 mg/L
AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1mg/ L
AS/NZS 4357.4 - Laminated Veneer Lumber (LVL)	≤1mg/ L
Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) - LVL	≤1mg/ L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1 mg/m <sup>2</sup> hr
ASTM D5116 (applicable to high pressure laminates and compact laminates)	≤0.1 mg/m <sup>2</sup> hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	≤0.1 mg/m <sup>2</sup> hr (at 3 days)
ASTM D6007	≤0.12mg/m <sup>3</sup>
ASTM E1333	≤0.12mg/m <sup>3</sup>
EN 717-1 (also known as DIN EN 717-1)	≤0.12mg/m <sup>3</sup>
EN 717-2 (also known as DIN EN 717-2)	≤3.5mg/m <sup>2</sup> hr









# 04 Background to the Guidelines



## 04.1 The Existing Character of the Macedon Ranges

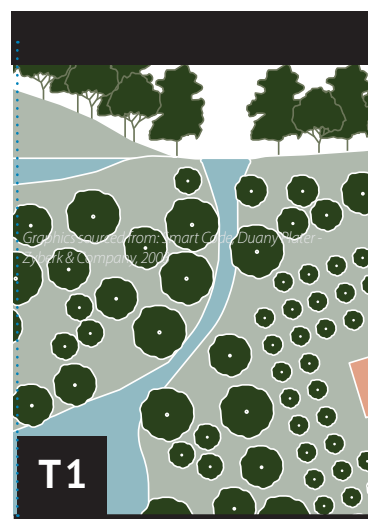
The character areas within the Clarkefield Town Centre range from Garden, Township, through to Main Street. These character areas have been informed by the established character of the Macedon Ranges Villages and calibrated to the contextual influences of the established Clarkefield settlement and surrounds.

The Macedon Ranges Shire is characterised by historic villages set within picturesque, rural landscapes. The area is defined by rolling hills, bushland, eucalyptus and pine forests, and agricultural lands dedicated to farming and grazing. Within the Shire each of the villages has its own distinctive character – from Mt Macedon's forested hills, to Clarkefield's pastoral setting, to Gisborne's vibrant township.

The character areas are a classification system to include a sequence of human habitats of increasing density and complexity, from rural/ informal to more urban/ formal. Landscaping, buildings, setbacks, and transportation all vary in intensity across the character areas.

Each character area is comprised of elements that reflect its location within the village or township, and contributes directly to the creation of a community's 'sense of place' and identity.

The Character Areas of the Macedon Ranges (summarised opposite - Figure 40) describe the environments from the natural foothills of the Macedon Ranges, to the rural hamlets and the historic villages and townships.



### NATURAL ENVIRONMENT



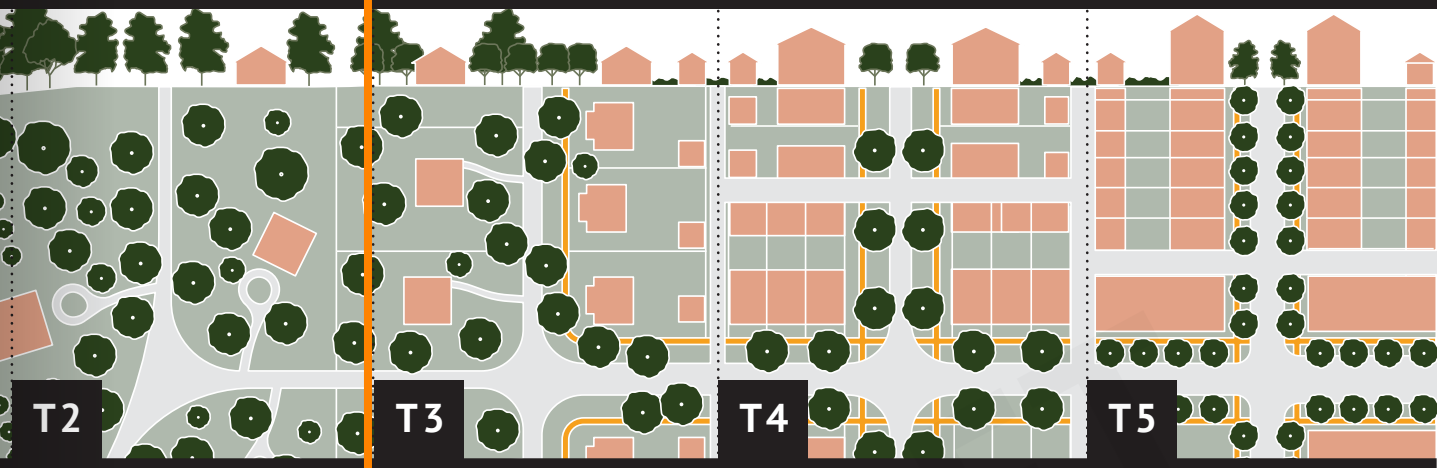
Farming and grazing lands, recreation and conservation areas (private and public ownership).

**Figure 40 |** Macedon Ranges Shire - Existing Character Area Summary



## THE [FUTURE] CHARACTER AREAS OF CLARKEFIELD TOWN CENTRE

### THE CHARACTER AREAS OF THE MACEDON RANGES VILLAGES



**T2**  
RURAL INTERFACE

**T3**  
GARDEN

**T4**  
TOWNSHIP

**T5**  
MAIN STREET



Large farm lots with buildings set in the landscape. Typically informal/ gravel roads and access, natural landscape/ planting formations.

A range of housing types, with dwellings set on a lot and addressing the street. Streets are both formal and informal, with increasing formality in planting, provision of footpaths and dedicated open/ community spaces.

A greater proportion of compact building forms set closer to the street and garaging/ servicing via rear lanes. Streets are more urban in character including hard finishes and upstand kerbs, formal planting/ landscape and consistency of footpaths and central open/ community spaces.

A mix of uses and activity within compact buildings set close to the street, with servicing and carparking behind the buildings. Streets are urban in character (hard finishes, upstand kerbs and awnings over the street) and civic spaces are multi-functional and centrally located.

# 04.1 The Existing Character of the Macedon Ranges (Continued)

## Dwelling typologies + urban character.

A range of dwelling types are provided across each of the character areas providing for a range of family/ dwelling compositions, incomes and lifestyle offerings relative to their proximity to daily needs and amenity.





## Architectural character.

*Building forms are well proportioned and timeless forms, with simple and appropriate articulation positively contributing to the place character. Attachments (such as verandahs) and openings encourage surveillance and engagement of the street.*



Expansive awnings over the public footpath/ verge and verandahs to the front of homes. These structures are of useable widths (accommodating table/ chair, movement of people) and providing shade/ weather protection.



Large openings (windows/ doors) with vertical proportions addressing the street.



Clearly identifiable entry to building/ dwelling.



Limited material palette (largely one material used to the primary frontage excluding framing/ glazing).



Variety of rooflines including generous hipped and gabled features.



Simple metal roof forms and structures, with evident weathering over time.



Verandahs and openings wrap building frontages visible from adjoining streets/ open spaces.

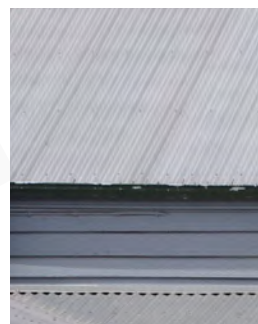
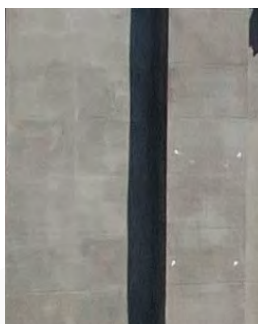


## 04.1 The Existing Character of the Macedon Ranges (Continued)

### Materials + colours.

#### *Materials*

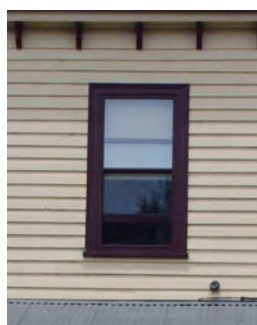
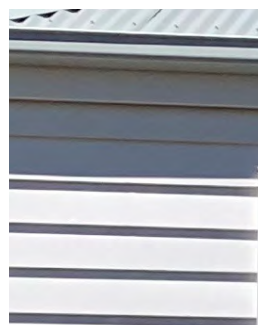
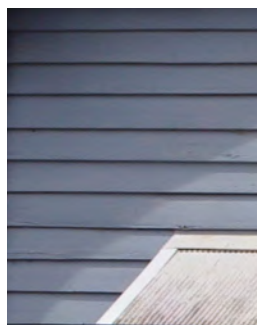
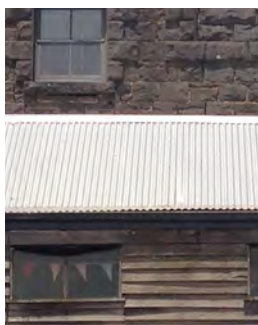
Materials utilised across the built form in the Macedon Ranges Shire are predominantly a combination of granite, bluestone, timber, concrete render and corrugated metal constructions.



#### *Colours*

A mixture of warm yellows (sandstone), reds (bricks/rusted metal), country whites, greys and charcoals are reminiscent of the established Macedon character.

Window and door joinery/framing expressed with colour/material variations (often bright colours), making a feature of these aspects of the building.



## Fencing + landscape.

*Front fencing in the Rural Living, Garden and Township Character Areas clearly defines the boundaries of properties. Front gardens (particularly in the Garden Character Area) are landscaped behind the fencing (visible above and through).*



Within Main Street and Township character areas building are sited close to the street.



Landscaped front garden including planting of multiple heights/ species.



Low semi-transparent fence with integrated gate and considered letterbox design.



Planting behind/ in front of transparent (post and wire) fencing.



Gate, path and letterbox location reinforcing pedestrian entry/ access to the front door of the home.



Front and side fencing (including an gates or vehicle entry points integrated).



Fencing colour/ materials complementary of the dwelling.





Clarkefield



HATCH | RobertsDay

BunjilPlanning  
Strategic | Environmental | Approvals

ENERGY  
FORMS

ENERGY  
FOR THE PEOPLE



spiire

DRAFT ONLY - FOR DISCUSSION