

Highton Manor Development Plans – Assessment of Development Guidelines

Section 5: Development Guidelines

LEGEND:

Colour	Description
	Current approved ordinance
	Proposed ordinance

No.	Requirement per original 2008 Development Plan	Amendments approved on 23/9/2008 Endorsed separately but not incorporated into the plan	2016 Development Plan	2020 Development Plan (Current approval for development of the land)	2022 Proposed Development Plan
5.1 – Subdivision					
Refer to drawing titled “Application for Approval of a Development Plan” dated 1st July 2006, by HJ Macey, and to artist’s impressions by John Burgess.					
5.1.1	Recognise and maintain the cultural heritage significance of Highton Manor <ul style="list-style-type: none"> • The lot containing Highton Manor will include the stables, the carpark, the vineyard, and the existing formal gardens; by the provision of this curtilage, it will remain apparent that the Manor was the original farming homestead. 	No change	No change	No change	<i>Change proposed for the amended Development Plan from the current approval:</i> Recognise and maintain the cultural heritage significance of Highton Manor <ul style="list-style-type: none"> • The lot containing Highton Manor will include the stables, the carpark and the existing formal gardens; by the provision of this curtilage, it will remain apparent that the Manor was the original farming homestead.
5.1.2	Maintain the ‘view corridor’ of Highton Manor <ul style="list-style-type: none"> • The lot containing Highton Manor will include the ‘view corridor’ to the mountains. It will also contain the existing dam and the proposed new dam. 	No change	No change	No change	<i>Change proposed for the amended Development Plan from the current approval:</i> Maintain the ‘view corridor’ of Highton Manor <ul style="list-style-type: none"> • The lots containing Highton Manor will include the ‘view corridor’ to the mountains. It will also contain the existing dam.
5.1.3	Ensure an ongoing understanding and appreciation of the Manor <ul style="list-style-type: none"> • A plaque will be provided at the new entrance to the development to outline a brief history of Highton Manor 	No change	No change	No change	No change, stays as originally approved.
5.1.4	Ensure that the views of Highton Manor from Highton Lane are maintained, and ensure that distant views of the mountains from Highton Lane are maintained <ul style="list-style-type: none"> • Lots abutting Highton Lane will be wide in proportion to their overall size, allowing for the buildings to be well separated. 	No change	No change	No change	No change, stays as originally approved.
5.1.5	Ensure building development that will complement the architectural and aesthetic values of the Manor	No change	No change	No change	No change, stays as originally approved.

	<ul style="list-style-type: none"> A set of detailed guidelines will be attached to each title as a Section 173 Agreement 				
5.1.6	<p>Provide lots that will allow for correct solar orientation of dwellings</p> <ul style="list-style-type: none"> All lots are to be capable of containing a dwelling with living space windows facing north. 	No change	No change	No change	No change, stays as originally approved.
5.1.7	<p>Provide lots that will enable dwelling residents to enjoy mountain views</p> <ul style="list-style-type: none"> All lots are to be capable of containing a dwelling with living space windows facing east. 	No change	No change	No change	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Provide lots that will enable dwelling residents to enjoy mountain views</p> <ul style="list-style-type: none"> All lots are to be capable of containing a dwelling with living space windows facing east, where possible.
5.2 – Compliance with Clause 43.04-3					
5.2.1	<p>A site and context description and a design response can be found in HJ Macey’s document titled “Application for approval of a development plan” and dated 1st July 2006. This document refers to the “Highton Manor Development Plan” ref. 4183/PROP 2, also by HJ Macey. Both of these documents are appended. A proposed plan of subdivision will be provided with the planning permit application.</p>	Amended to have plan Ref 4183/PROP11	Amended to have plan Ref 4183/PROP15A	Amended to have plan Ref 4183/PROP16A	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>A site and context description and a design response can be found in HJ Macey’s document titled “Application for approval of a development plan” and dated 1st July 2006. This document refers to the “Highton Manor Development Plan” Drawing DP01, prepared by McCabe Architects. Both of these documents are appended. A proposed plan of subdivision will be provided with the planning permit application.</p>
5.3 – Roads and Access					
5.3.1	<p>Provide safe access from Highton Lane.</p> <ul style="list-style-type: none"> Access from Highton Lane will be limited to two entry points. Access to all new blocks will be from internal roads. Internal roads will be asphalted with gravel applied to the surface. Kerb and channel will be provided. 	<p>Provide safe access from Highton Lane.</p> <ul style="list-style-type: none"> For lots fronting Highton Lane, access will be via shared crossovers Internal roads will be asphalted with gravel applied to the surface. Kerb and channel will be provided. 	No change	<p>Provide safe access from Highton Lane.</p> <ul style="list-style-type: none"> Access from Highton Lane will be limited to two entry points. Access to all new blocks will be from internal roads. Internal roads will be fully formed, sealed and drained to Council’s approval 	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Provide safe access from Highton Lane.</p> <ul style="list-style-type: none"> For lots fronting Highton Lane, access will be via shared crossovers Internal roads will be asphalted with gravel applied to the surface. Kerb and channel will be provided.
5.3.2	<p>Maintain distinctive entrance to Highton Manor</p> <ul style="list-style-type: none"> Maintain existing driveway approach to Highton Manor. Retain existing gravelled asphalt driveway and utility areas on Highton Manor title. 	No change	No change	No change	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Maintain distinctive entrance to Highton Manor</p> <ul style="list-style-type: none"> Maintain existing driveway approach to Highton Manor.
5.3.3	<p>Provide a formal entrance to the new development that creates a sense of identity with Highton Manor.</p> <ul style="list-style-type: none"> Emphasize the main entrance to the new development by creating a wide, 	No change	No change	No change	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Provide a formal entrance to the new development that creates a sense of identity with Highton Manor.</p>

	landscaped road reserve with clear views of the Manor.				<ul style="list-style-type: none"> Emphasize the main entrance to the new development by creating a wide, landscaped road with clear views of the Manor.
5.4 – Public Space					
5.4.1	<p>Create an elegant and formal setting appropriate to Highton Manor</p> <ul style="list-style-type: none"> A 6m wide strip of land fronting Highton Lane will be set aside for landscaping. A landscaped reserve will be created at the Highton Manor (North) entry point from Highton Lane. Internal roads will have landscaped verges. 	Deleted	No change	No change	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Create an elegant and formal setting appropriate to Highton Manor</p> <ul style="list-style-type: none"> A landscaped open space will be created at the Highton Manor (North) entry point from Highton Lane. Internal roads will have landscaped verges.
5.4.2	<p>Create consistency throughout development</p> <ul style="list-style-type: none"> Roads and footpaths will be asphalted with applied gravel surface 	No change	No change	<p>Create consistency throughout development</p> <ul style="list-style-type: none"> Roads and footpaths will be sealed 	No change, stays as approved in 2020.
5.4.3	<p>Provide recreational space</p> <ul style="list-style-type: none"> A generous Village Green will be provided. 	No change	No change	No change	No change, stays as originally approved.
5.4.4	<p>Create a safe, pleasant and relaxing environment for residents and maintain a spacious feel to the precinct.</p> <ul style="list-style-type: none"> Footpaths will link dwellings with the village green and the walking track easement. The proposed building lots will be restricted in size, leaving generous public open spaces. 	No change	No change	No change	No change, stays as originally approved.
5.4.5	<p>Provide connection to potential walking and cycling track</p> <ul style="list-style-type: none"> Land will be put aside for the provision of links to possible future walking and cycling track along Monkey Gully Creek 	No change	No change	No change	No change, stays as originally approved.
5.5 – Landscaping on Highton Manor lot and on public space					
5.5.1	<p>Create a separation and a visual frame to the Highton Manor curtilage</p> <ul style="list-style-type: none"> Retain the vineyard and the formal gardens around the Manor. An evergreen hedge of 2 metres mature height will be planted along the north and south title boundaries between the Manor and the new development. 	<p>Create a separation and a visual frame to the Highton Manor curtilage</p> <ul style="list-style-type: none"> Retain the vineyard and the formal gardens around the Manor. 	No change	No change	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Create a separation and a visual frame to the Highton Manor curtilage</p> <ul style="list-style-type: none"> Retain the formal gardens around the Manor. An evergreen hedge of 2 metres mature height will be planted along the north and south title boundaries between the Manor and the new development.
5.5.2	<p>Create an elegant and formal setting appropriate to Highton Manor.</p> <ul style="list-style-type: none"> Retain the vineyard and formal gardens around the Manor. The 6m wide strip of landscaping along Highton Lane will be planted with deciduous trees growing to a large 	<p>Create an elegant and formal setting appropriate to Highton Manor.</p> <ul style="list-style-type: none"> Retain the vineyard and formal gardens around the Manor. 	No change	<p>The following was reinstated: Create an elegant and formal setting appropriate to Highton Manor.</p> <ul style="list-style-type: none"> Retain the vineyard and formal gardens around the Manor. 	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Create an elegant and formal setting appropriate to Highton Manor.</p> <ul style="list-style-type: none"> An evergreen hedge of 2m mature height will be planted on the outside (east) of the rear fence of the dwelling lots adjacent to Highton Lane

	<p>mature size, spaced in a formal patten and underplanted with grass and groundcover plants.</p> <ul style="list-style-type: none"> • An evergreen hedge of 2m mature height will be planted on the outside (west) of the rear fence of the dwelling lots adjacent to Highton Lane • The wide road reserve at the central entry point to the development will be planted with vines laid out in a formal arrangement, with lawn and groundcover plants. • A restricted range of plant species suitable to the local climate will be selected. 	<ul style="list-style-type: none"> • The 6m wide strip of landscaping along Highton Lane will be planted with deciduous trees growing to a large mature size, spaced in a formal patten and underplanted with grass and groundcover plants. • A restricted range of plant species suitable to the local climate will be selected. 		<ul style="list-style-type: none"> • The 6m wide strip of landscaping along Highton Lane will be planted with deciduous trees growing to a large mature size, spaced in a formal patten and underplanted with grass and groundcover plants. • An evergreen hedge of 2m mature height will be planted on the outside (west) of the rear fence of the dwelling lots adjacent to Highton Lane • The wide road reserve at the central entry point to the development will be planted with vines laid out in a formal arrangement, with lawn and groundcover plants. • A restricted range of plant species suitable to the local climate will be selected. 	<ul style="list-style-type: none"> • A restricted range of plant species suitable to the local climate will be selected.
5.5.3	<p>Retain view corridor from Highton Manor to Mt Buller</p> <ul style="list-style-type: none"> • Avoid planting of trees to the East of the Manor. A large new dam is to be built within this area. 	No change	No change	No change	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Retain view corridor from Highton Manor to Mt Buller</p> <ul style="list-style-type: none"> • Avoid planting of trees to the East of the Manor.
5.5.4	<p>Ensure that views of Highton Manor and distant views of the mountains are provided within the development.</p> <ul style="list-style-type: none"> • Existing vineyards forming the west boundary of the Manor curtilage will be retained, the low growth will allow uninterrupted views of the Manor. • The hedge to be planted along the north and south title boundaries between the Manor and the new development will allow views over the top. • New trees planted in public areas will be spaced to allow views. They will be deciduous species to allow for clear views in winter when Mt Buller is at its most spectacular. • Underplanting will consist of lawns, low shrubs and groundcovers. 	No change	No change	No change	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Ensure that views of Highton Manor and distant views of the mountains are provided within the development.</p> <ul style="list-style-type: none"> • The hedge to be planted along the north and south title boundaries between the Manor and the new development will allow views over the top. • New trees planted in public areas will be spaced to allow views. They will be deciduous species to allow for clear views in winter when Mt Buller is at its most spectacular. • Underplanting will consist of lawns, low shrubs and groundcovers.
5.5.5	<p>Maintain and frame views of the Manor and distant views of the mountains from Highton Lane.</p>	No change	No change	No change	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Maintain and frame views of the Manor and distant views of the mountains from Highton Lane.</p>

	<ul style="list-style-type: none"> New trees planted in the 6m strip of landscaping will be spaced to allow views. They will be deciduous to allow for clear views in winter. Underplanting will consist of grass and groundcovers. The 2m high evergreen hedge required for privacy will allow views over. 				<ul style="list-style-type: none"> Trees will be deciduous to allow for clear views in winter. Underplanting will consist of grass and groundcovers. The 2m high evergreen hedge required for privacy will allow views over.
5.5.6	<p>Create a pleasant recreation area for residents of new dwellings.</p> <ul style="list-style-type: none"> The village green will be grassed with groups of deciduous trees, gravel paths and park seating. 	No change	No change	No change	No change, stays as originally approved.
5.5.7	<p>Provide some privacy and protection from Highton Lane</p> <ul style="list-style-type: none"> An evergreen hedge of 2m mature height will be planted on the outside (west) of the rear fence of the dwelling lots adjacent to Highton Lane. 	Deleted	No change	<p>The following was reinstated: Provide some privacy and protection from Highton Lane</p> <ul style="list-style-type: none"> An evergreen hedge of 2m mature height will be planted on the outside (west) of the rear fence of the dwelling lots adjacent to Highton Lane. 	<p><i>Change proposed for the amended Development Plan from the current approval:</i> Provide some privacy and protection from Highton Lane</p> <ul style="list-style-type: none"> An evergreen hedge of 2m mature height will be planted on the outside (east) of the rear fence of the dwelling lots adjacent to Highton Lane.
		<p>Added a requirement as follows: Planting on Highton Lane</p> <ul style="list-style-type: none"> Deciduous trees growing to a large mature size will be planted at regular intervals on the Highton Lane road reserve 	No change	Removed as part of the approval	No change, stays deleted as in 2020.
		<p>Added a requirement as follows: Access to the bicycle track</p> <ul style="list-style-type: none"> The amended plan showed pedestrian and bicycle access to the future track 	No change	Removed as part of the approval.	No change, stays deleted as in 2020.
5.6 – Fencing					
5.6.1	<p>Create a sense of place and of belonging to Highton Manor</p> <ul style="list-style-type: none"> Concrete-capped brick gateposts with vertical timber paling fence will be built at the new front entrance to the development. These will match the existing entrance to Highton Manor 	No change	No change	No change	No change, stays as originally approved.

5.6.2	<p>Ensure new fencing styles and materials are elegant, simple and unobtrusive, and consistent throughout the development</p> <ul style="list-style-type: none"> All other new boundary fencing within the development will be required to be built to the same specification: <ul style="list-style-type: none"> 1800mm high Vertical hardwood palings spaced 10mm apart Treated pine capping and plinth board Cypress pine posts Fully coated and stained to reduce colour inconsistency 	<p>For lots facing Highton Lane</p> <ul style="list-style-type: none"> Rear fences will consist of a wire farm fence. 	No change	No change	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Ensure new fencing styles and materials are elegant, simple and unobtrusive, and consistent throughout the development</p> <ul style="list-style-type: none"> Boundary fencing to the rear of residential allotments adjacent Highton Lane and side boundaries of townhouse allotments must be: <ul style="list-style-type: none"> Not more than 1.8m high Not constructed any closer to the street frontage than 2m behind the front wall of the home closest to the street boundary Be constructed of timber paling and must have timber capping with timber posts exposed to both sites of the fence (except for sections of fence either side of the home, which may be constructed of horizontal, stained timber slats, no greater than 50mm wide or other materials approved in writing on architectural merit.) Fencing other than to the rear of the residential allotments adjacent Highton Lane and site boundaries of townhouses must be: <ul style="list-style-type: none"> Not more than 1.2m high Not be constructed any closer to the street frontage than 2m behind the front wall of the home closest to the street boundary Be constructed from split timber posts, steel droppers and horizontal plain wire. “Chicken” wire mesh is permitted to 0.9m high to contain small animals.
5.6.3	<p>Maintain park-like atmosphere</p> <ul style="list-style-type: none"> Front boundaries and the front 4 metres of side boundaries of dwelling lots will not be fenced. 	No change	No change	No change	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>To be deleted as this element is covered in proposed 5.6.2.</p>
5.6.4	<p>Maintain rural character of Manor Grounds</p> <ul style="list-style-type: none"> Existing farm fencing between the Highton Manor lot and other properties outside the development will be retained. 	No change	No change	No change	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Renumber to 5.6.3</p> <p>Maintain rural character of Manor Grounds</p> <ul style="list-style-type: none"> Existing farm fencing between the Highton Manor lot and other properties outside the development will be retained, except for the rear of dwelling lots adjacent Highton Lane.
5.7 – Services					
5.7.1	<p>Reticulated services to be provided to each lot with minimal visual impact and with sufficient access for maintenance</p> <ul style="list-style-type: none"> Reticulated water, sewerage, stormwater, electricity, telephone and television cabling services are to be run underground to every lot. 	No change	No change	No change	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Reticulated services to be provided to each lot with minimal visual impact and with sufficient access for maintenance</p>

	<ul style="list-style-type: none"> A central MATV (master antenna television) and satellite system is to be installed in the region of the stables, screened from view by a fence matching boundary fencing. The existing easement is to be retained, and further easements are to be provided as necessary. A wide drainage easement is to be provided along the east boundary of the development. 				<ul style="list-style-type: none"> Reticulated water, sewerage, stormwater, electricity, telephone and television cabling services are to be run underground to every lot. The existing easement is to be retained, and further easements are to be provided as necessary. A wide drainage easement is to be provided along the east boundary of the development
5.8 – Sustainability					
5.8.1	Water sensitive urban design principles to be followed <ul style="list-style-type: none"> Pervious surfaces are to be provided throughout large landscaped areas. A new dam is to be built towards the north-east corner of the development 	No change	No change	No change	<i>Change proposed for the amended Development Plan from the current approval:</i> Water sensitive urban design principles to be followed <ul style="list-style-type: none"> Pervious surfaces are to be provided throughout large, landscaped areas.
5.8.2	Stormwater to be retained and reused on site <ul style="list-style-type: none"> Reticulated water from the new dam is to be provided to all public landscaped areas. 	No change	No change	No change	<i>Change proposed for the amended Development Plan from the current approval:</i> Stormwater to be retained and reused on site <ul style="list-style-type: none"> Reticulated water is to be provided to all common landscaped areas.
5.9 – Owner’s Corporation					
5.9.1	An owner’s corporation is to be created to deal with maintenance of common property	Deleted with secondary consent – wanted the roads to be handed to council	No longer in plan	No longer in plan	No change, stays deleted from the plan
5.10 – Further subdivision					
5.10.1	Prevent dilution of the original vision for the development <ul style="list-style-type: none"> The lots abutting the north boundary and containing dual occupancy buildings may be subdivided into 2 titles. No further subdivision of lots is permitted. 	Deleted with secondary consent	No longer in plan	No longer in plan	<i>Change proposed for the amended Development Plan from the current approval:</i> Prevent dilution of the vision for the development <ul style="list-style-type: none"> No further subdivision of lots other than those shown in the approved development plan is permitted.

Section 6: Building Guidelines for new buildings on Highton Manor title

No.	Description	Amendments approved on 23/9/2008	2016 Development Plan	2020 Development Plan (Current)	2022 Proposed Development Plan
6.1	Maintain the integrity of the historic buildings <ul style="list-style-type: none"> The conservatory will be an addition to the main building of Highton Manor. It will be an airy structure of glass with a pitched iron roof. It will be clear to observers that the structure is contemporary, by the large size, its height and the pitch of the roof will 	No change	No change	No change	<i>Change proposed for the amended Development Plan from the current approval:</i> Maintain the integrity of the historic buildings <ul style="list-style-type: none"> The stable extension will be respectful of the heritage character. Roof pitches of buildings are to be respectful of the heritage character

	<p>complement the architectural style of the Manor.</p> <ul style="list-style-type: none"> • The bell tower is to be quite separate from the Manor and will echo the form of the Manor's tower on a smaller scale. • The stable extension will be a duplication of the existing building in shape and materials. • The winery will be a new building similar to the stables in materials and proportions • Roof pitches of the conservatory and stable extensions and new winery are to match the existing roof pitches • The bell tower roof is to have a 35 to 45 degree pitch • Materials, finishes and colours are to be selected from the same range as those of new dwellings. • The existing machinery shed, which is a much later building and it in the Manor's view corridor, will be demolished. The poultry shed beside the existing dam will be repaired and extended to provide a machinery shed. 				<ul style="list-style-type: none"> • Materials, finishes and colours are to be respectful of the heritage character • The existing machinery shed, which is a much later building and it in the Manor's view corridor, will be demolished.
6.2	<p>Enhance the ambience of Highton Manor</p> <ul style="list-style-type: none"> • The conservatory will replace the untidy backyard and create a far more attractive appearance to the rear (west) of the Manor. • The bell tower will add another element to the formality of the Manor's grounds. 	No change	No change	No change	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>To be deleted as the conservatory and bell tower are not being constructed.</p>
6.3				<p>Included:</p> <p>Maintain the view corridor</p> <ul style="list-style-type: none"> • No new buildings are to be positioned within the view corridor from the Manor to the Mountains • The existing machinery shed, which is a much later building and is in the Manor's view corridor, will be demolished. 	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Renumber to 6.2 for consistency. Change to be:</p> <p>Maintain the view corridor</p> <ul style="list-style-type: none"> • No new buildings are to be positioned within the view corridor from the Manor to the Mountains

Section 7: Building Guidelines for new building on all other titles, including future extensions

No.	Description	2008 Development Plan	2016 Development Plan	2020 Development Plan (Current)	2022 Proposed Development Plan
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7.1	<p>Building setbacks are to:</p> <ul style="list-style-type: none"> • Maintain a consistent streetscape within the development • Create an open, spacious precinct • Preserve open space between dwellings in order to retain views of the Manor and distant views of the mountains both outside and within the development. • Provide a degree of privacy for dwelling occupants. • Maintain solar access to all dwellings and outdoor living spaces • Building envelopes will be included in the Plan of Subdivision to prevent unnecessarily deep frontage setbacks that can be caused under ResCode by building precedent. • Front boundary setbacks to be a minimum of 4 metres • Side boundary setbacks to be a minimum of 1 metre • Rear boundary setbacks to be a minimum of 1 metre • Building to the boundary will not be permitted. 	No change	No change	Deleted	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Building setbacks are to:</p> <ul style="list-style-type: none"> • Maintain a consistent streetscape within the development • Create an open, spacious precinct • Preserve open space between dwellings in order to retain views of the Manor and distant views of the mountains both outside and within the development. • Provide a degree of privacy for dwelling occupants. • Maintain solar access to all dwellings and outdoor living spaces • Building envelopes as approved in the development plan will be included in the Plan of Subdivision • A tree protection zone will be applied to the tree at the rear of lot 2 on Plan of Subdivision 739856
<p>7.2 – Building Mass, shape and proportions.</p> <ul style="list-style-type: none"> • New buildings are to be of mass, shape and proportions that will contribute to the established elegant and formal style of the precinct. • New building must not compete with historic buildings 					
7.2.1	<p>Mass:</p> <ul style="list-style-type: none"> • Dwellings on the lots abutting the north boundary of the development are to be dual-occupancy, double storey buildings. • Dwellings on the lots abutting Highton Lane may be single-storey or single-storey with a mezzanine upper floor contained mainly within the roof space. • All other dwellings may be either single or double- storey • The majority of external walls of a dwelling should have a height of at least 2.7m above adjacent ground level, measured from the top of the gutter. Porches, conservatories, etc, can be lower. 	No change	No change	Deleted	No change, stays deleted from the plan
7.2.2	<p>Shape and proportions:</p> <ul style="list-style-type: none"> • External walls of dwellings are to be articulated to provide interest and to avoid simplistic rectangles. 	No change	No change	Deleted	<p><i>Change proposed for the amended Development Plan from the current approval:</i></p> <p>Shape and proportions:</p> <ul style="list-style-type: none"> • All homes are to have a contemporary underlying architectural appearance with roof forms, proportions,

	<ul style="list-style-type: none"> • Dwelling frontages must be stepped to avoid wide, single-span roofs. • Garages must be set back behind dwelling frontages • The majority of pitched roofs of a dwelling must be at between 30 and 45 degrees to single-storey and mezzanine dwellings, and at a minimum of 15 degrees to double-storey dwellings • Veranda and conservatory roofs may be at a lesser pitch • Flat roofs concealed by parapet walls may be used. • Roofs are to be predominantly gabled. • Windows and doors that are visible from public areas are generally to be tall and narrow, or divided into tall, narrow segments, with a height to width ration of between 2:1 and 3:1 				<ul style="list-style-type: none"> • building shapes and layouts that convey a combination of simplicity and distinction. • Period styles and decorative detail such as Victorian Edwardian, Federation, Georgia, Homestead, etc are not permitted • Garages must be set back behind dwelling frontage
7.3 – Building Design					
7.3.1	<p>Buildings are to respect the elegant formality of the historic Highton Manor</p> <ul style="list-style-type: none"> • Buildings are to derive their interest from their form and structural materials rather than from added decoration. 	No change	No change	Deleted	No change, stays deleted from the plan
7.3.2	<p>All visible parts of buildings are to maintain the required character</p> <ul style="list-style-type: none"> • All visible facades of a building must comply with the requirements of this document 	No change	No change	Deleted	No change, stays deleted from the plan
7.3.3	<p>Buildings are to be energy efficient and ecologically responsible</p> <ul style="list-style-type: none"> • Dwellings must meet current building regulations energy rating requirements. • Dwellings must have a solar hot water system • Dwellings must have rainwater tanks of minimum 3000litre capacity, connected to toilet cisterns and able to be used for garden watering. • All dwelling windows are to be timber framed with double glazing 	No change	No change	Deleted	No change, stays deleted from the plan
7.3.4	<p>Transitional zones are to be incorporated between dwellings and their surrounds</p> <ul style="list-style-type: none"> • Entries are to have porches, verandahs or similar structures. • Conservatories are encouraged 	No change	No change	Deleted	No change, stays deleted from the plan
7.3.5	Dwellings are to take advantage of views	No change	No change	Deleted	No change, stays deleted from the plan

	<ul style="list-style-type: none"> Living areas should be oriented to take advantage of views of the Manor, the mountains and landscaped public areas. 				
7.4 – Building materials and finishes					
7.4.1	<p>External appearance of new buildings is to respect the historic buildings</p> <ul style="list-style-type: none"> Materials are to be natural where ever possible. Applied external “decoration” other than rendered bands and cornices is discouraged 	No change	No change	Deleted	No change, stays deleted from the plan
7.4.2	<p>Walls:</p> <ul style="list-style-type: none"> External faces of all walls except for conservatories, upper storey walls and unsupported gable apex walls are to be brick 	No change	No change	Deleted	No change, stays deleted from the plan
7.4.3	<p>Bricks and mortar:</p> <ul style="list-style-type: none"> Name brand Pressed reds to match existing buildings Natural mortar without colour additive Struck joints 	No change	No change	Deleted	No change, stays deleted from the plan
7.4.4	<p>Cement render:</p> <ul style="list-style-type: none"> Rendered bands, cornices and window surrounds: render to consist of off-white cement, lime and “white” sand. Acrylic renders are not permitted except on upper storey walls and unsupported gable apex walls 	No change	No change	Deleted	No change, stays deleted from the plan
7.4.5	<p>Windows and glazed doors:</p> <ul style="list-style-type: none"> Door and windows to have timber frames 	No change	No change	Deleted	No change, stays deleted from the plan
7.4.6	<p>Roofing material for pitched roofs:</p> <ul style="list-style-type: none"> Roofing material is to be corrugated galvanised iron (zincalume is not permitted) Gutters are to have a curved profile rather than squareline Mitred gutter ends are encouraged 	No change	No change	Deleted	No change, stays deleted from the plan
7.4.7	<p>Detailing of new buildings must respect the historic buildings</p> <ul style="list-style-type: none"> Careful detailing of new buildings will enhance the new development and is encouraged. Examples of detailing are shown in the typical building designs and in the photos appended to this document Window and door openings, including garage doors, should have decorative brickwork lintels or rendered cement lintels and/or surrounds. 	No change	No change	Deleted	No change, stays deleted from the plan

	<ul style="list-style-type: none"> • Double-storey buildings on lots to north of site should incorporate rendered bands or cornices • Tops of parapet walls should have brick header capping or rendered cornices • Circular timber gable vents with brick header surrounds are encouraged. 				
7.4.8	<p>Colours:</p> <ul style="list-style-type: none"> • Muted tones of earthy colours must be used wherever colour is applied. 	No change	No change	Deleted	No change, stays deleted from the plan
7.5 – Visual impact of external fixtures to be minimised					
7.5.1	<p>Concealment of external fixtures:</p> <ul style="list-style-type: none"> • Service courtyards of an area sufficient to conceal ground-level fixtures are encouraged. • Courtyards should be enclosed by walls conforming to the same materials, finishes and colour requirement as the dwellings, or by fencing meeting the specification for boundary fences • Ideally, walls or fences would be sufficiently high to conceal all fixtures from external view 	No change	No change	Deleted	No change, stays deleted from the plan
7.5.2	<p>Antennae; satellite dishes</p> <ul style="list-style-type: none"> • Individual dwellings are to be connected to MATV system. • No other antennae or satellite dishes are permitted. 	No change	No change	Deleted	No change, stays deleted from the plan
7.5.3	<p>Solar hot water systems</p> <ul style="list-style-type: none"> • Collector tubes or panels should be parallel with roof surface and must not have advertising visible from ground level. • Hot water tanks must be separate from collectors and positioned within roof space or at ground level, preferably within service courtyard 	No change	No change	Deleted	No change, stays deleted from the plan
7.5.4	<p>Evaporative air conditioners</p> <ul style="list-style-type: none"> • Roof-mounted air conditioners are not permitted 	No change	No change	Deleted	No change, stays deleted from the plan
7.5.5	<p>Clothes lines</p> <ul style="list-style-type: none"> • Clothes lines must be sited unobtrusively and must not be positioned adjacent to public spaces 	No change	No change	Deleted	No change, stays deleted from the plan
7.5.6	<p>Rubbish and recycling bins, hot water tanks, rainwater tanks, refrigerated air conditioners</p> <ul style="list-style-type: none"> • All ground level fixtures and services are to be sited unobtrusively. 	No change	No change	Deleted	No change, stays deleted from the plan

	<ul style="list-style-type: none"> High-level wall or window mounted air conditioners are not permitted 				
7.6 – Outbuildings					
7.6.1	<p>Maintain architectural integrity of development</p> <ul style="list-style-type: none"> Garden sheds built to the same requirements as the dwellings and incorporated within the service courtyards are encouraged. Separate sheds must have a maximum area of 36sqm and be positioned to the rear of blocks. 	No change	No change	Deleted	No change, stays deleted from the plan
7.7 – Fencing					
7.7.1	<p>Maintain consistency through development</p> <ul style="list-style-type: none"> Boundary fencing must comply with the specification for subdivision fencing. Any other fencing and gates to enclose backyards or pools must be sympathetic to overall development 	No change	No change	Deleted	No change, stays deleted from the plan
7.8 – Private landscaping					
7.8.1	<p>Continue formal landscaping theme and contribute to open, parklike effect</p> <ul style="list-style-type: none"> Dense planting is to be avoided in front gardens 	No change	No change	Deleted	No change, stays deleted from the plan
7.8.2	<p>Retain large areas of permeable surface</p> <ul style="list-style-type: none"> Buildings and impervious surfaces must not cover more than 75% of lots 	No change	No change	Deleted	No change, stays deleted from the plan