

## 1.0 INTRODUCTION

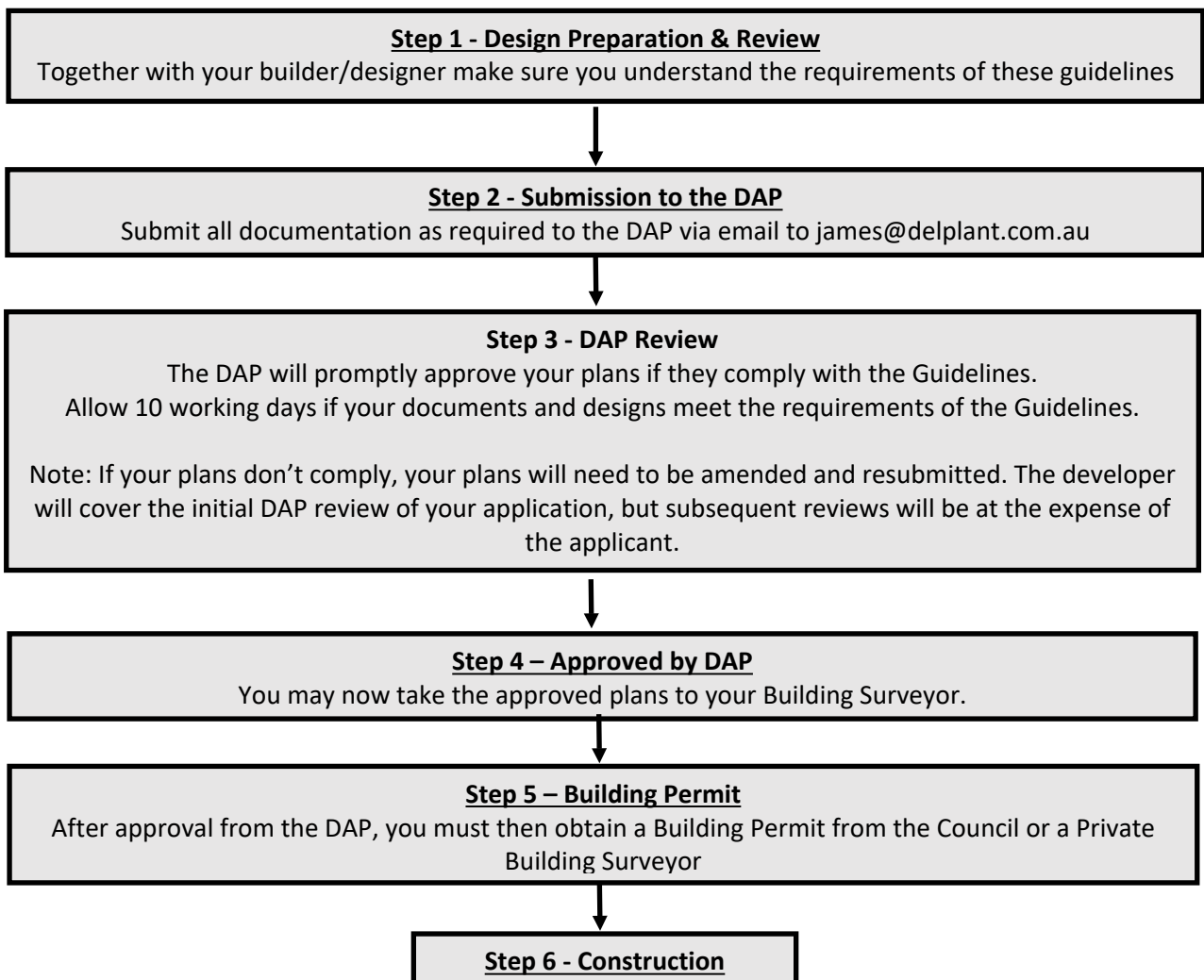
The Building & Design Guidelines “Guidelines” set the minimum standard of presentation for you as the buyer. There are two types of requirements:

- Mandatory Requirements (MR)  
Mandatory requirements are clearly identified as “MR”. These are requirements imposed by City of Casey Council pursuant to Condition 2 of Planning Permit PA21-0909.
- Design Requirements (DR)  
Design Requirements are clearly identified as “DR”. The Design Requirements are goal and objective driven and should normally be met.

The Guidelines are subject to change by the developer at any time.

## 2.0 APPROVAL PROCESS

The Design Assessment Panel (“DAP”) will oversee the implementation of the Guidelines. The Developer welcomes any enquiries on your preliminary designs to assist you with compliance with the guidelines. It is recommended that you provide a copy of these Building Design Guidelines to your builder prior to progressing your Build Contract.



### 3.0 SUBMISSION

All submissions, enquiries and correspondence are to be directed electronically to [james@delplant.com.au](mailto:james@delplant.com.au). The submitted application must contain the following:

	Checklist for Owners
<b>Applicant Details</b> – as follows: <ul style="list-style-type: none"> <li>- Name</li> <li>- Lot Number</li> <li>- Contact Number</li> <li>- Email</li> </ul>	
<b>Builder Details</b> – as follows: <ul style="list-style-type: none"> <li>- Company Name</li> <li>- Name of Representative</li> <li>- Contact Number</li> <li>- Email</li> </ul>	
<b>Site Plan</b> – as follows: <ul style="list-style-type: none"> <li>- 1:100 or 1:200 scale preferred</li> <li>- Setback distances from all boundaries to locate your home, garage and outbuildings</li> <li>- Site levels (contours), extent of earthworks, finished floor levels of house and garage.</li> <li>- Fencing locations, material and height.</li> <li>- Service locations, such as meter box and hot water service.</li> <li>- Retaining wall locations, heights and materials.</li> <li>- Driveway location (including setback from side boundary), material, colour, and pattern.</li> </ul>	
<b>Floor Plan(s)</b> – as follows: <ul style="list-style-type: none"> <li>- 1:100 scale preferred</li> <li>- Fully dimensioned</li> </ul>	
<b>Elevation Plans</b> – as follows: <ul style="list-style-type: none"> <li>- 1:100 scale preferred</li> <li>- Fully dimensioned showing building heights, roof pitches, and eaves size.</li> </ul>	
<b>Materials Schedule</b> – as follows: <ul style="list-style-type: none"> <li>- External materials, finishes and colours including roof, walls, garage door and letterbox</li> </ul>	

### 4.0 STATUTORY OBLIGATIONS

Approval from the DAP **does not** exempt the plans from any building or statutory regulations other than the regulations that are superseded by the approved building envelopes.

Approval must be obtained from the relevant authorities for Building Permits, build over easements and connections etc. Report and consents applications cannot be made for regulations that are covered under the approved Building Envelopes. Approval by the DAP does not infer compliance under the Building Code of Australia, Rescode and other applicable planning or building regulations.

It is you and your builder’s responsibility to be aware of the regulations and ensure compliance with.

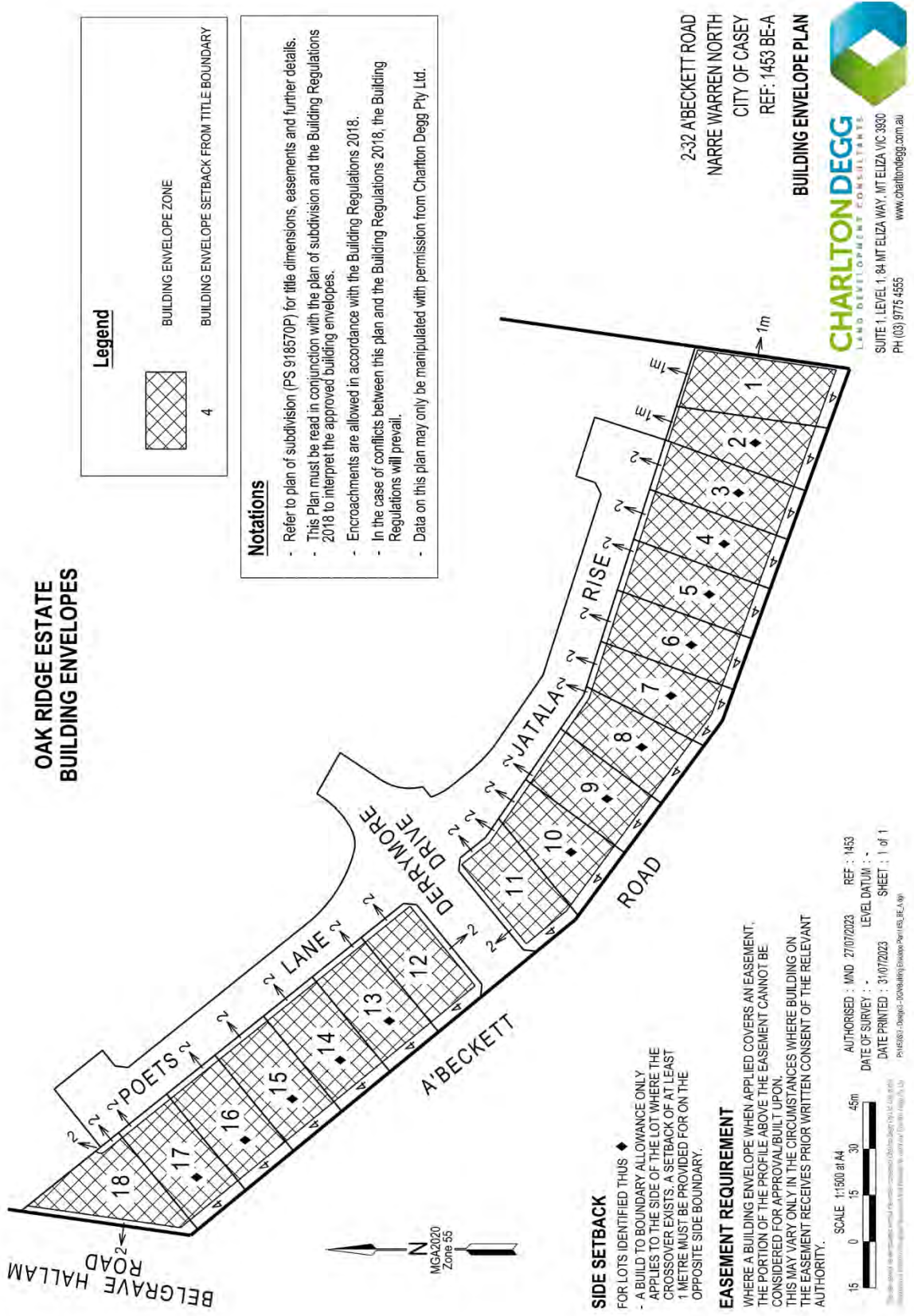
## 5.0 BUILDING & DESIGN GUIDELINES

Item	Design Guideline Checklist	Complied		
		Yes	No	N/A
<b>1</b>	<b>Building Envelope</b>			
1.1 (MR)	Only one dwelling per lot permitted.			
1.2 (MR)	All buildings and works to be contained within the building envelopes as shown in the Building Envelope Plan (Ref: 1453 BE-A) prepared by Charlton Degg dated 27 July 2023, Appendix A.			
1.3 (MR)	Buildings and works outside of the building envelope will require written consent of the responsible authority.			
<b>2</b>	<b>House Façade &amp; Orientation</b>			
2.1	The design of a dwelling must:			
2.1.1 (MR)	- Address all street frontages with a contemporary architectural design.			
2.1.2 (MR)	- Continuation of façade treatment including window style and dominant architectural features along all road facing façades.			
2.1.3 (MR)	- Have an entry way that is visible to A'Beckett Rd. This need to be of size and scale that complement the dwelling.			
2.2	The design of a dwelling should include:			
2.2.1 (DR)	- A living room or bedroom window fronting A'Beckett Rd.			
2.2.2 (DR)	- A minimum of two different materials to the road facing façade of which the dominant material must not cover greater than 75% (approx.) of the façade.			
2.2.3 (DR)	- Articulation to the façade with a variation in height and setback to reduce the visual impact of the dwelling from the street.			
2.3	The following will not be approved:			
2.3.1 (MR)	- Blank walls or uninterrupted expanses of walls or rooflines facing a road frontage.			
2.3.2 (MR)	- Landscape solutions covering blank walls.			
2.3.3 (MR)	- Garages facing A'Beckett Road (except for Lot 2 which fronts A'Beckett Road).			
2.3.4 (MR)	- Dwellings that fail to complement all road frontages.			
2.4	Examples of facades that comply with the design guidelines are contained in Appendix B.	Note Only		
<b>3</b>	<b>Vehicular Access</b>			
3.1 (MR)	<u>All Lots</u> - Garage openings cannot occupy more than 40% of the allotment frontage.			
3.2 (MR)	<u>Lot 2</u> - Driveway access will be from A'Beckett Road. - There is no access into Lot 2 from Jatala Rise.			
3.3 (MR)	<u>Lot 3 to 18</u> - Driveway access will be from Jatala Rise or Poets Lane. - There is no vehicular access via A'Beckett Road.			
<b>4</b>	<b>Fencing Requirements</b>			
4.1	<u>Fences facing A'Beckett Road</u>			
4.1.1 (MR)	Must not exceed 1.2 metres above natural ground level			

4.1.2 (DR)	The fencing material and design should be in character with the design of the home with a minimum 30% transparency.			
4.2 (DR)	<u>Internal Side Fence</u> Internal fencing should be 1.8m high Colorbond fencing in Monument colour.			
4.3 (DR)	<u>Fences facing Poets Lane or Jatala Rise</u> Fencing in Monument colour or alternative as approved by the DAP. The fencing material and design should be in character with the design of the home.			
4.4 (MR)	<u>Fences facing Derrymore Drive (Lots 11 &amp; 12 only)</u> Developer will provide appropriate 1.2m high fencing on top of retaining structural wall.	Note Only		
5	<b>Rainwater Tank</b>			
5.1 (MR)	Installation of a 10,000 litres capacity rainwater storage tank to be installed to collect stormwater from 100 percent of the roof area of your dwelling. The tank must be connected to supply water to all toilets and laundry within your dwelling. Provisions for garden use from rainwater storage must also be provided.			
6	<b>Colours</b>			
6.1 (DR)	Galvanised or zinc finishes are not permitted.			
7.0	<b>General</b>			
7.1	<p><u>Construction Management</u> Construction of your dwelling can impact neighbours, public assets, and landscaping. All owners, builders and their subcontractors are to ensure that they maintain a clean worksite throughout the construction period.</p> <ul style="list-style-type: none"> <li>• Your builder must install a temporary fence and ensure that rubbish and building waste is contained within the building site.</li> <li>• Damage to nature strips, trees, or services caused during the construction period must be avoided and is the responsibility of the landowner and their builder.</li> <li>• No building materials or rubbish are to be left on the nature strip or on any adjoining lots at any time during construction.</li> <li>• The Builder and all subcontractors must not access your allotment through another allotment.</li> <li>• No vehicles are permitted to drive or be parked on nature strips or on any adjoining allotments at any time.</li> </ul> <p>You must comply with any request by the Developer or Casey Council to clean up an overgrown site or builder's materials, and if you fail to comply within 14 days of receiving a written notice from the Developer, then you will be liable to reimburse us all costs, including administration costs, incurred in the removal of such materials and repairs.</p>			
7.2	<p><u>Street Parking</u> You are NOT permitted to park unregistered vehicles, commercial vehicles, boats or caravans on either Derrymore Drive, north side Jatala Rise and north side of Poets Lane road reserve.</p>			
7.3	<p><u>Landscaping</u> Landscaping should be completed within six months of your Occupancy Permit to ensure good presentation is achieved.</p> <p>Your front garden should include a variety of plants, lawn, garden beds that incorporate ground covers, small to medium shrubs and at least one advanced feature tree from a 75-litre pot when planted.</p>			

Artificial turf is discouraged where this is visible from any street frontage.

**APPENDIX A – BUILDING ENVELOPE PLAN**



**Legend**

- BUILDING ENVELOPE ZONE
- BUILDING ENVELOPE SETBACK FROM TITLE BOUNDARY

- Notations**
- Refer to plan of subdivision (PS 918570P) for title dimensions, easements and further details.
  - This Plan must be read in conjunction with the plan of subdivision and the Building Regulations 2018 to interpret the approved building envelopes.
  - Encroachments are allowed in accordance with the Building Regulations 2018.
  - In the case of conflicts between this plan and the Building Regulations 2018, the Building Regulations will prevail.
  - Data on this plan may only be manipulated with permission from Charlton Degg Pty Ltd.

**SIDE SETBACK**

FOR LOTS IDENTIFIED THUS

- A BUILD TO BOUNDARY ALLOWANCE ONLY APPLIES TO THE SIDE OF THE LOT WHERE THE CROSSOVER EXISTS. A SETBACK OF AT LEAST 1 METRE MUST BE PROVIDED FOR ON THE OPPOSITE SIDE BOUNDARY.

**EASEMENT REQUIREMENT**

WHERE A BUILDING ENVELOPE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE ABOVE THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL/BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT OF THE RELEVANT AUTHORITY.

SCALE 1:1500 at A4

AUTHORISED : MND 27/07/2023 REF : 1453

DATE OF SURVEY : . . . . . LEVEL DATUM : . . . . .

DATE PRINTED : 31/07/2023 SHEET : 1 of 1

PHES80 - Design - Planning Envelope Part (BE-APP)

2-32 ABECKETT ROAD  
NARRE WARREN NORTH  
CITY OF CASEY  
REF: 1453 BE-A

**CHARLTONDEGG**  
LEAD DEVELOPMENT CONSULTANTS

SUITE 1, LEVEL 1, 84 MITCHELL WAY, MT ELIZA VIC 3800  
PH: (03) 9775 4555 www.charltondegg.com.au

**APPENDIX B – EXAMPLES OF COMPLIANT FACADES FOR A’BECKETT ROAD FRONTAGE**

To assist owners with understanding the desired outcomes of Council and the Developer, we provide the following images as examples that would meet the façade requirements of the design guidelines. All examples are dwellings located in Narre Warren North (A’Beckett Road & Main Street).



OAK RIDGE  
NARRE WARREN NORTH

