

185 Rix Road, Officer

Banksia Estate

Design Guidelines

May 2016

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T150610
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Approved by: Stephen Powell
CARDINIA SHIRE COUNCIL
Date: Wednesday, 8 June 2016

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Index

1. The Purpose of these Guidelines

- 1.1 Submission Requirements And Development Approval Process
- 1.2 Application for Development Approval

2. The Siting and Orientation of Proposed Dwellings

- 2.1 Building Envelopes
- 2.2 Corner Lots
- 2.3 Front Setbacks
- 2.4 Side Setbacks

3. The Design of your Home

- 3.1 Architectural Character — Mandatory Standards
- 3.2 Specific Design Requirements
- 3.3 Facade Design Variation
- 3.4 Appropriate Materials
- 3.5 Optic Fibre
- 3.6 Driveways
- 3.7 Garages

4. Additional Matters

- 4.1 Outbuildings
- 4.2 Air-conditioning Units
- 4.3 Signage
- 4.4 Plumbing
- 4.5 Solar Water Heating
- 4.6 Timing Of Works

5. Fencing & Retaining Walls

6. Landscaping

- 6.1 Maintenance Of Lots

1. The Purpose of these Guidelines

The Design Guidelines apply to each lot and they apply for all future residents and their builders, the exception to this being where more than one dwelling is to be constructed on a lot. By requiring purchasers to comply with these Design Guidelines we seek to achieve a cohesive contemporary residential streetscape by establishing a high quality standard of design, construction and maintenance of all dwellings and gardens, within the Banksia Estate. This will help protect the investment of purchasers and enhance Banksia as a desirable address for future residents.

These Design Guidelines may be amended from time to time as required to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Lots less than 300m² are subject to the Small Lot Housing Code (Officer Small Lot Housing Code September 2011) but are still subject to the additional controls within the Guidelines which relate to colours and landscaping as noted throughout the document. As a landowner at Banksia you are responsible for your home's compliance with the Design Guidelines. If you require any clarification regarding the content of this document please seek guidance from your builder in the first instance.

1.1 SUBMISSION REQUIREMENTS AND DEVELOPMENT APPROVAL PROCESS

The siting and design of your home is required to be approved by the Banksia Design Panel (BDP). The BDP is a body nominated by the developers to assess dwelling designs against these Design Guidelines to ensure compliance and maintain the quality of the estate. Prior to obtaining building permits, all plans and other relevant drawings and specifications are to be submitted to the BDP for approval. The design Guidelines do not apply where more than one dwelling is to be constructed on a lot. More details on this are provided later in the Guidelines.

The purchase price of your lot includes the cost of approval by the BDP for the one set of plans, any subsequent revision of plans which require re-approval will be at the lot owner's expense. Additionally, should the lot be on sold the new purchaser will, at their own cost, have to seek approval from the BDP.

In order to obtain Design Approval (DA), you must submit your plans together with a copy of the documentation listed on the form for approval at the Design Portal, this is located at:

<http://www.beveridgewilliams.com.au/design-application/>

1.2 APPLICATION FOR DEVELOPMENT APPROVAL

Your submission must include:

- A siting plan of your home on your lot with dimensions and setbacks from all boundaries, proposed fencing and driveway location;
- Floor plans that show the layout of the home indicating all rooms, windows, external doors, external fixtures and nominated floor levels;
- Full elevations indicating wall heights and all external finishes including garage door type;
- Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries; and
- Fence design as per the Estate standard requirements.

The Design Approval Application Form included in this document provides a detailed checklist of submission requirements.

The BDP will endeavor to assess proposals within 10 business days of receiving your fully completed application. Design approval refers only to compliance with the applicable building design guidelines. It does not refer to and should not be treated as compliance with the laws or regulations of local, state

1. The Purpose of these Guidelines

or federal government, statutory authorities or any building codes or standards imposed or administered by them (eg, town planning controls or Rescode).

Please Note:

The BDP reserves the right at its discretion to vary or exclude minor requirements under these guidelines from time to time, provided they consider it to be in keeping with the aims of establishing a well-designed estate encouraging an attractive built form.

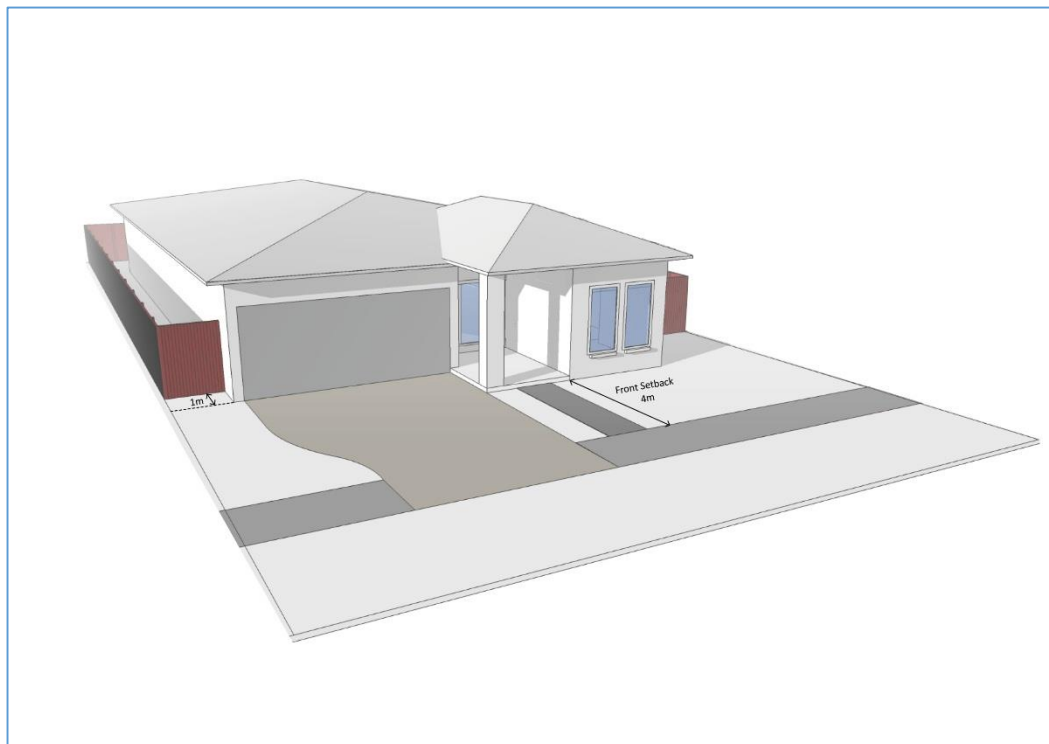
2. The Siting and Orientation of Proposed Dwellings

Each dwelling should be designed to take advantage of the site orientation. Solar angles, views, relationship to the street, open space, landscaping and adjoining dwelling types and locations are important considerations in creating a responsive design solution.

2.1 BUILDING ENVELOPES

Building Envelopes are defined on the building envelopes plan which can be found with the associated Plan of Subdivision. The Building Envelope sets out the relevant setback and siting requirements of each particular lot.

- Primary Frontage means (i) in the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road. (ii) in the case of a corner lot where two boundaries of a lot abut a road, the boundary with greater offset, on the building envelopes plan.
- Secondary Street Frontage means the boundary of a lot (other than the Primary Frontage) which abuts a street.
- Only one dwelling may be built on any one lot (the exception to this being the relevant statutory requirements in relation to a dependent persons unit), and lots may not be further subdivided, unless a variation to this has been nominated on the plan of subdivision or within these Design Guidelines. Lots 130, 133, 148 and 156, are not subject to this restriction and would still require the approval of the Responsible Authority for any further development or subdivision.
- All building works must be contained within the building envelope and subject to approved variations; they must also comply with applicable Planning Controls and the Building Regulations 2006 except where noted as a variation on the plan or within this document.
- Garages located on the primary street frontage must be located 0.5m behind the main façade of the dwelling or 5.5m.



2. The Siting and Orientation of Proposed Dwellings

2.2 CORNER LOTS

Corner lots have a significant impact upon streetscape character and special consideration must be given to ensure that a desirable outcome is achieved. Corner lots must address their prominent position in the streetscape while contributing to a visually appealing and safe living environment. A corner lot dwelling must appropriately address both street frontages with articulation of the built form including varying materials, window and door openings.

On corner lots, fibre cement sheet infills over windows are not permitted – they must be brick. All corner lots must also provide an appropriate corner feature that will ‘turn the corner’ for both single and double storey dwellings, this must continue for a minimum of 4m. At a minimum a corner dwelling on a secondary street frontage exposed to the street must contain habitable (see the definition below) room windows and materials from the front façade. In addition one of the following building elements is to be incorporated into the design as a corner feature;

- Feature gable window, etc.
- A return verandah.
- An articulated step back or setback.
- A pergola

Corner lots with proposed crossovers intended to be located on the side street frontage may be considered by the BDP on an individual basis. A habitable room is a room other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic darkroom, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.

2.3 FRONT SETBACKS

The dwelling’s front setback is to accord with the building envelope plan for the specific lot.

- Garages located on the primary street frontage must be located 0.5m behind the main façade of the dwelling. Or be setback 5.5 metres.
- Porches, pergolas, decking and verandas less than 3.6 metres in height, and eaves, are permitted encroachments within the front setback. The maximum encroachment is 2.5 metres. For lots less than 300m² refer to the Small Lot Housing Code for requirements.
- Balconies, eaves, fascia, gutter, blade walls, columns or similar architectural features to a height of 6.9 metres where the maximum encroachment is 1.5 metres.

2.4 SIDE SETBACKS

Side setbacks must be as set out in the building envelope plan for the specific lot. For double storey dwellings, boundary setbacks must also accord with current authority requirements including the Building Regulations or Small Lot Code standards as applicable.

On corner lots, building setbacks from the secondary street frontage must comply with the building envelope plan and any other governing authority requirements.

Encroachments into the side setbacks must comply with the applicable legislation.

Building envelopes have been nominated for build to boundary on both sides of the lot however only one such boundary will apply depending on the location of the crossover. Where the envelope identifies a build to boundary applies, the length and height of the wall on the boundary must meet the requirements of the applicable building

2. The Siting and Orientation of Proposed Dwellings

regulations. The variation to this is where the wall is to be constructed to match the height and length of a simultaneously constructed wall on an abutting lot.



3. The Design of your Home

3.1 ARCHITECTURAL CHARACTER — MANDATORY STANDARDS

- No dwelling may exceed two storey's in height.
- Ceiling heights for all dwellings must not be less than 2.4 metres above floor level, for upper and lower floors. Minor variations may be considered in exceptional circumstances, at the discretion of the Banksia Development Panel.
- The main pedestrian entry (front door) must be visible from the primary street frontage.
- All dwellings must have a verandah, portico, porch or other similar entrance feature surrounding the front entrance and these must be sympathetic to the overall dwelling design.
- Kit homes and dwellings constructed of second hand materials are not permitted.
- Roof pitches must be a minimum of 22 degrees from the horizontal. Alternate roof forms including combinations will be considered by the BDP if it can be demonstrated that they comply with the intent of the guidelines.
- Homes must have metal sheet roofing or roof tiles which complement the home design and style. Metal sheet roofing is to be non-reflective and untreated galvanised or zinc finished, tray deck or fibre cement roof materials will not be approved. Roof tiles must be a terracotta or concrete roof tile or slates or shingles.

Alternatives may be acceptable subject to approval by the BDP.

- Unless otherwise specified or considered as meeting the overall objectives of the Guidelines by the DP, all roofs must be designed having minimum eaves of 450mm to the street frontage, exclusive of the garage. Eaves to the frontage of a dwelling must return and continue a minimum distance of 2 metres along the connecting return wall and/or walls from the said frontage. Walls constructed on side boundaries and parapet walls will be exempt from eave requirements unless otherwise directed by the BDP.

For a corner allotment, the return must be integrated in the treatment of the secondary façade. Where eaves are adopted they must be a minimum of 450mm.

3.2 SPECIFIC DESIGN REQUIREMENTS

Specific lots have been identified for additional design requirements. These lots must incorporate features which have been outlined below;

Lots 155 and 156 must have a sense of address to the streetscape by ensuring that any front porch, or entry is clearly visible to the street.

Lot 192 abuts a future district park and it is a requirement that the western elevation, addressing the park provide for 40% of the area of it's façade to contain habitable room windows, unless otherwise agreed in writing with the Responsible Authority.

Fencing for Lot 192 must also be designed with consideration of passive surveillance of the park in mind. The western boundary must only have low fencing (1.2 metres maximum in height) which must comprise a minimum of 70% transparency.

3.3 FACADE DESIGN VARIATION

Two dwellings of the same front facade design shall not be built within three (3) dwelling lots of the subject property this would include lots either side and opposite your lot. Please contact the BDP for potential proposals on adjacent lots, if required.

3. The Design of your Home

3.4 APPROPRIATE MATERIALS

An important element in maintaining a high quality residential neighbourhood character is the control of external building materials, colours and other related finishes. These need to be durable which in turn will reduce future maintenance, repairs and will maintain the developments appeal for many years to come.

Muted colours and finishes must be used to blend with the natural setting and a minimum of two different material finishes must be used on the front facade. One of which must cover a minimum of 20% of the facade. Full face brick facades are not permitted. Plywood and sheet aluminium are not permitted. All external surfaces are to be in a finished state (painted or coated where required) prior to occupation. Where brick infills are used above the garage door, they must be finished flush with the front façade. Roof materials are to be non reflective in their nature.

Suggested materials include:

- Feature brickwork
- Masonry blocks, sandstone and stack stone
- Lightweight cladding panels (e.g. weatherboards, plywood, and zinc)
- Fibre cement sheet with rendered or textured finish
- Timber cladding

3.5 OPTIC FIBRE

All homes must install or make allowance for optic fibre cabling. Dwellings must not have external antennas or satellite dishes that are visible from the street.

To access high speed broadband and telephone service, homes need to comply with the NBN (or similar supplier) Co In-Home Wiring Guide. Failure to comply may prevent connection to the NBN network infrastructure or may require the homeowner to incur additional costs in order to connect.

3. The Design of your Home

3.6 DRIVEWAYS

Where specified, a single dwelling only is allowable with one driveway permitted per lot. This is to be located to comply with the crossover as shown on the Council approved engineering plan. The driveway must be offset from the side boundary to allow for a planting strip of 300mm along the side. Driveways must not exceed the width of the garage door. Driveways must be completed before the home is occupied. The colour selection must compliment the building design and external colour scheme. The material must be of neutral tone. Approved driveway materials are pavers, exposed aggregate and coloured concrete.

Lots 139-142 have been designed for the lots to address Rix Road with access provided from Astor Lane. There will be no access allowed from Rix Road.

3.7 GARAGES

All homes must have a lock-up garage, carports are not permitted. Whether a single or double car garage can be accommodated depends on the lot frontage width.

- Garage openings must not occupy greater than 40% of the lot frontage for single storey dwellings.
- Garage openings must not exceed 25% of the area of the front facade of any dwelling larger than single storey (ie a double storey dwelling must have a garage opening which comprises no more than 25% of the area of the façade measured from a two-dimensional elevation plan and excludes any area of the roof of the dwelling).
- Garages must be setback 0.5m behind the main façade of the dwelling or at a minimum of 5.5 metres.

The colour and style of the garage structure and door must be complementary to the overall home design and external colour scheme. Garage doors must be panel lift or sectional overhead, or a tilt door. Roller doors are not permitted.

- For all lots less than 300m² please refer to the Small Lot Housing Code standards.
- The garage must be constructed at the same time as the dwelling.
- Unenclosed carports are not permitted.
- Individual garage doors shall not be more than 6 metres in width.
- Roller doors are not permitted to the street frontage/s.

4. Additional Matters

Ancillary items including (but not limited to) clothes lines, rainwater tanks, hot water services, heating and cooling plants and bin storage areas must not be visible from the street. Solar water heaters and solar panels may be located on any elevation that provides the most suitable solar access. The location, design and colour of meter enclosures must be complementary to the overall design and minimise impact on the streetscape. Exposed plumbing and electrical services must not be visible from the street. The visual impact of downpipes and rainwater heads to the street façade must be minimised. Ensure the colour of the downpipe matches main wall colour. Water tanks should be of a suitable, non-reflective, muted colour that blends into the home design.

4.1 OUTBUILDINGS

Outbuildings must be located so they are not visible from the street. Outbuildings must not be more than 20sqm and 2.5m high. The design, colour and materials must be consistent with the external home design. Outbuildings should not be located over easements without the consent of the relevant authority. Please check your title for the location of easements.

4.2 AIR-CONDITIONING UNITS

Air-conditioning units and exposed componentry are to be located below the roof ridge line and towards the rear of the property to minimise visual impact. They are to be colour toned to match adjoining wall or roof colour. The units shall be of low profile type and, where appropriate, fitted with noise baffles and should not be visible from the street.

4.3 SIGNAGE

Signage is not permitted on residential lots with the following exceptions;

- Builders or tradespersons identification (maximum 600mm x 600mm) required during dwelling construction. These signs must be removed within 10 days of the issue of the Certificate of Occupancy;
- One sign only advertising the sale of a complete dwelling is permitted. These signs must be removed within 10 days of the property being sold; and
- There are to be strictly no signs erected for the purposes of advertising the sale of a vacant lot other than any sign that relates to the sale of a lot by the Developer.

4.4 PLUMBING

- All homes constructed must include fittings and connections to the South East Water recycled water pipeline, as specified by the relevant authorities, to allow toilet flushing and garden irrigation to use recycled water services provided.
- All external plumbing including but not limited to spa pumps/motors are to be concealed from public view. Downpipes and gutters are exempt from this requirement.
- No exposed plumbing waste piping is permitted.
- Gutters and downpipe treatment must complement the house colour.
- Taps are to be wall or fence mounted or concealed in a carefully considered landscaping treatment.

4.5 SOLAR WATER HEATING

Solar hot water piping for the dwelling or swimming pools are permitted provided they are located on the roof and installed at the same pitch angle as the roof and where practical they are to be located at the rear of the property to minimise visual impact from public viewing. Tanks for such systems are not permitted to be located on the roof and must be screened from public view.

4.6 TIMING OF WORKS

Construction of all dwellings must commence within twelve (12) months of settlement and must be completed within twelve months of work commencing. Short term extensions may be granted in exceptional circumstances at the discretion of the Banksia Development Panel.

5.0 FENCING & RETAINING WALLS

The owner is solely responsible for the maintenance and/or replacement of all fencing abutting their lot.

Side and rear fencing must comprise of timber palings and must have timber capping with timber posts exposed to both sides of the fence. Railings must not be visible to the public realm. Fences between adjoining lots must be 1.8 metres in height above the natural ground level of the lot and must finish a minimum of 2 metres behind the primary street frontage façade. Wire woven, chain mesh, barbed, cyclone or similar, fencing is not permitted.

On a corner allotment, the side boundary fence comprising a 1.8 metre high paling fence, must not exceed 50% of the boundary length of the secondary street frontage. If fencing is to continue forward of this it must be semi-transparent (a minimum of 40%) and may continue to a 4 metre front setback.

Boundary length is defined as the whole depth of the block including the length cut off by the splay.

Fencing to the front of homes is not permitted.

For lots less than 300m² please refer to the Small Lot Housing Code.

Subject to the approval of the BDP, retaining walls or courtyard defining walls may be acceptable in the zone between the front boundary and the front of the dwelling, but must be complementary in material finish and design to the main dwelling. Any retaining walls must be tapered to work with the natural topography in order to minimize the amount of land cut and fill required. The maximum overall height will generally be 1.8m subject to the discretion of the BDP.

Wherever permitted, gates must be consistent with the adjoining fencing details.

6. Landscaping

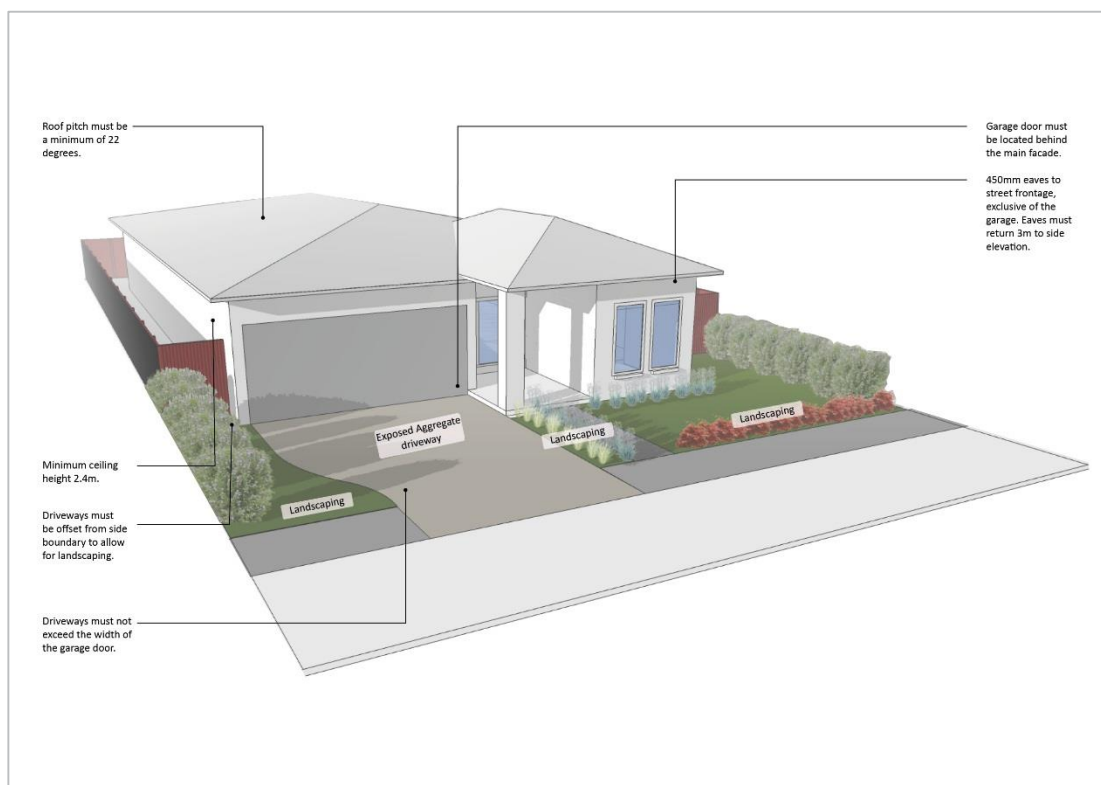
The investment in quality landscaping adds significant value to any community. To complement this you are encouraged to invest in the quality landscaping of your own front and rear yards. This not only promotes an attractive neighbourhood but also improves the value of your dwelling. Appropriately designed gardens contribute in a positive way to the quality of the built environment. With this in mind any specific pieces of art or sculptures should be retained to the back yard and not displayed in the front yard as varying tastes may prevail.

The front garden must be completed within six months of the Certificate of Occupancy being issued. Landscaping must include at least one advanced tree species capable of achieving a height of at least 5m at maturity. This requirement may be varied for lots less than 300m² pending front setbacks.

Gardens are encouraged to be environmentally sensitive by utilizing appropriate drought tolerant sensitive plants, organic or mineral mulches and drip irrigation systems.

Planting should be low in diversity to encourage consistency in design and should depend on form and texture, as well as flowers, to create an attractive year round effect.

Recommendations: Limit the amount of hard surfaces and use 'soft' coverings such as garden beds, shrubs, ground cover and trees. A minimum of 50% of the front garden must be covered in softscape. Design paved areas to drain into lawns and garden beds for passive irrigation. Use landscaping effectively in your front garden to help define your boundary. The use of native species requiring less water is encouraged. Organic mulch can lower maintenance. Select planting and ground covers that are drought resistant and require minimal maintenance.



6.1 MAINTENANCE OF LOTS

The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lots.

The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land or in any waterway.

The Vendor or its Agent may enter upon and have access over a lot at any time without creating any liability for trespass or otherwise to remove for rubbish, maintain, slash or mow a lot and the Purchaser agrees to meet the Vendor's reasonable costs of doing so.

CONTACT:

If you have any queries about your Design Approval Submission Package, please speak to your builder in the first instance.

For remaining queries, please contact:

Beveridge Williams on 9524 8888 or
<http://www.beveridgewilliams.com.au/design-application/>

Application Form for Design Approval

Lot No.....

Owners Name.....

Current Postal Address.....

Home Ph/ Mobile.....

Bus Ph.....

Builder’s Name.....

Builders Contact Name & Number.....

Documentation required to be submitted for approval to Design Panel (A3 size):

<p>1. Site Plan (min scale 1:200) indicating setback dimensions for all buildings, total footprint and floor areas, vehicle crossover, driveway and building envelope.</p>	<input type="checkbox"/>
<p>2. Floor Plans (min scale 1:100) showing key dimensions, window positions and roof plan.</p>	<input type="checkbox"/>
<p>3. All Elevations (min scale 1:100) indicating building heights, roof pitch, eaves depth, schedule of all external finishes and colours and all external building equipment (e.g. garden sheds, pergolas, BBQ areas)</p>	<input type="checkbox"/>
<p>4. Fence design drawings where relevant, showing location, height, materials and colour.</p>	<input type="checkbox"/>
<p>5. Schedule of external colours and materials including pavement sample Attached</p>	<input type="checkbox"/>

The BDP will endeavor to assess proposals in the shortest possible time and generally within ten (10) working days of receipt of application, if all of the above documentation is provided.

Applications cannot be assessed until all of the above information is available. The Vendor also reserves the right to request further information.

Please submit the above documentation via the **Design Portal** at -

<http://www.beveridgewilliams.com.au/design-application/>