



**Banyan Place**

**OFFICER**

# Design Guidelines



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## 2.0 Introduction

### 2.1 About Growland

Growland is an Australian company committed to improving the quality of life through the practice of responsible property development. Growland's approach to creating considered developments that improve both the fabric of a suburb and quality of life for its residents is evident in each of our completed and current projects.

### 2.2 Banyan Place Community Vision

Banyan Place is one of Growland's newest communities in Officer, which has been carefully master planned for its' future community.

Designed to become 'A Place to Belong', Banyan Place will offer a unique combination of easy access to a vast open space network while only being a stone's throw from the essential places, shops, and services. The character of Banyan Place will provide a sense of place as you enter the estate, deliver a sense of community which can flourish in a natural and healthy environment.

With generously designed reserves and wildlife habitat areas, key interfaces are designed to take full advantage of and carefully protect views and vistas of the Banyan Community. These design guidelines will ensure a high standard of innovative, contemporary, and environmentally compatible houses, allowing landowners flexibility in housing styles to suit their lifestyle whilst delivering a high-quality streetscape for the entire community.

### 2.3 Design Guidelines Objectives

The Banyan Place Design Guidelines have been prepared to assist landowners and builders to achieve the following objectives:

- Ensuring a high standard of measures are adhered to for all home construction and landscaping designs,
- Ensuring a high standard of innovative, contemporary, and environmentally compatible house designs,
- Support the quality and streetscape of the development in the estate, and
- Protect the lifestyle and the investment of the landowner.

The Design Guidelines also allow landowners flexibility in housing styles to suit their needs, without compromising the character and quality of the community.

These Design Guidelines apply to all single dwelling residential lots to be delivered within the estate and do not apply to any integrated development sites requiring a separate planning permit.

These Design Guidelines may be amended on occasions at the developer's discretion, subject to Cardinia Shire Council approval, to reflect changes in design trends or to coincide with the release of later stages.

Applications for Design Review Committee Approvals will be assessed against the current version of the Banyan Place Design Guidelines.

All applicants should review these Design Guidelines in conjunction with the land Contract of Sale.

A copy of these Design Guidelines as well as the Building Envelopes is available to be downloaded from [www.banyanplaceofficer.com.au](http://www.banyanplaceofficer.com.au)

### 2.4 The Design Review Committee (DRC)

All house siting and designs (including fencing, landscaping, and retaining walls) are to be approved by the Design Review Committee (DRC). The DRC is appointed by the developer to oversee and implement the objectives of the Design Guidelines.

Approval by the DRC is required before applying for a building permit for the construction of a new dwelling.

The DRC reserves the right to approve applications based on architectural merit and compliance with the Banyan Place Design Guidelines.

The DRC is not a building approval, nor does it imply compliance with the building code, Building Regulations, or any other statutory requirements.

The DRC will assess all designs and if they are compliant with the Banyan Place Design Guidelines, provide a letter of approval along with an endorsed copy of the plans and external colour samples. Applications that substantially comply with the Banyan Place Design Guidelines may be given a letter of approval with conditions requiring the rectification of minor deviations. These



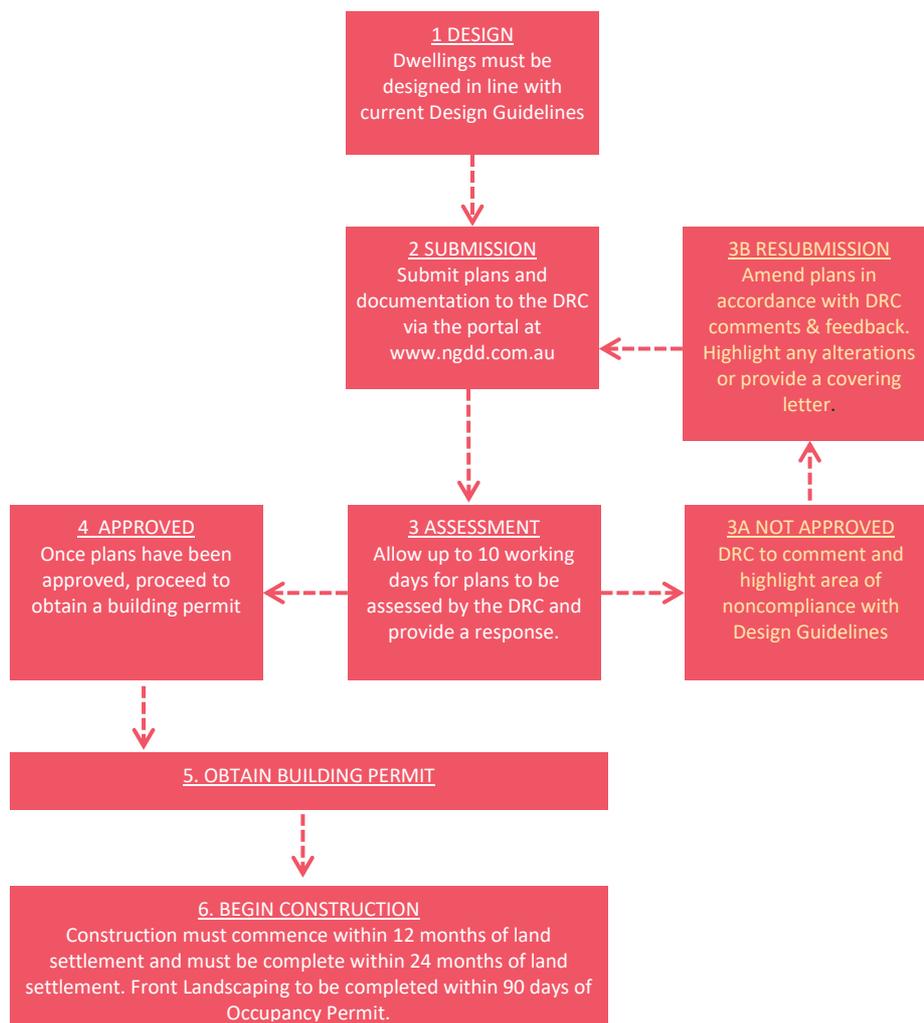
deviations may also be noted on the plans. The DRC may also offer suggestions intended to improve designs.

Please refer to the Developer Approval Application Form at the rear of this document for a checklist of items required for the DRC to assess.

## 2.5 Approval Process

If the plans submitted does not comply with the Banyan Place Design Guidelines, the DRC will advise the applicant of the reasons for non-compliance and suggest amendments.

Applicants will then be required to re-submit amended plans to gain approval.

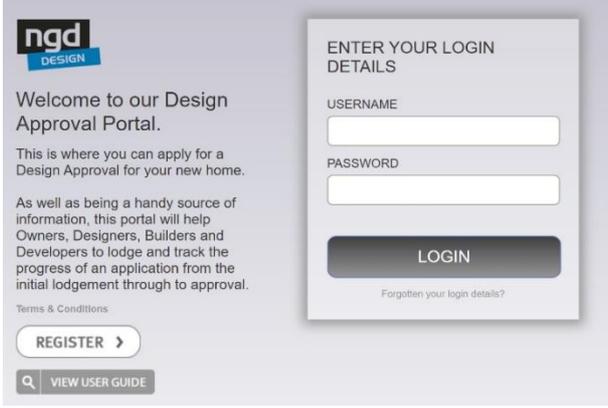


Interpretation and application of these Design Guidelines is at the sole discretion of the DRC. The DRC's decisions are final. No claims shall be made to the Developer, the DRC or their representatives with respect to the decisions made.

The DRC will endeavour to process applications as quickly as possible, generally within 10 business days of receipt. Once approval is obtained an application for a building permit may be lodged with the Cardinia Shire Council or an accredited building surveyor.

## Submissions

Once design and plans are completed, submissions can be lodged to the DRC via the Design Approval Portal at [www.ngdd.com.au](http://www.ngdd.com.au):



The screenshot shows the ngd DESIGN Design Approval Portal. On the left, there is a welcome message: "Welcome to our Design Approval Portal. This is where you can apply for a Design Approval for your new home. As well as being a handy source of information, this portal will help Owners, Designers, Builders and Developers to lodge and track the progress of an application from the initial lodgement through to approval." Below this are links for "Terms & Conditions", "REGISTER >", and "VIEW USER GUIDE". On the right, there is a login form titled "ENTER YOUR LOGIN DETAILS" with fields for "USERNAME" and "PASSWORD", a "LOGIN" button, and a link for "Forgotten your login details?".

Users are required to first register to use the portal, then simply log in and enter the relevant details when prompted. Please ensure that the application submitted includes all the required information before lodging it.

## Re-Submissions

Should a re-submission be required, ensure that any alterations or changes are highlighted on the plans or in a covering letter.

Allowance has been made for 2 submissions for each Design Approval application. Each additional submission may incur an administration fee, at the sole discretion of the DRC.

Submissions for a lot that have already had an application approved may also incur an administration fee.

## **2.6 Medium and High Density Lots**

The Design Guidelines do not cover integrated development sites that require a separate planning permit. Medium or High Density lots cannot be developed without obtaining a planning permit from Council. In addition to the planning permit requirements, proposals for medium or high density lots are required to be assessed and approved by the DRC prior to a planning application being lodged with Council.

## **2.7 Covenants**

These Design Guidelines are registered as a Restriction on the Plan of subdivision for a lot. In the event that requirements under the Design Guidelines contradict covenants defined within the Plan of Subdivision, the Plan of Subdivision shall prevail.

## **2.8 Statutory Obligations**

It is the responsibility of the land owner (and the land owner's Builder and Building Surveyor) to ensure that all submitted documents comply with the Victorian Building Code, ResCode and all other Statutory Authority requirements, along with current Victorian energy rating standards, prior to construction. Approval by the DRC does not exempt the proposal from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation. The Developer nor the DRC will be liable for any costs associated with planning approvals.

## **2.9 Timing**

It is the responsibility of the landowner to ensure that the following time-based requirements are met, unless agreed otherwise in writing by the Developer.

- 2.9.1 Construction of a dwelling is required to start within 12 months of the original land settlement date and is required to be completed within 24 months from the original land settlement date.

- 2.9.2 Side, rear and return fencing and driveways are required to be completed prior to occupation of the dwelling.
- 2.9.3 All front landscaping including fencing, retaining walls and letterboxes are required to be completed within 90 days from Occupancy Certificate.

## 2.10 Definitions

For the purposes of these guidelines:

- 2.10.1 A Standard Lot is a lot that is 350sqm or larger in area
- 2.10.2 A Small Lot is a lot that is less than 350sqm in area
- 2.10.3 Public Realm is any land that is within the ownership of a public body, including Council and servicing authorities.
- 2.10.4 An Inline Lot is any lot that has only one boundary that abuts the Public Realm.
- 2.10.5 Primary Frontage is the boundary that abuts the Public Realm.
- 2.10.6 A Corner Lot is any lot that has more than one boundary that abuts the Public Realm.
- 2.10.7 On corner lots, the primary frontage is the shorter one adjacent to the street.
- 2.10.8 For irregular lots, the Lot Width is the width of the lot at the front building line. (The front building line does not include the entry feature of a dwelling).
- 2.10.9 A habitable room is a living room or a bedroom.
- 2.10.10 Natural Ground Level means the finished surface level of the ground after engineering works associated with the subdivision have been completed.
- 2.10.11 The front building line is the external face of the front most habitable room wall. Entry features, porches, porticos etc. do not form part of the front building line.
- 2.10.12 Front Garden refers to the whole area between the front boundary of a lot and the dwelling, garage & return fence.

## 2.11 Application - Standard and Small Lots

### Standard Lots (greater than or equal to 350m<sup>2</sup>)

- 2.11.1 All the requirements of these Design Guidelines apply to Standard Lots.
- 2.11.2 Only one dwelling is permitted per lot. Further subdivision of a lot is not permitted, unless agreed to in writing by the developer and the responsible authorities.

### Small Lots (less than 350m<sup>2</sup>)

- 2.11.2 Small Lots must also comply with the requirements of the Small Lot Housing Code (SLHC).
- 2.11.3 Small Lots only are exempt from the following requirements detailed in the Design guidelines:
- Section 3.3 - Setbacks
  - Section 3.4.4 – Garages
  - Section 3.4.5 – Garages
  - Section 3.4.7 – Garages
  - Section 5.2.4 – Landscaping

## 3.0 Environmental Sustainability Considerations

The Design Guidelines encourage a range of design practices that will assist in achieving sustainable design solutions. Factors to be considered include:

- Appropriate solar orientation
- Rainwater harvesting
- Water efficient plumbing
- Plant species with low/no watering requirements
- Permeable surfaces
- Deep Eaves
- Solar generated power and hot water
- Energy efficient lighting
- Passive heating and cooling.
- Double glazing
- Insulation
- Finished surfaces with limited future maintenance

### 3.1 Orientation

Proper orientation of your home will help manage climatic conditions and contribute to the creation of favourable microclimates within the home. Proper orientation is environmentally responsible, can save you energy running costs and increase your enjoyment of your home.

Double Storey homes must respect the privacy of existing neighbouring dwellings, including potential overshadowing issues.

When designing the layout of your home, you are encouraged to:

- Maximise the northern aspect of daytime living areas and private open spaces (courtyards, patios etc.)
- Position sleeping and services spaces to the south
- Avoid prolonged exposure and unwanted heat loading to living areas during hot summers
- Maximise natural light and solar access to living areas during cold winters
- The orientation of the dwelling can play a huge role in being environmentally sustainable. Dwelling orientations should take into considerations the use of the North and East sunlight exposure to private living spaces.

### 3.2 Private Open Space

Private open space areas should be well integrated with internal living areas and take advantage of the northerly aspect. They should be designed for privacy from adjacent buildings and provide low maintenance open space areas that facilitate opportunities for recreational and social activities, passive amenity and landscaping.

### 3.3 Rainwater Harvesting

Rainwater tanks are strongly encouraged. Installation of a rainwater tanks will assist with a higher Energy Rating Report.

### 3.4 Shading

Where practical, you should incorporate eaves to the perimeter of the building that are long enough to block out the summer sun but allow the winter sun to penetrate through the windows. External louvres are also encouraged for windows.

### 3.5 Solar Panels

As orientation is vital for these panels to operate efficiently and effectively, the proposed positioning of your panels needs to be well considered. Without compromising maximum efficiency, solar panels should be discrete from the public realm and panel frames should be kept as close as possible to the colour of the roof material selected for the residence.

### 3.6 Compost Facility

It is encouraged that each dwelling provide an onsite compost facility for individual household use.



## 3.7 Energy

It is the applicant's responsibility to ensure that the dwelling complies with the minimum standards of the Victorian Energy Rating requirements as currently legislated. An Energy Rating Report will not be required to obtain DRC approval; however, one will be required to obtain a Building Permit.

You can implement energy sustainable design features through:

### 3.7.1 Lighting

- Zoning
- Incorporate maximum natural light
- Introduce skylights
- Dimmers
- Motion sensors
- Timers
- Energy efficient globes

### 3.7.2 Hot Water System

- Locate HWS as close to bathroom, kitchen or laundry
- In design cluster wet areas to reduce pipe run
- Insulate hot water pipes
- Mandatory use of either gas hot water, heat pump or solar hot water in the design of the dwelling

### 3.7.3 Heating and Cooling:

- Passive solar design encapsulating Thermal Mass construction will help keep an area cool during the day and release the heat during the night. Use of materials with high thermal mass such as concrete floors, masonry walls, stone, ceramic surfaces etc. will assist with the overall thermal efficiency of the building.
- Mandatory use of minimum National Construction Code compliant levels of insulation
- Double glazing
- Cross natural ventilation with windows and door
- Create Zones and compartments for heating and cooling to avoid unnecessary energy consumption for areas not in use
- Mandatory use of thorough draught seals

## 3.8 Water Conservation

Sustainability through water conservation will provide long term environmental and financial returns when implement within the dwelling design. It is highly encouraged that your home incorporates:

### 3.8.1 AAA-rated water efficient taps and showers fittings

- Showerheads that use  $\leq 6$  litres per minute
- Taps to bathroom, kitchen and laundry that use  $\leq 6$  litres per minute

### 3.8.2 AAA-rating for dishwashers and appliances

- Dishwasher with a water consumption of  $\leq 14$  litres per use
- Dishwasher with an energy consumption of  $\leq 245$ kWh per annum
- Air-conditioning system with a COP of  $\geq 3.20$  and EER of  $\geq 3.00$





## 4.0 Site Layout & Setbacks

### 4.1 Streetscape

Dwellings with identical facades must not be built within 3 dwelling allotments along either side of the street.

Provisions include either side, opposite and encompassing other street frontages where applicable.

In the event two applications request the same facade or similar design, approval will be granted to the first application received.

Similar but not identical facades will be adjudicated by the Banyan Place DRC, with considerations on identifiable characteristics/elements/form which are different between the dwellings.

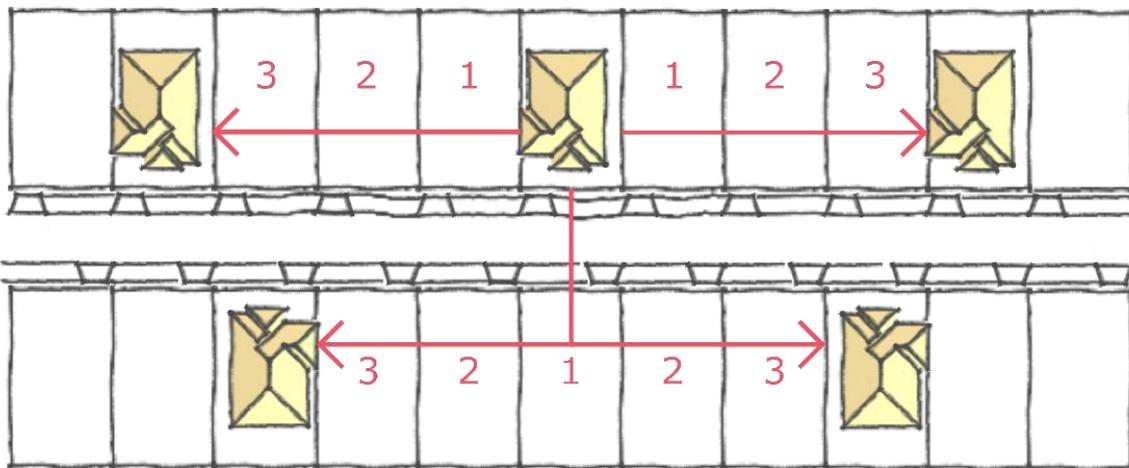


Diagram 3.2

### 4.2 Setbacks

Dwelling setbacks at Banyan Place have been implemented to create articulated streetscapes which respect view corridors. These setbacks also ensure a good level of solar access is maintained to all habitable room windows, avoid excessive amenity impact between lots and avoid overshadowing of private open spaces.

Where a Building Envelope exists for a lot, the lot must comply with the Building Envelope. Generally, this means that the following setback requirements must be applied:

#### Front

4.2.1 Minimum 4.0m and Maximum 6.0 from front boundary to building line

4.2.2 Encroachment up to 1.5m of the following items, may be approved:

- Porches, porticos, roofed verandas and balconies less than 3.6m high
- Unroofed balconies less than 6.9m high

#### Rear

4.2.3 Minimum 3.0m from rear boundary

#### Side

4.2.4 At least 1m for at least 1 side (this allows for the garage to be on built on boundary)

#### Corner

4.2.5 Minimum 2.0m from side boundary

#### Garage

4.2.6 Minimum 5m from the dwelling frontage (Dispensation may be considered by the DRC for irregular allotments)



## Setbacks Cont.

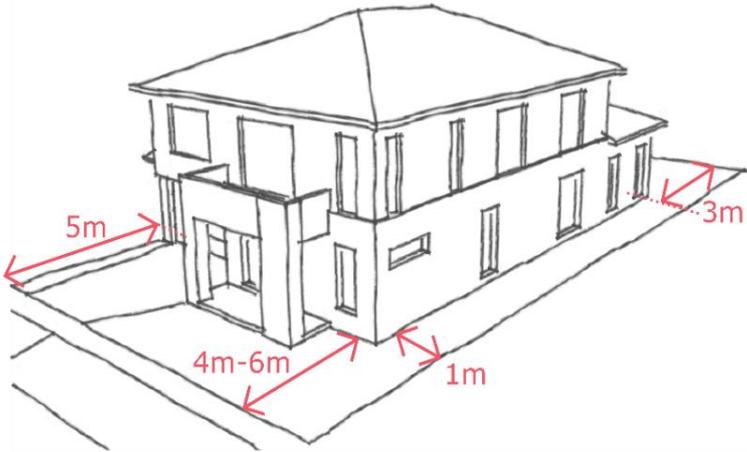


Diagram 3.3.1 Setbacks

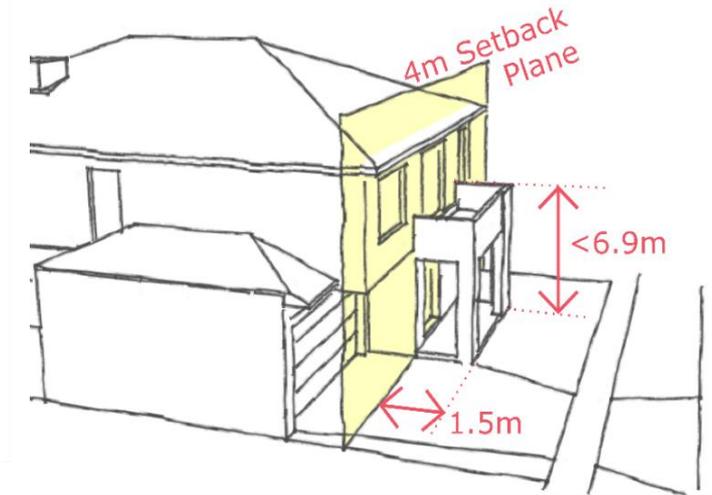


Diagram 3.3.2 Encroachments

### 4.3 Secluded Private Open space

Council has mandated that all lots that are 350m<sup>2</sup> or larger must incorporate the following features:

4.3.1 A rectilinear area of at least 36 sqm for secluded private open space (SPOS).

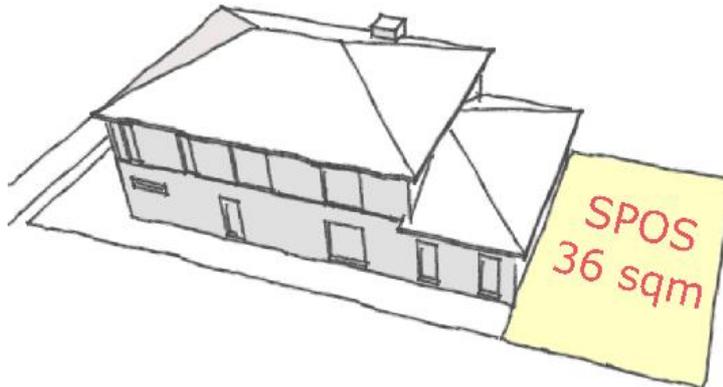


Diagram 3.4.1 – SPOS

4.3.2 At least one canopy tree in the “backyard” of the lot.

When designing the house for the lot, consideration should be given to the mature size of the tree and the dimensions of the space it is to be installed in, so as to allow adequate space for roots and branches to spread.

### 4.4 Garages

4.4.1 Garages must not dominate the streetscape or facade and must be constructed of materials which match and complement the facade.

4.4.2 Carports and open sided garages are not permitted.

- 4.4.3 Garages accessed from the primary frontage must be set back from the front building line by a minimum of 0.5m. (Dispensation may be considered by the DRC for irregular allotments)
- c. Detached garages are only permitted where the crossover is not on the primary frontage of the lot.
- 4.4.4 For single storey dwellings, the width of a garage door opening accessed from the primary frontage must not exceed 40% of the frontage width of an allotment.
- 4.4.5 For double storey dwellings, garage door openings that exceed 40% of the lot width are discouraged. Notwithstanding, they will only be permitted where balconies or windows are provided above the front wall of the garage.
- 4.4.6 Garage doors must be either a sectional, panel lift or tilt lift type door.  
Roller doors are prohibited where visible from the public realm
- 4.4.7 Lots with a lot width of 12.5m and over must have a double garage.
- 4.4.8 Double garages must not exceed 6.5m unless prior approval from the DRC is obtained.
- 4.4.9 Triple car garages are generally discouraged but may be considered on wider lots.

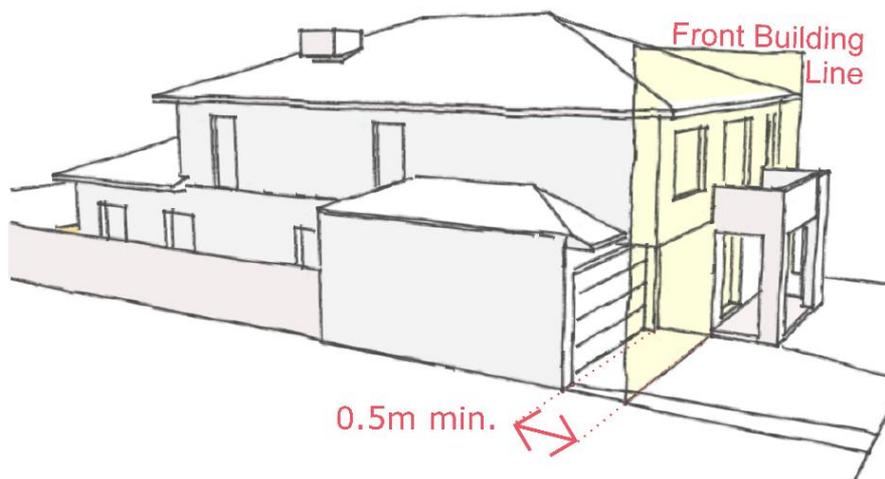


Diagram 3.5.3

## 5.0 Architectural Character

### 5.1 Style

- 5.1.1 Dwellings must support architectural design that is modern and contemporary, including quality form and finishes. Alternative designs will be considered upon submission to the developer for approval.
- 5.1.2 Buildings must not include any architectural decorative elements that reflect period style homes (for example: Victorian, Edwardian, Georgian, Colonial, Federation eras, etc).

There may be scope for the use of these types of elements as part of a contemporary design (some “Hamptons” style homes for example) but the determination of the suitability of any such designs or treatments is at the sole discretion of the DRC.



*Diagram 4.1.2a – Non-Complying Façade*

- *Decorative/curvilinear mouldings*
- *Colonial Bars to windows*
- *Decorative Posts*

### 5.2 Facade

- 5.2.1 The entry to the home must be located on the main front elevation and recessed from the main building line.
- 5.2.2 Entry doors flush with the main building line are not permitted.
- 5.2.3 Each dwelling must include a feature at the entry that clearly defines the entry point from the Public Realm, provides articulation to the front façade and adds visual interest to the building
- 5.2.4 Any façade that faces the Public Realm must have at least one window on each storey.
- 5.2.5 The window must have an appropriate sill height (no more than 1600mm above floor level) to allow the perception of passive surveillance from the public realm.



*Diagram 4.1.2b – Complying Façade*

- Flat Contemporary mouldings
- Colonial Bar free windows
- Flat/Square Posts

### 5.3 Materials

The use of appropriate feature materials such as architectural render, block work, brick work, masonry, rendered Hebel block, natural stone, exposed timber, cladding materials, glass and steel is encouraged. Use of quality materials and finishes is recommended to give a timeless appeal



*Diagram 4.3*

- 5.3.1 Dwelling facades must be constructed using a mixture of external building materials, one of which must not make up more than 80% of the facade.
- a. The roof, and any openings (e.g. garage door or windows etc.) are not included in this calculation.
  - b. Contrasting render colours may be considered as different materials, as long as one colour does not make up more than 80% of the façade.
  - c. Facades made up of face brick with contrasting colours will not be considered.



- 5.3.2 Lightweight infill or recessed panels are not permitted above openings (doors, windows or garage doors) on elevations visible to the public realm. The finish above the opening must match the finish on either side of the opening.

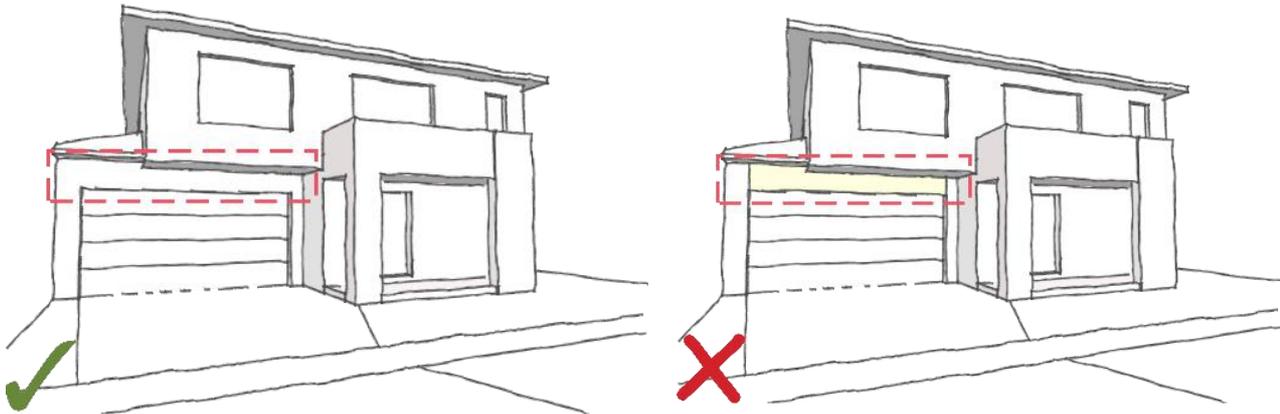


Diagram 4.3.2

- 5.3.3 Materials used on the edge of the front facade must continue for a minimum of 1m along the adjoining side elevation for non-corner allotments, including walls that are on the boundary.
- 5.3.4 Materials and finishes such as unpainted or galvanised metal, raw fibre cement sheet and reflective glazing are not permitted.
- 5.3.5 The use of second-hand materials will be subject to DRC and Council approval, however new building materials based on recycled content are permitted.

The final decision regarding all external materials and colours will be at the discretion of the Banyan Place DRC.

## 5.4 Colours

- 5.4.1 External building colours should reflect a harmonious colour palette consisting of natural and earthy tones which complement the surrounding area and theme of the dwelling.
- 5.4.2 Use of strong, bold or bright external colours that do not support the contemporary nature of the dwelling will not be approved.
- 5.4.3 Accent colours are encouraged to be strategically used for feature architectural elements.
- 5.4.4 Gutters, fascia, flashing and cladding are required to match or complement the roof colour.
- 5.4.5 Downpipes and meter boxes are required to complement the colour of the wall they are in.

## 5.5 Heights

- 5.5.1 Only single and double storey homes are accepted at Banyan Place – Triple storey homes are not permitted. (Medium density lots excluded subject to DRC approval)

## 5.6 Roofs

A variety of roof pitches are encouraged, including a pitched, flat and curved roofs.

- 5.6.1 Pitched roofs, which includes hip, gable and skillion types, must incorporate an eaves with a depth of at least 450mm to each façade that addresses the public realm.



Diagram 4.5.1 – Inline Lot

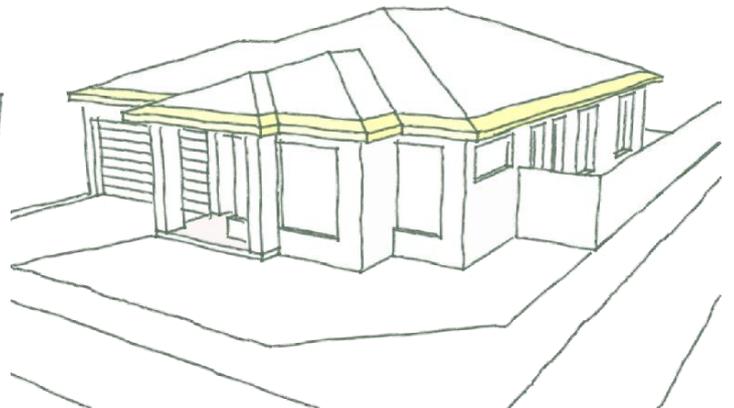


Diagram 4.5.1 – Corner Lot

Single hip and single gable roof forms to the front facade will not be approved.

5.6.2 Eaves from the primary façade must return and continue for at least 1m along the adjoining wall(s), where the wall(s) face another Inline Lot.

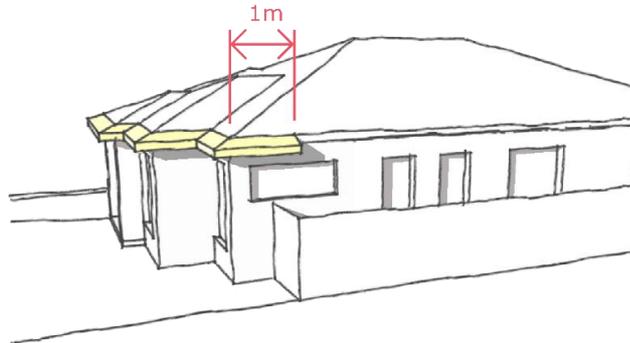


Diagram 4.6.2

5.6.3 Double storey homes with a pitched roof must incorporate eaves to the entire upper level of the home



Diagram 4.6.3



5.6.4 Flat roofs must incorporate a parapet to hide the roof cladding from the Public Realm.



Diagram 4.6.4

5.6.5 Corrugated Colorbond and masonry roof tiles are permitted roof cladding.

5.6.6 Colours must be in contemporary tones and non-reflective.

**No terracotta or red style colours will be permitted.**

## 5.7 Corner Lots

5.7.1 Dwellings on corner allotments must have a facade which incorporates matching design features that address both street elevations. These include feature windows, materials and articulation.

5.7.2 Materials used on the primary facade must continue to the secondary facade a minimum of 3m, and must be in front of the return fence.

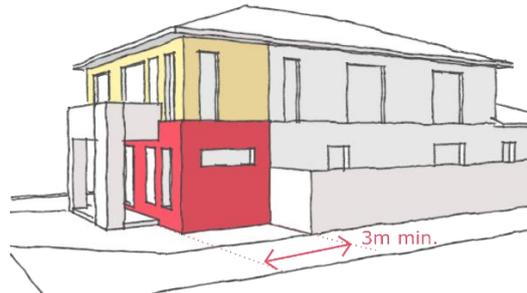


Diagram 4.7.2

5.7.3 Dwellings must have at least one habitable room window on the secondary facade frontage.

5.7.4 All windows must match the same head heights as those used on the primary facade.

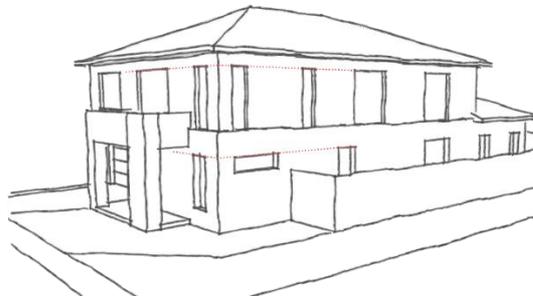


Diagram 4.7.4

Large areas of flat or blank walls to the street or reserve elevations will not be permitted.

The final decision regarding all facades (including corner lots) will be at the discretion of the Banyan Place DRC.



## 6.0 Fencing & Landscaping

### 6.1 Fencing

Details of all fencing are required to be included in the information submitted to the DRC for approval. (Colourbond or sheet metal fencing is not permitted)

#### Front

Front fences are not encouraged, as they have the effect of “narrowing” the street and they hinder the open landscape character that is sought.

6.1.1 Where provided, any front fence must take the form of a vertical blade fence, as specified below:

- Front fence to be no more than 1.2m high from the natural ground level at the front boundary.
- Transparency of 50% or more, and maximum 30% masonry content.
- Material can be either steel, aluminium or rendered masonry piers.
- Return along the side boundary (including splay on corner lots) and extend to meet transitional fence.
- Complement the facade style and materials (top rails are discouraged).
- Colour must be either powder coated black, charcoal or bronze.
- Gates that form part of the front fencing, must match the front fence.
- Front Fencing must be completed within 90 days from Occupancy Certificate.

#### Transitional

6.1.2 Where the side boundary meets the front fence, fencing must rake down to a height of 1.2m over a 2m wide panel and must meet the front fence.

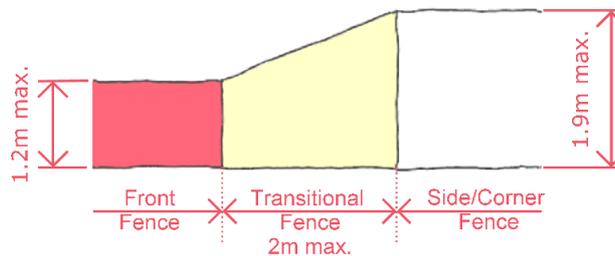


Diagram 5.1.2

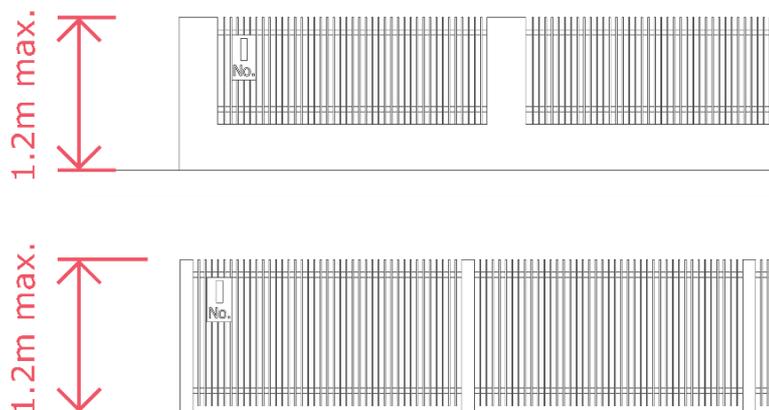


Diagram 5.1.1c – Front Fence Examples

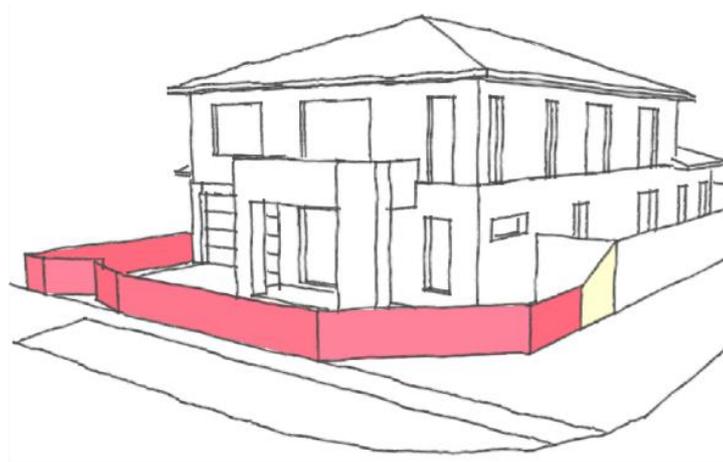


Diagram 5.1.1 d – Front Fence Layout

## Side and Rear

6.1.3 Side & rear fencing must be constructed as specified below:

- Set back 1m behind the closest front wall
- Total height of 1.9m (+/- 50mm)
- Bottom plinth of 150mm
- Exposed timber posts with 2.4m spacing
- Timber palings with a 20mm overlap (Capping is strongly encouraged)

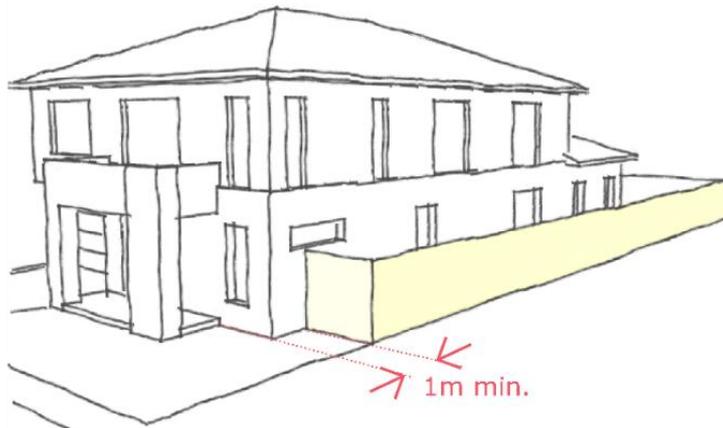


Diagram 5.1.3a – Side Fence Layout - Complying

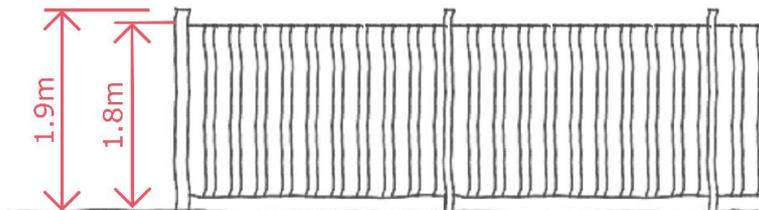


Diagram 5.1.3d – Side Fence Elevation



## Return

6.1.4 Return fencing must be set back a minimum of 1m from the building line, and match the height and materials of the side fence.

These are encouraged to be wing gate fences.

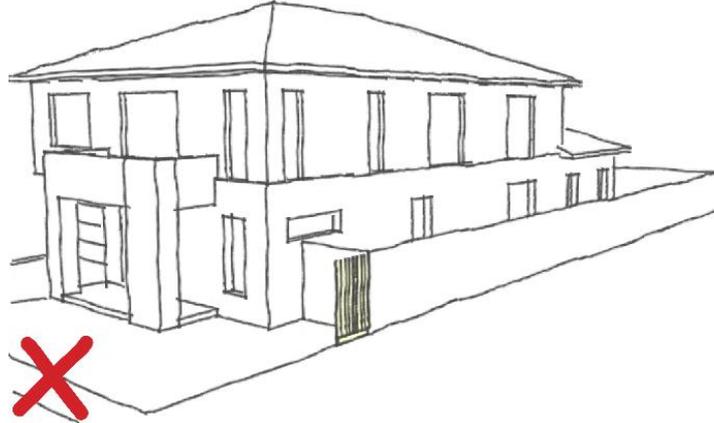


Diagram 5.1.3a – Side Fence Layout – Non-Complying

## Corner

6.1.5 Fencing along a secondary frontage must be constructed as specified below:

- f. Secondary frontage fencing must have exposed posts with caps along the secondary street boundary

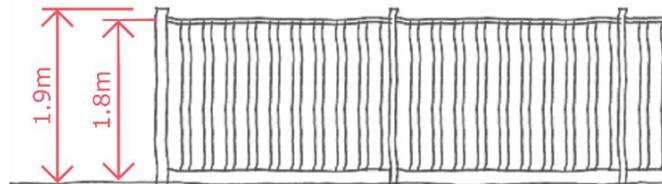


Diagram 5.1.5a – Corner Fence Elevation

- g. It must be set back 3m behind the closest front wall. (Dispensation may be considered by the DRC for irregular allotments).

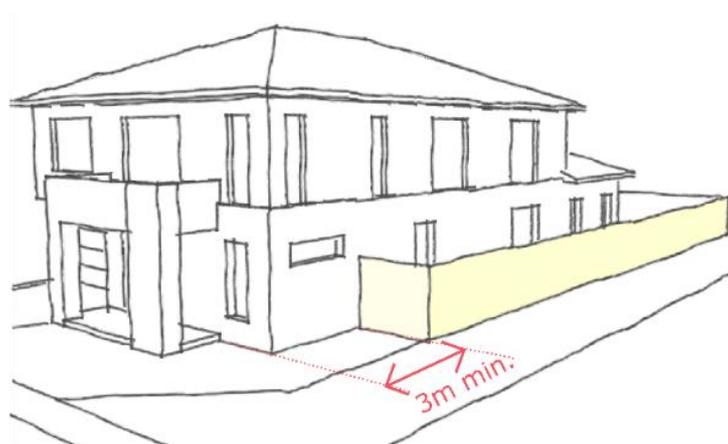


Diagram 5.1.5b – Corner Fence Layout

- h. All other aspects remain the same as side & rear fencing.
- i. Fencing forward of the building line will only be accepted if an integrated front fence is built.
- j. Gates that form part of the fence must match height and materials of the side fence.

### Fence Completion

Side, rear, corner & return fencing must be completed prior to occupation of the dwelling.

## 6.2 Landscaping

Quality landscaping promotes an attractive neighbourhood. For this reason, any landscaping works to the front garden and nature strip are required to be part of the design approval process. A detailed Landscape Plan is required to be submitted to the DRC as part of the application approval.

All landscaping designs should be prepared with an objective for low water usage and environmental sensitivity by utilising appropriate drought tolerant native plants, organic mulches and drip irrigation systems. The form and texture of the plants should complement and enhance the architecture of the dwelling and should incorporate native plants that are common to the region.

For a detailed list of plant options, please go to [https://www.cardinia.vic.gov.au/directory/9/cardinia\\_local\\_flora/category/39](https://www.cardinia.vic.gov.au/directory/9/cardinia_local_flora/category/39)

Private landscaping should use a combination of hard and soft landscape materials to create visually attractive and cohesive front garden. Front landscaping elements should not unreasonably affect adjacent properties through overshadowing or intrusive root systems.

### Hardscaping

- 6.2.1 Feature retaining walls must not be higher than 0.8m, and should be constructed from materials which are complimentary to the dwelling. These include: stone, render, timber sleepers and face finish masonry.
- 6.2.2 Any other landscaping structure must be complimentary to the facade and landscaping of the dwelling.

### Front Landscaping

- 6.2.3 At least 50% of the front garden area must comprise of permeable surfaces such as; garden beds with planting, drought resistant lawn (warm season pre-grown turf such as Kikuyu species are encouraged) or lawn alternatives such as ground covers, river pebbles, lilydale toppings or artificial grass which present as a natural lawn, with colour and height variation is acceptable.
- 6.2.4 At least one canopy tree with a minimum installation height of 2m must be planted between the front building line and street boundary.

In addition to the above, the following considerations should also be allowed for when deciding on the features and layout of your front garden:

- Incorporate garden beds with a minimum of 5 medium to large shrubs (200mm pot size) and 20 smaller shrubs or ground cover plants (150mm pot size). Empty spaces between species should be avoided.
- Garden beds should be edged with either timber, masonry or steel edging materials.
- Cultivation of existing soil in the garden beds to a 200mm depth
- Addition of imported topsoil and fertiliser to the garden bed
- Use of at least 80mm of organic pine bark or similar mulch on garden beds. Brightly coloured or coarsely textured wood mulches and brightly coloured pebbles are supported
- Automatic drip system irrigation systems are strongly encouraged.

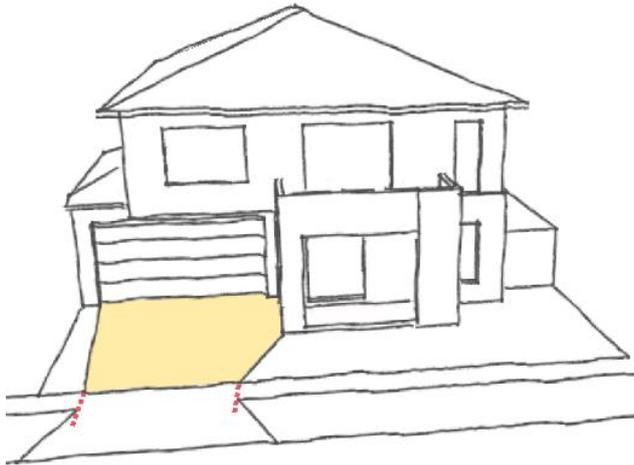
- 6.2.5 Front Landscaping must be completed within 90 days from Occupancy Certificate.

## 6.3 Driveways

- 6.3.1 Only one crossover per allotment is permitted.
- 6.3.2 Driveways and any paths that are visible from the public realm, must be constructed with either exposed aggregate, natural stone, brick/concrete pavers, or coloured concrete. Unfinished natural concrete or painted concrete is not permitted.
- 6.3.3 The design and finish of the driveway must complement the overall design of the dwelling and not dominate front landscaping elements



- 6.3.4 Driveway finish & colour designs must be lodged with building plans and approved by the DRC prior to installation.
- 6.3.5 Driveways must taper to match the crossover width and must be offset by a minimum of 300mm from the closest boundary to allow for a landscaping strip



*Driveway width at front boundary*



*Driveway offset from side boundary*

- 6.3.6 Driveways must be completed prior to occupation of the dwelling.

Crossover relocations require DRC and Council approval. Related costs are the responsibility of the landowner and must be paid prior to commencement of works. Relocation is not always possible due to underground services and street layout.

## 6.4 Retaining Walls

- 6.4.1 Retaining walls that are visible from the Public Realm must not be higher than 0.8m,
- 6.4.2 Retaining walls should be constructed from materials which are complimentary to the dwelling. These include stone, render, timber sleepers and face finish masonry.

## 6.5 Letterboxes

- 6.5.1 Letterboxes must:
  - k. match and complement the dwelling facade & landscaping with respect to colours, materials, and style
  - l. Be positioned close to front boundary line
  - m. Clearly display the property number
  - n. Integrate into the front fence (if applicable).
- 6.5.2 Single post supporting letterboxes and temporary letterboxes are not permitted
- 6.5.3 Letterboxes must be installed within 90 days from Occupancy Certificate.

## 7.0 Ancillary Items

### 7.1 Recycled Water

The provision of recycled water will eventually be available to all homes. This will provide recycled water for gardens, washing cars and other non-potable purposes.

- 7.1.1 Owners must allow for all toilets and 3 taps (located in the front garden, rear garden and in the laundry) to be connected to any future recycled water system.

If you do not make these allowances before you start construction, it is likely that you may face extra costs if you choose to take advantage of this service after your home has been completed.

### 7.2 Fibre to the Home

Banyan Place is an OptiComm Fibre Connected Community. This means that all homes will have access to the OptiComm high speed broadband network. In order to take advantage of these services, it is highly encouraged that your home is appropriately prepared.

Again, it is important that you consider the advantages and costs early in the decision-making process and discuss it with your builder. Failure to prepare will most likely lead to additional costs if a decision to connect is made after the home is complete.

For details on how to prepare your home, please see your builder or refer to the website [www.opticomm.com.au](http://www.opticomm.com.au)

### 7.3 Storage & Services

- 7.3.1 There shall not at any time be erected on or placed on the land any temporary building or structure including a caravan or anything of a like nature except sheds, workshops or office rooms to be used for the purpose of and in connection with the building in the course of construction. All temporary structures are to be removed upon completion of the permanent building. In no instance shall any temporary structure be used as a dwelling.
- 7.3.2 The purchaser will not construct or move an existing garage or outbuilding of any type on the land as a sole structure without first applying to and obtaining approval in writing from the developer. The developer will be under no obligation to approve an application for a sole structure if in its reasonable opinion, the sole structure would be in conflict with its obligation to all purchasers.
- 7.3.3 Any addition to any proposed sole structure must be coloured to compliment the dwelling (galvanised metal is prohibited).
- 7.3.4 Sheds must be no greater than 10m<sup>2</sup> in area and be no higher than 3m from natural ground level. Materials and colours used should be consistent with and complement the dwelling.
- 7.3.5 Sheds must be screened away from any street and/or public view.
- 7.3.6 Boats, caravans, trailers, commercial vehicles greater than 1 tonne or other recreational vehicles are not permitted to be parked on your property unless they are stored or screened from public view.
- 7.3.7 Solar heating panels must not be located on the primary facade of the dwelling, unless prior written permission is obtained from the Developer.
- 7.3.8 Solar hot water systems should be located in the best functional position, however they must not be installed on the front elevation and must be screened from public view.
- 7.3.9 External fixtures such as air conditioning units and service related equipment must be positioned to minimise visibility from the street and of a colour which blends in with the roof.
- 7.3.10 Roof mounted evaporative cooling units must be low profile, located below the roof ridgeline, and not visible to the public (preferably to the rear of the dwelling). All units must be coloured to blend with the roof of the dwelling.
- 7.3.11 Air-conditioning units must be located below the eave line and must not be visible from public view.
- 7.3.12 Aerials and satellite dishes and the like not permitted, due to provision of fibre optic services, unless otherwise approved by the DRC.
- 7.3.13 Clotheslines, bin storage, rainwater tanks, heating & cooling equipment, spa equipment and service areas must not be visible from the street frontage or public view. Their locations must be indicated on site plans as part of the application.



- 7.3.14 Proper internal window furnishings must be installed to all street elevations prior to occupation of the dwelling. The use of canvas awnings, aluminium roller shutters and/or similar window coverings are not permitted, unless approved by the Banyan Place DRC.
- 7.3.15 Refuse bins must not be stored where visible from the street.
- 7.3.16 Water tanks installed on lot widths of 14 metres or less are to be the slim line painted metal tanks.
- 7.3.17 Security doors must be contemporary in appearance. Traditional or period style patterns are not permitted.
- 7.3.18 Exposed plumbing must not be visible from the front or side street or neighbouring public view, (excluding gutters and downpipes).

## 7.4 Advertising

- 7.4.1 Installation of a sale board without a dwelling constructed is prohibited.
- 7.4.2 Builders are permitted to one advertising sign (maximum 600mm x 600mm) per allotment during the construction of a dwelling. The sign must be removed within 30 days from construction completion.
- 7.4.3 'For Sale' signs are not permitted on vacant land.
- 7.4.4 Handwritten or illuminated signs are not permitted.
- 7.4.5 No other advertising signage is permitted on vacant land or occupied allotments.

## 7.5 Maintenance

### Rubbish

- 7.5.1 The landowner shall not allow any rubbish to accumulate on a lot including; site excavations and building materials (unless neatly stored in a suitable sized bin/skip)
- 7.5.2 The landowner must not place any rubbish including site excavations and building materials on adjoining land, reserves or any waterways. (Penalties apply for any illegal dumping)

### Landscaping

- 7.5.3 Landscaped areas must be established and maintained to benefit the urban environment.
- 7.5.4 Gardens are required to be prepared appropriately to ensure longevity and sustainability.
- 7.5.5 Gardens and lawns are required to be kept free of pest, disease and weeds.
- 7.5.6 Nature strip maintenance is the responsibility of the landowner. Nature strips must be kept clear of rubbish and cut regularly.
- 7.5.7 Front yards must be well maintained and cut regularly.
- 7.5.8 A Planting List of preferred species including prohibited weed species can be found at: [https://www.cardinia.vic.gov.au/directory/9/cardinia\\_local\\_flora/category/39](https://www.cardinia.vic.gov.au/directory/9/cardinia_local_flora/category/39)

### Crossover & Footpath Protection

- 7.5.9 The landowner is required to ensure that photographic evidence of any existing damage to public infrastructure within the vicinity of the lot is documented and sent to the DRC prior to construction commencing.
- 7.5.10 Any damage arising from dwelling construction must be rectified at the landowners cost



## 8.0 Appendix A – SLHC Summary

Design Requirement	Lots >= 350m <sup>2</sup>	Lots <350m <sup>2</sup>
BPDG 1.2 Design Guidelines Objectives	Applies	Applies
BPDG 1.3 The Design Review Committee	Applies	Applies
BPDG 1.4 Approval Process	Applies	Applies
BPDG 1.6 Covenants	Applies	Applies
BPDG 1.7 Statutory Obligations	Applies	Applies
BPDG 1.8 Timing	Applies	Applies
BPDG 1.9 Subdivision	Applies	Applies
BPDG 2.1 Orientation	Applies	Applies
BPDG 2.2 Private Open Space	Applies	Applies
BPDG 2.3 Rainwater Harvesting	Applies	Applies
BPDG 2.4 Shading	Applies	Applies
BPDG 2.5 Solar Panels	Applies	Applies
BPDG 2.6 Compost Facility	Applies	Applies
BPDG 2.7 Energy	Applies	Applies
BPDG 2.8 Water Conservation	Applies	Applies
BPDG 2.9 Waste Management	Applies	Applies
BPDG 3.1 Dwelling Size	Applies	Applies
BPDG 3.2 Streetscape	Applies	Applies
BPDG 3.3 Setbacks	Applies	N/A
BPDG 3.4 Secluded Private Open space	Applies	Applies
BPDG 4.1 Style	Applies	Applies
BPDG 4.2 Facade	Applies	Applies
BPDG 4.3 Materials	Applies	Applies
BPDG 4.4 Colours	Applies	Applies
BPDG 4.5 Corner Lots	Applies	Applies
BPDG 4.6 Roofs	Applies	Applies
BPDG 4.7 Garages	Applies	Some Apply
4.7.5	Applies	N/A
4.7.6	Applies	N/A
4.7.8	Applies	N/A
BPDG 4.8 Heights	Applies	Applies
BPDG 5.1 Fencing	Applies	Applies
BPDG 5.2 Landscaping	Applies	Some Apply
5.2.4	Applies	N/A
BPDG 5.3 Retaining Walls	Applies	Applies
BPDG 5.4 Driveways	Applies	Applies
BPDG 5.5 Letterboxes	Applies	Applies
BPDG 6.1 Recycled Water	Applies	Applies
BPDG 6.2 Fibre to the Home	Applies	Applies
BPDG 6.3 Storage & Services	Applies	Applies
BPDG 6.4 Advertising	Applies	Applies
BPDG 6.5 Maintenance	Applies	Applies
BPDG 7.1 Details	Applies	Applies
BPDG 7.2 Checklist	Applies	Applies
BPDG 7.3 Acknowledgement	Applies	Applies
SLHC 1 Maximum street setback	N/A	Applies
SLHC 2 Minimum street setbacks and articulation	N/A	Applies
SLHC 3 Building height	N/A	Applies
SLHC 4 Site coverage	N/A	Applies
SLHC 5 Permeability	N/A	Applies



## Design Requirement

	Lots >= 350m <sup>2</sup>	Lots <350m <sup>2</sup>
SLHC 6 Car parking	N/A	Applies
SLHC 7 Side and rear setbacks	N/A	Applies
SLHC 8 Walls on boundaries	N/A	Applies
SLHC 9 Daylight to existing habitable room windows	N/A	Applies
SLHC 10 Solar access to existing north-facing windows	N/A	Applies
SLHC 11 Overshadowing of secluded private open space	N/A	Applies
SLHC 12 Overlooking	N/A	Applies
SLHC 13 Daylight to habitable room windows	N/A	Applies
SLHC 14 Private open space	N/A	Applies
SLHC 15 Front fence height	N/A	Applies
SLHC 16 Fences setback more than 150mm from side and rear boundaries	N/A	Applies
SLHC 17 Fences on or within 150mm of side or rear boundaries	N/A	Applies
SLHC 18 Fences forward of front walls	N/A	Applies
SLHC 19 Fences on street alignments	N/A	Applies
SLHC 20 Fences and daylight to windows in existing building	N/A	Applies
SLHC 21 Fences and solar access to existing north-facing habitable room windows	N/A	Applies
SLHC 22 Fences and overshadowing of secluded private open space	N/A	Applies



## 9.0 Application Form

This form must be completed and attached (in PDF format) to the application submitted to the Design Review Committee, along with building plans submitted through the portal at [www.ngdd.com.au](http://www.ngdd.com.au)

### Details

#### Property Details

Lot Number:.....

Street Name: .....

#### Land-Owner Details

Full Name: .....

Address: .....

Phone: .....

Mobile: .....

Email: .....

#### Builder Details

Company Name: .....

Contact Person:.....

Address: .....

Phone: .....

Mobile: .....

Email: .....

### Checklist

#### Design Details

House Type:.....

House Name: .....

Facade Name:.....

#### Site Plan (scale 1:200)

- Lot boundaries including easements
- Building footprint including site coverage
- Setbacks from all boundaries
- Other external structures and ancillary items

#### Floor Plans & Elevations (scale 1:100)

- Internal layout & dimensions
- Roof plan including eaves overhang
- Roof heights, forms & pitch
- Elevations of all structure/s
- Pergolas, decks, balconies, etc
- Windows, doors & other openings
- Building heights
- Floor Levels

#### Fencing & Landscaping Plans (scale 1:200)

- Driveway location, material & colour
- Fencing height, material & colour
- Planting location & schedule
- Letterbox type & location
- Hardscape & softscape
- Lawn areas

#### External Colours & Materials Selection

Sample or images of all external materials & colours. (swatches, colour photos, paint chips, brands, etc). Do not send information such as electrical plans, slab layouts, joinery details, internal colour schemes, etc. This extra information slows down the assessment process and may result in a submission being rejected.

### Acknowledgement

The Purchasers acknowledge that they have received a copy and read the Banyan Place Design Guidelines and agree to comply with all items outlined. Non-Compliance

Any breach of the Design Guidelines is viewed seriously by the Developer. Upon the receipt of a letter from the Developer advising a breach of the Design Guidelines, the Purchaser is required to immediately rectify the identified breach.

I / We, being the property owners acknowledge that the information in the attached application is a true and accurate representation of the dwelling in which I / we intend to construct, and an incomplete application will not be considered or approved by the DRC. In the event that changes are made to the proposed plans, I / we undertake to resubmit this application for approval of such changes.

I / We also acknowledge that the DRC is not a building approval, nor does it imply compliance with building code, regulations, or the Shire Council Planning Scheme.

Lot Owner(s)

Signature:.....

Full

Name (s): .....

Date:.....