



DESIGN GUIDELINES

VERSION 3.0 - JULY 2020
SUBJECT TO COUNCIL APPROVAL



THE
JUNCTION
AT BOTANIC RIDGE



Contents

p.4	1. Overview
	1.1 Introduction
	1.2 Developer Approval Process
	1.3 Submission Requirements
	1.4 Submissions
	1.5 Re-Submissions
	1.6 Timing
	1.7 Definitions
	1.8 Small Lot Housing Code (SLHC)
	1.9 Developer Approvals
	1.10 Other Approvals
p.6	2. Lot Planning
	2.1 Lot Layout
	2.2 Building Setbacks
	2.3 Built Form Variety
p.8	3. House Design
	3.1 Character and Visual Style
	3.2 Building Height
	3.3 Massing and Articulation
	3.4 Materials and Finishes
	3.5 Corner Lots
	3.6 Roof Design
	3.7 Garages
p.10	4. External Elements
	4.1 Driveways
	4.2 Land Form (Retaining Walls)
	4.3 Fencing
	4.4 Landscaping
p.14	5. Services and Ancillary Items
	5.1 Recycled Water
	5.2 NBN
	5.3 Outbuildings
	5.4 Letterbox
	5.5 Solar Equipment
	5.6 Screening
	5.7 Maintenance of Lots

1. Overview

1.1 Introduction

The Junction is a boutique masterplanned community in the prestigious location of Botanic Ridge.

These carefully considered guidelines have been developed to safeguard the best interests of residents by ensuring all homes meet community expectations of quality, contemporary style, presentation and finish.

Equally, they also determine how each property will sit comfortably and harmoniously within the natural beauty of the environment at The Junction.

1.2 Developer Approval Process

Awareness

Homes must be designed having regard to the Design Guidelines. Please ensure that your builder or designer has a copy of the current Design Guidelines before you start designing your home.

Design

Upon understanding the Design Guidelines, design your home so that it complies.

Submission

Prepare your application and submit it to the DAP via the portal at www.ngdd.com.au

Assessment

Allow 10 working days for your application to be processed. The DAP will approve your application if it complies with the Design Guidelines.

Not Approved

Applications that do not comply with the Design Guidelines will be returned with the areas of non-compliance highlighted.

Resubmission

Amended plans may then be resubmitted for approval. Any alterations made to the resubmission should be highlighted on the plans or in an accompanying letter.

Approved

Following the approval you must then obtain a building permit from a Building Surveyor.

Begin Construction

With a building permit, you may commence construction.

1.3 Submission Requirements

All submissions for Developer Approval must be in PDF format and include the following information:

- Site plan at minimum 1:200, with dimensions and showing:
 1. Lot boundaries and any easement(s) on title
 2. Proposed building footprint and all proposed setbacks
 3. On-site car parking and driveways
 4. Location and type of fences
- All floor plans, roof plans and elevations at 1:100, with dimensions, showing the internal layout, and any pergolas, decks, terraces, balconies, verandas, windows, doors and other openings.
- A Colour Board in PDF format with all external finishes, materials and colours clearly labelled to show which building element they represent:
- Landscape plan at 1:100, with dimensions and showing:
 1. indicative extent of all hardscape and softscape
 2. planting schedule that lists all proposed species referenced on landscape plan
- For lots with greater than 1.5m land fall, please include at least one sectional drawing that explains the extent of proposed cut and fill locations and heights of any proposed retaining walls.

1.4 Submissions

When you are ready to make your submission for Developer Approval, you can lodge it on the Design Approval Portal at www.ngdd.com.au. Users must first register to use the portal. Once this has been done, log in and simply enter the relevant details when prompted.

Generally, we will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission. Please note that incomplete submissions are the single greatest cause of delays in obtaining a Developer Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

1.5 Re-Submissions

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

1.6 Timing

1.6.1

Construction of your home must start within 1 year of the settlement date. Completion of your home, including garage, driveway, fencing and retaining walls should occur within 2 years of settlement.

1.6.2

All front gardens must be landscaped in accordance with these Guidelines (including all turf, soft landscape, driveways and pathways) within 3 months of issue of the Certificate of Occupancy. The front garden must be kept neat and tidy with no excessive weed growth at all times.

1.6.3

Fencing must be constructed within 30 days of the issue of the Certificate of Occupancy.

1.7 Definitions

For the purposes of these guidelines:

- **Public Realm** is any land that is within the ownership of a public body, including Council and servicing authorities
- The **Primary Frontage** is the boundary that abuts the street
- The **Front Façade** is the elevation that addresses the primary frontage
- A **Corner Lot** is any lot that has more than one boundary that abuts the Public Realm
- On corner lots, the primary frontage is the shorter one abutting the street, unless noted otherwise on the Plan of Subdivision or building envelopes
- **Secondary Frontage** means any boundary that abuts the Public Realm, other than the primary frontage
- For irregular lots, the **Lot Width** is the width of the lot at the front building line
- **Front Garden** refers to the whole area between the front boundary of a lot and the dwelling, garage & return fence
- **Natural Ground Level** means the ground level after engineering works associated with the subdivision
- An **Outbuilding** is a structure not attached to the dwelling
- **Building Envelope Plan** means the Building Envelope detailed on the Plan of Subdivision for a particular lot
- **Front Loaded** refers to a lot where the garage is accessed from the primary frontage
- **Rear Loaded** refers to a lot where the garage is accessed from the rear of the lot, usually from a lane or secondary street

1.8
Small Lot Housing Code (SLHC)

Lots that provide a single dwelling and have an area of less than 300m2 are also subject to the requirements of the Small Lot Housing Code (SLHC). In the event of any clash between the SLHC requirements and these Design Guidelines, the SLHC shall take preference. The DAP will not assess proposals against the requirements of the SLHC.

1.9
Developer Approvals

All homes built at The Junction must be approved by the Design Assessment Panel (DAP) prior to lodging for any Building Permit or commencing any construction of works. The DAP is appointed by the developers of The Junction to oversee and implement the objectives of the Design Guidelines.

The Design Guidelines may be changed from time to time at the DAP's discretion.

Applications for the Developer's Approval will be assessed against the current version of the Design Guidelines. Interpretation and application of these Design Guidelines is at the sole discretion of the DAP. The DAP's decisions are final. No claims shall be made to the Developer, the DAP or their representatives with respect to the decisions made.

The DAP reserves the right to vary or waive the requirements of the Design Guidelines if it believes that a proposal (or an element of a proposal) that is not strictly in accordance with the wording of the Design Guidelines nonetheless makes a positive contribution to the overall objectives of the built form and / or streetscape at The Junction.

Allowance has been made for two submissions for each Design Approval application. Each additional submission may incur an administration fee, at the sole discretion of the DAP. New submissions for a lot that has already had an application approved may also incur an administration fee.

1.10
Other Approvals

The requirements detailed in this document are in addition to, and not in lieu of, any other legal or statutory requirements. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

1.10.2
All dwellings must comply with the Legislative Energy Efficiency Standards in the National Construction Code.

2. Lot Planning

2.1
Lot Layout

2.1.1
Only one dwelling is permitted per lot, unless otherwise provided on the relevant Plan of Subdivision.

2.1.2
Dwellings must have a minimum floor area as per the table below:

Lot size	Min. Dwelling size
Less than or equal to 300m ²	100m ²
More than (or equal to) 300m ² & less than 450m ²	120m ²
More than or equal to 450m ²	150m ²

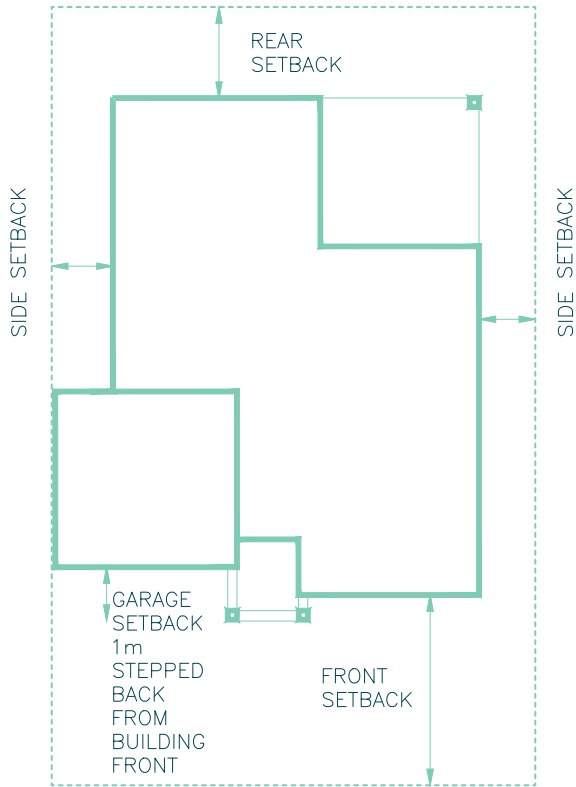
For the purposes of this section, the area measurement does not include the garage or any unenclosed areas, unless otherwise approved by the DAP



2.2
Building Setbacks

2.2.1
All dwellings must be contained within the Building Envelope Plan applied to the lot. The Plan included under Appendix A delineates the various design control zones for the project and the table below illustrates the dwelling setback requirements for the lots comprised within each zone:

	Interface A Zone	Interface B Zone	Neighbourhood Zone			Village Zone	
Front Setback (FS)	As per Building Envelope Plan		Area <= 550m ²	Area > 550m ² & <= 720m ²	Area > 720m ²	Area < 300m ²	Area >= 300m ²
			4m min	5m min	6m min	See SLHC	3m (min) 4m max
Rear Setback	As per Building Envelope Plan		As per Building Envelope Plan				
Side Setback - Inline Lots	As per Building Envelope Plan		1m min from at least 1 boundary			See SLHC	2m min
Side Setback - Corner Lots	As per Building Envelope Plan		2m min			See SLHC	2m min
Garage Front Boundary Setback (GS)	1m behind the front wall of dwelling	1m behind the front wall of dwelling	5.5 min + 1m behind the front wall of dwelling			See SLHC	5.5 min + 1m behind the front wall of dwelling



Should there be a clash between the Building Envelope Plan and the table above, the Building Envelope Plan takes precedence.

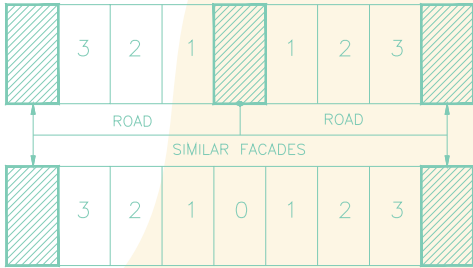
2.2.2 Front Encroachments
The following may encroach into the front setback: balconies, verandas, open porches, covered walkways and porticos by no more than 2.5m eaves, fascia and gutters by no more than 0.6m.

2.2.3 Side and Rear Encroachments
The following may encroach into the side and rear setbacks: balconies, verandas, open porches, covered walkways and porticos by no more than 0.6m screens, but only to the extent needed to protect a neighbouring property from a direct view eaves, fascia and gutters may encroach into the side and rear setback distances by not more than 0.6m.

2.2.4
It is recommended that the side setback is on the side of the lot not containing the garage.

2.3
Built Form Variety

Similar façades are not permitted within 3 lots of each other along both sides of the street. The determination of this issue will be at the sole discretion of the DAP.



3. House Design

3.1 Character and Visual Style

- 3.1.1**
Facades must be contemporary in style.
- Historical styles, such as Edwardian and Georgian etc, are not permitted.
 - Period detailing and ornamentation, such as quoins, fretwork, gable vents, curvilinear profile mouldings etc, are not permitted, unless they form part of a modern contemporary façade.
 - The determination of this stylistic issue is at the sole discretion of the DAP.

3.2 Building Height

- 3.2.1**
All buildings are limited to a maximum height of 8.5m above natural ground level.
- 3.2.2**
In addition to this, lots in Interface A are limited to a maximum of 1 storey. Please refer to the Plan of Subdivision and/or Building Envelope for details.
- 3.2.3**
Double storey lots in Interface B must have the upper level set back behind the front wall of the dwelling.

3.3 Massing and Articulation

- 3.3.1**
Each dwelling must incorporate a prominent front entry point that is readily visible from the primary frontage and complementary to the overall dwelling design and covered by a portico, porch, verandah or other integral entry feature.
- 3.3.2**
The entrance feature must have a minimum dimension of 1.5m and an area of at least 4 square metres.

3.4 Materials and Finishes

- 3.4.1**
Colour schemes should adopt a palette of muted neutral tones at the lighter end of the colour spectrum
- 3.4.2**
The front façade must be finished with a mixture of at least 2 external materials / finishes and / or colours.
- Contrasting render colours will be deemed to comply with this requirement
 - Two face brick colours will not comply with this requirement.
- 3.4.3**
One of the finishes/materials/colours must make up no more than 70% of the front façade (not including the garage door or other openings such as windows and doors).
- 3.4.4**
Front façade materials may include:
- Face brick
 - Render
 - Timber cladding
 - Weatherboard (painted)
 - Other materials approved by the DAP
- Red or orange bricks are not permitted.
- 3.4.5**
Materials used on the front façade must extend to the side elevation for a minimum of 1m except for a Corner Lot where additional requirements apply. Refer to Section 3.5 Corner Lots.
- 3.4.6**
Roof cladding must compliment the style of your home:
- metal roof sheeting must be of a corrugated profile if visible from the Public Realm
 - roof tiles must be of a flat / shingle type profile
- 3.4.7**
All roof materials and finishes (cladding, guttering, fascias etc.) must be matte finish, non-reflective and in one of the following colour tones:
- muted grey • charcoal
 - blue / grey • green
- 3.4.8**
Galvanized, zincalume or unfinished roof materials and rainwater fixtures are not permitted.
- 3.4.9**
Roll down security shutters must not be visible from the Public Realm.
- 3.4.10**
External glazing that is visible from the Public Realm must not contain leadlight, stained glass, reflective glass or patterned film.

3.5 Corner Lots

- 3.5.1**
Dwellings on Corner Lots must address the secondary frontage by incorporating the same or similar design features to those used on the primary frontage. Acceptable features may include:
- windows with matching head heights
 - highlight materials and finishes that wrap around from the primary facade
 - pergolas, porticos, porches, verandas and balconies
 - roof elements, such as feature gables
 - other treatments, to the satisfaction of the DAP
- 3.5.2**
Materials used on the front façade must extend to the secondary frontage for a minimum of 3m where visible to the public realm.
- 3.5.3**
Corner features must be forward of the Return Fence and / or readily visible from the Public Realm. Blank walls forward of the Return Fence will not be approved.
- 3.5.4**
Any secondary façade that exceeds 10m in length must incorporate articulation in one of the following ways:
- a step in the wall that is at least 0.3m deep for a length of at least 1 metre, such that any part of the wall is not continuously straight for more than 10m; or
 - contrasting material for at least 2m to limit any continuous material length to 10m; or
 - contrasting wall colours for at least 2m to limit any continuous colour length to 10m.
- 3.5.5**
At least 50% of all rooms that are adjacent to a secondary boundary must have windows facing that boundary.

Metal roof colour range



Tile roof colour range



3.6
Roof Design

Pitched roof forms and styles are preferred, with articulation of the roof strongly encouraged.

3.6.1
Pitched roofs must be no less than 20 degrees.

3.6.2
Skillion, hip or gable end roofs must have a minimum eaves width of 450mm to the entire perimeter of the building.

3.6.3
Walls constructed on side boundaries (zero lot line) will be exempt from the eaves requirements.

3.7
Garages

3.7.1
All lots must incorporate a fully enclosed garage. Carports and open sided garages are not allowed.

3.7.2
Garages accessed from the primary frontage of a lot must be integrated into the overall form of the dwelling and must be stepped back a minimum of 1m from the front wall of the dwelling. This distance is measured from the front building line, not from verandas or porches etc.

3.7.3
Any detached garage that is located on a lot in Interface A or Interface B must also not have:

- a height exceeding 3.6m above natural ground level; or
- an area exceeding 50m².

3.7.4
Front loaded lots with a lot width of 12.5m or more must provide a double garage.

3.7.5
The total width of the garage door openings on front loaded lots must not exceed 40% of the effective lot width.

3.7.6
Any garage door visible from the Public Realm must be either a sectional overhead or tilt panel type only. Roller doors are not permitted.

3.7.7
Triple Garages

In addition to the other requirements in this section, triple garages will only be allowed where:

- garages comprise either one double and one single garage element or three single garage elements with a column / pillar dividing at least two of the elements; and
- the wall that contains the third door must be stepped back at least 1m from the other front wall of the garage.

4. External elements

4.1
Driveways

4.1.1
Each lot must have a maximum of one crossover per frontage.

4.1.2
Driveways must not be wider than the garage door where they meet the garage and must be no wider than 4m where they meet the boundary.

4.1.3
Driveways must be constructed from:

- Exposed aggregate concrete
- Coloured concrete
- Pavers

4.1.4
Driveway colours should be muted.

4.1.5
Plain (uncoloured) and stencilled concrete driveways are not permitted.

4.1.6
The driveway must be set back a minimum of 0.5m from the side boundary to provide a strip for landscaping.

4.1.7
The driveway must be constructed prior to the occupancy of the dwelling.

4.2
Land Form (Retaining Walls)

4.2.1
The maximum height of any retaining wall is 1.0m. If a higher wall is required, more than one wall must be used in conjunction with graded slopes, battering and other landscape treatment to soften the appearance of the change in levels. Council approval may be required for retaining walls. Owners should make their own enquiry.

4.2.2
Thought should also be given to providing a landscaping strip of approximately 200mm in front of the retaining wall to soften the height.

4.2.3
The extent, height and finish of all proposed retaining walls must be included in any application for Design Approval.

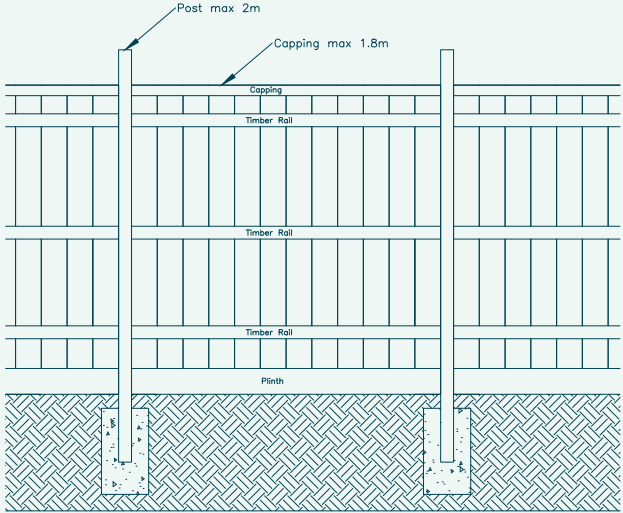
4.2.4
Refer to Council for additional retaining wall requirements.

4.3
Fencing

4.3.1
Interlot Fencing (Fencing Between Lots)

Interlot fencing must:

- Incorporate exposed timber posts with timber rails, a 150mm bottom plinth, lapped timber palings and timber capping.
- Incorporate a maximum capping height of no greater than 1.8m above natural ground level.
- Incorporate a maximum post height of no greater than 2m above natural ground level.
- Terminated at a minimum of 1m behind the closest front wall of the dwelling, unless it is on the rear boundary of an adjoining lot.
- Terminated by returning to meet the closest wall of the dwelling (Return Fence).



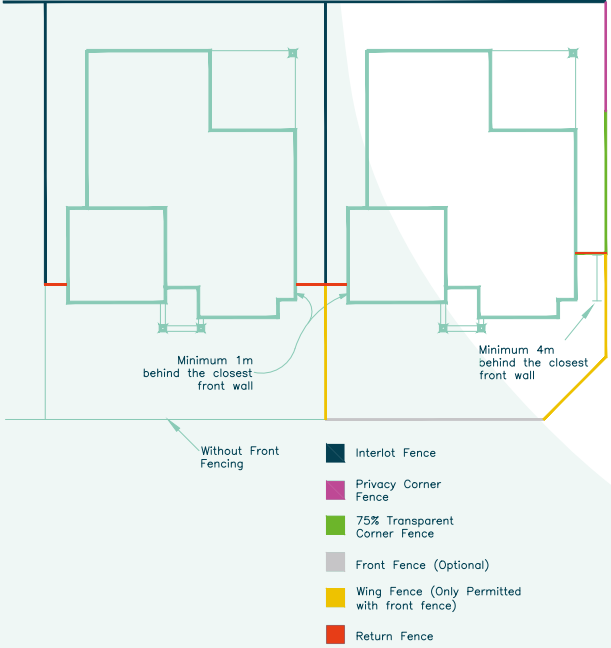
4.3.2
Corner Fencing (Fencing to a Public Realm Boundary other than the Front Boundary)

Corner Fencing must comprise of 2 sections - the Transparent section and the Privacy section.

The Transparent section of the corner fence must:

- Start a minimum of 4m behind the closest front wall of the dwelling
- Run for at least 50% of the length of the relevant boundary
- Be at least 75% transparent
- Incorporate vertical timber battens
- Have a maximum panel height of no greater than 1.5m above natural ground level
- Return at the start to meet the closest wall of the dwelling at 90 degrees to the dwelling wall (Return Fence)
- Terminate where the Privacy section starts

4.3.3
The Privacy section of the corner fence must: Run along the relevant boundary from the Transparent fence to the rear boundary Incorporate exposed timber posts, timber rails that are concealed from the Public Realm, a 150mm bottom plinth, and lapped timber palings with timber capping Incorporate a maximum capping height of no greater than 1.8m above natural ground level Incorporate a maximum post height of no greater than 2m above natural ground level.



4.3.4
Return Fencing
The Return Fence must:

- Be constructed with materials and finishes to match or compliment the adjacent fence.
- Return to the sides of the dwelling a minimum of 1 metre behind the main building line.
- Be the same height and specification of the adjacent fence.

4.3.5
Front Fencing
Front fences are permitted but not compulsory. Where used, a Front Fence must comply with the following features:

- No more than 1.2m high above natural ground level.
- At least 50% transparent if higher than 0.7m above natural ground level. Fences that are 0.7m high or less may be solid.
- Designed to complement the dwelling in style, materials and colours.
- Timber slats or masonry pillars with timber or metal infills or timber posts with metal infills are acceptable materials.
- Wooden palings, mock Victorian, Edwardian or other heritage details are not permitted.

4.3.6
Gates

Any gate in a fence must match or complement the fence in terms of materials and finishes.

4.3.7
Wing fencing (Fencing Between the Return Fence and the Front Boundary).

Wing fencing is only permitted where there is a front fence and must be: a maximum height of 1.2 metres of the same materials and specification as either the front fence or side boundary fence Wing fencing is not permitted where there is no front fence.

4.4 Landscaping

Landscape works are part of the design approval process. A Landscape Plan must be included with the submission for design approval and approved prior to the commencement of construction.

4.4.1

The front yard must be landscaped within 3 months of the issuance of the Certificate of Occupancy, and kept neat and tidy with no excessive weed growth at all times. Front gardens must complement the design of your home and be contemporary in style.

4.4.2

The landscaping in the front yard must contain at least 50% of native plant species.

4.4.3

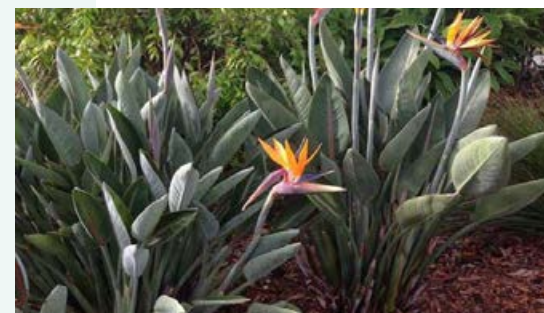
The front yard must contain at least one tree with a minimum installation height of 1 metre, of a species with an expected canopy diameter at maturity of at least 5 metres.

4.4.4

All front gardens must be kept presentable and well maintained. This includes but is not limited to being free of weeds, litter and debris. All lawn areas must be regularly mown and kept free of weeds.

4.4.5

Cats, exotic bees and environmental weed species must not be kept on the property. Lists of identified environmental weeds are kept by Casey City Council and the Department of Environment, Land, Water and Planning.



5. Services and Ancillary Items

5.1 *Recycled Water*

The dwelling must be connected to any available purple pipe recycled water system.

5.2 *NBN*

The dwelling must make provision for connection to the NBN

5.3 *Outbuildings*

5.3.1
Outbuildings must be:

- a maximum height of 3.6m
- constructed of materials and/or colours consistent with the dwelling
- not readily visible from the Public Realm

5.3.2
Any outbuilding that is located on a lot in Interface A, Interface B and the Neighbourhood Zone must also not exceed an area of 50m²

5.4 *Letterbox*

5.4.1
Letterboxes with street numbering must be installed before occupation and comply with Australia Post standards.

5.4.2
The letterbox must be housed in a purpose built low structure located forward of the building that complements the house design and external colour scheme.

5.4.3
Single post supported letterboxes are not permitted

5.5 *Solar Equipment*

Solar water heaters and solar panels are not permitted to the front façade, but may be located on any other elevation that provides the best solar access.

5.6 *Screening*

5.6.1
Ancillary structures and elements must be located so that they are not readily visible from the Public Realm. This includes items such as:

- rubbish bin storage areas
- washing lines
- hot water systems
- any water storage tanks
- swimming pools
- spa pumps
- external plumbing other than that for rain water

5.6.2
Trucks, commercial vehicles exceeding 1.5 tonnes, recreational vehicles, trailers, caravans, boats, horse floats or other like vehicles must be located so that they are not readily visible from the Public Realm when parked or stored on the lot. No advertising signage is permitted on either vacant land or an occupied allotment.

5.7 *Maintenance of Lots*

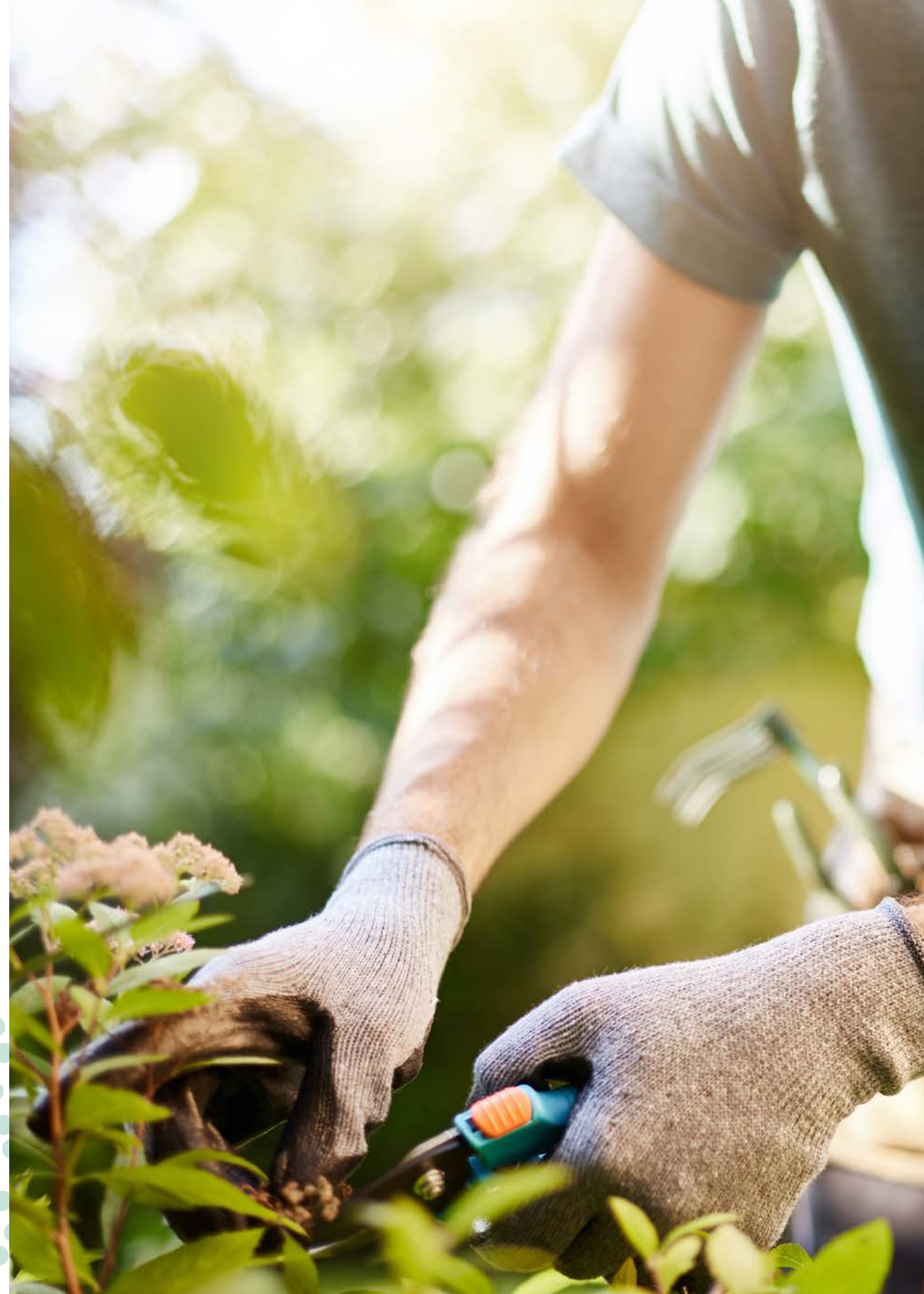
5.7.1
During home construction, no rubbish is allowed to accumulate on the lot unless stored in a skip or bin

5.7.2
Trade vehicles or delivery vehicles must not park on verges, footpaths, nature strips or park reserves.

5.7.3
Building materials are not permitted to be delivered or stored on the nature strip or anywhere outside the title boundary.

5.7.4
Trucks, trailers, boats and caravans must be parked off-street and out of public view.

5.7.5
No advertising signage is permitted on either vacant land or an occupied allotment.



THE JUNCTION
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