



# **BUILDING DESIGN GUIDELINES**

**November 2023**



## **1.0 PURPOSE**

*The Oak Ridge Estate developers have implemented these Building Design Guidelines to create a high quality, coherent and contemporary streetscape which incorporates Water Sensitive Urban Design initiatives to minimise any impacts on the surrounding environment and the Narre Warren Township.*

*The Guidelines are designed so that a variety of quality new homes will be built on the Oak Ridge Estate that complement the unique Narre Warren North township character and the beautiful Abeckett Rd tree lined streetscape.*

*These guidelines also incorporate specific Casey Council Planning Permit conditions that must be met by purchasers in the design and construction of your new home.*

*We hope that you see the value these guidelines provide with an aim to protect your investment in the Oak Ridge Estate against inappropriate homes being built that could detract from the quality of the development.*

## **2.0 The Design Assessment Panel “DAP”**

The Developers of the Oak Ridge Estate will form a Design Assessment Panel (“DAP”) to oversee the implementation of these Guidelines.

Your proposed dwelling and garage and any outbuildings must be approved by the DAP before seeking a Building Permit.

In considering designs, the DAP may exercise a discretion to waive or relax a requirement. The Guidelines are subject to change by the developer at any time without notice and decisions are at the sole discretion of the DAP.

The Developer welcomes any enquiries on your preliminary designs to assist you with compliance with the guidelines. It is recommended that you provide a copy of these Building Design Guidelines to your builder prior to progressing your Build Contract.

### 3.0 Guideline Process

Design Guideline approval must be received from the Oak Ridge Estate Design Assessment Panel (DAP) prior to the construction of your new home and garage and any outbuildings within the development. Prior to commencing works on site, you must also obtain a building permit.

The Oak Ridge Estate DAP encourages individuality and innovation in design and reserves the right to approve designs which may not meet these guidelines but will be of benefit to the development and Narre Warren North neighbourhood character.

The developer will cover the initial DAP review of your application, but subsequent reviews will be at the expense of the applicant.

The submitted application must contain the following:

- 3.1 Applicant Name & Builder Details
- 3.2 Energy Certificate
- 3.3 Site Plan at 1:200 scale minimum
- 3.4 Site Plan showing:
  - 3.4.1 Setback distances from all boundaries to locate your home, garage and outbuildings.
  - 3.4.2 Site levels (contours), extent of earthworks, finished floor levels of house and garage.
  - 3.4.3 Fencing locations, material and height.
  - 3.4.4 Service locations, such as meter box and hot water service.
  - 3.4.5 Retaining wall locations, heights and materials.
  - 3.4.6 Driveway location (including setback from side boundary), material, colour, and pattern; location of the tap(s) in the front yard.
- 3.5 Floor plan(s) showing:
  - 3.5.1 Dimensioned floor plans (minimum scale 1:100).
  - 3.5.2 All elevations (minimum scale 1:100), indicating building heights, roof pitches, and eaves size.
  - 3.5.3 Schedule of external materials, finishes and colours including roof, walls, garage door and letterbox; and
  - 3.5.4 Cross sections indicating details of walls constructed on boundaries and ceiling height.

The purchaser is responsible to ensure that your completed home complies with your Oak Ridge Estate design approval, colour & materials requirements, building approval, contract requirements and all local and state government planning and building legislation.

All submissions, enquiries and correspondence are to be directed electronically to:

**The Oak Ridge Estate Development Assessment Panel (“DAP”)**

Email: [DAP@oakridgeland.com.au](mailto:DAP@oakridgeland.com.au)

Phone: 0437 331 985



#### 4.0 Statutory Obligations

It is the responsibility of the purchaser/builder/Building Surveyor to ensure compliance with all applicable statutory requirements, such as Building Regulations 2018, planning requirements, current Victorian energy rating standards and any other local and state government agency minimum standards.

#### 5.0 Building Regulations 2018

Building Envelopes have been created for all lots in accordance with Casey Council planning requirements.

#### **Oak Ridge Estate Building Envelopes are contained in Appendix A.**

Setback encroachments for eaves, gutters, fascia's, veranda's, porches, porticos, rainwater tanks and balconies are allowable in the Oak Ridge Estate. Allowable setback encroachments and other statutory building requirements are detailed in the Building Regulation 2018 which can be found here:

<https://www.legislation.vic.gov.au/in-force/statutory-rules/building-regulations-2018/018>

## 6.0 The Oak Ridge Estate Urban Design

### 6.1 Home Orientation & Façade Frontage

The large lots in the Oak Ridge Estate will attract larger contemporary homes that front Abeckett Rd and are serviced with rear access via Jatala Rise and Poets Lane.

Abeckett Rd is your primary allotment frontage, and all new dwellings in the Oak Ridge Estate must be designed to have their front façade, entrance door and pedestrian access facing Abeckett Rd.

### 6.2 Derrymore Drive Corner Lots 11 and 12.

These homes must address both the Abeckett Rd (primary street) and the exposed façade to Derrymore Drive (secondary street) with a contemporary architectural design for both street frontages. Façade design elements used for the Abeckett Rd frontage (such as verandas, detailing, materials, and window styles, proportions, and sill heights) are required to continue around the Derrymore Drive frontage for a minimum distance of 3m from the Abeckett Rd front dwelling building line.

Blank walls or landscape solutions will not be approved as a corner treatment for any part of the dwelling that is visible from the Derrymore Drive street frontage.

It is recommended that the purchasers of Lot 11 and Lot 12 work closely with the Oak Ridge Estate DAP on proposed home and side fencing designs.

### 6.3 Garages

Garage and vehicle access into Oak Ridge Estate allotments are as follows:

#### **6.3.1 Lot 2**

Driveway Access into Lot 2 will be made available directly from Abeckett Road. The garage for Lot 2 will be designed as an integral part of the dwelling facing Abeckett Rd and should match the roof form and materials used for the home. There is no access into Lot 2 from Jatala Rise.

#### **6.3.2 Lots 3 – 18**

These lots will be all be accessed from Poets Lane or Jatala Rise. Garage openings must face Jatala Rise or Poets Lane.

Garage openings cannot occupy more than 40% of the allotment frontage onto either Jatala Rise or Poets Lane.

## 7.0 Architectural Style

Dwellings must exhibit a contemporary design for the unique Oak Ridge Estate layout. The design of the dwelling will include:

- 7.1 A verandas, porch, portico, balcony and / or an entry feature that is visible to Abeckett Rd and Derrymore Drive (corner lots 11 & 12). These need to be of size and scale that complement the dwelling.
- 7.2 A minimum of two different materials to the front façade e.g. brick, lightweight cladding, stone, render, timber or external tiles of which the dominant material must not cover greater than 75% (approx.) of the front façade.
- 7.3 Articulation to the façade with a variation in height and setback to reduce the visual impact of the dwelling from the street.
- 7.4 A living room or bedroom window fronting Abeckett Rd.
- 7.5 Continuation of window style and dominant features along all façades exposed to Abeckett Rd and Derrymore Drive.
- 7.6 A minimum roof pitch of 22 degrees is required for hipped or gabled roofs.
- 7.7 Eaves are to be provided with a minimum depth of 450mm to all facades facing Abeckett Road and Derrymore Drive. Eaves must return a minimum 3.0m into the side elevations where these are not visible from any adjoining street.
- 7.8 Other architecturally acceptable roof forms and the use of parapets (including to facades facing the street) will be assessed on Architectural Merit. The exclusion of eaves from the home will only be considered if this as an integral part of the new dwellings unique architectural design.

The Oak Ridge Estate DAP will not approve:

- 7.9 Cement fibre sheet infill, above windows, doors and garage doors as these are prohibited.
- 7.10 Identical homes and façades that have already been submitted to the DAP on another allotment within the Oak Ridge Estate.
- 7.11 Houses which have uninterrupted expanses of walls or rooflines.
- 7.12 Features, which may detract from the appearance of a house from the street, including small (inconsistent) windows, obscure glass, window and door security shutters, canvas and/or metal awnings.
- 7.13 Heritage or mock period ornamentation e.g., finials, glazing bars, mouldings and/or lace work.

## 8.0 Colours

Selected colours of the walls and roofs of houses will have a major impact on the visual quality of the Oak Ridge Estate. The use of a combination of colour finishes is encouraged for the purpose of achieving a degree of individuality and interest.

Muted natural, non-reflected tones are required. Galvanised or zinc finishes on rooves are not permitted. The DAP will not approve any colour that is out of character with neighbouring houses and the streetscape.

## 9.0 Fencing

- 9.1 Side fences must be 1.8m high Colorbond fencing in Monument colour. Any side boundary fencing forward of the Abeckett Rd dwelling building line must be raked to a height no greater than 1.2m.
- 9.2 Rear Fences - Jatala Rise and Poets Lane - Colorbond fencing in Monument colour or alternative as approved by the DAP.
- 9.3 A'Beckett Road frontage  
Any fencing along Abeckett Rd must:
- Have a maximum height of 1.2m above natural ground level.
  - Be setback a minimum of 500mm into the allotment from the Abeckett Rd frontage boundary line to enable a landscaped strip.
  - The fencing material and design must be in character with the design of the home with a minimum 30% transparency.
- Untreated timber fencing will not be permitted.
- 9.4 Derrymore Drive Corner Fencing for Lots 11 & 12  
Any Abeckett Rd front fencing on Lots 11 & 12 must be continued around and along the Derrymore Drive secondary street frontage at a height of 1.2m to a return (wing) fence located at the greater of:
- a 9m setback from the Abeckett Rd front lot boundary; or
  - behind the corner treatment which has been designed for the dwelling under Section 6.2 of these Oak Ridge Estate Design Guidelines.
- The balance of the side fencing along Derrymore Drive to the rear of these allotments must be 1.8m high colorbond fencing in Monument colour and must also comply with Casey Council and Building Regulation 2018 setbacks.

## 10.0 Rainwater Tank

Prior to the occupation of any new dwelling a minimum of 10,000 litres capacity of rainwater storage is to be installed to collect stormwater from 100 percent of the roof area of your dwelling. The tank must be connected to supply water to all toilets and laundry within your dwelling. Provisions for garden use from rainwater storage must also be provided.

## 11.0 Letterboxes

To maintain a high standard streetscape, letterbox design must reflect the main character, material and colour of the dwelling.

## 12.0 Driveways/Paths

- 12.1 Driveways, pathways and other hard surfaces should be constructed of coloured concrete, patterned concrete, cement or clay pavers or natural stone.
- 12.2 Plain coloured concrete driveways and paths are not permitted.

## 13.0 Landscaping

All landscaped areas to the front of the house facing Abeckett Rd and/or Derrymore Dr must be completed and established within six months of your Occupancy Permit to ensure good presentation is achieved. This must include a landscaped strip in front of any front fence along Abeckett Rd.

Your front garden should include a variety of plants, lawn, garden beds that incorporate ground covers, small to medium shrubs and at least one advanced feature tree from a 75-litre pot when planted.

The Developer encourages the use of Instant turf for front garden areas. Artificial turf is prohibited where this is visible from any street frontage.

## 14.0 Construction Management

Construction of your dwelling can impact neighbours, public assets, and landscaping. All owners, builders and their subcontractors are to ensure that they maintain a clean worksite throughout the construction period.

- 14.1 Your builder must install a temporary fence and ensure that rubbish and building waste is contained within the building site.
- 14.2 Damage to nature strips, trees, or services caused during the construction period must be avoided and is the responsibility of the landowner and their builder.
- 14.3 No building materials or rubbish are to be left on the nature strip or on any adjoining lots at any time during construction.
- 14.4 The Builder and all subcontractors must not access your allotment through another allotment.
- 14.5 No vehicles are permitted to drive or be parked on nature strips or on any adjoining allotments at any time.

You must comply with any request by the Developer or Casey Council to clean up an overgrown site or builder's materials, and if you fail to comply within 14 days of receiving a written notice from the Developer, then you will be liable to reimburse us all costs, including administration costs, incurred in the removal of such materials and repairs.

## 15.0 Vehicles & Parking

You are NOT permitted to park unregistered vehicles in your driveway, front yard or on the street. Commercial vehicles, boats and caravans must be parked on your lot and be screened from public view.

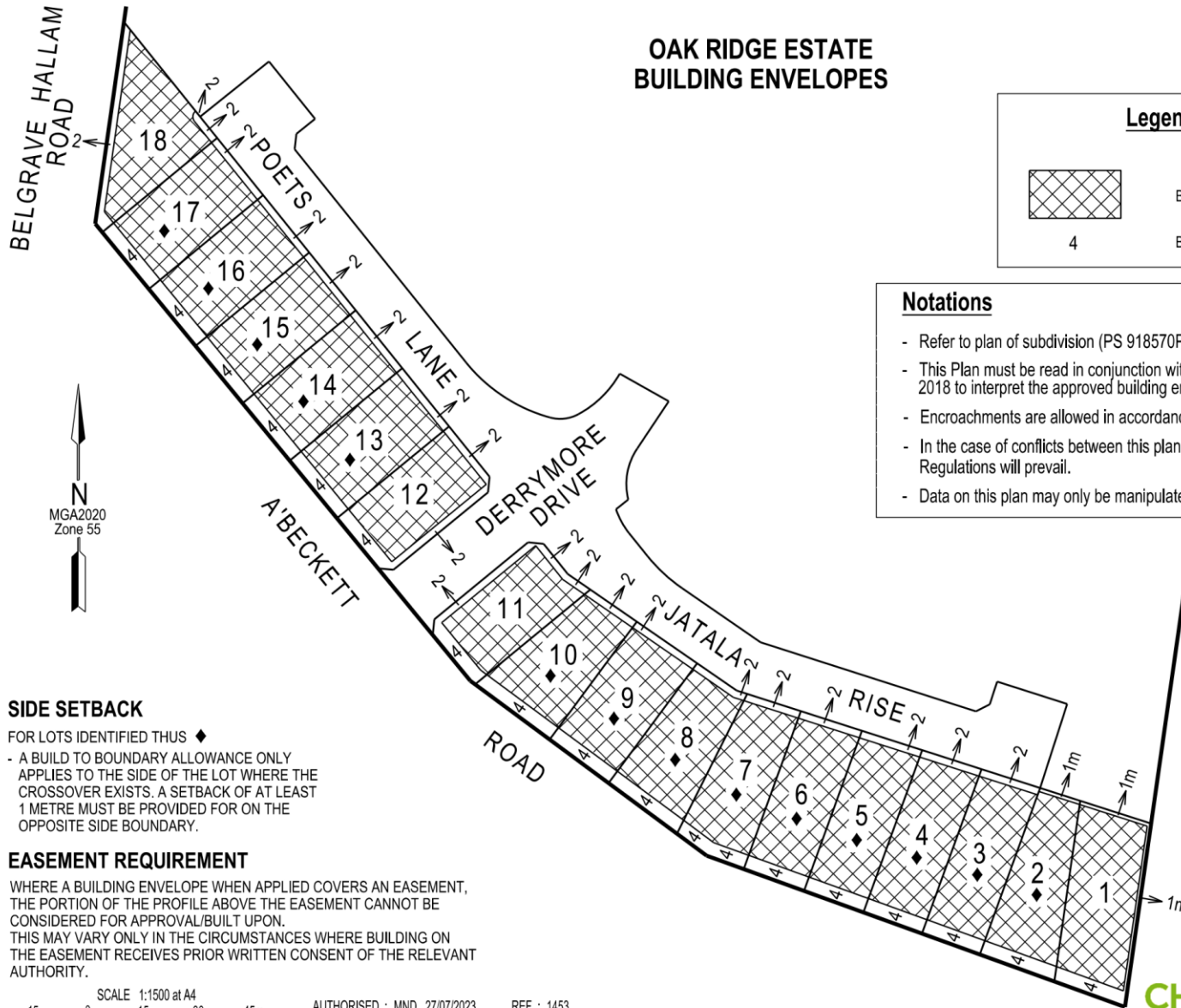





# APPENDIX A

## BUILDING ENVELOPES

## OAK RIDGE ESTATE BUILDING ENVELOPES




**Legend**

	BUILDING ENVELOPE ZONE
4	BUILDING ENVELOPE SETBACK FROM TITLE BOUNDARY

**Notations**

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

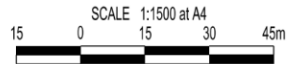
**SIDE SETBACK**

FOR LOTS IDENTIFIED THUS 

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

**EASEMENT REQUIREMENT**

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



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

**BUILDING ENVELOPE PLAN**

**CHARLTON DEGG**  
 LAND DEVELOPMENT CONSULTANTS



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930  
 PH (03) 9775 4555 www.charltondegg.com.au