



## Design Guidelines

*Welcome Home*

Mitchell Shire Council  
AMENDED PLAN

Planning Permit No: PLP033/19

Date Permit Issued: 07/04/2020

Sheet 1 of 11

This plan supersedes a plan

Signed: Ben Micallef

Date: 18/05/2021

**Ooranya Estate Beveridge**  
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## 1. Vision

### 00RANYA ESTATE, BEVERIDGE

Ooranya Estate Beveridge will be a family friendly master planned community together with a landscaped parkland for shared enjoyment by all the resident families.

The completed Ooranya Estate will include around 860 home sites, giving every family ample choice of size, shape, views and location.

Ooranya Estate Beveridge is managed by TCG Construction Services Pty Ltd for and on behalf of the owners of the land as described in Schedule 1.

## 2. Purpose of Design Guidelines

The Design Guidelines have been created to aid in the design of diverse communities with the objective of providing high quality streetscapes and neighbourhoods.

The aim is to assist in our goal of creating a premium new neighbourhood and help protect your substantial investment.

## 3. Use of Land

These Design Guidelines shall apply to allotments to be used for single private dwellings.

An allotment of land on this estate, unless otherwise specified, shall be used for a single private dwelling and cannot be further subdivided.

If a lot is specified for future subdivision, multi-dwelling development or an alternative use but developed with a single private dwelling, these Design Guidelines will apply.

## 4. Building Envelopes and Setbacks

- 4.1 A building must be set back a minimum of 4 metres from the front street boundary.  
The front boundary is nominated as the boundary with the shorter length.
  - 4.2 A porch, portico or verandah under the height of 3.6 metres, may encroach into the front setback by a maximum of 1.5 metres.
  - 4.3 On allotments with more than one street frontage (corner allotment), dwellings must be setback a minimum of 2 metres from the side street frontage.
  - 4.4 On allotments adjacent to open space reserves, dwellings are to be setback a minimum of 1 metre from the reserve boundary.
  - 4.5 The front wall of a garage must be set back a minimum of 5.5 metres from the front boundary.
  - 4.6 A single storey dwelling must be offset a minimum of 1 metre from at least one side boundary unless the dwelling is designed to span boundary to boundary (Refer Item 4.9 below).
  - 4.7 A single or double storey dwelling must be setback from the side and rear boundary in accordance with Part 4 of the Building Regulations.
  - 4.8 A garage or dwelling may be built to one side boundary only unless the dwelling is designed to span boundary to boundary. (Refer Item 4.9 below). Walls constructed on boundaries must be in accordance with Part 4 of the Building Regulations.
- No dwelling can be built on a property, boundary to boundary, if that property has a rear easement containing Authority and / or Council assets, such as sewer reticulation or stormwater drainage. In these cases, all set backs must be adhered too including a 1.5m minimum set back from at least one side boundary.

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## 5. Vehicle Accommodation

- 5.1 Garages must not protrude past the front wall of the house and must be setback from the front boundary by a minimum of 5.5 metres.
- 5.2 Garage must be set back a minimum of 500mm from the main building alignment.
- 5.3 Garage doors facing a street frontage must be panel style and colour coordinated with the dwelling.
- 5.4 Roller Garage doors are not permitted where they are visible from a street or reserve.
- 5.5 Carports are not permitted where they are visible from a street or a reserve.
- 5.6 For single storey dwellings a garage door opening or total width of multiple garage door openings is not to exceed 60% of the width of the allotment.
- 5.7 Double garage's are permitted on lots 10.5 metre wide where boundary to boundary construction (refer Item 4.9 above) is being used when lots are above 300 m2 as per Rescode.

## 6. Entry Statements

- 6.1 An entry structure/feature such as a portico, porch or balcony is required to clearly identify the main entry to the house.
- 6.2 A minimum floor area of 2 square metres is required for a porch/portico or balcony.
- 6.3 Entries are required to be visible from the street frontage.

## 7. Roof

- 7.1 Building must include roof designs that is integrated with the whole building design.
- 7.2 Roofs must be constructed from Terracotta, slate or concrete tiles.
- 7.3 Colorbond roofing is permitted. Other non-reflective roof material is permitted including Zincolume.
- 7.4 Roof colours are to be of neutral tones.
- 7.5 Eaves are encouraged but not mandatory for standard allotments.
- 7.6 For single storey dwellings flat roofs will be assessed on their architectural merit.

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### 8. Street Appearance

- 8.1 Where a garage faces the front (shortest) boundary, the dwelling must include an entry (door) structure / feature.
- 8.2 External roller shutters and security screens are not permitted where visible from a street or reserve.
- 8.3 Lightweight infill materials are not permitted above windows and doors where they are visible to the street or reserve. This includes, but not limited to: F.C. Cement Sheeting, Hardiflex Cladding or similar.
- 8.4 The external colour scheme of your home should compliment the surrounding dwellings within the Estate. They should be neutral tones that blend with the surrounding environment. Vibrant colours should not dominate the facades, but may be used as small feature areas.
- 8.5 Unpainted metalwork is not permitted.
- 8.6 Downpipes, Gutters and Fascia should be colour coordinated with the remainder of the facade.



### 9. Corner and Reserve Facing Allotments

- 9.1 Dwellings located on corners and reserves are required to address both the main street frontage and the corner/reserve.
- 9.2 As a minimum standard the elevation facing either a side street or reserve is required to have feature window(s), matching the style of the window(s) on the main facade. The window(s) are required to be within the first 2 metres of the side facade.
- 9.3 First floor windows visible to a reserve should match the style of the facade.
- 9.4 Materials used on the main street facade are required to continue a minimum of 2 metres to the side street/reserve elevation.

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**10. Fencing (For Amendments - Refer To Item 22)**

- 10.1 Side and rear boundary fencing must be a maximum of 1.8 metres high from ground level.
- 10.2 Side and rear boundary fencing to comprise timber paling fence with 5mm overlap, top capping and 2,400mm wide intervals of square pine post with pointed cap.
- 10.3 Side boundary fencing must be setback a minimum of 1 metre behind the front facade of the dwelling and tapered to meet the front fencing height which must finish behind the building line (Refer Figure 1).
- 10.4 Fencing to side streets (corners) and reserves must finish a minimum of 4 metres behind the main building alignment (Refer Figure 2). Fencing forward of 4 metres behind the main building alignment must be a maximum of 1 metre.
- 10.5 Fencing to side streets and reserves to be a maximum 1 metre high from front boundary to 4 metres behind the building alignment exposing the feature windows required for passive surveillance.

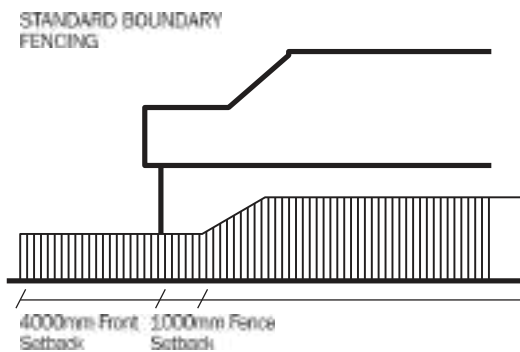


FIGURE 1

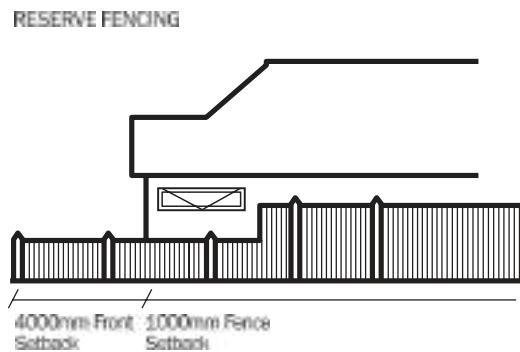


FIGURE 2

- 10.6 Front fencing (along the front boundary) is permitted to a maximum height of 1.2 metres. Fencing along the street boundary should be constructed using timber posts, brick / masonry piers together with timber, steel or aluminium inserts
- 10.7 A minimum of 30% transparency is required for fencing along the front boundary. Front fencing should be designed and constructed in colours that complement the dwelling.

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Appropriate Front Fencing



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### 11. Landscaping Design

Landscaping plays an integral part in assisting to soften built form of the streetscape. It is also a useful element in providing privacy screening and shade during summer.

- 11.1 A maximum of 60% of your front garden is to comprise of hard surfaces.
- 11.2 A minimum of 40% of your front garden must be landscaped with permeable surfaces such as: shrubs, lawn, plants, ground coverings, trees, mulch.
- 11.3 Careful landscape and plant selection should minimise the need for garden watering. Where appropriate the use of drought tolerant plants should be used.
- 11.4 At least one advanced canopy tree is to be planted within the front yard space and is to be a minimum height of 1.5m when planted, with an overall minimum height of 4m at maturity.
- 11.5 A letterbox with a house number clearly displayed is to be provided. Letterboxes should be built to replicate the colour, material and style of the dwelling.
- 11.6 It is the responsibility of the allotment owner to establish and maintain grass planting on nature strips. Gravel and / or astroturf (or similar) is prohibited in nature strips and front yards. Garden areas that are in public view must be fully landscaped within 6 months of the completion of the construction of the dwelling (issue of Certificate of Occupancy). They are to be maintained to an appropriate level to satisfy Council.

### 12. Driveways

- 12.1 Driveways must be constructed of coloured concrete, plain concrete or exposed aggregate.
- 12.2 Only one driveway is permitted per dwelling.
- 12.3 The relocation of crossovers is not encouraged within the estate. Should relocation be required, approval is to be obtained through the relevant authorities, at the expense of the purchaser. All relocations are to be in accordance with Council requirements.
- 12.4 Driveways are to be no more than 3 metres wide where the driveway meets the existing crossover.
- 12.5 Driveways are to be no wider than then the width of the garage to ensure room for landscaping.

### 13. Outbuildings/Sheds

- 13.1 Sheds and outbuildings must not be visible from the streets or reserves.
- 13.2 Sheds must not exceed 10 square metres in total area.
- 13.3 Sheds and outbuildings are not to exceed 3.6 metres at the ridgeline and must have a wall height no greater than 2.4 metres.
- 13.4 Sheds may be constructed of colorbond colour coordinated with the dwelling.
- 13.5 Galvanized metal is not permitted.

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#### 14. Ancillary Items

- 14.1 External hot water services, ducted heating units, clotheslines and utility metres are not to be visible from streets or reserves.
- 14.2 Rainwater tanks are not allowed on the property (Refer item 18 Recycled Water Requirements).
- 14.3 Any roof mounted satellite dishes and TV aerials are to be located to the rear of the house and be as low as possible on the roof. Note: These may not be required depending upon what telecommunication services the home is connected to i.e Foxtel and Digital TV.
- 14.4 Boats, caravans, trailers, commercial vehicles or other recreational vehicles are not permitted to be parked on your property unless they are screened from public view. Storage of these vehicles may occur where there is a provision of a rear door to your garage for drive through storage.
- 14.5 Meter boxes must be painted to match the surrounding wall colour.
- 14.6 Solar Hot Water and Solar Electricity panels should not be visible from adjacent streets or reserves.
- 14.7 Evaporative Cooling Units and Air Conditioners must not be visible from the adjacent streets or reserves and be installed below the adjacent ridgeline.
- 14.8 Refuse bins must not be stored where visible from the street.

#### 15. Construction Timeline Requirements

- 15.1 From Date of Settlement: Commence Construction (12 months). TCG Construction Services Pty Ltd reserves the right to repurchase the allotment if construction has not commenced within 12 months of settlement.
- 15.2 From Date of Settlement: Completion of Construction (24 months)
- 15.3 From Issue of Certificate of Occupancy: Completion of Landscaping (3 months)
- 15.4 From Issue of Certificate of Occupancy: Installation of Window Coverings (3 months). Window covering may include curtains, blinds and non-reflective tinted films. Please note that temporary window coverings will not be accepted.

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## 16. Construction Requirements

You must inform your builder of the following requirements during the construction period of your home. It is your responsibility to rectify any damage to public infrastructure outside your allotment that is associated with the construction of your house. This includes street trees, cross over and footpath.

The repairs must be carried out to Council and The TCG Construction Services Pty Ltd satisfaction.

### 16.1 Lot Maintenance

Prior to, during and after construction commencing, your allotment must be kept clear of excessive weeds and rubbish and maintained to an acceptable standard.

If you do not intend to build within 3 months after settlement, it is encouraged that the lot be sown with grass seeding.

### 16.2 Deliveries & Storage

All building materials, temporary toilets and building equipment must be stored within your property at all times.

The public must be protected when moving equipment and materials in and out of the construction area.

Please note:

Your builder and their subcontractors must not park their vehicles or store building materials or equipment on the adjoining allotments, public areas and nature strip.

### 16.3 Rubbish

You are responsible for rubbish removal and for keeping the site and adjoining street clean at all times during the construction of your house.

A covered rubbish collection bin is to be provided during the construction period and kept within your property boundaries.

### 16.4 Erosion Control

Batters and slopes within lots must be stabilised and protected to prevent erosion at all times.

### 16.5 Site Security & Safety

During construction of your new house the building site must be made secure and safe.

A temporary fence must be erected around your lot while the house is being constructed.

Any siltation fences or other devices to prevent sediment and mud run-off, soil erosion must be provided and located within allotment.

### 16.6 Signage

Safety signs identifying the lot, with the name, postal address and contact details of the responsible person for the site are required on allotments during construction to a minimum size of 0.4m wide and 0.6m high.

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### 17. Sustainability and Comfort

TCG Construction Services Pty Ltd supports and encourages all efforts made to reduce a household impact on the environment, particularly by limiting the overall energy and water consumption for the household. Whilst all the homes must achieve a minimum energy rating requirement, other methods may assist further increasing the energy efficiency of your home.

More specifically, Environmentally Sustainable Design (E.S.D.) focuses on protecting and conserving the local environment by 'designing in' and constructing to minimize the ongoing impact running a home has on the environment.

Consideration of the following principals of E.S.D. is encouraged:

- Where possible orientate the living area to the north.
- Review overall size of the home (compact housing forms are more energy efficient).
- Design to take advantage of passive solar heating and cooling by;
  - Maximise north facing walls and glazing
  - Provide reasonable shading of north facing windows
  - Minimise east and west (in particular) orientated glazing
- Incorporate eaves
- Orientate your home to catch prevailing breezes and take advantage of cross ventilation (including internal doors)
- Consider landscaping to provide shade

### 18. Recycled Water Requirements

TCG Construction Services Pty Ltd will provide infrastructure to enable supply of recycled water by Yarra Valley Water Limited. It is a requirement that all dwellings in the estate connect to recycled water infrastructure and provide dual plumbing in accordance with Recycled Water Plumbing Code 2005 (Plumbing Industry Commission) and W.A.S.A. Dual Water Supply Supplement to the satisfaction of the Plumbing Industry Commission, including requirements for inspections.

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## 19. Right to vary or Exclude Requirements

TCG Construction Services Pty Ltd reserves the right at its discretion to vary or exclude minor requirements under these guidelines from time to time, subject to Council's approval, provided they consider any variation to be keeping with the aims of establishing a well-designed estate encouraging an attractive built form.

Note: Minor requirements exclude: Fencing, landscaping, building setbacks, garage designs and facade articulation. The parameters set out in the Design Guidelines for these items must be adhered to.

## 20. Small Lot Housing Code

These guidelines apply to all single dwelling lots within the Ooranya Estate. Lots that provide a single dwelling and have an area less than 300 square metres 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.

## 21. Other Approvals

The requirements detailed in this document are in addition to, and not in lieu of any other legal requirements. These design guidelines do not exempt the plans from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation. Separate approval must be obtained from the relevant authorities. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

## 22. Amendments to Design Guidelines (May 2021)

### 22.1 Rear Fencing - Lot 1551

The height of the fence along the side boundary of these lots must be 1950mm in height.

The fence shall be constructed from 90mm horizontal timber slats with a merbau finish / stain, together with 100 x 100mm steel posts powder coated satin black.

Fencing must be constructed prior to occupancy.

There is to be no opening in this fence.



### 22.2 Side Fencing – Lots 1138, 1139, 1309, 1310

A minimum of 30% transparency is required for fencing along the side boundary adjacent to the Reserve.

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**SCHEDULE 1**

1. Ooranya Estate Pty Ltd;
2. TCG Rankin Pty Ltd;
3. TCG Patterson Pty Ltd;
4. TCG Lewis Pty Ltd;
5. 23 Rankin Pty Ltd; and
6. 16 Whiteside Street Pty Ltd.

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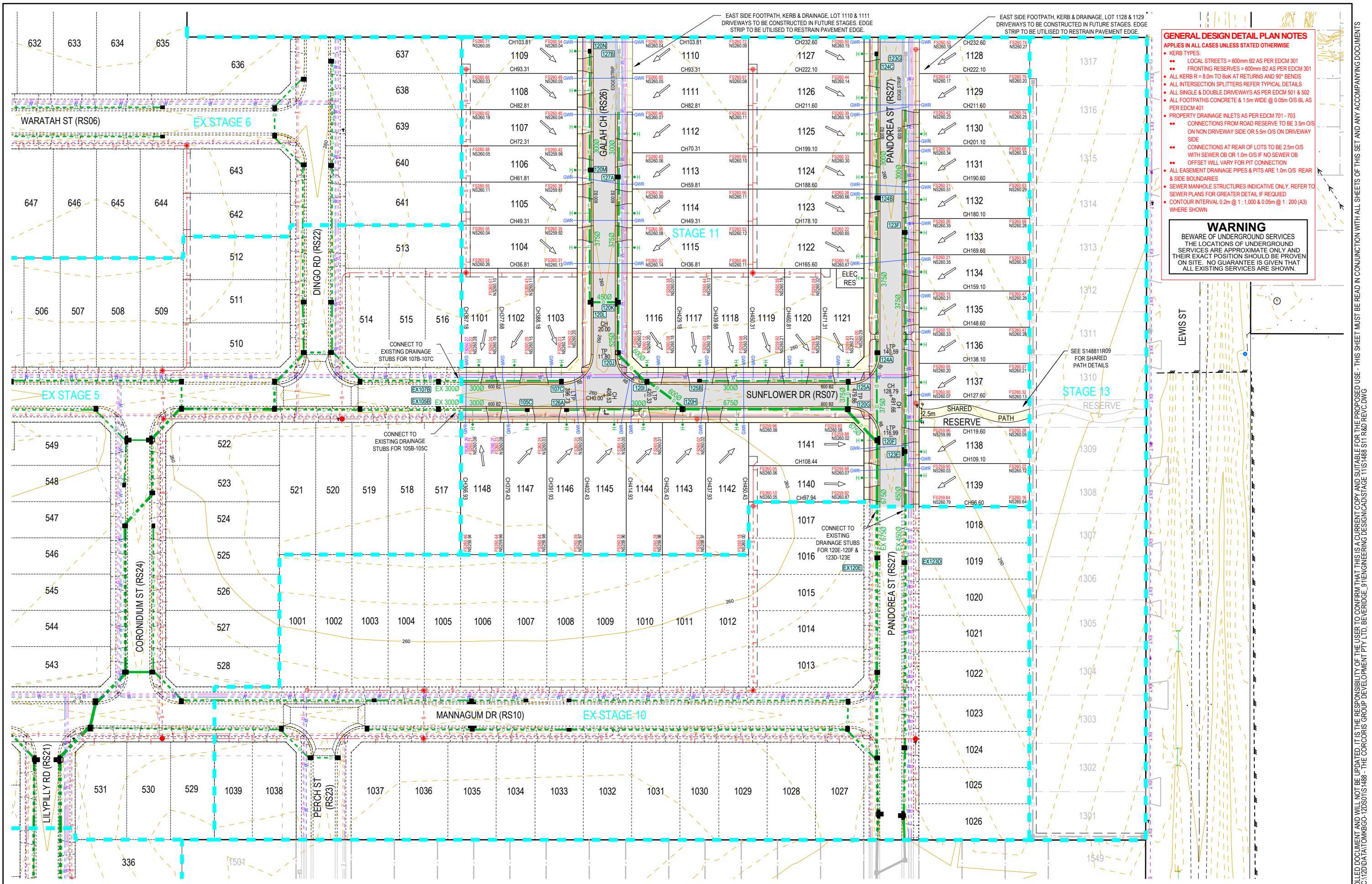
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**GENERAL DESIGN DETAIL PLAN NOTES**

APPLIES IN ALL CASES UNLESS STATED OTHERWISE

- KERB TYPES:
  - LOCAL STREETS = 600mm B2 AS PER EDM 301
  - FRONTING RESERVES = 600mm B2 AS PER EDM 301
- ALL KERB R = 8.0m TO Bk AT RETURNS AND 90° BENDS
- ALL INTERSECTION SPLITTERS REFER TYPICAL DETAILS
- ALL SINGLE & DOUBLE DRIVEWAYS AS PER EDM 501 & 502
- ALL FOOTPATHS CONCRETE & 1.5m WIDE @ 0.05m O/S BL AS PER EDM 401
- PROPERTY DRAINAGE INLETS AS PER EDM 701 - 703
  - CONNECTIONS FROM ROAD RESERVE TO BE 3.5m O/S ON NON DRIVEWAY SIDE OR 5.5m O/S ON DRIVEWAY SIDE
  - CONNECTIONS AT REAR OF LOTS TO BE 2.5m O/S WITH SEWER OB OR 1.0m O/S IF NO SEWER OB
  - OFFSET WILL VARY FOR PIT CONNECTION
- ALL EASEMENT DRAINAGE PIPES & PITS ARE 1.0m O/S REAR & SIDE BOUNDARIES
- SEWER MANHOLE STRUCTURES INDICATIVE ONLY, REFER TO SEWER PLANS FOR GREATER DETAIL IF REQUIRED
- CONTOUR INTERVAL 0.2m @ 1:1,000 & 0.05m @ 1:200 (A3) WHERE SHOWN

**WARNING**

BEWARE OF UNDERGROUND SERVICES THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

C	RESERVE BOLLARDS ADDED	JM	AR	03/08/21	
B	NEW LOT LAYOUT & SHARED PATH ADDITION	JM	AR	29/07/21	
A	AS SUBMITTED TO COUNCIL	AR	JM	19/11/20	
REV	REVISION	DES	DWG	CHK	DATE



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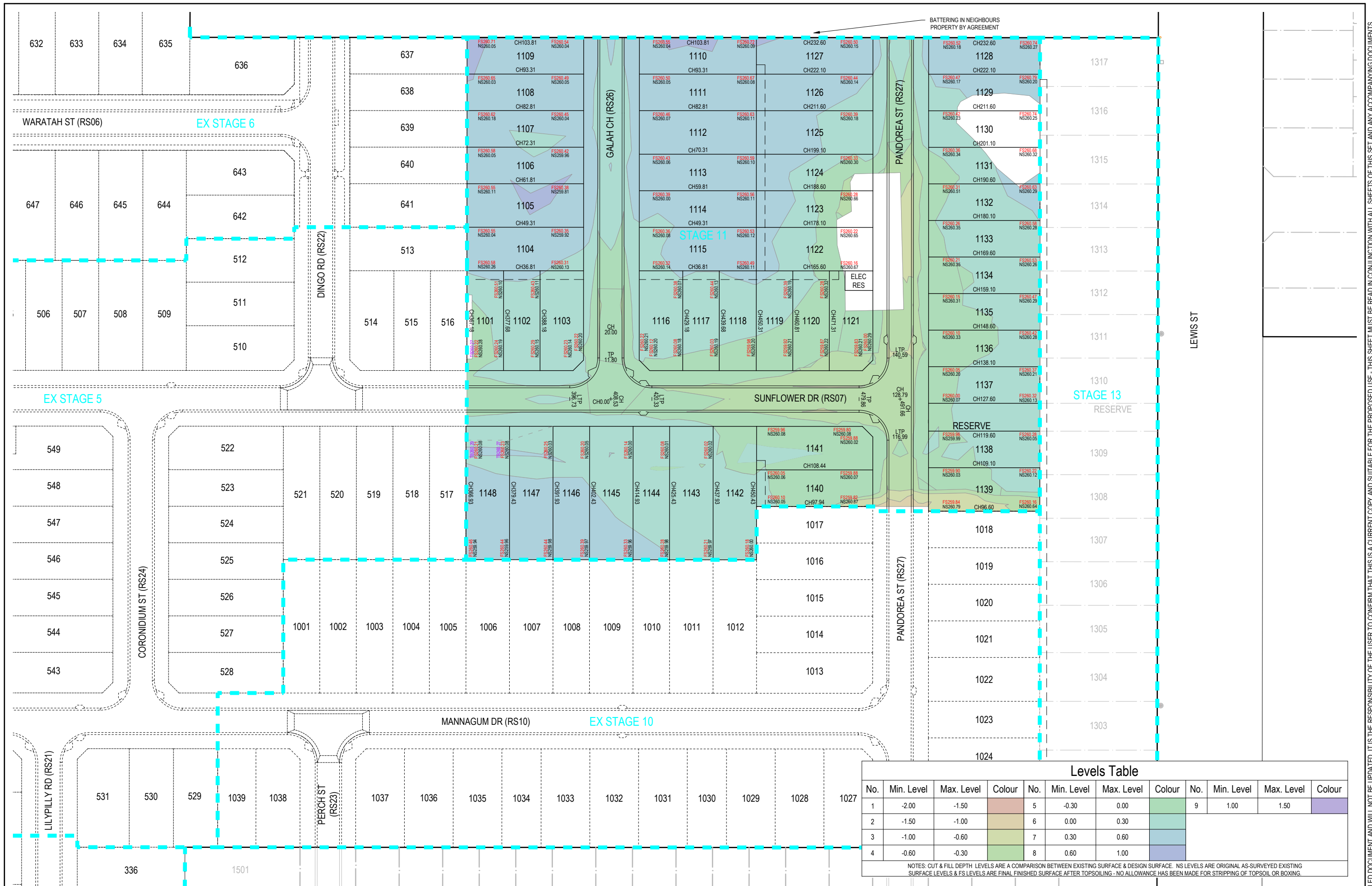
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**OORANYA ESTATE - STAGE 11**  
**WHITESIDE ST - BEVERIDGE**  
 ROADS & DRAINAGE CONSTRUCTION PLANS  
**CONSTRUCTION LAYOUT PLAN**  
 MITCHELL SHIRE COUNCIL #REF: PLP 033/19  
 THE CORCORIS GROUP DEVELOPMENTS PTY LTD

DWG STATUS: PROJECT & DWG No: **S14881R04** / 30 C

**FOR CONSTRUCTION**

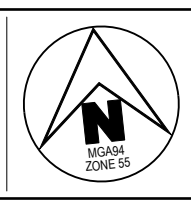
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No.	Min. Level	Max. Level	Colour	No.	Min. Level	Max. Level	Colour	No.	Min. Level	Max. Level	Colour
1	-2.00	-1.50		5	-0.30	0.00		9	1.00	1.50	
2	-1.50	-1.00		6	0.00	0.30					
3	-1.00	-0.60		7	0.30	0.60					
4	-0.60	-0.30		8	0.60	1.00					

NOTES: CUT & FILL DEPTH LEVELS ARE A COMPARISON BETWEEN EXISTING SURFACE & DESIGN SURFACE. NS LEVELS ARE ORIGINAL AS-SURVEYED EXISTING SURFACE LEVELS & FS LEVELS ARE FINAL FINISHED SURFACE AFTER TOPSOILING - NO ALLOWANCE HAS BEEN MADE FOR STRIPPING OF TOPSOIL OR BOXING.

C	RESERVE BOLLARDS ADDED	JM	AR	03/08/21	
B	NEW LOT LAYOUT & SHARED PATH ADDITION	JM	AR	29/07/21	
A	AS SUBMITTED TO COUNCIL	AR	JM	NJB	19/11/20
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**OORANYA ESTATE - STAGE 11**  
**WHITESIDE ST - BEVERIDGE**  
 ROADS & DRAINAGE CONSTRUCTION PLANS  
 CUT & FILL DEPTH RANGES & LOT LEVELS  
 MITCHELL SHIRE COUNCIL #REF: P.LP 033/19  
 THE CORCORIS GROUP DEVELOPMENTS PTY LTD

DWG STATUS: PROJECT & DWG No: REV:  
**FOR CONSTRUCTION** S148811R05 / 30 C

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