



DELARAY
CLYDE NORTH

Building Design Guidelines



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CLYDE NORTH

CONTENTS

MESSAGE FROM VILLAWOOD	3
1.1 Operation of the Design Guidelines	4
1.2 Construction of your home	4
2. APPROVAL PROCESS	5
2.1 PROCESS FOR APPROVAL	5
2.1.1 Lots 250m ² and Greater	5
2.1.2 Lots Smaller than 250m ²	6
2.2 DAP PROCESS	7
2.3 PLAN SUBMISSION	8
2.4 RE-SUBMISSION	8
2.5 APPROVAL	8
2.6 BUILDING PERMIT	8
2.7 CONSTRUCTION	9
3. SITING & ORIENTATION	10
3.1 CONSIDERATIONS	10
3.2 LAND USE	10
3.3 HOUSE ORIENTATION (Not applicable for lots < 250m ²)	10
3.4 DWELLING ARTICULATION	10
3.5 BUILDING ENVELOPES AND SETBACKS (Not applicable for lots < 250m ²)	11
3.6 BUILDING HEIGHT (Not applicable for lots < 250m ²)	13
3.7 SLOPE CONSIDERATIONS	13
3.8 SITE COVERAGE	13
4. BUILT FORM	14
4.1 ARCHITECTURAL STYLE	14
4.2 MATERIALS AND COLOURS	14
4.3 DWELLING SIZE	15
4.4 TERRACE AND DUPLEX STYLE DWELLINGS	15
4.5 TWO STOREY DWELLINGS	15
4.6 CORNER ALLOTMENTS	15
4.7 ENERGY EFFICIENCY	16
4.8 ROOFS	16
4.9 GARAGES	16
4.10 OVERSHADOWING	17
4.11 PRIVACY AND OVERLOOKING	17
5. EXTERNAL CONSIDERATIONS	18

5.1 ACCESS AND DRIVEWAYS	18
5.2 FENCES	18
5.3 WATER SAVING INITIATIVES	20
5.4 LETTERBOXES	21
5.5 GENERAL	21
5.6 LANDSCAPING AND TREE PROTECTION	23
5.7 CONSTRUCTION MANAGEMENT	24
5.8 BROADBAND NETWORK	24
6. NOTES AND DEFINITIONS	26
6.1 NOTES ON RESTRICTIONS	26
6.2 GENERAL DEFINITIONS	26
6.3 ADDITIONAL DEFINITIONS	26
7. BUILDING ENVELOPES	28
8. BUILDING ENVELOPE PROFILES	29
9. SMALL LOT HOUSING CODE	34
10. CHECK LIST	35

MESSAGE FROM VILLAWOOD

Welcome to Delaray the newest in a long list of high quality developments by Villawood that will set a new benchmark for residential living in Clyde North, delivering a place that is of superior quality in all aspects which residents are proud to call home.

The principal aim of these Design Guidelines ("Guidelines") is to create a coherent vision for the Delaray community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes at Delaray are built to a high standard whilst encouraging a variety of housing styles which are in harmony with the streetscape. The Guidelines will assist in providing you with peace of mind that your investment will be enhanced in the future, guarding against inappropriate development that may detract from the attractiveness of the development.

Each individual house design should contribute to the surrounding environment and to the estate in a positive way. The Guidelines encourage home owners to construct innovative and appropriate designs that address sustainability issues and present a cohesive residential image for the estate.

To complement the Guidelines we encourage homes to be built with the benefit of Villawood's Positive Change initiative and the Green Savings Calculator. The Green Savings Calculator is a helpful online tool for those looking to build a new home or renovating and offers a useful and cost effective tool to help you save water energy and money.

To learn more about the Positive Change program and ideas you can incorporate into your new home, please visit our website:
www.villawoodpositivechange.com.au.

We hope you will see the value in the Guidelines and we look forward to working with you through the process of making Delaray your home.

1.1 Operation of the Design Guidelines

The Design Assessment Panel ("DAP") will be formed to oversee the implementation of the Guidelines. It will comprise an Architect and a representative of the developer. The makeup of the panel may be varied. However, the panel will always include at least one Architect member.

All proposed building works including houses, garages, outbuildings and fencing must be approved by the DAP before seeking a Planning Permit (if required) and a Building Permit.

Swimming pools do not require DAP approval. Please note that swimming pools will require 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. All decisions regarding these Guidelines are at the discretion of the DAP.

Preliminary designs and enquiries are welcome to ensure compliance with the Guidelines and it is recommended that you provide a copy of the Guidelines to your builder at the earliest possible time.

1.2 Construction of your home

Incomplete building works must not be left for more than 3 months without work being carried out and all building works must be completed within twelve months of their commencement.

2. APPROVAL PROCESS

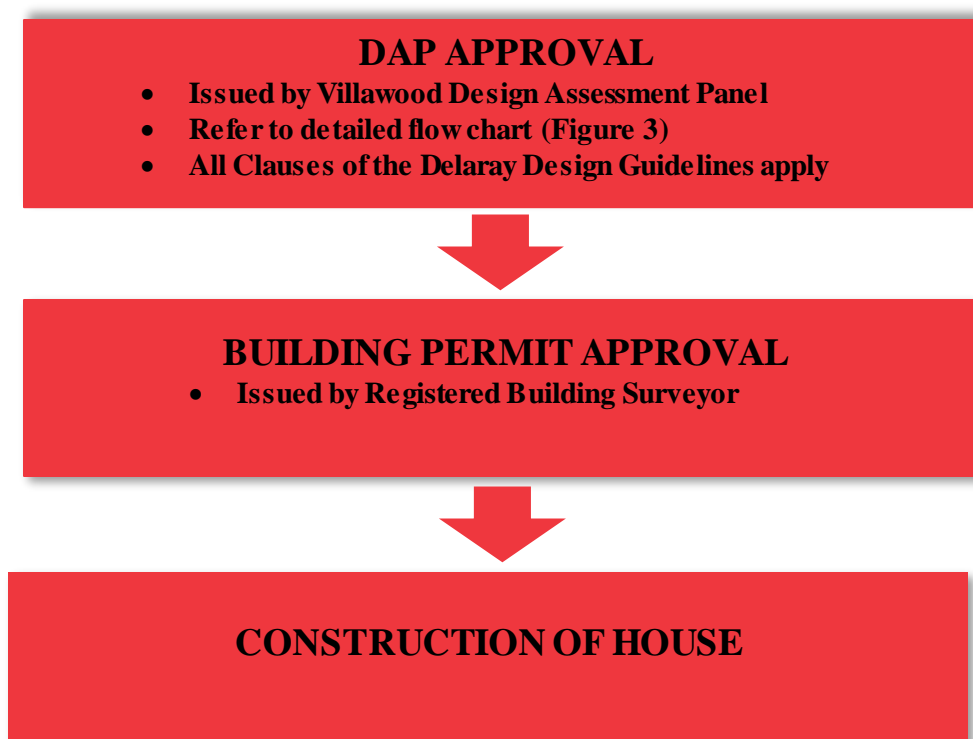
2.1 PROCESS FOR APPROVAL

The process for approval of your house design depends on the size of your lot and the details for your proposed house design.

2.1.1 Lots 250m² and Greater

If your lot is 250 square metres or greater in size, then the following approvals process applies:

Figure 1. Approval Process for Lots Greater than 250m²

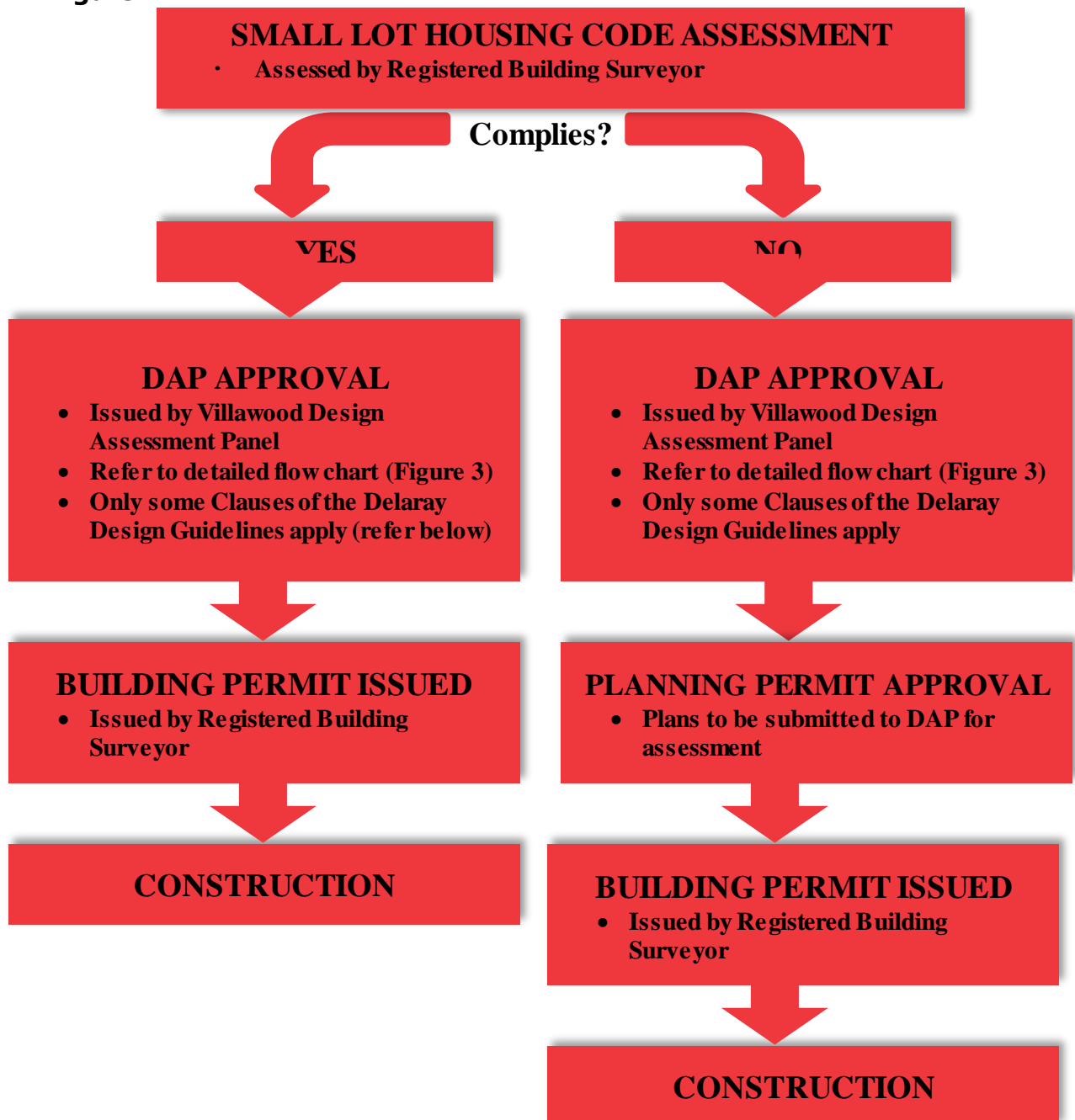


2.1.2 Lots Smaller than 250m²

If your lot is smaller than 250 square metres, Council requires that your house goes through an additional approval process which requires your house design to be assessed against the Small Lot Housing Code. A copy of the Small Lot Housing Code is attached (refer Section 9 of the Guidelines).

If your house design complies with the Code, the process is similar to that outlined in Figure 1. However, if your house does not comply, you can seek discretionary approval from Council. Refer to Figure 2 for an outline of the process.

Figure 2.



The Small Lot Housing Code covers many of the siting requirements specified in the Delaray Design Guidelines. As such, if your house design complies with the Small Lot Housing Code, you are exempt from the following clauses of the Delaray Design Guidelines.

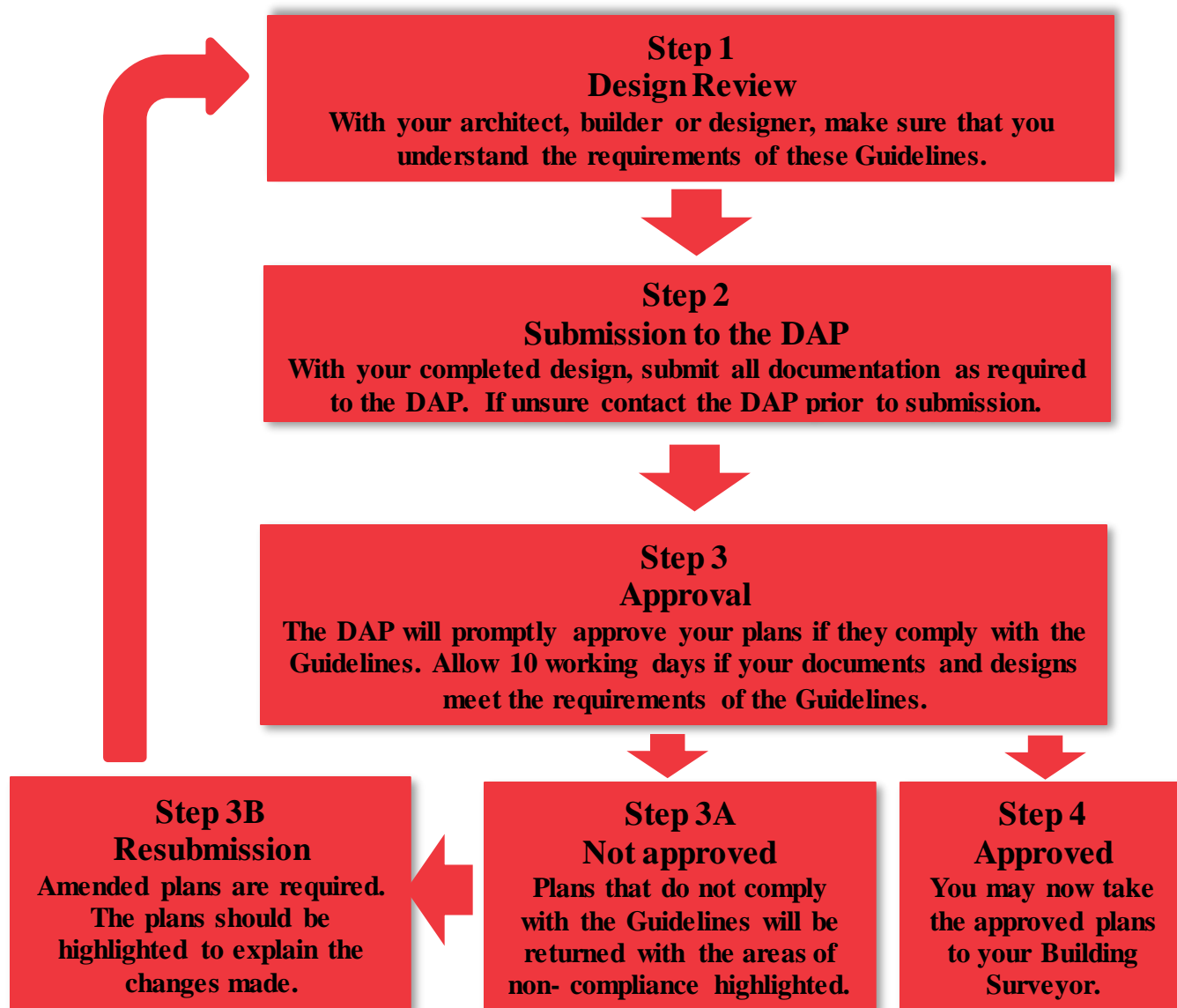
- 3.3 House Orientation
- 3.5 Building Envelopes and setbacks
- 3.6 Building Height
- 3.8 Site Coverage
- 4.10 Overshadowing
- 4.11 Privacy and Overlooking

If there is any uncertainty regarding interpretation of the Small Lot Housing Code versus the Delaray Design Guidelines, the Small Lot Housing Code takes precedence.

2.2 DAP PROCESS

Figure 3 provides a summary of the DAP process.

Figure 3. DAP Process



2.3 PLAN SUBMISSION

After reviewing and understanding these Guidelines and discussing the Guidelines with your Architect, Builder and/or Building Designer, you will need to submit the following to the DAP.

Provide PDF copies in A4 or A3 format to the DAP for approval as follows:

- Site plan (1:200 scale) showing:
 - setbacks from all boundaries
 - Building Envelope
 - Existing contours
 - Proposed finished floor levels and site levels
 - External features including driveways, paths, fencing and outbuildings
 - Landscaping
- House floor plans (1:100 scale)
- Elevations from four sides (1:100 scale)
- Schedule of external materials and colours. Colour swatches must be provided.
- Completed Check List (refer Section 10 of Guidelines)
-
- **Note: do not include internal fit-out details such as kitchens, electrical plans etc.**

Submit all information or queries to:

DELARAY DESIGN ASSESSMENT PANEL
c/- dap@kosaarchitects.com.au
or telephone contact on 03 98492435

2.4 RE-SUBMISSION

Plans that do not comply with the Guidelines will be returned with the areas of non-compliance highlighted. Amended plans need to be resubmitted for approval.

Any alterations made to the resubmission other than the initial non-compliance should also be highlighted on the plans or an accompanying letter.

2.5 APPROVAL

The DAP will promptly approve plans that comply with the requirements of these Guidelines. Allow approximately 10 working days for approval.

2.6 BUILDING PERMIT

After approval from the DAP, you must then obtain a Building Permit from the Council or a Private Building Surveyor.

Note: Design approval from the DAP does not exempt the plans from any building or statutory regulations other than the regulations that are

superseded by the approved building envelopes and approved profile diagrams.

Approval must be obtained from the relevant authorities for Building Permits, build over easements and connections etc.

Report and consents applications cannot be made for regulations that are covered under the approved Building Envelopes.

Approval by the DAP does not infer compliance under the Building Code of Australia, Rescode and other applicable planning or building regulations.

2.7 CONSTRUCTION

Once a Building Permit has been obtained, construction of your house may begin.

3. SITING & ORIENTATION

3.1 CONSIDERATIONS

The siting of your home will be integral in developing the neighbourhood theme within the community. Consideration must be given to:

- Ensuring best visual presentation from the street;
- Maximising the benefits of solar access;
- Promoting energy efficiency;
- Minimising overlooking & over shadowing; and
- Respecting the privacy and amenity of neighbours.

3.2 LAND USE

One dwelling only is permitted per allotment. Dual occupancy and further subdivision is not allowed. This does not apply to allotments identified by the developer as medium density allotments.

3.3 HOUSE ORIENTATION (Not applicable for lots < 250m²)

Houses must face the main street frontage and present an identifiable entrance to the street. The front door may face some side street frontages, this should be verified with the DAP. Where possible, houses should be sited so that habitable rooms and private open spaces face northwards to receive maximum solar efficiency.

3.4 DWELLING ARTICULATION

To ensure that dwellings constructed within the community are designed to a high quality contemporary standard, they should be designed so that front and secondary street frontage facades are well articulated. Broad flat surfaces extending greater than 6 metres are not permitted.

Articulation can be achieved through a variety of ways and must incorporate at least one of the following features;

- Use of different materials and textures
- Variable wall setbacks to the front and side street boundaries
- Introduction of verandas, porticos and pergolas
- Feature gable roof
- Continuation of window style



Acceptable articulation



No articulation - not acceptable

3.5 BUILDING ENVELOPES AND SETBACKS (Not applicable for lots < 250m²)

Building Envelopes

Building Envelopes have been prepared for the lots in each stage at Delaray and are contained within the Guidelines. The construction of buildings or associated buildings, including garages, must be contained within the Building Envelope specified for that allotment and in accordance with the Profile Diagrams depicted in the Guidelines.

For lots abutting a reserve, a minimum 1 metre offset is required from any boundary.

Setbacks

The following setbacks for houses and garages must be met.

(i) The Front Street

The front street setback is designated on the specified Building Envelope for each allotment. All houses must be set back from the main street frontage by the minimum distance indicated.

Garages must be located or set back behind the front façade of the home and a minimum of 5.5m from the street frontage unless otherwise noted on the Building Envelope plan.

(ii) Splayed and curved street frontages

Unless noted on the plan, the minimum front setback on a splayed or curved corner between two street frontages is on an arc connecting the front street setback line to the side street setback line commencing at the points that are perpendicular to the points where the street alignment commences to arc. Front entrances are to be easily accessible from the main street frontage.

(iii) The Side Boundaries

The side setback is designated on the specified Building Envelope for each allotment. A building must be setback from a side boundary not less than the distances specified in the Building Envelope Profiles and shown on the Building Envelopes by a setback identifier code. Garages may be built to the side boundary if provided for on the Building Envelope and adjacent buildings allow. The measurements are taken from the natural surface levels to the top of the wall.

(iv) The Side Street Boundary

The side street setback is designated on the specified Building Envelope for each allotment.

(v) The Rear Boundary

Generally, a rear wall of a building not exceeding 3.6 metres in height must be set back from the rear boundary a minimum of 3 metres, and a rear wall of a building exceeding 3.6 metres in height must be set back from the rear boundary a minimum of 5.5 metres for standard lots. The maximum height of a building facing a rear boundary must not exceed the maximum building height allowed by the side envelope profile as shown in the Profile Diagrams, or a height limit for a rear setback as dimensioned on the Building Envelope plan.

(vi) Walls on boundaries

Unless otherwise noted on the Building Envelopes, walls and associated parts of a building within 1.0 metre of a boundary are restricted to areas within a Building to Boundary Zone (BBZ). The BBZ spans the length of the side boundary between the front and rear setbacks permitted by this Building Envelope. Total length of walls in the BBZ is limited to 60% of the length of the boundary except for terrace style lots where walls are permitted to the extent of the nominated BBZ.

Within the BBZ, the following apply:

- Walls within the Building to Boundary Zone are allowed.
- Carports and verandas are not permitted to be built to the boundary.
- Maximum height of a wall in the BBZ is restricted to 3.6 metres.
- Walls less than 1.0 metres from the boundary must be within 150 mm of the boundary.
- Only garages are permitted to be built to the boundary other than terrace allotments.

(vii) Encroachments

Side, Side Street and Rear: The following may encroach into the specified setback distances by not more than 600 mm:

- Porches and verandas
- Masonry chimneys
- Screens, but only to the extent needed to protect a neighbouring property from a direct view
- Water tanks
- Heating and cooling equipment and other services

The following may encroach into the specified setback distances:

- Landings with an area of not more than 2 square metres and less than 0.8 metres high
- Unroofed stairways and ramps
- Pergolas
- Shade sails
- Eaves, fascia, gutters

Front: The following may encroach into the specified front street setback distances by no more than 1500 mm:

- Porches, verandas and balconies to a maximum height of 4.5 metres.
- Decks and uncovered landings of not more than 2 square metres and less than 0.8 metres high from natural ground
- Eaves, fascias and architectural features
- Gutters are exempt from calculations

(viii) Edge Boundary

Exemptions relating to side setbacks and relating to siting matters do not apply to an Edge Boundary.

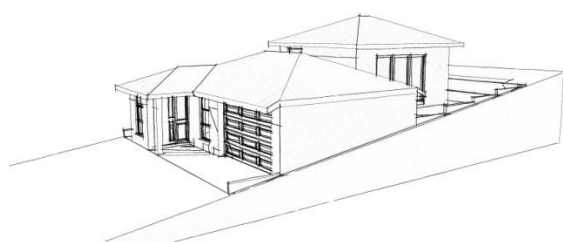
3.6 BUILDING HEIGHT (Not applicable for lots < 250m²)

The maximum building height is 9 metres above the natural surface level of the ground directly below it. A maximum rise of 2 storeys is permitted.

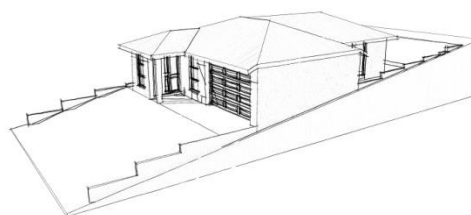
For the purpose of the Guidelines, a maximum wall height of 7.2 metres is permitted above natural ground level. Natural ground/surface level is defined as the ground level after engineering works associated with the subdivision have been completed. Sloping sites which may allow additional built area under the ground floor level will be considered and may be approved depending upon overall design and setback requirements. Large bulk excavations or high retaining walls are not permitted. For the purpose of these Guidelines retaining walls greater than 1m are considered excessive.

3.7 SLOPE CONSIDERATIONS

Houses and garages should be sited and designed to take advantage of the natural slope conditions at Delaray. Split level designs, for example, can be designed to follow the fall of the land and avoid unsightly and expensive earthworks that scar the natural landscape.



Correct level of excavation



Incorrect level of excavation

Unsightly cut or fill should be avoided and limited to 1.0m in depth. Landscaped terraces are preferred as per below with engineer-designed retaining walls.

3.8 SITE COVERAGE

Unless otherwise specified in the notations to the Building Envelopes as they apply to particular allotments, buildings must not occupy more than 60% of the lot, with the exception of S & T profile lots which may have a maximum site coverage of 70% of the lot.

In calculating site coverage, eaves, fascia and gutters not exceeding 600 mm in total width, and unroofed swimming pools, terraces, patios, decks and pergolas should be disregarded. Roofed areas of terraces, patios, decks and pergolas are to be included in overall calculations.

Those lots noted accordingly in the Building Envelopes may have maximum permitted site coverage of 70% but must have a private open space area that measures 25m² with a minimum dimension of 3 metres in width.

4. BUILT FORM

4.1 ARCHITECTURAL STYLE

At Delaray high standards of house design will be required and a variety of styles are encouraged. Designs should be responsive to the individual attributes of the lot, having regard to any slope or vegetation. Designs that break the front of the dwelling into distinct visual elements will be supported.

The inclusion of projections integral to the design and style of the dwellings such as verandas are encouraged. Further enhancement can be achieved through the use of detail and shade in the form of pergolas and extended eaves.

Houses with identical facades may not be constructed in close proximity and identical houses must be separated by a minimum of four houses in any direction. This will only be permitted where lots are less than 250 square metres and are located next to each other, but do not share a common street frontage. The appearance of dwellings should provide a degree of richness and variety ensuring the creation of pleasant, interesting streetscapes.

Houses which have long uninterrupted expanses of wall should be avoided. Features, which may detract from the appearance of a house from the street, including small windows, obscure glass, window security shields, canvas and metal awnings, will be discouraged.

4.2 MATERIALS AND COLOURS

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

Thoughtful selection of materials and colours will achieve a degree of visual harmony between houses and will avoid colours that are out of character with neighbouring houses. For these reasons, purchasers are requested to submit roof and wall materials and colours for approval. Colours which reflect the natural tones of the environment at Delaray are recommended.

External Walls

- The external walls (excluding windows) are to be constructed of brick, brick veneer, texture coated material, weatherboard or other material as approved by the DAP. Colours of trims should be selected to complement the main body of the house & the natural environment.
- Dwellings must have render to the front facade or other texture coated material as approved by the DAP.

Roofs

- The roof is to be constructed of steel or masonry or as approved by the DAP. Roof colours which reflect the natural tones of the environment at Delaray are recommended and the use of Colorbond is encouraged.

4.3 DWELLING SIZE

The minimum dwelling size is:

- 150 square metres (approx. 16 squares) excluding garage for allotments with an area of 500 square metres or greater.
- 110 square metres (approx. 13 squares) excluding garage for allotments with an area of less than 500 square metres excluding terrace lots.
- 85 square metres (approx. 9 squares) excluding garage for terrace lots.

4.4 TERRACE AND DUPLEX STYLE DWELLINGS

Terrace style and duplex dwellings and dwellings on lots less than 10 metres wide must have a greater degree of articulation to the front facades. Stepping of the materials and the use of alternate materials must be incorporated to accentuate the articulation. Consideration of garage location and treatment must be considered so as not to dominate the streetscape.

4.5 TWO STOREY DWELLINGS

All two storey dwellings must be articulated to the front façade as a minimum, alternate materials are encouraged as a method of providing the visual break from a monotone and bleak façade. Treatments such as pergolas, verandas etc. are recommended to break the line of sight. This recommendation also applies to double storeys dwellings to corner allotments.

It is important to ensure that two-storey houses are designed and sited correctly to minimise overlooking and overshadowing. It is recommended that initial concepts for two-storey houses be discussed with the DAP.

The articulation of the front of the upper level of two-storey houses is encouraged to avoid dominating the streetscape.

4.6 CORNER ALLOTMENTS

The home design must address both the primary and secondary street frontages and be of a consistent architectural design.

Design elements (such as verandas, detailing, feature windows & materials) used on the primary frontage must continue on that part of the secondary frontage that is visible from the public realm.

Materials used on the front façade must extend to the secondary frontage for a minimum of 3 metres. Corner features must be forward of the return fence and/or readily visible from the public realm. Other treatments may be considered to the satisfaction of the DAP.

4.7 ENERGY EFFICIENCY

An energy smart home takes advantage of the sun's free warmth and light and, with the inclusion of energy efficient appliance and systems, will save a great deal of energy.

Well-designed homes reduce the demand on heating and cooling. Any style of house can be energy efficient. Energy smart homes have a combination of features which work together to ensure you achieve the highest degree of comfort with minimum energy use.

Homes at Delaray must achieve a minimum of 6 Star Energy Rating in accordance with the Victoria Home Energy Rating System or greater if legislated by the building regulations. An energy rating certificate will not be required before DAP approval; however, a certificate will be required before obtaining a Building Permit.

4.8 ROOFS

Articulated roof shapes are preferred with hips and gable roof forms, coastal skillion roof styles and higher degrees of pitch encouraged, although each design will be considered on its merits by the DAP.

4.9 GARAGES

The garage and family car(s) have a significant impact on the streetscape. All homes must allow for an enclosed garage for car accommodation. The design and location of garages should endeavour to make them an integral and unobtrusive part of the house.

All lots greater than 250 square metres must have garages setback a minimum 5.5m from the main street frontage, unless otherwise specified in the Creation of Restriction on the Plan of Subdivision or approved by the DAP.

Garages must be constructed within the Building Envelope. Double garages must be provided on lots greater than 12.5 metres in width. The garage setback also applies for entry to the garage from the side street boundary, unless otherwise noted.

It is preferable for garages to be constructed under the main roof of the house. If garages are free standing and/or visible from the street, they should match the roof form and be constructed of the same materials as the house. The garage may be constructed to the side boundary, depending on the location of adjacent buildings and garages relative to the side boundaries and whether permitted by the Building Envelope. Deep excavations on the boundary will not be permitted - this would cause detriment to adjoining properties.

Secondary garages are discouraged. The design for an additional garage would need to be discussed with the DAP and it must be disguised and out of view from the main street frontage. Only one crossover is permitted and only one double garage door is permitted to be visible from the main frontage of the house.

When designing garages, consideration must be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard. The garage door is a major visual element of the streetscape and doors facing the street must be panelled and of a colour which complements the house. The inclusion of windows, recesses or projections in the garage door should be considered so as to present an interesting and integrated façade.



4.10 OVERSHADOWING

This item is covered within the building envelope plan and profile diagrams.

Building Regulations 81, 82 & 83 are superseded by this Guideline.

4.11 PRIVACY AND OVERLOOKING

This item is covered within the building envelope plan and profile diagrams.

Building Regulation 84 is superseded by this Guideline.

5. EXTERNAL CONSIDERATIONS

5.1 ACCESS AND DRIVEWAYS

Driveways are a major visual element at Delaray and should be constructed using materials that blend with or complement the dwelling textures and colours. Only one driveway will be permitted for each lot, unless there are special circumstances, if so these need to be discussed and confirmed with the DAP.

Driveways must not be wider than 5 metres at the street boundary of a lot and planting between the driveway and property boundary is encouraged.

Driveways must be constructed of brick and/or concrete pavers, coloured concrete, saw-cut coloured concrete, or concrete with exposed aggregate. Plain concrete is not permitted.



Examples of approved driveway finished.

All driveways must be completed within three months of the Occupancy Permit being issued.

5.2 FENCES

The objective of the DAP is to provide a degree of uniformity throughout the estate and thereby avoid an untidy mix of various fence standards, colours and types. To enhance the park-like character of the estate, no front fencing will be permitted.

Fences may be stained with a clear finish but must not be painted with coloured stains or paint.

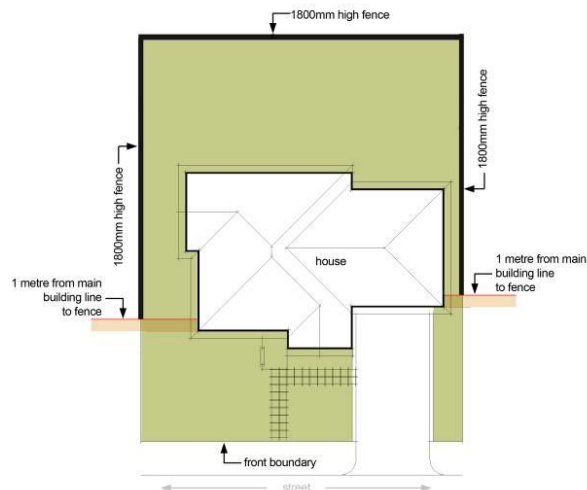
On side boundaries, no fencing is permitted forward of the building line.

All side and rear fences are to be constructed of timber palings with exposed posts and capped across the top to a maximum height of 1.8 metres (excluding a screen required for overlooking purposes).

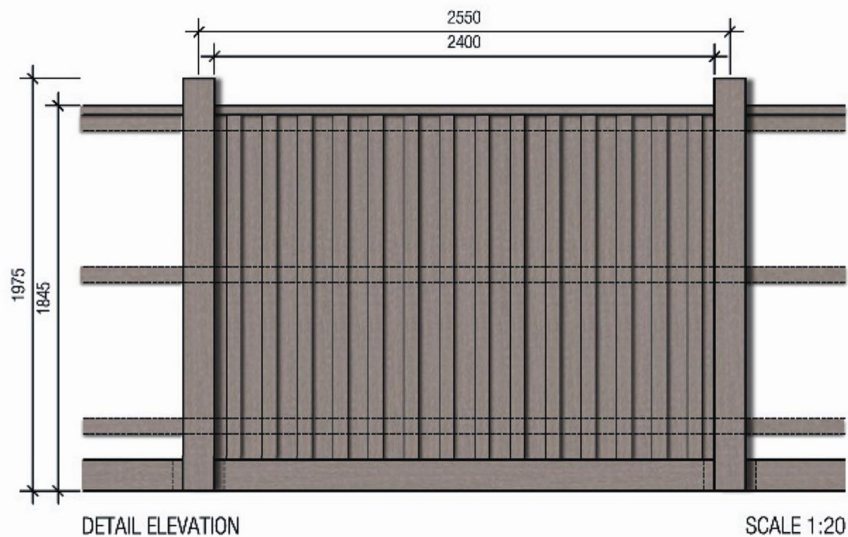
All fencing must be constructed in accordance with the Restrictive Covenant as detailed on the relevant Plan of Subdivision and as approved in writing by the DAP. For the purposes of these Guidelines, the prescribed fence height of 1.8 metres to the side street, side and rear boundaries will be exempt from the provisions of the Building Regulations.

On corner allotments, the side fence should continue along the nominated side street to within 3 metres behind the line of the house and returned to the house.

Fences permitted by the Guidelines are not deemed to overshadow the recreational private open space on the allotment.



Depiction of typical boundary fencing location



Elevations of typical paling fence



Depiction of corner lot fence



Side boundary fence elevation

5.3 WATER SAVING INITIATIVES

Recycled Water will be made available to all homes at Delaray. All homes must provide for a connection to the recycled water for use in garden taps, toilet flushing, car washing and the like at the cost of the lot owner.

All residents are encouraged to consider other water saving initiatives in the home including:

- Grey water systems
- Rain water tanks
- Solar hot water systems
- Energy efficient tap ware and appliances

5.4 LETTERBOXES

Letterboxes should be designed to match the house using similar materials and colours and must be erected before occupancy permit.

The size and position of the letterbox must comply with Australia Post requirements. The street number must be clearly identifiable, suitably sized and located and must not interfere with the overall streetscape.



Acceptable



Not acceptable

5.5 GENERAL

External fixtures must achieve the following objectives and the location must be noted on plans to be submitted to the DAP:

Clothes-lines, Garden Sheds, External Hot Water Services and Ducted Heating Units must not be visible from the street.

Solar Water Heaters are permitted and, where possible, are to be located out of view from the street frontage. The solar panels shall be located on the roof, not on a separate frame.

Air-Conditioning Units

Evaporative air-conditioners must be positioned so that they are not visible from the main frontage of the dwelling. They must be painted to match the colour of the roof, be low profile units and installed as low as possible below the roof ridge line towards the rear of the house. Wall mounted air-conditioners must be located below the eaves line, screened from public view and suitably baffled to reduce noise.



LOW PROFILE & POSITIONED AT REAR
Acceptable



STANDARD UNIT IN CLEAR VIEW OF STREET
Not acceptable

Television Antennae are not permitted as television services are available through the Opticomm Fibre Network.

Satellite Dishes will only be approved if located below the roofline of the house and must be screened from public view.

Rainwater Tanks must be not visible from the street frontage.

No external **Plumbing** to a dwelling shall be visible from a street or dwelling. All plumbing on double-storey houses, except downpipes, must be internal so as not to be visible from the street or neighbouring properties.

External lighting including spotlights, flood lights and any lights illuminating any outdoor area are to be approved by the DAP and the use of LED or solar lighting is encouraged.

Rubbish Bins & Recycling Bins should be stored out of view from the street.

Commercial Vehicles with a carrying capacity of 1 tonne or more or any boat, caravan or trailer must not be parked on a lot so that it is visible from any street.

Advertising Signage

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

- Only one advertising sign will be permitted to be erected on a lot that is being advertised for resale AND only after the developer has sold ALL lots in the relevant stage.
- Display home signage will be permitted but only with the written approval of the DAP and the Delaray council.
- Builders or tradespersons identification required during construction of the dwelling to a maximum size of 600mm x 600mm. Such signs must be removed within 10 days of the issue of the Occupancy Permit.

Sheds

Sheds should be restricted in size and must be in harmony with the other buildings. Sheds are to have a maximum wall height of 2.4m, maximum ridge height of 3 metres. It is the responsibility of the Purchaser to ensure that the requirements relating to location, size and height for all outbuildings adhere to governing authority requirements. If the shed is >10 square metres it will require a building permit.

All sheds are to be erected with a muted/earthy tone colorbond material.

Carports

No carports are permitted to the front of the dwelling.

Pools

Swimming Pools do not require the approval of the DAP but it is noted that swimming pools do require a building permit.

Window Furnishings

Internal window furnishings which can be viewed by the public must be fitted within three months of occupancy. Sheets, blankets or similar materials for which window furnishing is not their primary use will not be permitted.

5.6 LANDSCAPING AND TREE PROTECTION

General Guidelines

The garden design will require careful thought to ensure that the appropriate plants are selected for the particular lot conditions.

The objective is to achieve a cohesive blend of indigenous vegetation and other landscape elements, integrating street and parkland landscaping with private gardens so that the streetscape presents as a landscaped garden.

Landscape design and plant selection should minimise the need for garden watering. No tree or shrub with a mature height greater than 3 metres should be planted closer than 2 metres to the house. Purchasers should make their own enquiries with the Municipal council and obtain a list of allowable vegetation.

Front Gardens

All landscaped areas to the front of the house must be established within three months of the issuing of the Occupancy Permit to ensure good presentation is achieved for the local community. The 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.



Examples of acceptable landscaping treatments.

Embankments

Embankments should not exceed a slope of 1 in 5. Retaining walls are preferred to steep embankments and should be kept to a maximum height of 1 metre – a number of small terraces are preferred.



Not acceptable



Acceptable

5.7 CONSTRUCTION MANAGEMENT

During the construction period, the builder must install a temporary fence and ensure that rubbish and building waste is contained within the building site. Damage to nature strips caused during the construction period is solely the responsibility of the landowner and their builder.

5.8 BROADBAND NETWORK

Delaray is an OptiComm Fibre Connected Community. This means that all homes in Delaray will have access to the OptiComm high speed broadband network. Some benefits of high speed broadband are:

- Distribution of analogue and digital free to air television
- Ultra-high speed internet - even in high usage times and not affected by distance from an exchange
- Pay TV - choice of providers
- External aerials and satellite dishes are not required

What you need to do to prepare for High Speed Broadband:

Step 1. Conduit (Pipe) Installation

Prepare your home ready for Opticomm fibre connection as per the Cable Entry Guidelines on the Opticomm website www.opticomm.net.au

You must make sure your builder has installed a 32mm white telecommunications conduit from the front boundary of your lot to the garage / meter box location.

Step 2. Prepare your home to be able to distribute the Internet, Telephone, TV and other services throughout your rooms

Structured Cabling of your home is optional, but highly recommended, as it will enable you to take advantage of all features the Delaray Optical Fibre Network has to offer. It is recommended that you arrange a quote to cable your new home from your builder early in your construction phase or at contract negotiation as the wiring should be done at the frame stage of construction. Structured Cabling is an additional cost to the conduit and customer connection.

Step 3. Connection to the Optical Fibre Network

When you have received your Occupancy Permit or are about four (4) weeks before you move in, call OptiComm's Customer Connection Information Desk on 1300 137 800 to arrange the connection to the Optical Fibre Network.

The typical customer connection cost is \$550.00 incl. GST and includes the following services:

- Installation of Optical Network Terminal and the Power Supply Unit (back-up battery not included)
- Access to Free to Air Digital TV signals
- Access to Foxtel Pay TV signals (if available, resident to arrange for Foxtel connection at their cost)

Step 4. Contact a Retail Internet and Telephone Service Provider

Finally, the last step involves contacting a Retail Service Provider to arrange the connection of your Retail Internet and Telephone Services. You will be contacting the Retail Service Provider to provide the Internet and Telephone Services over the OptiComm Wholesale Network.

Hints when discussing your requirements:

- Tell them you are in an OptiComm Fibre Community
- Make sure you tell them you are at Delaray in Clyde
- Make sure you give them your full address
- Tell them whether you have moved in yet
- Advise them whether you have had OptiComm install the Optic Fibre and Hardware in the enclosure near your meter box – this will affect the time it takes to connect services
- If speaking with Foxtel make sure you tell them you are in an OptiComm Fibre Estate and the "ONT" (Optical Network Terminal) is installed

For further information please refer to:

<http://www.opticomm.net.au/>

6. NOTES AND DEFINITIONS

6.1 NOTES ON RESTRICTIONS

- Ground level after engineering works associated with the subdivision is to be regarded as natural ground level.
- In the case of a conflict between the Building Envelope plan or Profile Diagrams and these written notations, the order of precedence is as follows:
 1. Building Envelope plan
 2. Creation of Restriction on Plan of Subdivision
 3. Design Guidelines
- Buildings must not cover registered easements unless provided for by the easement.

6.2 GENERAL DEFINITIONS

If not defined above, the words below shall have the meaning attributed to them in the document identified:

In the *Building Act 1993*:

- Building
- Lot

In Part 5 of *Building Regulations 2018*:

- Clear to the sky
- Height
- Private open space
- Recreational private open space
- Raised open space
- Setback
- Site coverage
- Window
- Single dwelling
- North (true north)

In the *Victoria Planning Provisions*, 31 October 2002:

- Frontage (Clause 72)
- Dwelling (Clause 74)
- Habitable room (Clause 72)
- Storey (Clause 72)

6.3 ADDITIONAL DEFINITIONS

Edge Boundary

Edge Boundary means the boundary or part of a boundary of a lot on the Plan of Subdivision that abuts a lot, which is not shown on the Plan of Subdivision. An Edge Boundary lot is marked "E" on the Building Envelope plan.

Front street or Main Street frontage

Front Street means the street or road that forms the frontage to the lot concerned. Where there is more than one road which adjoins a lot or where it may be otherwise unclear, the Front Street may be identified by the letter "F" in the Building Envelope Plan or will be as directed in writing by the DAP.

Side boundary

A boundary of a lot that runs between and connects the street frontage of the lot to the rear boundary of the lot.

Street

For the purposes of determining street setbacks, street means any road other than a lane, footway, alley or right of way.

Standard lot

A single lot that accommodates a freestanding house detached from adjoining houses and of an individual style.

Terrace lot

A lot defined by the building envelope plan as either having an S or a T profile, a lot that permits building to the boundary to a greater extent than a standard allotment.

7. BUILDING ENVELOPES

Refer attached Building Envelopes

Building regulations 73, 74, 75, 79, 81, 82, 83, 84 & 85 are superseded by the Approved Building Envelopes.

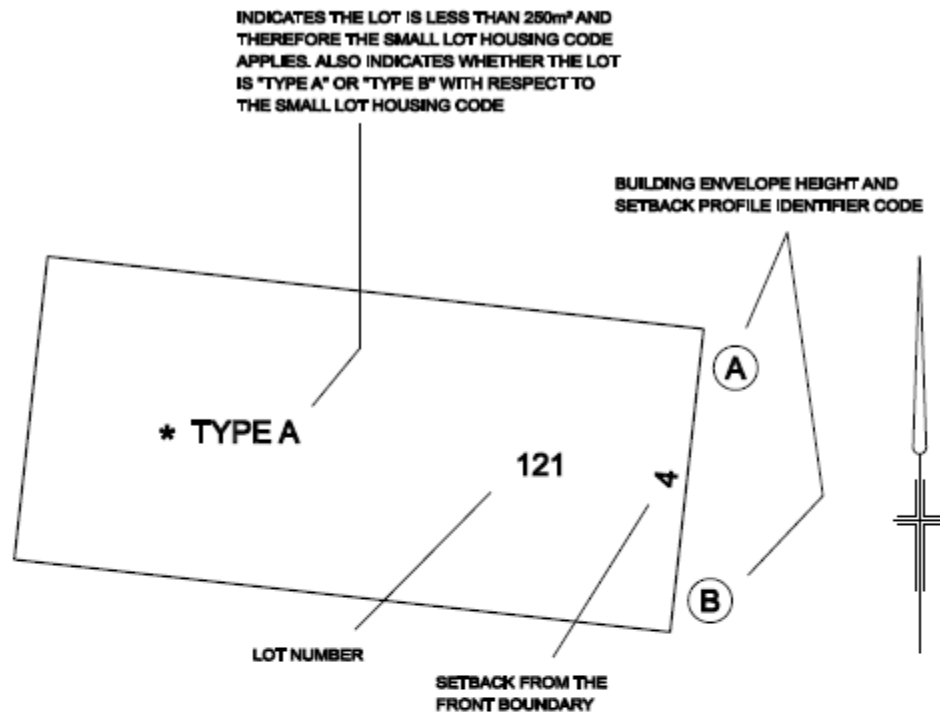
Please refer to Building Envelope Plan for relevant stage.

To be read in conjunction with Building Envelope Profiles (refer Section 8) and Delaray Plan of Subdivision for relevant stage.

8. BUILDING ENVELOPE PROFILES

To be read in conjunction with Building Envelopes (refer Section 7) and Delaray Plan of Subdivision for relevant stage.

DELARAY CLYDE SETBACK PROFILES




THESE BUILDING ENVELOPE SETBACK PROFILES FORM PART OF THE "DELARAY CLYDE BUILDING DESIGN GUIDELINES." PLEASE REFER TO THESE GUIDELINES FOR FURTHER INFORMATION



EASEMENT REQUIREMENT

WHERE A PROFILE 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.

SINGLE STOREY BUILDING ENVELOPE HATCH TYPES

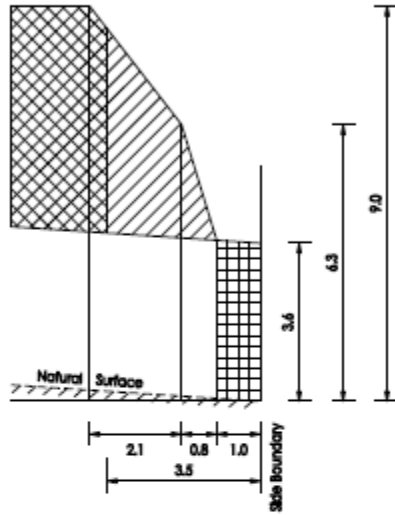
-  SINGLE STOREY BUILDING ENVELOPE (WALL HEIGHT NOT EXCEEDING 3.6m)
-  BUILDING TO BOUNDARY ZONE

DOUBLE STOREY BUILDING ENVELOPE HATCH TYPES

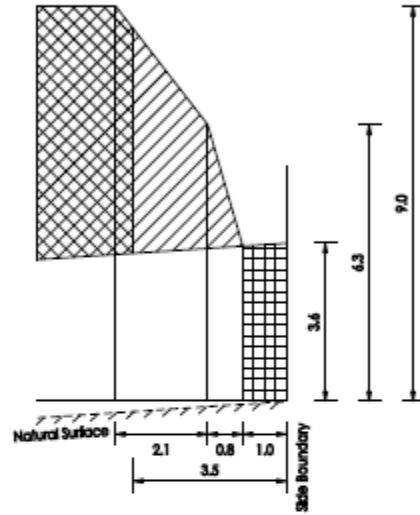
-  OVERLOOKING ZONE - HABITABLE ROOM WINDOWS OR RAISED OPEN SPACES ARE A SOURCE OF OVERLOOKING.
-  NON OVERLOOKING ZONE - HABITABLE ROOM WINDOWS OR RAISED OPEN SPACES ARE NOT A SOURCE OF OVERLOOKING.

SETBACK PROFILES

A Profile - NORTH, EAST or WEST Boundary

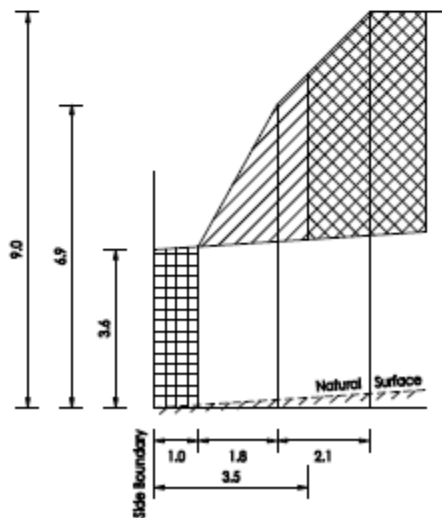


Natural Surface rising from side boundary

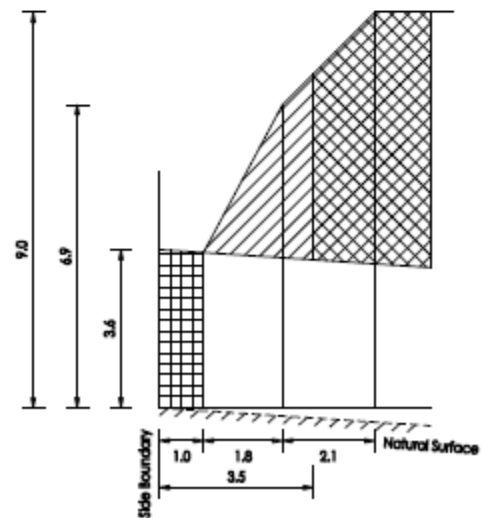


Natural Surface falling from side boundary

B Profile - SOUTH Boundary



Natural Surface rising from side boundary

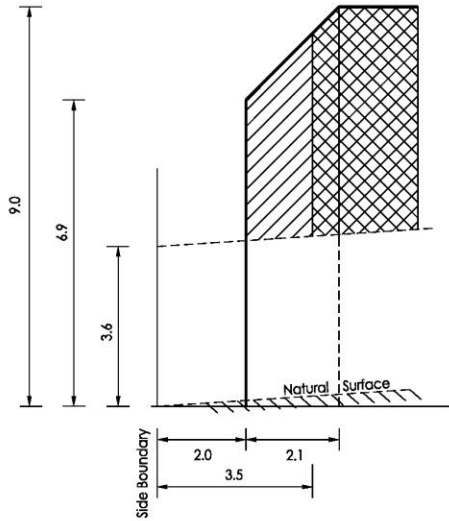


Natural Surface falling from side boundary

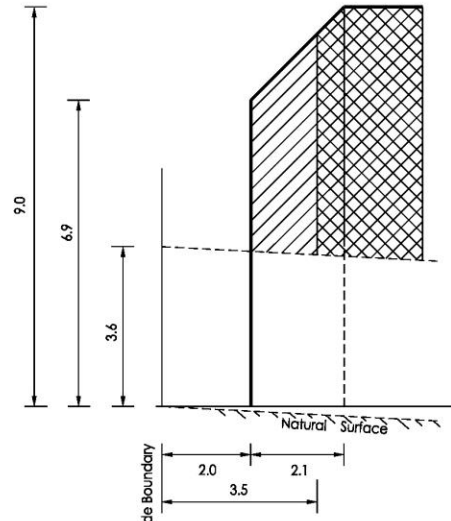
SETBACK PROFILES

(C)

Profile - NORTH, EAST or WEST Boundary



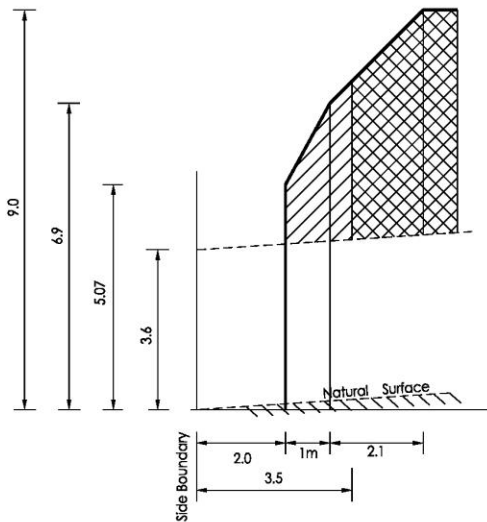
Natural Surface rising from side boundary



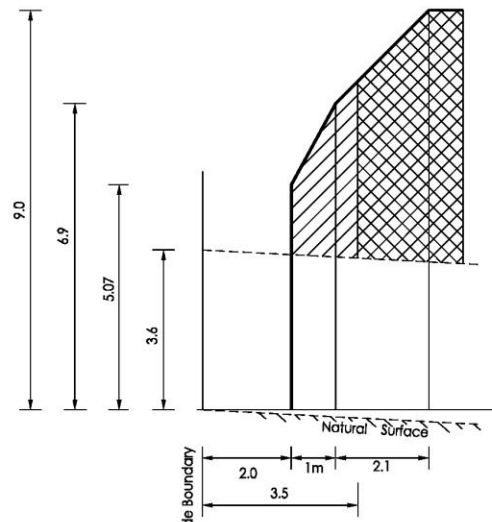
Natural Surface falling from side boundary

(D)

Profile - SOUTH Boundary



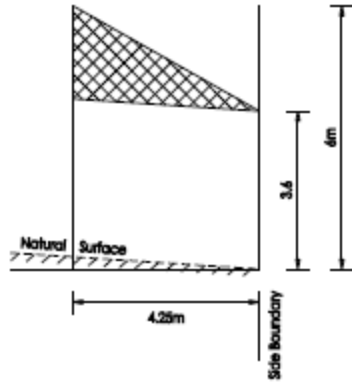
Natural Surface rising from side boundary



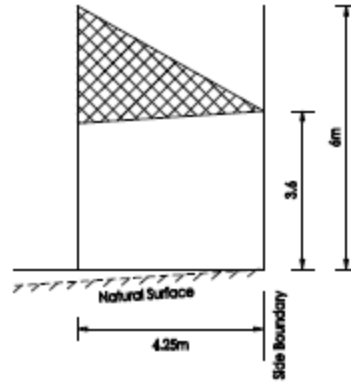
Natural Surface falling from side boundary

SETBACK PROFILES

S Profile - SIDE BOUNDARY

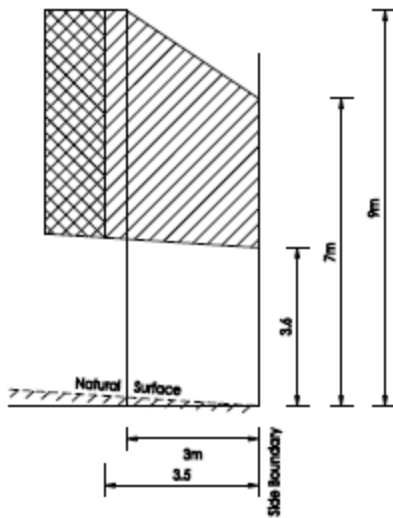


Natural Surface rising from side boundary

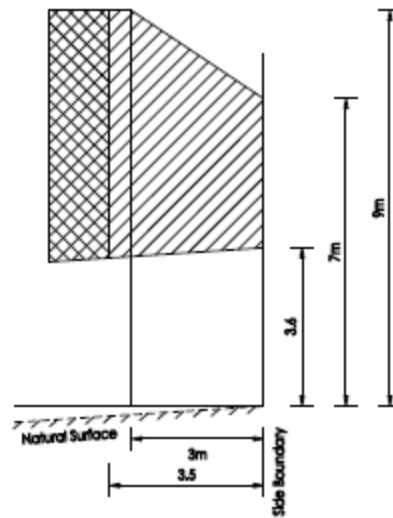


Natural Surface falling from side boundary

T Profile - SIDE BOUNDARY



Natural Surface rising from side boundary

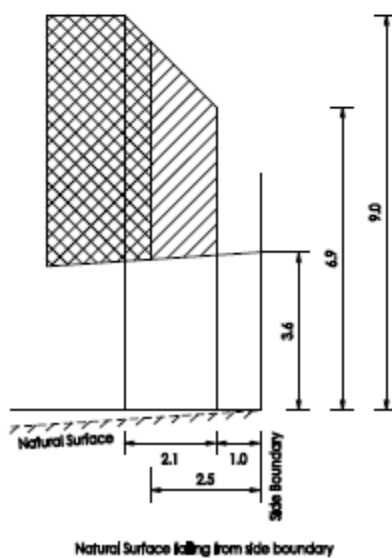
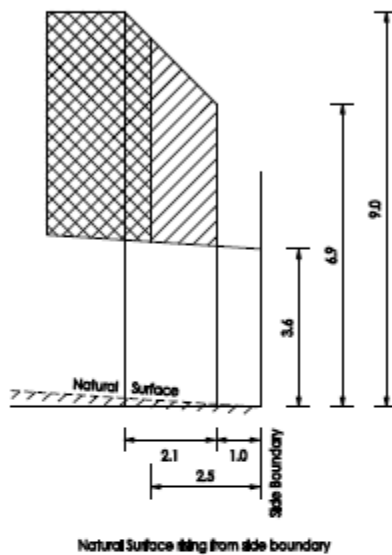


Natural Surface rising from side boundary

SETBACK PROFILES



Profile - NORTH, SOUTH, EAST or WEST Boundary



9. SMALL LOT HOUSING CODE

Refer attached Small Lot Housing Code

To be read in conjunction with the Delaray Plan of Subdivision for the relevant stage.

10. CHECK LIST

**PLEASE COMPLETE THIS CHECK LIST AND SUBMIT TO THE DAP
WITH YOUR PLANS FOR APPROVAL TO:**

Delaray DESIGN ASSESSMENT PANEL
c/- dap@kosaarchitects.com.au

Allotment details

Lot Number.....Street.....

Owner details

Name.....

Mailing address.....

.....

Contact

Numbers.....Email.....

Builder details

Name (contact).....

Company:.....

Mailing address.....

Contact number.....Email.....

Correspondence sent to Owner or Builder (please circle one)

Attachments

☐
☐
☐

Completed checklist
Email copy
Landscape plan

☐
☐

Copies of drawings
Colour and materials including swatches

Application received.....

Notice of re-submission (date).....

Areas of non-compliance.....

Re-submission received.....

Approval date.....

This Checklist will assist in determining whether your house design complies with the Delaray Design Guidelines.

If your plans comply, you can expect your plans to be approved and returned by the DAP within ten working days.

APPLICATION INFORMATION:		
Estate Name		
	YES	NO
Are you submitting a new house design for DAP approval?		
Are you making an application for other DAP approvals? - Landscaping - Deck - Carport - Veranda - Pergola - Other		
Details:		

Step 2 – The Following Information is required for Your Application

	YES	NO
Site plan at scale of 1:200 showing - Setbacks from all boundaries - Building Envelope - Existing contours - Proposed finished floor levels and site levels - External features including driveways, paths, fencing and outbuildings		
Are the house floor plans at a scale of 1:100?		
Are the elevations from four sides at a scale of 1:100?		
Roof plan at a scale of 1:100?		
Have you prepared your schedule of external materials and colours?		

Step 3 – Construction of Your Home – Sitting & Orientation

	YES	NO
SITING & ORIENTATION:		
Is your home and associated buildings, including the garage, contained within the Building Envelope?		
Are there any encroachments into the specified setbacks? Are they allowable encroachments?		
Are they allowable encroachments?		
Please provide justification on encroachments:		

Step 4 – Built Form

	YES	NO		
ROOF Material _____ — Colour _____ —				
WALLS Material _____ — Colour _____ —				
TRIM Material _____ — Colour _____ —				
Is your home single or two-storey?			One	Two

Step 5 – External Considerations

	YES	NO
Does your design provide for safe and efficient vehicle access to the garage?		
Does your side and rear fencing comply with the fencing guideline?		
Does your design include a minimum 2000 litre rainwater tank?		
Does your design include a 32mm lead-in conduit connection to the optical fibre network?		
Have you arranged for the installation of an Optical Fibre lead-in conduit that is in accordance with relevant Australian Standard Requirements?		
Have you made provision for wiring your home for broadband, telephone and TV?		
Have you placed external fixtures such as clothes-line, solar water heaters etc. in positions that are not visible from the street?		
Have you made provision for locating your antenna within the roof of the house?		
If you are proposing an air-conditioner, is it located below the eaves line at the rear of the house?		
If you are proposing an evaporative air cooler, can it be seen from the front of the street?		

Step 6 – Landscaping

LANDSCAPING:	YES	NO
Are you submitting a landscaping plan as part of this application?		
Is the landscaping plan drawn at a scale of 1:200 (two copies)		
Your plan will need to include a site plan at scale of 1:200 showing: <ul style="list-style-type: none"> - Driveways - Paths - Fencing - Proposed vegetation - Landscape Works - Proposed materials and colours 		
Are retaining walls proposed?		
If retaining walls are proposed, please provide additional information on landscaping plans: <ul style="list-style-type: none"> - Existing site contours 		

- Proposed finished floor levels and site levels		
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OTHER EXTERNAL CONSIDERATIONS:	YES	NO
Does your design allow for only one driveway?		
Do you accord with the No Front Fence restriction?		
Is there fencing between the front lot boundary and the building line?		
Does your side and rear fencing comply with the fencing guideline?		
Have you placed external fixture such as clothes-line, solar water heaters etc. in positions that are not visible from the street?		
Will the landscaping of your front garden be complete within three months of you occupying your house?		

Other Applications

What applications are you applying for?		
	YES	NO
Your plans will need to include a site plan at scale of 1:200 showing		
Is your plan of proposal at scale 1:200?		
Are the elevations from four sides at a scale of 1:100?		