



Building Design Guidelines

Nothing compares.



Photograph courtesy of Metricon Homes



DELARAY
CLYDE NORTH

Delaray Building Design Guidelines

Developed to enhance the long term investment of purchasers, the Design Guidelines ('Guidelines') have been 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 and contribute to the environment in a positive way.

This outline of the Guidelines should be used in conjunction with the extended Delaray Design Guidelines available at delaray.com.au. All homes at Delaray must comply with the Guidelines which will be managed by the Design Assessment Panel (DAP). The DAP must approve plans prior to the commencement of home construction.



Approval Process

Step One Awareness

Preliminary advice may be sought from the DAP at the time of purchase to ensure that concept designs will meet the requirements of the Guidelines.

Step Two Submission

All house plans and design features are to be submitted in duplicate to the DAP for approval.

Step Three Approval

Providing all documents have been submitted and meet compliance, allow approximately 10 working days for approval.

Step Four Re-Submission

Any plans that do not comply with the Guidelines will be returned with the areas of non-compliance highlighted; plans may then be amended and can be resubmitted for approval.

Step Five Construction

Once a building permit has been obtained, construction of your house may begin.

Guidelines

Building Envelopes & Profile Diagrams

All buildings including garages must be contained within the building envelope specified for the chosen allotment and in accordance with the profile diagrams.

Lots Smaller than 250m²

If your lot is smaller than 250m², a building envelope has not been specified as Council requires that your house goes through an additional approvals process. Your house design is to be assessed against the Small Lot Housing Code. A copy of the Small Lot Housing Code can be obtained from Council.

Building Envelope Example

Diagram 1: Example of a Building Envelope

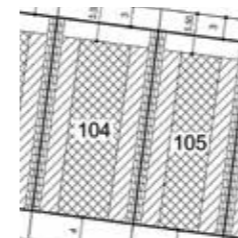
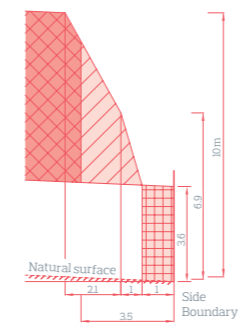
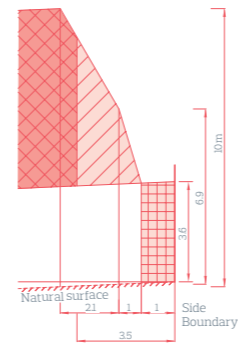


Diagram 2: Example of a Profile Diagram



Natural surface rising from boundary





Natural surface falling from boundary



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



Photograph courtesy of Burbank.

Sample Built Style

Home Design & Construction

Construction of all dwellings must commence within 18 months of settlement and must be completed within twelve months of their commencement.

The minimum dwelling size is:

- ▶ 150 square metres in the case of a lot having an area of 500 square metres or greater; or
- ▶ 110 square metres in the case of a lot having an area of less than 500 square metres (excluding terrace lots) or
- ▶ 85 square metres excluding garage for terrace lots.

One dwelling only is permitted per allotment, dual occupancy or further subdivision is not permitted.

Houses must face the main street frontage.

The maximum building height is 9 metres above the natural surface level of the ground directly below it. Buildings must not occupy more than 60 per cent of the lot unless otherwise noted in the Guidelines.

Two-storey houses are to be designed and sited correctly to minimise overlooking and overshadowing.



Sample Built Style



Sample Garage Style



Sample Letterbox Style

Home Facades

Houses with identical facades may not be constructed within four houses of one another in any direction, unless otherwise approved by the DAP.

The external walls (excluding windows) are to be constructed of brick, brick veneer, texture coated material or other material as approved by the DAP.

Dwellings must have render or other texture coated material to the front facade as approved by the DAP.

The roof is to be constructed of steel or masonry as approved by the DAP.

Roof colours which reflect the natural tones of the environment are recommended and the use of colorbond is encouraged.

Sustainability

All homes must achieve a 6-Star Energy Rating in accordance with the Victoria Home Energy Rating System. An energy smart home takes advantage of the sun's free warmth and light and, with the inclusion of energy efficient appliances and systems, will save a great deal of energy.

Recycled water is intended to be piped to Delaray and all homes must provide for connection to the recycled water network for use in garden taps, toilet flushing, car washing and the like.

The use of water saving initiatives in the home including AAAA dishwashers, washing machines and other appliances is encouraged.

Garages

All homes must allow for garage car accommodation and must be constructed within the building envelope.

Garages are to be setback a minimum of 5.5 metres from the front street boundary unless otherwise specified.

It is preferable for garages to be constructed under the main roof of the house.

Driveways should be constructed using materials that blend with or complement the dwelling textures and colours and must be completed within three months of the issuing of an occupancy permit.

Driveways must not be wider than 5 metres at the street boundary of a lot. Only one crossover and driveway is to be permitted per allotment. Only one double garage door is to be visible from the main frontage of the house and doors facing the street must be panelled and of a colour which complements the house.

Broadband Network

Delaray is an OptiComm Fibre Connected Community and all homes in Delaray will have access to the high speed broadband network.

To ensure your home is ready for fibre connection, you should instruct your builder to prepare your home as per the Cable Entry Guide at opticomm.net.au.

Landscaping & External

All landscaped areas to the front of the house must be established within three months of the issuing of an occupancy permit.

Landscaping should be designed to minimise the need for watering.

Letterboxes should be designed to match the house using similar materials and colours.

Solar water heaters, air-conditioning units, garden sheds, ducted heating units and satellite dishes are all permitted and are to be located out of view from the street frontage.

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).

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

To enhance the park-like character of Delaray, no front fencing is permitted.

No fencing is permitted forward of the building line.



Correct
Fence
Style



Incorrect
Fence
Style

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Mel Ref 134 K5

9684 8128

delaray.com.au

Disclaimer: Disclaimer: Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but make their own enquiries to satisfy themselves on all aspects. Photographs depict lifestyle only.

Selling Agent



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Communities Designed for Living