

DESIGN & DEVELOPMENT GUIDELINES



perch

in Clyde North

230 HARDYS ROAD, CLYDE NORTH

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MISSION STATEMENT

It is our vision at the Perch Estate to create a community which:

- Evolves through the desire in achieving high quality residential dwellings nestled within generous setbacks and open space surroundings;
- Will experience the full potential of a safe and inspiring environment in which to grow and enjoy.



THE PURPOSE OF THE GUIDELINES

The primary objective of the Guidelines is to provide purchasers and residents with a clear and concise set of building and design standards for these allotments which will:

- Provide for a diverse range of single and double storey homes that will offer residents a high amenity environment founded on a strong sense of community spirit;
- Provide for diverse but appropriate residential outcomes that will complement the public open space reserves;
- Protect the interests of both purchasers and residents within the Estate against inappropriate development. A consistently high standard of house design will be encouraged with due recognition given to innovative architectural treatments and design.



HOW THE GUIDELINES OPERATE

This document relates to a proposed subdivision at 230 Hardys Road, Clyde North, as shown on the Estate Development Plan as endorsed and amended from time to time with the consent of Council. A copy of this plan is attached at **Appendix I**.

APPLICATION FOR DESIGN APPROVAL

Purchasers are required to submit all proposed building works (which includes houses, garages, outbuildings, landscaping, and fencing) to the Estate Guidelines Manager for assessment and approval prior to seeking building approval from the Council.

The Guidelines Manager will review the merits of each application in accordance with the Guidelines. Gaining approval from the Guidelines Manager is a simple process as detailed in the steps below.

The Developer reserves the right to vary or change any or all of the above conditions without prior notice to purchasers.

Building works on an allotment cannot take place without stamped approval from the Guidelines Manager. The Guidelines Manager’s approval is additional to, and does not replace, any other approvals which may be required under current State and/or Local Government control.

STEP 1: DETAILED DESIGN STAGE

In working up the detailed design drawings for your house, landscaping and any additional structures, purchasers must be mindful of the requirements of the Guidelines. We recommend that purchasers (and their builder and/or architect) take time to familiarise themselves with the contents and requirements of this document to ensure additional time or expense is not incurred revising plans at a later date.

STEP 2: APPLICATION STAGE

Once you are satisfied that your plans will meet the requirements of the Guidelines, you must submit an application to the Guidelines Manager. The application must include the following documents:

1. Floorplans at 1:100 scale
2. Elevation Drawings (front, rear & both side elevations) at 1:100 scale
3. Roof Plan at 1:100 scale
4. Site Plan at 1:200 scale detailing:
 - Setbacks from all boundaries;
 - Building envelope;
 - Existing contours;
 - Proposed finished floor levels and site levels;
 - Proposed driveways, paving and paths;
 - Details outbuildings and landscaping.
5. Schedule of external finishes, materials and colours.
6. Completed Application Form (Section 19.0 of these Guidelines)

Your application can be submitted either via the post or via email to:

**The Guidelines Manager
C/- Finnis Communities
339 Ferrars Street,
South Melbourne VIC 3205**

OR

approvals@finnis.com.au

Plans submitted via the post must be in A3 format.

Applications submitted via email must be submitted in PDF format, with the subject of the email to include the lot number and street name.

The Guidelines Manager will undertake to review and process applications within 10 business days. Where necessary, the Guidelines Manager will contact applicants to discuss areas of non compliance within their application and provide guidance on alternative treatments to achieve an optimum outcome. Non conforming submissions will not be approved, and the Guidelines Manager will advise applicants on the required amendments.

Purchasers and/or applicants are able to contact the Guidelines Manager prior to submitting an application should they wish to discuss any aspects of their design response or remain uncertain as to whether their application will meet the requirements of the Guidelines. Purchasers wishing to take up this opportunity can call (03) 9699 2133 or email approvals@finnis.com.au.

The Developer reserves the right to vary the Guidelines at its discretion and to have the Guidelines Manager approve (on behalf of the Developer) alternative design responses if they are considered to meet the objectives of the Guidelines, particularly where they form part of a unique, high quality architectural outcome.

The Developer also reserves the right for the Guidelines Manager (on behalf of the Developer) to refuse a design which in the opinion of the Guidelines Manager is of poor quality and may adversely impact upon the neighbourhood character of the community, even though the design may comply with the Guidelines.

Other Approvals

In the event that any of the requirements within this document conflict with the requirements of the Building Regulations (2018), Casey Planning Scheme, ResCode or any other governing Authority, the requirements of that governing Authority will override the requirements of this document.

Any lot to be developed under the Small Lot Housing Code is to meet the requirements of the Code and any applicable requirements of the Guidelines; you must submit an application to the Guidelines Manager in accordance with Step 2 above.

A copy of the Small Lot Housing Code can be obtained from the Guidelines Manager.

Accordingly, it is important to note that approval from the Guidelines Manager obtained through the process detailed above is additional to, and not in lieu of, current governing Authority requirements.

GLOSSARY OF KEY DEFINITIONS

For the purposes of this document, the following definitions apply:

General construction terminology		Other definitions used in these Guidelines	
Building	Any structure except a garden shed or fence	The Allotments	All lot shown on Perch Estate Development Plan, 230 Hardys Road, Clyde North 3978, as endorsed under Planning Permit PInA01158/16.
Envelope	The volume within an allotment within which the building must be contained	Council	The City of Casey
Development	Building works or construction activity	Developer	FSPG Communities Pty Ltd, C/o 480D Glen Huntly Road, Elsternwick, VIC 3185
Dwelling	House	Guidelines Manager	Finnis Communities
Frontage	That part of the lot or building that faces the principal street	Guidelines	The Design & Development Guidelines of 230 Hardys Road, Clyde North, 3978 (this document)
Setback	Distance between an allotment boundary and the nearest wall of a building	Plans	Estate Development Plan Ref 22902P prepared by Reeds Consulting Pty Ltd, as endorsed under Planning Permit PInA01158/16, as amended from time to time with the consent of Council.
Lot	Allotments as shown on the attached Development Plan		
Conventional allotments	Those residential lots not located on Multi-Dwelling Sites, as shown on the attached Development Plan		
Medium density allotments	Those lots located on Multi-Dwelling Sites as shown on the attached Development Plan		
Principal street frontage	That part of the lot or building that faces the principal street		
Secondary street frontage	That part of the lot or building that faces the secondary street		

1.0 BUILDING SETBACKS

The following setbacks for houses and garages are a mandatory requirement of the Guidelines and must be complied with. Variations to these Guidelines will not be permitted, unless specifically approved in writing by the Guidelines Manager.

Council approval is also required for any building outside of a building envelope. The building envelopes will be contained within the Plan of Subdivision and referred to in a restriction on title.

1.1 Building Envelopes

It is a requirement of Council that building envelopes are prescribed for lots of between 300 sq.m. and 500 sq.m.

Lots greater than 500 sq.m. are not encumbered by building envelopes, however all future dwellings must meet the requirements of the Guidelines to ensure that the identity and character of the neighbourhood remains consistent.

The Small Lot Housing Code applies to the construction of a house and associated outbuildings on lots less than 300 sq.m. A Restriction will be placed on the formal Plan of Subdivision to identify each lot as “Type A” or “Type B” under the Small Lot Housing Code. No building envelopes therefore apply to lots less than 300 sq.m.

The Building Envelopes for the allotments have been prepared for the lots in each stage at the Perch Estate and are contained within the formal Plan of Subdivision. All buildings, including garages, must be contained within the Building Envelope specified for that allotment and in accordance with the profile diagrams and must comply with ResCode and any other governing Authority requirements.

1.2 Front Setbacks

The front setback is designated on the specified Building Envelope for each allotment. All dwellings must be set back in accordance with the Building Envelope incorporated into the applicable Plan of Subdivision.

Where no building envelope applies to a lot, the provisions of the Building Regulations 2018 or the Small Lot Housing Code apply as relevant.

1.3 Side Setbacks

The side setback is also designated on the specified Building Envelope for each allotment. All dwellings must be set back in accordance with the Building Envelope incorporated into the applicable Plan of Subdivision.

Where no building envelope applies to a lot, the provisions of the Building Regulations 2018 or the Small Lot Housing Code apply as relevant.

1.4 Rear Setbacks

The rear setback is designated on the specified Building Envelope for each allotment and typically have a minimum rear setback of 3.0 metres. All dwellings must be set back in accordance with the Building Envelope incorporated into the applicable Plan of Subdivision.

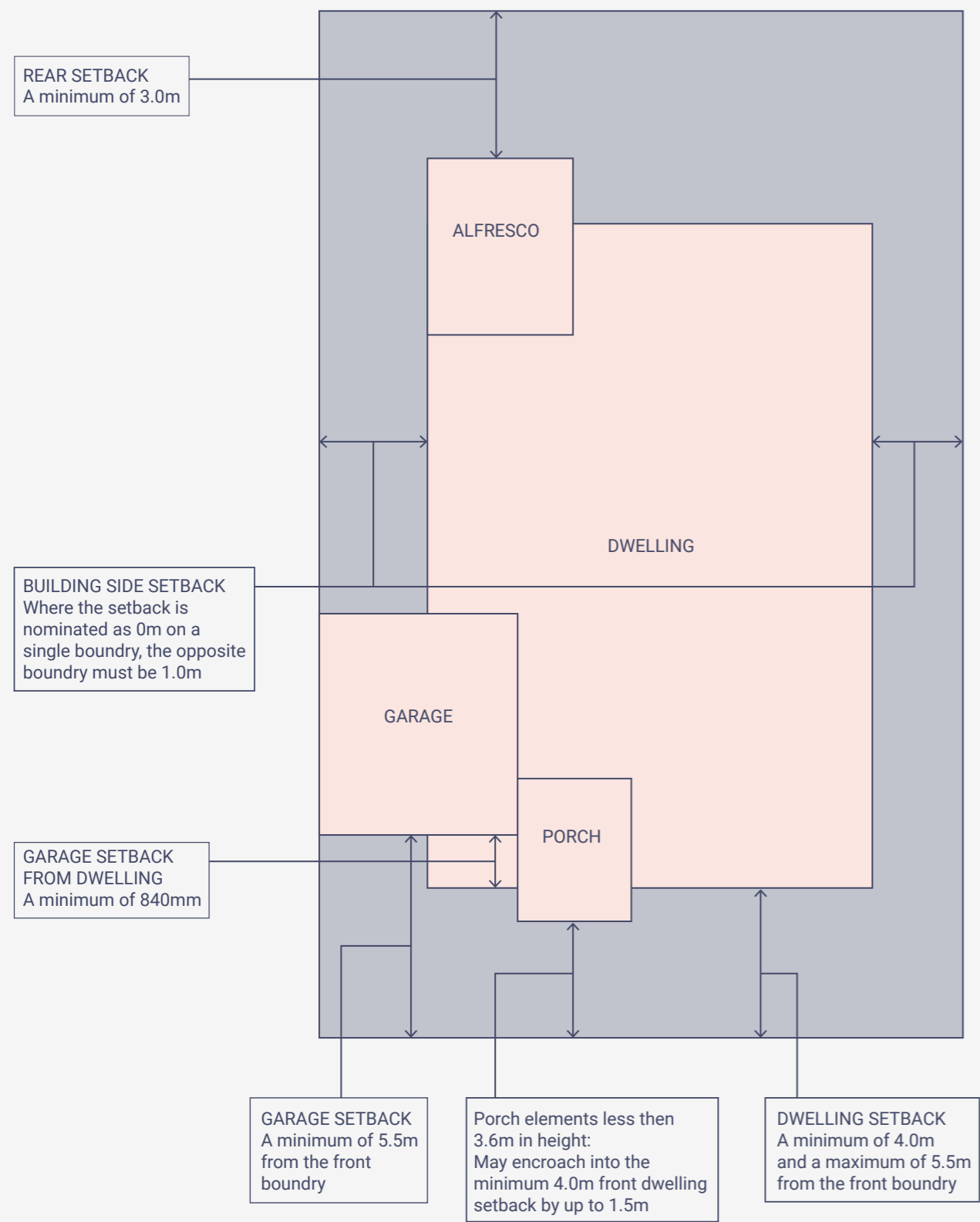
In some circumstances, subject to any applicable Building Envelope, the Developer may permit a minimum rear setback of between 2 to 3 metres if there is adequate private open space to one or both sides of the Dwelling. For example, if the Lot has a side easement, a minimum rear setback of 2 metres could be acceptable if the private open space is situated in and around the easement area.

Where no building envelope applies to a lot, the provisions of the Building Regulations 2018 or the Small Lot Housing Code apply as relevant.



Figure 1: Typical Dwelling Setbacks

NOTE: Refer to section 8.0 for garage setback requirements.



2.0 WALL SPECIFICATIONS AND BUILDING ENVELOPES

Dwellings should be designed and orientated on allotments to maximize the benefits of solar access, with consideration given to the privacy and amenity of neighbouring properties.

The height of a single storey wall above the natural surface level of the ground directly below should not exceed the height stipulated in the Building Regulations 2018 (or the Small Lot Housing Code if applicable). Consideration will be given to the conditions of sloping sites.

Double storey walls must not exceed the height stipulated in the Building Regulations 2018 (or the Small Lot Housing Code if applicable) above the natural ground level directly below it. Consideration may be given to sloping sites that allow additional built area under the ground floor level, subject to the overall design and setback requirements. Large bulk excavations as determined by the Guidelines Manager are not permitted.

(NOTE: The approval of plans by the Guidelines Manager is not an acknowledgment that the plans comply with ResCode or other governing authority requirements).

3.0 BUILDING FORM

3.1 Architectural Style

The Guidelines seek to promote and deliver residential outcomes of a high standard, with homes that are designed to suit the local environment.

Designs should be responsive to the individual attributes of the lot, having regard to orientation, slope and local vegetation (if applicable).

A variety of contemporary architectural style is encouraged.

Examples of encouraged dwellings:



Courtesy of Burbank Homes



Courtesy of Dennis Family Homes

Houses with identical or substantially similar facades and/or colour schemes will not be permitted within 3 lots of each other.



Houses which retain long uninterrupted expanses of wall should be avoided. Purchasers are encouraged to enhance the external facades of their dwellings through the use of pergolas, extended eaves and similar treatments.

Reproduction or mimicked styles from the past such as Georgian, Tudor or other period styles will not be approved. This includes features such as finials, turned posts and ornate mouldings. Some traditional detailing may be permitted at the discretion of the Guidelines Manager. Please note that judgement of what is reproduction and mimicking is at the Guidelines Manager’s discretion.

The Guidelines Manager will ultimately consider the impact proposed designs will have on the immediate streetscape character and wider community aesthetics.

Houses on corner lots and on lots that abut public open space areas must address both frontages (boundaries) through the use of wrap around pergolas, feature windows and other elements that match the front elevation. This treatment must return along the corner elevation to abut the corner fencing. The extension of the required treatment will vary according to the individual design of the house and is at the Guidelines Manager’s discretion.

Examples of acceptable corner treatments:



3.2 Well Defined Entry

All houses must include a verandah or entry porch/portico to their main frontage.

All houses must include a visible and well-designed front door.

Security doors to the front entry are acceptable but must be contemporary in nature (ie simple/minimal) rather than decorative and must be either black or coloured to match the front door.

Minimum internal ceiling heights of 2.55 metres are encouraged for the ground floor of all houses. This assists in enhancing the appearance of the house within the streetscape and to improve internal amenity.

3.3 Visible facades

Lightweight FRC materials must not be used above windows or doors of elevations visible from public areas unless this is integral to the architectural style of the house.

Roller shutters are not acceptable for elevations visible from public areas.

5.0 MATERIALS AND COLOURS

Purchasers are encouraged to carefully consider their choice of materials and colours and give due consideration to the visual harmony of streetscapes. Predominantly, colour schemes should be earthy, natural tones. Limited use of bright or vibrant colours may be permitted.

External walls must be constructed of brick, brick-veneer, masonry veneer, or other materials as approved by the Guidelines Manager. Pre used building materials will not be permitted unless approved in writing by the Guidelines Manager.

The following external building materials will not be permitted:

- Corrugated fibre cement sheeting
- Un-rendered cement sheeting
- Bare, painted or pre-coloured concrete blocks
- Galvanised iron, zinc or aluminium coated steel.

Trim colours should compliment the main body of the house.

Roof materials should either be:

- Colorbond;
- Masonry;
- Terracotta roof tiles; or
- such other material as is approved in writing by the Guidelines Manager.

The following external roof materials will not be permitted:

- Traditional curved profile concrete roofing tiles
- Raw zincalume
- Unpainted fibre cement sheeting
- Non-domestic deck profiles
- Colours not approved: cottage green, manor red and night sky.

Purchasers are encouraged to utilise materials and design techniques to maximise energy efficiency.

4.0 SINGLE DWELLING PER SITE AND SIZE OF DWELLING

One dwelling only is permitted per lot. Dual occupancy and further subdivision is not permitted unless otherwise indicated on the Proposed Development Plan.

All dwellings must comply with the following minimum floor sizes:

- **Allotments with an area of 500m² or greater**
160 square metres (approx. 17 squares) excluding garage and porch/verandah
- **Allotments with an area of less than 500m²**
130 square metres (approx. 14 squares) excluding garage and porch and/or verandah

6.0 MAXIMUM SITE COVERAGE

The total front width of the building must occupy at least 75% of the lot frontage at ground level and at least 50% of the lot frontage at the first floor (if applicable).

The maximum site coverage for buildings on the conventional allotments in the subdivision is 60%.

The maximum site coverage for buildings on the medium density allotments in the subdivision is 70%.

The above site coverages are not applicable where a dwelling is being developed under the Small Lot Housing Code for lots below 300 square metres.

7.0 ROOFS

Articulated roof shapes are preferred, with hips and gable roof forms encouraged.

Roofs with a high reflectivity, as determined by the Guidelines Manager, will not be permitted.

All roofs must include minimum eaves of 450mm to the street frontage. Eaves to the frontage of a dwelling must return and continue a minimum distance of 1.0m along the connecting return wall and/or walls.

Corner lot dwellings must include minimum 450mm eaves to both street frontages.

Double storey dwellings must include minimum 450mm eaves to the entire first floor.

Alternatively, the use of parapet walls and/or flat roofs will be permitted at the discretion of the Guidelines Manager.

8.0 GARAGES

The design of your house must allow for a garage to accommodate at least one car. The architectural style and finish of the garage must be in keeping with, and compliment the proposed dwelling. Carports will not be permitted within public view.

No garage openings to occupy more than 40% of the width of the primary frontage, unless the building is two or more storeys and on a lot with an area between 250 to 300 square metres whereby the garage opening must not exceed 30% of the area of the front facade of the dwelling with the area of the front facade measured from a two dimensional elevation plan of the facade excluding the area of the roof of the dwelling.

Garages must not be setback less than 5.5 metres from the primary frontage, unless a building envelope within an associated plan of subdivision allows a primary frontage setback of 3 metres, whereby the garage shall not be setback less than 5 metres from the primary frontage; or, in special circumstances where lots are identified on the building envelope within an associated plan of subdivision as having an alternative garage setback whereby garages on those lots must not be setback between 3 and 5 metres from the primary frontage.

Garages on conventional allotments must be set back a minimum of 5.5 metres from the front boundary.

Garages on medium density allotments must not be built between 3.0 and 5.0 metres of the primary street frontage.

Garages must be constructed within the Building Envelope and must be a setback a minimum of 840mm from the front façade of the dwelling.

On corner allotments, if the garage faces the secondary street, it must be setback from the street a minimum of 2.0 metres. The garage must be located to gain access from the existing vehicle entrance provided by the Guidelines Manager. Additional kerb and nature strip crossings will not be permitted.

Garages are encouraged to be constructed under the main roof of the house. If garages are detached and visible from the street, they should match the roof form, materials and colours of the dwelling and must be finished prior to occupation.

Secondary garages are not accepted unless the design reflects the sympathetic requirement of a single crossover and the removal of the dominant feature of garage doors. Only one or two single or one double garage door may be visible from the main frontage of the house. Additional garages must be disguised and out of view. Each design will be considered independently by the Guidelines Manager.

When designing garages, consideration must be given to the screening of boats, caravans, and trailers, and for ‘drive through’ access to the rear yard.

Garage doors must be panel lift, sectional or a similar contemporary style. Plain roller doors will not be permitted within public view.

Permitted garage door:



Plain roller doors are not permitted:



The above points are mandatory. A variation to these requirements cannot be considered unless the lot is irregular in shape and the Guidelines Manager is satisfied that the variation does not adversely affect the amenity of neighbours and the quality of the streetscape.

For those allotments under 300 square metres where a dwelling is being developed under the Small Lot Housing Code, the requirements of the Small Lot housing Code apply.

9.0 PRIVACY AND OVERLOOKING/ OVERSHADOWING

Houses, balconies, terraces and windows should be carefully sited and designed to minimise overlooking and overshadowing of neighbouring habitable rooms and private open spaces. However, it is the responsibility of the Building Surveyor to ensure compliance with any applicable overlooking and/or overshadowing requirements prior to the issue of a Building Permit.

10.0 DOUBLE STOREY HOUSES

It is encouraged to ‘step back’ the first floor from the ground floor to avoid dominating the streetscape. This is particularly important for sites located on the high side of the street. This only applies to the front facade of dwellings. Consideration will be given to creative use of porches and porticos that provide a distinctive look of articulation to the front façade of the dwelling.

11.0 HOUSE ORIENTATION

All houses must face the principal street frontage and present an identifiable entrance to the street. Features which may detract from the appearance of a house from the street such as small and obscure windows will not be permitted.

Where possible, dwellings should be designed so that habitable rooms and private open spaces are orientated to maximise solar efficiency.

Where dwellings have an abuttal to Open Space Reserves as defined on the Proposed Development Plan (if applicable), dwellings will be required to have a positive interface to both the adjoining street and the Open Space Reserve to aid surveillance and public safety within the public realm. Garages are to be accessed directly from the primary street frontage and will have a setback appropriate for the designated street. The main entrance to the dwelling will be from the primary street frontage; however opportunities should be provided for pedestrian gates to be installed within the fence at the rear of the property to provide direct access to the Open Space Reserves. Private Open Space will be located at the rear and/or side of the dwellings.

12.0 ACCESS AND DRIVEWAYS

Only one driveway will be permitted for each lot, unless there are special circumstances. Driveways are a major visual element within a streetscape and therefore, the colour and texture of the paving materials should be carefully selected to complement the dwelling.

Driveways must not be wider than 4.0 metres at the street boundary of a lot and a landscaping strip of at least 400mm between the driveway and the nearest side boundary must be provided.

Approved paving materials include exposed aggregate, coloured concrete and any paving material other than plain concrete.

Bright colours, contrasting pattern finishes and granular/crushed rock driveways will not be permitted.

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

13.0 FENCES

Front fencing is not permitted.

Fencing must not be stained or painted without the prior written approval of the Guidelines Manager.

Future maintenance and repair of all fences (excluding the removal of graffiti) abutting open space reserves is the responsibility of the owner of the relevant lot upon which the fence is located (except where damage to the fence is caused by the Council, its representatives or any other service authority whilst undertaking maintenance works to the reserve).

Side and Rear Boundary Fencing

All side and rear boundary fencing must be 1.8 metres in height and constructed of treated pine paling with exposed posts on both sides (except where approved in writing by the Guidelines Manager) and be capped across the top of the palings. This exception to this is allotments that have a direct abuttal to public open space reserves, where semi-permeable fences may be required in some instances, in accordance with Council stipulations.

Standard Rear Fence construction:



Rear Fence construction abutting a Public Open Space Reserve (if applicable):



Colorbond or similar fencing is not permitted.

Side boundary fencing must terminate at least 1.0 metre behind the nearest corner of the front facade. At this point the fencing should return to abut the dwelling/garage.

Corner Allotments

Fencing to the secondary frontage of a corner lot must terminate a minimum of 3.0m behind the nearest corner of the dwelling frontage to ensure the dwelling addresses both the primary and secondary street frontages.

All secondary frontage boundary fencing must be 1.8 metres in height and constructed of treated pine paling with exposed posts on both sides (except where approved in writing by the Guidelines Manager) and be capped across the top of the palings.

Colorbond or similar fencing is not permitted.

Standard secondary frontage construction:



14.0 EXTERNAL FIXTURES

The positioning of the following external fixtures must achieve the objectives stated below and be shown on the site plan, floor plan and/or elevations submitted for approval to the Guidelines Manager:

Clotheslines, garden sheds, external hot water services, water tanks and ducted heating units must not be visible from the street.

Solar hot water heater storage units must not be visible from the street.

Air conditioners must be located below the eaves line, screened from public view and suitably baffled to reduce noise.

Evaporative cooling units must not be visible from the main frontage of the house. They must be located below the roof ridgeline and colour matched to the roof, preferably to the rear of the house and of low profile.

Television or satellite antennae must be located within the roof line of the house. Satellite dishes will only be approved below the roofline of the house and must be screened from public view.

Excluding downpipes, no external plumbing on any house erected upon an allotment is to be visible from the street. All plumbing on double storey houses, except down pipes, must be internal so as not to be visible from the street or neighbouring properties.

Services (meter boxes etc) are not permitted on front elevations or secondary frontages unless there is a build to boundary in which case the meter box must be matched to the external wall finish.

15.0 LANDSCAPING AND TREE PROTECTION

15.1 Gardens

Gardens should be designed to complement the architectural style and orientation of the dwelling. The Guidelines Manager strongly encourages purchasers to incorporate the use of native trees and shrubs within their Species selection.

Gardens should be regularly maintained to enhance the visual amenity of the Estate and aim to maximise the conservation of water.

15.2 Front Gardens

Landscaping of the front garden, including the planting of lawn, trees and shrubs and the formation of garden beds **must be established within three months of the issuing of the Occupancy Permit.**

Encouraged landscaping treatments:



15.3 Native Vegetation Protection

Where appropriate, purchasers who acquire allotments that are adjacent to native vegetation must be mindful of relevant tree protection zones (TPZ) governing the trees which have been established to safeguard their future prosperity. No building works are permitted within a TPZ and purchasers are to ensure that builders or sub-contractors do not encroach into the TPZ during the construction of the dwelling.

Native vegetation to be retained must be protected during construction works with a 1.2 metre high safety mesh positioned 2.0 metres beyond the branch spread. No storage of materials, equipment, vehicles or machinery is permitted within the TPZ.

Care must be taken when positioning the house to ensure minimal impact on protected trees and no trenching is to intrude on the root zone beneath the canopy. Mulch and planting underneath the tree canopy must be provided.

No tree is to be removed, lopped or trimmed in any way without written approval from Council. You may be liable for prosecution if you remove or damage a tree.

16.0 PRIVATE OUTDOOR LIVING AREAS

Dwellings are encouraged to include a private outdoor living/alfresco area adjacent to an indoor living area.

17.0 CONSTRUCTION PHASE

17.1 Timing of construction

Construction of your home is to be commenced within 18 months of settlement of the land or as otherwise specified. The completion of the home is to be achieved without undue delay. A 12 month construction period is considered reasonable.

Until a dwelling has been erected on the property, you may only sell, agree to sell, advertise for sale, offer or transfer the property with the prior written consent of the Developer.

17.2 Lot Maintenance

During the construction of a dwelling, grass lawns must be regularly mown and all rubbish must be stored in a cage on site as required by Council and emptied as appropriate.

Rubbish shall not be stored in covered bins located on nature strips or the front of allotments without obtaining relevant permits from the Council and consent from the Estate Guidelines Manager.

In the event the Developer is forced to undertake works to ensure lots are maintained at a high standard, the costs associated with such works may be charged to the landowner.

All building materials, temporary toilets and building equipment must be stored within the property boundaries of your allotment at all times. Encroachment onto adjoining properties or reserves will not be permitted.

Nature strip planting, vehicular crossings and paved footpath must be protected at all times during construction. Failure to protect the nature strip planting and constructed street works will incur a rectification or replacement cost to the responsible owner. Owners entering into building contracts are encouraged to ensure this is a contractual responsibility of the relevant builder.

17.3 Incomplete Structures

No building is to be left without substantial work carried out to it for longer than one month. Total construction time for any dwelling house should not exceed 12 months from the date of the certification of the building plans.

17.4 Signs and Hoardings

No advertisement sign or hoarding is to be erected on any part of the land without written approval from the Developer, with the exception of one ‘For Sale’ or one ‘For Lease’ sign after construction of the dwelling is complete and an Occupancy Permit has been issued. The Developer is permitted to authorise the removal of any signage erected without consent and the owner will accept the cost of removal.

18.0 DESIGNING FOR BETTER LIVING

The use of a grey water recycling system, a rainwater tank with internal and external connections as required and/or a solar hot water system is encouraged. These measures will reduce energy and water bills and in the case of the rainwater tank, allow you to water your garden during water restriction periods.

House designs must achieve the minimum energy rating as currently legislated from the Sustainable Energy Authority's House Energy Rating Scheme.

19.0 APPLICATION FORM

This application form must accompany the submission documents.

Lot Number

Owners Name

Builder

Applicants Name

Postal Address

Contact Number/s

Email Address

Documents to be submitted with this form:

- Floorplans at 1:100 scale
- Elevation Drawings (front, rear & both side elevations) at 1:100 scale
- Roof Plan at 1:100 scale
- Site Plan at 1:200 scale detailing:
 - Setbacks from all boundaries.
 - Building envelope.
 - Existing contours.
 - Proposed finished floor levels and site levels.
 - Proposed driveways, paving and paths.
 - Details outbuildings and landscaping.
- Schedule of external finishes, materials and colours.

APPENDIX I

Estate Development Plan



PerchClydeNorth.com.au