

**berwickwaters::**

**upper banks.**

**design + siting guidelines**  
april 2022



Berwick Waters is a master planned residential community that is being designed and developed by Frasers Property Australia and Mondous Property Australia. In order to protect your investment, we require that the development of homes maximises a high level of design and quality.

These guidelines deal with the planning and development of vacant residential lots at Berwick Waters, located within the City of Casey.

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# 1. introduction

## 1.1 purpose

The principal aim of these Design Guidelines (“Guidelines”) is to create a coherent vision for the Berwick Waters community.

Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to help ensure all homes at Berwick Waters are built to a high standard whilst encouraging a variety of housing styles and compatibility with the streetscape.

The Guidelines will assist in providing you with peace of mind and help protect your investment.

## 1.2 the value of design

Each individual house design should contribute to the surrounding environment and the estate in a positive way.

Owners are encouraged to construct innovative and appropriate designs that address sustainability issues and present a cohesive residential image for the estate.

Building Envelopes have been designed for all allotments over 300sqm to ensure homes are appropriately sited with setbacks and height controls to help limit overlooking and overshadowing. These can be found in the Memorandum of common provisions in your contract of sale. Lots 300sqm and under are subject to the Small Lot Housing Code as designated on the Memorandum of common provisions.

## 1.3 operation

The Design Assessment Panel (“DAP”) will be responsible for the review and approvals of your house plans.

All proposed building works including houses, garages, outbuildings and fencing are required to be approved by the DAP in relation to these Guidelines prior to seeking a Building Permit. In considering design, the DAP may exercise discretion in limited circumstances to waive or relax a requirement.

However, it is important to note that Covenants or Restrictions on the Memorandum of common provisions cannot be changed by the DAP and therefore must be adhered to at all times.

## 1.4 timeliness of application

We recommend obtaining your house plan approvals and building permit promptly as this will provide you with the most flexibility with your design. After houses are built adjacent to your block the Building Regulations will then be applicable and may impact your proposed house design.

## 1.5 landscaping construction

To help establish pleasant streetscapes, your landscaping works should be completed within 6 months of Certificate of Occupancy.





## 2. approval process

The following steps outline the process to construct a house at Berwick Waters.

### step 1—awareness

Homes must be designed in accordance with the Guidelines.



### step 2—submission

Designs are to be submitted in duplicate to DAP for approval as follows:

- House floor plans (1:100 scale)
- Elevations from four sides (1:100 scale)
- Roof plan
- Schedule of external materials
- Completed Check List (refer Appendix A of Guidelines)
- Site plan (1:200 scale) showing:
  - setbacks from all boundaries
  - building envelope
  - external features including driveways, paths, fencing and outbuildings
  - landscaping



### step 3—approval

When all documents are submitted (refer Appendix A) and meet compliance, allow approximately 10 working days for approval.

↓ Not Approved ↑

Approved ↓

### step 4—re-submission

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

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

### step 5—building permit

Before you apply for a Building Permit you must first gain approval of your house design from the DAP. A Building Permit can be applied for from the City of Casey or a Private Building Surveyor.

*Note: Design approval from DAP does not exempt the plans from any building or statutory regulations. Separate approval must be obtained from the relevant authorities. Approval by the DAP does not infer compliance under the Building Code of Australia, Rescode and other applicable planning or building regulations.*



### step 6—construction

Once a Building Permit has been obtained, and all legal and conveyancing requirements have been met, construction of your house may commence.



# 3. siting & orientation

## 3.1 considerations

Careful siting of houses and garages is important for a number of reasons:

- Ensuring best visual presentation from the street
- Maximising the benefits of solar access
- Promoting energy efficiency
- Minimising overlooking
- 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 excludes those lots designated for multiple dwellings or medium density housing. Refer to the Memorandum of common provisions for details of the expiry of this condition.

## 3.3 house orientation

Houses must face the primary frontage.

In the case of any lot where more than one boundary abuts a road, the shortest of the boundaries which abuts a road is the primary frontage and where there is a splayed corner on a lot, that part of the boundary which is created by the splay (i.e. the corner section) shall be disregarded. Where possible, houses should be sited so that habitable rooms and private open spaces face northwards to receive maximum solar efficiency.

## 3.4 building envelopes, setbacks from front, side & rear boundaries

### 3.4.1 building envelopes

Building Envelopes have been prepared for the lots in each stage at Berwick Waters and are contained within the Memorandum of common provisions. All buildings, including garages, must be contained within the Building Envelope specified for that allotment and in accordance with the profile diagrams.

### 3.4.2 setbacks

The following setbacks for houses and garages must be met:

#### (a) the front street

The front street setback is designated on the specified Building Envelope for each allotment. All houses must be set back in accordance with the Building Envelope incorporated into your Memorandum of common provisions.

#### (b) the side & rear boundaries

The side and rear setback is also designated on the specified Building Envelope for each allotment. All houses must be set back in accordance with the Building Envelope incorporated into your Memorandum of common provisions. Where an allotment permits building to the boundary on either side, the relevant setback must be applied to the opposite side.





## 4. built form

### 4.1 architectural style

At Berwick Waters, high standards of house design will be required and a variety of styles is encouraged. Designs should be responsive to the individual attributes of the allotment, 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/porticos 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 façades may not be constructed in close proximity and identical houses must be separated by a minimum of four houses in any direction, excluding multiple dwellings and medium density housing.

#### 4.1.1 corner and rear access lots (double & single storey)

If your home is located on a corner, its design must positively address both the front and side streets, along with any other frontage visible from public open space areas. A consistent architectural style should be used for all visible façades.

Where the DAP considers the dwelling design does not properly or adequately address the street corner and both street frontages, additional treatments may be required to obtain its approval.

- For corner and rear accessed allotments, windows that are readily visible from the street must be consistent in style and proportion. These include windows of the front elevation, on the ground floor forward of the corner fence and on the upper storey.
- A feature window must be provided at ground floor level to the secondary street frontage of your home within the first 4m from the front façade and provide a clear view to the secondary streetscape. Highlight windows are not acceptable.
- Front, side street, reserve and rear laneway facing second storey façades must incorporate a habitable room window. They should also incorporate balconies and/or additional setbacks and articulation.
- Double storey dwellings must provide variation in materials between the upper and lower storeys to articulate the corner of both façades.
- Articulation of some form is required to the upper floor side street elevation.
- Double storey homes on corner lots must have a minimum 20% glazing to the upper floor that faces the secondary frontages, measured as an area of the upper floor wall elevation.

- Upper floor windows facing a side street are to be clear glass only.
- Design elements such as verandahs, detailing, feature windows and materials, used on the primary frontage, must continue on that part of the secondary frontage visible to the public realm.



Double Storey Corner Treatment. Credit: Porter Davis

### 4.2 fibre to the home

Fibre to the Home ('FTTH') will be provided to parts or all of the development. Due to the provision of FTTH throughout the estate, new technology is employed and as a result the wiring within your house needs to accommodate the fibre as part of its construction. This is something that will need to be addressed as part of the house design, and we therefore recommend that you raise this issue with your builder as part of the design process.

The fibre network has the capability to deliver free-to-air television and some pay TV, therefore you will not require an external television antenna on your roof for these services.

OptiComm Co Pty Ltd has been selected as the infrastructure services provider for fibre for the development. Refer to their web site for services and retail service providers ([www.opticomm.net.au](http://www.opticomm.net.au)). When you've received your Certificate of Occupancy (or 4 weeks before you move in) you will need to call OptiComm to arrange connection to your home.

### 4.3 external materials

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

Thoughtful selection of materials will achieve a degree of visual harmony between houses. For these reasons, purchasers are requested to submit roof and wall materials for approval, based on the following criteria:

- At least 50% of the external walls (excluding windows) of all dwellings (including garages and carports) must be constructed of brick, brick veneer, stone, masonry or masonry veneer.
- The external walls of all other usual outbuildings must be constructed of brick, stone, rendered concrete, concrete sheet, timber or coloured non-reflective metal.

### 4.4 dwelling size

The minimum dwelling size will be stated as a Restriction on the Memorandum of common provisions. Site coverage shall be in accordance with the building regulations.

### 4.5 energy efficiency

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. 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 that work together to ensure you achieve the highest degree of comfort with minimum energy use.

Homes at Berwick Waters must achieve at least a 6 Star Energy Rating in accordance with the Victoria Home Energy Rating System. A 6 Star Energy Rating certificate will not be required prior to DAP approval; however a certificate will be required prior to obtaining a Building Permit.

It is recommended that the minimum Energy Rating be checked with the relevant authority at the time in case there has been a revision of the standard required by the authority.

### 4.6 roofs

Roofing form and controls are to provide visual interest and enhance the building design. All roofs must be constructed of masonry, terracotta or coloured non-reflective metal roofing material.

### 4.7 garages and carports

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

All homes must allow for double garage car accommodation where the primary frontage of the allotment is 12.5m or greater.

Garages must be constructed within the Building Envelope and:

- Where the Building Envelope is set back 4 or more metres from the primary frontage, the garage must be sited a minimum of 5.5 metres from the primary frontage;
- Where the Building Envelope is set back 3 metres from the primary frontage, the garage must be sited a minimum of 5 metres from the primary frontage; except in specific instances where the Building Envelopes identifies lots as having an alternative garage setback whereby garages on those lots must not be setback between 3 and 5 metres from the primary frontage.

Garage openings must not occupy more than 40% of the width of the primary frontage, unless the dwelling is two or more storeys and on an allotment with an area between 250 to 300 square metres, in which case the garage opening must not exceed 30% of the area of the front façade of the dwelling. The area of the front façade will be measured from a two dimensional elevation plan of the façade excluding the area of the roof of the dwelling.

Where a garage is located on a side boundary the garage must not be built forward of the building envelope.

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 door is a major visual element of the streetscape and doors facing the street must be of a colour that complements the house. No roller doors are permitted to the front façade. Where the sides of the garages are constructed facing a street the side of the garage facing the street may be softened by landscaping or alternatively by the inclusion of a window (or windows) in that side wall. Carports can only be constructed if they are not visible from the street.

## 5. external considerations

### 5.1 access and driveways

Driveways are a major visual element at Berwick Waters 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, which will be considered by the DAP.

If a new driveway is constructed to match the house design, the existing driveway must be removed at the time the new driveway is constructed.

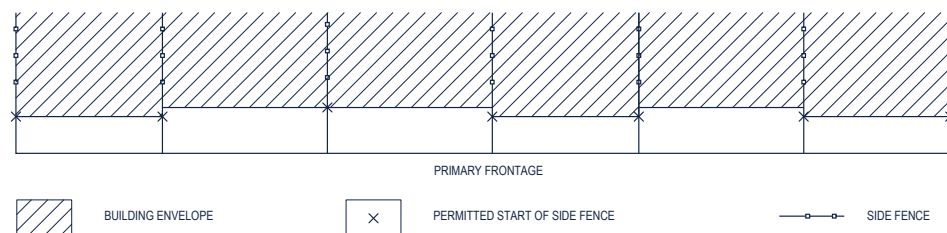
Driveways to all allotments must be set back a minimum of 0.5 metre from the side boundary to allow for landscaping along the length of the driveway.

Recommended paving materials include stone, brick, exposed aggregate or coloured concrete. All driveways must be completed prior to anyone moving into the house.

### 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, front fencing will not be permitted. On side boundaries, no fencing is permitted between the primary frontage and the front of the Building Envelope that is the closer to the primary frontage of the adjoining allotments.

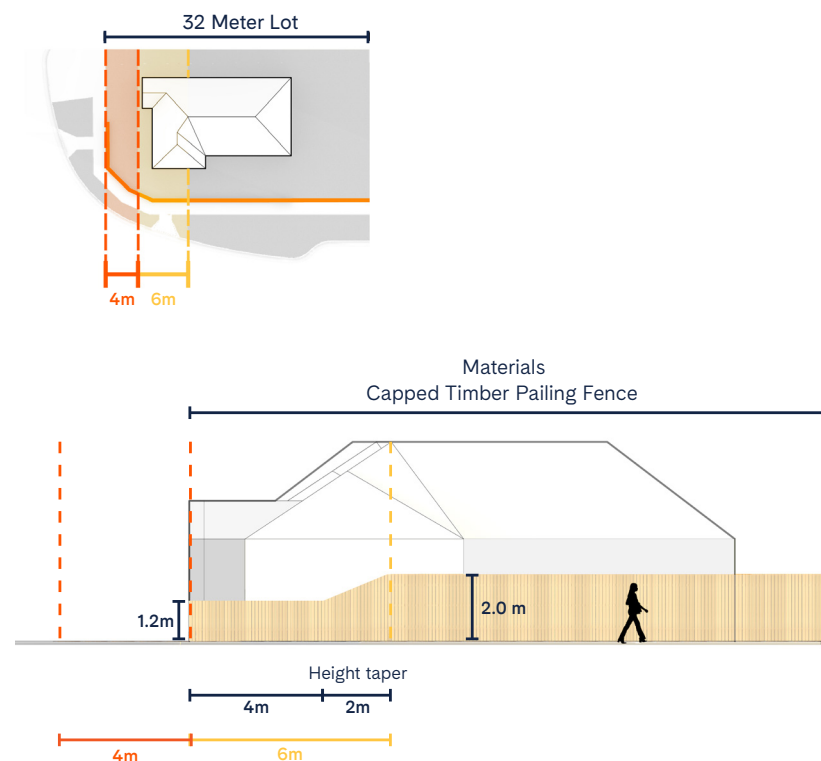


All side and rear fences are to be constructed of timber palings with a timber cap across the top, exposed timber posts on both sides of the fence, and to a height between 1.8 and 2.0 metres, including capping (excluding a screen required for overlooking purposes). In the instance of a fence erected by the developer a side fence may be constructed of a combination of a timber & steel/aluminum with possible stone elements.

For corner lots where the lot depth (excluding the corner lot splay and any electrical substation reserve in the rear of the lot) is:

- greater than 21 metres, the fence located on the secondary frontage must either end a minimum of 6 metres behind the front facade or transition down to a height of 1.2m or less over the next 2 metres from which point it can then continue to the front facade. Refer to image below.
- 21 metres or less, the length of the 1.8–2.0 metre high section of fence located on the secondary frontage must not exceed 60% of the depth of the lot (excluding the corner splay) taken from the rear boundary towards the primary frontage. The fence can then transition down from 1.8–2.0 metres in height to 1.2 metres or less over the next 2 metres from which point it can then continue to the front facade.

All fences located on the secondary frontage, regardless of the lot depth, must return to the dwelling at 90 degrees at the point of termination of the 1.8–2.0m high side fence section.



Secondary Frontage Fencing Example—Resident Installed



### 5.3 water saving initiatives

Berwick Waters is committed to saving water and encourages all residents to consider water saving initiatives in the home including:

- Front loading washing machine (AAAA rating or greater)
- Dishwasher (AAAA rating or greater)
- Garden with native plant species, or other appropriate drought tolerant plants
- Rainwater to infiltrate into the garden as opposed to draining out to the stormwater system
- Garden irrigation drip system (rather than sprayers)

Recycled water is mandated through the development. South East Water requirements for supply are to be complied with; please speak to your builder about this.

### 5.4 general

External fixtures must adhere to the following principles 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 or similar must not be visible from the street.

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

**Air-Conditioning Units** Both refrigerated and evaporative air-conditioners must be positioned so that they are not visible from the primary frontage and the street abutting it. They must be painted to match the colour of the roof, be low profile units and installed as low as possible below the roof ridgeline towards the rear of the house.

**Wall mounted air-conditioners** must be located below the eaves line, screened so they are not visible from the primary frontage and the street abutting it and suitably baffled to reduce noise.

**Satellite Dishes** will only be approved if they are not visible from the primary frontage and the street abutting it.

**Rainwater Tanks** must not be visible from the primary frontage and the street abutting it.

**Rubbish Bins & Recycling Bins** should be stored out of view from the street. Bins are to be retrieved from the street and stored away in accordance with local bylaws.

**Advertising Signage** is not permitted on any residential lot except when the lot is being sold after:

- the expiration of 5 years from the registration of the Plan of Subdivision, or
- completion of a dwelling, whichever occurs first.

### 5.5 landscaping and tree protection

#### General Guidelines

The objective is to achieve a cohesive blend of indigenous vegetation and other landscape elements, integrating street 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. Purchasers should make their own enquiries with the City of Casey and obtain a list of recommended vegetation.

#### Front Gardens

All landscaped areas between the primary frontage and the dwelling should be established within 6 months of the issuing of the Occupancy Permit to ensure that a good presentation is achieved for the local community.

Front and side nature strips are Council-owned land however the maintenance responsibility rests with the allotment owner or tenant. Any street tree located within a nature strip cannot be removed without Council approval.

After settlement, you become responsible for the maintenance of your allotment, even if no construction has begun, and we recommend keeping the allotment neat and tidy to avoid any possible Council Infringement Notices being issued to you.

## appendix a: design guidelines checklist

Lot No: .....

Street Address: .....

Owner's Name: .....

Preferred Contact No: .....

Address: .....

Builder's Name: .....

Contact Name: .....

Contact No: .....

Signature of Owner/Builder (Please circle) .....  
Date        /        /

### Documentation required to be submitted for approval to the Berwick Waters Design Panel.

1. **Site Plan** ☐  
Including dwelling, carports, garages and outbuildings.  
Including dimensioned setbacks from all boundaries.
2. **Floor plans fully dimensioned** ☐  
House only.
3. **Elevation fully dimensioned** ☐  
Front, rear and both sides.
4. **Schedule of external materials and colours** ☐  
Walls and roofs of house and outbuildings.
5. **Fencing** ☐  
Location, height and materials of all boundary fencing.
6. **Landscape plan and planting proposal** ☐

Each box is to be ticked. Applications cannot be assessed until all of the above information is available.

Please submit the above documentation to:

Email: **FPA.Approvals@frasersproperty.com.au**

Or post: **Berwick Waters Design Approval**

Frasers Property Australia  
Level 9, 484 St. Kilda Road  
Melbourne 3004

A copy of this form must be included with the lodgement of plans for approval.



the pride of the south-east.