

A close-up photograph of green reeds or grasses, heavily covered in water droplets. The background is a soft, out-of-focus green, creating a bokeh effect. The lighting is bright, highlighting the texture of the plant surfaces and the clarity of the water droplets.

berwick waters::

**Waterside
design and
siting guidelines**

April 2016

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Berwick Waters

Berwick Waters is a new masterplanned residential community. 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 Waterside, Berwick Waters, located within the City of Casey.



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 to 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 to ensure homes are appropriately sited with setbacks and height controls to help limit overlooking and overshadowing.

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 Plan of Subdivision cannot be changed by the DAP and therefore must be adhered to at all times.

1.4 Landscaping Construction

Landscaping works must be completed within 6 months of you moving into your home.

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.

3.3 House Orientation

Houses must face the front boundary. 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 front boundary 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 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.

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 Plan of Subdivision.

(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 Plan of Subdivision.

4. Built Form

4.1 Architectural style

At Berwick Waters, 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 verandahs/ 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 facades 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.

4.2 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 be done differently 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 services provided with FTTH are telephone and broadband internet. OptiComm Co Pty Ltd has been selected as the provider of the fibre infrastructure for this estate.

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 Plan of Subdivision. 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 which 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.

An Energy Rating certificate will not be required prior to DAP approval; however a certificate will be required prior to obtaining your 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 or 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 front boundary of the lot is 12.5m or greater. Garages must be constructed within the Building Envelope and sited a minimum of 5.5 metres back from the front boundary. Garage openings must not occupy more than 40% of the width of the lot frontage, unless in the case of dwellings of two (2) or more storeys on lots with a frontage width of less than 12 metres where by the garage opening must not exceed 25% of the area of the front façade of the dwelling. The garage setbacks also apply for entry to the garage from the side street boundary. 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 which 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. 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 lots 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 the Certificate of Occupancy 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, front fencing will not be permitted. On side boundaries, no fencing is permitted between the Front Boundary and the point that is 5m from the Front Boundary of any residence on the lot. All side and rear fences are to be constructed of timber palings with a timber cap across the top, exposed posts on both sides of the fence, and to a height of 2.0 metres, including capping (excluding a screen required for overlooking purposes).

Fences must be constructed prior to the Certificate of Occupancy being issued.

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).

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 front boundary 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 front boundary 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 front boundary and the street abutting it and suitably baffled to reduce noise.

Satellite Dishes will only be approved if located below the roofline of the house and must be screened so they are not visible from the front boundary and the street abutting it.

Rainwater Tanks must not be visible from the front boundary and the street abutting it.

External Plumbing (excluding stormwater drainage downpipes) must not be visible from abutting streets and in the case where lots front onto parkland must not be visible from the park.

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

Bins are to be retrieved from the street and stored away within 24 hours of being cleared.

Commercial Vehicles with a carrying capacity of 1 tonne or more or any boat, caravan or trailer shall not be permitted to be parked on a lot so that it is visible from any street or park adjacent to or abutting the lot.

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. No tree or shrub with a mature height greater than 3 metres should be planted closer than 2 metres to the house.

Front Gardens

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

Appendix A: Design Guidelines Checklist

Lot No:

Street Address:

Owner's Name:

Mobile No:

Home Ph:

Work Ph:

Owner's 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 via email to:

Berwick Waters Design Approval

waterside@micnet.com.au

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

Berwick Waters



A close-up, vertical photograph of green grass blades. The blades are long and narrow, with a central blade in sharp focus. A single, clear water droplet is perched on the central blade. The background is a soft, out-of-focus green, creating a bokeh effect with circular light spots. The overall lighting is bright and natural, suggesting a sunny day.

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