



Charlotte Rise

HIGHTON

Design Guidelines

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Contents

1.	Introduction	4
1.1	Developer Approval	4
1.2	Developer Approval Process	4
1.3	Submission Requirements	5
1.4	Submissions	5
1.5	Re-Submissions	5
1.6	Application Fee	5
1.7	Timing	5
1.8	Other Approvals	5
1.9	Definitions	6
2.	Design Objectives	6
3.	Land Planning	7
3.1	Lot Layout	7
3.2	Building Setbacks	7
3.3	Streetscape	7
3.4	Streetscape Variety	7
4.	Building Design	7
4.1	Architectural Character	7
4.2	Materials and colours	7
4.3	Building Materials	8
4.4	Roof Design	9
4.5	Corner Lots	9
4.6	Garages	10
5.	Landscape Elements	11
5.1	Driveways	11
5.2	Retaining Walls	11
5.3	Side and Rear Fence (fencing on the boundary between Lots)	11
5.4	Return Fence (Fencing between the boundary fence and the Dwelling or Garage)	11
5.5	Corner Fence (fencing on a side boundary that abuts the Public Realm)	11
5.6	Side Gates	11
5.7	Letterbox	11
6.	Ancillary Items	12
6.1	Outbuildings	12
6.2	Service Equipment	12
6.3	Security Shutters/Doors	12
6.4	Screening	12
6.5	Signage	12
6.6	Maintenance	12
6.7	Crossover and Footpath Protection	12
6.8	Street Tree Protection	13
7.	Bond	13
8.	What is Needed to Purchase a Block?	13
9.	More Information	13
10.	Disclaimer	14

1. INTRODUCTION

These design guidelines (Design Guidelines) are intended to provide quality assurance for purchasers of land in the Charlotte Rise Estate. They will help to ensure that homes and landscaping on all Lots comply with the estate's building restrictions, which set parameters to encourage harmonious residential development without stifling creativity or flexibility.

This document is a summary for information purposes only. The full terms and conditions of the building restrictions are contained in the contract of sale for lots in the Charlotte Rise Estate. The contract of sale should be read carefully, and legal advice obtained, prior to entering into any contract to purchase land.

1.1 Developer Approval

All homes built at Charlotte Rise Estate must be approved by the Charlotte Rise Design Assessment Panel (DAP) prior to lodging any building permit or commencing construction of any works. The DAP is appointed by the Bisinella Developments (Developer) to oversee and implement the objectives of the Design Guidelines.

The Design Guidelines may be changed from time to time at the DAP's discretion.

Applications for DAP's Approval will be assessed against the current version of the Design Guidelines.

Interpretation and application of these Design Guidelines is at the sole discretion of the DAP. The DAP's decisions are final. No claims shall be made against the Developer, the DAP or their representatives with respect to the decisions made.

The DAP reserves the right to vary or waive the requirements of the Design Guidelines if it believes that a proposal (or an element of a proposal) that is not strictly in accordance with the wording of the Design Guidelines nonetheless makes a positive contribution to the overall objectives of the built form and/or streetscape at Charlotte Rise Estate.

1.2 Developer Approval Process

STEP 1: READ THE DOCUMENTS

Review the Plan of Subdivision for your stage, the contract of sale and these Design Guidelines

STEP 2: CREATE YOUR DREAM HOME

Develop the design of your house with your builder or architect.

Some documents you and your builder/architect may need:

- Plan of Subdivision (including memorandum of common provisions).
- Charlotte Rises Estate Design Guidelines
- Fencing plan
- Relevant sections of the contract of sale.

STEP 3: PREPARE SUBMISSION FOR ASSESSMENT

Prepare your submission to lodge for approval with the DAP.

If you have queries in relation to your submission, contact ngdDesign on (03) 9849 6222.

STEP 4: SUBMIT YOUR DRAWINGS FOR APPROVAL

Submit your house plans and Design Guidelines Checklist to the DAP through the Design Approval Portal at www.ngdd.com.au.

STEP 5: OBTAIN A BUILDING PERMIT AND BUILD YOUR HOME

Once DAP approval received, obtain a building permit and commence construction.

STEP 6: ARRANGE FENCING

Contact the Bisinella office for a Fencing Request Form once your house has been completed.

STEP 7: ARRANGE INSPECTION AND RETURN OF BOND

Complete a Bond Release form once your house has been completed. Houses must be completed in accordance with the contract of sale.

1.3 Submission Requirements

All submissions for DAP approval must be in PDF format and include the following information:

1. Site plan at 1:200, with dimensions and showing:
 - Lot boundaries and any easement(s) on title
 - Proposed building footprint and all proposed setbacks
 - On-site car parking and driveways
 - Other external structures (including pools and spas)
 - All ancillary items
2. All floor plans, roof plans and elevations at 1:100, with dimensions and showing:
 - Internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings
 - Proposed floor levels
3. External materials and colour samples
 - Provide samples or images (swatches, colour photos, paint chips etc.) of all proposed external materials and colour selections
4. Façade materials Schedule
 - In addition to the colour samples required above, provide a table detailing all the materials used on the front façade, including the percentage of each.

Do not send information such as electrical plans, slab layouts, joinery details, internal colour schemes etc. This extra information slows down the assessment process.

1.4 Submissions

When you are ready to make your submission for DAP approval, you can lodge it on the DAP approval Portal at www.ngdd.com.au:

Users must first register to use the portal. Once this has been done, log in and simply enter the relevant details when prompted.

Generally, we will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission.

Handy Hint Incomplete submissions are the single greatest cause of delays in obtaining a Developer's Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

1.5 Re-Submissions

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

1.6 Application Fee

Allowance has been made by the Developer for two submissions for each DAP approval application. Each additional submission may incur an additional administration fee, at the sole discretion of the DAP.

New submissions for a lot that has already had an application approved may also incur an administration fee.

Once a submission is received by the DAP, an invoice will be issued for payment before any approval is released.

1.7 Timing

Construction of the Dwelling must start within 3 years of the land settlement date.

Completion of the Dwelling, including Garage, driveway, fencing and retaining walls must occur within 4 years of the land settlement date.

Any driveway must be completed within 21 days of the date of issue of an Occupancy Permit for the Dwelling.

1.8 Other Approvals

The requirements detailed in this document are in addition to, and not in lieu of, any other legal requirements. Approval by the DAP does not exempt the plans from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation. Separate approval must be obtained from the relevant authorities. It is the responsibility of the owner to ensure any other approvals, authorisation permits, or other requirements are obtained and satisfied.

1.9 Definitions

For the purposes of these Design Guidelines:

Corner Lot is any lot that has more than one boundary that abuts the Public Realm

Front Building Line is the external face of the front most habitable room wall. Entry features, porches, porticos etc. do not form part of the front building line.

Front Garden refers to the whole area between the front boundary of a lot and the dwelling, garage & return fence.

Front Loaded refers to a lot where the Garage is accessed from the Primary Street Frontage.

Habitable Room is a living room or a bedroom.

Natural Ground Level means the finished surface level of the ground at the time of registration of the plan of subdivision.

Public Realm is any land that is within the ownership of a public body, including Council and servicing authorities.

Primary frontage is the boundary that abuts the Public Realm.

Rear Boundary means the lot boundary opposite the Primary Street Frontage, and in cases where a lot has multiple boundaries, then the lot boundary determined by the DAP to be the rear boundary for that lot.

Rear loaded refers to a lot where the Garage is accessed from the Rear Boundary.

Secondary Street Frontage means the boundaries along the other Streets abutting a Corner Lot that are not the Primary Street Frontage

Side Boundary is the boundary on either side of the primary boundary.

Side Loaded refers to a lot where the Garage is accessed from a Side Boundary.

2. DESIGN OBJECTIVES

The Charlotte Rise Estate building restrictions aim to promote:

- site responsive design that generates visual and spatial connection with the area;
- contemporary design which complements and enhances the features and character of the area;
- an integrated outcome for the development through complementary building forms, materials and colours which respond to the surrounding area and avoid clashing between homes; and
- standards for design, material and colours which preserve the architectural features of the site and protect the character and value of the neighbourhood.

3. LAND PLANNING

The design and position of your home should reflect the site and the surrounding environment. Special consideration should be given to orientation, the amenity of neighbouring homes, the streetscape, the natural slope of the ground, and views.

The design should also embrace passive energy strategies, solar access and northern light to habitable rooms. Existing or future neighbouring properties should be considered.

3.1 Lot Layout

Only a single Dwelling is permitted on each lot.

On Lots over 500m² or where specified in the relevant plan of subdivision the Dwelling must not have a floor area less than 180sqm (including a Garage or carport, but excluding verandas, decks or pergolas).

3.2 Building Setbacks

The building setbacks are designed to respect view corridors, streetscape articulation and solar access to Habitable Rooms in adjacent buildings.

All dwellings must be contained within the building envelope detailed on the plan of subdivision for a lot.

This generally means that the following setbacks are required:

- The Dwelling (Front Building Line) must be setback a minimum of 4m from the Primary Street Frontage boundary.
- Garages must be setback a minimum of 5m from the Primary Street Frontage boundary.
- Side setbacks must be a minimum of 1m from at least one Side Boundary and 2m from a Secondary Street Frontage boundary.

3.3 Streetscape

Buildings must be designed so that entries, Garages, balconies, verandahs and open spaces create an interactive frontage to the Street. This will contribute to an attractive streetscape.

3.4 Streetscape Variety

Facades must not be identical within 3 house lots, along both sides of the Street.

4. BUILDING DESIGN

Dwelling designs should be creative and innovative within the controlled environment.

Contemporary architecture encourages a variety and blend of styles, particularly buildings that are lightweight construction and articulated (so that volumes and mass are broken and do not appear bulky and monolithic).

Use of a mixture of materials will be supported. Timber and other lightweight construction materials will be preferred to conventional bricks and block work.

Building design must take into consideration the appropriate scale and proportions in relation to the size of the lot and any adjoining buildings.

Articulation of facades is encouraged and should emphasise the use of colours and a variety of materials and textures.

Verandahs, pergolas and other built elements should be considered to articulate uninterrupted walls and building form.

4.1 Architectural Character

Historical styles (i.e. Georgian, Victorian, Federation) are considered inappropriate. Modern architecture incorporating flat or skillion roofs is strongly encouraged.

The front façade of the Dwelling must incorporate an entry feature at the front door that addresses the Primary Street Frontage and creates a strong sense of entry.

Every Dwelling must have at least one Habitable Room window on each storey that addresses each Public Realm frontage.

The habitable room window must have appropriate head and sill heights to provide passive surveillance to the Public Realm.

4.2 Materials and colours

The fundamental architectural principle of contemporary style is the variety and mix of materials.

Reflective materials are not considered appropriate. Material and colour selection should be integrated with the local character of the area and the development.

Timber cladding in horizontal or vertical profiles is encouraged.

Other lightweight cladding materials are also encouraged (upon sample approval).

Rendered brick or block work will be considered provided they do not create an appearance of mass and weight. Render brickwork will be accepted provided that any such brick or block work is of a smooth impervious finish which fully conceals the materials beneath the render.

Natural stone, face brickwork or face block work is acceptable if it complements the other materials and does not dominate the appearance of the building.

Clear glazing is preferred, reflective glass is not.

4.3 Building Materials

External colour schemes for the Dwelling, outbuilding, driveway and landscaping surfaces should adopt a colour palette from the darker end of the spectrum, with lighter tones to soften the form. Bright and vibrant colours will only be approved if used in small areas to complement the main colours and finishes.

The front façade must be constructed using a mixture of at least 2 external building materials, any one of which must not make up more than 80% of the façade

This calculation does not include any openings (i.e. doors, including the garage door, windows etc.)

Acceptable materials include:

- Timber cladding
- Render
- Face or Spit Face Brick or Block
- Stone
- Weatherboard (Painted)
- Finished lightweight cladding (painted or rendered)
- Non-reflective pre coated steel
- Any other developer approved material

For the avoidance of doubt, the exterior of a shipping container is not non-reflective pre-coated steel and, consequently, no part of any external wall of such dwelling may be constructed of the exterior of one or more shipping containers.

The roof material must complement the style of your home.

Acceptable materials include:

- Matt finished, powder coated, corrugated metal roofing or similar;
- Matt finished shingle style or low-profile concrete or terracotta tiles

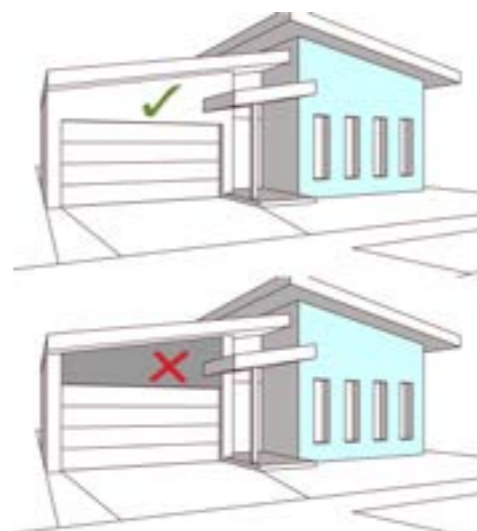
Metal deck roof cladding is permitted when it is screened from view by a parapet.

Roof materials and rainwater fixtures, including gutters, flashing, fascias and cladding, must be colour coordinated with the roof, matte finish and non-reflective.

The following finishes are not permitted:

- Galvanized or zincalume
- Raw fibre cement
- Leadlight or stained glass
- Reflective glass.

Any façade that faces the Public Realm must not include infill or recessed panels above doors, windows or garage doors. The finish above the opening must match the finish on either side of the opening, unless the DAP considers the panels to be part of an allowable design element.



4.4 Roof Design

A variety of roof shapes are encouraged.

Acceptable roof forms that address the Primary Street Frontage include:

- Hip roofs with eaves



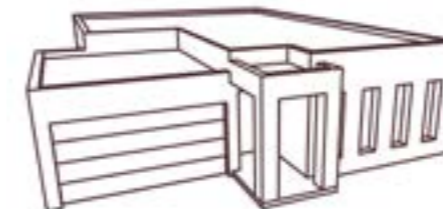
- Shed and lean-to (Skillion) roofs (eaves required)



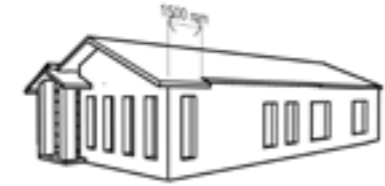
- Pitched roofs with a gable end and eaves



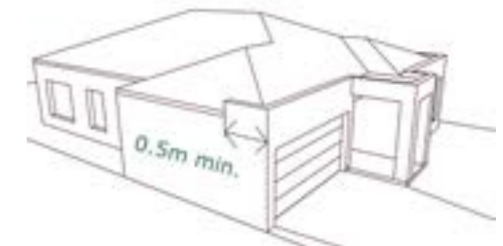
- Flat roofs (pitch less than 10 deg) where the roof cladding is screened behind a parapet wall



Hip, Skillion and Gable roofs must incorporate eaves with a depth of at least 450mm to the front façade. Eaves to the front façade must be returned along a side wall for at least 1.5m. Walls on a boundary are exempt from this requirement.



- Parapets on the front façade must be returned along a side wall for at least 0.5m. This includes walls on the boundary. Parapets without a return along the side will not be approved.



4.5 Corner Lots

Corner Lots have a prominent position in the streetscape. Careful consideration must be given to both the Primary Street Frontage and Secondary Street Frontage regarding the articulation of the built form, including varying materials, windows, roof form and door openings.

Corner Lots with a proposed crossover on a Secondary Street Frontage may be considered on a case by case basis.

Dwellings on corner lots must address the secondary frontage by incorporating the same or similar design features to those used on the primary frontage. Acceptable features may include:

- Windows with matching head heights
- Highlight materials and finishes that wrap around from the primary facade
- Other treatments, to the satisfaction of the DAP, such as stepped walls, pergolas, roof features etc.

It is strongly encouraged that Dwellings on Corner Lots return the eaves or parapet from the front façade along the entire secondary façade.

The minimum allowable requirement is that Dwellings on Corner Lots must return the eaves or parapet from the front façade for at least 3m along the secondary façade.

Materials/features used on the front façade must extend to the secondary frontage for a minimum of 3m.

Corner features must be forward of the return fence and/or readily visible from the Public Realm.

Please note that blank walls forward of the return fence are not permitted.

Corner Lots also have additional fencing requirements compared to lots that are not corner lots. Please refer to section 5.5.

4.6 Garages

All lots must incorporate a fully enclosed Garage. Carports and open sided Garages are not permitted.

Garages accessed from the Primary Street Frontage of a lot must be integrated into the overall form of the Dwelling.

Integrated Garages must be stepped back a minimum of 0.50m from the Front Building Line.

Garages that are not accessed from the primary frontage may be detached, at the discretion of the DAP. If permitted by the DAP, detached Garages must:

- not exceed 3.6m above ground level
- match or compliment the Dwelling in materials, colours and finishes

Garage width must not exceed 7m internally.

Provision for additional space for storage space or a workshop will be considered by the DAP, where the wall facing the Public Realm has appropriate articulation. Examples of appropriate articulation is the use of windows and/or steps in the wall, to the satisfaction of the DAP.

Garage door openings on single storey homes must not exceed 45% of the width of the lot frontage.

Roller doors are not permitted if they are visible from the Public Realm.

Proposals that incorporate triple garages will be considered on their merits. In addition to the other requirements in this section:

- the boundary that the Garage addresses lot must have a minimum length of 20m;
- the third car space must have a dedicated door; and
- the wall that contains the third door must be stepped back at least 500mm from the other front wall of the Garage.

5. LANDSCAPE ELEMENTS

5.1 Driveways

The driveway should not be wider than the Garage opening at the Dwelling and the width of the crossover at the property boundary.

Driveway must be set minimum 0.5m off the Side Boundary to allow for a planting strip along the Side Boundary of the lot.

Driveways must be constructed from:

- aggregate;
- patterned concrete; or
- exposed stone concrete.

Plain concrete or crushed rock driveways are not permitted

5.2 Retaining Walls

Retaining walls visible from the Public Realm must be constructed from a material and finish to complement the Dwelling, to the satisfaction of the DAP.

Acceptable finishes may include:

- Stone
- Render
- Timber sleepers with a minimum dimension of 200 x 100mm
- Decorative coloured concrete sleepers
- Face finish masonry

Retaining walls must be a maximum height of 1.0m. If a higher wall is required, more than one wall must be used in conjunction with graded slopes, battering and other landscape treatment to soften the appearance of the change in levels.

The minimum distance between two retaining walls is 600mm.

Residents must obtain all necessary permits and approvals from relevant authorities for retaining walls.

Any wall within 200mm of the boundary of an adjoining lot must have written approval from the adjoining lot owner.

It is the responsibility of the applicant to provide the written approval from the adjoining lot owner. A DAP approval is unlikely to be issued without the written approval noted above.

5.3 Side and Rear Fence (fencing on the boundary between Lots)

Lots in the Charlotte Rise Estate include boundary

fencing. This will be installed by the Developer on completion of the Dwelling.

No fence will be installed where there is an existing fence (for example, a lot which abuts another estate).

No fence will be installed where an existing Garage or building forms the boundary of the lot. All boundary fencing will be approximately 1.95m high.

Please refer to the Fencing Diagram for more information, a copy of which is attached to the contract of sale or can be obtained from the Developer.

Please contact the office of the Developer via email sales@bisinella.com.au or by phone on (03) 5274 4000 for a fencing request form when your house is near completion, or if you need a copy of the Fencing Diagram.

5.4 Return Fence (Fencing between the boundary fence and the Dwelling or Garage)

The owner must supply and install wing fences prior to an Occupancy Permit being issued so that the backyard is not visible from the Street.

The return fence must be located at least 1m behind the closest wall of the Dwelling or Garage.

5.5 Corner Fence (fencing on a side boundary that abuts the Public Realm)

The corner fence will be terminated a minimum of 3m behind the closest front wall of the Dwelling. It is the same as side and rear fencing in all other aspects. The owner will then supply and install a wing fence so that the corner features of the dwelling will be visible from the Public Realm.

5.6 Side Gates

Gates that form part of a fence must match the height, material and specifications of the fence.

5.7 Letterbox

The letter box must complement the Dwelling and front landscape in terms of materials, colour and style.

Single post letter boxes are not permitted.

The design of the letterbox forms part of the DAP approval process.

Details of the proposed letter box details must be included with the DAP approval submission.

6. ANCILLARY ITEMS

6.1 Outbuildings

Sheds and outbuildings must be no higher than 3.3m above Natural Ground Level and have a powder-coated or painted appearance.

6.2 Service Equipment

Satellite dishes, antennae or external receivers must be located so as to minimise visual impact from the Public Realm.

Heating and cooling units must be located so as to minimise visual impact from the Public Realm.

If heating and cooling units are located on the roof, they must be (where possible):

- positioned below the ridge line
- positioned to the rear of the roof; and
- coloured to match the roof as far as practical.

Photovoltaic cells, solar panels and the like may be located to maximise their efficiency if they integrate with the roof form.

6.3 Security Shutters/Doors

Roll down security shutters must not be visible from the Public Realm.

Security doors must be contemporary in appearance. Traditional or period type patterns are not permitted.

6.4 Screening

Ancillary structures and elements must be located so that they are not readily visible from the Public Realm. This include items such as:

- rubbish bin storage areas
- washing lines
- hot water systems
- any water storage tanks (provided at least 80% of any water storage tank is concealed)
- spa pumps
- external plumbing other than that for rainwater
- sheds and outbuildings

Trucks and commercial vehicles must be located so that they are not readily visible from the Public Realm when parked or stored on the lot.

Vehicle repairs must not be carried out in public view.

6.5 Signage

Signs to advertise the sale of a vacant lot are not permitted unless approved by the Developer.

One sign only may be erected to advertise the sale of a completed Dwelling.

Signs for Dwelling names and home businesses are not permitted.

6.6 Maintenance

It is the Purchaser's responsibility to ensure that:

- Any rubbish, including site excavations and building materials, do not accumulate on a lot, unless the rubbish is neatly stored in a suitably sized industrial bin or skip.
- Any rubbish, including site excavations and building materials, are not placed on any adjoining land, reserve or in any waterway.
- Excessive growth of grass or weeds does not occur.

If the Purchaser fails to comply with this section 6.2, the Purchaser authorises the Developer to do whatever works are necessary to remedy the breach and the Purchaser agrees to pay the Developer all costs incurred by the Developer.

6.7 Crossover and Footpath Protection

It is the responsibility of the Purchaser to ensure that any required asset protection permits are obtained prior to the commencement of building works.

The Purchaser must ensure that photographic evidence of any prior damaged public infrastructure within the vicinity of the lot is documented before construction commences.

Any damage arising from Dwelling construction activity must be rectified at the cost of the Purchaser.

6.8 Street Tree Protection

It is the responsibility of the Purchaser to ensure that any street trees and/or nature strips are protected during all building works. It is the Purchaser's responsibility to ensure that any damage caused during construction is rectified.

7. BOND

A bond is to be paid at settlement to ensure the conditions of these Design Guidelines are satisfied.

Upon completion of your new home, landscaping and fencing, please request a Bond Release Form from the Developer via email sales@bisinella.com.au or phone (03) 5274 4000.

Once the DAP has verified compliance, the bond will be returned to you by the Developer's solicitor.

Bisinella Developments retains the right to setoff or deduct from the bond any amount which the Purchaser is liable to pay Bisinella Developments under these Design Guidelines or the contract of sale.

All lots have a bond of \$5,000.

8. WHAT IS NEEDED TO PURCHASE A BLOCK?

To purchase a lot, you need to provide:

- Full names of the purchaser/s and the registered address/es (not a postal address)
- The name of your representative (i.e. solicitor or conveyancer) to whom the contract of sale will be sent.
- A 5% deposit is required. We only accept payment by direct deposit. We do not accept cash payments.

9. MORE INFORMATION

Please contact Bisinella Developments sale office via email sales@bisinella.com.au or phone (03) 5274 4000 if you have any questions or concerns regarding these Design Guidelines. We have established these Design Guidelines to ensure a high quality for your new home and neighbourhood. We are happy to assist you in meeting these requirements.

10. DISCLAIMER

This brochure contains only certain guidelines in relation to the construction of Dwellings and other buildings and landscaping on the lots in Charlotte Rise Estate.

There are further restrictions, conditions, covenants and obligations that require compliance in relation to the lot development both prior to and following the commencement of construction. These are contained in the contract of sale and the plan of subdivision.

The Purchaser acknowledges that no approval by the DAP will constitute any representation that the plans and specifications comply with any of the further restrictions, conditions, covenants and obligations contained in the contract of sale and the plan of subdivision.

Purchasers should seek legal advice in relation to the requirements of the vendor in relation to their lot development.

Bisinella

the key to your community

Sales enquiries email sales@bisinella.com.au
or call 03 5274 4000

L. Bisinella Developments PL
195 Forest Rd Sth, Lara
Monday to Friday 9am-5pm

bisinella.com.au

The materials set out above have been produced prior to detailed design and construction, are for illustration purposes only and do not constitute a representation by the Vendor (or its employees/agents/consultants) in respect to the size, form, layout or timing of the development in any manner. The materials set out above are subject to change at any time without prior or subsequent notice. Purchasers should not rely on the materials in any way. Changes may be made to detail layouts during the development by the Vendor, including to meet planning requirements. Purchasers must make and rely on their own enquiries. All final area dimensions of any lot sold will be as provided in the contract of sale and may differ from those in the materials.