



# OAKDENE

ESTATE

*at Ocean Grove*

## **DESIGN GUIDELINES**

**Oakdene Estate at Ocean Grove**

**162 – 240 Grubb Road, Ocean Grove**

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## INTRODUCTION

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Oakdene Estate is located at Ocean Grove on the Bellarine Peninsula. Oakdene Estate will provide a quality living environment consistent in character with its natural coastal setting.

The developers of Oakdene Estate at Ocean Grove have produced these Design Guidelines to assist you in preparing plans and designing your new home. The Design Guidelines are part of a covenant applying to all allotments on the estate to help ensure a commitment to quality and high standards in building design and construction. The Design Guidelines provide reassurance that neighbouring properties to yours will be required to meet the same standards and level of quality as you bring to your home.

These Design Guidelines will assist in developing a consistently high standard of housing that compliment the open-space network and landscaped character of Oakdene Estate.

The natural coastal character that will be provided at Oakdene Estate, will achieve a balance between building and landscape that reflects the more relaxed coastal neighbourhoods and style. The considered use of materials, colours, building design and landscape in your and your neighbours' homes will all ensure that the development of Oakdene Estate achieves a character that is consistent with its coastal setting and ensure that Oakdene Estate will be a pleasant and attractive place to live and relax.

It is important that you discuss these Design Guidelines with your architect or building designer at an early stage, so that they can be incorporated within your project. These Design Guidelines are not a substitute for any statutory planning rules, building rules and regulations, but are an adjunct to mandatory planning and building approvals.



## **1. HOUSE DESIGN APPROVAL PROCESS**

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All new buildings and any subsequent renovations must satisfy the requirements of these Design Guidelines. They have been carefully developed to protect the quality of residential development at Oakdene Estate at Ocean Grove.

### **1.01 DESIGN PANEL FOR RESIDENTIAL DEVELOPMENT**

Before any construction begins on your site, including a dwelling, fences, outbuildings or external fittings, you are required to obtain approval of your plans from the Oakdene Estate Design Review Panel.

To professionally assess your application, this panel comprises architects in conjunction with the estate planners and urban designers, the marketing agents and the developer.

Before you submit your plans to a Building Surveyor for approval, they must be evaluated and approved first by the Oakdene Estate Design Review Panel.

### **1.02 REQUIREMENTS FOR SUBMISSION**

To assist in the process of your plans being assessed in a professional and timely manner the Oakdene Estate Design Review Panel will need the following.

Provision of plans in an electronic (PDF) format is preferred and your plans must include:

- **SITE PLAN;** scale 1:200, showing the setback of all buildings from the title boundaries with a description of driveway materials used (note non-coloured concrete will not be accepted).
- **FLOOR PLANS;** with dimensions, indicating the layout of the dwelling. Roof plans with dimensions indicating the type and shape of the roof.
- **ELEVATION DRAWINGS;** of all four sides of the dwelling. The drawings must clearly show where the colours & materials will be used on the proposed dwelling with a separate colour board (see below).
- **COLOUR BOARD** showing the actual external colours & materials used, with names next to each, must be provided. This can be a scanned or photographed image provided this is an accurate representation and the name of the colour & material is listed next to each.
- **FENCES (AND GATES);** the position shown on the site or landscape plan, with fence heights, materials and colours clearly noted. It is important that the fences (and gates) shown on the landscape plan do not contradict the site plan. Where a dwelling is on a corner allotment, all fences addressing both streets must be capped.
- **LANDSCAPE PLANS** - all areas forward of the dwelling must be landscaped. All plants on the landscape plan need to be selected from the Oakdene Estate Residential Style Guide only. All landscape plans need to include a canopy tree, plus shrub species and groundcover. Landscape plans need to show a separate pedestrian path between the footpath and the front entry (this needs to separate to the driveway). Letterbox location and type (materials used) is also required.
- **EXTERNAL FEATURES & OUTBUILDINGS;** location of external fittings including air conditioner units, hot water service, solar panels, swimming pool, sheds, carports, TV antenna, and satellite dishes.

### **1.03 WHERE TO SEND YOUR PLANS**

Email your plans to [Oakdene@morgangriffin.com.au](mailto:Oakdene@morgangriffin.com.au) :

Morgan & Griffin  
Oakdene Estate Design Review Panel  
PO Box 16057  
COLLINS STREET WEST, VIC, 8007

**The Oakdene Estate Design Review Panel will then review your plans and provide an assessment within 14 calendar days.**

#### **1.04 ENCOURAGING DIVERSITY AND FLEXIBILITY**

The Design Guidelines are provided to protect the quality of residential development at Oakdene Estate, whilst encouraging diversity and flexibility in residential design.

The Oakdene Estate Design Review Panel can allow variations to the Design Guidelines, where the applicant demonstrates to the reasonable satisfaction of the Oakdene Estate Design Review Panel, that the quality of the applicant's design warrants a variation.

Consideration of the impact on amenity of adjoining lots will be taken into any consideration in the granting of a variation to the Design Guidelines.

#### **1.05 DWELLINGS PER LOT**

All lots at Oakdene Estate, with the exception of large lots identified as medium density development sites (refer Oakdene Estate master plan), are controlled by a covenant that restricts development of a lot to only one dwelling.

No variation to this covenant, including for separate 'granny flats', will be considered.

#### **1.06 PLANNING SCHEME**

All single dwelling lots in the State of Victoria are required to comply with Clause 54 (One Dwelling per Lot) of an area's planning scheme, and as such applies to Oakdene Estate at Ocean Grove.

These Design Guidelines provide some permissible variations to Clause 54 that will be considered in the assessment of proposals presented to the Oakdene Estate Design Review Panel.

Where no modifications are detailed within these Design Guidelines, the requirements of the planning scheme will continue to apply to the design of a dwelling.

The assessment of compliance with regards to these matters is not the responsibility of the Oakdene Estate Design Review Panel and approval of designs by the Oakdene Estate Design Review Panel does not, and should not be considered to, constitute compliance with the planning scheme.

#### **1.07 PLANNING & PERMIT**

A Planning Permit is not required for houses built at Oakdene Estate provided you comply with the requirements of the relevant planning scheme.

#### **1.08 BUILDING PERMIT**

Once approved by the Oakdene Estate Design Review Panel, you will then need to submit your proposal for a Building Permit as required by the State of Victoria prior to works commencing on site.

The Oakdene Estate Design Review Panel will provide documentation indicating a dwelling's design complies with the Design Guidelines, and complies with the requirements of the covenant on title, which forms part of the requirements of a Building Permit approval.

Building Permits are provided by registered Building Surveyors. Determination of compliance with the Building Code of Australia, Australian Standards and relevant aspects of state planning schemes is the responsibility of your appointed Building Surveyor.

Note – a certificate of occupancy must not be issued prior to the installation of the driveway.



## 2. SITING AND SOLAR ORIENTATION

Sufficient information must be provided within the submitted documentation to demonstrate compliance with the following to the satisfaction of the Oakdene Estate Design Review Panel. Failure to supply sufficient or clear documentation may result in requests for additional documentation to be supplied. The need for further information will extend the period of time that the Oakdene Estate Design Review Panel will need prior to assessment of your plans being able to commence.

### 2.01 SETBACKS

#### Objective

To maintain an open attractive setting Oakdene Estate encourages the design of dwellings that consider the following aspects in relation to their siting and setbacks:

- position of adjacent dwellings,
- solar orientation, and
- the ability to provide canopy contributing planting.

Designs that include at least one generous side setback are encouraged. Designs that also include greater articulation resulting in areas of increased setback from boundaries are also encouraged and will be taken into account as part of their assessment.

Front and side setbacks should consider the position and design of dwellings built (or approved) on adjacent lots in their design. The Oakdene Estate Design Review Panel will require proposals to respond to their immediate context which may result in specific variations to the standard setbacks (i.e. controls on boundaries that can / cannot have zero or minimum setbacks relative to neighbouring conditions).

Generally large front setbacks (greater than 8.0m) are discouraged, however consideration of orientation and the appropriate position of secluded private open space will be taken into account in the assessment of designs. Compliance with the fence standard (refer Section 4 Fences) of these Design Guidelines will govern the determination of acceptability of larger proposed front setbacks.



## Standard

For Lots *less than 700m<sup>2</sup>* the following minimum setbacks apply:

<i>Boundary</i>	<i>Minimum Setback</i>
Front	4.0m
Side	0m to one boundary only (carport / garage only) (1.0m to other)
Side on Corner Site	2.0m
Rear	2.0m



For Lots *between 701m<sup>2</sup> and 1000m<sup>2</sup>* the following minimum setbacks apply:

<i>Boundary</i>	<i>Minimum Setback</i>
Front	5.0m
Side	1.0m (both sides)
Side on Corner Site	2.0m
Rear	4.0m



For Lots *greater than 1000m<sup>2</sup>* the following minimum setbacks apply:

<i>Boundary</i>	<i>Minimum Setback</i>
Front	7.0m
Side	2.0m (both sides)
Side on Corner Site	2.0m
Rear	7.0m

Increasing the setback of the garage may assist in reducing its dominance from the street.

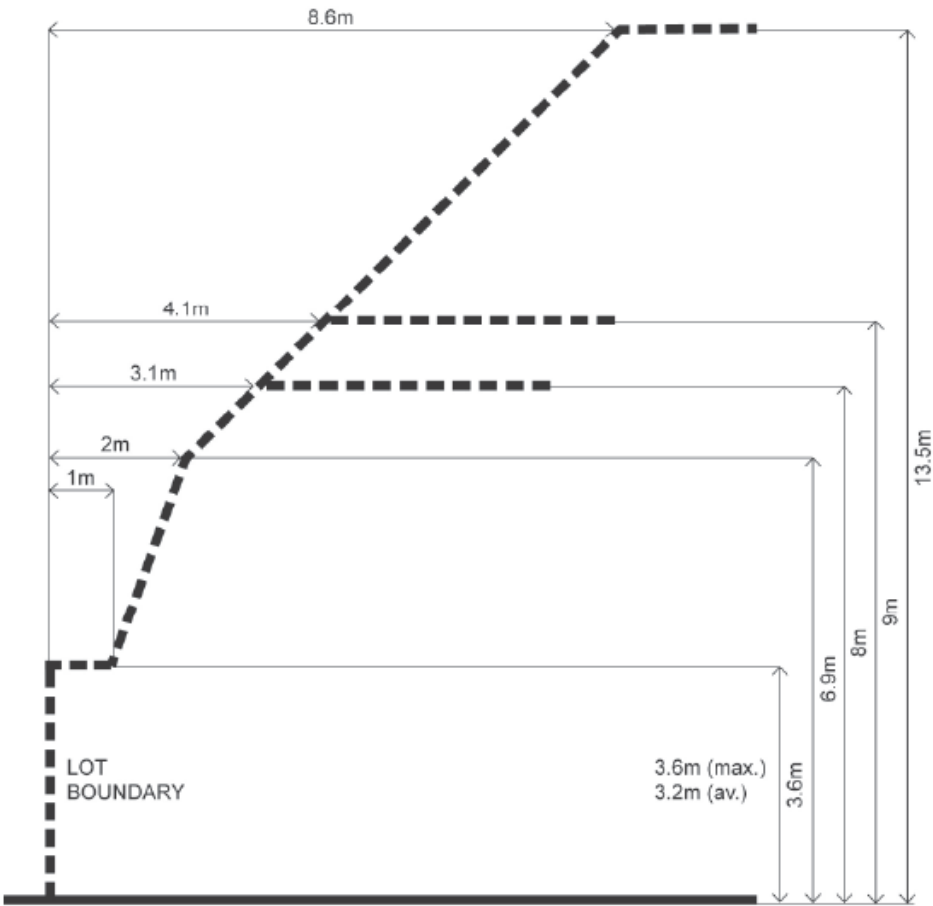


Entry porches and open verandahs may encroach into the front setback by a maximum of 1.0m. Design of such elements should assist in the articulation and entry definition of the dwelling (refer Section 3 Building Design). Eaves can project into side and rear setbacks a maximum of 0.5m.

Compliance with upper level setbacks of the requirements of the planning scheme (Standard A10, Clause 54, One Dwelling on a Lot) is to be demonstrated within all submissions to the Oakdene Estate Design Review Panel (refer diagram below).

The averaging of front setbacks of adjacent properties will continue to apply as per the Planning Scheme requirements (refer Table A1, Standard A3, Clause 54, One Dwelling on a Lot). This needs to be considered in the design and is to be demonstrated within all submissions to the Oakdene Estate Design Review Panel.

**DIAGRAM A1 Upper level setbacks:**



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<sup>1</sup> Standard A10, Clause 54 – One Dwelling on a Lot, Victorian Planning Scheme



## 2.02 PASSIVE SOLAR DESIGN & ENERGY EFFICIENCY

### Objective

Oakdene Estate encourages the design of dwellings that demonstrates passive solar design and energy efficiency principles. Orientation of dwellings on the site, floor plans and the placement of windows all influence the ability of dwellings to be passively heated and ventilated. The careful consideration of these principles should form part of the overall design of dwellings.

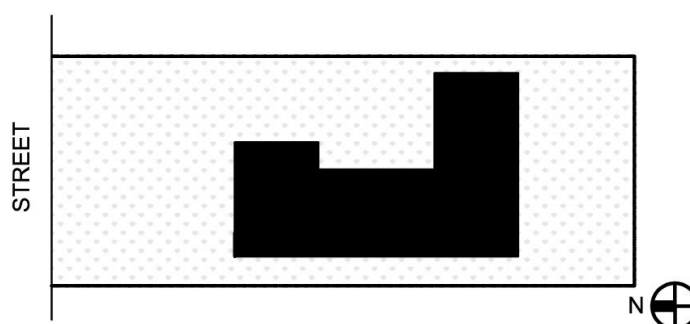
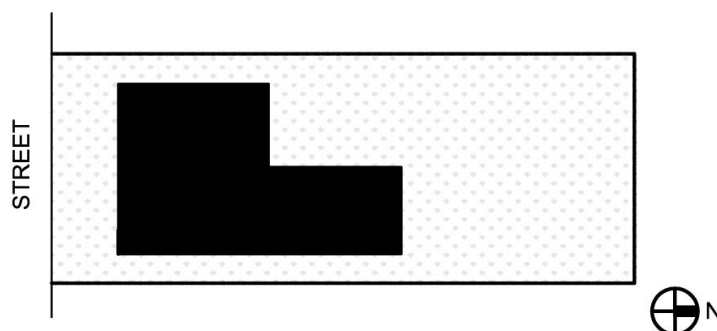
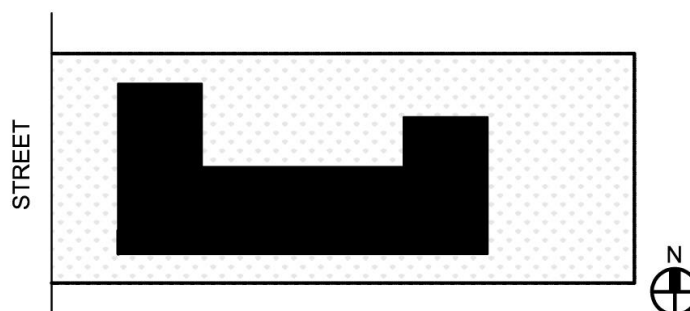
### Standard

The planning of all dwellings should respond specifically to the orientation of the site. The Oakdene Estate Design Review Panel will consider practical site layout and building design options as part of their assessment. Site specific design responses such as dwellings that incorporate courtyards, large side setbacks and front setback treatment will be considered as part of the assessment. Primary living areas within dwellings should be afforded a northern orientation and be set back at least 3.0m from boundaries or other walls for internal courtyards to maximise solar access to these areas.

Placement of windows that allow for cross ventilation where practical is encouraged.

Windows require solar protection with a minimum 450mm eave, or through the use of other solar protection measures such as pergolas and verandas. On single storey dwellings, eaves to the front are required to return and continue a minimum distance of 3m along the side wall, unless this is a boundary wall. Corner lot dwellings require eaves to both street frontages.

Careful consideration of west facing windows needs to include appropriate measures, such as landscaping or screening to minimise adverse impact of their western orientation.



## 2.03 DRIVEWAYS, VEHICLE POSITION & PROVISION

### Objective

Driveways and car parking should not dominate the streetscape or the front setback of lots.

The type, number and position of vehicle parking spaces provided to all dwellings should be designed to minimise the impact on the streetscape and avoid congestion on streets within Oakdene Estate.

### Standard

All lots are to be provided with a single crossover only. Non-coloured concrete driveways are not permitted. The use of exposed aggregate, paving and individual surface treatments is encouraged.

Position of cross over, car parking and turning facilities are to be designed to minimise the total paved area (permeable or impermeable) within the front setback and ensure significant portions of the front setback areas are retained for landscaping.

All lots must be provided with a minimum of 2 car spaces and be consistent with the following;

<i>Lot Size:</i>	<i>Minimum car parking requirements:</i>
700m <sup>2</sup> or less	1 covered car space in the form of either a garage or a carport A second car space can be provided in tandem to this space within the property boundary.
Greater than 700m <sup>2</sup>	2 covered car spaces in the form of either a garage or a carport. Tandem garages are discouraged.

Space should not be provided forward of the dwelling for boats, caravans or trailers, and where provided, should be adequately screened from view.

Garages should be positioned and designed to minimise dominance to streetscape.

Driveways are to be completed prior to occupation of dwellings.



### 3. BUILDING DESIGN

The building design must be clearly detailed to a sufficient level of documentation to the reasonable satisfaction of the Oakdene Estate Design Review Panel. Should a sufficient level of detail not be supplied to allow full assessment in the opinion of the Oakdene Estate Design Review Panel further documentation will be requested prior to assessment being able to commence.

#### 3.01 STYLE

##### Objective

Oakdene Estate encourages individual dwelling designs that reflect and complement its natural coastal setting. Designs should provide a response to this setting reflecting the preferred light weight, modern style seen throughout Ocean Grove and the Bellarine Peninsula.

##### Standard

Modern individual design solutions are encouraged and will generally be afforded greater flexibility with respect to the requirements of these Design Guidelines. Heritage reproduction styles or excessive fenestration detailing is not permitted within Oakdene Estate.

Oakdene Estate discourages the repetition of identical and very similar front facades on dwellings within the estate. The Oakdene Design Review Panel considers important elements to the front facade including patio and roof design, windows, articulation, and the variety of materials and colours used.

Once a dwelling is approved, there needs to be a minimum of two other properties spacing before another very similar front facade is considered for approval. This includes sites opposite, on adjacent corners, and on either side of the approved dwelling. The diagram below is **indicative only**, and the Oakdene Design Review Panel retains the right to *approve / not approve* applications where dwellings have very similar front facades in the immediate vicinity.



### 3. BUILDING DESIGN

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### 3.02 MATERIALS & COLOURS

#### Objective

Material and colour palettes should reflect the preferred natural coastal character of Oakdene Estate. Use of heavy, typically urban and suburban, materials is discouraged.

Materials, such as timber and stone, and colours that reflect the natural environment will be preferred as the dominant elements within designs.

#### Standard

Dwelling designs should incorporate a variety of materials and colours to distinguish and give prominence to different aspects of the dwelling and assist in its articulation and individual identity of the dwelling.

The use of materials such as exposed natural timber, natural stone and more natural colour tones is encouraged. While they may be deemed to be appropriate in selective and specific areas the excessive use of bright and bold colours is generally discouraged.

The excessive use of smooth cut, exposed brickwork is not permitted on any facade.

The use of metal roofing is encouraged.

**Roof tiles (concrete, ceramic or clay) will not be permitted.**

Metal roofing and wall cladding should not be selected from heritage colour ranges. Roof sheeting is to be non-reflective.

Walls built on boundaries should be finished to a level consistent with the finish of the remainder of the dwelling. If an adjacent lot has been built upon, consideration of the materials and/ or colours of the existing dwelling on that lot should be taken into account.





### 3.03 ARTICULATION

#### Objective

Dwellings are encouraged to exhibit significant articulation both vertically and horizontally, allowing variation in shadows and light. This will also assist in minimising overshadowing of adjoining properties and secluded private open space of the dwelling itself. The use of variation in materials to assist in the reading of the articulation is also encouraged.

#### Standard

Buildings should be designed such that there are a variety of setbacks from the boundary into any one elevation at ground level, upper level, and relative to ground and upper levels. The selective use of cantilevers of upper levels is encouraged to assist in creating interest and providing sun shading to lower level windows. Positioning of areas of larger setback should consider orientation, relative position within the dwelling and landscaping opportunities.

The use and variation of window sizes and shapes can assist in the articulation of dwellings and will be considered by the Oakdene Estate Design Review Panel. Solar protection measures, including eaves, patios and pergolas will also assist in achieving a degree of articulation.

Dwellings should be designed so that there are no long, continuous areas of wall.

Two-storey dwellings should be designed so that extensive areas of straight two storey walls are avoided.

Simple changes of materials on a single plain, or with very little separation, will not necessarily be considered as responding to the need for articulation to be incorporated into designs.



### 3.04 DESIGN DETAIL

#### Objective

The composition of the overall design of dwellings at Oakdene Estate should consider how the dwelling contributes to the preferred character and quality of the streetscape. Definition of entry, address to the street, and the appropriate level of detail all provide interest and individuality to a dwelling which in turn contributes to the overall appreciation and quality of the environment of Oakdene Estate as a whole.

#### Standard

Pedestrian entries and approaches to dwellings should be given prominence over driveways, garages and carports (vehicular entrances). Designs that incorporate interesting entry features that provide both a pedestrian orientation and a human scale while presenting individual detailing and presentation to the street are encouraged.

Designs should make garages in general, and garage doors in particular, recessive elements. Incorporating techniques such as blending garages and garage doors with surrounding walls, non-perpendicular orientation with front boundary and recessed entrances may help to minimise the prominence of these elements.

Use of exposed structure, including rafter tail ends, pergolas and posts will assist in achieving the desired coastal character of dwellings.

Linking of design detail into landscape features will also assist in achieving the desired level of detailing.

Use of standard heritage fenestration is not permitted.



## 4. FENCES

Any fences proposed must be fully specified and details supplied to the Oakdene Estate Design Review Panel for approval.

### 4.01 POSITION & HEIGHT

#### Objective

Fencing within Oakdene Estate should aim to achieve a balance between defining private property and maintaining an open visible streetscape.

#### Standard

The use of open front boundaries with no front fences is the preferred front boundary treatment. Where no front fence is proposed, there should be no side fencing forward of the front of the building.

Where fences on front boundaries are proposed, these should be no higher than 1.2m and be primarily transparent.

Side and rear fences are to be built on boundaries and are to be between 1.8m and 2.0m in height. Side fences forward of dwellings should be stepped down to a maximum of 1.5m within 2.0m of front boundaries.

Where a dwelling is on a corner lot the side fence up to the nominated front setback will be considered as a front boundary fence. **All fences addressing both streets must be capped or brush fencing may be considered to achieve a sense of address to both streets. An area of landscaping between the side boundary and the fence on corner allotments is encouraged.**

Where a lot has a northern orientation to the front, high front fences up to 1.8m high, forward of the dwelling will be considered by the Oakdene Estate Design Review Panel if it can be demonstrated as preferable to providing good solar access to living areas to the dwelling. In these situations, fences should not extend more than 1.0m forward of the nominated front building setback.

Where approved, a proposal must:

- provide front building setbacks in excess of the minimum requirements of these Design Guidelines;
- incorporate landscaping forward of the fence; and
- be a maximum of 50% of the width of the lot.





## 4.02 MATERIALS & DESIGN

### Objective

Fencing materials and design should be consistent with the building design and the preferred natural coastal character at Oakdene Estate. Particular attention should be paid to incorporating all front boundary fences, and side fences on corner lots, into the landscaping both in design and material selection.

### Standard

The use of timber and brush fencing is encouraged for any fences that are visible from the street. Preference will be given to fences that provide individual and unique contributions to the streetscape and that compliment the design and materials used in the dwelling.

Standard timber paling and metal sheet fences are acceptable within enclosed, non public boundaries.

Standard timber paling and metal sheet fences are not permitted on side boundaries that address streets on corner allotments. All fences that address streets must be capped.

Standard timber paling and metal sheet fences are not permitted in prominent locations to the streetscape, including side fences forward of the dwelling and fences enclosing rear yards visible from the street.



## 5. LANDSCAPING

To avoid delays in receiving stamped approval of your plans, a landscape design must be completed for the area in front of the proposed dwelling and included as part of the submission for approval to the Oakdene Estate Design Review Panel. For corner sites this landscape plan must address both street frontages.

The landscape plan must show an outline of your dwelling. All plants on the landscape plan need to be selected from the Oakdene Estate Residential Style Guide only. All landscape plans need to include a canopy tree, plus shrub species and groundcover.

Landscape plans need to show a separate pedestrian path between the footpath and the front entry (this needs to be separate to the driveway).

Letterbox location and type (materials used) is also required. Letterboxes must be located within the lot and should compliment the style and materials of the dwelling and details should be provided as part of a submission. Novelty mailboxes are not permitted.

### 5.01 DESIGN DETAIL

**Objective** Landscaping of lots should compliment the building design and respond to the preferred natural coastal character of Oakdene Estate. Consideration in the building design and siting should be given to the accommodation of appropriate landscaping areas than can include aspects of upper, middle and lower level landscaping.

#### Standard

It is encouraged that all dwellings incorporate features within the landscaping which link to the design of the dwelling. The use of 'built' landscape elements forward of the dwelling will be considered if these are demonstrated as complimenting the overall building design.

Hard landscaping should be kept to a minimum and generally only be provided to provide a link between internal and external areas on the lot. The extent of hard landscaping should not inhibit the provision of larger canopy contributing trees to all lots. Lawns and vegetation on lots less than 400m<sup>2</sup> forward of setback is encouraged.

Artificial lawns are not allowed in front setback.





## 5.02 PLANT SELECTION

### Objective

Plant selection within Oakdene Estate should primarily include locally indigenous plant species, plants at upper, middle and lower canopy levels and encourage native fauna. Design of landscapes should be drought tolerant to minimise water use demand.

### Standard

All landscape designs should incorporate trees that will contribute to an overall canopy.

**All plants on the landscape plan must be selected from the *Oakdene Estate Residential Style Guide- Plant Species List* (refer Appendix 2). All landscape plans need to include a canopy tree, plus shrub species and groundcover.**

Planting within secluded private open spaces can include non-indigenous and exotic species, however large non-indigenous canopy contributing trees are not encouraged. All landscape designs should consider water use and drought tolerance as part of the plant selection and positioning.

## 6. EXTERNAL FIXTURES & OUT BUILDINGS

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Any proposed external fixtures and outbuildings must be included on submitted plans and be approved by the Oakdene Estate Design Review Panel. Full details including plans, elevations and materials must be supplied and detailed to the satisfaction of the Oakdene Estate Design Review Panel.

### 6.01 OUT BUILDINGS

#### Objective

Sheds and other out buildings should be sized and designed to compliment the dwelling design and layout. The incorporation of storage facilities into garages and carports is preferred to stand alone buildings.

#### Standard

Materials used in sheds should match or compliment the dwelling. Galvanised iron or zincalume sheds are not permitted.

Sheds should be a maximum 10m<sup>2</sup> and have a maximum height of 2.4m.

No relocated buildings, shipping containers or structures are to be erected on site without the written approval of the Oakdene Estate Design Review Panel unless these are erected during construction and will be removed before occupation of the dwelling.

## 6.02 EXTERNAL FIXTURES

### Objective

External servicing fixtures on dwellings should not be visible from public areas within Oakdene Estate and their impact on adjacent properties should be minimised.

The design of other external structures or features required for the use of the dwelling should either not be visible from the street or be designed to compliment the building and landscape design.

### Standard

Air conditioners and evaporative coolers, hot water units and other heating systems and water tanks must be located out of public view. Where this is not possible these units must be screened from view with screens that are complimentary to the building design. Large roof mounted air-conditioning units should not be able to be viewed from public areas. Units must be located to ensure that adverse and unacceptable levels of noise do not disturb adjacent dwellings.

TV antennae and satellite dishes must be located to the rear or side of dwellings. All reasonable efforts should be employed to locate these elements away from public view. Consideration of available technology (i.e. fibre to the home) should be employed within designs where practicable.

Solar hot water systems, solar panels and rainwater tanks are encouraged but all reasonable measures should be taken to minimise their visibility from the street. Measures recommended may include selection of hot water units with remote storage tanks.

General service areas, such as clothes lines and bin storage areas, must either be located out of public view or, if bins are to be stored in visible areas, they are to be fully screened with materials compatible to the building and landscape design.



### **6.03    STORMWATER MANAGEMENT – Selected Allotments with Mandated Rainwater Tanks Installed**

Selected allotments within Stages 17, 19, 20, 21, 22 and 23 will have underground rainwater tanks and pumps installed in accordance with the Council approved Oakdene Estate Stormwater Management Strategy. Refer to appendix 4 for details of the Developer installed tank and supplied pump for installation by your builder.

The system is to be maintained by the lot owner and is to be based on the installation of a domestic purple pipe and tap installation for toilet flushing and garden use only. The tank must not be plumbed for potable consumption.

The location of the rainwater tanks, pumps and associated piping need to be identified on the site and landscape plans submitted for approval. The following will be reviewed by the Design Review Panel:

- Stormwater plan or notes to confirm piping to and from the stormwater tank and pump
- Notes or plan confirming the tank is to be plumbed to fixtures as specified
- The requirements for the location of the driveway and other vehicular trafficked surfaces relative to the tank, as shown on the Typical Tank Arrangements drawing in Appendix 4.
- Location of large trees, garden sheds or other out buildings to reduce the impact on the stormwater tank.

The current Victorian building regulations apply a minimum 6 Star Standard to the thermal performance of a new home. New homes are required to include the installation of either a solar hot water system or a rainwater tank for toilet flushing. Accordingly, whilst also assisting the Oakdene Estate achieve its stormwater management objectives the installation of the underground tank and pump will assist with the sustainability of the home.

## 7. **NBN Co. KEY INFORMATION FOR PURCHASERS, BUILDERS & CABLERS**

### **Objective**

All wiring of external and internal conduit paths to homes within the estate are in accordance with the new wiring requirements as stated in Appendix 3 (NBN Guide)

### **Standard**

Any failure to comply with the NBN Co In-Home Wiring Guide may prevent connection to the Network Infrastructure, or may require the purchaser to incur additional costs in order to connect to the Network Infrastructure.

### **Note**

Contractors & designers are required to check with the NBNCo. technical guidelines for the latest requirements [www.nbnco.com.au](http://www.nbnco.com.au)

## 8. DEFINITIONS

Term	Definition
<i>Articulation</i>	<i>The use of horizontal and vertical stepping and detailing of elements to break up the overall façade into smaller components.</i>
<i>Australian Standards</i>	<i>Standard approved by Standards Australia.</i>
<i>Building</i>	<i>A permanent structure constructed on a particular piece of land.</i>
<i>Building Code</i>	<i>Refers to the Building Code of Australia. Comprises a set of rules that specify the minimum acceptable level of safety for buildings.</i>
<i>Building Permit</i>	<i>Building permits are the documents that signify that a building surveyor has approved building work prior to its commencement. A Building Permit must be granted prior to starting any building works.</i>
<i>Building Surveyor</i>	<i>An independent professional with the power to issue building permits and occupancy permits.</i>
<i>Carport</i>	<i>A roofed, open or semi-enclosed structure for sheltering of motor vehicles, attached to, adjacent to, or near a house.</i>
<i>Design Guidelines</i>	<i>(Or Oakdene Estate Design Guidelines) are part of a covenant applying to all allotments on the estate to help ensure a commitment to quality and high standards in building design and construction.</i>
<i>Dwelling</i>	<i>A building or a part of a building intended for use as a residence by a single household.</i>
<i>Front Fence</i>	<i>A restricting structure placed on or set back from the front boundaries of an allotment or an enclosure of open areas to maintain privacy and/or security, or to define that boundary.</i>
<i>Facade</i>	<i>The side of the building that addresses either the front, side or rear boundary on the site upon which the building is located.</i>
<i>Garage</i>	<i>An enclosed structure for the secure storage of motor vehicles. May be either a 'single garage' for one vehicle, or a 'double garage' for two vehicles.</i>
<i>Out Building</i>	<i>A building not intended for human habitation but forming an accessory to the principal dwelling including a carport, shed, or greenhouse.</i>
<i>Oakdene Estate Design Review Panel</i>	<i>This panel comprises architects in conjunction with the estate planners and urban designers, the marketing agents and the developer.</i>
<i>Pergola</i>	<i>A horizontal trellis or framework, supported on posts that may form a covered area.</i>
<i>Planning Permit</i>	<i>A legal document that gives permission for a use or development on a particular piece of land. It is always subject to a time limit.</i>  <i>The responsible authority may impose conditions when granting a permit. (A Planning Permit is not required at Oakdene Estate generally).</i>



<i>Planning Scheme</i>	<i>Controls land use &amp; development within a municipality.</i>
<i>Public Area</i>	<i>Comprises the shared urban area and spaces, the structures that relate to those spaces and the infrastructure that supports and serves them streetscapes, footpaths, public car parks, parks and reserves.</i>
<i>Public View</i>	<i>Areas of private property able to be seen from public areas.</i>
<i>Rafter Tail ends</i>	<i>The ends of the rafters that are visible external to the building structure.</i>
<i>Setback</i>	<i>A horizontal distance from the front, rear or side of a boundary or building.</i>
<i>Verandah</i>	<i>An open or partly open portion of a house or building, or a roofed space attached to a building outside the principal rooms, and covered either by the main roof or a separate, lower roof.</i>

## 9. FURTHER INFORMATION

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If you require any further information, or have questions about these guidelines, or anything else relating to **Oakdene Estate at Ocean Grove** please contact the following parties;



Kerleys Coastal Real Estate  
Contact: Damian Cayzer  
101 Point Lonsdale Road,  
(P.O Box 1)  
POINT LONSDALE VIC 3225

M: 0416 035 000  
P: (03) 52584100  
F: (03) 52581443

Email: [damian.cayzer@kerleys.com.au](mailto:damian.cayzer@kerleys.com.au)



Morgan & Griffin  
Oakdene Estate Design Panel  
PO Box 16057  
COLLINS STREET WEST, VIC, 8007

Phone: (03) 9650 2516

Email: [oakdene@morgangriffin.com.au](mailto:oakdene@morgangriffin.com.au)

## 10. APPENDICES

### APPENDIX 1: OAKDENE ESTATE DESIGN REVIEW PANEL ASSESSMENT CHECKLIST

#### DOCUMENTATION AND DRAWINGS REQUIRED FOR SUBMISSION

**\*THIS CHECKLIST MUST BE COMPLETED & SUBMITTED WITH DOCUMENTATION & DRAWINGS**

NAME: \_\_\_\_\_ TELEPHONE (MOBILE PREFERRED): \_\_\_\_\_

OAKDENE ESTATE ADDRESS / LOT NO.: \_\_\_\_\_

DATE INITIAL DOCUMENTS SUBMITTED: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

- 
- ☐ SITE PLAN 1:200 INDICATING NORTH
  - ☐ SETBACK SHOWN FROM ALL TITLE BOUNDARIES
  - ☐ FLOOR PLANS WITH DIMENSIONS
  - ☐ ROOF DIMENSIONS, ROOF TYPE & SHAPE noting roof colour and material
  - ☐ ELEVATION DRAWINGS – ALL 4 SIDES noting where colour and material is used
  - ☐ DESCRIPTION OF EXTERNAL FINISHES ON PLANS & ELEVATIONS
  - ☐ COLOUR BOARD – showing external colours & materials used, with names
  - ☐ DESCRIPTION OF FENCES - listing fence height, materials & colour
  - ☐ POSITION OF FENCES SHOWN ON SITE OR LANDSCAPE PLAN
  - ☐ FENCE HEIGHTS (SIDE, REAR & ANY FENCES FORWARD OF THE DWELLING)
  - ☐ LETTERBOX LOCATION & TYPE/ MATERIALS
  - ☐ LANDSCAPE PLANS – indicating paving/plantings with separate pedestrian path shown to the front entry (not just the driveway entry)
  - ☐ PLANT SELECTION - list as per *Oakdene Plant Species List* (refer Appendix 2 )
 

1.....	2.....	3.....
4.....	5.....	6.....
7.....	8.....	9.....
  - ☐ DRIVEWAY MATERIALS / COLOUR
  - ☐ LOCATION OF EXTERNAL FITTINGS – including air conditioner units, hotwater service, solar panels, sheds, carports, TV antennae, satellite dishes, swimming pools

## APPENDIX 2: OAKDENE ESTATE RESIDENTIAL STYLE GUIDE - PLANT SPECIES LIST



### Oakdene Estate Residential Style Guidelines - Plant Species List

Botanical Name	Common Name	H x W	Indigenous	Native
<b>Groundcover &amp; Tussock Species</b>				
<i>Amperea xiphoclada</i>	Broom Spurge	0.3 - 0.8 x 0.4 - 0.5m		Δ
<i>Brunonia australis</i>	Blue Pincushion	0.1 - 0.5 x 0.1 - 0.15m		Δ
<i>Bulbine bulbosa</i>	Bulbine Lily	0.2 - 0.6 x 0.3m		Δ
<i>Chrysocephalum apiculatum</i>	Common Everlasting	0.3 x 1 - 2m	Δ	
<i>Cynoglossum australe</i>	Australian Hound's-tongue	0.3 - 1 x 0.5 - 3m		Δ
<i>Dianella sp.</i>	Black Anther Flax-lily	0.5 x 1.5 - 2.0		Δ
<i>Leucophyta brownii</i>	Cushion Bush	0.3 x 0.3m		
<i>Lomandra sp.</i>	Spiny-headed Mat-rush	0.5 - 1 x 0.5 - 1.2m		Δ
<i>Pimelea humilis</i>	Common Rice-flower	0.2 x 0.7m	Δ	
<i>Pimelea serpyllifolia</i>	Thyme Rice-flower	Up to 1m		Δ
<i>Poa poiformis</i>	Blue Tussock Grass	1 x 1m		Δ
<i>Poa sp.</i>	Tussock Grass	0.8 x 0.8m		Δ
<i>Rhagodia candolleana</i>	Seaberry Saltbush	2 x 2.5m		Δ
<i>Scaevola albidia</i>	Coast Fan-flower	Up to 0.5m		Δ
<i>Stackhousia monogyna</i>	Creamy Candles	0.2 x 0.2m		Δ
<i>Stylidium graminifolium</i>	Grass Trigger-plant	0.5 x 0.25m		Δ
<i>Swainsona lessertifolia</i>	Coast Swainson-pea	0.2 x 0.8m		Δ
<i>Tetragonia implexicoma</i>	Bower Spinach	2.5 x 2m		Δ
<i>Wahlenbergia gracilis</i>	Australian Bluebell	0.1 x 0.5m		Δ
<i>Westringia varieties</i>	Westringia / Native Rosemary	1.5 x 1.5m		Δ
<b>Shrub Species</b>				
<i>Acacia paradoxa</i>	HedgeWattle	3 x 4m	Δ	
<i>Acacia verticillata</i>	Prickley Moses	2 - 6 x 3 - 5m		Δ
<i>Allocasuarina misera</i>	Dwarf Sheoke	0.5 x 1 - 2m	Δ	
<i>Banksia marginata</i>	Silver Banksia	1 - 10 x 1 - 5m	Δ	
<i>Bursaria sp.</i>	Sweet Bursaria	2 - 6 x 2 - 3m		Δ
<i>Bursaria spinosa var macrophylla</i>	Sweet Bursaria	2 - 6 x 2 - 3m	Δ	
<i>Daviesia latifolia</i>	Hop Bitter-pea	1 - 3 x 1 - 3m	Δ	
<i>Dillwynia cinerascens</i>	Grey Parrot-pea	0.6 x 1.5m	Δ	
<i>Dillwynia glaberrima</i>	Smooth Parrot-pea	1 - 2 x 1 - 2m	Δ	
<i>Dodonaea viscosa</i>	Giant Hop-bush	1 - 3 x 1 - 3m	Δ	
<i>Leptospermum continentale</i>	Prickley Tea-tree	1 - 4 x 1 - 2m	Δ	
<i>Leptospermum laevigatum</i>	Coast Tea-tree	2 - 4 x 2 - 3m		Δ
<i>Leucophyta brownii</i>	Cushion Bush	0.3 x 0.3m		Δ
<i>Leucopogon parviflorus</i>	Coast Beard-heath	1 - 4 x 2 - 3m	Δ	
<i>Leucopogon virgatus</i>	Common Beard-heath	0.3 - 1 x 0.2 - 0.6m	Δ	
<i>Lotus australis</i>	Austral Trefoil	Up to 0.6m		Δ
<i>Myoporum insulare</i>	Boobialla	6 x 3m	Δ	
<i>Olearia axillaris</i>	Coast Daisy-bush	1 - 2 x 1 - 1.5m	Δ	
<i>Ozothamnus turbinatus</i>	Coast Everlasting	1 - 3 x 1.5m		Δ
<i>Xanthorrhoea australis</i>	Austral Grass Tree	Up to 3m	Δ	
<b>Tree Species</b>				
<i>Acacia dealbata</i>	Silver Wattle	6 - 30 x 5 - 10m		Δ
<i>Acacia implexa</i>	Lightwood	5 - 15 x 4 - 7m	Δ	
<i>Acacia melanoxylon</i>	Blackwood	5 - 30 x 4 - 15m	Δ	
<i>Acacia pycnantha</i>	Golden Wattle	4 - 7 x 2 - 5m	Δ	
<i>Allocasuarina verticillata</i>	Drooping Sheoke	4 - 11 x 3 - 6m	Δ	
<i>Banksia integrifolia</i>	Coast Banksia	1 - 10 x 1 - 5m		Δ
<i>Banksia integrifolia</i>	Coast Banksia	10 - 20 x 6 - 10m		Δ
<i>Callistemon sieberi</i>	River Bottlebrush	3 - 10 x 2 - 10m		Δ
<i>Eucalyptus leucoxylon cv Eukie Dwarf</i>	Dwarf Yellow Gum	7 x 5m		Δ
<i>Eucalyptus leucoxylon ssp. Bellarinensis</i>	Bellarine Yellow Gum	18 x 12m	Δ	
<i>Eucalyptus nicholii</i>	Narrow-Leaved Black Peppermint	10 - 15 x 5 - 10m		Δ
<i>Eucalyptus ovata</i>	Swamp Gum	8 - 30 x 8 - 20m	Δ	
<i>Eucalyptus scoparia</i>	Wallangara White Gum	12 x 8m		Δ
<i>Eucalyptus viminalis</i>	Manna Gum	10 - 20 x 8 - 15m	Δ	
<i>Exocarpos cupressiformis</i>	Cherry Ballart	3 - 8 x 3 - 5m	Δ	
<i>Melaleuca lanceolata</i>	Moonah	8 x 6m	Δ	
<i>Melia azedarach</i>	Chinaberry, White Cedar	10 x 10m		Δ

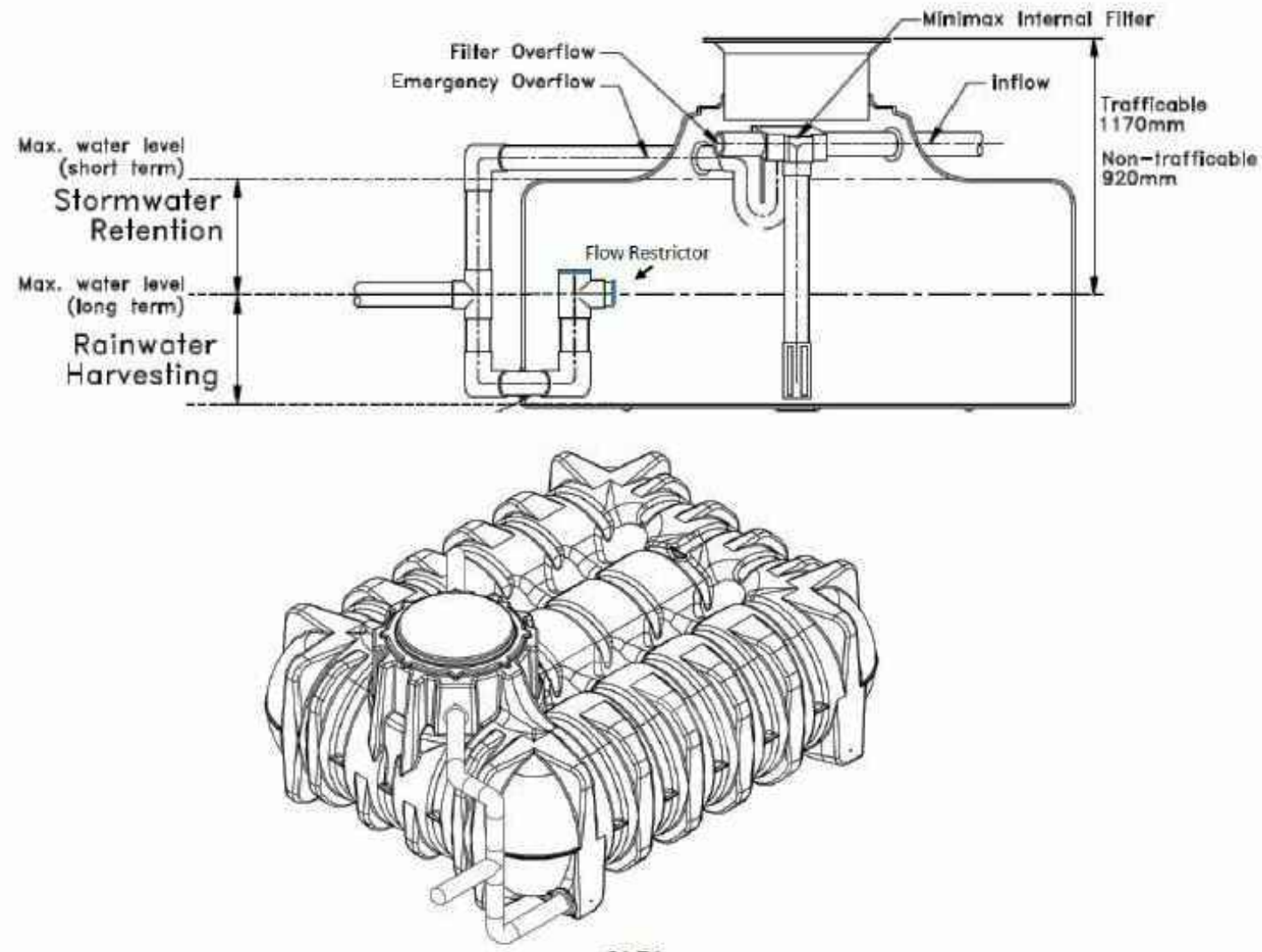
## **APPENDIX 3: NBN CO. KEY INFORMATION FOR BUILDERS & CABLERS**



APPENDIX 4: TYPICAL TANK ARRANGEMENTS

REECE 'GRAF PLATIN' 5000L TANK (STD)

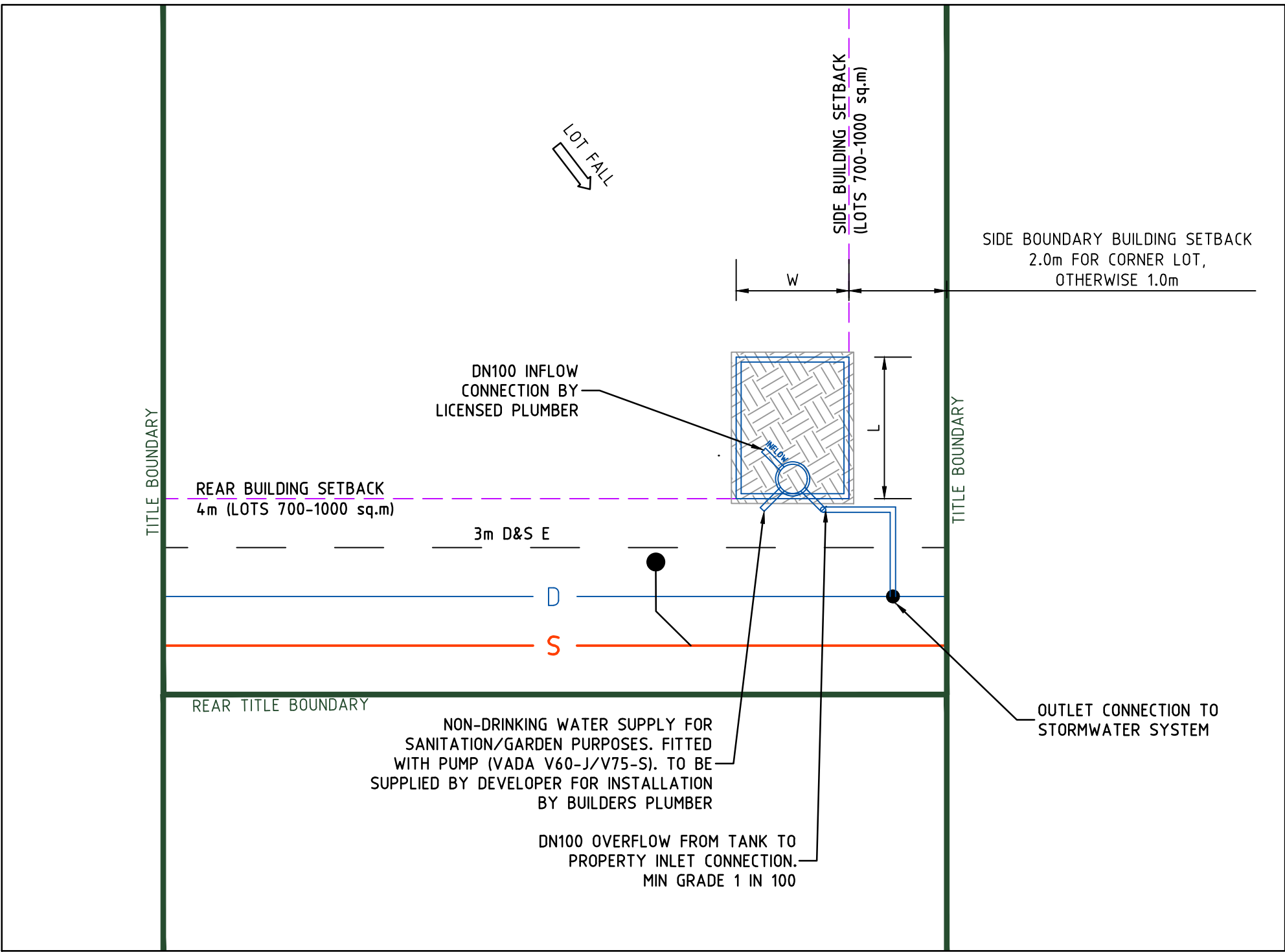
Single Detention - Rainwater Retention System (with Minimax Filter Package)



NOTE:  
TANK TO BE PROVIDED WITH TRAFFICABLE LID

NOTES

- IN ACCORDANCE WITH SECTION 173 AGREEMENT ON TITLE ANY ALLOTMENT WITH A DEVELOPER SUPPLIED UNDERGROUND RAINWATER TANK AND PUMP REQUIRES:
- THAT THE LOT OWNER'S ARE RESPONSIBLE FOR MAINTAINING THE TANK AND PUMP SYSTEM, AT THEIR EXPENSE. THIS INCLUDES PROTECTION OF THE DEVELOPER INSTALLED UNDERGROUND TANKS AND FITTINGS DURING CONSTRUCTION OF THE DWELLING.
  - THAT THE TANKS ARE FOR RE-USE ONLY AND WILL HAVE A MINIMUM CAPACITY OF 5000 LITRES.
  - THE DEVELOPER IS TO SUPPLY ONLY THE SPECIFIED ELECTRIC PUMP BY NO LATER THAN 14 DAYS AFTER THE DATE A CERTIFICATE OF OCCUPANCY ISSUES FOR THE DWELLING.
  - THE LOT OWNER AT THEIR COST IS TO HAVE THEIR REGISTERED PLUMBER INSTALL THE ELECTRIC PUMP, TO ENABLE RETICULATED USE WITHIN THE TOILET SYSTEM AND GARDEN OF THE DWELLING.
  - THAT THE TANKS AND PUMP SYSTEM MUST NOT BE PLUMBED FOR POTABLE WATER CONSUMPTION.
  - THE RECYCLED WATER SYSTEM IS TO BE INSTALLED AND MAINTAINED BY THE OWNER INCLUDING PURPLE PIPE AND EXTERNAL PURPLE TAPS WITH APPROPRIATE SIGNAGE.

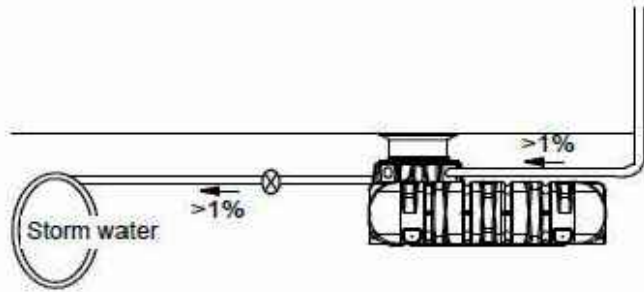


TYPICAL TANK ARRANGEMENT DETAIL  
FOR LOTS DRAINING TO REAR  
NOT TO SCALE

5.4 Plumbing connections

All feed and overflow pipes must be plumbed with a decline of at least 1% in the direction of flow (possible, subsequent settling must be taken into consideration in this case). If the tank overflow is connected to the public storm water, this must be protected against reflux by means of a Reflux Valve refer AS/NZS3500.1:2003

All suction, pressure and control lines must be routed inside an empty pipe, which must be routed as straight as possible, without bending, to the tank with a decline. Necessary bends must be formed using 45° moulded sections.



Important: The empty pipe must be connected to an aperture above the maximum water level.

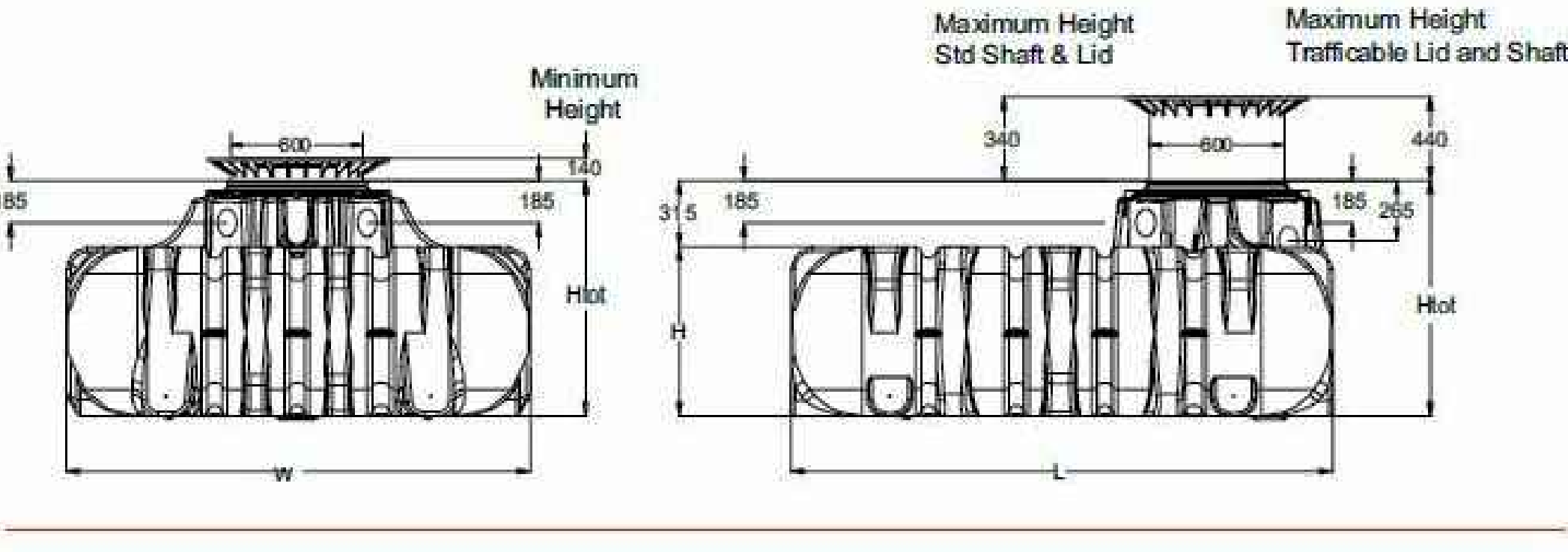
LEGEND - LAYOUT PLAN

	STORMWATER DRAIN, PIT & PROPERTY INLET
	SWALE DRAIN
	SEWER & MAINTENANCE STRUCTURES
	HOUSE DRAIN
	ELECTRICITY (U.GROUND) (INDICATIVE ONLY)
	ELECTRICITY (O.HEAD) (INDICATIVE ONLY)
	GAS (INDICATIVE ONLY)
	TELSTRA (INDICATIVE ONLY)
	WATER (INDICATIVE ONLY)
	RECYCLED WATER (INDICATIVE ONLY)
	AG. DRAIN (INDICATIVE ONLY)
	OPTIC FIBRE (INDICATIVE ONLY)
	SERVICE CONDUITS
	TACTILE PAVERS
	EXISTING ELECTRICITY (UNDERGROUND)
	EXISTING ELECTRICITY (OVERHEAD) (INDICATIVE ONLY)
	EXISTING GAS (INDICATIVE ONLY)
	EXISTING TELSTRA (INDICATIVE ONLY)
	EXISTING OPTIC FIBRE (INDICATIVE ONLY)
	EXISTING WATER (INDICATIVE ONLY)
	EXISTING RECYCLED WATER (INDICATIVE ONLY)
	EXISTING STORMWATER DRAIN (INDICATIVE ONLY)
	EXISTING SEWER (INDICATIVE ONLY)
	EXISTING HOUSE DRAIN
	EXISTING SWALE DRAIN
	FUTURE AG DRAIN (INDICATIVE ONLY)
	FUTURE ELECTRICITY (UNDERGROUND) (INDICATIVE ONLY)
	FUTURE ELECTRICITY (OVERHEAD) (INDICATIVE ONLY)
	FUTURE GAS (INDICATIVE ONLY)
	FUTURE TELSTRA (INDICATIVE ONLY)
	FUTURE OPTIC FIBRE (INDICATIVE ONLY)
	FUTURE WATER (INDICATIVE ONLY)
	FUTURE RECYCLED WATER (INDICATIVE ONLY)
	FUTURE STORMWATER DRAIN (INDICATIVE ONLY)
	FUTURE SEWER (INDICATIVE ONLY)
	FUTURE HOUSE DRAIN
	EXISTING SURFACE LEVEL
	FINISHED BUILDING LINE LEVEL
	FINISHED RIDGE LINE LEVEL
	TOP OF RETAINING WALL
	BOTTOM OF RETAINING WALL
	RETAINING WALL
	ZERO LOT LINES
	PAVEMENT TREATMENT
	STRUCTURAL FILL > 200mm DEEP
	EX. STRUCTURAL FILL > 200mm DEEP
	DIRECTION OF FALL
	OVERLAND FLOW
	ALLOTMENT TO BE GRADED EVENLY IN DIRECTION OF FALL TO LEVELS INDICATED
	CONCRETE EDGE STRIP WITH SUBSOIL DRAIN, "NO ROAD" SIGN & BARRIER
	LIMIT OF WORKS
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED
	PERMANENT SURVEY MARK
	TEMPORARY BENCH MARK
	PROPOSED DRIVEWAY

Technical data

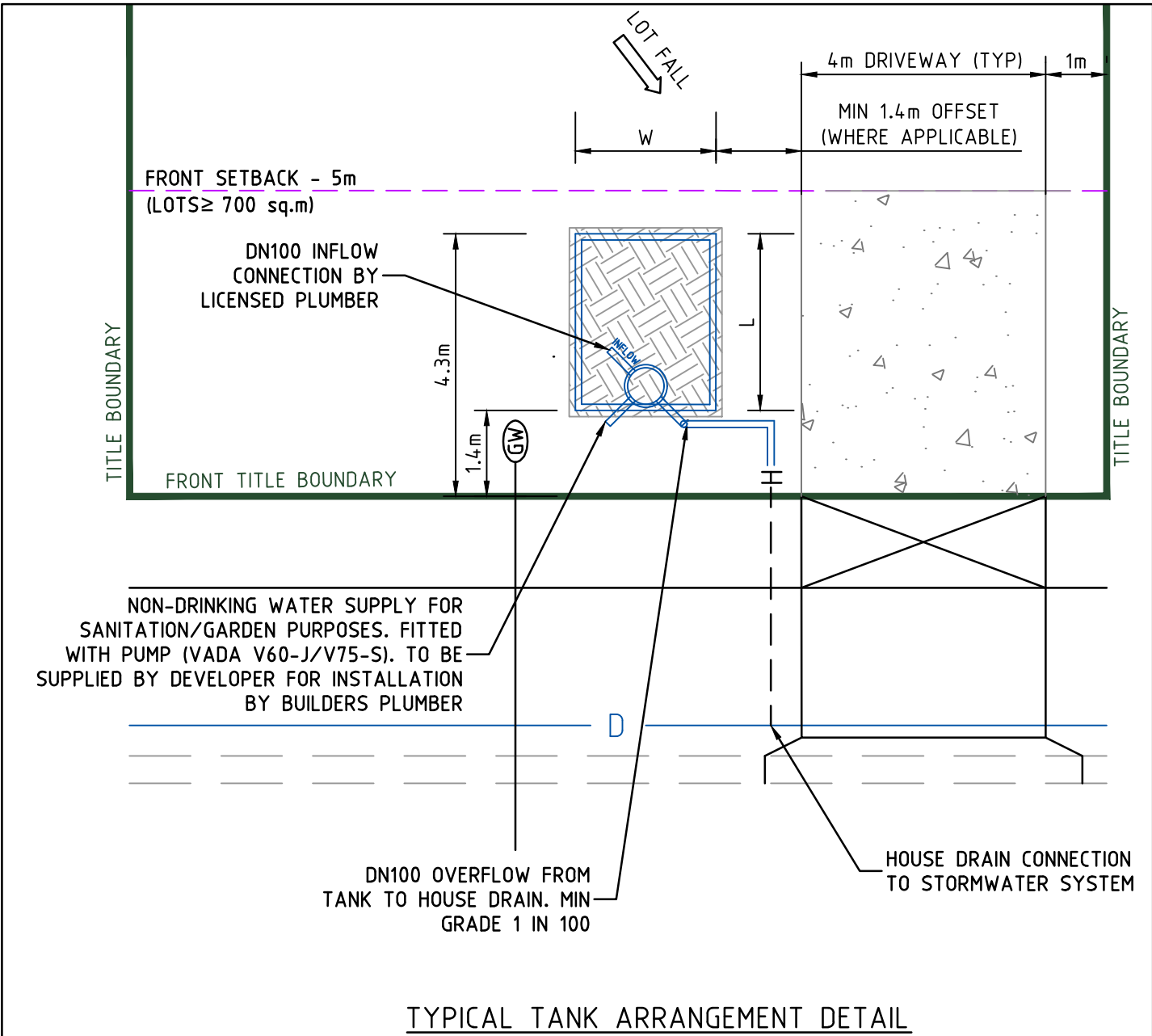
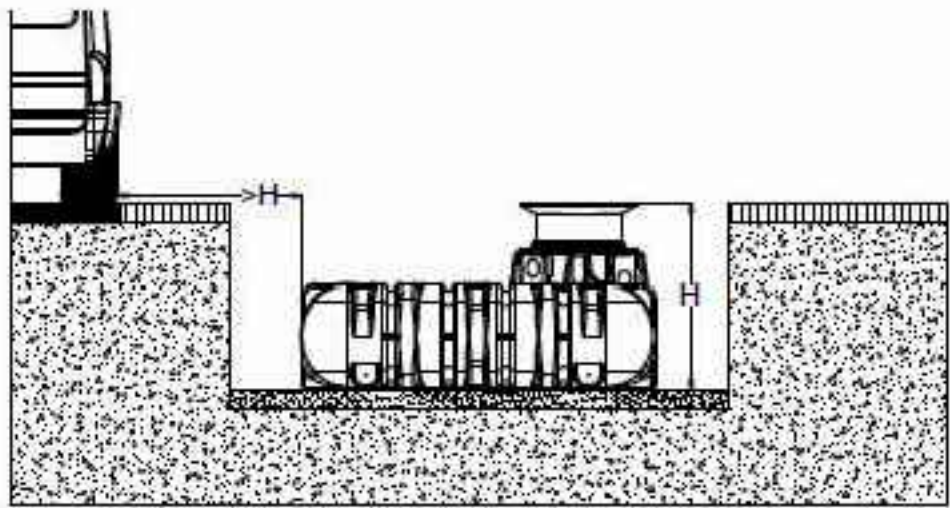
Graf Platin Tank	5000 Litres
Weight	250kg
L	2890mm
W	2300mm
H	950mm
Htot*	1285mm
Minimum Hole Size: (L x W x H)	3090 x 2500 x 1405mm

\* Htot = total height

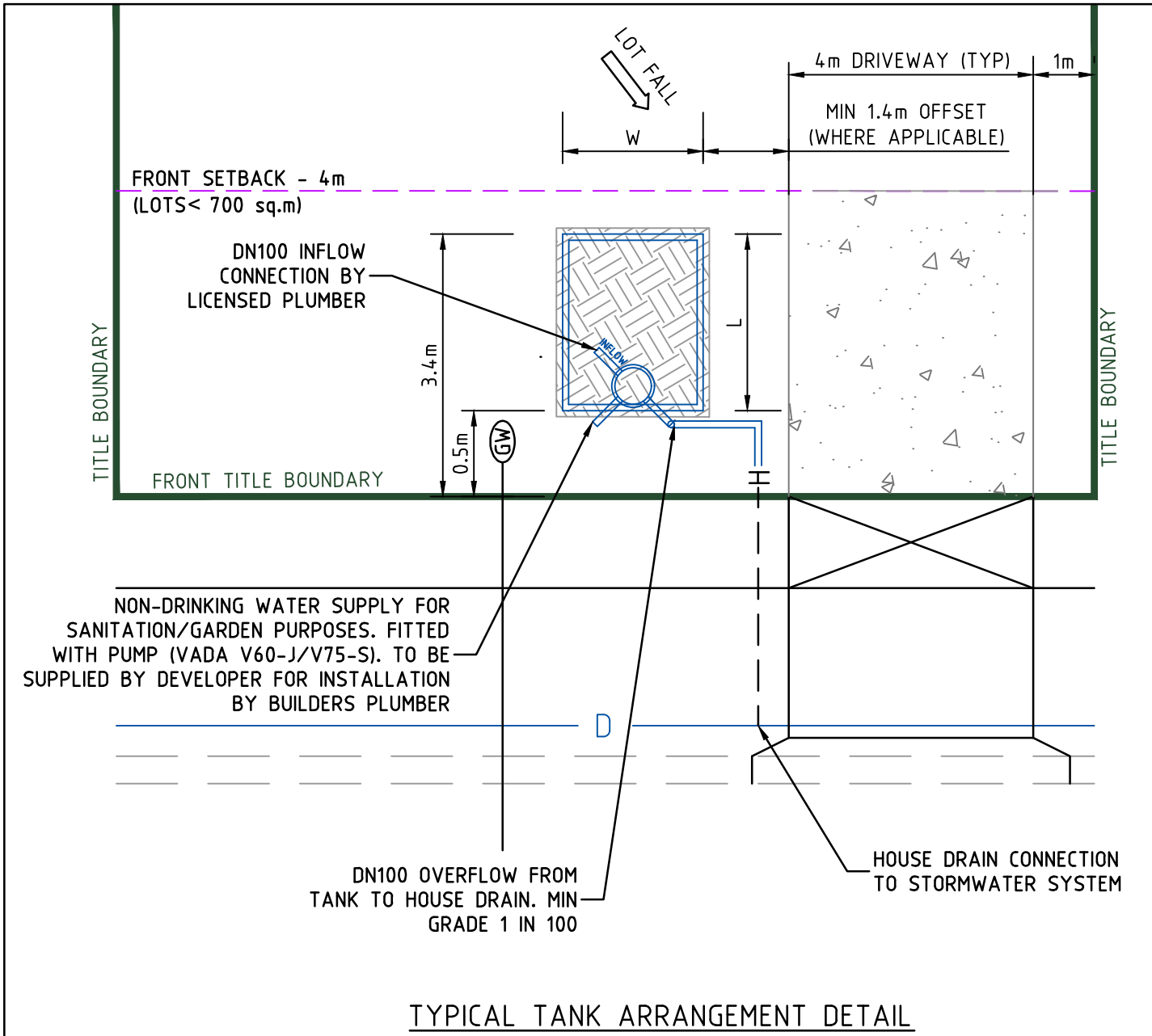


5.2.3 Installation adjacent to surfaces used by vehicles

If the underground tanks are installed adjacent to surfaces which are used by heavy vehicles weighing over 3.5 tonne the minimum distance away from these surfaces is at least the depth of the trench.



TYPICAL TANK ARRANGEMENT DETAIL  
FOR LOTS ≥ 700 DRAINING TO FRONT  
NOT TO SCALE



TYPICAL TANK ARRANGEMENT DETAIL  
FOR LOTS < 700 DRAINING TO FRONT  
NOT TO SCALE

WARNING

BEWARE OF UNDERGROUND SERVICES

The locations of underground services are approximate only and their exact position should be proven on site. No guarantee is given that all existing services are shown. Locate all underground services before commencement of works

DIAL 1100 BEFORE YOU DIG

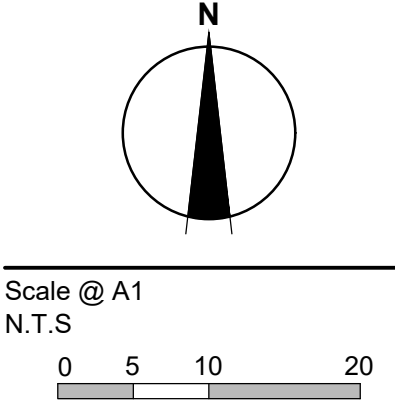
www.1100.com.au



Principal  
Belpen Developments  
C/- Morgan & Griffin  
PO Box 16057, Collins St West, VIC, 8007

All setting out should be carried out in accordance with GAA/Council's standard drawings or as nominated on hard copy plans provided by SMEC. Any digital information supplied by this office is for information only. Any discrepancies should be discussed with the superintendent.

Designed  
A.Perkins  
Drawn  
A.Perkins  
Checked  
Z.Gosev  
Authorised  
J.Maxwell  
Date  
Jan 2018



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Oakdene Estate

Stage 17 - 23  
City of Greater Geelong  
Stormwater Drainage  
Typical Tank Arrangements

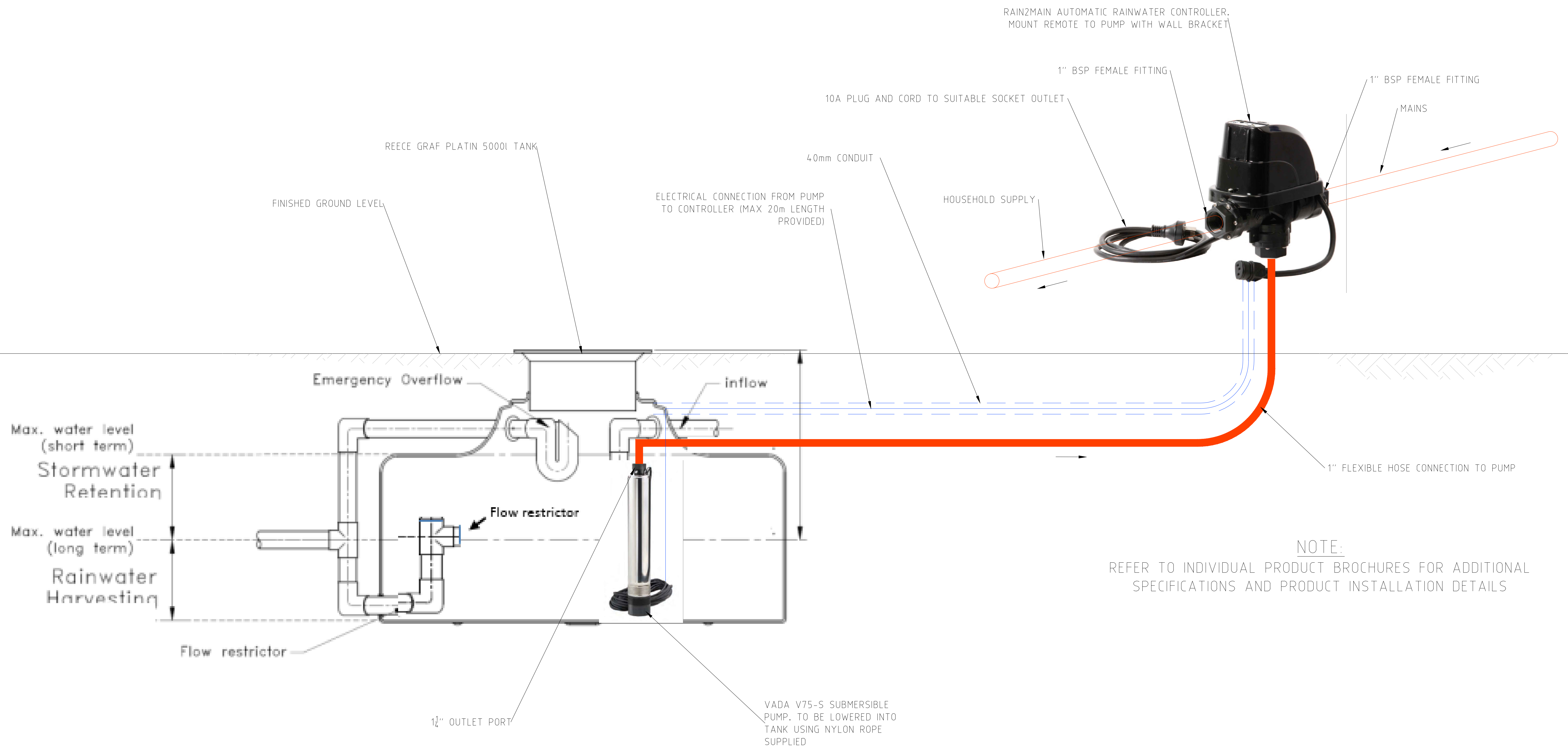
Drawing No. 0477E-17-200

Rev D

Sheet No. 1 of 1

For Construction





TYPICAL IN-LINE CONNECTION SCHEMATIC  
NOT TO SCALE