

# OAK GROVE

CLYDE NORTH



## Contents

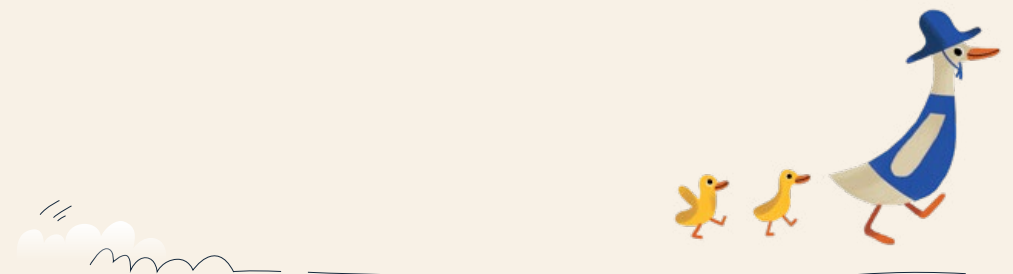
### Procedural

1.1	Timing of Works	7
1.2	Maintenance During Construction	7
1.3	Completion Rebate	7

### Design Requirements

1.4	Minimum Dwelling Size	8
1.5	Siting – Lots smaller than 300m <sup>2</sup>	8
1.6	Siting – Lots 300m <sup>2</sup> and larger	8
1.7	Corner Lots	9
1.8	Façade Design	10
1.9	Material Selection	11
1.10	Roof	11
1.11	Ceiling Heights	12
1.12	Windows and Window Coverings	12
1.13	Garage	13
1.14	Other Externals	14
1.15	Sustainable Design	15
1.16	Signage	16
1.17	Driveways	16
1.18	Fencing	17
1.19	Landscaping	18

	Design Approval Application Form	19
	Landscape Consent Form	20
	Completion Rebate Request Form	21
	Annexure A – Siting on Standard Allotment	22
	Annexure B – Siting on Corner Allotment	23
	Approval Process	24



These Design Guidelines have been prepared to establish the character of the estate. The guidelines are intended to support your journey through the home selection, design, approval, and construction process, to achieve a high-quality design outcome for both homes and landscaping areas across all stages of the estate. This will contribute positively to the quality of your local environment and will enhance the value of your dwelling.

The Oak Grove Design Review Panel (DRP) encourages homes to achieve excellent neighbourhood character. From time to time, home designs that comply with the intent of the guidelines may vary from the requirements. These designs will be considered on merit by the DRP which reserves the right to consider all designs in its absolute discretion. Please note however that the DRP can only vary requirements solely created within these guidelines. It does not have the authority to vary controls specified in the restrictions on the Plan of Subdivision, Building Regulations, Small Lot Housing Code (SLHC) and related legislation.

Approval by the DRP does not constitute a Building Approval, or any other necessary approvals. A separate building permit is required from a licensed Building Surveyor prior to construction of your dwelling. It is the Purchaser's/Owner's responsibility to ensure all necessary approvals are attained prior to any construction taking place on the lot.

These Design Guidelines may be amended from time to time to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. The Design Guidelines apply to each lot, except where more than one dwelling must be constructed on a lot. Lots less than 300m<sup>2</sup> not affected by a Building Envelope are subject to the SLHC.

As a landowner within Oak Grove, you are responsible for your home's compliance with the Design Guidelines. If you require any clarification regarding the content of this document, please seek guidance from your builder in the first instance and then from the DRP.



## DRP Process

### Step 1 – Purchase your land

Work with our Sales Consultants to choose your home site

### Step 2 – Design your home

Work with your builder to design your dream home in conjunction with these guidelines and Victorian Standards as applicable

### Step 3 – Submit your plans for approval

Get on the front foot, submitting your plans as early as possible

### Step 4 – Building Permit Application

With DRP Endorsement, submit your Building Permit Application

### Step 5 – Settle your land

Congratulations! Welcome to Oak Grove!

### Step 6 – Commence your Build

Please ensure your builder notifies the DRP to comply with your special conditions of contract

### Step 7 – Certificate of Occupancy

Enjoy your new home!

### Step 8 – Landscaping Package

Upon completion and together with your Certificate of Occupancy, send your landscaping request form to [lotpackagesmelb@ldtotal.com.au](mailto:lotpackagesmelb@ldtotal.com.au). Terms and Conditions apply.

## Lodgement

All design drawings must be prepared at a legible scale.

### Your submission must include:

- A) A site plan of your home on your lot with dimensions and setbacks from all boundaries, proposed fencing, location and height of any retaining walls and driveway location;
- B) Floor plans that show the layout of the home indicating all rooms, windows, external doors, external fixtures and nominated floor levels; including area calculations
- C) Full elevations indicating aspect; together with finished ground levels, wall heights and all external finishes including garage door type.
- D) Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries; and
- E) Fencing design as per the estate/ stage standard requirements; detailing the colour, material and height of the proposed fencing, including corner fencing treatments as applicable
- F) Landscaping Plan including plant species, size, quantity; and their locations.

## 1.1 Timing of Works

- 1.1.1 Construction of the dwelling must commence within twelve months of settlement and must be completed within twelve months of work commencing.
- 1.1.2 Incomplete building works must not be left for more than three months without work being undertaken. Boundary fencing must be completed prior to the dwelling being occupied.

## 1.2 Maintenance During Construction

- 1.2.1 Prior to the issue of the Occupancy Permit of any dwelling, the Purchaser/ Owner shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lot.
- 1.2.2 The Purchaser/Owner shall not place any rubbish, including site excavations and building materials outside the lot, including on adjoining land, in any waterway or reserve. Rubbish can only be placed outside the bounds of the lot on the abutting nature strip on collection day.
- 1.2.3 The Vendor or its Agent may enter upon and have access over a lot at any time without creating any liability for trespass or otherwise to remove rubbish, maintain, slash or mow a lot and the Purchaser/Owner agrees to meet the Vendor's reasonable costs of doing so.

## 1.4 Minimum Dwelling Size

1.4.1 Minimum Dwelling Size is outlined below.

Lot Size m <sup>2</sup>	Minimum Floor Area <sup>1</sup>
Greater than 450m <sup>2</sup>	140m <sup>2</sup>
300m <sup>2</sup> - 450m <sup>2</sup>	110m <sup>2</sup>
Below 300m <sup>2</sup>	100m <sup>2</sup>

Site coverage must meet the Victorian Building Regulations or SLHC as applicable.

## 1.5 Siting – Lots smaller than 300m<sup>2</sup>

1.5.1 For all lots <300m<sup>2</sup> please refer to the Small Lot Housing Code for siting requirements. If the SLHC applies to your lot, a restriction will be applied on the registered plan of subdivision which will be nominated as Type A or B outcome.

1.5.2 Designs must also comply with the requirements of the Design Guidelines. In case of a conflict between the Guidelines and Restrictions, the requirements of the Small Lot Housing Code will prevail.

## 1.6 Siting – Lots 300m<sup>2</sup> and larger

1.6.1 Only one dwelling may be built on any one lot unless approval is sought for a dual occupancy or multi-dwelling development from the DRP and the Responsible Authority.

1.6.2 The exception to this is a dependent person's unit, however that unit must be constructed within the applied Building Envelope and to the relevant statutory requirements in addition to following the guiding principles of these Design Guidelines.

1.6.3 Minimum Setbacks for Standard Lots are as follows:

- A) From the front lot boundary to the front of the house: 4.0m
- B) From the front lot boundary to the garage door: 5.5m
- C) From one side lot boundary to the garage: Building to boundary allowed.
- D) From a side boundary to the ground floor of the house: 1.0m
- E) From a side boundary to the upper levels of the house: Refer to building regulations.
- F) From a side boundary abutting a side street to the side of the house: 2.0m
- G) From a side boundary abutting a reserve; 1.0m
- H) From the rear boundary, refer to building envelope plans as they can vary depending on easements
- I) From the rear boundary, for lots adjoining the western or northern property boundary, a minimum 3 metre setback

Building outside of a building envelope requires the written consent of the responsible authority and DRP approval.

Refer Annexure A –Siting on Standard Allotment for illustration.<sup>2</sup>

## 1.7 Corner Lots

Corner lots have a significant impact upon streetscape character and in addition to the above guidelines, special consideration is required to ensure that a desirable outcome is achieved. Corner lots must address their prominent position in the streetscape and contribute to a visually appealing and safe living environment.

1.7.1 A house facade facing a secondary street must have the same architectural treatment, details, materials and colours as the primary street facade. Blank walls forward of the wing fence are not permitted.

1.7.2 Eaves at least 450 mm deep must be placed to all sides facing the public realm and return at least 2m along the adjoining walls.

1.7.3 The façade facing the secondary street in front of the wing fence must contain at least one of the following building elements:

- A) A return verandah.
- B) A balcony.
- C) Articulation to the wall visible from the street, such as a pergola.
- D) Another architectural element that matches or compliments the front façade, such as a blade or column.

1.7.4 The façade facing the secondary street in front of the wing fence must contain habitable room windows with sill heights to match windows on the front façade. For double storey dwellings, window/s are required to both floors.

1.7.5 Double storey dwellings must provide variation in materials between the upper and lower storeys. This can be achieved via first floor setbacks, façade articulation, or variation in colours and materials.

Refer to the corner boundary fence section for the length of the corner treatment required

Refer Annexure B - Siting on Corner Allotment for illustration.<sup>3</sup>

1. The Floor Area does not include the garage, portico, verandah, or alfresco area for the purpose of this calculation.

2. The provisions as outlined by text in these sections will override any misrepresentation or misinterpretation from the annexures that may arise.



## 1.8 Façade Design

- 1.8.1** Dwellings must be designed to provide architectural interest to the streetscape within the Estate, enhancing the character of the area.
- 1.8.2** Façades must be contemporary and exclude references to historical and decorative styles (for example Victorian, Georgian) and or/details such as quoins, fretwork, mouldings etc. At the discretion of the Design Assessment Panel, certain elements may be included as part of a contemporary design. This requirement is to not detract from the use of a 'Hamptons' style façade.
- 1.8.3** The main pedestrian entry (front door) must be clearly visible from the Primary Frontage.
- 1.8.4** Dwellings must have a verandah, portico, porch or other similar entrance feature surrounding the front entrance and these must be consistent with the overall dwelling design.
- 1.8.5** Façade Design Variation:
- A)** Dwellings using the same front façade design must be separated by a minimum of three (3) dwelling lots on the estate. This would include using lots either side and opposite your lot.
- B)** Figure 1 illustrates the intent.

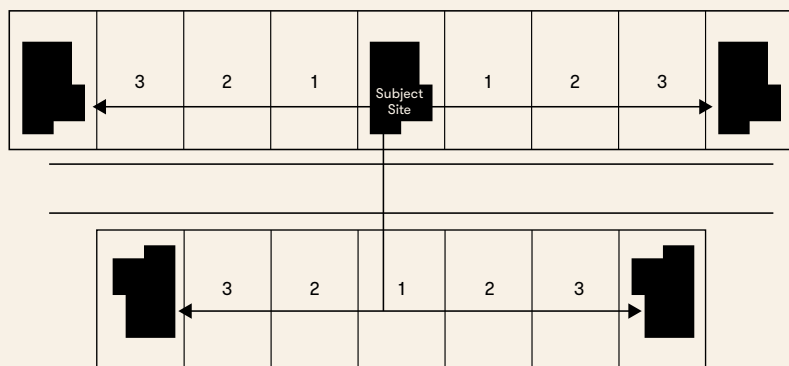


Figure 1 Façade Variation Requirements

3 The provisions as outlined by text in these sections will override any misrepresentation or misinterpretation from the annexures that may arise.

## 1.9 Material Selection

An important element in maintaining a high-quality residential neighbourhood character is the control of external building materials, colours and other related finishes for new dwellings. These items need to be durable which will reduce the need for future maintenance or repairs and will therefore maintain the development's appeal for many years to come.

- 1.9.1** Muted colours and finishes must be used to blend with the natural setting and a minimum of two (2) different material finishes (excluding windows and garage doors) must be used on the front façade.
- 1.9.2** Full face brick façades are not permitted. All external surfaces are to be in a finished state (painted or coated where required) prior to occupation. Bolder accent colours can be used sparingly to emphasise, contrast or create a rhythm in the built form.
- 1.9.3** The secondary material must cover a minimum of 20% of the façade. Suggested materials include:
- A)** Brickwork or rendered brickwork.
  - B)** Masonry blocks, sandstone and stack stone.
  - C)** Lightweight cladding panels (e.g. weatherboards).
  - D)** Horizontal or vertical timber cladding.
  - E)** Colorbond (painted finish),
  - F)** Alucobond or similar.
- 1.9.4** Infill materials above the windows and the garage door must match the surrounding façade material and must be finished flush with the wall.
- 1.9.5** Kit homes are not permitted.
- 1.9.6** Second hand materials may be permitted provided they are to a satisfactory standard and are at the discretion of the DRP team.

## 1.10 Roof

- 1.10.1** Where hipped roof forms are displayed, roof pitches must be a minimum of 22 degrees from the horizontal. Alternative roof forms are permitted where it can be demonstrated that they display a high degree of architectural merit.
- 1.10.2** Homes must have metal sheet roofing or roof tiles which complement the home design and style. Metal sheet roofing must be non-reflective, i.e. Colorbond or similar.
- 1.10.3** All roofs must be designed having minimum eaves of 450mm to the Primary Frontage. Eaves to the frontage of a dwelling must return and continue for the 2m along the adjoining walls. Walls constructed on lot boundaries and parapet walls will be exempt from the eave requirements unless otherwise directed by the DRP. Refer to corner lot requirements for eaves to corner lots.
- 1.10.4** Flat roofs must be fully concealed by a parapet or similar design feature.

## 1.11 Ceiling Heights

**1.11.1** Ceiling heights must not be less than 2.4 metres above floor level (for the ground floor).

## 1.12 Windows and Window Coverings

**1.12.1** Window frame and glazing selection must be complementary to the overall dwelling's colour palette. Contrasting colours will not be approved.

**1.12.2** Windows on the front façade must have:

- A)** Sill heights no greater than 700mm above finished floor level to a habitable room.
- B)** Matching head and sill heights.
- C)** Sliding windows are not permitted.

**1.12.3** For double storey dwellings, window heights and widths must match on each storey.

**1.12.4** Leadlight and stained-glass features are not permitted. Window tinting is discouraged, though where accepted must be a non-reflective tint.

**1.12.5** The use of roller shutters to windows is prohibited where visible from the public realm. Metal bars over windows are not permitted.

**1.12.6** Security flyscreen doors must be of a dark colour, not made of diamond mesh and be sympathetic to the home façade.

## 1.13 Garage

**1.13.1** All homes must have a lock-up garage. The colour and style of the garage structure and the door must be complementary to the overall home design and external colour scheme. Infills over the garage are required to be the same material as the surrounding façade area and finished flush with the façade.

**1.13.2** For lots where the SLHC does not apply, garage openings are to occupy no more than 40% of the width of the lot frontage, unless the dwelling is two (2) or more storeys. On a lot with an area between 250 to 300 square metres the garage opening must not exceed 30% of the area of the front façade of the dwelling.

**1.13.3** When the lot is irregular in shape with a reduced primary frontage width, the width of the primary frontage is measured from the front façade of the dwelling.

**1.13.4** Garages must be setback a minimum of 840mm behind the building line and be a minimum of 5.5 metres from the front boundary, except where a Building Envelope allows a front setback of 3.0 metres whereby the garage can be setback 5.0 metres from the front boundary.

**1.13.5** In special circumstances, where lots are identified on the Building Envelope plan as having an alternative garage location than the front, garages to those lots must not be setback between 3 and 5.5 metres from the primary frontage boundary. Garages must also sit within the approved Building Envelope.

**1.13.6** The garage must be constructed at the same time as the dwelling.

**1.13.7** Unenclosed carports are not permitted.

**1.13.8** Individual garage doors shall not be more than 5.5 metres in width.

**1.13.9** Garage doors visible from a street must be panel lift or sectional overhead, or a tilt door. Roller doors are not permitted.

**1.13.10** For all lots less than 300m<sup>2</sup> where a Building Envelope does not apply, please refer to the Small Lot Housing Code standards for garage widths.

## 1.14 Other Externals

- 1.14.1** All external plumbing including but not limited to hot water units, spa pumps/ motors are to be concealed from public view. Downpipes and gutters are exempt from this requirement.
- 1.14.2** Downpipes on the front façade must be avoided where possible. Gutters and downpipe treatments must complement the house colour.
- 1.14.3** No exposed plumbing waste piping is permitted.
- 1.14.4** Solar hot water panels/piping for the dwelling or swimming pools are permitted provided they are located on the roof and installed at the same pitch angle as the roof. Tanks for such systems are not permitted to be located on the roof and must be screened from public view.
- 1.14.5** Ancillary items including (but not limited to) clothes lines, rainwater tanks, hot water services, heating and cooling plants and bin storage areas must not be visible from the street.
- 1.14.6** The location, design and colour of meter box enclosures must be complementary to the overall design and minimise impact on the streetscape.
- 1.14.7** Exposed plumbing, water tanks and electrical services must not be visible from the street. The visual impact of downpipes and rainwater heads to the street façade must be minimised.
- 1.14.8** Outbuildings must be located so they are not visible from the street. Outbuildings must not be more than 20m<sup>2</sup> and have a maximum wall height of 2.5m. If they are visible from the street, the design, colour and materials must be consistent with the external home design
- 1.14.9** Air-conditioning/heating units and exposed componentry are to be located below the roof ridge line and towards the rear of the property to minimise visual impact. They must not be placed on façades or secondary facade roof areas. They are to be colour toned to match adjoining wall or roof colour. The units shall be of a profile type so as they have limited visibility, if any, from the street and, where appropriate, fitted with noise baffles.
- 1.14.10** Whilst not assessable by the DRP, all homes are recommended to install; or make allowance for optic fibre cabling. To access this high-speed broadband and telephone services, homes need to comply with the NBN Co In-Home Wiring Guide (or any subsequent NBN Co guidance). Failure to comply may prevent connection to the NBN network infrastructure or may require the homeowner to incur additional costs in order to connect.
- 1.14.11** Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles and caravans shall be screened from public view when parked or stored.

## 1.15 Sustainable Design

- 1.15.1** For the ultimate comfort living in your home, we recommend all homes should meet newly adopted NCC mandate of the Nationwide House Energy Rating Scheme (NatHERS) efficiency rating of 7 stars. This will reduce the long term running costs of your home.
- 1.15.2** It is recommended in achieving a 7 star rating that your design:
- A)**
- Utilises good passive design initiatives including:
    - Orientation of outdoor and indoor living rooms are positioned facing north
    - Avoid large westward windows
    - Shade walls and windows with eaves and other shade structures (Pergola etc.)
    - Encourage cross-flow ventilation, positioning windows, doors and other openings to make use of summer breezes, cooling the dwelling
- B)** Utilise water efficient initiatives such as:
- WELS 4-Star Showerheads
  - WELS 4-Star Toilets
  - WELS 6-Star Tapware
  - Consideration to Insulation, Building Materials including Windows.
  - Installation of Photovoltaic Systems
  - Consideration to the colour and material selection of your roof in achieving the best solar absorptance rating.
- 1.15.3** All properties are to be connected to South East Water Reticulated/Recycled water system; installations must be in line with their PIC documentation available for each lot via the South East Water Property Connect application system, or latest version, which may be updated from time to time.
- 1.15.4** In addition, a minimum 3000L rainwater tank must be installed and connected to the laundry tap as a minimum. The tank can also be connected to toilets and for irrigation purposes.
- 1.15.5** Lots under 300m<sup>2</sup> are subject to SLHC requirements, however, are encouraged to implement sustainable design where possible.



## 1.16 Signage

**1.16.1** Signage is not permitted on residential lots with the following exceptions;

- A)** Builders or tradespersons identification (maximum 600mm x 600mm) required during dwelling construction. These signs must be removed within 10 days of the issue of the Occupancy Permit;
- B)** One sign only advertising the sale of a complete dwelling is permitted. These signs must be removed within 10 days of the property being sold; and be of a maximum size of 900mm high and 600mm wide.
- C)** Display home signage with the written approval of DRP.
- D)** Other signs may be permitted with the approval of DRP.

**1.16.2** There are to be strictly no signs erected for the purposes of advertising the sale of a vacant lot other than any sign that relates to the sale of a lot by the Developer.

## 1.17 Driveways

**1.17.1** Only one driveway is permitted per lot and must be located to comply with the crossover as shown on the Council approved engineering plan.

**1.17.2** Driveways must be completed before the home is occupied.

**1.17.3** The driveway must be offset from the side boundary by at least 500mm to allow for a landscaping strip with planting along the driveway boundary.

**1.17.4** In order to minimise the hardstand area, driveways must not exceed the width of the garage door and must taper to match the crossover width. This includes the provision of associated hardstand areas, such as paths.

**1.17.5** The material and colour selection must complement the building design and the external colour scheme. Approved driveway materials are pavers, brick, asphalt with brick borders, exposed aggregate and coloured concrete. Plain concrete driveways are not permitted.

## 1.18 Fencing

**1.18.1** The owner is solely responsible for the maintenance and/or replacement of all fencing abutting their lot.

**1.18.2** Fencing must comprise of timber lapped paling fencing with capping, or similar by approval of the DRP. Fences between adjoining lots must be 1.8 metres in height above the natural ground level of the lot and must finish a minimum of 1 metre behind the front façade.

**1.18.3** A wing fence of 1.8 metres in height must return between the side boundary and dwelling at that point. The proposed fencing layout must be shown on the submitted site plans.

**1.18.4** On a corner allotment:

- A)** Fencing must comprise of timber lapped paling fencing with capping and with exposed posts to either side, or similar by approval of the DRP
- B)** The side boundary fence comprising a 1.8-metre-high fence must not exceed 70% of the boundary length of the Secondary Street Frontage.
- C)** Forward of the solid fence a 1 metre high semi-transparent fence may continue to the front building line.
- D)** A 1.8-metre-high wing fence can return between the Secondary Street Frontage and dwelling though must not sit forward of the 1.8-metre-high side boundary fence.

**1.18.5** Fencing to the front of homes is permitted only in circumstances where it:

- A)** Has a maximum height of 1.2m, including corner lots.
- B)** Semi-transparent in appearance.
- C)** Is designed to complement the dwelling; and,
- D)** Is not identified as Type A on either the building envelope plan or as a restriction on plan.

**1.18.6** Wherever permitted, gates must be consistent with or complementary to the adjoining fencing details.

**1.18.7** Subject to the approval of the DRP, retaining walls or courtyard defining walls may be acceptable in the zone between the front boundary and the front of the dwelling, but must be complementary in material finish and design to the main dwelling. Details must be included on any plans submitted for approval.

**1.18.8** For lots less than 300m<sup>2</sup>, the Small Lot Housing Code must also be adhered to.

**1.18.9** Builder village lots will be required to deliver their own front fencing. The fencing design and/or location will be specified within the planning permit as issued for the builder village.

**1.18.10** Should you require your neighbour's details in relation to fencing, a Request for Information – Fencing Form should be accessed at [casey.vic.gov.au](http://casey.vic.gov.au) in line with the Privacy and Data Protection Act 2014 & Fences Act 1968. It should be submitted to council via email at [caseycc@casey.vic.gov.au](mailto:caseycc@casey.vic.gov.au)

## 1.19 Landscaping

- 1.19.1** An investment in quality landscaping adds significant value to any community.
- 1.19.2** Subject to your lot number, you will be required to; or have the option of Oak Grove, performing your front landscaping.
- 1.19.3** If you opt to perform your own landscaping, you are encouraged to invest in the quality landscaping of your front and rear yards.
- 1.19.4** Gardens are encouraged to be environmentally sensitive by utilizing appropriate drought tolerant sensitive plants, organic or mineral mulches and drip irrigation systems.
- 1.19.5** Landscaping designs must address the following:
- A)** Each lot must provide at least 1 medium canopy tree (minimum 45L) planted in the front yard.
  - B)** Landscaping must used effectively in your front garden to help define your boundary.
  - C)** A minimum of 50% of the front garden must be covered in softscape. Limit the amount of hard surfaces and instead, employ 'soft' coverings such as garden beds, shrubs, groundcover and trees.
  - D)** Design paved areas to drain into lawns and garden beds for passive irrigation.
  - E)** The use of native species requiring less water is encouraged. Select planting and ground covers that are drought resistant and require minimal maintenance.

- F)** Concrete surfacing to the front of dwellings will not be accepted unless to provide for a driveway or pedestrian path from the footpath to the front entry of the dwelling. Where possible, the use of separate pedestrian paths must be avoided to increase soft landscaping opportunities.
- G)** Synthetic Turf is not permitted in front yards/land visible from the public realm.

## Design Approval Application Form

Lot No.

Street Name

Applicant Name

Applicant Email

I am the owner

I am the builder

Builder Name

Documentation required to be submitted for approval to DRP at a legible scale, in PDF format:

Item	Check
<b>Site Plan</b> indicating setback dimensions for all buildings, total footprint and floor areas, vehicle crossover, driveway and Building Envelope.	
<b>Floor Plans</b> showing key dimensions, window positions and roof plan.	
<b>All External Elevations</b> indicating aspect; together with finished ground levels, wall heights and all external finishes including garage door type.	
<b>Cross Sections</b> showing roof pitches, eaves depth and height of walls along the boundaries;	
<b>Fencing design</b> as per the estate/stage standard requirements; detailing the colour, material and height of the proposed fencing, including corner fencing treatments as applicable.	
<b>Landscaping Plan</b> (Or Landscaping Consent form Overleaf) including plant species, size, quantity; and their locations.	

Please speak to your builder or our Sales Office in the first instance if you have any queries about your Design Approval Submission Package. If they are unable to assist you, please contact the DRP.

The DRP will endeavour to assess proposals in the shortest possible time and generally within ten (10) business days of receipt of application, if the above documentation is provided.

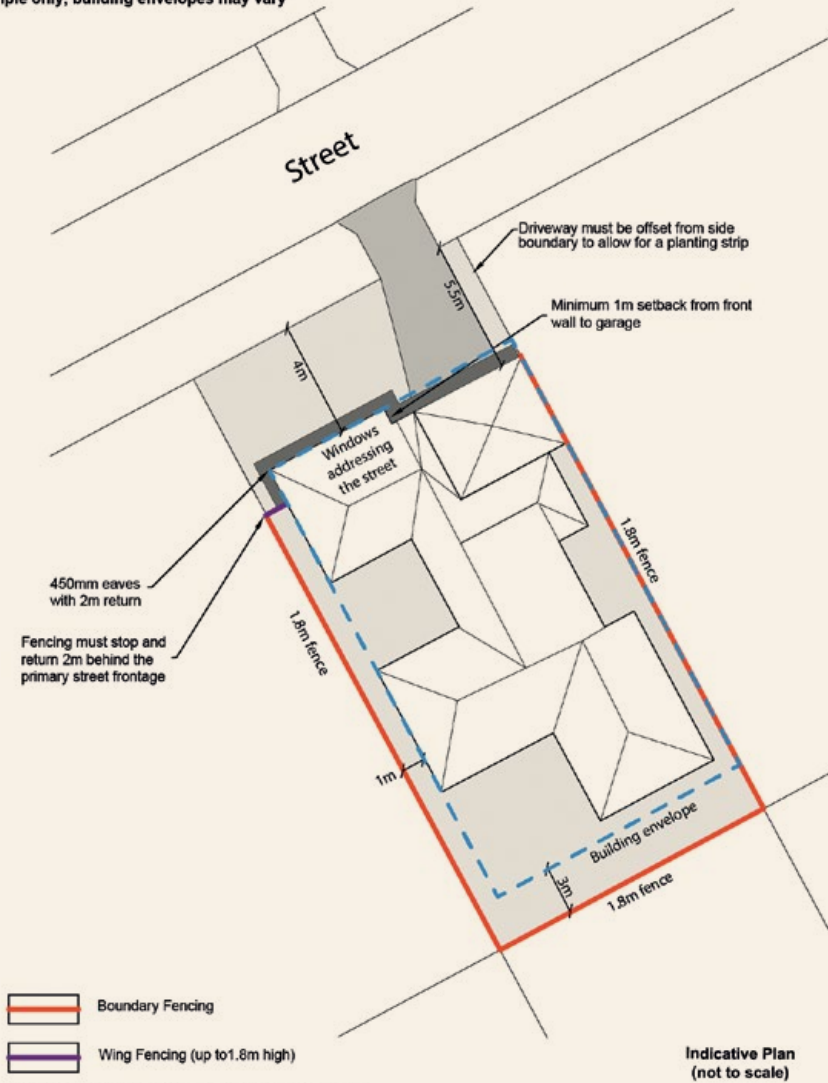
Applications cannot be assessed until all the above information is available.

To submit plans, or to lodge enquiries related to submitted plans, please go to the DRP page below: [design.guidelines@taylorsds.com.au](mailto:design.guidelines@taylorsds.com.au)

Please provide reference to Oak Grove, your lot; and the type of enquiry in the subject line of your email, to ensure we can address enquiries promptly.

### Annexure A - Siting on Standard Allotment

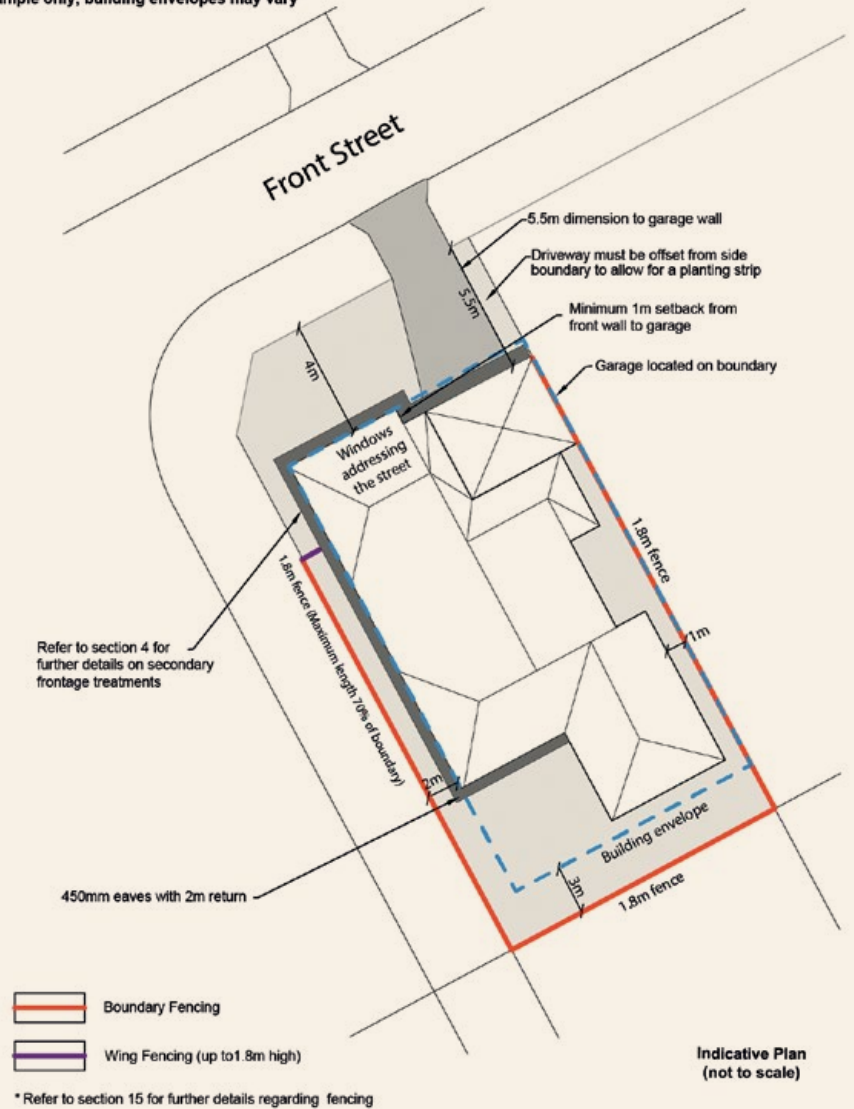
example only, building envelopes may vary



Alternative siting occurs on; Small Lot Housing Code (SLHC lots) and variations as specified on building envelope plan.

### Annexure B - Siting on Corner Allotment

example only, building envelopes may vary



Alternative siting occurs on; Small Lot Housing Code (SLHC lots) and variations as specified on building envelope plan.

## Approval Process

The Design Panel will provide information and advice to purchasers and landowners at Oak Grove regarding the guidelines. In particular, advice can be provided at the initial concept plan stage and at the preliminary selection of materials, colours and finishes stage. The Design Panel will use their best endeavours to approve plans in the shortest possible time, and generally, within ten working days.

### Site Plan (Scale 1:200)

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining wall, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed out-buildings.

### Floor Plans (Scale 1:100)

Must indicate room names, key dimensions and window positions.

### Elevations (Scale 1:100)

Must include all 4 elevations and indicate building heights, finished floor to ceiling heights, roof pitch, eaves depth, external finishes, existing ground levels and retaining walls.

### External Colour and Material Selection

Must include brands, colour names and colour swatches where possible.

### All applications to be sent to:

Oak Grove Design Review Panel  
Taylors Development Strategists  
design.guidelines@taylorsds.com.au

The Oak Grove Design Review Panel will endeavour to assess proposals in the shortest possible time, which is generally within 10 business days of receipt of a completed and compliant application.

### The following steps illustrate the process to build

#### Step 1

Purchase your lot

#### Step 2

Select your new home

#### Step 3

Lodge your submission

#### Step 4

DRC approval

#### Step 5

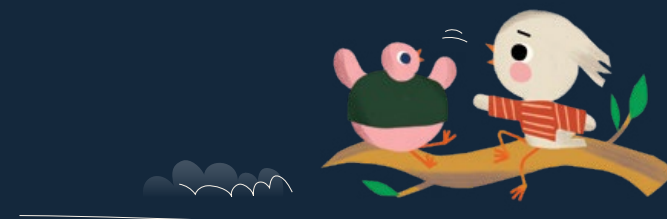
Obtain a building permit

#### Step 6

Commence construction

#### Step 7

Complete construction



This is that place.

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