

Botania

A new story in Fraser Rise.

Design Guidelines May 2023

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1.0 Introduction

1.1 Botania Community Vision

Encompassing 500 lots which have been carefully master planned across 30.8 hectares of natural beauty, Botania offers a broad range of lot sizes and layouts with ample space for landscaped front gardens and private backyards for residents who are ready to build their forever home in a safe, connected environment.

Conveniently located only 3.9km from the Caroline Springs Town Centre, the community will benefit from both existing and upcoming local amenities and infrastructure including schools, public transport and extensive outdoor leisure areas.

Botania will connect to a Linear Creek Reserve, which runs through the center of the project, providing extensive water views and while Dry Creek over the year. These creeks and waterways will be revitalized with a dedicated storm water recycling system, while the wetlands located throughout the masterplan will become home to a host of local flora and fauna.

1.2 Design Guidelines Objectives

The Botania Design Guidelines document has been prepared to assist land owners and builders to achieve the following objectives:

- Ensuring a high standard of measures are adhered to for all home construction and landscaping designs,
- Ensuring a high standard of innovative, contemporary and environmentally compatible house designs,
- Support the quality and streetscape of the development in the estate, and
- Protect the lifestyle and the investment of the land owner.

The Design Guidelines also allow land owners flexibility in housing styles to suit their lifestyle, without compromising the character and quality of the community.

These Design Guidelines apply to all single dwelling residential lots approved under Planning Permit No. PA2018/6004/1 (or any amendment of that permit) and do not apply to any integrated development sites created under that permit requiring a separate planning permit.

These Design Guidelines may be amended on occasions at the developer's discretion, subject to City of Melton approval, to reflect changes in design trends or to coincide with the release of later stages.

Applications for Design Review Committee (DRC) Approvals will be assessed against the current version of the Design Guidelines.

All applicants should review these Design Guidelines in conjunction with the Land Contract of Sale.

1.3 The Design Review Committee (DRC)

All house siting and designs (including fencing, landscaping and retaining walls) are to be approved by the Design Review Committee (DRC). The DRC is appointed by the developer to oversee and implement the objectives of the Design Guidelines.

Approval by the DRC is required before applying for a building permit for the construction of a new dwelling, and the DRC reserves the right to approve applications based on architectural merit and compliance with the Botania Design Guidelines.

The DRC is not a building approval nor does it imply compliance with the Building Code, Building Regulations or any other Statutory requirements.

The DRC will assess all designs and if they are compliant with the Botania Design Guidelines, provide a letter of approval along with an endorsed copy of the plans and external colour samples. Applications that substantially comply with the Botania Design Guidelines may be given a letter of approval with conditions requiring the rectification of minor deviations. These deviations may also be noted on the plans.

The DRC may also offer suggestions intended to improve designs.

Please refer to the Developer Approval Application Form at the rear of this document for a checklist of items required for the DRC to assess.

1.4 Approval Process

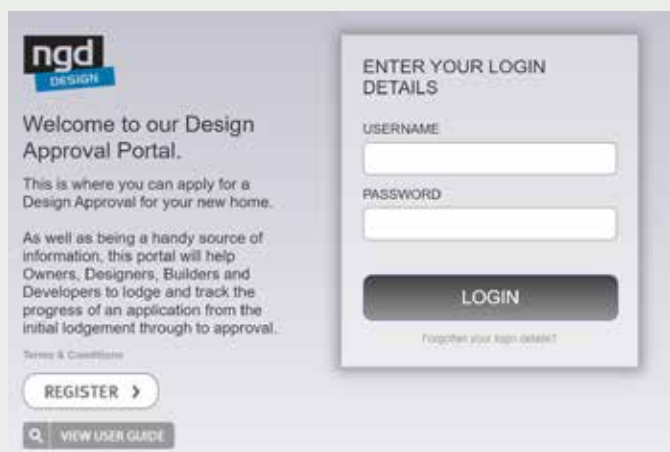
If the design submission does not comply with the Design Guidelines, the DRC will advise the applicant of the reasons of non-compliance and suggest amendments. Applicants will then be required to re-submit amended plans to gain approval.

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

The DRC will endeavour to process applications as quickly as possible, generally within 10 business days of receipt. Once approval is obtained an application for a building permit may be lodged with the City of Melton or an accredited building surveyor.

Submissions

Once design and plans are completed, submissions can be lodged to the DRC via Design Approval Portal at www.ngdd.com.au:



Users must first register to use the portal. Then simply log in and enter the relevant details when prompted.

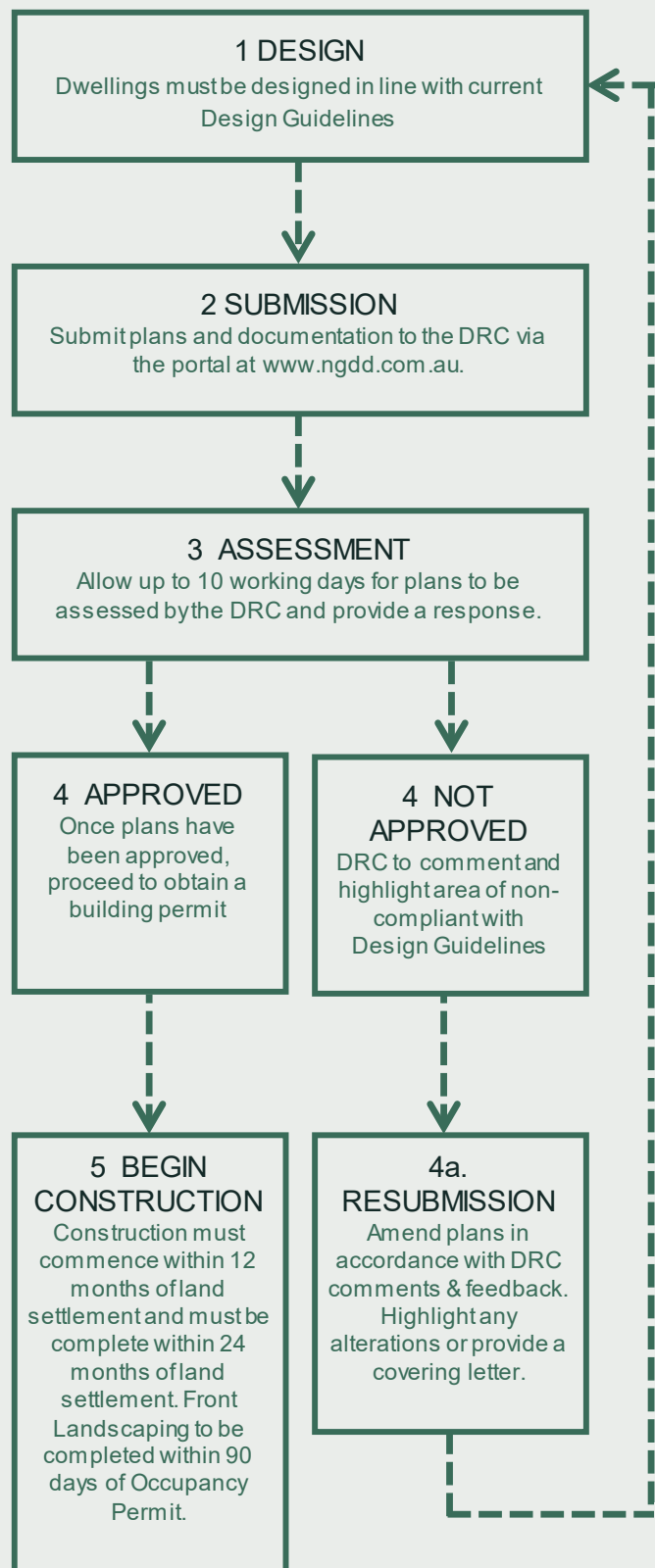
The DRC will generally review and respond to your submission within 10 working days.

Please ensure that the application submission includes all the required information before lodging it.

Re-Submissions

Should a re-submission be required, ensure that any alterations or changes are highlighted on the plans or in a covering letter.

Allowance has been made for 2 submissions for each Design Approval application. Each additional submission may incur an administration fee, at the sole discretion of the DRC. Submissions for a lot that have already had an application approved may also incur an administration fee.



1.5 Small Lot Housing Code

Lots that provide a single dwelling and have an area less than 300 m² are also subject to the requirements of the Small Lot Housing Code (SLHC). Where the SLHC requirements contradicts the Design Guidelines, the SLHC requirements shall prevail.

The DRC will not assess proposals against the requirements of the SLHC.

1.6 Statutory Obligations

It is the responsibility of the land owner (and the land owner's Builder and Building Surveyor) to ensure that all submitted documents comply with the Victorian Building Code, ResCode and all other Statutory Authority requirements, along with current Victorian energy rating standards, prior to construction.

Approval by the DRC does not exempt the proposal from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation.

The Developer nor the DRC will be liable for any costs associated with planning approvals.

1.7 Timing

Construction of a dwelling must start within 12 months of the original land settlement date and must be completed within 24 months from original land settlement date, unless agreed otherwise in writing by the Developer.

All front landscaping including; driveway, letterbox, retaining walls, and any fencing must be completed within 90 days from Occupancy Certificate, unless agreed otherwise in writing by the Developer.

1.8 Subdivision

Botania permits only one dwelling per allotment. The Design Guidelines prohibit further subdivision of all allotments within the estate, including dual occupancy dwellings and relocatable homes unless otherwise agreed by the DRC and responsible authority.



2.0 Site Layout & Setbacks

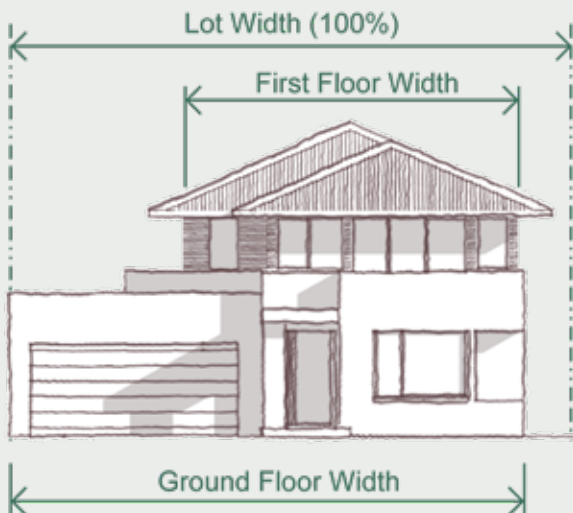
2.1 Orientation

The orientation of the dwelling can play a huge role in being environmentally sustainable. Dwelling orientations should take into consideration the use of the North and East sunlight exposure to private living spaces. Double story homes must respect the privacy of neighbouring dwellings, including potential overshadowing issues.

2.2 Dwelling Size

All dwelling designs must comply with the minimum front width elevations:

Lot Width	Minimum Width Ground Floor	Minimum Width First Floor (where applicable)
Less than or equal to 12.5m	80%	55%
More than 12.5m and less or equal to 16m	75%	50%
More than 16m	70%	45%



Lot Width Requirement Explanatory diagram

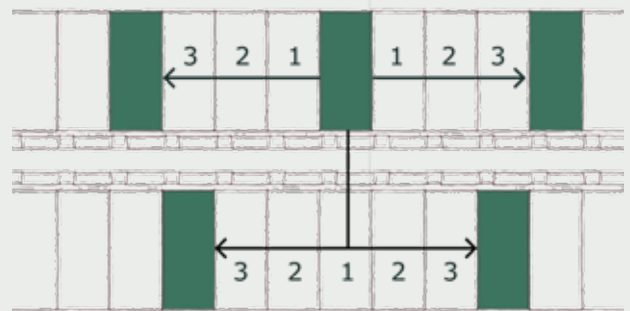
The final decision regarding all dwelling design & sizes will be at the discretion of the Botania DRC.

2.3 Streetscape

Dwellings of identical façades must not be built within three (3) dwelling allotments along either side of the street.

In the event two applications request the same façade or similar design, approval will be granted to the first application received.

Similar but not identical façades will be adjudicated by the Botania DRC, with considerations on identifiable differentiations between the dwellings.



3 Lot Separation Explanatory diagram



2.4 Setbacks

Dwelling setbacks at Botania have been implemented to create articulated streetscapes which respect view corridors. These setbacks are also to ensure a good level of solar access is maintained to all habitable room windows, avoid excessive amenity impact between lots and avoid overshadowing of private open spaces.

The below setbacks apply to all standard allotments that are at least 300m² and nominated allotments less than 300m²:

Front >	Minimum Front Setback	Lot Number
	1.5m	716-732, 761-775.
	3.0m	114-117, 213-217, 271, 278-279, 306, 309, 311-313, 316-317
	4.0m	All lots not listed above and 207, 233, 242-247, 340-343, 512, 537-538, 622, 644-646, 649-650, 712-714, 738-742, 812

Encroachment into the front setback up to 1.5m of the following items may be approved:

- Porches, porticos, roofed verandas and balconies less 3.6m high
- Unroofed balconies less than 6.9m high

Rear Minimum 2.0m from rear boundary

Side Regular lots with width of less than 20m

Minimum 1m for single story dwellings

Single story walls and garages may be built on one side of the boundary line only

Regular lots with width of 20m+

Minimum 1m from both sides

Lots 772 and 773

Each lot must have a min 1m side setback from the common boundary.

Double Storey Dwellings

In addition to the side setback requirements above, all double storey dwelling must comply with the height related setbacks in Rescode.

Corner Minimum 2.0m from side boundary

Garages Minimum 5.4m from the front boundary

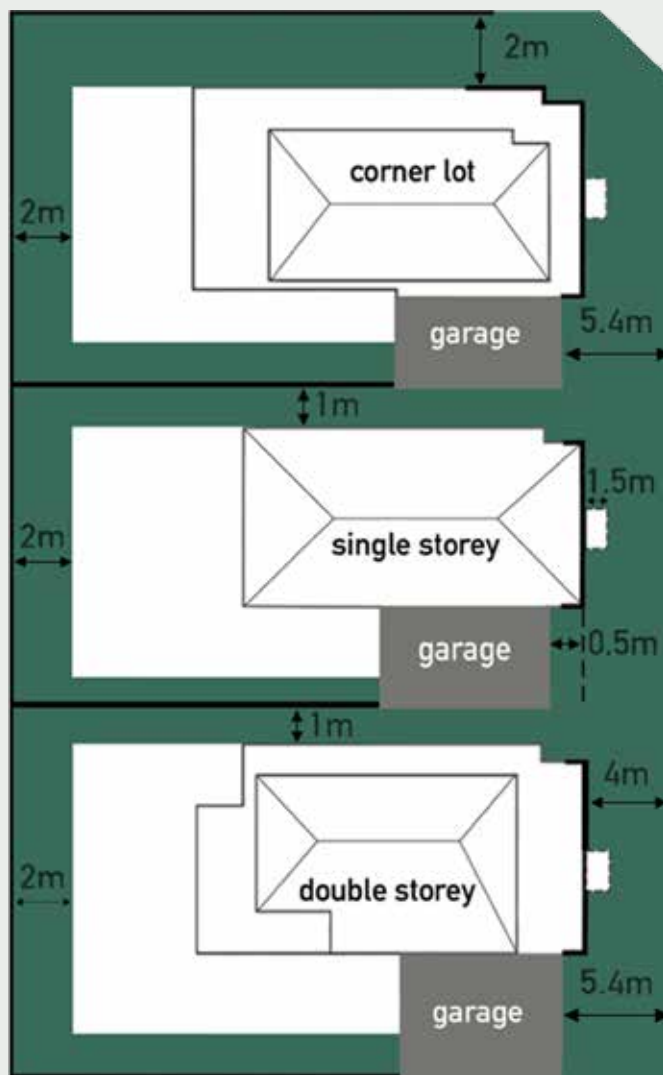
Adjacent to the side boundary when accessed from the front of the lot, unless the side boundary abuts public open space.

Minimum 5m from the secondary street frontage if they are accessed from the secondary street.

Garages are not permitted adjacent to boundaries abutting public open space

Side and Rear Setback Encroachments

Eaves, fascias, gutters, chimneys, flue pipes, water tanks and heating or cooling or other services may encroach no more than 0.5m into the setback



Conventional Lot Setbacks

Lots less than 300m²

Small lots must comply with the requirements of these Design Guidelines and the Small Lot Housing Code (SLHC) as described in the applicable Plan of Subdivision (POS). Refer to the POS for Type A and Type B lots.

Where there is a conflict between the SLHC and these Design Guidelines, the requirements of the SLHC prevail, except for the front setback requirements, where the front setback nominated in the front setback table above, prevails.

3.0 Architectural Character

3.1 Style

- Dwellings must support architectural designs that are modern and contemporary, including quality form and finishes.
- Buildings are not include any architectural decorative elements that reflect past traditional styling (for example: Victorian, Edwardian, Colonial, Georgian, Federation eras etc).



✔ Image by Porter Davis



✘ Period Style and Elements



✔ Image by Boutique Homes



✘ Period Style and Elements



✔ Image by Boutique Homes

3.2 Colours

- External building colours should reflect a harmonious colour palette consisting of natural and earthy tones which complement the surrounding area and theme of the dwelling.
- Use of strong, bold or bright external colours that do not support the contemporary nature of the dwelling will not be approved.
- Accent colours are encouraged to be strategically used for feature architectural elements.
- Gutters, fascia, flashing and cladding are required to match or complement the roof colour.
- Downpipes and meter boxes are required to complement the external wall colour.

3.3 Materials

- The use of appropriate feature materials such as architectural render, block work, brick work, masonry, rendered Hebel block, natural stone, exposed timber, cladding materials, glass and steel is encouraged. Use of quality materials and finishes is recommended to give a timeless appeal.
- Materials and finishes such as unpainted or galvanised metal, raw fibre cement sheet, raw zincalume, reflective glazing are not permitted.
- Dwellings in kit or modular form and the use of second hand materials will be subject to DRC & Council approval. New building materials based on recycled content are permitted.
- External walls with elevations facing a street or reserve must be constructed from a minimum two types of materials or colours.
- One material or colour, such as brick or masonry veneer or other approved texture coated material, is required to make up no more than 70% of the front façade. (Roof, doors, windows and garage door cannot be included in this calculation).
 - The usage of different materials for at least 30% of the front façade, such as render, stack stone, weatherboards etc. are required to capture the modern and contemporary design concept for the dwelling.
 - Contrasting face brick or block colours will not be approved.
 - Contrasting render will be considered.

The final decision regarding all external materials and colours will be at the discretion of the Botania DRC.

3.4 Façade

- Dwelling facades must be constructed using a mixture of external building materials and must include a minimum of 30% of materials other than brick. The 30% may be approved to be of full render, on the condition there is a contrast of colours to the rest of the facade.
- Facades shall also have features such as a porch, verandah or balcony to add visual interest and articulate building features.
- Facades must also have at least one window on each storey that addresses each public realm frontage. The window must have appropriate head and sill heights to provide passive surveillance to the public realm.
- Garages shall not dominate the appearance of the dwelling and must be a complementary and recessive element to the building facade.
- Lightweight infill or recessed panels are not permitted above doors, windows or garage doors on elevations visible to the public.
- Facade design should incorporate contemporary materials such as; timber slat cladding, corrugated colour bond, rusted steel, tiling, cement composite products, natural and stacked stone or similar.
- The entry to the home must be recessed from the main building line and located on the main front elevation. Entry doors flush with the main building line are not permitted.
- Dwellings must have at least one habitable room window on the primary façade
- Materials used on the front facade must continue a minimum 1m along the adjoining side elevation for non-corner allotments.



✓ Examples of complying materials - Image by Porter Davis Homes

3.4.1 Corner Lots

- Dwellings on corner allotments must have a façade that incorporates matching design features that address both street elevations. These include window designs, materials and articulation.
- Materials used on the primary façade must continue to the secondary façade a minimum of 3m, and must be in front of the return fence line.
- Dwellings must have at least one habitable room window on the secondary façade frontage, forward of the return fence. All windows must match the same head heights as those used on the primary façade.
- Large areas of flat or blank walls to the street or reserve elevations will not be permitted.
- Other than the lots excluded directly below, corner lots abutting a reserve or pedestrian link incorporate a double storey dwelling with habitable room windows and/or balconies on the upper level that provide a clear view to the reserve/pedestrian link.

The following lots are excluded:

- Lot 528
- Lot 601
- Lot 636
- Lot 701
- Lot 749
- Lot 801

The final decision regarding all façades (including corner lots) will be at the discretion of the Botania DRC.



✔ Complying corner arrangement

3.5 Roofs

- A variety of roof pitches are encouraged, including a combination of elements; pitched, flat & curved.
- A minimum roof pitch of 22 degrees is required for gable and hip roofs.
- A minimum roof pitch of 10 degrees is required for skillion and curved roofs.
- Flat roofs are permitted, but must include parapet walls.
- Colourbond and Tiles are permitted, but colours must be of contemporary tones. No terracotta or red style colours will be permitted.
- Roof materials must be in matt finish and non-reflective.
- External finishes such as air conditioning units and service related equipment must be positioned to minimise visibility from the street frontage and coloured to blend in with the roof.
- All pitched roofs to dwellings must incorporate a minimum eave of 450mm to any elevation that does not face another residential lot. Eaves to the front on lots that are not on a corner must return along a side wall to the point of the first habitable room window or 3 metres, whichever is greater. Single hip and single gable roof forms to the front facade will not be approved.
- All pitched roofs on the upper storey must incorporate a continuous eave of minimum 450mm to all sides
- Single hip and single gable roof forms to the front facade will not be approved.

The articulated form and style including any facade features should be applied to the secondary facade (side street) of the dwelling to address the corner. These include, but are not limited to, roof/wall projections, porticos, pergolas, shading devices and roof form. The elements must reflect the architectural style of the front facade.



✔ Complying Roof Types

3.6 Garages

- All lots must incorporate a fully enclosed garage. Carports and open sided garages are not allowed.
- Garages must not dominate the streetscape or façade of the dwelling, but must be constructed of materials which match and complement those of the front façade. (integrated with the house design)
- Double garages must not exceed 6.5m, unless prior approval from DRC obtained.
- Garage doors must be a sectional, panel or tilt lift door type. Car ports are not permitted. (Roller doors are prohibited where visible from public)
- Detached garages are not permitted where the garage is accessed from the front of the lot.
- Garages that are not accessed from the front of the lot may be detached, at the discretion of the DRC.
- Detached garages must match or complement the dwelling in materials, colours and finishes and must have a roof form consistent with the dwelling.
- Garages must be set back from the dwelling frontage (façade wall) a minimum of 0.5m.
- (Dispensation may be considered by the DRC for irregular allotments)
- For lots with a frontage under 12.5m, single storey dwellings require a single garage with a maximum door width of 2.6m
- For lots with a frontage of 12.5m or greater and 14m or less, the maximum width allowable for the garage door is 5.5m.
- Lots with a frontage of greater than 14m may have a garage with a greater maximum width if it does not exceed 40% of the width of the lot.
- For two storey dwellings, garage door openings that exceed 40% of the lot width are discouraged. Notwithstanding, they will only be permitted where balconies or windows are provided above the garage.
- Triple garages are strongly discouraged. In addition to the other requirements in this section, triple garages will only be allowed where the lot is:
 - A non-corner lot with primary frontage 18m and above, or a corner lot with primary frontage 20m and above; and
 - garages must comprise either one double and one single garage element or three single garage elements; and
 - the wall that contains the third door must be stepped back at least 500mm from the other front wall of the garage.

Corner Lot Garages

- Garages on corner lots must not be located on the corner where the primary and secondary frontages meet.

Rear Loaded Garages

- For lots with frontages less than 8.5m that are not accessed from the rear of the lot, the garage should comply with the Small Lot Housing Code incorporated into the Melton Planning Scheme.
- It is highly encouraged that rear loaded lots incorporate a studio or loft above garage area.
- Where incorporated, studios/lofts must have:
 - the same appearance and use of colours as the primary dwelling; and
 - a window or opening towards the laneway to provide passive surveillance of the laneway.

3.7 Heights

- Only single and double story homes are accepted at Botania – Triple story homes are not permitted.
- A minimum ceiling height of 2550mm is required for all single story dwellings and the ground floor of double story homes.
- The height and form of double story homes must be consistent with the objectives and standards of ResCode and relevant building regulations, in particular respect to off-site amenity impacts including overshadowing, overlooking and visual bulk.



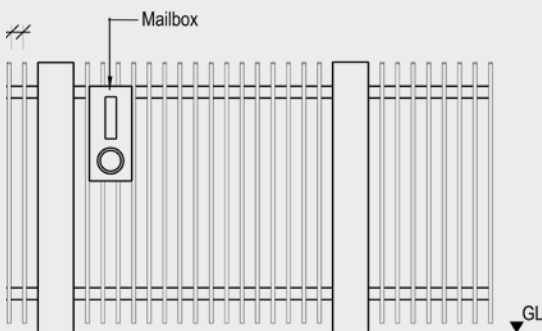
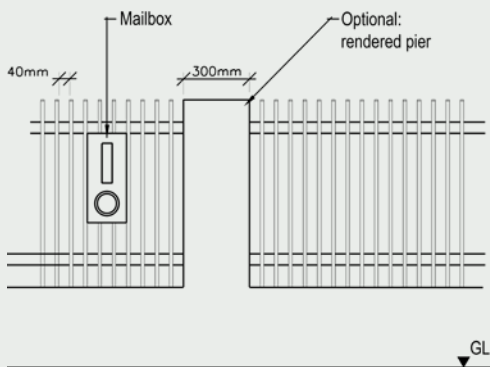
4.0 Fencing & Landscaping

4.1 Fencing

- Details of all fencing are required to be included in the information submitted to the DRC for approval. (Colourbond or sheet metal fencing is not permitted)

4.1.1 Front

- Vertical blade fencing is permitted and strongly encouraged, subject to items specified below:
 - Front fence to be 1.2m high.
 - Transparency of 50% or more, and maximum 30% masonry coverage.
 - Material can be either steel, aluminium or rendered masonry piers.
 - Return along the side boundary (including splay on corner lots) and extend to meet transitional fence.
 - Complement the facade style and materials (top rails are discouraged).
 - Colour must be either powder coated black, charcoal or bronze.
- Gates that form part of the front fencing, must complement the style and material of the front fence.
- Front Fencing must be completed within 90 days from Occupancy Certificate.



✓ Complying Front Fence Examples

4.1.2 Side, Rear & Return

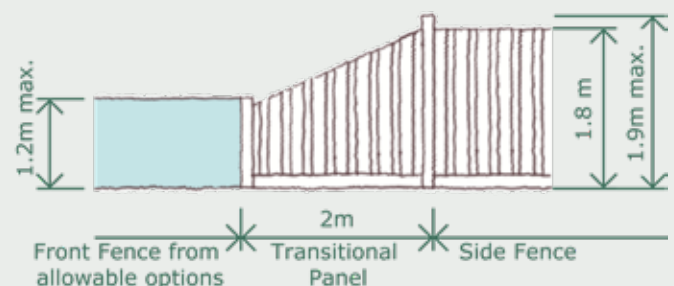
- Side & rear fencing must be constructed as specified below:
 - Set back 1m behind the closest front wall
 - Total height of 1.9m (+/- 50mm)
 - Bottom plinth of 150mm
 - Exposed timber posts with 2.4m spacing
 - Timber palings with a 20mm overlap (Capping is strongly encouraged)
- Return fencing must be set back a minimum of 1m from the building line, and match the height and materials of the side fence. These are encouraged to be wing gate fences.
- Side, rear & return fencing must be completed prior to occupation of the dwelling.

4.1.3 Corner

- Corner lot fencing must have exposed posts with caps along the secondary street boundary. (Developer will provide a contribution to the Lot owner – Refer to the Contract of Sale)
- Corner fencing must be set back 4m behind the main building line of the dwelling. (Dispensation may be considered by the DRC for irregular allotments)
- All other aspects remain the same as side & rear fencing
- Fencing forward of the building line will only be accepted if an integrated front fence is built.
- Gates that form part of the fence must match height and materials of the side fence.

4.1.4 Transitional

Where the side boundary meets the front fence, fencing must rake down to a height of 1.2m over a 2m wide panel and must meet the front fence as shown below



✓ Fence Transitional Panel

4.2 Landscaping

Quality landscaping promotes an attractive neighbourhood. For this reason, any landscaping works to the front garden and nature strip must be part of the design approval process. A detailed Landscaping Plan must be submitted to the DRC as part of the approval application.

All landscaping designs should be prepared with an objective for low water usage and environmental sensitivity by utilizing appropriate drought tolerant native plants, organic or mineral mulches and drip irrigation systems. The form and texture of the plants should complement and enhance the architecture of the dwelling and should incorporate native plants that are common to Victoria and the Region.

Private landscaping should use a combination of hard and soft landscape materials to create visually attractive and cohesive front garden. Front landscaping elements should not unreasonably effect adjacent properties through overshadowing or intrusive root systems.

The front garden area must comply with the following:

- Feature retaining walls must not be higher than 1.0m, and should be constructed from materials which are complimentary to the dwelling. These include: stone, render, timber sleepers and face finish masonry.
- Any other landscaping structure must be consistent and complimentary to the façade and landscaping of the dwelling.
- At least 60% of the front garden area must comprise of permeable surfaces (softscape) such as; garden beds with planting, drought resistant lawn (warm season pre-grown turf such as Kikuyu species are encouraged) or lawn alternatives such as ground covers, river pebbles, lilydale toppings or artificial grass which present as a natural lawn, with colour and height variation is acceptable.
- At least one tree with a minimum installation height of 2m must be planted between the front building line and street boundary.
- At least 30% of the softscape area must consist of planted garden beds which contain a minimum of 5 medium to large shrubs (200mm pot size) and 20 smaller shrubs or ground cover plants (150mm pot size).
- Avoid the use of prohibitive weeds
- Garden beds must be edged with either timber, masonry or steel edging materials.
- Consideration should be given to the cultivation of existing soil in the garden beds to a 200mm depth, the addition of imported topsoil and fertiliser to the garden bed, and the covering of the garden beds with a minimum 80mm depth organic pine bark or similar mulch.
- Brightly coloured or coarsely textured wood mulches and brightly coloured pebbles are not permitted
- Automatic drip system irrigation systems are strongly encouraged.
- Empty spaces between species should be avoided.
- All plants are to be selected from the plant species list derived from Council's Landscape Design Guidelines.

- Plant species to be used in front gardens are to be hardy, appropriate to the site and have reasonable drought tolerance to reduce the need for irrigation.

Front Landscaping must be completed within 90 days from Occupancy Certificate.

Driveways

- Only one crossover per allotment is permitted.
- Driveways and any paths that are visible from the public realm, must be constructed with either exposed aggregate, natural stone, brick/concrete pavers, or coloured concrete. Unfinished natural concrete or painted concrete is not permitted.
- The design and finish of the driveway must complement the overall design of the dwelling and not dominate front landscaping elements
- Driveway finish & colour designs must be lodged with building plans and approved by the DRC prior to installation.
- Driveways must taper to match the crossover width and should not exceed the width of the garage opening
- Driveways must be offset by a minimum of 300mm from the closest boundary to allow for a landscaping strip

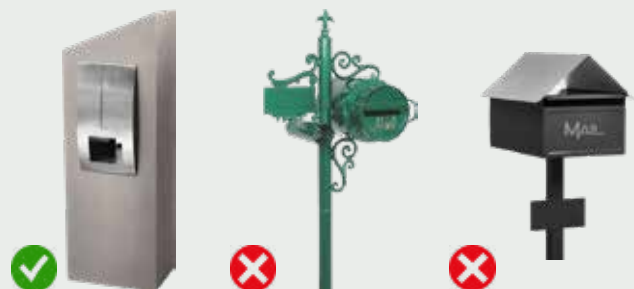
Driveways must be completed within 90 days of the date of the Occupancy Permit

Crossover relocations require DRC and Council approval. Related costs are the responsibility of the land owner, and must be paid prior to any work commencing. Relocation is not always possible due to underground services and street layout.

4.3 Letterboxes

- Letterboxes must match and complement the dwelling facade & landscaping with respect to colours, materials and style.
- Positioned close to the front boundary next to the driveway.
- Property number clearly displayed.
- Integrated with the front fence (if applicable).
- Single post supporting letterboxes and temporary letterboxes are not permitted.

Letterboxes must be installed within 90 days from the date of the Occupancy Permit



5.0 Ancillary Items

5.1 Storage & Services

- There shall not at any time be erected on or placed on the land any temporary building or structure including a caravan or anything of a like nature except sheds, workshops or office rooms to be used for and in connection with the building in the course of construction. All temporary structures are to be removed upon completion of the permanent building. In no instance shall any temporary structure be used as a dwelling.
- In addition to any proposed sole structure is required to be coloured to compliment the dwelling (galvanised metal are prohibited).
- Sheds must be no greater than 10m² in area and be no higher than 3m from natural ground level. Materials and colours used should be consistent with and complement the dwelling.
- Sheds must be screened away from any street and/or public view.
- Boats, caravans, trailers, commercial vehicles greater than 1 tonne or other recreational vehicles are not permitted to be parked on your property unless they are stored or screened from public view.
- Solar heating panels must not be located on the primary facade of the dwelling.
- Solar hot water systems should be located in the best functional position, however they must not be installed on the front elevation and must be screened from public view.
- Roof mounted evaporative cooling units must be low profile, located below the roof ridgeline, and not visible to the public (preferably to the rear of the dwelling). All units must be coloured to blend with the roof of the dwelling.
- Air-conditioning units must be located below the eave line and must not be visible from public view.
- Aerials and satellite dishes and the like not permitted, due to provision of fibre optic services.
- Clotheslines, bin storage, rainwater tanks, heating & cooling equipment, spa equipment and service areas must not be visible from the street frontage or public view. Their locations must be indicated on site plans as part of the application.
- Proper internal window furnishings are required be installed to all street elevations prior to occupation of the dwelling. The use of canvas awnings, aluminium roller shutters and/or similar window coverings are not permitted, unless approved by the Botania DRC.
- Refuse bins must not be stored where visible from the street.
- Water tanks installed on lot widths of 14 metres or less are to be the slim line painted metal tanks.

- The purchaser will not construct or move an existing garage or outbuilding of any type on the land as a sole structure without first applying to and obtaining approval in writing from the developer. The developer will be under no obligation to approve an application for a sole structure if in its reasonable opinion, the sole structure would be in conflict with its obligation to all purchasers.
- Security doors are required to be contemporary in appearance. Traditional or period style patterns are not permitted.
- Exposed plumbing shall not be visible from the front or side street or neighbouring public view, (excluding gutters and downpipes).
-

5.2 Advertising

- Installation of a sale board without a dwelling constructed is prohibited.
- Builders are permitted to one advertising sign (maximum 600mm x 600mm) per allotment during the construction of a dwelling. The sign must be removed within 30 days from construction completion.
- 'For Sale' signs are not permitted on vacant land.
- Handwritten or illuminated signs are not permitted.
- No other advertising signage is permitted on vacant land or occupied allotments.

5.3 Maintenance

Rubbish

- The land owner shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless neatly stored in a suitable sized bin/skip)
- The land owner shall not place any rubbish including site excavations and building materials on adjoin land, reserves or any waterways.



Landscaping

- Landscaped areas are to be established and maintained to benefit the urban environment
- Gardens re required to be prepared appropriately to ensure longevity and sustainability.
- Gardens and grass are to be kept free of pest, disease and weeds.
- Front yard and nature stirp grass are to be regularly cut



Crossover & Footpath Protection

- The land owner shall ensure that photographic evidence of any prior damaged public infrastructure within the vicinity of the lot is documented and sent to the DRC before construction commences.
- Any damage arising from dwelling construction shall be rectified at the land owners cost.



6.0 Environmental Sustainability

6.1 Energy Efficiency and Lighting

It is the applicant's responsibility to ensure that the dwelling complies with the minimum standards of the Victorian Energy Rating requirements as currently legislated. An Energy Rating Report will not be required to obtain DRC Approval, however will be required to obtain a Building Permit.

- All dwellings are encouraged to be designed and built to achieve a 10-20% reduction in greenhouse gas emissions in line with the relevant rating tools such as Green Star (GBCA), NABERS and AccuRate.
- It is encouraged that all internal light fittings such as down lights, pendants, wall mounts etc allow for compact fluorescents or LED'
- External light fittings must not result in excessive light spill.

6.2 Water Efficiency

Where reticulated recycled water supply is provided within the development, each dwelling should:

- incorporate plumbing that allows for connection to Western Water's recycled water supply, in accordance with all statutory requirements; and
- make provision for recycled water to be connected to all toilets and front and rear garden irrigation, to the satisfaction of Western Water.

Rainwater tanks are not compulsory within the Botania estate, but are strongly encouraged. Installation of a rainwater tanks will assist with a higher Energy Rating Report.

Location proposed must be indicated on site plans submitted, and not visible from public view.

Solar Heating

Solar Heating Panels are not compulsory within the Botania estate, but are strongly encouraged. Installation of Solar Heating Panels will assist with a higher Energy Rating Report.

Location proposed must be indicated on site plans submitted, and preferably not visible from public view.

6.3 NBN Co

Botania is NBN ready. Please ensure your dwelling has all the required connections for installation. Refer to your builder or www.nbnco.com.au for more information.



7.0 Checklist / Application Form

This form is required to be completed and attached (in PDF format) to the application submitted to the Design Review Committee, along with building plans submitted through the portal at www.ngdd.com.au : Property Details

7.1 Details

Property Details

Lot Number:

Street Name:

Land Owner Details

Full Name:

Address:

Phone:

Mobile:

Email:

Builder Details

Company Name:

Contact Person:

Address:

Phone:

Mobile:

Email:

Design Details

House Type:

House Name:

Facade Name:

7.3 Acknowledgement

The Purchasers acknowledge that they have received a copy and read the Botania Design Guidelines and agree to comply with all items outlined.

Non-Compliance

Any breach of the Design Guidelines is viewed seriously by the Developer. Upon the receipt of a letter from the Developer advising a breach of the Design Guidelines, the Purchaser is required to immediately rectify the identified breach.

I / We, being the property owners acknowledge that the information in the attached application is a true and accurate representation of the dwelling in which

I / we intend to construct, and an incomplete application will not be considered or approved by the DRC. In the event that changes are made to the proposed plans,

I / we undertake to resubmit this application for approval of such changes.

I / We also acknowledge that the DRC is not a building approval nor does it imply compliance with building code, regulations or the City of Melton Planning Scheme.

Lot. Owner's Signature: Full Name: Date:

Lot. Owner's Signature: Full Name: Date:

7.2 Checklist

Site Plan (scale 1:200)

- Lot boundaries including easements
- Building footprint including site coverage
- Setbacks from all boundaries
- Other external structures and ancillary items

Floor Plans & Elevations (scale 1:100)

- Internal layout & dimensions
- Roof plan including eaves overhang
- Roof heights, forms & pitch
- Elevations of all structure/s
- Pergolas, decks, balconies, etc
- Windows, doors & other openings
- Building heights
- Floor Levels

Fencing & Landscaping Plans (scale 1:200)

- Driveway location, material & colour
- Fencing height, material & colour
- Planting location & schedule
- Letterbox type & location
- Hardscape & softscape
- Lawn areas

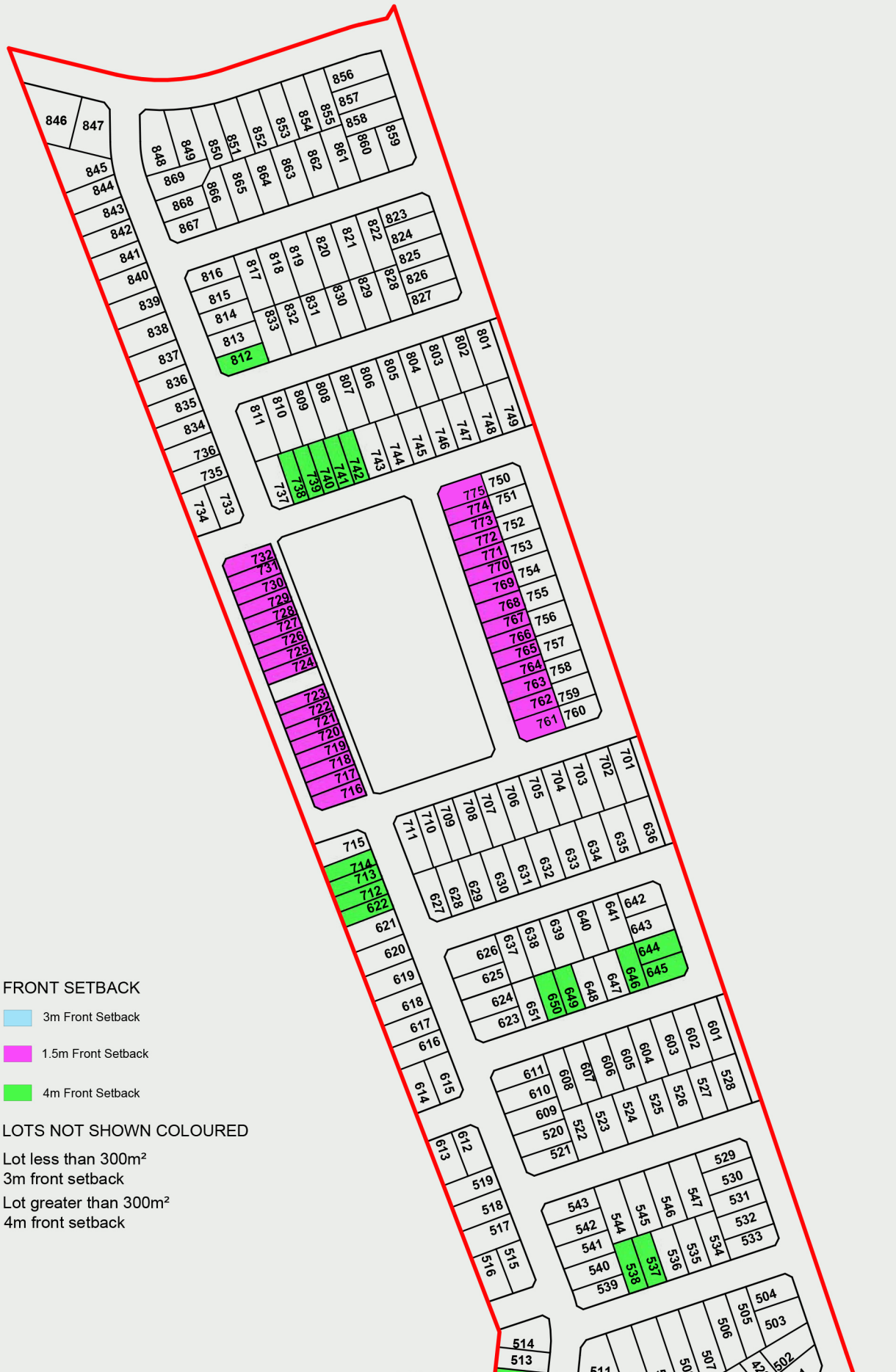
External Colours & Materials Selection

Sample or images of all external materials & colours.
(swatches, colour photos, paint chips, brands, etc)

Do not send information such as: electrical plans, slab layouts, joinery details, internal colour schemes, etc.

This extra information slows down the assessment process and may result in a submission being rejected.

8.0 Front Setbacks



Continued next page

8.0 Front Setbacks (cont.)

Continued from previous page

FRONT SETBACK

3m Front Setback

1.5m Front Setback

4m Front Setback

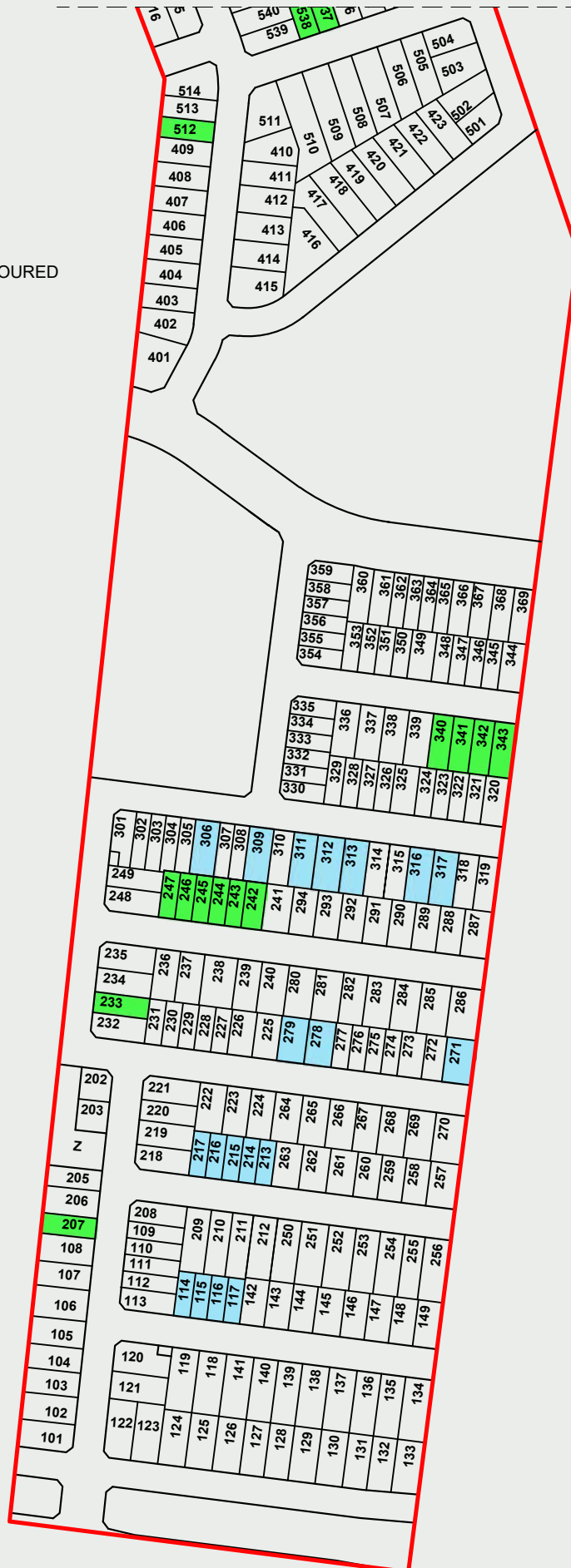
LOTS NOT SHOWN COLOURED

Lot less than 300m²

3m front setback

Lot greater than 300m²

4m front setback



For more information

1300 888 182

Botania.com.au

Visit our sales office

1152 Taylors Road, Fraser Rise (Plumpton)

Open daily from 11am – 5pm



GROWLAND