

DESIGN GUIDELINES

ØCTAVE

AT JUNCTION VILLAGE

VERSION 6 | JUNE 2020

A NATURAL HARMONY

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1 OVERVIEW

1.1 DEVELOPER APPROVAL

All homes built at Octave at Junction Village must be approved by the Design Assessment Panel (DAP) prior to lodging for any Building Permit or commencing any construction of works. The DAP is appointed by the developers of Octave at Junction Village to oversee and implement the objectives of the Design Guidelines.

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

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

The DAP reserves the right to vary or waive the requirements of the Design Guidelines if it believes that a proposal (or an element of a proposal) that is not strictly in accordance with the wording of the Design Guidelines nonetheless makes a positive contribution to the overall objectives of the built form and / or streetscape at Octave at Junction Village. Note: A proposal that does not comply with the Design Guidelines may require Council planning permission, in the event that the proposed variation is also contrary to the Botanic Ridge Precinct Structure Plan Residential Design Controls.

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

1.2 SUBMISSION REQUIREMENTS

All submissions for Developer Approval must be in PDF format and include the following information:

Site plan at minimum 1:200, with dimensions and showing:

- Lot boundaries and any easement(s) on title
- Proposed building footprint and all proposed setbacks
- Contours (at 0.5m interval or less) or spot levels
- On-site car parking and driveways
- Other external structures (including pools and spas)

All ancillary items, including, but not limited to;

- water tanks and storage units
- solar panels
- television antennae
- air-conditioning units
- evaporative cooling units
- heating units
- bin storage area
- sheds and any out-buildings

All floor plans, roof plans and elevations at 1:100, with dimensions and showing:

- Internal layout, and any pergolas, decks, terraces, balconies, verandas, windows, doors and other openings
- Proposed floor levels

A Colour Board in PDF format (see Appendix A) with all external finishes, materials and colours clearly labelled to show which building element they represent, including:

- roofing
- rain water fixtures (gutters, downpipes, fascias etc.)
- external walls
- window frames
- garage door
- driveway

Landscape plan at 1:100, with dimensions and showing:

- indicative extent of all hardscape and softscape
- planting schedule that lists all proposed species referenced on landscape plan

For lots with greater than 1.5m land fall, please include the following, at 1:100:

- at least one sectional drawing that explains the extent

of proposed cut and fill locations and heights of any proposed retaining walls.

1.3 SUBMISSIONS

When you are ready to make your submission for Developer Approval, you can lodge it on the Design Approval Portal at www.ngdd.com.au. Users must first register to use the portal. Once this has been done, log in and simply enter the relevant details when prompted.

Generally, we will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission. Please note that incomplete submissions are the single greatest cause of delays in obtaining a Developer Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

1.4 RE-SUBMISSIONS

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

1.5 TIMING

- Construction of your home must start within 6 months of the settlement date. Completion of your home, including garage, driveway, fencing and retaining walls should occur within 18 months of settlement.
- All front gardens must be landscaped in accordance with these Guidelines (including all turf, soft landscape, driveways and pathways) within 6 months of issue of the Certificate of Occupancy.
- Fencing must be constructed within 30 days of the issue of the Certificate of Occupancy.

1.6 OTHER APPROVALS

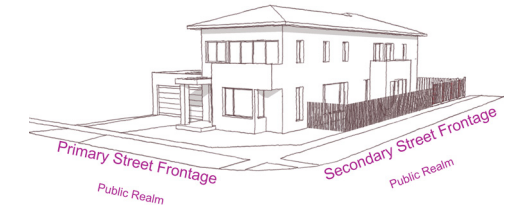
The requirements detailed in this document are in addition to, and not in lieu of, any other legal or statutory requirements. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

1.7 DEFINITIONS

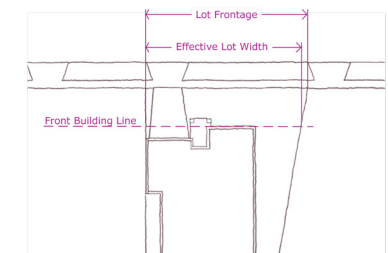
For the purposes of these guidelines:

- *Public Realm* is any land that is within the ownership of a public body, including Council and servicing authorities
- The *Primary Frontage* is the boundary that abuts the Public Realm
- The *Front Façade* is the elevation that addresses the primary frontage
- A *Corner Lot* is any lot that has more than one boundary that abuts the Public Realm

- On corner lots, the primary frontage is the shorter one abutting the Public Realm, unless noted otherwise on the Plan of Subdivision



- *Secondary Frontage* means any boundary that abuts the Public Realm, other than the primary frontage
- For irregular lots, the *Lot Width* is the width of the lot at the front building line



- *Natural Ground Level* means the ground level after engineering works associated with the subdivision
- *Building Envelope Plan* means the Building Envelope Schedule included in the Land Sales Contract annexures
- *Front Loaded* refers to a lot where the garage is accessed from the primary frontage
- *Rear loaded* refers to a lot where the garage is accessed from the rear of the lot, usually from a lane or secondary street
- *Interface A Zone* lots are specific lots that are identified on the Building Envelope and Residential Design Control Zones Plan
- *Interface B Zone* lots are specific lots that are identified on the Building Envelope and Residential Design Control Zones Plan
- *Neighbourhood Zone* lots are specific lots that are identified on the Building Envelope and Residential Design Control Zones Plan
- *Village Zone* lots are specific lots that are identified on the Building Envelope and Residential Design Control Zones Plan

1.8 SMALL LOT HOUSING CODE (SLHC)

Lots that provide a single dwelling and have an area of less than 300m² are also subject to the requirements of the Small Lot Housing Code (SLHC). In the event of any clash between the SLHC requirements and these Design Guidelines, the SLHC shall take preference. The DAP will not assess proposals against the requirements of the SLHC. Should a development not meet the provisions of the SLHC it will require planning approval from Council. Prior to lodging that application with Council, approval must be obtained from the DAP.



Image courtesy of Boutique Homes

ENVIRONMENTAL SUSTAINABILITY

ENVIRONMENTAL SUSTAINABILITY

LIVEABILITY CONSIDERATIONS

Applicants are encouraged to submit designs that are environmentally responsible.

The orientation of your lot will determine the best siting of the house on the lot. A building's orientation plays a large part in achieving the optimum solar access for your home during winter. Lots on the north side of a street will have sunny backyards – good for private outdoor living. Lots on the south side of a street will have sunny front yards – good for show piece gardens. Lots facing east-west will have sunny side yards. These houses should be sited to leave the largest possible outdoor living space along the northern boundary.

Dwellings can become more liveable by taking into account the orientation of rooms and windows, shading of windows and walls, ceiling heights, sustainable building materials, cross flow ventilation, covered open spaces, insulation and water efficient fixtures. Eave design can act as excellent shading devices during warmer months. Implementing these features can also result into substantial financial savings for the home owner.

Double storey homes must respect the privacy of neighbouring dwellings, including potential overshadowing issues that may arise as a result of siting choices. It is the responsibility of applicants with double storey proposals to ensure their design has demonstrated these factors and to receive approval from the relevant authority and / or Building Surveyor prior to construction.

SOLAR HEATING PANELS

Solar heating panels must be located on roof planes preferably not visible from the Public Realm. The panels should follow the roof pitch. Where visible from public, solar panels will be assessed on their merits with regard to scale, form and colour.

RAINWATER TANKS

Rainwater storage is encouraged. The rainwater tank and all accessories must not be located in front of the dwelling or be visible from the street and public spaces. The rainwater tank and all accessories must be coloured to match the dwelling. To help calculate the size of water storage that you may require please contact the Department of Sustainability and Environment for appropriate storage requirements in relation to the collection area provided.

RECYCLED WATER

Recycled water will be in use for non-drinking purposes such as toilet flushing and garden usage. All residents are required to connect their dwellings to this service to reduce the consumption of potable water. For more information, please visit the South East Water webpage, or visit the link below to find out about recycled water in the home www.southeastwater.com.au/LearnAboutWater/TypesWater/Pages/RecycledWater.aspx

ENERGY RATINGS

It is the applicants' responsibility when building a home to comply with Victoria's energy rating requirements. Dwelling designs should be assessed by a licensed energy rating company, and they in turn will make recommendations regarding insulation and other resource saving measures. Dwellings must achieve the minimum standard as currently legislated.

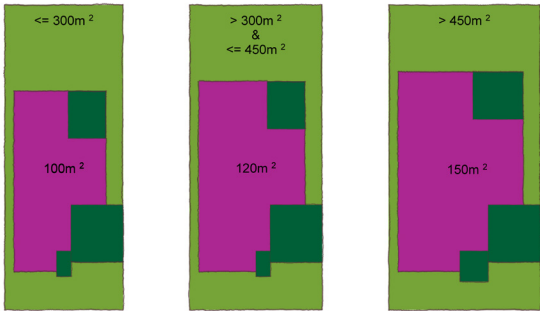


Image courtesy of Urban Edge

③ LOT PLANNING

3.1 LOT LAYOUT

- Only one dwelling is permitted per lot, unless otherwise provided on the relevant Plan of Subdivision.
- The dwelling must have at least one habitable room window that addresses the primary street frontage. A habitable room is a living room or a bedroom. On Corner Lots, the dwelling must have at least one habitable room window that addresses the secondary street frontage.
- The habitable room window should have appropriate head and sill heights to provide passive surveillance to the Public Realm.
- On Corner Lots, the primary street frontage is the shorter frontage adjacent to the street, unless otherwise noted on the Plan of Subdivision or Building Envelopes.
- Dwellings must comply with the following minimum dwelling size, excluding garage and all unenclosed areas, unless otherwise approved by the DAP:



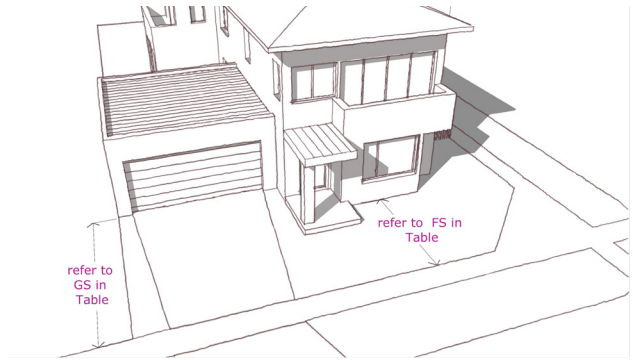
LOT SIZE	DWELLING SIZE (MIN.)
Less than (or equal to) 300m²	100m²
More than (or equal to) 300m² & less than 450m²	120m²
More than 450m²	150m²

LOT PLANNING

3.2 BUILDING SETBACKS

- All dwellings must be contained within the Building Envelope Plan applied to the lot.

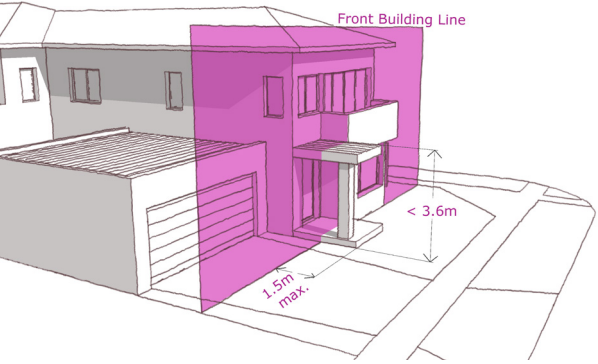
The Plan included under Appendix B delineates the various residential design control zones for the project and the table below illustrates the dwelling setback requirements for the lots comprised within each zone:



	INTERFACE A ZONE	INTERFACE B ZONE	NEIGHBOURHOOD ZONE			VILLAGE ZONE	
Front Setback (FS)	13m minimum	6m minimum	Area ≤ 550m² 4m minimum	Area > 550m² & ≤ 720m² 5m minimum	Area > 720m² 6m minimum	Area < 300m² See SLHC	Area ≥ 300m² 3m minimum 4m maximum
Rear Setback	10m minimum	8m minimum	2m minimum			See SLHC	2m minimum
Side Setback - Inline Lots	1m minimum from at least 1 boundary	1m minimum from at least 1 boundary	1m minimum from at least 1 boundary			See SLHC	1m minimum from at least 1 boundary
Side Setback - Corner Lots	2m minimum	2m minimum	2m minimum			See SLHC	2m minimum
Garage Front Boundary Setback (GS)			5.5m minimum			See SLHC	5.5m minimum

FRONT ENCROACHMENTS

- The following may encroach into the front setback:



- balconies, verandas, open porches, covered walkways and porticos that have a maximum height less than 3.6m above the ground level, by no more than 1.5m
- eaves, fascia and gutters by no more than 600mm.

SIDE AND REAR ENCROACHMENTS

- The following may encroach into the side and rear setback distances that do not abut the Public Realm by not more than 500mm:
 - porches and verandas
 - screens, but only to the extent needed to protect a neighbouring property from a direct view

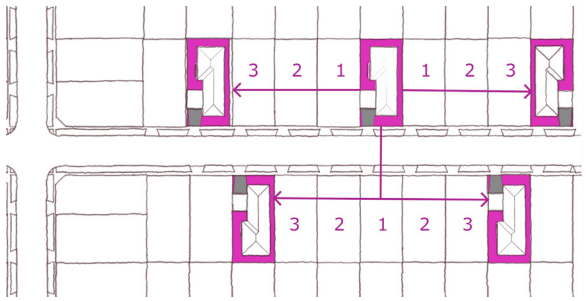
- domestic fuel tanks and water tanks
 - heating and cooling equipment and other services
- Eaves, fascia and gutters may encroach into the side and rear setback distances by not more than 600mm.

LANDSCAPING CONSIDERATIONS

In addition to the minimum prescribed setbacks described above, consideration should be given to the mature size of any proposed planting, particularly in the front setback, to allow plenty of space for roots and branches to spread.

3.3 BUILT FORM VARIETY

- Similar façades are not permitted within 3 lots of each other along both sides of the street. The determination of this issue will be at the sole discretion of the DAP.



HOUSE STYLE

HOUSE STYLE

4.1 CHARACTER AND VISUAL STYLE

Facades must be contemporary in style. This will be achieved through simple forms including low-pitched roofs and well proportioned façade elements, combined with controlled use of materials and colours as described in the following sections:

- Historical styles, such as Edwardian and Georgian etc, are not permitted
- Period detailing and ornamentation, such as quoins, fretwork, gable vents, curvilinear profile mouldings etc, are not permitted
- Ornamentation of facades is to be limited to ancillary building elements such as porches, balconies, pergolas and architectural screens to encourage articulation of the facade and interest to the streetscape

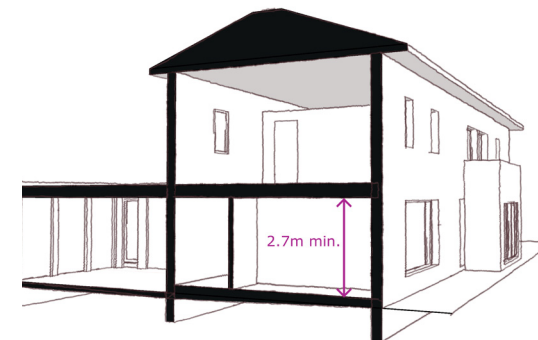
The determination of this stylistic issue is at the sole discretion of the DAP.

4.2 BUILDING HEIGHT

- All buildings are limited to a maximum height of 8.5m above natural ground level.
- In addition to this, lots in Interface A are limited to a maximum of 1 storey. Please refer to the building Envelope for details.
- Double storey lots in Interface B must have the upper level set back behind the front wall of the dwelling.

4.3 MASSING AND ARTICULATION

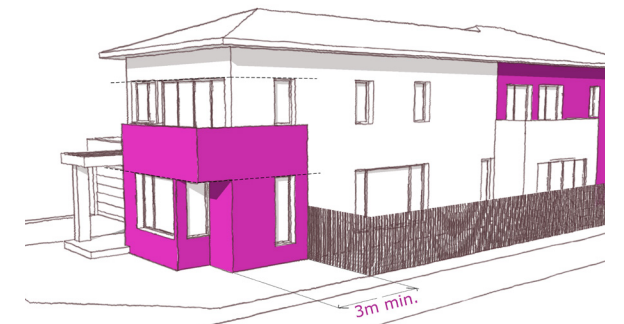
- Each dwelling must incorporate a prominent front entry point that is readily visible from the primary frontage and complementary to the overall dwelling design.
- The front façade must not be continuously straight for more than 6.5m
- Rooms fronting the Public Realm must have a minimum ground floor ceiling height of 2700mm, or 2550mm for lots 300m² or smaller.



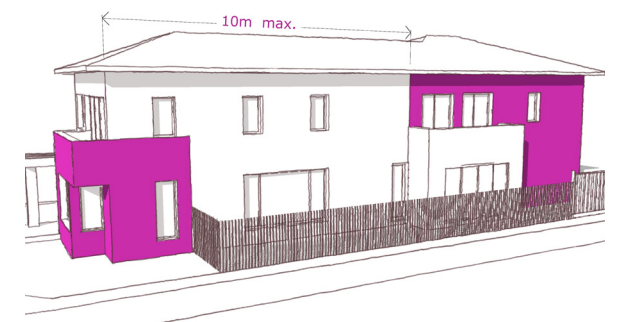
- Two storey dwellings must incorporate elements such as balconies and / or protrusions to articulate the front façade.

4.4 CORNER LOTS

- Dwellings on Corner Lots must address the secondary frontage by incorporating the same or similar design features to those used on the primary frontage. Acceptable features may include:
 - windows with matching head heights
 - highlight materials and finishes that wrap around from the primary facade
 - pergolas, porticos, porches, verandas and balconies
 - roof elements, such as feature gables
 - other treatments, to the satisfaction of the DAP
- Materials used on the front façade must extend to the secondary frontage for a minimum of 3m



- Corner features must be forward of the Return Fence and / or readily visible from the Public Realm. Blank walls forward of the Return Fence will not be approved
- Any secondary façade that exceeds 10m in length must incorporate articulation in one of the following ways:
 - a step in the wall that is at least 0.3m deep for a length of at least 1 metre, such that any part of the wall is not continuously straight for more than 10m; or
 - contrasting material for at least 2m to limit any continuous material length to 10m; or
 - contrasting wall colours for at least 2m to limit any continuous colour length to 10m.

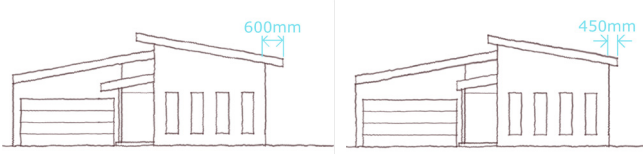


- At least 50% of all rooms that are adjacent to a secondary boundary must have windows facing that boundary.

4.5 ROOF DESIGN

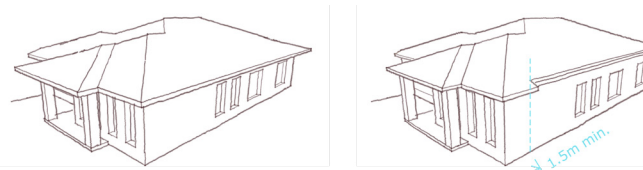
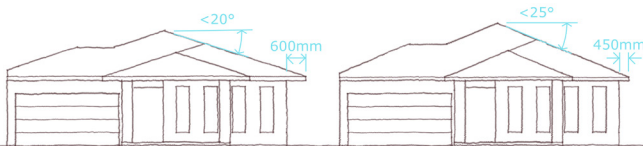
Low pitch roof forms and styles are preferred and strongly encouraged.

a. Skillion roofs must have:



Preferred Minimum required

- a roof pitch of between 10° and 30°
- b. Hip or gable end roofs must have:



Preferred Minimum required

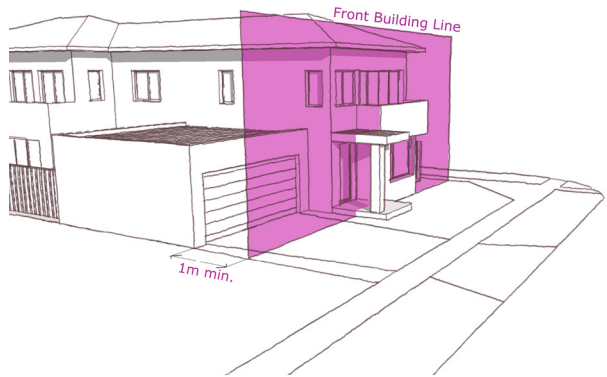
- a roof pitch of no more than 25°. Low roof pitches (20° or less) are preferred.
- c. Skillion, hip or gable end roofs must have:
- a minimum eaves width of 450mm to any façade that faces the Public Realm. Eaves of at least 600mm are preferred and strongly encouraged
 - the front eaves returning along the side wall for at least 1.5m on single storey dwellings
 - a minimum eaves width of 450mm to the entire upper level on two storey dwellings. Eaves of at least 600mm are preferred and strongly encouraged
- d. Walls constructed on side boundaries (zero lot line) will be exempt from the eaves requirements but not from the parapet requirements. Please note that the height of the wall on a boundary will not exempt the wall from the parapet requirements.

4.6 MATERIALS AND FINISHES

- a. Colour schemes should adopt a palette of muted neutral tones at the lighter end of the colour spectrum.
- b. The front façade must be finished with a mixture of at least 3 external materials / finishes and / or colour finishes.
- c. Face brick or masonry blocks must make up no more than 70% of the front façade (not including the garage door or other openings such as windows and doors).
- d. Other front façade materials may include:
- render
 - timber cladding
 - weatherboard (painted)
 - lightweight cladding
 - stone
 - other materials approved by the DAP
- e. Materials used on the front façade must extend to the side elevation for a minimum of 1.5m except for a Corner Lot where additional requirements apply. Refer to Section 4.4 Corner Lots.
- f. Roof cladding must compliment the style of your home:
- metal roof sheeting must be of a corrugated profile if visible from the Public Realm
 - tiles must be of a flat / shingle type profile
- g. All roof materials and finishes must be matte finish, non-reflective and in one of the following colour tones:
- muted grey
 - blue / grey
 - charcoal
 - green
- h. Galvanized, zincalume or unfinished roof materials and rainwater fixtures are not permitted.
- i. No dwelling is to be built with any exposed stumps.
- j. Aluminium sliding windows and doors are unlikely to be approved if visible from the Public Realm, unless they are manufactured from commercial or semi commercial sections.
- k. The front facade (and secondary frontages) must not include lightweight infill panels above doors, windows or garage doors. The finish / colour above the opening must match the finish / colour on either side of the opening.
- l. Roll down security shutters must not be visible from the Public Realm.
- m. Glazing that is visible from the Public Realm must not contain leadlight, stained glass, reflective glass or patterned film.

4.7 CAR ACCOMMODATION

- a. All lots must incorporate a fully enclosed garage. Carports and open sided garages are not allowed.
- b. Garages accessed from the primary frontage of a lot must be integrated into the overall form of the dwelling and must be stepped back a minimum of 1m from the front wall of the dwelling. This distance is measured from the front building line, not from verandas or porches etc.

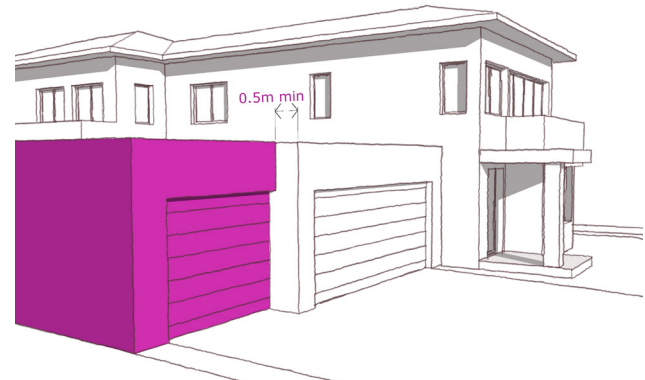


- c. Garages that are not accessed from the primary frontage may be detached, at the discretion of the DAP. Detached garages must have:
- materials, colours and finishes that match or complement the dwelling; and
 - a roof form consistent with the dwelling.
- d. Any detached garage that is located on a lot in Interface A or Interface B must also not have:
- a height exceeding 3.6m above natural ground level; or
 - an area exceeding 50m².
- e. Rear Loaded lots must incorporate a garage at the rear of the lot. Crossovers are not permitted on the front boundary of these lots and garages are not permitted to be located at the front of these lots.
- f. Front loaded lots with a lot width of 12.5m or more must provide a double garage.
- g. The total width of the garage door openings on front loaded lots must not exceed 40% of the effective lot width.
- h. The maximum width of any single garage opening is 7m.
- i. Any garage door visible from the Public Realm must be either a sectional overhead or tilt panel type only.

TRIPLE GARAGES

In addition to the other requirements in this section, triple garages will only be allowed where:

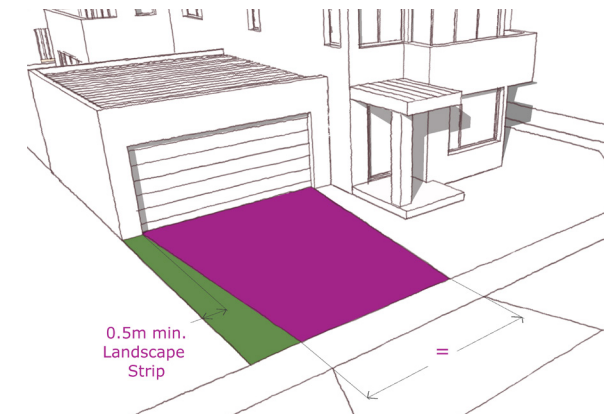
- j. The dwelling is a lot with an effective lot width of at least 18m;
- k. garages comprise either one double and one single garage element or three single garage elements with a column / pillar dividing at least two of the elements; and
- l. the wall that contains the third door must be stepped back at least 500mm from the other front wall of the garage.



OTHER EXTERNAL ELEMENTS

5.1 DRIVEWAYS

- Each lot must have a maximum of one crossover per frontage.
- Driveways must be constructed from:
 - Exposed aggregate concrete
 - Coloured-through concrete
 - Slate
 - Natural Stone
 - Asphalt
 - Brick
- Driveway colours should be muted.
- Plain (uncoloured) and painted concrete driveways are not permitted.
- The driveway must be set back a minimum of 0.5m from the side boundary to provide a strip for landscaping.
- Driveways must not be wider than the garage door where they meet the garage and must taper to the width of the crossover at the boundary.



- The driveway must be constructed prior to the occupancy of the dwelling.

5.2 LAND FORM (RETAINING WALLS)

- The maximum height of any retaining wall is 1.0m. If a higher wall is required, more than one wall must be used in conjunction with graded slopes, battering and other landscape treatment to soften the appearance of the change in levels. Council approval may be required for retaining walls. Owners should make their own enquiry.
- Thought should also be given to providing a landscaping strip of approximately 200mm in front of the retaining wall to soften the height.
- Retaining walls visible from the Public Realm must be constructed from a material and finish to complement the house, to the satisfaction of the DAP.

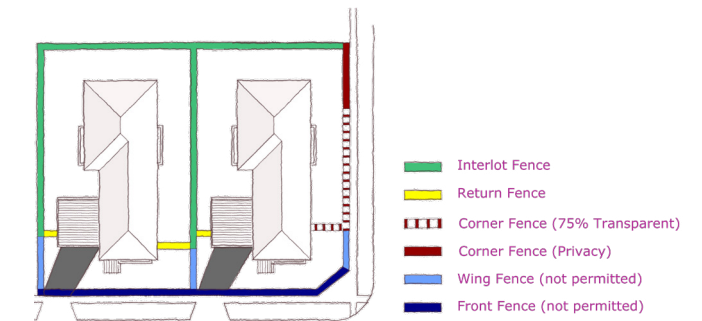
Acceptable finishes may include:

- Stone;
- Face or rendered masonry; or

OTHER EXTERNAL ELEMENTS

- Concrete sleepers with an appropriate applied finish and galvanised support columns.
- Timber sleepers are not permitted.
 - The extent, height and finish of all proposed retaining walls must be included in any application for Design Approval.
 - Refer to Council for additional retaining wall requirements.

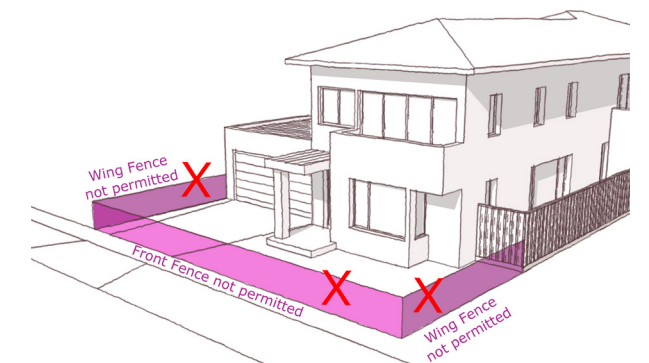
5.3 FENCING



- Only timber paling fencing is permitted.

FRONT FENCING

- Front fences are not permitted.

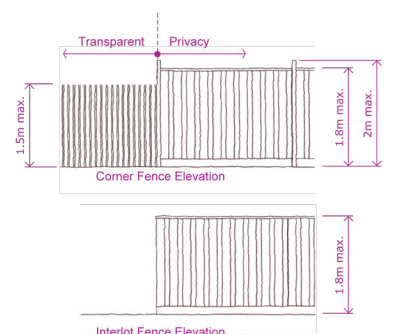


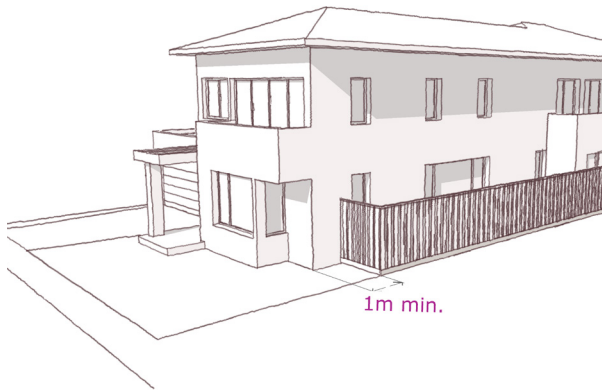
Front fences may be considered for integrated housing sites and lots where the primary frontage directly abuts the Public Realm, at the sole discretion of the DAP.

INTERLOT FENCING (FENCING BETWEEN LOTS)

- Interlot fencing must be:

- Constructed with exposed timber posts on both sides, a 150mm bottom plinth, lapped timber palings and timber capping
- A maximum height of 1.8m above natural ground level



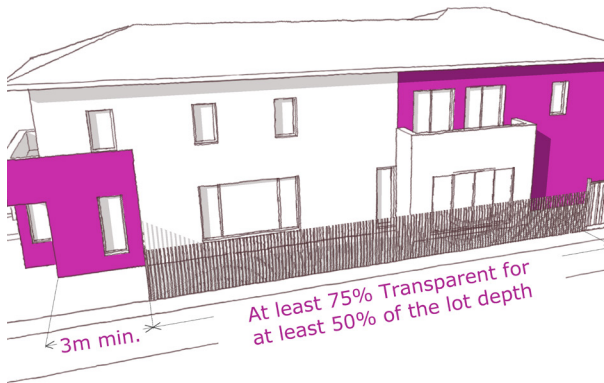


Terminated at a minimum of 1m behind the closest front wall of the dwelling, unless it is on the rear boundary of an adjoining lot

- Terminated by returning to meet the closest wall of the dwelling (Return Fence)

FENCING TO A PUBLIC REALM
BOUNDARY OTHER THAN THE FRONT
BOUNDARY (CORNER FENCING)

Corner Fencing must comprise of 2 sections...the Transparent section and the Privacy section.



- d. The Transparent section of the corner fence must:
- Start a minimum of 3m behind the closest front wall of the dwelling
 - Be at least 75% transparent for at least 50% of the length of the relevant boundary
 - Have a maximum height of no greater than 1.5m above natural ground level
 - Return at the start to meet the closest wall of the dwelling at 90 degrees to the dwelling wall (Return Fence)
 - Terminate where the Privacy section starts
- e. The Privacy section of the corner fence must:
- Run along the relevant boundary from the Transparent fence to the rear boundary
 - Incorporate exposed timber posts, timber rails that are concealed from the Public Realm, a 150mm bottom plinth, and lapped timber palings with timber capping
 - Incorporate a maximum capping height of no greater than 1.8m above natural ground level

- Incorporate a maximum post height of no greater than 2m above natural ground level

RETURN FENCING

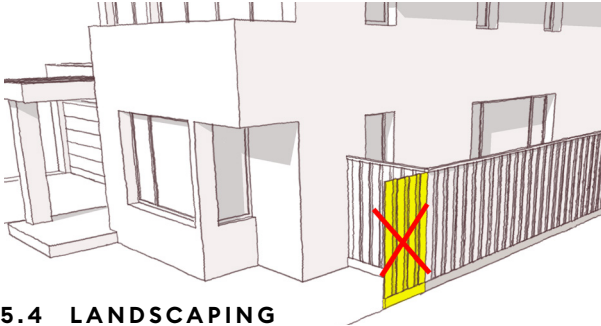
- f. The Return Fence must be:
- Constructed with materials and finishes to match or complement the adjacent fence
 - The same height as the adjacent fence

GATES

- g. Any gate in a fence must match or complement the fence in terms of materials and finishes

WING FENCING (FENCING BETWEEN
THE RETURN FENCE AND THE FRONT
BOUNDARY)

- h. Wing fences are not permitted



5.4 LANDSCAPING

Landscape works are part of the design approval process. A Landscape Plan must be included with the submission for design approval and approved prior to the commencement of construction.

A well designed, constructed and maintained front garden is an important part of your new home. These Design Guidelines have been prepared to ensure that the landscaping to all private gardens enhances the streetscapes of Octave at Junction Village for all residents. For guidance, Appendix C provides a range of front yard landscape layouts shown on various lot types common throughout the project to demonstrate preferred design options.

DESIGN

- a. Front gardens must complement the design of your home and be contemporary in style
- b. Consider the orientation of your garden and the amount of shade your garden receives when planning the design and location of paved areas or paths as well as garden beds
- c. All front gardens must be well planted so as to enable full coverage of garden beds when established
- d. Landscape elements must be used to soften and screen any ancillary structures or service equipment that are visible from the Public Realm and cannot be located elsewhere within the lot

- e. A minimum of one tree must be provided to the front garden (minimum install size 45L stock and 1.8m tall). Trees must be located to avoid interference with services, infrastructure and neighbouring properties.
- f. Garden bed preparation is recommended to include a minimum of 200mm of topsoil and 75mm mulch
- g. All front gardens must be kept presentable and well maintained. This includes but is not limited to being free of weeds, litter and debris. All lawn areas must be regularly mown and kept free of weeds.

MATERIALS AND FINISHES

Consideration must be given to the types of materials selected for use within your front garden and how these visually enhance your home.

- a. Colour schemes for hard surfaces should be muted neutral tones in order to complement the built form of the home and driveway materials
- b. Any paths or paved areas must be constructed from:
- Exposed aggregate concrete
 - Coloured-through concrete
 - Slate
 - Natural stone
 - Brick
 - Granitic gravel with a defined edge (such as timber or steel edging)
- c. Plain (uncoloured) and painted concrete paths or paving areas are not permitted
- d. Paved areas must be set back a minimum of 0.5m from the side boundary and a minimum of 2m from the front boundary to provide a strip for planting and soft landscaping
- e. Garden areas must be mulched with bark, not pebbles or gravel
- f. Lawn areas must not be artificial turf

PLANT SELECTION

The provided plant lists must be considered when planning your garden design. Casey City Council also provide plant lists for species suitable to the local environment of Junction Village and the Botanic Ridge area that could be useful in planning your garden.

A visit to the Royal Botanic Gardens Cranbourne or a local nursery for advice on plant selection for your garden may be useful when preparing your Landscape Plan. The Royal Botanic Gardens Cranbourne also has display gardens that showcase how native plants can be used within contemporary residential designs.

Avoid planting common weed species in your garden.

- a. Plants for inclusion in your garden must be selected from the provided plant lists. You may select a combination of native, indigenous and exotic plants from Plant List 1 and Plant List 2

- b. Any lots located within the Bushfire Management Overlay or within 150m of the Royal Botanic Gardens Cranbourne boundary must ensure that a minimum of 60% of plants are native and indigenous plants selected from Plant List 1
- c. The selection of native or indigenous plants from Plant List 1 is strongly encouraged to compliment the surrounding landscape environment of Junction Village and the adjacent Royal Botanic Gardens Cranbourne
- d. Plants not included on the provided lists will be considered but are subject to approval by the DAP

Plant List 1: Native and Indigenous Plants

GROUNDCOVERS	
Botanical Name	Common Name
Ajuga reptans	Bugle
Brachyscome multifida	Cut Leaf Daisy
Chrysocephalum semipapposum	Clustered Everlasting
Dichondra repens	Kidney Weed
Eremophila 'Silver Ball'	Emu Bush
Grevillea 'Bronze Rambler'	Dwarf Grevillea
Grevillea 'Poorinda Royal Mantle'	Dwarf Grevillea
Myoporum parvifolium	Creeping Boobialla

GRASSES / STRAPPIES	
Botanical Name	Common Name
Dianella 'Emerald Arch'	Native Flax
Dianella tasmanica	Tasman Flax-Lily
Doryanthes excelsa	Gymea Lily
Lomandra Tanika	Tanika
Poa labillardieri	Common Tussock Grass

SMALL SHRUBS	
Botanical Name	Common Name
Acacia cognata ‘Mini Cog’ or ‘Limelight’	River Wattle
Agonis flexuosa ‘Copper Wave’	Willow Peppermint
Banksia ‘Birthday Candles’	Banksia cultivar
Callistemon ‘Little John’	Bottlebrush cultivar
Correa glabra	Rock Correa
Correa alba	White correa
Correa reflexa	Common Correa
Crowea exalta ‘Southern Stars’	Wax Flower
Grevillea ‘Robyn Gordon’	Grevillea cultivar
Hymenosporum flavum ‘Gold Nugget’	Native Frangipani (Dwarf variety)
Leptospermum ‘Foreshore’	Dwarf Tea Tree

LARGE SHRUBS	
Botanical Name	Common Name
Adenanthos sericea	Wooly Bush
Banksia ericifolia x spinulosa	Banksia ‘Giant Candles’
Callistemon ‘Kings Park Special’	Bottlebrush cultivar
Callistemon salignus ‘Perth Pink’	Bottlebrush cultivar
Hardenbergia violacea	Coral Pea
Melaleuca nesophila	Honey Myrtle
Syzygium australe	Brush Cherry
Westringia fruticosa	Coastal Rosemary

TREES	
Botanical Name	Common Name
Angophora hispida	Dwarf Apple Myrtle
Corymbia cirtiodora ‘Scentuous’	Dwarf Lemon Scented Gum
Corymbia ficifolia ‘Wildfire’	Red Flowering Gum cultivar
Elaeocarpus reticulatus	Blueberry Ash
Eucalyptus caesia	Silver Princess
Eucalyptus leucoxylon ‘Rosea’	Pink Flowering Gum
Eucalyptus manniferra ‘Little Spotty’	Dwarf Spotted Gum
Eucalyptus paucifolia ‘Little Snowman’	Dwarf Snow Gum
Tristaniopsis laurina	Kanooka
Waterhousea floribunda	Weeping Lilly Pilly

Plant List 2: Exotic Plants

GROUNDCOVERS	
Botanical Name	Common Name
Hosta	Plantain Lily
Origanum vulgare	Oregano
Scaevola albida ‘Mauve Clusters’	Fan Flower
Sedum ‘Stonecrop’	Sedum
Senecio serpens	Blue chalk sticks
Stachys byzantina	Lambs Ears
Thymus vulgaris	Thyme
Trachelospermum jasminoides	Chinese Star Jasmine

GRASSES / STRAPPIES	
Botanical Name	Common Name
Arthropodium cirratum	Rock Lily
Clivia minata	Bush Lily
Cordyline	Cabbage Palm cultivars
Dietes grandiflora	Wild Iris
Festuca glauca	Blue Fescue
Liriope muscari	Lily Turf
Ophiopogon japonicus	Mondo Grass
Phormium tenax	New Zealand Flax

SMALL SHRUBS	
Botanical Name	Common Name
Hebe buxifolia	Box Leaf Hebe
Lavendula angustifolia ‘Hidcote Blue’	English Lavender
Plectranthus argentatus	Mona Lavender
Raphiolepis indica	Indian Hawthorn
Rosmarinus officinalis	Rosemary

LARGE SHRUBS	
Botanical Name	Common Name
Fatsia japonica	Japanese Aralia
Laurus nobilis	Bay Tree
Viburnum tinus	Viburnum

TREES	
Botanical Name	Common Name
Acer palmatum ‘Sango Kaku’	Japanese Maple
Cercis canadensis ‘Forest Pansy’	Chinese Redbud cultivar
Cercis chinensis	Chinese Redbud
Lagerstroemia indica x fauriei ‘Natchez’	C repe Myrtle cultivar
Lagerstroemia indica x fauriei ‘Sioux’	Crepe Myrtle cultivar
Magnolia grandiflora ‘Little Gem’	Dwarf Magnolia
Magnolia ‘Teddybear’	Magnolia cultivar
Malus floribunda	Crabapple
Malus ioensis ‘Plena’	Bechtel Crabapple
Michelia figo	Port Wine Magnolia
Pyrus fauriei ‘Korean Sun’	Ornamental Pear
Pyrus salicifolia ‘Pendula’	Weeping Silver Pear

RESOURCES

- Some resources that you should consult when preparing your landscape plan:
- Landscaping for Bushfire: Garden Design and Plant Selection, CFA, November 2011
 - Indigenous Plant Guide, City of Casey (2006)
 - Your Sustainable Garden booklet, City of Casey
 - Botanic Ridge Precinct Structure Plan (updated May 2017)

SERVICES AND ANCILLARY ITEMS

SERVICE AND ANCILLARY TERMS

6.1 RECYCLED WATER

- Each dwelling must incorporate plumbing that allows for connection to any future recycled water supply
- As a minimum, you must allow for all toilets and two garden taps (front and rear) to be connected to any future recycled water system

6.2 SHEDS AND OUTBUILDINGS

- If less than 10m² in area, sheds and outbuildings must not be readily visible from the Public Realm
- If more than 10m² in area, sheds and outbuildings must have:
 - a roof form consistent with the dwelling
 - materials, colours, and finishes that match or complement the dwelling
 - a maximum height of 3.6m at the ridgeline, measured from natural ground level
 - a maximum height of any perimeter wall, excluding the gable infill, of 2.4m, measured from the natural ground level
- The maximum total floor area of outbuildings on a lot must not exceed 50sqm, unless planning approval is granted by the City of Casey. For the purpose of this requirement, an outbuilding is classified as any building on the lot which is detached from the dwelling i.e. the calculation does not include the floor area of a garage attached to the dwelling.

6.3 LETTERBOX

- Letterboxes must complement the dwelling in terms of materials, colour and style
- Single post supported letterboxes are not permitted

6.4 SERVICE EQUIPMENT

- Satellite dishes, antennae or external receivers must be:
 - located to the rear of the dwelling
 - not readily visible from the Public Realm
- Heating and cooling units must be:
 - located towards the rear of the dwelling
 - if located on the roof, and satellite dishes, antennae or external receivers heating and cooling units must be:
 - positioned below the ridge line
 - positioned to the rear of the roof and
 - coloured to match the roof as far as practical
- Photovoltaic cells, solar panels and the like may be located to maximise their efficiency as long as they integrate with the roof form

6.5 SCREENING

- Ancillary structures and elements must be located so that they are not readily visible from the Public Realm. This includes items such as:
 - rubbish bin storage areas
 - washing lines
 - hot water systems
 - any water storage tanks
 - swimming pools
 - spa pumps
 - external plumbing other than that for rain water
- Trucks, commercial vehicles exceeding 1.5 tonnes, recreational vehicles, trailers, caravans, boats, horse floats or other like vehicles must be located so that they are not readily visible from the Public Realm when parked or stored on the lot

6.6 SIGNAGE

- Signs to advertise the sale of a vacant lot are not permitted unless approved by the Developer
- One sign only may be erected to advertise the sale of a completed dwelling
- Signs for dwelling names and home businesses are strictly not permitted.

6.7 MAINTENANCE OF LOTS

- The Purchaser 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 lots
- The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land, reserves or in any waterways

6.8 CROSSOVER & FOOTPATH PROTECTION

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

6.9 STREET TREE PROTECTION

It is the responsibility of the Landowner to ensure that any street trees and / or nature strips are protected during all building works.

DEVELOPER'S RESPONSIBILITY

Whilst the Developer will endeavour to ensure compliance with these Design Guidelines wherever possible, they will not be responsible or liable to any person for any loss, damage or injury arising whether directly or indirectly from any noncompliance with these Design Guidelines.

DESIGN APPROVAL CHECKLIST

DESIGN APPROVAL CHECKLIST

The design approval portal (www.ngdd.com.au) will prompt you to enter all the information required to make an application for design approval at Octave at Junction Village.

The information required to lodge an application includes:

- Lot number and street name
- Owner's name, address and contact details
- Builder / Designer's name, address and contact details
- Applicant's name, address and contact details, if the applicant is not any of the above parties

The design information listed in Section 1.3, Submission Requirements, includes:

- Site Plan
- Floor Plan(s)
- Elevations
- Landscape Plan
- Printed Colour Board with materials / colour / finishes samples (as shown in Appendix A)

Please note that incomplete or partial applications will be returned without assessment.

APPENDIX A - COLOUR BOARD

Wall

Roof

Wall

Gutter

Garage Door

Fascia

Front Door

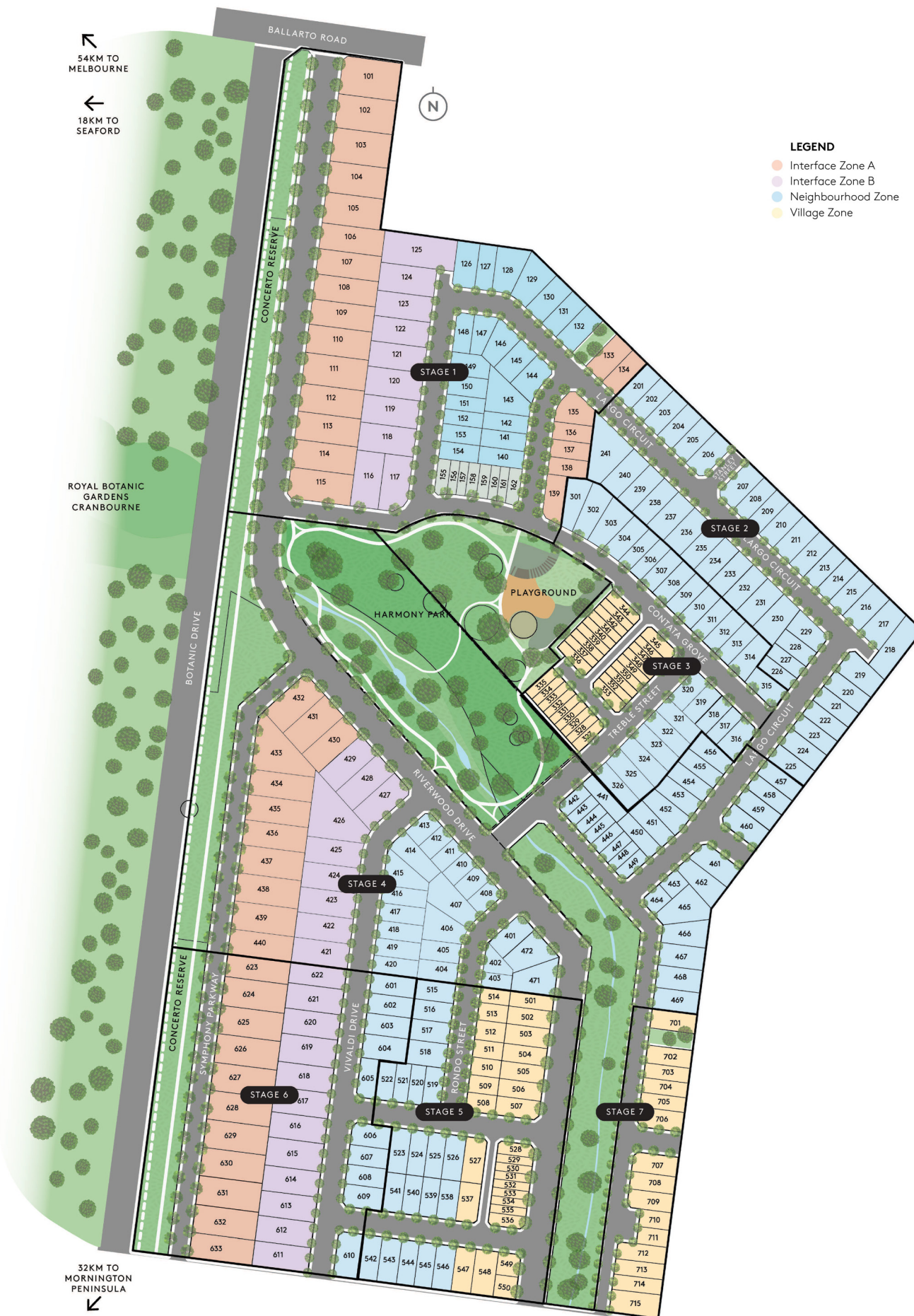
Downpipes

Windows

Driveway

Other

Other

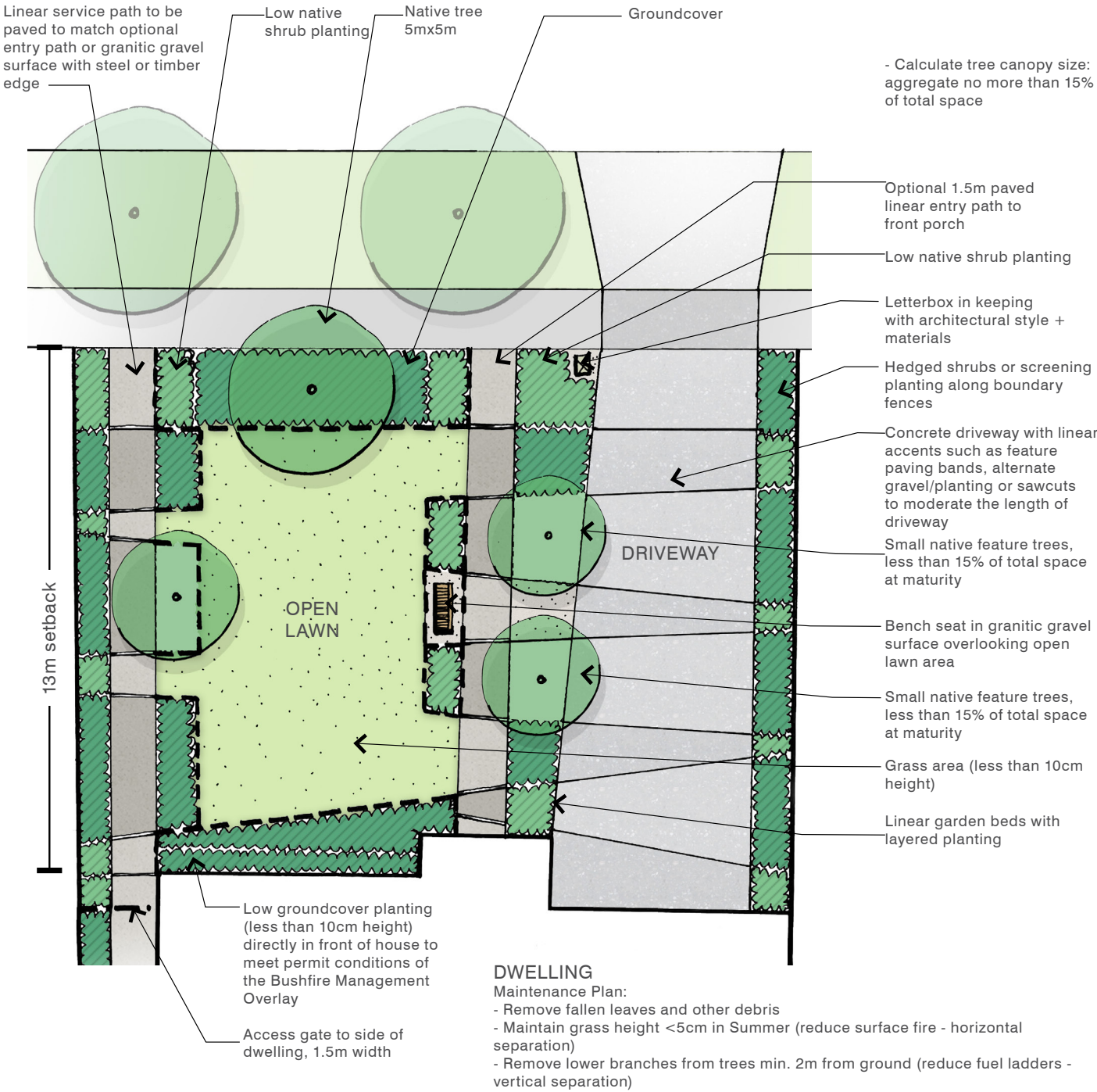


LOT - INTERFACE A ZONE

LOT SIZE: 18m x 45m
FRONT SETBACK: 13m

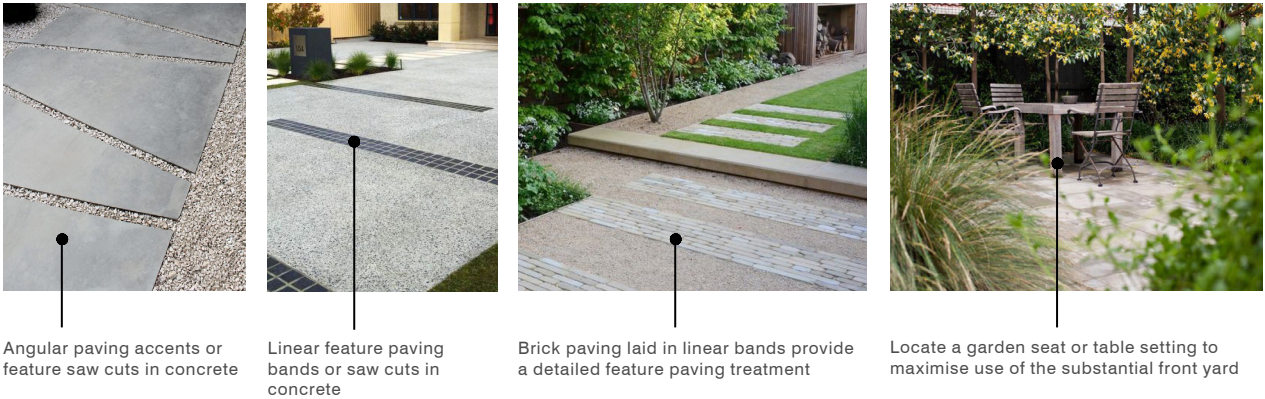
All front lot garden designs must be prepared in accordance with the Octave at Junction Village Design Guidelines and are subject to approval by the Design Assessment Panel.

The following is an indicative garden design with some suggested potential options for paving, landscape features and planting design.



LOT - INTERFACE A ZONE

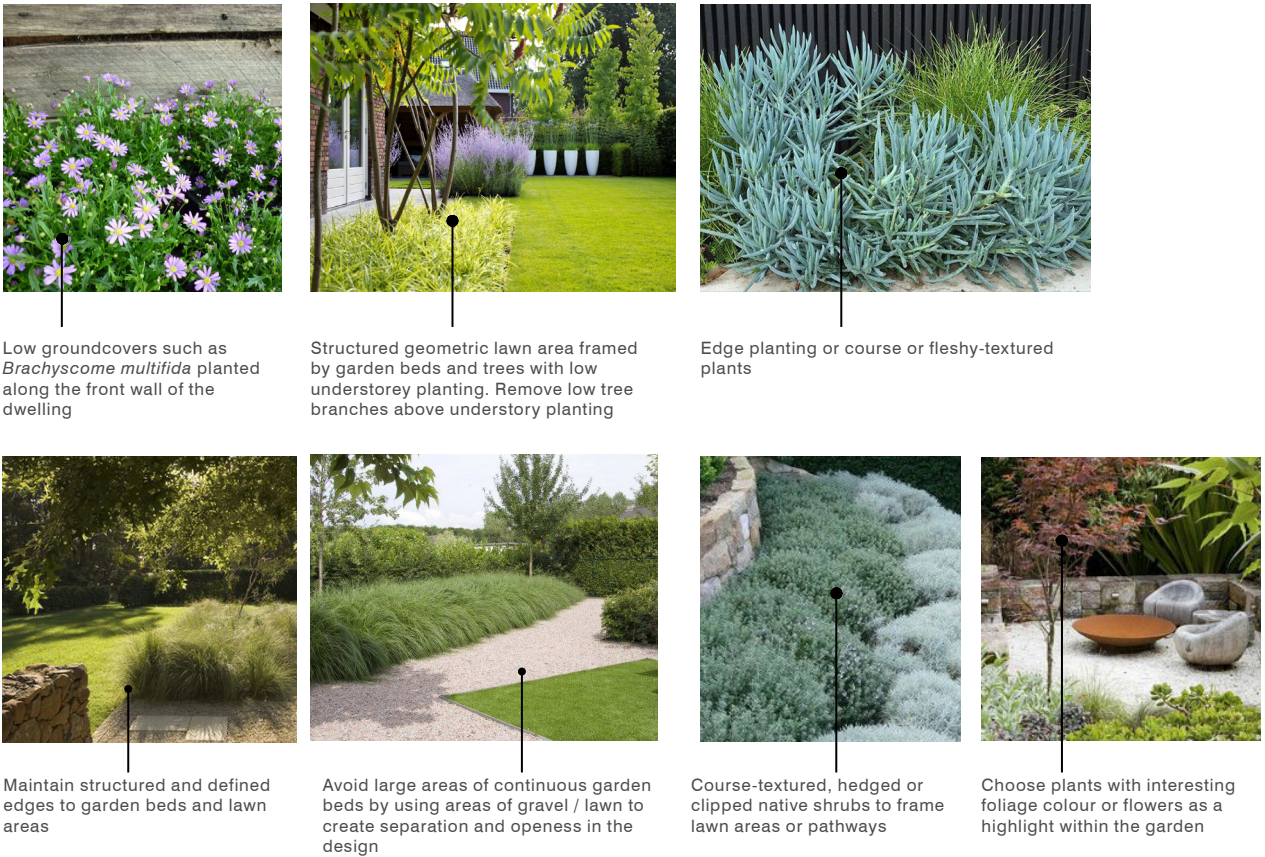
PAVING & LANDSCAPE FEATURES/MATERIALS TO COMPLEMENT ARCHITECTURE



PLANTING DESIGN

Plant species must be selected from the lists provided in the Design Guidelines.

Octave at Junction Village is located within a Bushfire Management Overlay. Accordingly, a minimum of 60% of plants for all lots are required to be native and indigenous species selected from Plant List 1.

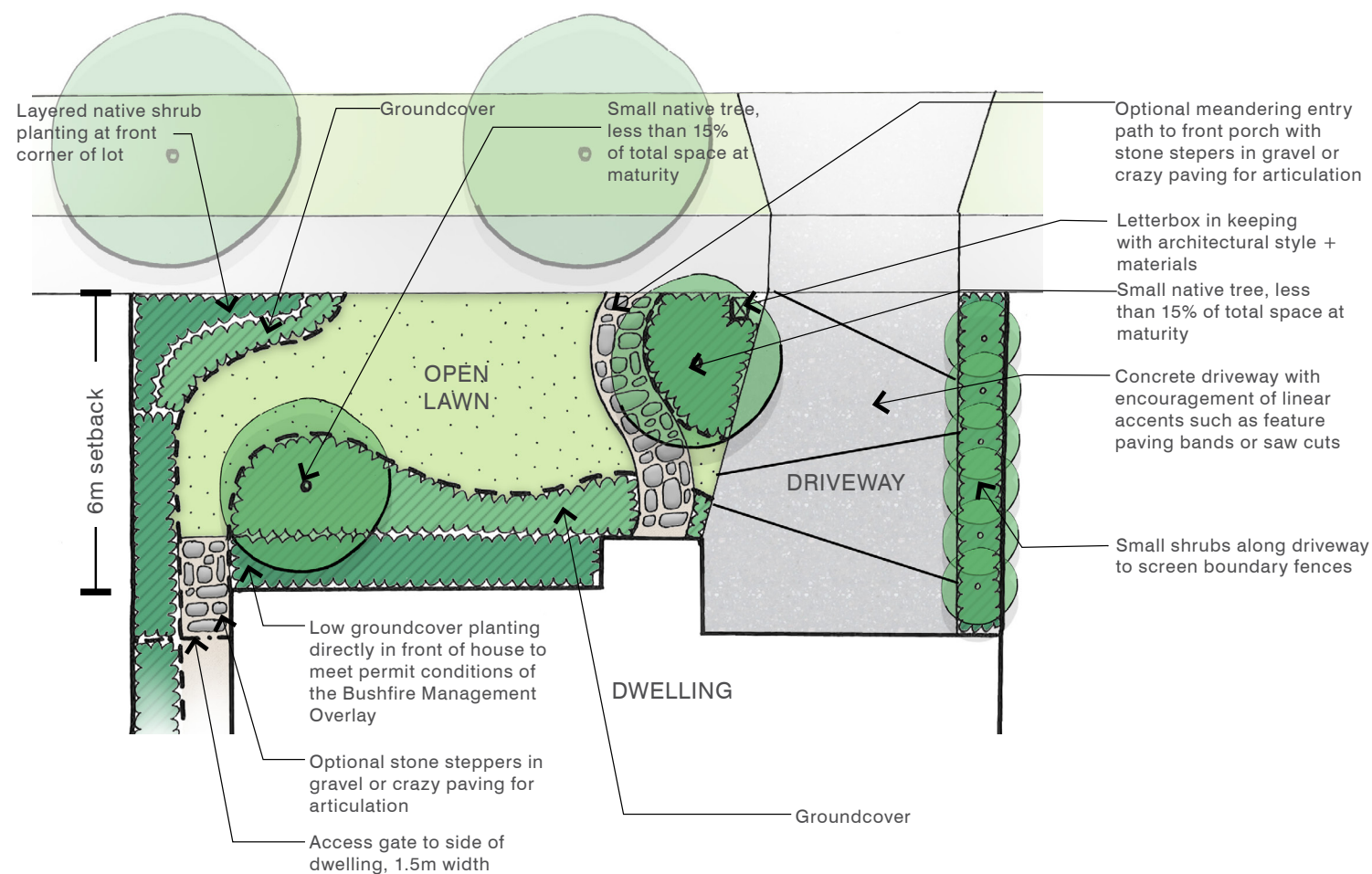


LOT - INTERFACE B ZONE

LOT SIZE: 18m x 40m
FRONT SETBACK: 6m

All front lot garden designs must be prepared in accordance with the Octave at Junction Village Design Guidelines and are subject to approval by the Design Assessment Panel.

The following is an indicative garden design with some suggested potential options for paving, landscape features and planting design.



Maintenance Plan:
- Remove fallen leaves and other debris
- Maintain grass height <5cm in Summer (reduce surface fire horizontal separation)
- Remove lower branches from trees min. 2m from ground (reduce fuel ladders - vertical separation)

LOT - INTERFACE B ZONE

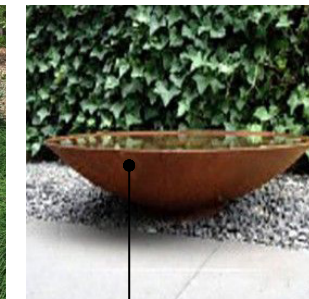
PAVING & LANDSCAPE FEATURES/MATERIALS TO COMPLEMENT ARCHITECTURE



Random stone steppers in gravel or grass with groundcovers



Natural stone for paved pathways in an informal crazy pave style



Consider adding a small birdbath (subject to approval or flowering native plants to encourage birds to visit your garden)

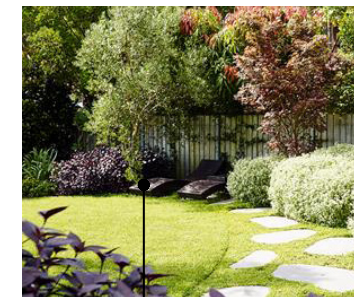


Locate a garden seat in lawn or gravel to maximise use of the front yard

PLANTING DESIGN

Plant species must be selected from the lists provided in the Design Guidelines.

Octave at Junction Village is located within a Bushfire Management Overlay. Accordingly, a minimum of 60% of plants for all lots are required to be native and indigenous species selected from Plant List 1.



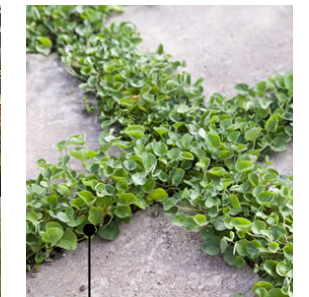
Open lawn area framed by curvilinear gardens beds



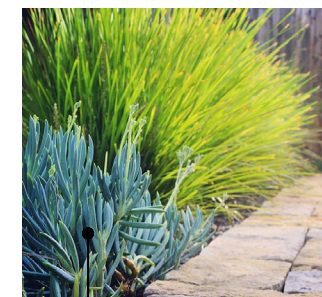
Use of natural rocks in key areas of the garden create a native bushland feel and add informal seating



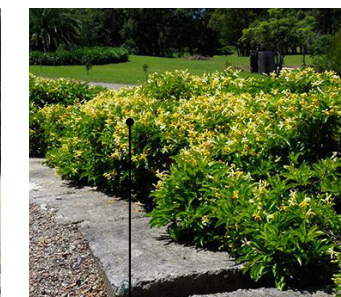
Unstructured soft edges to garden beds through the use of flowering plants



Use of groundcovers and lawn alternatives to soften paving such as *Dichondra repens* or *Thymus vulgaris*



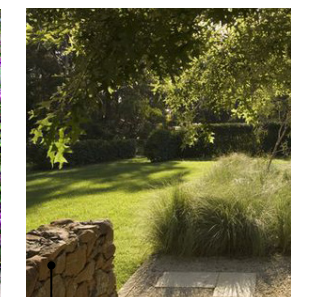
A focus on contrasting colours and textures with the choice of plant species including fleshy-leaved plants such as succulents



Choose flowering plants to add interest and colour to the garden



Climbers such as *Hardenbergia* could be used along boundary fences for additional screening where space is restricted



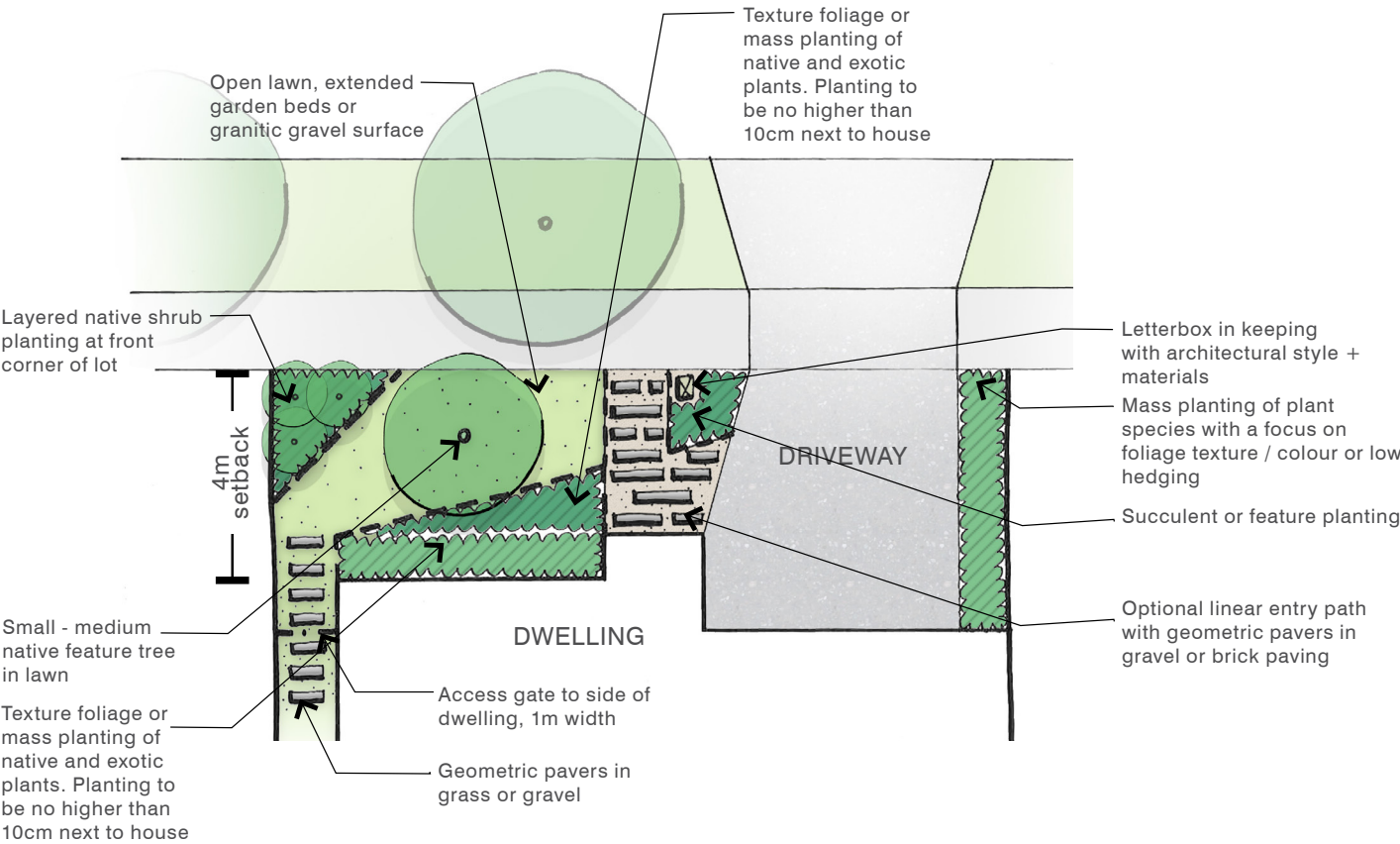
Maintain structured and defined edges to garden beds and lawn areas

14m STANDARD LOT

LOT SIZE: 14m x 32m
FRONT SETBACK: 4m

All front lot garden designs must be prepared in accordance with the Octave at Junction Village Design Guidelines and are subject to approval by the Design Assessment Panel.

The following is an indicative garden design with some suggested potential options for paving, landscape features and planting design.



Maintenance Plan:
- Remove fallen leaves and other debris
- Maintain grass height <5cm in Summer (reduce surface fire horizontal separation)
- Remove lower branches from trees min. 2m from ground (reduce fuel ladders - vertical separation)

14M STANDARD LOT

PAVING & LANDSCAPE FEATURES/MATERIALS TO COMPLEMENT ARCHITECTURE



Contemporary brick paving (consider brick colour and pattern)



Geometric pavers in gravel or grass. Use steel or timber edge to formalise garden beds and areas of gravel / lawn



Potential to use extended garden beds, granitic gravel or lawn alternatives for ground treatment if lawn is not suitable

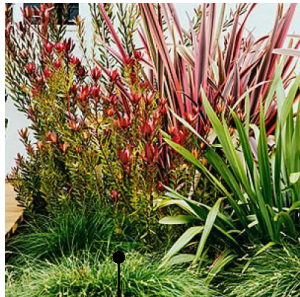


Small water feature or sculpture to provide a focal point to the garden (subject to approval)

PLANTING DESIGN

Plant species must be selected from the lists provided in the Design Guidelines.

Octave at Junction Village is located within a Bushfire Management Overlay. Accordingly, a minimum of 60% of plants for all lots are required to be native and indigenous species selected from Plant List 1.



A mixture of native and exotic plants create interesting plant combinations



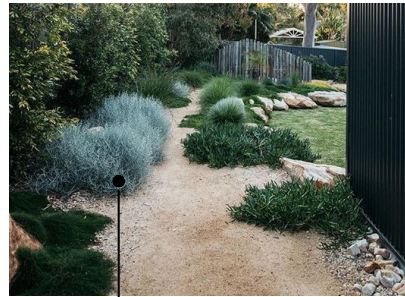
Highlight foliage structure and colour with the use of plants such as *Senecio serpens* and *Phormium tenax*



Native feature tree with colourful flowers such as Illawarra Flame Tree



Low hedging of small shrubs to give structure to the garden



Linear planting lines through the garden adds movement



Choose plants with interesting texture and foliage colour to add interesting



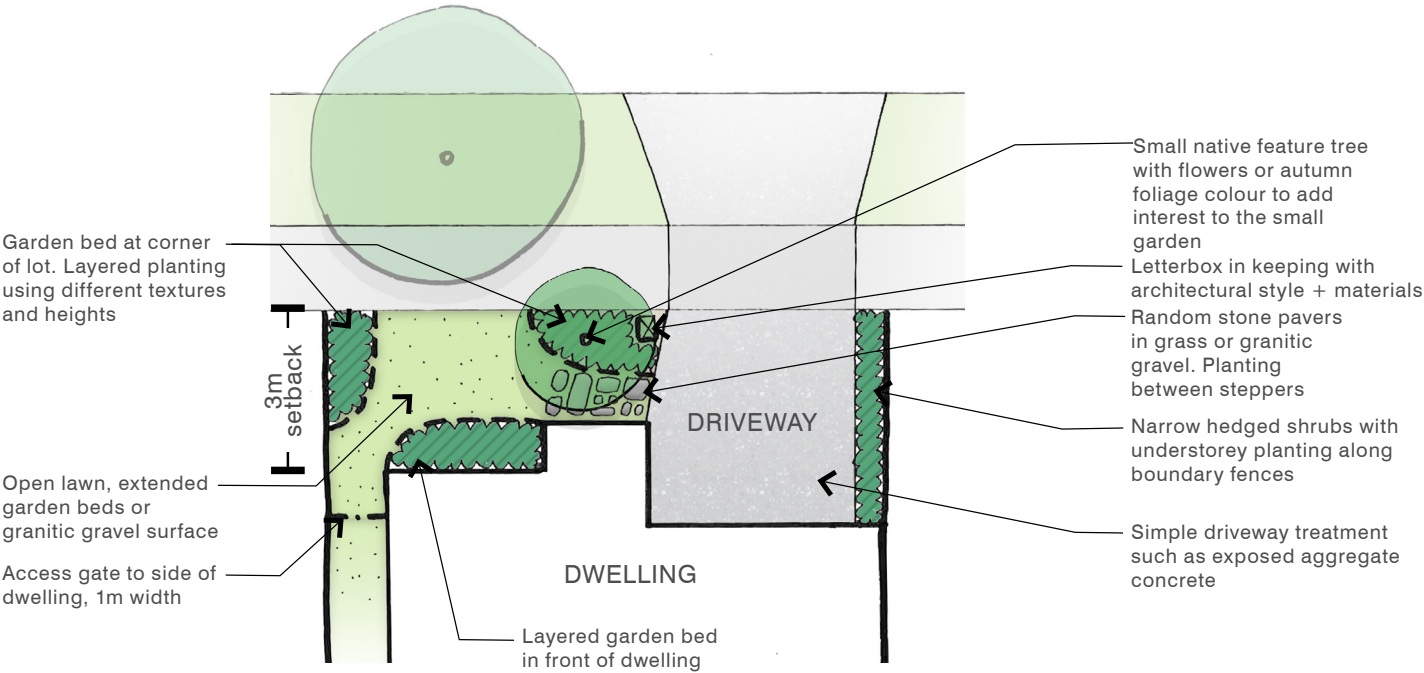
Frame paths or driveway with small shrubs to add height and structure to the design

10.5m STANDARD LOT

LOT SIZE: 10.5m x 28m
FRONT SETBACK: 3m

All front lot garden designs must be prepared in accordance with the Octave at Junction Village Design Guidelines and are subject to approval by the Design Assessment Panel.

The following is an indicative garden design with some suggested potential options for paving, landscape features and planting design.



Maintenance Plan:
- Remove fallen leaves and other debris
- Maintain grass height <5cm in Summer (reduce surface fire horizontal separation)
- Remove lower branches from trees min. 2m from ground (reduce fuel ladders - vertical separation)

10.5M STANDARD LOT

PAVING & LANDSCAPE FEATURES/MATERIALS TO COMPLEMENT ARCHITECTURE



Random stone steppers in gravel or grass with groundcovers



Random stone steppers in gravel or grass with groundcovers



Stone paving provides texture to the garden



Potential to incorporate small sculptural elements to add detail within the garden (subject to approval)

PLANTING DESIGN

Plant species must be selected from the lists provided in the Design Guidelines.

Octave at Junction Village is located within a Bushfire Management Overlay. Accordingly, a minimum of 60% of plants for all lots are required to be native and indigenous species selected from Plant List 1.



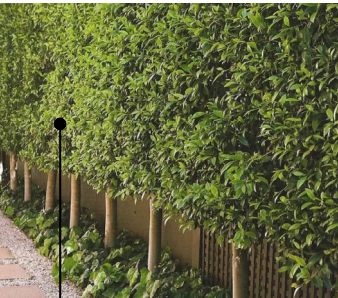
Unstructured soft edges to garden beds by using flowering plants



Use fragrant and flowering groundcovers such as *Trachelospermum jasminoides* for interest



Feature small native flowering tree such as *Eucalyptus ficifolia* - Red Flowering Gum



Narrow hedged shrubs along driveway to soften boundary fence



Layer planting of different textures and heights to maximise the impact of the small garden



Colourful flowering plants such as *Chrysocephalum* or *Lavendula* add interest to the small garden size



Use climbers such as *Trachelospermum jasminoides* along boundary fences where space is restricted



Use succulent plants such as *Senecio serpens* for contrast

LAND SALES SUITE
1160 BALLARTO ROAD, JUNCTION VILLAGE, VIC 3977
OCTAVEJUNCTIONVILLAGE.COM.AU



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