



ORANA

BY BALCON

DESIGN GUIDELINES

VERSION 04 | JAN 2024

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1.0 Introduction

1.1 DESIGN AT ORANA

Orana by Balcon Group will become the largest masterplanned community project in the City of Casey. Orana is located 55km south-east of Melbourne and is the gateway to Victoria’s beautiful Gippsland and Bass Coast regions.

Extending over 274 hectares in the Cardinia Creek South precinct, Orana will ultimately comprise over 4,000 new homes and 11,000 residents. The masterplanned community will be anchored by a local Town Centre and feature six distinctive parks, two active recreation reserves and wetland conservation reserves.

Orana will also contain a government primary school and Council Community facility. Secondary schools (government and independent) are proposed on adjoining land.

The Orana land holdings were assembled by Balcon Group with a long-term vision to create a new community where people could access quality housing in a well-designed community – a place focused on parks, schools, and a traditional town centre where walking and social engagement is promoted. The vision for Orana is to build a new community where people feel connected, are enriched by arts and culture, and are inspired to create their best life.

Design excellence will be valued and celebrated at Orana. Contemporary residential architecture will complement outstanding parks and reserves.

The design quality of all public spaces will be a defining feature of Orana. Streetscape will incorporate attractive canopy trees and function as green links that connect key amenities within Orana and beyond.

The Design Guidelines will ensure that Orana evolves as a unified set of neighbourhoods – each with a unique sense of place. There will be cohesiveness in residential design whilst allowing for a range of architectural styles and forms.

The Design Guidelines will ensure design excellence at Orana and protect the investment of home-owners for many years.

1.2 DESIGN APPROVAL PROCESS

To construct a new home at Orana, the following requirements must be satisfied:

- Design Guidelines – as included in this document.
- Memorandum of Common Provisions (MCP).
- Building Regulations – as applied by a Building Surveyor.

Beveridge Williams Pty Ltd has been appointed to act as the Design Assessment Panel (DAP) and is responsible for assessing house plans for compliance with the Design Guidelines and MCP.

Design Approval from the DAP must be obtained before construction can commence. The DAP will assist and provide guidance on the requirements of the Orana Design Guidelines.

The Design Guidelines may be amended from time to time and the current version can be found at the DAP website.

The DAP can exercise discretion on compliance with the Design Guidelines. The decision of the DAP is final.

Lots under 300m² may be subject to the Small Lot Housing Code (SLHC). It should be noted that the DAP has no authority to vary the requirements of the SLHC, restrictions on the Plan of Subdivision, or the relevant Building Regulations.

1.3 SUBMISSION REQUIREMENTS

An application for Design Guideline approval must be submitted via the Beveridge Williams Design Portal at <https://portal.beveridgewilliams.com.au>.

The following information must be submitted in PDF format (less than 10MB):

- A siting plan of your home on your lot with dimensions and setbacks from all boundaries, proposed fencing and driveway location.
- Floor plans that show the layout of the home indicating all rooms, windows, external doors, external fixtures and nominated floor levels.
- Full elevations indicating wall heights and all external finishes including garage door type.
- Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries.
- Fence layout and design as per the estate/stage standard requirements.

Once you have created a login and uploaded your plans you will receive confirmation of your plan lodgement and the DAP assessment process will commence. All correspondence will occur via the Design Portal and notifications may be sent via email.

The DAP will aim to assess applications within 10 business days of receiving a fully completed application. A Building Permit must then be obtained separately from a licensed Building Surveyor.

1.4 DEFINITION OF TERMS

For the purpose of this document, the following interpretations are made:

Boundary length is defined as the whole depth of the block including the length cut off by the splay.

Front Façade means the wall of the dwelling (excluding verandah/porch posts and the like) orientated towards the Primary Frontage, excluding the garage door, front door, and windows.

Primary Frontage means:

- In the case of a non-corner lot that abuts only one road, the boundary or boundaries that abut that road.
- In the case of a corner lot or a lot that abuts two or more roads, the boundary or boundaries with the greater offset on the applicable Building Envelope Plan.

Responsible Authority means the City of Casey.

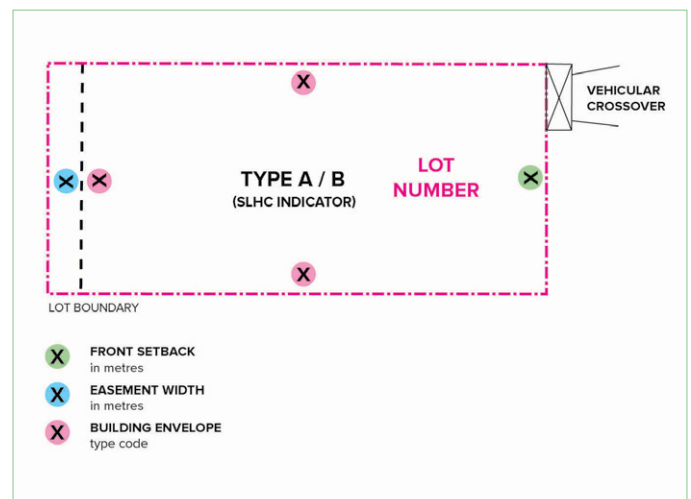
Secondary Street Frontage means the boundary of a lot (other than the Primary Frontage) which abuts a road.

Connector Road and Level 2 Access Street means a street with a road reserve totalling more than 20m.

2.0 Home Siting

2.1 SITING

- a) Only one dwelling is permitted per lot.
- b) To provide variation in built form, certain lots within the Estate must contain double storey dwellings. This is noted on the Building Envelope Plan.
- c) All dwelling and garage setbacks must be in accordance with the requirements of the Building Envelope Plan. This can be obtained from the DAP. Allowable encroachments into the front setback include:
 - Porches, verandahs and pergolas up to 3.6m in height may encroach not more than 1.5m.
 - Eaves, fascia and gutters up to 6.9m in height may encroach not more than 1.5m.
 - Decking up to 800mm in height may encroach not more than 1.5m.
 - Balconies, blade walls, columns and other similar architectural elements up to 6.9m in height may encroach not more than 1m.
- d) Garages must be setback a minimum of 5.5m from the front boundary.
- e) For lots greater than 300m² which are not subject to a Building Envelope, dwelling setbacks must be in accordance with the current Building Regulations.



2.2 THE SMALL LOT HOUSING CODE (SLHC)

- a) For lots less than 300m², where a Building Envelope does not apply, the dwelling siting must be in accordance with SLHC or planning permit, as applicable.
- b) Where the SLHC is applicable to a lot, a restriction will be applied on the registered plan of subdivision which will be nominated as Type A or B outcome. Unless otherwise stated in the Restrictions on the relevant Plan of Subdivision, designs must also comply with the requirements of the Design Guidelines. In case of a conflict between the Guidelines and Restrictions, the requirements of the SLHC will prevail.

2.3 MINIMUM DWELLING SIZE

Each dwelling must comply with a minimum size as described in the table below:

LOT SIZE	MINIMUM DWELLING SIZE
Greater than 450m ²	140m ²
350m ² - 450m ²	110m ²
Below 350m ²	100m ²

The dwelling size is measured to the external face of walls and excludes garages, porticos, verandahs, balconies or alfresco areas.

3.0 Home Design

3.1 ARCHITECTURAL CHARACTER

- a) Façades must be contemporary and exclude references to historical and decorative styles such as Victorian, Georgian, etc. Details such as quoins, fretwork, mouldings etc. are not permitted.
- b) Kit homes and dwellings constructed of second-hand materials are not permitted.

3.2 FAÇADE DESIGN VARIATION

Homes within 3 lots of each other must not have the same front façade designs. This applies to homes on the same side of the street, on the opposite side of the street and around street corners.

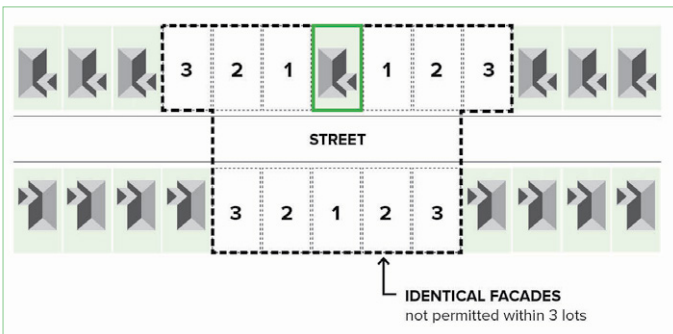


Diagram 2: Façade Design Variation

3.3 HOME ENTRY

- a) The main entry door must be clearly visible from the Primary Frontage.
- b) All homes must have a verandah, portico or porch and these must be incorporated with the dwelling entrance and must be consistent with the overall house design.

3.4 CEILING HEIGHTS

Ceiling heights must be minimum 2.4m high. This applies to single storey homes, and the ground floor of double storey homes.

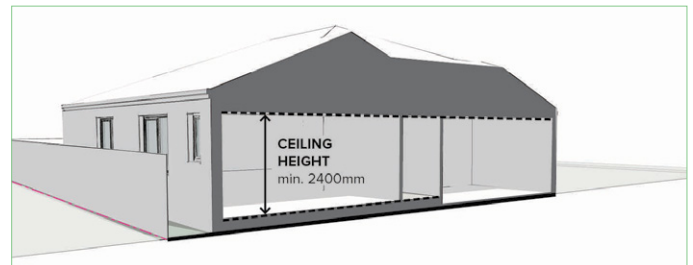


Diagram 3: Ceiling Heights

3.5 ROOFS

- a) For hipped roofs, the roof pitch must be minimum 22 degrees.
- b) Pitched roofs must include a minimum of 450mm deep eaves to the Primary Frontage. Eaves must return along the dwelling side wall for a minimum distance of 2m. Walls constructed on side boundaries and parapet walls will be exempt from the eave requirements unless otherwise directed by the DAP.
- c) For corner lots, 450mm deep eaves are required to the Primary and Secondary Street frontages. Eaves must also return along the dwelling rear wall for a minimum distance of 2m as this is visible from the public realm.
- d) Flat roofs, with a pitch of less than 5 degrees, must be fully concealed by a parapet or similar design feature.
- e) Alternative roof forms are permitted where it can be demonstrated that they display a high degree of architectural merit.

3.5 ROOFS

- f) The roof material must complement the home design and style. Allowable roof materials include:
- Roof tiles.
 - Metal sheet roofing(must be non-reflective).

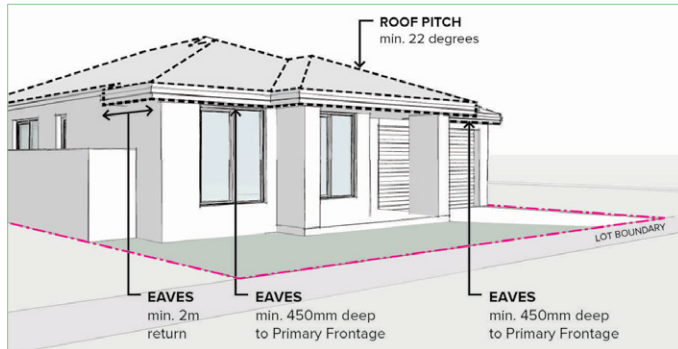


Diagram 4: Eaves and Roof Pitch

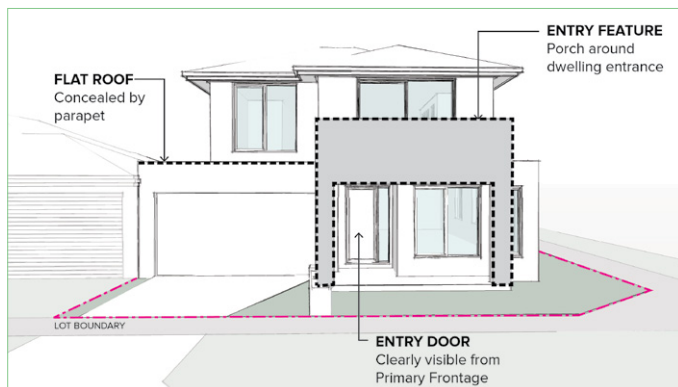


Diagram 5: Flat Roofs and Dwelling Entries

3.6 GARAGES

- All homes must have a lock-up garage.
- Garages must be setback a minimum of 500mm behind the front façade of the dwelling.
- The garage opening width must not exceed 40% of the width of the lot frontage, unless the dwelling is double storey.

- For a double storey dwelling, garage openings should not exceed 30% of the area of the front façade of the dwelling. Where garage openings exceed 30% of the front façade of the dwelling, the second storey component above the garage must not be set back behind the garage roof.
- Garage door widths must not exceed 5.5m.
- For oversized garages facing the Primary Frontage, a window addressing the front street must be provided. The window must complement the design and head and sill heights of other windows in the front façade.
- Garage doors visible from the street must be either panel lift, sectional overhead, or tilt doors. Roller doors are not permitted.
- The garage design must be complementary to the overall home design and external colour scheme. Infills over the garage are required to be the same material as the surrounding façade area, and finished flush with the façade.
- The garage must be constructed at the same time as the dwelling.
- Unenclosed carports are not permitted.

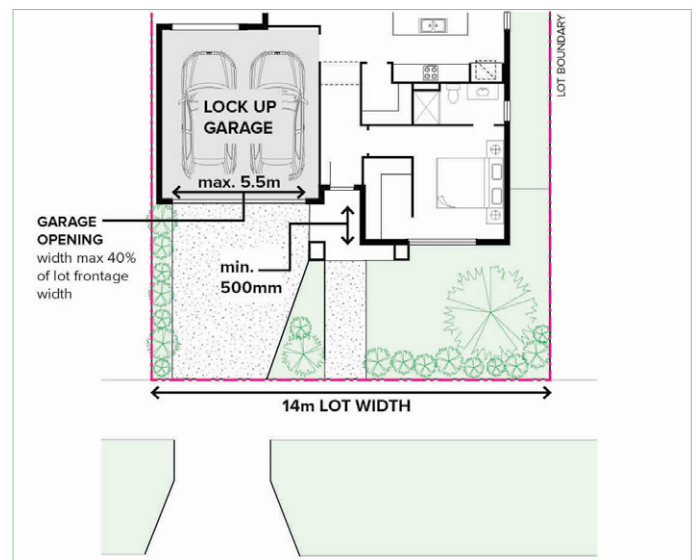


Diagram 6: Garages

3.6 GARAGES

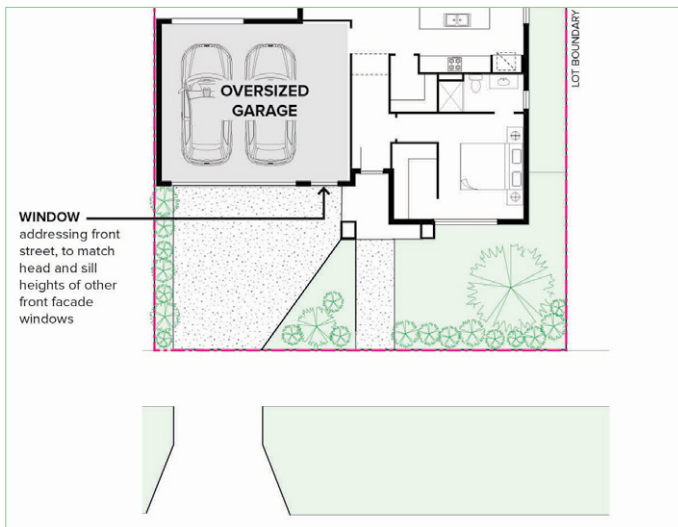


Diagram 7: Oversized Garages

All external surfaces are to be in a finished state (painted or coated where required) prior to occupation.



Diagram 8: An example natural and neutral colour palette

3.7 MATERIALS & FINISHES

- a) A natural and neutral colour palette is required in order to complement the landscape and garden themes of the community. Bold and contrasting colours which draw attention to the dwelling are not permitted. An example colour palette is provided on the right.
- b) A minimum of 2 different materials (excluding windows and garage doors) should be used on the front façade. The secondary material should constitute a minimum of 20% of the overall façade area.
- c) For lots fronting parks, connector roads and level 2 access streets, a minimum of 2 materials must be used on the front façade. The secondary material must constitute a minimum of 35% of the overall façade area.
- d) Suggested façade materials include:
 - Brickwork.
 - Bagged and painted or rendered brickwork.
 - Masonry blocks, sandstone and stack stone.
 - Lightweight cladding panels (e.g weatherboards)
 - Horizontal or vertical timber cladding.
 - Colorbond (painted finish), Alucobond or similar.

Full face brick façades are not permitted.

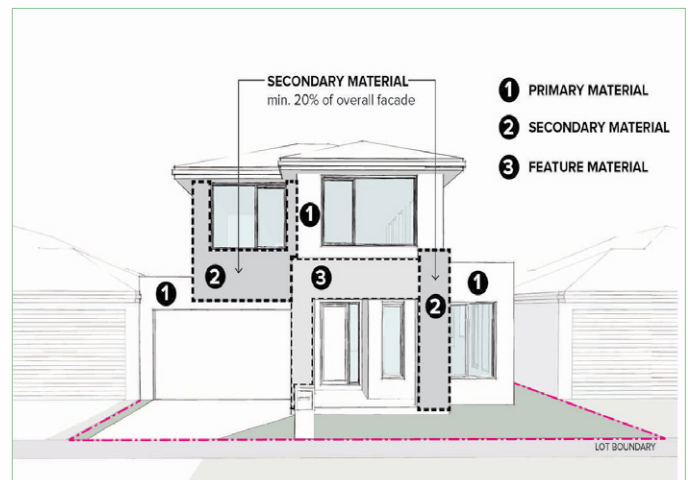


Diagram 9: Contrasting Materiality

3.8 WINDOWS

- a) Windows on the front façade must:
- Be awning windows. Sliding windows are not permitted.
 - Have sill heights no greater than 700mm above finished floor level to a habitable room.
 - Have matching head and sill heights.
- b) Window frames and glazing selections must be complementary to the overall dwelling's colour palette. Contrasting colours will not be approved.
- c) Leadlight and stained-glass features are not permitted. Window tinting is discouraged, though where accepted must be a non-reflective tint.
- d) Infill materials above windows must match the surrounding façade material and must be finished flush with the wall.
- b) A corner dwelling on its Secondary Street Frontage exposed to the street (i.e. forward of the wing fence) must contain habitable room windows with sill and head heights to match windows on the front façade.
- c) Where a double storey dwelling is situated on a corner lot, a transition must be provided between the first and second floor. This can be achieved via first floor setbacks, façade articulation, or variation in colours and materials.
- d) Materials on the front façade must be incorporated along the façade of the secondary frontage between the front façade and wing fence.
- e) Corner lots with proposed crossovers intended to be located on the Secondary Street Frontage may be considered by the DAP on an individual basis.

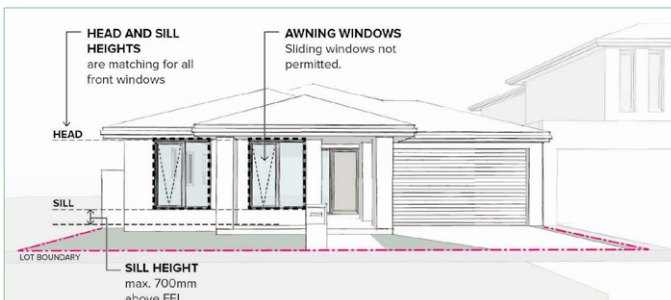


Diagram 10: Windows facing Primary Frontage

3.9 CORNER LOTS

- a) All dwellings on corner lots must incorporate an architectural design feature that will 'turn the corner' for both single and double storey dwellings between at least the front façade and the side street wing fence. A corner feature may be:
- A return verandah.
 - A balcony.
 - A pergola.
 - An architectural element such as a blade/column compatible with the design of the dwelling.
 - An articulated step back or setback to the side wall.

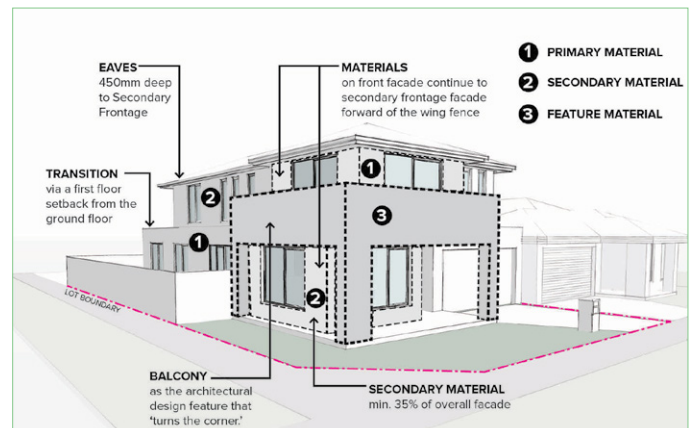


Diagram 11: Corner architectural design features

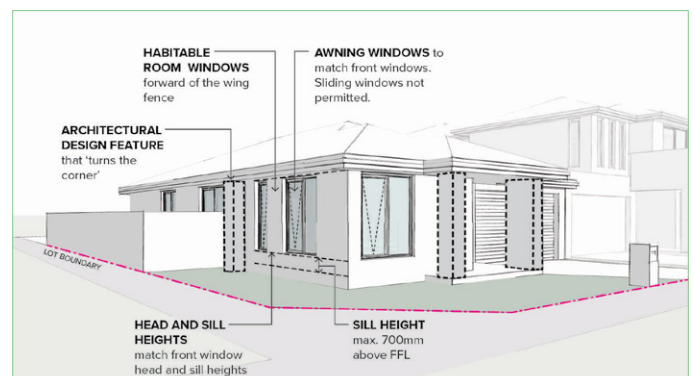


Diagram 12: Windows facing Primary & Secondary Frontages

4.0 Landscape Design

4.1 LANDSCAPING

An investment in quality landscaping in front yards, streets, and parks will add significant value to the Orana community.

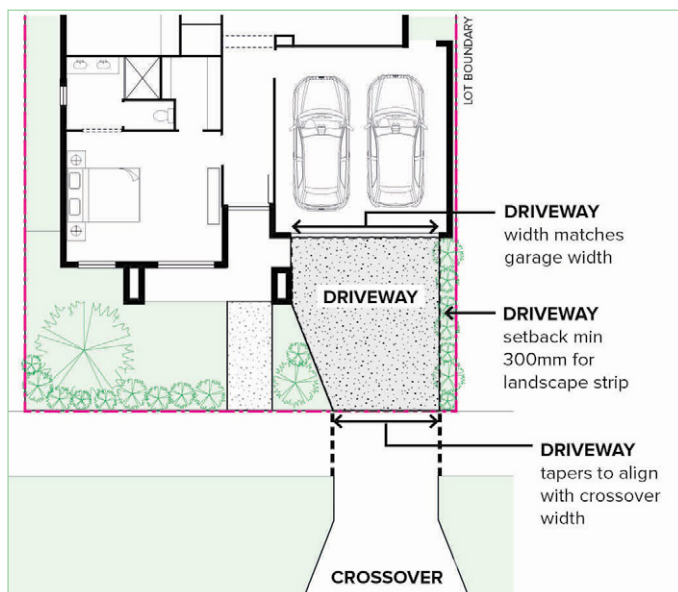
All front landscape design plans must be submitted to and approved by the DAP. A range of pre-approved base-level plans will be available for purchasers to select from. Alternatively, purchasers may customise their front landscape design to meet individual preferences, but in all cases the landscape design must be approved by the DAP. Landscape plans that vary from the pre-approved plans must address the following:

- a) A small to medium canopy tree is to be provided where it can be appropriately located to enhance the streetscape.
- b) Use landscaping effectively in your front garden to help define your boundary.
- c) Limit the amount of hard surfaces and use 'soft' coverings such as garden beds, shrubs, ground cover and trees.
- d) No decorative rocks are permitted within front gardens.
- e) Artificial grass is not to be used within front gardens.
- f) A minimum of 50% of the front garden should be covered in softscape. Design paved areas to drain into lawns and garden beds for passive irrigation.
- g) The use of native species requiring less water is encouraged. Select planting and ground covers that are drought resistant and require minimal maintenance.
- h) Front retaining walls where proposed by the purchaser are to be constructed of bluestone rock material, and are to be appropriately located to ensure they do not dominate front landscaping.
- i) Concrete surfacing to the front of dwellings will not be accepted unless to provide for a driveway or pedestrian path from the footpath to the front entry of the dwelling. Where possible, the use of separate pedestrian paths should be avoided to increase soft landscaping opportunities.
- j) The front garden must be completed within six months of the Certificate of Occupancy being issued.

In order to commence construction of your front landscaping, the purchaser must contact the DAP prior to receiving Certificate of Occupancy. A meeting will then be arranged with the Developer's landscape team.

4.2 DRIVEWAYS

- a) Only one driveway is permitted per lot.
- b) The driveway width must not exceed the garage door width and must taper to match the width of the crossover.
- c) The driveway must be setback a minimum of 300mm from the side boundary to allow for a landscape strip.
- d) The driveway material and colour selection must complement the building design and the external colour scheme. Acceptable driveway materials include:
 - Exposed aggregate.
 - Pavers.
 - Coloured concrete.
- e) The driveway must be fully constructed within 3 months of the Certificate of Occupancy being issued.



4.3 LETTERBOXES

- a) The letterbox design must complement the home design, materials and external colour scheme.
- b) Letterboxes supported on single posts are not permitted.
- c) Letterboxes can be constructed of masonry or stone and non-reflective metal cladding.
- d) The street number must be clearly identifiable, suitably sized and located, and must not interfere with the overall streetscape.

4.4 FENCING

- a) The owner is responsible for the installation, maintenance and/or replacement of all fencing on lot boundaries. To ensure longevity of the fence, the use of Colorbond steel fencing is required.
- b) Side and rear fencing must be:
 - A maximum of 1.8m in height above the natural ground level of the lot.
 - Constructed of pre-coated corrugated sheets and metal frame panels in fencing profile Lysaght 'Neetascreen', or similar by approval of the DAP.
 - Installed such that the corrugations run in a vertical alignment.
 - Colorbond 'Woodland Grey', or colour matched.
 - Where the Colorbond fence is fixed on top of timber boards, these must be painted in 'Woodland Grey' to match the fence.
- c) Side boundary fencing between adjoining lots must finish a minimum of 1m behind the front façade. A wing fence of 1.8m in height can return between the side boundary and dwelling at that point. The wing fence must be constructed with materials and colours that complement the house facade.

4.5 FENCING - CORNER LOTS

- a) On corner lots only:
- The side boundary fence must not exceed 70% of the Secondary Street Frontage boundary length.
 - A 1.8m high wing fence can return between the Secondary Street Frontage and dwelling.
 - Forward of the wing fence, a 1m high semi-transparent fence may continue to the front building line.
- b) Wherever permitted, gates must be consistent with or complementary to the adjoining fencing details.

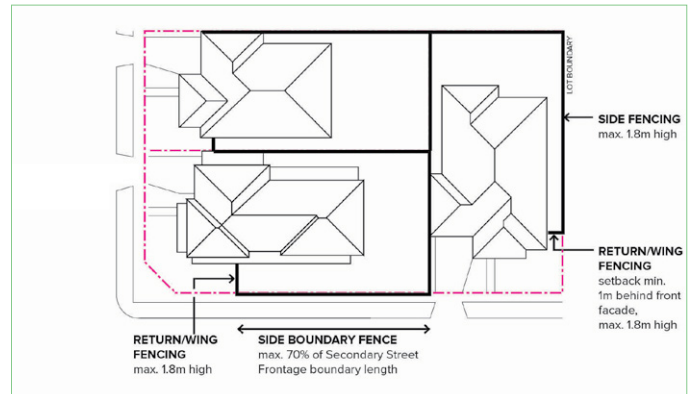


Diagram 15: Fencing

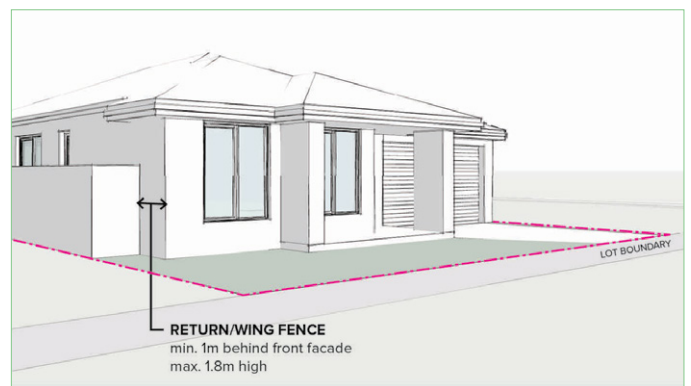


Diagram 16: Wing Fence

4.6 RETAINING WALLS

All retaining walls require DAP approval. Retaining walls on front and side (street side on corner lots) boundaries must be constructed from bluestone blocks (or DAP approved equivalent). Internal retaining walls (off property boundaries) must be complementary in material, finish, and design to the main dwelling. Details must be included on plans and submitted for approval.

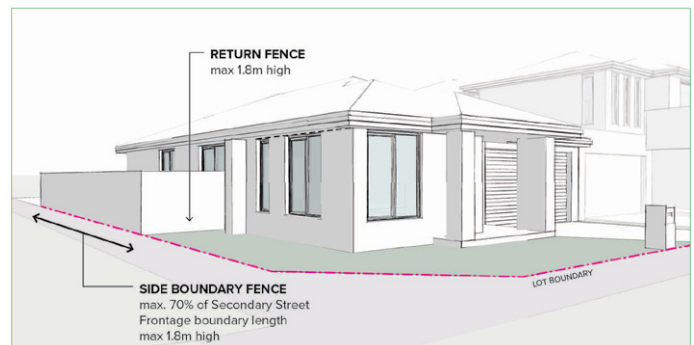


Diagram 17: Side Boundary Fencing

5.0 Ancillary Items

Ancillary items including (but not limited to) clothes lines, rainwater tanks, hot water services, heating and cooling plants and bin storage areas must not be visible from the street.

5.1 OUTBUILDINGS

- a) Outbuildings must be located so they are not visible from the street. Outbuildings must not be more than 20sqm and 2.5m high.
- b) The design, colour and materials must be consistent with the external home design.

5.2 AIR-CONDITIONING/ HEATING UNITS

- a) Air-conditioning/heating units and exposed componentry are to be located below the roof ridge line and towards the rear of the property to minimise visual impact.
- b) They are to be colour toned to match adjoining wall or roof colour.
- c) The units shall be of a profile type so as they have limited visibility, if any, from the street and, where appropriate, fitted with noise baffles.

5.3 OPTIC FIBRE

- a) All homes must install or make allowance for optic fibre cabling. To access this high-speed broadband and telephone services, homes need to comply with the NBN Co In-Home Wiring Guide (or any subsequent NBN Co guidance).
- b) Failure to comply may prevent connection to the NBN network infrastructure or may require the homeowner to incur additional costs in order to connect. All submitted plans must contain a note stating the provision of this service.

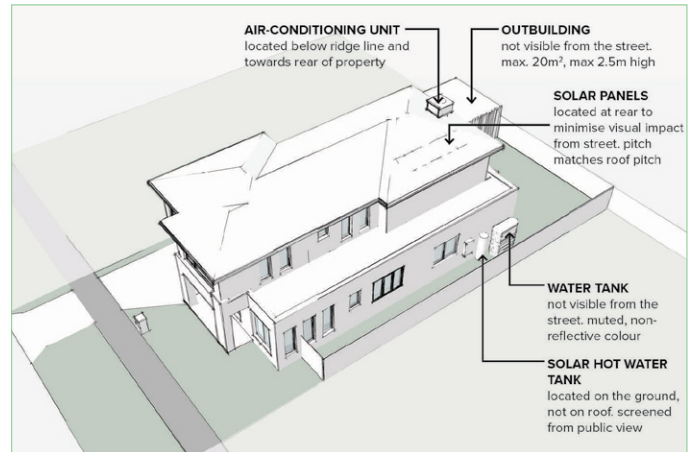


Diagram 18: Ancillary Items

5.4 PLUMBING

- a) All homes constructed must include fittings and connections to the South East Water recycled water pipeline, as specified by the relevant authorities, to allow toilet flushing and garden irrigation to use recycled water services provided.
- b) All external plumbing including but not limited to hot water units, spa pumps/motors are to be concealed from public view. Downpipes and gutters are exempt from this requirement.
- c) Downpipes on the front façade should be avoided where possible. If required, they are to be colour matched to the wall of the dwelling.
- d) Hot water services and rainwater tanks are not to be visible from the street.
- e) Water tanks should be of a suitable, non-reflective, muted colour that blends into the home design.
- f) No exposed plumbing waste piping is permitted.

5.5 SOLAR WATER HEATING

- a) Solar hot water panels/piping for the dwelling or swimming pools are permitted provided they are located on the roof and installed at the same pitch as the roof pitch.
- b) Where practical they are to be located at the rear of the property to minimise visual impact from public viewing.
- c) Tanks for such systems are not permitted to be located on the roof and must be screened from public view.

5.6 PARKING OF HEAVY VEHICLES AND CARAVANS ETC.

Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles and caravans must be screened from public view when parked or stored.

5.7 WINDOW TREATMENT & FURNISHINGS

- a) The use of roller shutters to windows is prohibited where visible from the public realm.
- b) Metal bars over windows are not permitted.
- c) Security flyscreen doors must be of a dark colour, not made of diamond mesh and be sympathetic to the home façade.
- d) Internal windows furnishings which can be viewed from the public realm must be fitted within three months of occupancy. Sheets, blankets, or similar materials for which window furnishing is not their primary use, will not be permitted.

5.8 SIGNAGE

- a) Signage is not permitted on residential lots with the following exceptions:
 - Builders or tradespersons identification (maximum 600mm x 600mm) required during dwelling construction. These signs must be removed within 10 days of the issue of the Certificate of Occupancy.
 - One sign only advertising the sale of a complete dwelling is permitted. These signs must be

removed within 10 days of the property being sold.

- There are to be strictly no signs erected for the purposes of advertising the sale of a vacant lot other than any sign that relates to the sale of a lot by the Developer.
- Display home signage with the written approval of the DAP.
- Other signs may be permitted with the approval of the DAP.

5.9 TIMING OF WORKS

- a) Construction of the dwellings must commence within 12 months of settlement and must be completed within 12 months of work commencing.
- b) Incomplete building works must not be left for more than three months without work being undertaken.
- c) Boundary fencing must be completed within 30 days of the Certificate of Occupancy being issued.

5.10 MAINTENANCE OF LOTS

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

6.0 Sustainability

Orana by Balcon has achieved the highest-possible '6 Leaf' certification under the Urban Development Institute of Australia (UDIA) EnviroDevelopment program. This is a national rating tool which provides independent verification of a project's sustainability performance. The Design Guidelines require the following sustainability initiatives to be met:

- a) All home designs are to achieve the minimum energy rating requirements for energy efficient design. Please refer to the relevant Government approved rating scheme. For more information about sustainable homes, visit the Greensmart section of the HIA website at www.hia.com.au.
- b) All home designs are encouraged to reduce greenhouse gas emissions through energy efficient design. All design submissions are required to include details of how they will meet minimum National Construction Code compliant levels of insulation, and are required to demonstrate the use of draught seals throughout the home.
- c) To further assist in the reduction of greenhouse gas emissions, dwellings are to provide well-ventilated spaces. All submitted plans must contain notes confirming these requirements have been met.
- d) Home designs are required to utilise water efficient fixtures and appliances. These include:
 - Showerheads that use <7.5 litres per minute.
 - Taps to bathrooms, kitchen and laundry that use <6 litres per minute.
 - A dishwasher with a water consumption of ≤ 14 litres per use.
 - A washing machine with a water consumption of 110 litres per use.

All submitted plans must contain notes confirming the provision of these items.

- e) All homes constructed must be connected to the South East Water reticulated recycled water system, as specified by the relevant authorities for toilet flushing and garden irrigation. All submitted plans must contain a note confirming the provision of this system.

Contact Us

Please speak to your builder or the Orana team in the first instance if you have any queries about your Design Approval Submission Package. If they are unable to assist you, please contact the Beveridge Williams Design Assessment Panel.

To submit plans, or to lodge enquiries related to submitted plans: Please visit the Beveridge Williams Design Assessment Panel page at <https://portal.beveridgewilliams.com.au>.

For remaining queries, please contact:

planlodgement@bevwill.com.au
(03) 9524 8888

Please provide details of the Orana Estate and the type of enquiry, to ensure we can address enquiries promptly.