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## 1.0 INTRODUCTION

### 1.1 The Mandalay Vision

Mandalay will represent the future of community living in the northern suburbs. Residents will benefit from a well-planned community that will provide a number of lifestyle opportunities centered around a Peter Thomson Signature golf course and a community hub that will boast a clubhouse, restaurant, gym, lap style swimming pool, tennis courts, and other facilities.

The Mandalay master plan has been designed with the environment and its residents in mind. The master plan ensures the best possible access to the surrounding amenities with a network of walking and cycling tracks interlinked with the surrounding parks and community facilities. Mandalay is a lifestyle choice where quality landscape and attention to detail will create a distinctive and quality address for all its residents.

### 1.2 Purpose of the Guidelines

The key purpose of these design guidelines is to achieve a consistently high quality of homes and landscaping that realises the Mandalay Vision.

The guidelines are intended to assist you in considering the design of your home and private garden and how this can contribute to and enhance the overall character of the development. The guidelines will help you through the initial consideration, design process and building of your new home. The guidelines will not only enhance your building experience but will underpin the overall amenity of Mandalay and contribute to creating a vibrant community that you will proudly call home.

These design guidelines may be amended from time to time at the developer's discretion to reflect changes in design and building trends and amendments to legislation affecting building approvals.

### 1.3 Submission Requirements and Development Approval Process

The siting and design of your home is required to be approved by the Mandalay Design Reviewer. **(M.D.R.)** before obtaining building permits. It is mandatory that all plans and other relevant drawings are submitted to the M.D.R. for approval.

To obtain the Developers approval, you must forward the **Mandalay Application for Design Approval Form** (found at the rear of this document) with two (2) legible A3 copies of the documentation listed on the form for approval to:

#### **Mandalay Design Reviewer**

C/- Beveridge Property Developers  
501 Blackburn Road  
Mt. Waverley, Vic 3149

#### **The Submission must include the following in (2 copies) A3 format:**

- A min. 1:200 siting plan including: date and reference number of drawing, north point, lot area calculation, dwelling area calculation, home positioned on the lot with dimensions and setbacks from all boundaries, proposed fencing, crossover and driveway location; clothes line, letter box, water tank, outbuildings and pool position if applicable. Provide the building envelope if applicable to the lot.
- Floor plans at minimum of 1:100 with north point, indicating all rooms, windows, external doors, external fixtures and nominated floor levels; including air conditioning and solar units positions.
- Full elevations indicating wall heights and all external finishes including garage door type; extent of eaves and position of air conditioning and solar units.

- Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries; cut and fill including retaining walls where applicable.
- Fence design as per the Mandalay fence template (included) with the client's signature as endorsement or; a plan with all dimensions and materials should be included.
- Schedule of colours and materials to be used externally – provide colour chips or a colour photocopy for reviewing by the M.D.R.

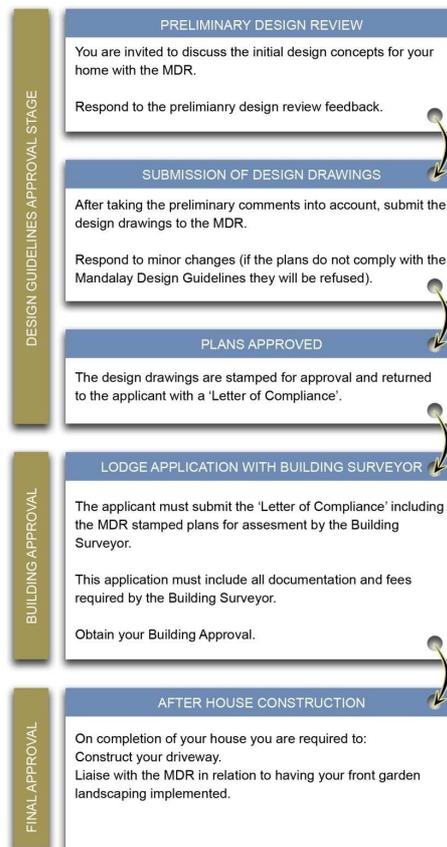
A detailed checklist of submission requirements is provided as part of the Design Approval Application Form included in this document.

The M.D.R. will assess all designs and either provide a notice of approval or specify how the submission conflicts with the guidelines. Designs that substantially comply with the guidelines may be given a notice of approval with conditions requiring the rectification of minor deviations. Furthermore the M.D.R. may make suggestions intended to improve the design.

The M.D.R. will use its best endeavors to assess proposals in the shortest possible time and generally within 10 -14 business days of receipt of a fully completed and compliant application. You must then obtain the approval of the building plans from the local Council or relevant Building Surveyor and/or any other relevant authorities required by the authority approval process. It is the responsibility of the owner that the proposed building works comply with local, state, and Rescode requirements. Neither the Mandalay Design Reviewer nor the developer accepts any responsibility for works that don't comply as noted above.

**Please Note:**

The final decision of all aspects of the Design Guidelines is at the discretion of the M.D.R. and no additional correspondence will be entered into once a decision has been made. The M.D.R. is not liable for any refunds, credit or compensation for its decisions in granting or refusing a submission approval or any discrepancies that may arise from this work.



**Figure 1.1 Design and Approval Process Flow Chart.**

## 2.0 SITING & ORIENTATION

Where possible each dwelling should be designed to maximise the advantages and natural characteristics of the site. Solar angles, views, prevailing breezes, relationship to the street, open space, landscaping and adjoining dwelling type and locations should all be considered to create a responsive design solution in keeping with the intent of the Mandalay vision.

### 2.1 All Lots

Building envelopes have been prepared for all lots in the development (refer to the Plan of Subdivision and Notice of Restriction). These building envelopes indicate the area on each lot where a building can be sited.

- A front (primary) boundary is deemed to be that part of the lot with the street frontage being the smallest dimension, unless the Building Envelope Plan indicates otherwise.
- Only one dwelling may be built on any one lot.
- Lots may not be further subdivided unless:
  - (a) they are designated for medium density housing or for further subdivision; or
  - (b) they have an area greater than 500m<sup>2</sup> and the subdivision would not enable a lot of less than 500m<sup>2</sup>.
- All building works must be contained within the building envelope and subject to approved variations; they must also comply with current Planning Controls / ResCode.
- Every dwelling must be set back from the front boundary according to lot size and type.
- Garages located on the primary street frontage must also be located a minimum of 0.5 metres behind the main façade of the dwelling unless otherwise noted or approved to vary this guideline by the M.D.R.
- Decking and pergolas are permissible encroachments and as such may encroach up to 2 metres into selected setbacks pending approval from the Building Surveyor, local Authority / ResCode and Guidelines conditions.
- Verandahs, porticos and entries are also permitted encroachments within the front setback. The maximum encroachment is 0.5 metres which is also dependant on approval from the Building Surveyor, local Authority/ResCode and Guidelines conditions.

### 2.2 Corner Lots - Specific

Corner lots have significant impact on neighborhood character, and therefore, considerable attention is required to ensure that a desirable outcome is achieved for both the home owner and the Mandalay Estate as a whole.

It is important that corner lots address their prominent position in the streetscape while contributing to the creation of an attractive, safe living environment. They form a gateway to adjoining streets, therefore it is essential that the dwelling addresses both street frontages with articulation of the built form including varying materials, window and door openings.

It is important that corner lot homes are articulated to provide an appropriate corner feature to your home that will 'turn the corner' for both single and two storey dwellings. One or more of the following building elements is to be incorporated into the design as a corner feature;

- Windows
- Feature gable, window, etc.
- A return verandah or balcony
- An articulated step back or setback.
- A change of wall finish (material) that assists in softening the mass of the building

- Blank walls of more than 8 metres to the secondary facade (side street) will not be permitted.
- Corner allotments with proposed crossovers intended to be located to the side street frontage may be considered by the M.D.R. on an individual basis.
- A return verandah or balcony

Alternative submissions will be considered on an individual basis by the M.D.R.

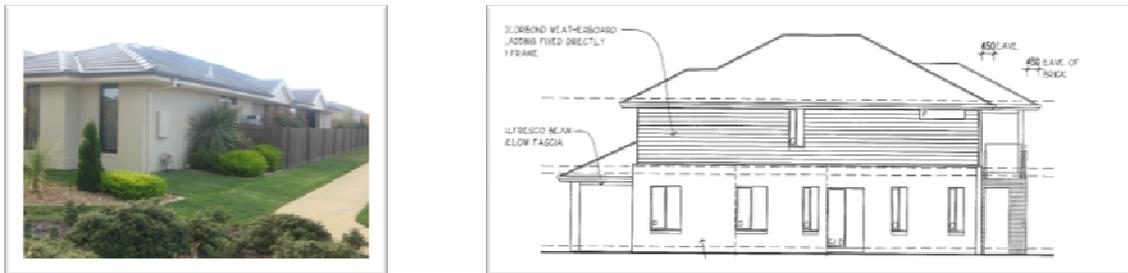


Figure 2.2 Examples of encouraged treatments on corner allotments

### 2.3 Front Setbacks

LOT SIZE M <sup>2</sup>	MINIMUM habitable FLOOR AREA M <sup>2</sup> (excludes garages, carports, porches, porticos, verandahs, alfresco areas)	FRONT SET BACK
<300m	120m <sup>2</sup> (12.90sq)	A minimum of 3.0m and a maximum of 3.5m from the front boundary.
300m <sup>2</sup> - 450m <sup>2</sup>	120m <sup>2</sup> (12.90sq)	A minimum of 4.0m and a maximum of 4.5m from the front boundary, except where the front boundary abuts the golf course, in which case a minimum of 3.0m and a maximum of 3.5m from the front boundary.
451m <sup>2</sup> – 600m <sup>2</sup>	150m <sup>2</sup> (16.14sq)	A minimum of 4.5m and a maximum of 5.0m from the front boundary, except where the front boundary abuts the golf course, in which case a minimum of 3.0m and a maximum of 3.5m from the front boundary.
Greater than 600m <sup>2</sup>	180m <sup>2</sup> (19.37sq)	A minimum of 5.0m and a maximum of 5.5m from the front boundary, except where the front boundary abuts the golf course, in which case a minimum of 3.0 and a maximum of 3.5m from the front boundary.

### 2.4 Side Setbacks

Side setbacks need to allow for adequate landscaping and clear pedestrian access around the dwelling. This will ensure that if retaining walls are necessary there will be a sufficient transition between dwellings and their boundaries. Generally single storey dwellings must have a minimum side setback of 1 metre at ground floor level, however zero lot line construction may be considered if it accords with all relevant authority standards including building envelope plans and profiles. This also applies to boundary setbacks on double storey developments.

On corner lots, buildings must be set back a minimum of 2.0 metres from the secondary street frontage (the smaller lot dimension generally defines the primary frontage). Refer Figure 2.3 for details.

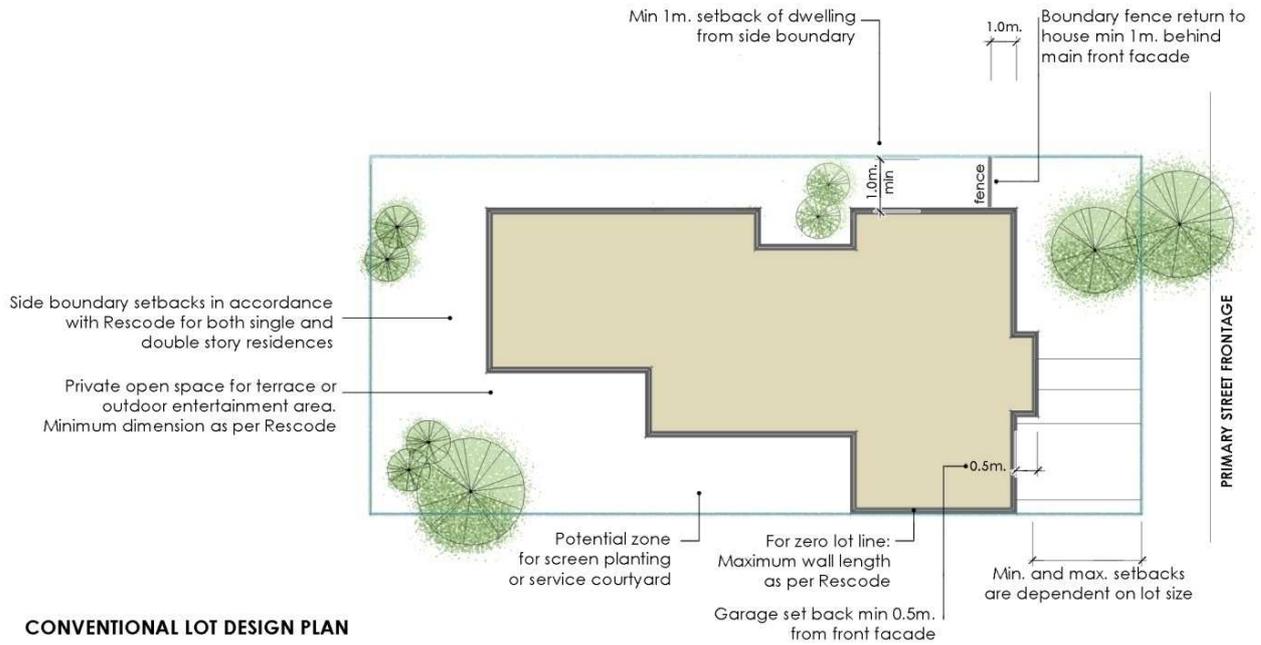


Figure 2.3

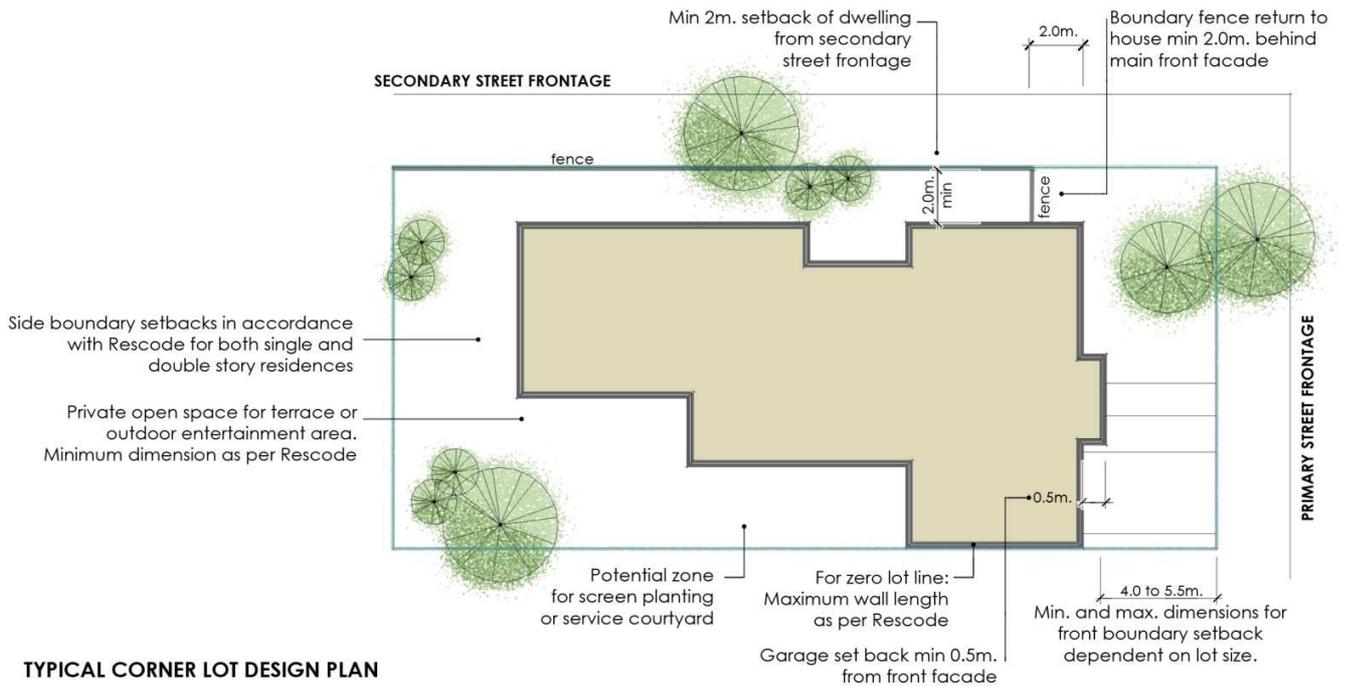


Figure 2.4

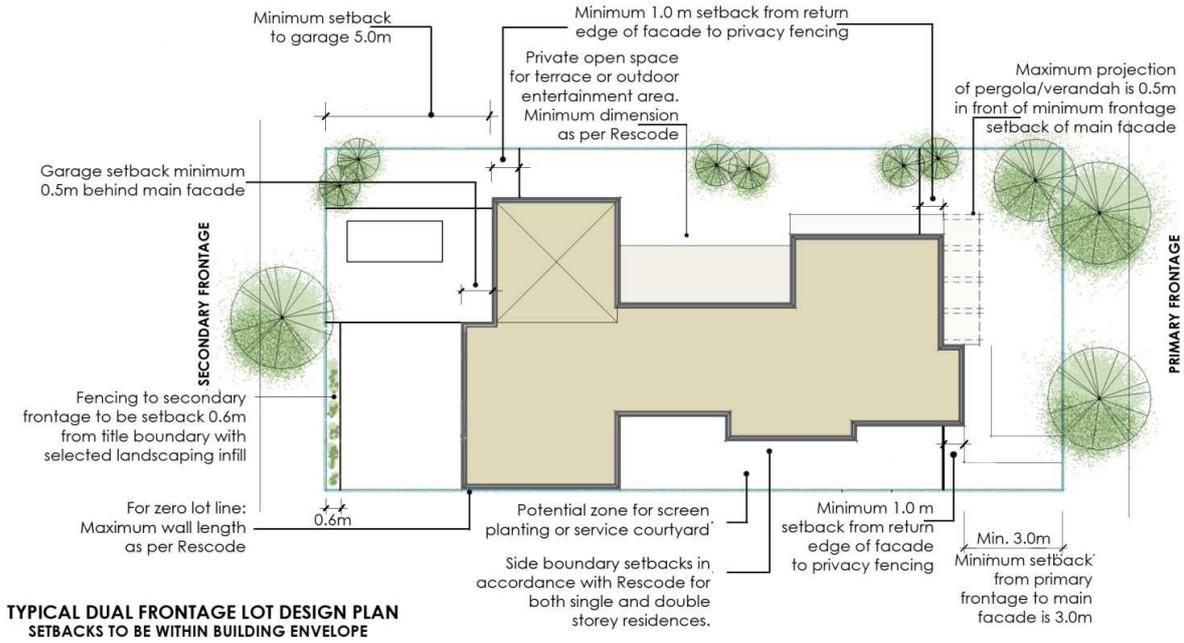


Figure 2.5

## 2.5 Dwelling Setbacks to Golf Course Boundaries

Dwellings that have a boundary abutting the golf course boundary are required to have a minimum setback of 3.0 metres from that boundary to promote usable external open space whilst minimizing amenity impact on adjoining properties including over shadowing and overlooking.

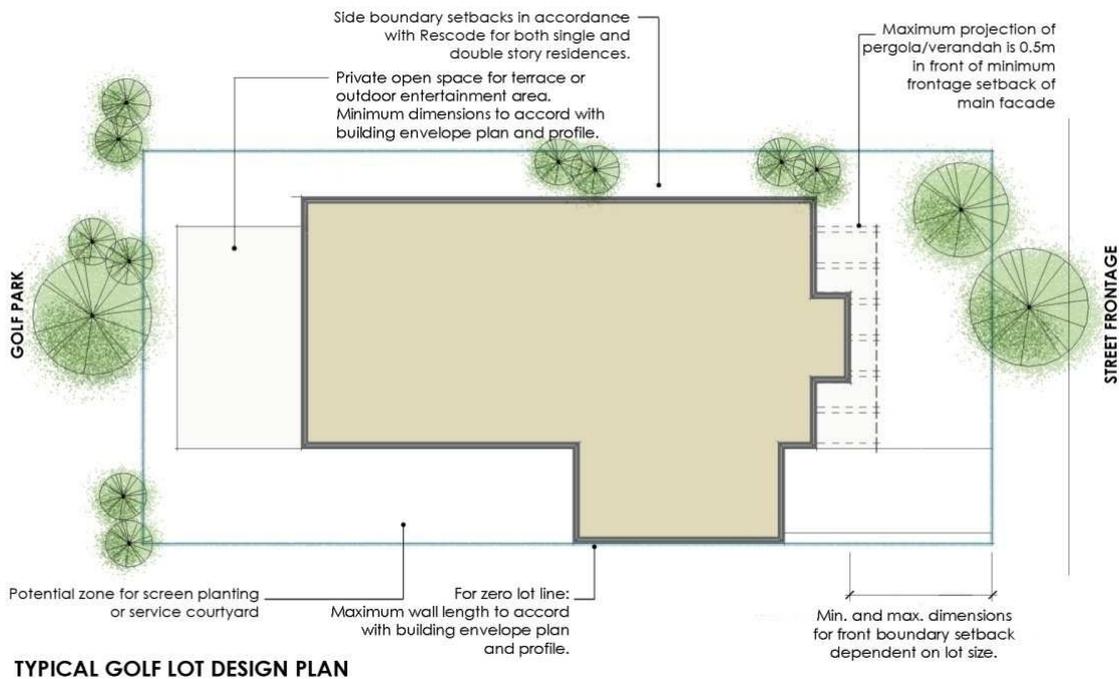


Figure 2.5a

## 3.0 DWELLING DESIGN



Figure 3.1 Examples of preferred dwelling types

### 3.1 Architectural Character Mandatory Standards

- No dwelling may exceed two storeys in height. With a maximum height not exceeding ResCode.
- Ceiling heights for all dwellings must not be less than 2.4 metres above floor level.
- All dwellings must have a verandah, portico, porch or other similar entrance feature surrounding the front entrance.
- Entry porches, verandahs and pergolas must be sympathetic to the overall dwelling design.
- Kit homes and dwellings constructed of second hand materials are not permitted, except with the approval of the M.D.R.
- The main pedestrian entry (front door) or access way to the main pedestrian entry must be visible from the primary street frontage.
- Roof pitches are to be a minimum of 22 degrees. Alternate roof forms including combinations will be considered by the M.D.R. provided it can be demonstrated that they comply with the overall objective and intent of the guidelines.
- Unless otherwise specified or considered as meeting the overall objectives of the guidelines by the MDR, all roofs must be designed having a minimum eaves width of 450mm. Eaves to the frontage of a dwelling must return and continue a minimum distance of 500mm along the connecting return wall and or walls from the said frontage.  
Note. Walls constructed on side boundaries will be exempt from the eaves requirements unless otherwise directed by the MDR.  
Corner lot dwellings must continue the 450mm eaves profile to both street frontages, then returning the minimum 500mm as noted above unless otherwise approved by the MDR.
- Dwellings designed on golf course lots must have a minimum eaves width of 450mm which is continuous to all elevations unless otherwise approved by the M.D.R.
- Roofing materials must complement the design and style of the proposed dwelling. Roof sheeting is to be non-reflective. (muted tones are preferred) Untreated galvanised or zinc finished, tray deck or fibre cement roof materials will not be approved with the intent to minimise reflection issues caused by light coloured or untreated roof surfaces.



### 3.3 Identical Façade Assessment

In order to protect your and your neighbor's investment, two dwellings of the same front facade design shall not be built within 5 dwelling lots of the subject property, this would include lots either side, opposite and other street frontages where applicable (Refer Figure 3.3). No concept designs and or façade only submissions will be accepted. I.e. submissions must include all information as requested on the Design Approval Application form to initiate the approval process.

**The final facade assessment decision will be at the discretion of the M.D.R.**

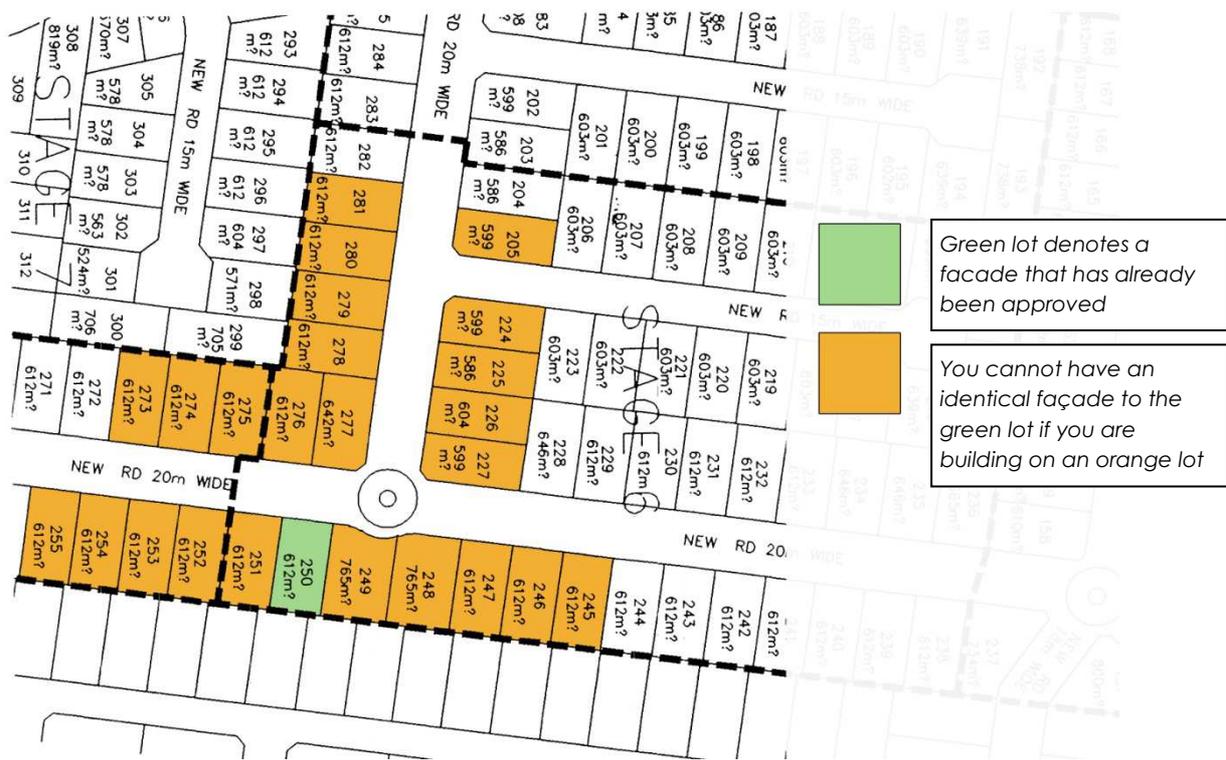


Figure 3.3 Facade Assessment

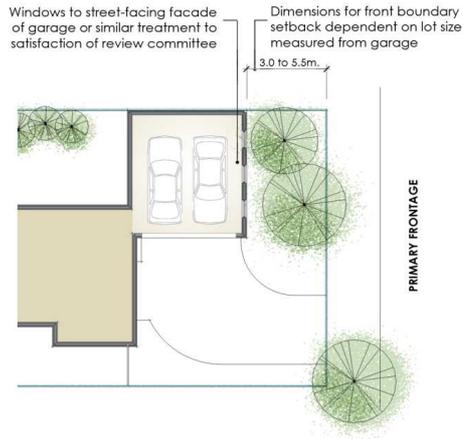
### 3.4 Environmentally Sustainable Design

This development encourages good environmental design as it positively contributes to the reduction of greenhouse gases, biodiversity, conservation and water cycle management and we encourage good environmentally sustainable design. Mandalay has been designed with a “Third Pipe” recycled water network that will provide each property with the opportunity of reducing demand on potable water resources.

### 3.5 Garages and Carports

It is preferred that where practicable, garages and carports be designed to minimise their visual impact to the streetscape. All garages must be constructed in harmony with the main dwelling by using materials and colours which reflect the overall architectural theme and vision of Mandalay. In assisting to minimise the visual impact of the garage as a dominant feature to the dwelling façade, the guidelines encourage roof construction of either garage or carport to be incorporated within the main roof form of the dwelling. This intention also extends to the appearance and materials proposed for the garage door to ensure it too reflects the visual connectivity with the proposed dwelling.

- The garage or carport must be constructed at the same time as the dwelling.
- Garages or carports located on the primary street frontage must be located either on the side boundary or within 1.5 metres of that side boundary unless otherwise noted or approved to vary this guideline by the M.D.R.
- Garages or carports located on the primary street frontage of a corner lot (excluding a dual frontage lot) must also be located a minimum of 0.5 metres behind the primary frontage façade of the dwelling unless otherwise noted or approved to vary this guideline by the M.D.R.
- Where garages or carports are located on the secondary street frontage of a corner lot (unless otherwise shown on the plan of subdivision), they must be Setback 5.0 metres from that secondary street boundary and located on or within 1.5 metres of the rear boundary.
- Swing in garages or carports may be permitted subject to special consideration by the M.D.R. The standard front setbacks will still apply. All garage or carport walls addressing primary street frontage must be designed to address the said street frontage. i.e. with the inclusion of windows, first floor construction directly over, building articulation, combined roof forms and material finishes that compliment the adjoining dwelling. (Refer Figure 3.4)
- Unenclosed sides of garages or carports are not permitted to face a street frontage but may be located behind garages and residences. The M.D.R. reserves the right to limit the area of an unenclosed garage or carport under roof.
- Garage or carport design must match or complement the home in respect to materials, roof pitch, design, colour, external appearance and quality of construction.
- Individual garage doors shall not be more than 6 metres in width. Roller doors are not permitted.
- The garage or carport must be capable of accommodating a minimum of two vehicles. Golf carts must be parked in a garage, carport or a specific storage area to ensure that the cart is out of public view whenever not being used.
- 3 car garages will be assessed on their merits; and should be integrated into the body of the dwelling, with a door of not more than 5M to the double car accommodation incorporating an additional single door to the single garage element and setback a minimum of 500mm from the face of the adjacent garage.



SWING IN GARAGE LOT DESIGN PLAN

Figure 3.5



Figure 3.5a Examples of approved garage doors.

### 3.6 Driveways and Paving

- Driveways must be fully constructed prior to occupying the dwelling.
- A colour sample of the proposed driveway material must be provided with the application submission. Plain colour concrete driveways will not be permitted. Exposed aggregate drives are encouraged as they integrate well within the landscape.
- Driveways shall not exceed 4.5 metres in width at the street crossover and can taper to the maximum width of the garage door or doors.
- Driveways will have a minimum 0.4 metres setback from the side boundary for landscaping irrespective of whether the side boundary is fenced or not.

The incorporation of cart storage and vehicle parking as part of the garage design is recommended. Cart dimensions will vary between manufactures.

It is recommended that you install a 0.1 metre diameter PVC conduit under the driveway to accommodate future irrigation requirements for the garden bed required between the driveway and side boundary.

Driveways must be constructed of:

- Brick and/or concrete pavers;
- Coloured concrete;
- Saw-cut coloured concrete;
- Concrete with exposed aggregate;
- Asphalt with brick borders.

**Exposed aggregate**



**Concrete pavers/Saw-cut coloured concrete**



**Figure 3.6 Examples of approved driveway finishes.**

### **3.7 Letterboxes**

Letterboxes should be designed to compliment and match the dwelling, using the similar materials, colours and finishes. Single post supporting letterboxes will not be permitted.



**Figure 3.7 Examples of approved letterboxes.**

## **4.0 FENCING**

The fencing of your home and that of your neighbour will affect the overall aesthetics of the Mandalay Estate as it plays an important role in the general definition of the streetscape and transition between public and private spaces. Whilst fencing is intended to provide privacy and a sense of security between dwellings it will not be permitted along main street frontages and within the main front setback of the proposed dwelling.

### **4.1 Front Fencing**

Unless constructed by the Developer or with the prior approval of the M.D.R. no fences shall be constructed along the front or street boundary, or within primary frontage setback.

## 4.2 Typical Side and Rear Fencing (unless otherwise specified)

Unless otherwise specified in these guidelines, fence construction between adjoining lots must be general accordance with figure 4.2 below, and must finish a minimum of 1 metre behind the primary street frontage façade.

Fences between adjoining lots must be constructed from timber palings and must have timber capping with timber posts exposed to both sides of the fence as per Figure 4.2.

Adjoining owners are solely responsible for the construction and maintenance or replacement of fencing between adjoining lots.

No side fences are to occur within the front garden.

Subject to the approval of the M.D.R., retaining walls or courtyard defining walls may be acceptable in the zone between the front boundary and the front of the dwelling, but must be complimentary in material finish and design to the main dwelling.

For screening and service yards, additional timber fences are acceptable if setback not less than 1 metre from the relevant front corner of the dwelling and are to be in accordance with the Mandalay timber fencing details.

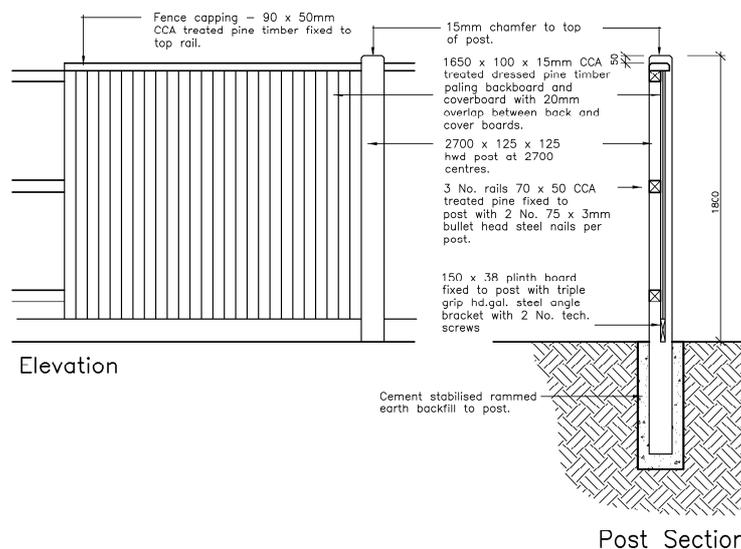


Figure 4.2 typical side & rear fencing

## 4.3 Corner Lot Fencing

Corner timber fencing (abutting a road reserve or park) will be provided by the developer, constructed in accordance with Mandalay fencing options and will;

- Not exceed 1.8 metres in height and constructed in accordance with the approved Mandalay timber fencing details. Figure 4.3.
- Remain at least 1 metre behind the front facade and return to abut the dwelling. This fencing must also be setback behind the corner treatment.
- Wherever permitted, gates (constructed at expense of purchaser) must be consistent with the adjoining fencing details.

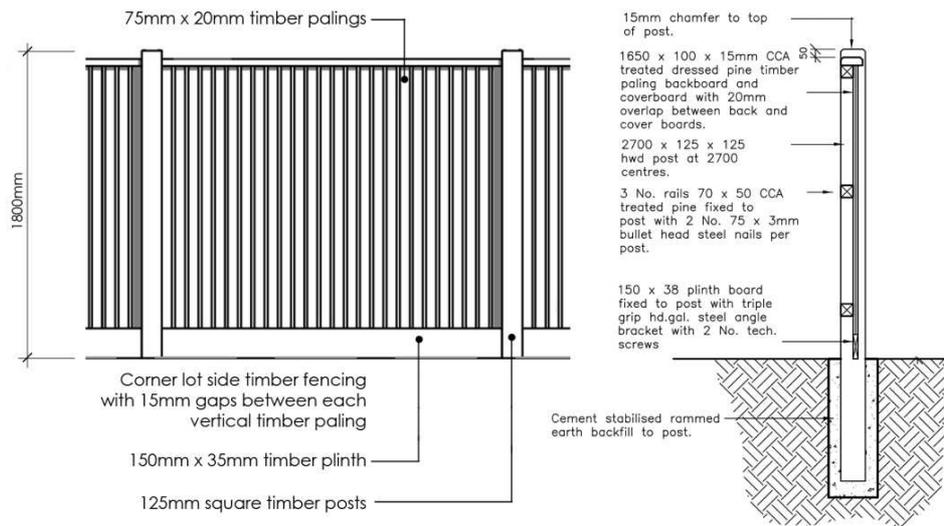
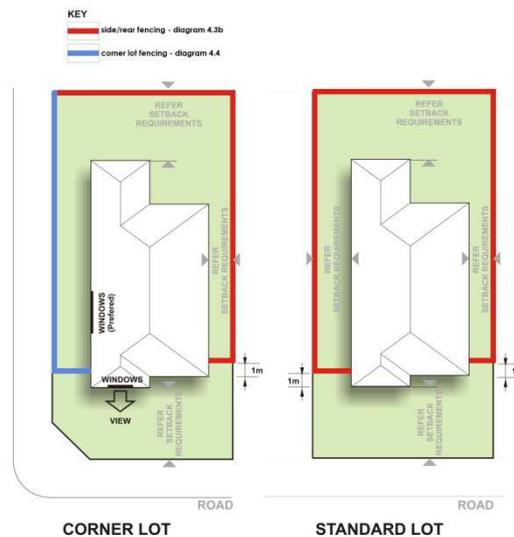


Figure 4.3 corner lot fencing

#### 4.4 Fencing Template

Corner and standard lot fencing plan can be adopted by the owner by signing and attaching this plan and those of diagrams 4.2, 4.3 and 4.4 with the application form submission as an endorsement that the fencing will be carried out as per the Mandalay fencing requirements



4.4 Fencing (template) locations for standard and corner lots

#### 4.5 Golf Lot Fencing

All fencing to the boundaries of golf lots that adjoin the golf course will be installed by the developer at no expense to the purchaser. The fencing will be no higher than 1.5m above the natural finished surface level and constructed using post and rail framework infilled with black PVC coated steel fencing. The bottom rail of the fence construction will be used as the plinth runner.

The developer will also provide gate access to selected allotments that are connected with paths accessing the golf course. No gates will be allowed in fences addressing the golf course unless they open onto a designated pedestrian path. Wherever allowed, gates must be consistent with fence details and subject to the M.D.R. approval.

If a lot already has a fence or wall being part of a fence or wall erected by the developer, the owner must not remove, damage or disfigure it and must maintain it in good condition.



**Figure 4.5 Typical Golf Lot Fencing Detail**

Notes for construction/materials:  
2 Metre spacing for posts  
Overall fence height is not to exceed 1500mm from natural ground level  
Posts are to be black powder coated (50X50 square section steel)

## **5.0 PLUMBING & ANCILLARY EQUIPMENT**

### **5.1 Plumbing**

Mandalay has been designed with a "Third Pipe" recycled water network that will enable each property to reduce the demand of potable water resources. Dwellings must connect all toilets to the "Third Pipe" recycled water network and provide a minimum of two garden tap outlets, one to the frontage area of the site and the other in the rear area of the site. All garden tap outlets must be connected to the "Third Pipe" recycled water network and colour coded accordingly.

- All external plumbing including spa pumps/motors are to be concealed from public view. Downpipes and gutters are exempt from this requirement.
- No exposed plumbing waste piping is permitted.
- Gutters and downpipe treatment must compliment the house colour.
- Taps, including recycled water taps are not to be free standing and are to be wall or fence mounted.

### **5.2 Rain Water Tanks**

Rain water tanks are encouraged as an environmental initiative however they must be positioned and or screened to restrict them from public view.

### **5.3 Air Conditioning Units**

- Air-conditioning units and exposed components thereof are to be located below the roof ridge line and towards the rear of the property to minimise visual impact. They are to be colour toned to match adjoining wall or roof colour. The units shall be of low profile type and wherever appropriate, be fitted with noise baffles.
- Final position of units to be considerate of lot location i.e. golf course, park land etc. In these areas air-conditioning units should be positioned to minimise visual impact.

### **5.4 TV Antennae and Satellite Dishes**

The Mandalay estate has been equipped with the provision of an optical fibre network enabling the supply of free to air digital and pay television. Therefore TV antennae and other related receivers will generally not be required.

In the unlikely event that an antennae and satellite dish installation (maximum 1 metre diameter) is required, it is to be located toward the rear of the dwelling and below the ridgeline. The intent is to minimize the visual impact from adjoining streetscape and general public areas.

- CB radio antennae will not be permitted.

### **5.5 Solar Water Heating**

The Victorian Government supports the installation of solar hot water heaters through the Victorian Government Solar Hot Water Rebate Program. This is an efficient method of energy conservation and is highly encouraged. For more information visit the Sustainability Victoria website at [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au).

Solar hot water piping for dwellings or swimming pools are permitted provided they are located on the roof and installed at the same pitch angle as the roof and where practical they are to be located at the rear of the property to minimise visual impact from public viewing. Tanks for such systems are not permitted to be located on the roof and must be screened from public view.

### **5.6 Water Efficiency**

Water re-use and conservation in today's climate are very important considerations when designing your home. Solutions may include the use of rainwater tanks; low water use plants in the garden, water re-use systems and the use of low water use shower heads and toilets, etc. More information on these important issues can be obtained from Mitchell Shire Council, [www.mitchellshire.vic.gov.au](http://www.mitchellshire.vic.gov.au), or Yarra Valley Water, [www.yvw.com.au](http://www.yvw.com.au).

### **5.7 Smart Wiring**

Recognizing technological advancement in home communications and automation systems, the Mandalay estate has been equipped with an advanced Fibre to the premises (FTTP) network. Initially however it will be necessary for all dwellings to be provided with a lead in communications cable from the title boundary to the enclosure housing the network termination device (NTD). This is to be installed by an accredited electrician in accordance with OptiComms cable entry guidelines. Information in relation to the installation guidelines can be obtained by contacting the OptiComm help desk on 1300 137 800 or accessing the following link <http://www.opticomm.net.au/html/services.htm> Depending on your personal budget and lifestyle requirements, smart wiring will enable you to combine phone and fax lines, pay TV cabling, sound, computer and internet, intelligent lighting, security, home automation and much more at the one time and it gives the flexibility to add and change in the future without expensive re-wiring costs.

## **6.0 GENERAL DWELLING INFORMATION**

### **6.1 Screening**

To avoid detracting from the visual quality or the character of the streetscape unsightly items and equipment should be screened from the street and public view.

Ground mounted equipment such as heating and cooling units, hot water services including rubbish disposal containers etc shall be screened from public view and shall not be visible from the street, golf course or parkland.

### **6.2 Clothes Lines & Drying Areas**

Clothes lines and drying areas shall be located so that they are not visible to public viewing. Consideration should be given to using an extend-a-line which can be stored when not in use.

### **6.3 Parking of Heavy Vehicles and Caravans etc.**

Trucks or commercial vehicles (exceeding 1.5 tones), recreational vehicles, golf carts and caravans shall be screened from public view when parked or stored.

### **6.4 Property Settlement and Timing of Works**

Construction of all dwellings must commence within twenty four (24) months of settlement and construction must be completed within twelve (12) months of work commencing.

Builders / Developers must settle within twelve (12) months of the Contract of Sale being signed. They must also lodge drawings of the proposed display home to the MDR for review within ninety (90) days of the Contract of Sale being signed. Construction of the dwelling must be completed within 300 calendar days after receiving developer's approval of the proposed display home.

These conditions can be varied by specific terms in the Contract of Sale.

### **6.5 Aluminium Roller Shutters to Windows**

The use of aluminium roller shutters to windows is prohibited.

### **6.6 Window Furnishings**

Internal window furnishings which can be viewed by the public must be fitted within three (3) months of occupancy. Sheets, blankets, or similar materials for which window furnishing is not their primary use, will not be 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 waterway.

The Developer or its agents may enter upon and have access over a lot at any time without creating any liability for trespass or otherwise to remove for rubbish, maintain, slash or mow a lot and the Purchaser agrees to meet the Developer's reasonable costs of doing so.

### **6.8 Signage**

Signage is not permitted on residential lots with the following exceptions:

- Display home signage with the written approval of M.D.R.

- 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 such lot by the Developer.
- Other signs may be permitted with approval of the M.D.R.

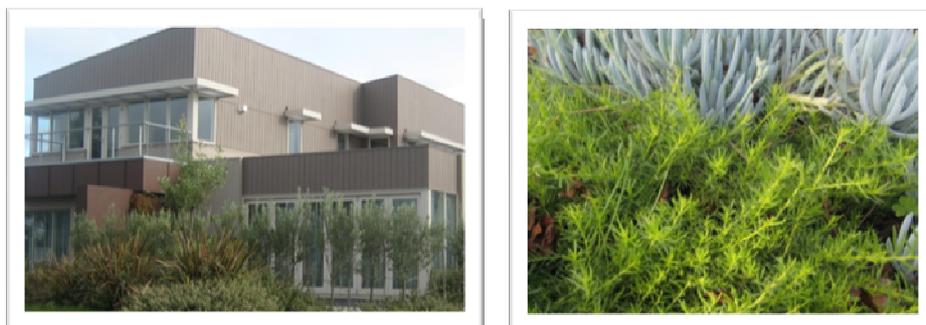
## 7.0 LANDSCAPING

The Developer will provide Mandalay residents with high quality landscaping to both the streetscapes and also individual lots. This investment in quality public and private landscaping adds significant value to any community. It not only promotes an attractive neighborhood but also improves the value of your dwelling. Appropriately designed gardens contribute in a positive way to the quality of the built environment.

Gardens will be environmentally responsive by utilizing appropriate drought tolerant sensitive plants, organic or mineral mulches and drip irrigation systems.

Included in the purchase of your land is a landscaped front garden where you will be given the opportunity to work with our landscape team to design a garden that is specifically tailored to meet your individual tastes. In order to commence construction of your garden you will need to contact the Mandalay Design Reviewer once you have requested Certificate for Occupancy from Council.

- You must contact the Mandalay Design Reviewer prior to obtaining CFO and advise that you are ready to meet with the landscape consultant.
- The Mandalay Design Reviewer will contact the nominated landscape Consultant and advise them of your position
- The Landscape consultant will contact you and make an appointment with you to go over the available options and tailor them to be more specific to your tastes.
- Once the plans have been drawn and approved by you the Developer will have a maximum of 6 months in which they must carry out those works to your front garden. This is to allow for specific periods of the year in which planting is not desirable.
- It will be your responsibility to keep the plants and shrubs / trees alive and establish the grass and maintain the garden once complete.



**Figure 7.0 encouraged landscape elements**

## 8.0 DESIGN & SITING GUIDELINES APPLICATION FORM

Lot No:

Street Address:

Owners Name:

Mobile:  Email address:

Current Postal Address:

Home Ph:  Business Ph:

Builder:

Contact Name & Number:

Mobile:  Email address:

### Documentation required to be submitted for approval to the Mandalay Design Reviewer:

**Note:** All to be provided in A3 format x 2 copies.

1. **Site Plan** (min scale 1:200) indicating date and reference number of drawing, north point, lot area calculation, habitable dwelling area calculation, home positioned on the lot with dimensions and setbacks from all boundaries, and driveway location, clothesline, letterbox, water tank, and pool position if applicable. Vehicle crossover, driveway and building envelope if applicable.
2. **Floor Plans** (min scale 1:100) including north point, indicating all rooms and dimensions, windows, external doors, external fixtures and nominated floor levels, including roof plan with air conditioners and solar units noted.
3. **All Elevations** (min scale 1:100) indicating all wall and roof heights, all external finishes including garage door type, roof pitch, eaves depth, air conditioning units, solar units and all external buildings such as garden sheds, pergolas, etc. Relevant cross sections showing height of walls on boundaries; cut and fill details, including retaining walls where applicable.
4. **Fence** design drawings as per the Mandalay standard requirements: a plan with all dimensions including materials and heights. A fence design template is included in this document – If you select this option the client must attach and endorse the design template items 4.2, 4.3 and 4.4
5. **Schedule** of external colours and materials with colour chips or coloured photocopy for review by the MDR.
6. **An Energy Rating for the dwelling**

The Mandalay Design Reviewer will endeavour to assess proposals in the shortest possible time, generally within ten – fourteen (10 – 14) working days of receipt of a complete and compliant application. Delays will occur if the required information is not provided or incomplete. It is the responsibility of the owner and the owner's agent (builder or designer) to ensure complete documentation; no responsibility will be accepted by the MDR for incomplete submissions. Applications cannot be assessed until all of the above information is available. No facsimile or email submissions will be accepted. The Developer also reserves the right to request further information. It is the responsibility of the owner to ensure that the proposed building works comply with overlooking provisions as stated by local Council and State Government requirements i.e. ResCode.

**Please submit the above documentation to:-**

#### **Mandalay Design Reviewer:**

C/ Beveridge Property Developers  
501 Blackburn Road  
Mt. Waverley, Vic 3149