

# DESIGN GUIDELINES, 2024



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Updated 24<sup>th</sup> February 2026

Side setbacks updated to comply with  
subdivision plan ( i.e. 1.0m setback in lieu of 2.0m )

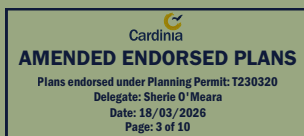
228 RIX ROAD, OFFICER

# GERANIUM ESTATE





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## Introduction

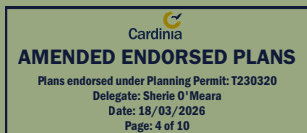
The Geranium Estate is designed to offer a variety of housing styles that harmonize with the natural landscape and the surrounding transport network.

The goal of these Building Design Guidelines is to create an attractive and welcoming community with a high standard of design that complements its environment.

These guidelines outline the requirements for each dwelling to ensure the overall quality and amenity of the area.

Any variations to these guidelines require the approval of the Cardinia Shire Council.

## General Requirements



Design approval refers only to compliance with the applicable Building Design Guidelines (BDG).

If the design parameters outlined in these guidelines do not cover a siting issue governed by Part 4 of the Building Regulations 2006 (such as concerns related to overlooking, overshadowing, solar access to existing north-facing windows, etc.), or if the neighbouring property is not included in the same agreement or does not appear on the same certified subdivision plan, then the provisions of Part 5 of the Building Regulations 2018 (or any other applicable legislation in effect at the time of development) will apply, alongside these design guidelines.

The Officer Precinct Structure Plan - Small Lot Housing Code applies to all lots smaller than 300 square meters. The provisions of the Small Lot Housing Code take precedence over these Building Design Guidelines in case of any conflict.

Each lot within the estate has an individual building envelope. The building envelope indicates the required setbacks and is registered as a restriction on each title

# BUILDING DESIGN GUIDELINES

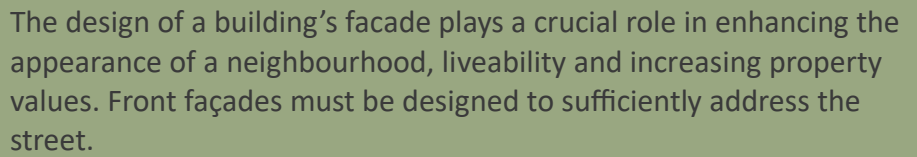
## Building Siting & Site Coverage

- Proper building siting improves both the internal and external environment of a dwelling, while helping to reduce heating costs in winter and cooling costs in summer.
- Dwellings should be sited and designed to ensure sufficient solar access to private open spaces and habitable room windows, while minimizing any negative impacts on the amenity of neighbouring properties.
- Creating meaningful areas of secluded private open space enhances the liveability of homes, offering outdoor spaces that people will want to use throughout the year. To maximize sunlight access, private open spaces should, where possible, be oriented towards the north.
- Building site coverage should not exceed 60 percent to ensure sufficient space for private open areas.

## Setbacks



- All setbacks - must be in accordance with the applicable building envelope of the title
- Front setback - the dwelling must be setback a minimum of 4 metres from the front boundary. Porches, verandas, pergolas, eaves, fascia, gutters, sunblinds, shade sails, and decks (that are less than 800mm in height) may encroach into the setback area by no more than 2.5 metres.
- Side setbacks - must be at least 1.0m side boundary and 3.0m from the rear boundary as shown on the building envelope.
- Corner Lots - where the lot is on a corner, the side street elevation of the dwelling must be setback a minimum of 2.0m (unless noted otherwise on title).



- An entry feature such as a porch which must be a maximum height of 3.6m, be minimum 4m<sup>2</sup> and 1m depth
- Windows facing the street to maintain passive views and surveillance
- Roller shutters are not permitted to windows and doors visible from the street
- Articulation of the floor plan and roof line
- The choice of external materials and finishes
- Large areas of blank or unarticulated space must be avoided
- Eaves to all dwelling frontages visible from the street, returning a minimum 3m around side elevations and for the full length of the side elevation of a corner lot
- Timber lintels over windows/garage doors are not permitted unless they are in keeping with the architectural character of the dwelling
- Building services, pipes, and water tanks (excluding solar panels) must be located to the side or rear of dwellings and not visible from the street
- Roofing materials must be of low reflectivity. Cement sheeting and zincalume are not permitted
- Two dwellings with the same front façade design must not be built within three dwelling lots of each other.



## Corner Lots

- Dwellings constructed on corner lots must be designed to address both street frontages by incorporating similar elements to both façades such as windows , awnings, verandahs or decks
- Façades must wrap around the second frontage, design elements such as pergolas, windows and materials used on the front façade to continue at least 4 metres along the adjoining side
- Dwellings constructed on corner lots must present at least one habitable room window, forward of the side boundary fence, to each frontage. If the dwelling is double storey at least one habitable room window must be provided at each level

## Garages



- All lots must provide vehicle accommodation in the form of an enclosed garage.
- Garage design must be consistent with the remainder of the house and be of a similar palette of materials and colours
- Carports are not permitted.
- Garages must be setback at least 5.0m from the front boundary and set back behind the front façade of dwellings by minimum 0.5m, measured from the main front wall.
- Garages must not dominate the façade
- Garages must have a sectional or panel lift door to the street frontage. Garage roller doors are not accepted.
- Raw zincalume and hand painted garage doors are not permitted
- Garages must not be situated on the corner section of the allotment facing two streets. Instead, they should be positioned on or near the side boundary adjoining the neighbouring allotment. For these guidelines, the narrower of the two frontages is considered the primary street frontage and should serve as the architectural and main frontage of the dwelling.

- To avoid garages dominating the street frontage, garage openings must not exceed the extent shown below:
  - Lots over 12.5m in width – Garage openings must not exceed 40% of the area of the front façade for single storey dwellings
  - Lots over 12.5m in width – Garage openings must not exceed 25% of the area of the front façade for double storey dwellings
  - Lots with frontages less than 12.5m in width - are restricted to single garages when single storey
  - Lots with frontages less than 12.5m in width - must not exceed 25% of the area of the front façade for double storey dwellings

## Fences

### Front



- Any front fencing must be constructed to a maximum height of 1.2m, and must be at least 40% transparent (where not located on a corner)
- If front fencing is installed, it must also be constructed along the side boundaries in the front yard, to a maximum height of 1.2m and terminate a minimum of 2m behind the dwelling line
- Fences within 9m of intersecting street alignments and exceeding 1m in height, a report and consent of the municipal building surveyor must be obtained
- Where fences are to be painted, they are to be painted of neutral tones

### Side and Rear Fences

- Side and rear fences must be constructed from timber palings with appropriate capping and at a height of 1.95m

### Corner Lots

- Dwellings constructed on corner lots must be unfenced for a minimum of 4m from the front dwelling line
- Solid fencing on corner lots must not exceed 50% of the lot length from the rear boundary. Remainder of fencing along the side boundary must be at least 40% transparent and no higher than 1 meter.

## Retaining Walls

- Retaining walls visible from the public realm must not exceed 1.2 metres in height.
- Fencing constructed on top of a retaining wall visible from the public realm, must be setback a minimum of 450mm from the inner edge of that retaining wall. This setback must be suitably landscaped and maintained.
- Retaining walls visible from the public realm must be constructed from suitable materials.
- Unpainted timber panels/boards are not permitted unless they are of a high architectural quality such as recycled sleepers.
- Unfinished concrete walls/blocks are prohibited

## Landscaping

### Landscaping plans:



- All properties must have visually appealing landscaping along street frontages that improves the neighbourhood's appearance, coordinates with the home's architectural style, and maintains clear visibility for safety purposes.
- Use water-efficient plants where possible
- Plant at least one canopy tree (minimum 4 meters tall when mature) in the front setback
- Native drought-resistant plants are recommended
- Keep at least 20% of your lot as permeable surface (not paved)
- Artificial grass is not permitted to the front yard

### Driveway

### Requirements:

- One driveway crossover per property
- Must be built using concrete, tiles, or stone (no gravel)
- Driveway width should match the crossover width but can narrow to meet garage
- Leave 300mm space between driveway and property line for plants, except when sharing a double driveway with neighbour
- No plants between shared double driveways

### Note:

- All landscaped areas to the front of the house must be established within three months of the issuing of the Occupancy Permit to ensure good presentation is achieved for the local community

## Utilities & Services

- Utilities and services must not be visible from the public realm

## Solar Panels

- Solar panels must be located for maximum efficiency

## Recycled Water

- All dwellings must incorporate plumbing for recycled water supply for toilet flushing and garden watering use to allow for future connections should it become available

## Number of Dwellings

- No more than one (1) dwelling is permitted on each lot

## Further Subdivision

- Lots must not be further subdivided

