

T H E D E S I G N A P P R O V A L P R O C E S S

A Design Review Panel (DRP) assesses all applications to build at Eynesbury against the controls set out in this document.

The Design Review Panel will use and interpret the Design Guidelines to:

- Promote the objective of a township with a traditional Australian rural town character
- Deliver certainty about the required design and urban character outcomes
- Monitor and control the development of streetscapes
- To promote 'variety within consistency' in housing product: a consistency of detail, proportion and character, and a variety in façade composition and feature materials

No fee will be charged for the initial assessment. If an additional assessment is required (pergolas, sheds, swimming pools etc.) or a resubmission amendment is still not compliant with the design controls, the DRP reserves the right to charge the purchaser/applicant \$140 plus GST for any additional works required due to any non-compliance. The fee is subject to change at the DRP's discretion.

It will be the responsibility of the purchaser/designer to ensure the design meets the standards. If subsequent assessments are required, the final/conditional approval will not be issued until either the purchaser or the applicant pays the fees. It will be the responsibility of the purchaser to delegate who is responsible for the payment, and not the DRP.

1. ASSESSMENT CRITERIA

Submissions will be assessed for compliance against the Eynesbury Design Guidelines. Exemptions from aspects of the controls may be made from time to time at the discretion of the DRP, but only where the proposal meets the overall spirit of these guidelines.

Approved plans will be stamped 'Approved' and returned for submission to the Building Surveyor. The Building Surveyor must ensure that the contract drawings comply with the stamped documents.

2. DESIGN APPROVAL VERSUS BUILDING APPROVAL

The Design Guidelines have been endorsed as part of the Section 173 agreement for the township, but this does not exempt the applicant from compliance with the associated building and statutory regulations. It is the builder's responsibility to ensure compliance with these regulations.



3. CONTACTING THE DESIGN REVIEW PANEL

The Design Review Panel can be contacted via the following:

Email: design.guidelines@taylorstds.com.au
Telephone: 9501 2800
Postal: Taylors Development Strategists
8/270 Ferntree Gully Road, Notting Hill, Vic, 3168