THE

GRANGE

WAURN PONDS

Design Guidelines

THE GRANGE
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WAURN PONDS

CONTENTS

Introduction.

1 INTRODUCTION

1.1 THE GRANGE

The Grange is a unique opportunity in Waurn Ponds to create your new premium address within the Geelong Region.

The Grange presents a premium location, scarcity and uniqueness, being one of the most exclusive and final offerings in Waurn Ponds.

With a landscaping corridor that is unrivalled in Waurn Ponds, residents will be proud of this exclusive pocket.

The Grange's vision is to create a community that exudes individuality, being premium and special with high quality housing and amenity rich public spaces.

Residents will engage in high end housing designs who are seeking to create a luxury lifestyle at The Grange.

This is your final chance to build from the ground up, everything that you've dreamed of.

1.2 PURPOSE OF THE GUIDELINES

The Design Guidelines are intended to protect your lifestyle and investment by ensuring a high standard of design, construction and maintenance of all dwellings and landscaping; and by providing owners and builders with guidance on their home and garden designs.

The Guidelines are a straightforward set of objectives and controls for dwelling design that also provide flexibility in selection and choice of housing.

The approval process is in place to help purchasers at The Grange. In order to ensure compliance with the principles and objectives of The Grange Design Guidelines all residential building designs including colour and material selection must be approved and endorsed by The Grange Design Assessment Panel(DAP).

Compliance with the Design Guidelines is a requirement of your Contract of Sale prior to obtaining your building permit.

In consideration of dwelling designs, the DRP may exercise a discretion to waive or vary a requirement where they deem it to be allowable, or beneficial to the development. The Guidelines are subject to change by the developer at any time without notice following planning approval by Greater Geelong City Council. All decisions regarding the Guidelines are at the discretion of the DAP.

1.3 THE STRUCTURE

The Design Guidelines have been written to help you design your new home with high levels of amenity, privacy and visual appeal, in terms of architectural form, colour and material selection, and landscape treatments. Individuality is encouraged and the design of your new home should reflect a contemporary Australian character.

The Design Guidelines comprise a number of sections, each relating to different aspects of your home layout and design.

These include –

- Site Layout and Set Backs
- Dwelling Style
  - Built form
  - Colour Palette
  - Facade design and articulation
  - Facade replication
  - Roof design
  - Garages
  - Materials and finishes
  - External elements and ancillary items
- Landscape Style Guide
  - Materials
  - Recommended plant species
  - Driveways
  - Letterboxes
  - Fences
  - Waste management

Each section identifies a series of Design Objectives and Design Controls.

The Design Objectives communicate the broad principles to guide the design and siting of your home and landscape.

The corresponding Design Controls are standards that must be met when designing your home.

The design of your home must be able to demonstrate clearly that it meets both the Design Objectives and the Design Controls.

1.4 THE APPROVAL PROCESS

STEP 1

After purchasing your property, you need to choose your builder, house and façade design. If you are an owner-builder, consult with your architect/designer to ensure that they are aware of the requirements of The Grange Design Guidelines.

STEP 2

Check your house design complies with the Design guidelines or can be altered to comply with the Design Objectives and Design Controls. If you're unsure or have questions please contact The Grange Design Assessment Panel (DAP) for clarification.

STEP 3

Submit your application package with the completed checklist appended (page 9) to The Grange internal Design Assessment Panel (DAP) approvals@ngdd.com.au for review.

STEP 4

The Panel will review your submission against The Grange Design Guidelines, written comments and feedback will be provided within 14 days. If required, non-conforming aspects of the design must be addressed and re-submitted for to the DAP for approval.

Any changes to an approved design must be re-submitted and approved by the Assessment Panel.

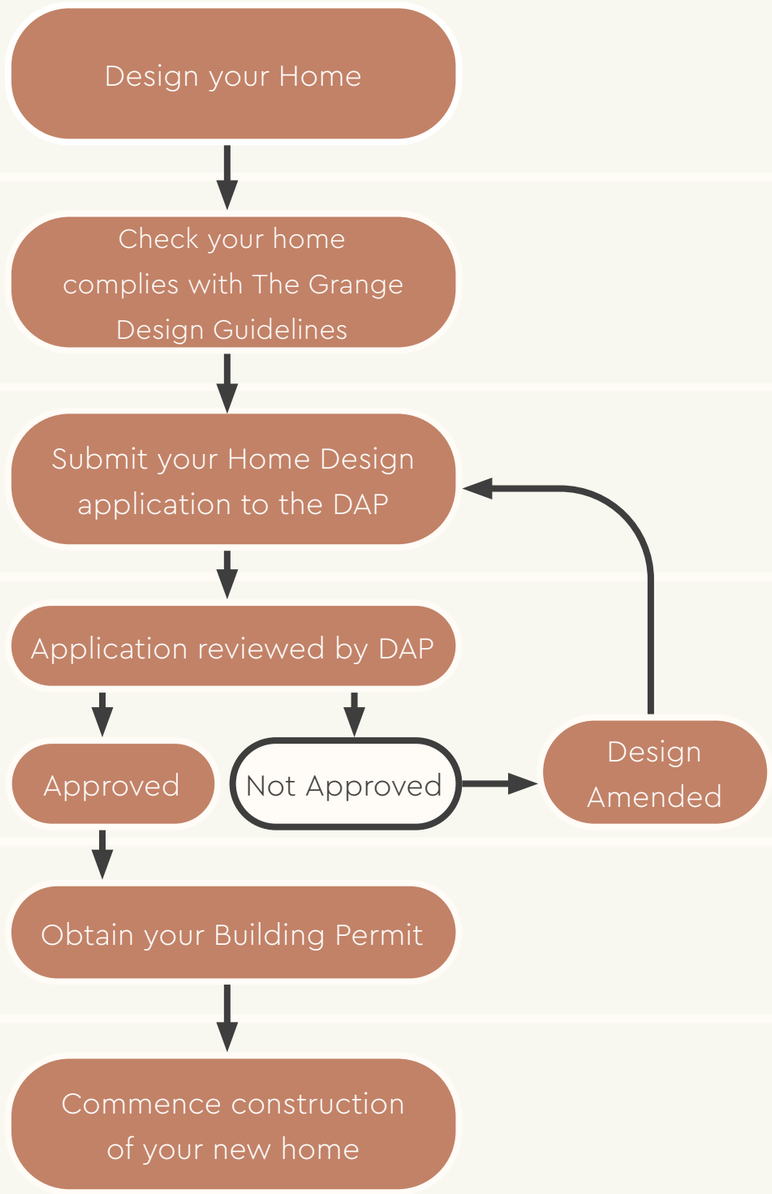
STEP 5

While the assessment Panel has the authority to approve the house design application, the property owner is responsible for obtaining a building permit prior to construction.

STEP 6

The Panel will review your submission against The Grange Design Guidelines, written comments and feedback will be provided within 14 days. If required, non-conforming aspects of the design must be addressed and re-submitted for to the DAP for approval.

Any changes to an approved design must be re-submitted and approved by the Assessment Panel.



1.5 PLANNING CHECKLIST

Use this checklist to help gather the information you need to submit (all are required)

Site Plan Checklist

	North point
	Scale (1:100, 1:200)
	Lot boundaries, title boundaries and setout locations
	Building footprint (outline)
	Slab levels
	Site contours, site levels
	Building setback dimensions (from all boundaries)
	Location of driveway and crossover
	Location of fencing and gates
	Location of retaining walls (where applicable)
	Location of swimming pools (where applicable)
	Location of services (hot water service, water tanks, air conditioning)
	Connection to recycled water indicated
	BAL rating
	Location of all outbuildings

Floor Plan Checklist

	North point
	Scale (1:100, 1:200)
	Finished floor levels
	All key internal rooms and spaces
	Internal floor area
	Internal garage area
	Garage dimensions
	Site coverage
	Site permeability

Elevation Checklist

	Scale (1:100, 1:200)
	Natural ground level
	Finished ground level
	Building heights relative to ground level
	Materials and finishes
	Roof pitch and materials
	Location of services (hot water service, water tanks, air conditioning)

Section Checklist

	Scale (1:100, 1:200)
	Natural ground level
	Finished ground level
	Cut and fill levels
	Ceiling heights
	Building heights relative to ground level
	Materials and finishes
	Roof pitch and materials

Materials and Finishes Schedule Checklist

	All building facade materials and colours
	All roof colours and materials
	All fencing finishes and colours

Landscape Plan Checklist

	Driveway materials and finish
	Entry path, entry gate
	Fence line, materials and colours
	Established tree locations and species
	Shrub locations and species
	Ground cover extent and species
	Turf/lawn extent and species
	Clothesline location
	Hot water service location
	Water tank location
	Letter box location

1.6 CONSTRUCTION OF YOUR HOME

All future dwellings at The Grange will require a building permit,as well as approval from The Grange internal Design Assessment Panel (DAP). The proposed building plan must be lodged with Council or a recognised Building Surveying Consultant for building approval.

The design assessment refers only to compliance with the Design Guidelines. It does not refer to and should not be treated as compliance with the laws or regulations of local, state or federal government, statutory authorities or any building codes or standards imposed or administered by them (eg. town planning controls).

A copy of the Certificate of Occupancy is required to be submitted to the developer within 14 days of issue.

Design Guidelines Assessment Application Form.

Complete and attach this as a cover sheet to your application when you submit your documents to the Design Assessment Panel (DAP).

2 DESIGN GUIDELINES ASSESSMENT APPLICATION FORM

Complete and attach this cover sheet to your application to the Design Assessment Panel (DAP).

ALLOTMENT DETAILS

Lot number _____

Street _____

OWNER DETAILS

Full name _____

Address _____

_____

Phone _____

Email _____

BUILDER DETAILS

Name _____

Company _____

Address _____

_____

Phone _____

ATTACHMENTS

☐ Full Set of Building Plans
(2 x copies at conventional scale — 1:100/1:200, with north point)

☐ Site Plan, including:
- Boundaries
- Site levels
- Setbacks (all boundaries)
- Location of crossover
- Fences
- Ancillary buildings

☐ Plans, including:
- Floor Plans
- Roof plan
- Landscaping plan

☐ Elevations, including:
- All four sides
- Building heights
- Roof forms and pitches

☐ Sections, including:
- Natural and Finished Ground Levels
- Cut and fill levels
- Ceiling heights
- Building heights relative to ground

☐ Material + Colour Schedule
(2 x copies) including:
- All building facade materials and colours
- All roof colours and materials
- All fencing finishes and colours

Please ensure the following elements are clearly indicated on the building plans:

☐ Landscaping Details Including:
- Driveway materials and finish
- Entry path, entry gate
- Fence line, materials and colours
- Established tree locations and species
- Shrub locations and species
- Ground cover extent and species
- Turf/lawn extent and species

☐ External Fixtures including:
- Clothesline
- Garden shed
- Solar water heater, hot water
- service, ducted heating unit
- TV antenna
- Air conditioner
- Letter box

☐ Other
- Any proposed change to the location of the crossover.
- Location of services

AUTHORISATION

I certify that the information in the attached application is a true and accurate representation of the home I intend to construct. If any changes are made to the proposed plans, I understand that I need to resubmit this application for approval of said changes.

Signed _____

Name _____

Date _____

The Masterplan.

3 THE MASTERPLAN

3.1 MASTERPLAN VISION

The Grange design philosophy is based on natural landscaping, designed to promote a good quality of life , and Contemporary Australian Urban Architectural style. The style is directed towards encouraging building design to reflect the unique urban atmosphere of the location.

The vision for The Grange is to achieve a neighbourhood character which:

- Reflects a unified Contemporary Australian Urban Architecture residential development.
- Responds to its unique location, close to the city yet surrounded by Parklands,
- Reflects the local identity of the surf-coast,
- Contributes to its natural setting.

The Design Guidelines.

The DAP reserves the right to amend these Design Guidelines to reflect changes in construction practices or regulations. It also reserves the right to vary or waive any of the Guidelines if it is of the view the objectives of the design principals have been met. Any dispensation allowed does not set a precedent or imply that the same or similar dispensation will be approved in the future.

4 SITE LAYOUT & SETBACKS

4.1 SITE LAYOUT

The siting has the ability to make a significant difference in the look and comfort of the dwelling, from solar access and passive design principles through to the placement of windows and the views from them.

Careful siting of dwellings and garages is important for a number of reasons:

- Ensuring good presentation of the dwelling from the street;
- Maximising the benefits of solar access and good passive solar design;
- Promoting and reinforcing energy efficiency;
- Minimising overlooking; and
- Respecting the privacy and amenity of neighbours.

Design Objectives

- To limit each lot to a single dwelling.
- To ensure a dedicated address and frontage to the street, or both streets for corner sites.
- To provide the opportunity for landscape between houses.
- To encourage private living spaces on the north and east side of houses.
- To encourage useable private open space.
- To ensure efficient and safe stormwater drainage and runoff from your property.

Design Controls

1. There may only be one single dwelling on each lot.
2. The front boundary is defined as the street frontage with the smallest dimensions.
3. On lots of 400 – 450m2, minimum home floor area of 120m2 (excluding garages and verandah's).
4. On lots greater than 450m2, minimum home floor area of 160m2 (excluding garages and verandah's).
5. On lots greater than 800m2, minimum home floor area of 240m2 (excluding garages and verandah's).

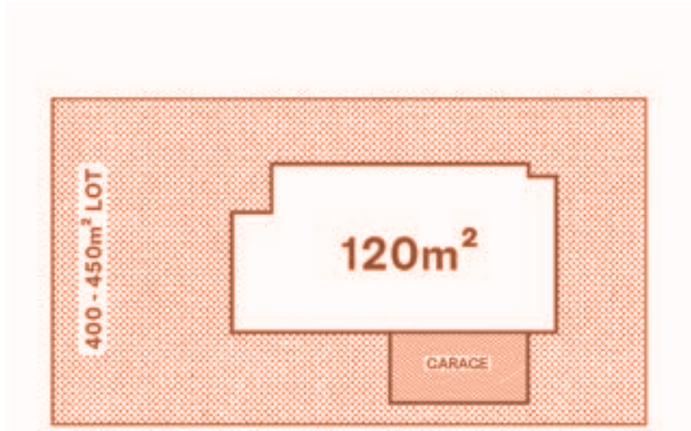


Figure 1. Minimum home floor area on lots 400 - 450m²

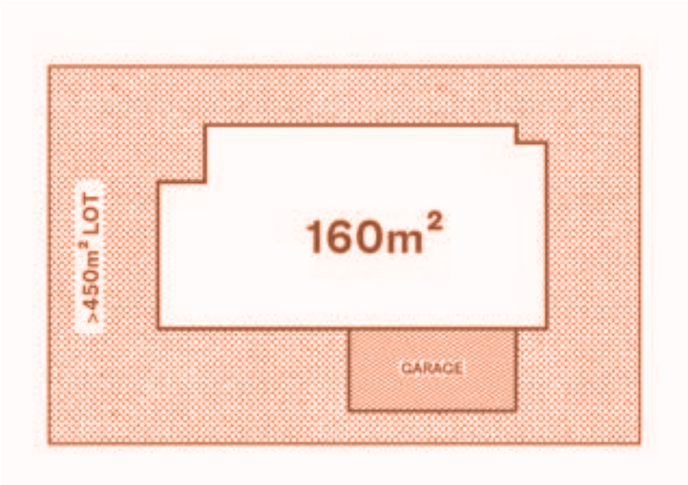


Figure 2. Minimum home floor area on lots 450m² or greater.

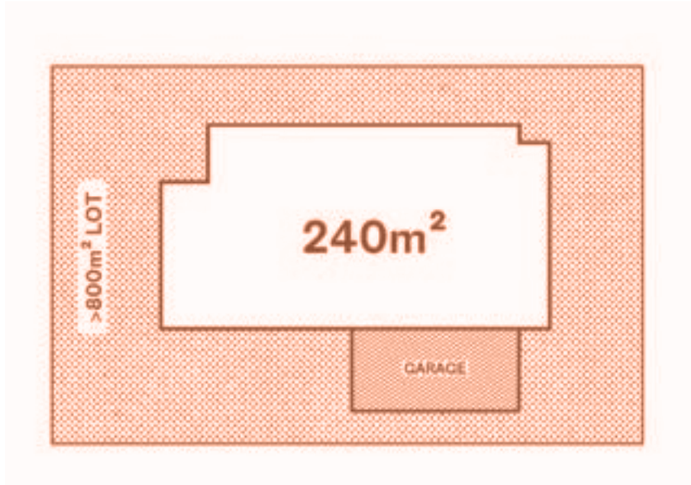


Figure 3. Minimum home floor area on lots 800m² or greater.

4.2 SETBACKS

All dwellings at The Grange must face the principal street and present an identifiable and articulated entrance to the street. Building set backs are designed to create articulated streetscapes which respect view corridors.

Energy efficiency should be considered when siting your home. The location and orientation of your dwelling, as well as the orientation and arrangement of habitable rooms will influence solar access opportunities and cross ventilation in your home.

The following setbacks for dwellings and garages must be met, unless otherwise shown on a building envelope plan prepared for particular lots. The front, side and rear setbacks are mandatory elements, and should ensure good solar access is maintained to all habitable room windows and private open space, and avoid excessive amenity impact between lots.

Design Objectives

- To ensure a dedicated address and frontage to the street, or both streets for corner sites.
- To provide a consistent set back of houses along the street and encourage a high level of articulation.
- To provide the opportunity for landscape between houses.
- To encourage private living spaces on the north and east side of houses.
- To encourage useable private open space.
- To minimise overlooking and overshadowing of neighbours.
- To provide energy efficient housing appropriate to local conditions.

Design Controls

The following minimum set backs apply:

1. All houses are to be setback a minimum of 4.5m and maximum of 6.5m from the front boundary.
2. All houses (lots 123–129) are to be setback a minimum of 6m.
3. All houses facing Hams Rd to be setback a minimum of 5m and a maximum of 7m from the front boundary.
4. Garages are to be set back a minimum of 0.8m from the front facade.
5. Verandah's and eaves may encroach up to 0.6m.
6. Entrance porches and roof may encroach up to 1.5m.
7. One side boundary setback must be a minimum of 1.0m.
8. The minimum rear building setback to is 2.5m.

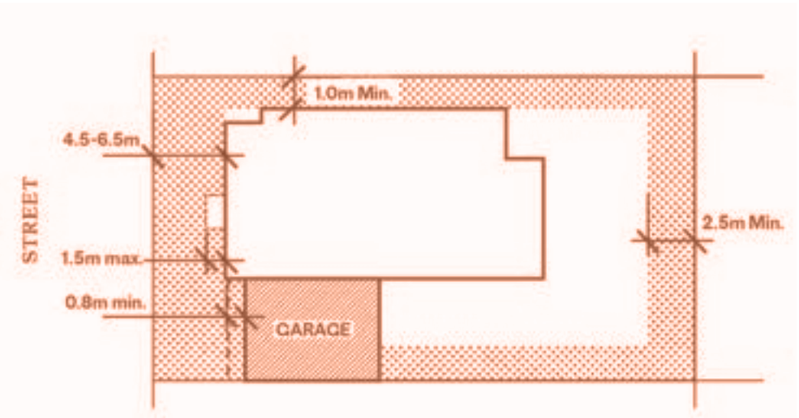


Figure 4. Front and rear boundary set backs

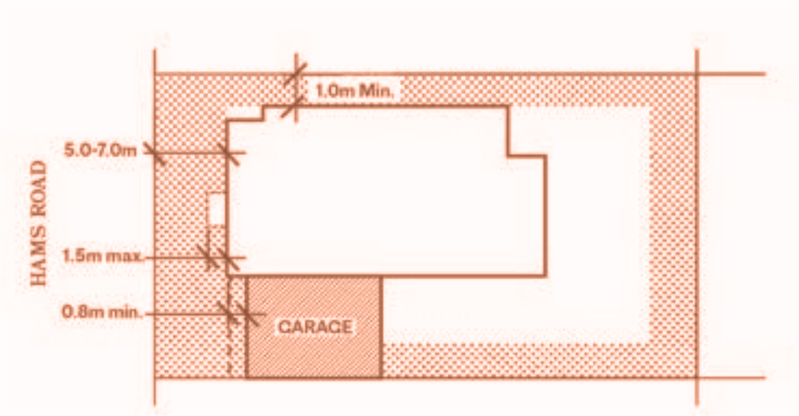


Figure 5. Front boundary set backs along Hams Rd

4.3 CORNER LOTS

These setback provisions apply to corner lots in addition to the 4.1 Site Layout and 4.2 Setback controls listed previously.

Home designs for corner sites must address both street frontages. Elevations to the Primary and Secondary street frontages should be given equal attention on these sites to create 'multi-sided' buildings. Primary façade treatments must continue along the exposed Secondary façade to at least the same depth of the starting point of side fencing.

Design Controls

A home that is constructed on a corner lot must address both streets so that:

1. The Primary frontage boundary is defined as the street frontage with the smallest dimensions.
2. The Secondary frontage is defined as the corner street frontage that is not the primary frontage.
3. Habitable room windows overlook the Primary and Secondary streets.
4. There are no external services visible from either Primary or Secondary streets.

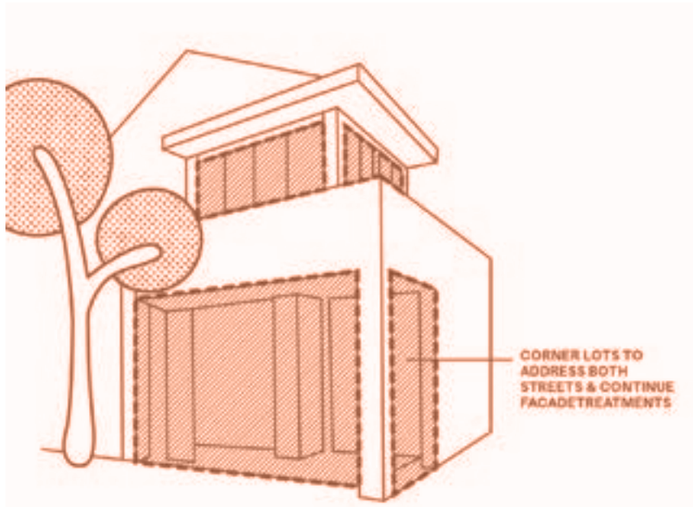


Figure 7. Example of treatments that address both frontages

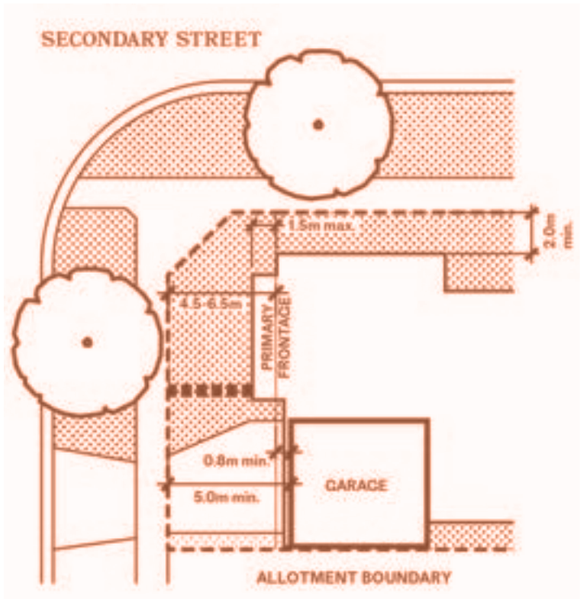


Figure 6. Primary Frontage and Secondary frontage boundary locations

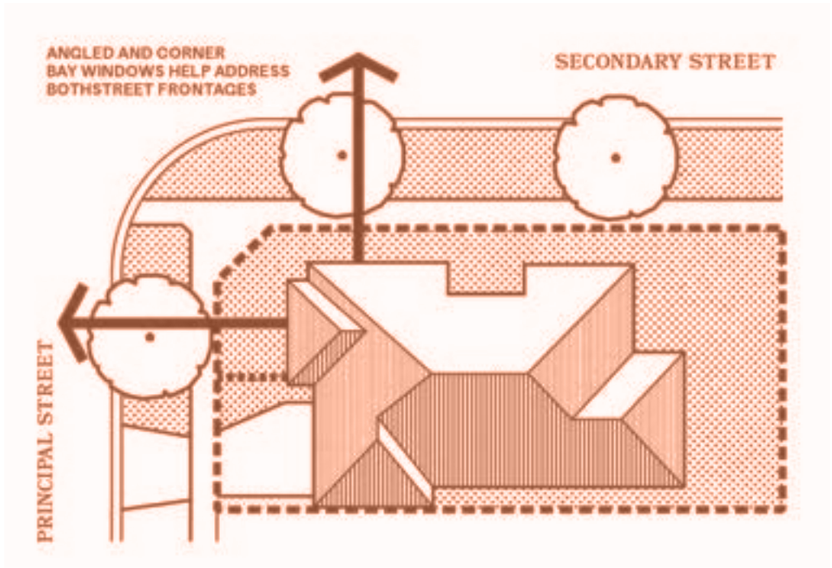


Figure 8. Habitable room windows overlook the Primary and Secondary streets

5 DWELLING STYLE

5.1 BUILT FORM

Built form is an integral element contributing to the architectural character of streets, open spaces and the neighbourhood. Variation in building and roof forms contribute to visual interest and attractive streetscapes. The built form should reflect the Contemporary Australian Urban Architecture style.

Each individual dwelling design should contribute to the surrounding environment and to the estate in a positive way. Owners are encouraged to construct innovative and appropriate designs that present a cohesive residential image for the estate.

Design Objectives

- To achieve high quality architectural designs and finishes.
- To ensure contemporary design of dwellings and associated gardens.
- To achieve designs that reflect the local residential and local sense of place.
- To ensure a 'total' building design with integrated elevation and roofing treatments.

Additional Design Controls – Corner Lots

Lots overlooking more than one street or public open space (corner lots) should be addressed from both frontages including elements such as balconies, porches, verandah's, variation to roof and building lines, inclusion of window openings and use of varying building materials.

1. At least one habitable room window to address the secondary frontage.
2. Avoid blank walls on façades fronting the secondary streets and public resources.
3. Walls over 5m in length without windows or articulation are discouraged.

Design Controls

1. The residential character of dwellings should be of a contemporary architectural aesthetic or design.
2. Façades should have variation in the elevation with at least one substantial projecting feature element such as a portico, balcony or feature wall.
3. At least one habitable room is to address the primary street.
4. Opaque windows or windows to toilets and bathrooms should not front the primary street, unless aesthetically screened.
5. Blank walls on façades fronting the primary street should be avoided.
6. Large areas of blank or non-articulated walls will not be permitted.
7. Mock period style features will not be permitted.
8. The external walls (excluding windows and doors) of the front façade must be constructed with a variation in materials and finishes with a minimum of 2 and maximum of 4 variations at least 20% of the wall area.
9. Infill panels above windows and doors facing a street must be constructed from the same material as the surrounding cladding.
10. The main entry should be located on the front elevation, facing the primary frontage.
11. Front entries are to be identified and articulated by either a roof projection or canopy or by recessing the entry in the wall line.
12. A variety of wall finishes is encouraged. All homes must combine at least two different wall cladding materials.
13. Walls and roof lines should be intentionally stepped in such a way that they avoid the impact of a single unbroken façade to the street. This applies equally to elements both vertically and horizontally.

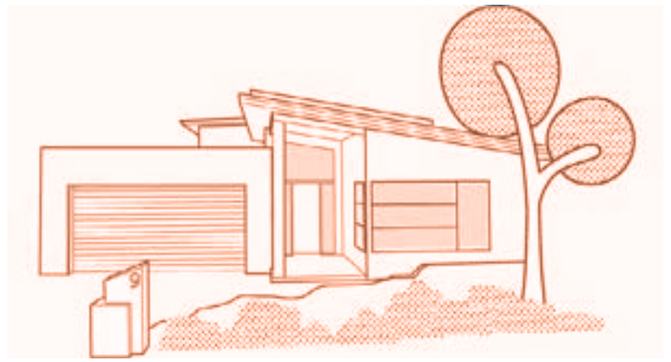


Figure 9. Contemporary Australian Urban Architecture

Figure 10. Contemporary Australian Urban Architecture

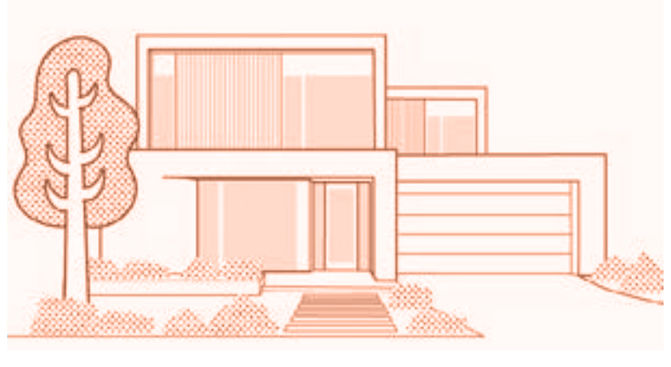


Figure 11. Contemporary Australian Urban Architecture

5.2 COLOUR PALETTE

Colours play an important role in influencing the look and feel of a streetscape. In order to provide a sense of harmony and consistency, a palette of complementary colours have been selected that reflect the local landscape character of The Grange.

The palette provides certainty for purchasers that their home will sit as part of a complementary streetscape and helps focus the colour selection process. The choosen external palette of your home should reflect the Contemporary Australian Urban Architecture style.

Design Objectives

- To incorporate within all new dwellings a selected palette of colours which complement the local streetscape and the neighbourhood character.
- To maintain a consistently high standard of dwelling design through controlling the variety of colours that can be used on dwelling façades.
- To establish a predominantly neutral colour scheme for streetscapes with light and dark contrast colours within façades to provide highlights to each home.

Design Controls

1. Primary building colours should reflect a muted earthy tone that will blend with the local setting and complement the natural environment. A sample of potential primary and accent colours, for use on home exteriors is shown here. Accent colours are encouraged to be strategically used for feature architectural elements.
2. A minimum of 2 tender colours or materials should be used on façades.
3. Dwelling façades should incorporate a maximum of four colours in total and as a general guide are encouraged to use two colours with other limited highlight colour.
4. No single material can comprise greater than 70%. This applies to all front elevations and elevations which face a street or reserve.
5. Bright, feature or fluorescent colours will not be approved, unless they are deemed complementary to the design and palette of the dwelling.
6. All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, down pipes and gutters and other minor architectural detailing items must be of a similar colour to one of the selected façade colours.

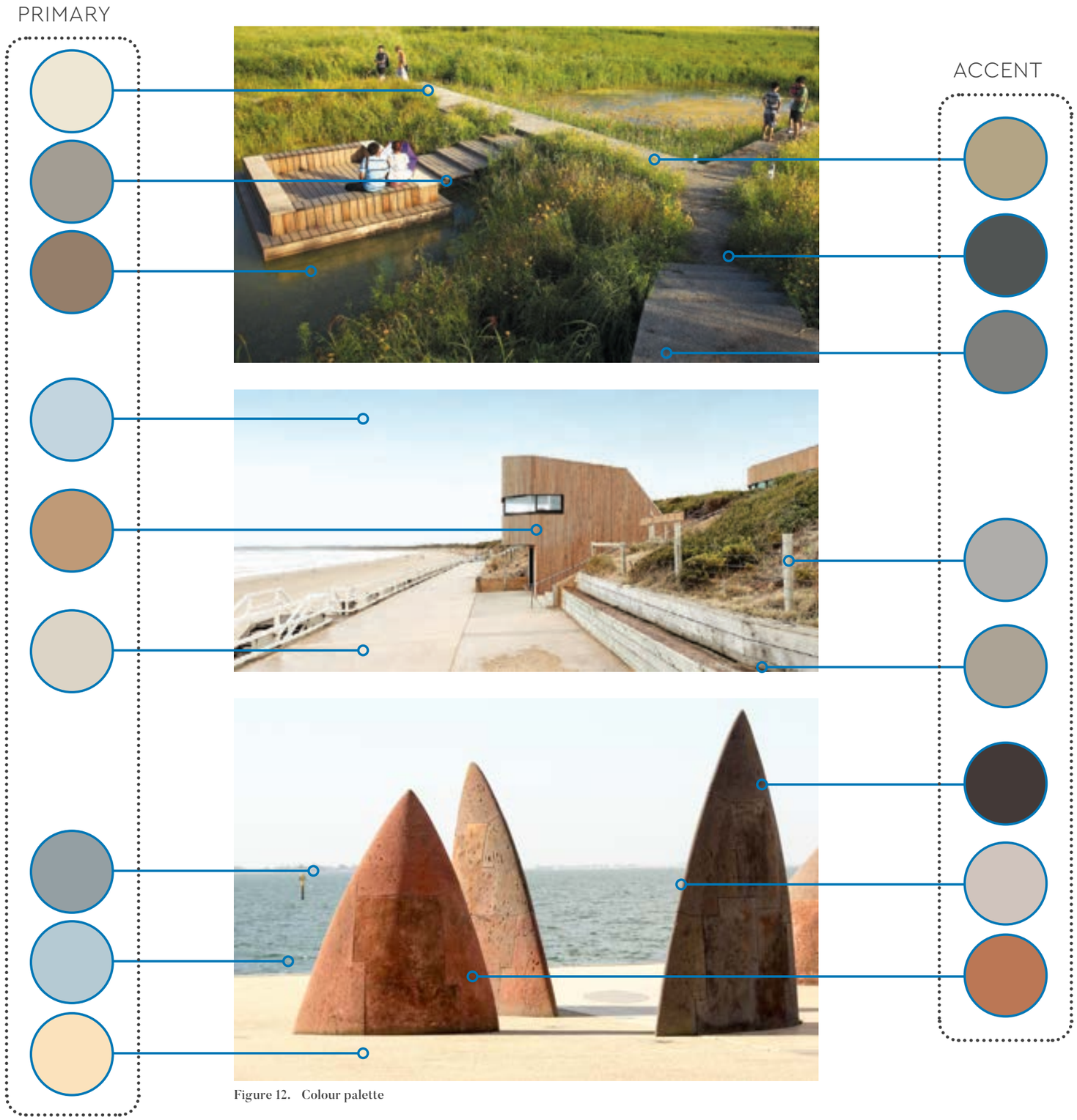


Figure 12. Colour palette

5.3 FAÇADE DESIGN AND ARTICULATION

The desired neighbourhood character for The Grange is of an open dynamic community, created through generous tree lined streetscapes, with homes that engage with the street. The facade design of your home should reflect the Contemporary Australian Urban Architecture style.

To ensure the desired neighbourhood character is created, articulation is required on those parts of the dwelling seen from the street and public reserves by varying setbacks, materials and incorporating building elements such as balconies, verandahs or porticos, planter boxes, windows and front doors (see illustrations). This means that the fronts, backs and the corners of housing that are visible from the street, or public realm require distribution of building elements to create an attractive composition and visual surveillance of the public realm.

All dwellings adjacent to a public reserve must address the adjoining open space by way of design, location of windows and doors and dwelling entry.

All dwellings must address the streetscape, with corner allotments to address both primary and secondary streets.

Design Objectives

- To ensure dwelling designs are contemporary in approach and exclude references to historical styles or reproductive decorative details.
- To ensure dwellings are well articulated and proportioned in order to reduce the overall mass of the building.
- To achieve a high level of street surveillance by the promotion of well-proportioned, street facing windows on both primary and secondary streetscape interfaces.
- To ensure all corner lots which have any facade facing a street, park or other open space are designed such that all sides present well and are articulated when viewed from public areas.
- To ensure that dwellings on corner lots address and 'wrap' the street corner through building articulation and design.
- The secondary street frontage is to be articulated to complement the streetscape.
- To minimise the impact of garage doors and driveways to both the dwelling and the street by locating vehicle access appropriately.

Design Controls

1. Facade design should reflect the desired Contemporary Australian Urban Architectural Style.
2. For lots with only one street frontage, the principal street frontage shall be that frontage. For lots with two street frontages, the shorter street frontage shall be the principal street frontage and the other street frontage the secondary street frontage.
3. If the two street frontages are of equal length then the purchaser should contact the Design Review Panel to determine which street frontage will be designated as the principal street frontage for the purposes of these guidelines.
4. The main entry should be located on the front elevation, facing the primary frontage, should be clearly visible from the street and should include protruding elements such as a covered verandah or portico treatments, or by recessing the entry in the wall line to provide a sense of address.
5. Facades should have variation in the elevation with at least one substantial projecting feature element such as a portico, balcony or feature wall.
6. At least one habitable room is to address the primary street
7. Opaque windows or windows to toilets and bathrooms should not front the primary street, unless aesthetically screened.
8. Blank walls on facades fronting the primary street should be avoided.
9. Large areas of blank or non-articulated walls will not be permitted.
10. The external walls (excluding windows and doors) of the front façade must be constructed with a variation in materials and finishes with a minimum of 2 and maximum of 4 variations at least 20% of the wall area.
11. Mock period style features will not be permitted.
12. Walls and roof lines should be intentionally stepped in such a way that they avoid the impact of a single unbroken façade to the street. This applies equally to elements both vertically and horizontally.
13. Garages must not dominate the appearance of the house and must be a complementary and recessive element to the building facade.

Balcony

Windows addressing the street

Recessed elements

Portico / Verandah

Figure 13. Front Facade elements

5.4 FACADE REPLICATION

Each individual home at The Grange will contribute to the character of the streets, neighbourhoods and overall development.

To provide consistency, simple building forms and well articulated façades elements combined with use of a select palette of materials and colours, will ensure each home forms part of a holistically designed development.

This however needs to be balanced to ensure that the development does not appear homogeneous and uniform.

Design Objectives

- To avoid repetition of facade types within the streetscape.
- To ensure a balance within the streetscape of variation of facade types and a level of consistency of dwelling articulation, materials and form.

Design Controls

1. Two houses of the same front elevation must not be built within 3 house lots on either street frontage, either side of the subject lot or on the lots opposite them.
2. In the event that more than one application of the same façade design has been submitted for lots within close proximity, consent will be given to the first complete application to be received. Any subsequent applications for the same facade will need to indicate variation from the nearby approved facade design.
3. Similar façades may be developed and approved in circumstances where they are significantly different in appearance, with variation of materials, finishes, colours, and sizing of building elements. This will be subject to the consideration and approval of the Design Assessment Panel.

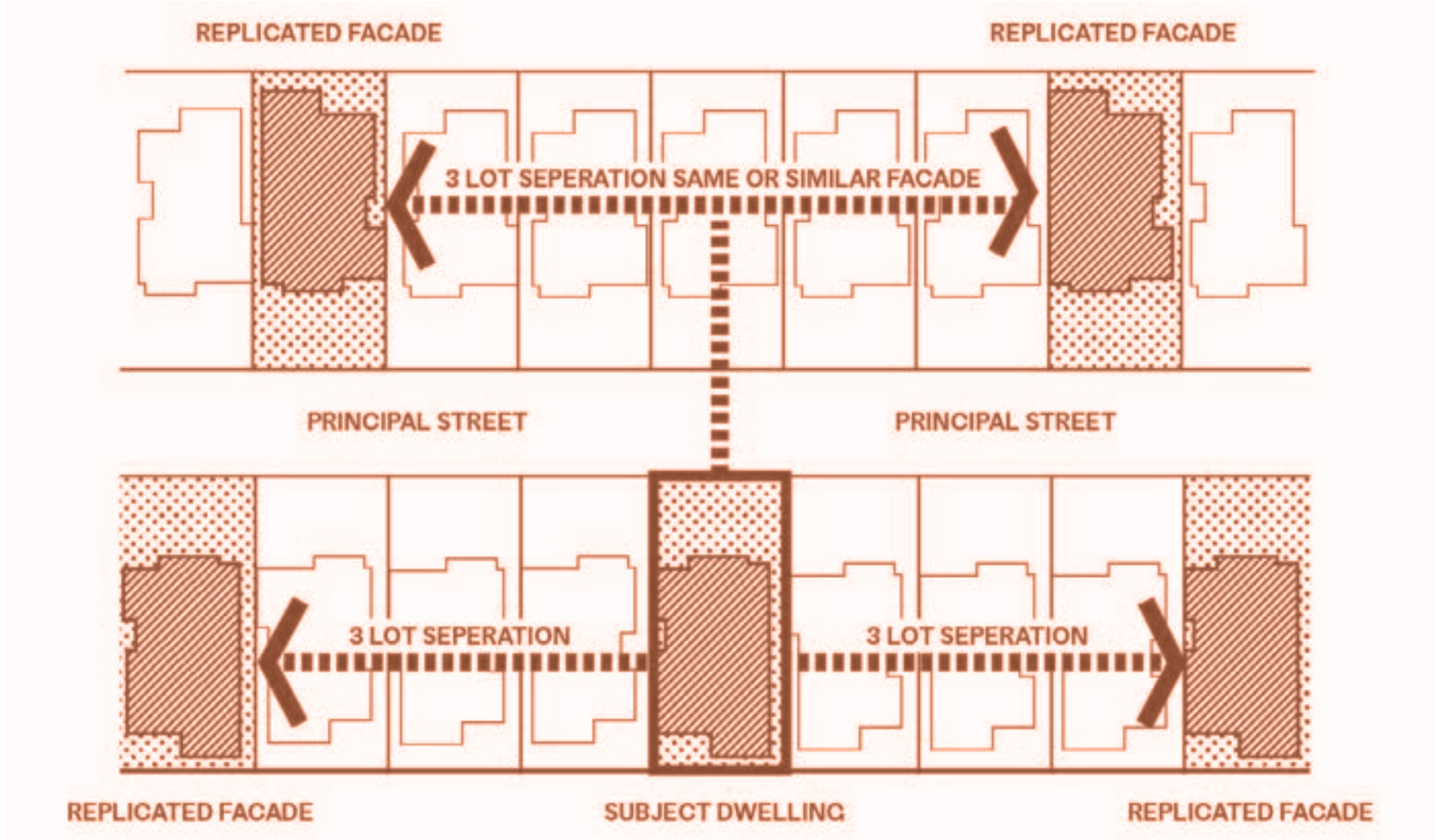


Figure 14. Façades replication guide

5.5 ROOF DESIGN

Roofs have a significant impact on the overall aesthetics of a building. They influence the character and amenity of a neighbourhood and can contribute to the passive performance of a building.

Contemporary roof lines and articulated roof shapes with gables/hips are preferable, as well as flat feature (with box guttering hidden behind) and skillion roofs.

Wherever possible, roofs with eaves of at least 450mm are required as this has practical implications; providing shade in the summer and shelter in the winter.

Design Objectives

- To ensure dwellings incorporate clean, simple and well proportioned roof lines to create shadow and interest to the façade.
- To encourage a range of contemporary roof lines within a streetscape that contribute positively to the character and amenity of the neighbourhood.
- Roofs with eaves and overhangs that provide shading of external walls for good passive solar performance are encouraged.

Design Controls

1. Traditional hip and gable roof pitch should not exceed 40 degrees in angle.
2. Skillion roofs should be proportional to the main body of the building and roof pitches should be between 1.5 – 15 degrees.
3. All roofs must include minimum eaves of 450mm to the street frontage and the eave must return and continue a minimum 1.0m along the connecting return wall/s.

   Where a parapet wall is constructed visible to the public, eaves are not required.

   Eaves are required to the entire upper storey of double storey homes. Unless parapet walls are included.

   Eaves are required to return the full length of the home when facing a secondary frontage.
4. Flat roofs (1 – 6 degrees) will be assessed in architectural merit in the context of the proposed dwelling.
5. All pitched roofs must include as a minimum 300mm eave (450mm eave encouraged) to front façade and must include a minimum 2m. return to the side elevation (excluding parapet walls and walls on boundaries) Dwellings on corner lots must include eaves to both street elevations.
6. Roofs must be finished in one of the following materials;
7. Concrete or terracotta roof tiles in a flat or low profile are preferred.
8. Matt finished or non-reflective corrugated metal deck roofing.
9. Roof materials must be matt in finish and non-reflective.
10. Roof features such as spires, finials, domes or other articulation will not be approved.
11. All gutter, rainhead overflows and down pipe profiles or treatments must complement the design of the home.
12. External fixtures such as air conditioning units and service related equipment must not be visible from anywhere within the street frontage.
13. Roof colour should be of muted/earthy tones. Harsh colours such as blue, yellow, red and black will not be approved.

Figure 15. Examples of contemporary roof forms

5.6 MATERIALS & FINISHES

Wall materials for dwellings within The Grange are to be articulated to achieve an interesting composition that complements the streetscape. A mixture of materials, colour and finish is mandatory for each dwelling. Dwellings that express 100% 'solid masonry wall' construction, will not be approved, nor will mono toned palettes of brick and render.

Design Objectives

- To encourage the use of brickwork, blockwork or rendered masonry finishes on ground floor walls.
- To encourage the use of masonry, rendered masonry and light weight material finishes to first level walls as appropriate.
- To promote a considered selection of materials and colours which complement the landscaping to the public realm and contribute positively to the streetscape.

Design Controls

14. Colours should be generally subtle, reflecting the natural environment. Feature elements using colour should be carefully considered so they complement the overall colour scheme. Wall colours are to be muted earthy colours. Stronger colours may be used as accents.

15. The external walls (excluding windows and doors) of the front façade must be constructed with a variation in materials and finishes with a minimum of 2 and maximum of 4 variations at least 20% of the wall area.

16. No single material can comprise greater than 70%. This applies to all front elevations and elevations which face a street or reserve.

17. Harsh colours such as red blue, yellow, red and black are discouraged on major walls.

18. Infill panels above windows and doors facing a street must be constructed from the same material as the surrounding cladding.

19. External windows and doors must not contain leadlight or stained glass.

20. Fascia boards, trim and metalwork must be co-ordinated with the house. Unpainted metalwork is not permitted (including flashings).

21. Reflective claddings or glazing or excessively tinted glass is not permitted.

22. Galvanised iron or zinc/aluminium uncoloured finishes are not permitted.

23. Unrendered or unpainted fibre-cement sheeting is not permitted.

24. Finishes to the primary and secondary interfaces should return back around the other walls and extend back 3m or wherever the side fence meets the house, whichever is greater.

25. On corner lots the materials and colours used on the primary facade must be replicated on the secondary facade.

26. Security doors, if installed, must be a plain mesh screen with a frame colour matching the front door frame. Decorative feature bars or grilles are not permitted. External windows and doors must not contain leadlight or stained glass.

27. Timber or metal screening devices may be accented in form and colour, painted or stained.

28. Weatherboards will not be permitted as the primary external cladding.

29. All natural or unfinished materials to be adequately galvanised, painted or stained.

30. Approved material finished include:
- Face brickwork.
- Rendered lightweight cladding or masonry.
- Weatherboard/cement composite materials (such as scion cladding) in contemporary clean line styles. If used, these materials cannot comprise more than 50% of an elevation
- Timber cladding.
- Selective use of stone or tile cladding.

Figure 16. Apply varied materials to the facade.

Figure 17. Facade materials

Figure 18. Facade materials

5.7 EXTERNAL FACADE ELEMENTS – STAIRS, BALCONIES, AND AWNINGS

The siting, design and detailing of external building elements such as balconies, verandahs, porticos, pergolas and awnings is a critical part of developing consistent, high quality streetscapes for The Grange development. Where detailed badly, these elements play a role in detracting from the street space and limit the view lines to public places.

Design Objectives

- External facade elements should be used to complement the overall dwelling facade and design in an integrated way and should not visually appear as an 'add on' or after thought to the design.
- Homes within the development are encouraged to use balconies and terraces at upper levels to:
  - Allow residents to have upper level private open space accessible off living or bedroom areas with good solar orientation and views.
  - Allow and encourage passive surveillance of streets and laneways.
  - Aid in creating articulation and visual interest within streetscapes.

Design Controls

1. External stairs to upper storeys of a dwelling are prohibited. Specific dwelling designs requiring this treatment may be assessed by the DAP on design merits.
2. Period features such as latticework will not gain DAP approval.
3. Column/post types and widths for verandahs, porticos and pergolas must be proportional to other facade elements.

Figure 19. Examples of upper level balconies

5.8 WINDOW AND DOOR SCREENINGS

At The Grange overlooking to adjacent dwellings is a sensitive issue that needs to be treated with a number of varied responses.

Screening to windows is important for solar attenuation, overlooking and facade articulation.

Design Objectives

- Screening the windows is extremely important in order protect the privacy of secluded private open space from overlooking windows, decks or balconies.
- Where screening is incorporated into the design of your home, the method of screening used should complement the style of architecture of the dwelling, being a part of the overall facade rather than an afterthought or 'tack-on'.

Design Controls

1. The style of any screen visible from the public realm should be of a simple profile.
2. Frames and screens should match the colour of the door or window frames or be dark grey or black in order to reduce visual impact.
3. Security shutters are not permissible on any window visible from public realm.
4. Decorative feature or bar grills are not permitted.
5. Side lights to facades are required where frontages are greater than 14m.

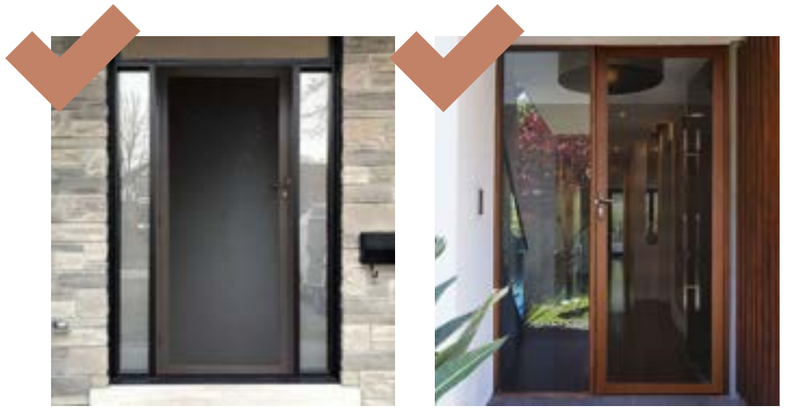


Figure 20. Examples of acceptable door screenings.

Figure 21. Examples of door an window screens/shutters will not be permitted visible to the public realm.

Figure 22. Examples of contemporary upper window screenings designed as part of the facade.

5.9 GARAGES

Garages are an important part of the high quality streetscapes and should be carefully considered when designing your home. The garage and associated parked car have a significant impact on the streetscape and the design and location of garages should endeavour to make them an integral and unobtrusive part of the dwelling. All homes must allow for an enclosed garage for car accommodation.

Design Objectives

- The location and treatment of garages, garage doors and carports is to contribute positively to design of the dwelling and the streetscape.
- Vehicles must be accommodated on-site with minimal obtrusiveness and adequate provision made for vehicle manoeuvring.
- The design of each dwelling should minimise the visual appearance of the garage.

Design Controls

1. Each house must provide a minimum of one (1) covered car space in the form of a garage plus one visitor space within the lot.
2. Any garage side boundary walls facing the front boundary must contain windows of a size and proportion matching that of the house façade. Garage side boundary walls facing the front boundary are generally not acceptable.
3. A garage must have lock up doors to its street frontage.
4. Open carports are not permitted.
5. Where driveways and garages are located in the boundary of an allotment, a minimum 500mm landscaped garden bed is to be provided between driveways and the side lot boundary.
6. Garages must have a panel lift/sectional door to the street frontage.
7. Double garage door width must not exceed 6m.
8. For two storey dwellings, on lots with a frontage 18m or greater, garages that exceed 40% of the width of the allotments frontage are discouraged.

Figure 23. Garages should be set back from the primary facade and be unobtrusive.

5.10 DWELLING SERVICES

These Design Guidelines establish the best way to locate items that are essential for everyday living, but may not contribute to an appealing streetscape environment. To create an attractive development we have outlined ways in which such items can be concealed or positioned in a non-intrusive way. These elements include solar panels, external pipes, TV antennae, wiring, air conditioners, drainage systems, storage areas, and water tanks.

Design Objectives

The high quality streetscape and neighbourhood character of The Grange should be protected by ensuring all building and dwelling services are hidden from view from the public realm or street and are located to the rear or side of dwellings.

Design Controls

1. External plumbing must be out of public view excluding downpipes
2. Water tanks must be located behind the main street address of the dwelling and appropriately screened by front or side fencing, subject to the appropriate regulatory requirements.
3. External TV antennae, other aerials and solar panels must be unobtrusive and located towards the rear of the house.
4. Solar panels to corner lots may be located on the secondary frontage where it is impractical to mount them elsewhere.
5. Satellite dishes will only be approved if below the ridgelines and must not exceed 1 metre in diameter.
6. Externally mounted spa or pool equipment attached to side boundary walls of any house must be positioned out of public view and must be painted in, or be, a colour matching the adjoining wall surface.
7. Externally mounted air conditioner units, evaporative cooling units, or solar hot water tanks, and rainwater tanks , where possible must be located so that they cannot be viewed from streets , towards the rear of the property or other public areas with the tops below ridgelines and be in a similar colour to the roof to which they are mounted.
8. Meter boxes must not be located on the front facade, but may be located on front facade return walls and painted to maintain wall colours.

Roof mounted air-conditioning /evaporative cooling units must be towards the rear of the property and below the ridgeline.

Water tanks must be located behind the main street address.

Figure 24. Examples of dwelling services

5.11 ANCILLARY ITEMS

Design Controls – Waste and Recycling

1. Waste bins should be located so that they are not visible from the public realm.
2. Incinerators are not permitted.

Design Controls – Out buildings and Sheds

1. Outbuildings or sheds must be restricted in size to 10m2 with a maximum height of 3.0m in muted colours. Preferably, sheds are to form part of the garage structure.
2. Sheds located on corner lots should be offset by a minimum of 2m from the secondary frontage to avoid being visually intrusive.
3. Detached garages, sheds or ancillary storage of boats, caravans or alike must not be visible from the public realm.
4. The design, appearance and external colours and materials of all outbuildings must be aesthetically integrated with the house.
5. Any outbuilding greater than 10sq.m must be constructed so that the external appearance matches the main dwelling in colours, materials and style.

Design Controls – Advertising Signage

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

1. Developer signage.
2. Display home signage, but only with the written approval of the DAP and the City of Greater Geelong.
3. One standard real estate 'for sale' sign, but only after the dwelling is completed to the developer's satisfaction.
4. Builder or trades person identification required during construction of the dwelling to a maximum size of 600mm x 900mm. Such signs must be removed within 10 days of the issue of the Occupancy Permit.

Design Controls – Other

1. No caravan, tent or other temporary living shelter of any kind may be erected or placed on the lot.
2. Clothesline must be screened from view from public areas.

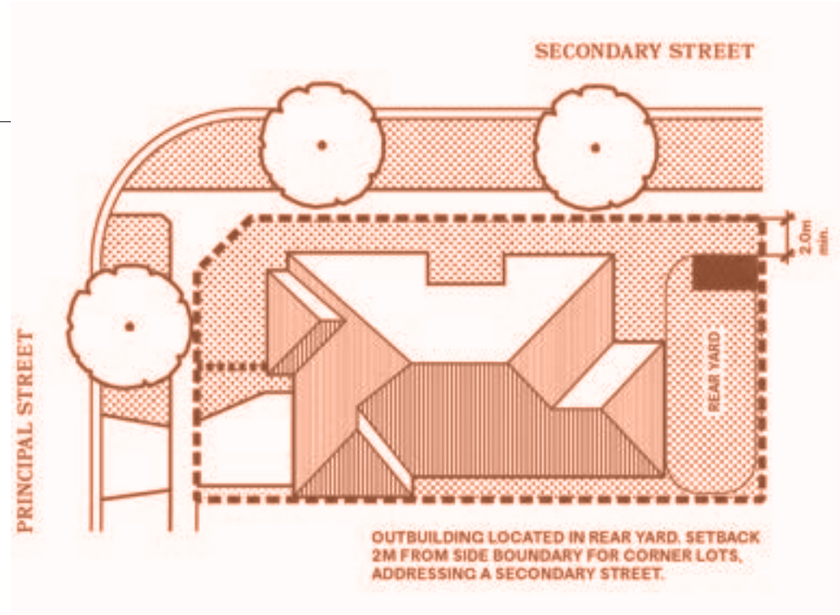


Figure 25. Shed and outbuilding positioning on corner lots.

6 LANDSCAPE STYLE GUIDE

6.1 LANDSCAPING

Residential landscape treatments at The Grange should be designed to achieve a contemporary character that complements the architecture of the built form, so that an integrated design outcome is achieved contributing to a visually consistent streetscape.

A well maintained landscape adds ongoing value of the estate and makes for a more pleasurable experience for all residents. While part of this experience comes from well thought out and maintained public areas another and equally important part is the responsibility of the residents themselves in the form of their gardens.

The landscape design of your home that addresses the street should reflect the Contemporary Australian Urban Architecture style.

Design Objectives

The objectives for the landscape are to:

- Achieve a contemporary landscape outcome to the front of all homes.
- To deliver functional and easily maintained front gardens that complement modern lifestyles.
- To define individual lot boundaries from the public realm.
- To minimise the area of hardstand (e.g. driveways and paving) and maximise the amount of soft landscape (e.g. garden beds, turf and permeable surfaces).
- To provide opportunities for the planting of shade trees and screening plants.

Design Controls — General Landscape

1. A landscape plan must be submitted and approved prior to the commencement of construction.
2. Consideration must be given to any service's easements on the property title that have planting restrictions, particularly in respect of tree plantings – information is available from the relevant service Authority.
3. Avoid the use of prohibited invasive weed species.
4. A minimum of two external taps are to be installed, one in the rear yard and one in the front yard on the side of the dwelling adjacent to the side gate/fence.
5. Landscaping is required to be completed within 3 months of the date of the Certificate of Occupancy and front lawns from the street kerb to house frontage, laid within 14 days of the Certificate of Occupancy.

Figure 26. Examples of Contemporary front garden landscaping

Design Controls — Front Gardens

1. Front gardens should be planted with a minimum of one canopy tree per standard residential lot frontage combined with lower scale planting. The canopy tree should have a minimum mature height of 4m.
2. No more than 40% of the landscapes area (including driveways) is to comprise of hard surfaces such as paving, except with the approval of the DAP.
3. Permeable surface treatments such as pebbles, stepping pavers in a gravel bed, crushed rock or lawn are strongly encouraged.
4. Hard paved or impervious surfaces should be limited to driveways and front paths only.
5. At least 30% of the softscape area must consist of planted garden bed.
6. There must be a minimum 500mm width of garden bed to the side boundaries, 800mm minimum for the side boundary edge for corner lots and a minimum 1200mm width of garden bed to the front edge of the dwelling.
7. For the front boundary to the street a minimum 500mm width of garden bed is to be installed to at least 60% of the total lot frontage; for example a 14m lot frontage is to have a minimum of 8.4m of the frontage as garden bed, with the remainder as lawn or other soft landscape treatment.
8. To assist in achieving this vision of a high quality residential landscape, a list of recommended plant species are provided.

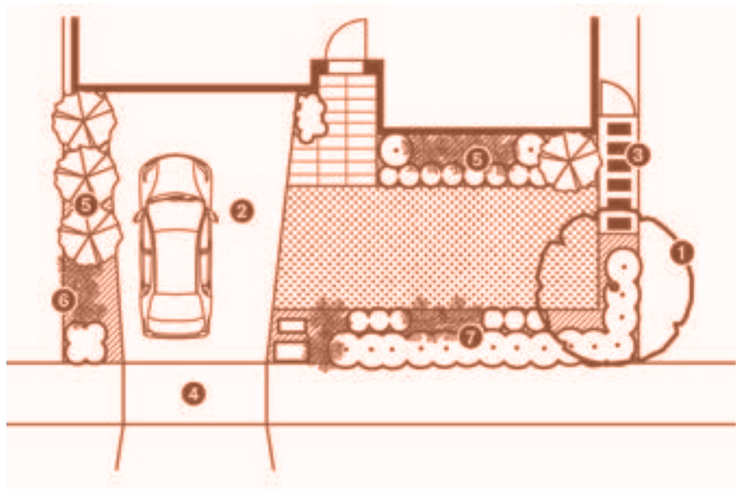


Figure 27. Front garden design - Standard Lot

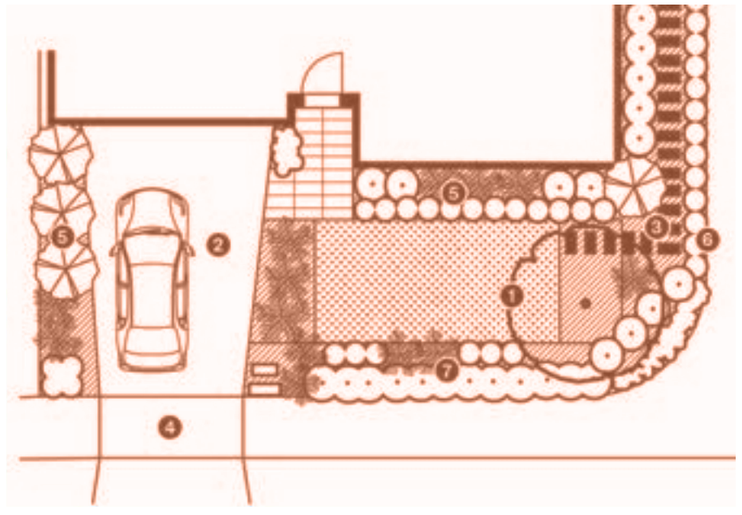


Figure 28. Front garden design - Corner Lot

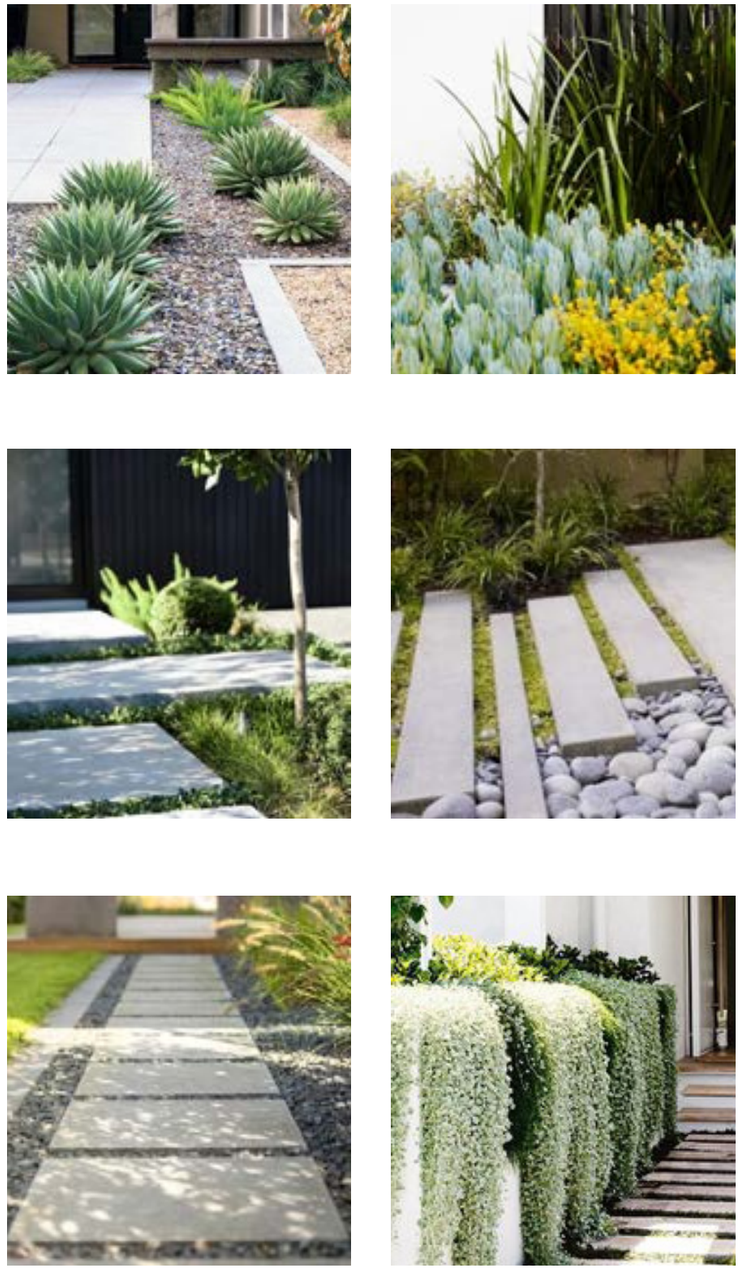


Figure 29. Front garden design should reflect the ontemporary style of the architecture.

6.2 LANDSCAPE MATERIALS

Landscape materials should be robust, easily maintained and present well to the street so that the overall streetscape character is enhanced by the individual lot front gardens and corner lot side treatments.

Design Objectives

The objectives for the landscape design are to:

- Encourage the use of materials and plants which are suited to local conditions in front gardens.
- Ensure that private gardens enhance the overall image of the development and complement the design of houses.
- Encourage rainwater harvesting and storage.

Design Controls

Landscape materials for front gardens may include the following:

1. Lawn (pre-grown turf) – Grass lawn areas are to be a warm season turf variety such as Kikuyu or Buffalo, to be maintained to a mown height of between 40 and 75mm and regularly edged to present neatly. Natural grass is to be installed on a minimum 100mm depth of suitable topsoil.
2. Lawn (synthetic turf) will not be approved.

Design Controls — Garden Bed

1. A minimum 200mm depth of suitable topsoil is to be installed to all garden bed areas. Garden bed areas are to include an 80mm depth of mulch to retain moisture within the soil and suppress weed growth. Garden beds must be mulched with one of the following types of mulch:
   - Pine bark, brown colour.
   - Recycled hardwood mulch.
   - Gravel screenings (containing no fines) grey or brown in colour.
   - Decorative stone pebbles in natural colours of grey to brown.
   - Brightly coloured/dyed wood mulches and pebbles (such as red and white) will not be approved.
2. Garden beds must be flush edged to present neatly using one of the following types of edging:
   - Timber: ACQ treated pine 25mm width, or Hardwood 10mm width.
   - Steel: Electro-galvanised mild steel edging 75- 100mm depth x 3–5mm width.

Design Controls — Paths and Paving

1. Front paths, porches and side access paths are to be constructed from one or a combination of the following types of material:
   - Natural stone paving.
   - Exposed aggregate cast-insitu concrete paving.
   - Pre-cast concrete pavers.
   - Natural crushed stone aggregate or self-binding gravel (grey or brown in colour).
   - Natural decorative pebbles in natural colours of grey to brown.

Grey Pebble Mulch

Gravel Mulch

Brown Pebble Mulch

Gravel Paving

Exposed Aggregate Concrete

Random Stone Paving

Stone Paving

Stone Steppers

Concrete Steppers

Figure 30. Examples of some supported landscape materials

6.3 RECOMMENDED PLANT SPECIES

In keeping with the established character of the region a diverse plant palette that includes a range of indigenous, native and exotic species is recommended to maintain a cohesive character for the streetscape while allowing a degree of design flexibility.

Design Objectives

- Plant species to be used in front gardens are to be hardy, appropriate to the site and have reasonable drought tolerance to reduce the need for irrigation.
- A range of plant types that have diversity in form, scale and texture are to be included in each front garden so that a layered and visually interesting appearance is achieved.

Design Controls

1. Plants maybe selected from the following approved plant species list and as a minimum installed in the pot sizes and planting spacing as noted.
2. Landscape plans must submitted for approval by the DAP.

Figure 31. Front garden designs should include diverse and hardy plants.

TREES

Botanical Name	Common Name	Mature Size (HxW)	Spacing	Pot Size	Origin	Evergreen / Deciduous
Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	7 × 4	As shown	300mm	E	Deciduous
Agonis flexuosa 'Burgundy'	Burgundy Willow Myrtle	5 × 3	As shown	300mm	N	Evergreen
Banksia integrifolia	Coast Banksia	12 × 6	As shown	300mm	N	Evergreen
Banksia marginata	Silver Banksia	6 × 5	As shown	300mm	I	Evergreen
Brachychiton hybrid	Kurrajong	12 × 8	As shown	300mm	N	Evergreen
Corymbia ficifolia cultivars	Flowering Gum	5 × 4	As shown	300mm	N	Evergreen
Elaeocarpus reticulata	Blueberry Ash	10 × 5	As shown	300mm	N	Evergreen
Eucalyptus scoparia	Wallangara White Gum	12 × 6	As shown	300mm	N	Evergreen
Lagerstroemia species	Crepe Myrtle	4–8 × 2–6	As shown	300mm	E	Deciduous
Laurus nobilis	Bay tree	6 × 3	As shown	300mm	E	Evergreen
Malus ioensis 'Plena'	Crab Apple	6 × 4.5	As shown	300mm	E	Deciduous
Olea europaea	Olive	7 × 5	As shown	300mm	E	Evergreen
Pyrus calleryana cultivars	Ornamental Pear	10–14 × 5–8	As shown	300mm	E	Deciduous
Tristaniopsis laurina 'Luscious'	Kanuka	8 × 5	As shown	300mm	N	Evergreen

Banksia integrifolia

Corymbia ficifolia

Eucalyptus scoparia

Lagerstroemia indica x L.faurieri 'Tonto'

Olea europea Street

Pyrus calleryana 'Chanticleer'

Tristaniopsis 'Luscious'

ACCENT PLANTS

Botanical Name	Common Name	Mature Size (HxW)	Spacing	Pot Size	Origin	Evergreen / Deciduous
Agave attenuata	Agave	1 × 0.8	As shown	200mm	E	Evergreen
Cordyline species	Cordyline	3 × 2	As shown	200mm	E	Evergreen
Cycas revoluta	Sago Palm	2 × 2	As shown	200mm	E	Evergreen
Doryanthes excelsa	Gymea Lily	1 × 2	As shown	200mm	N	Evergreen
Strelitzia reginae	Bird of Paradise	1.8 × 1	As shown	200mm	E	Evergreen
Yucca filamentosa	Adam's Needle	0.9 × 1.5	As shown	200mm	E	Evergreen


Agave attenuata


Cordyline 'Peko'


Cycas revoluta


Dorysanthes palmeri


Strelitzia reginae

LARGE SHRUBS

Botanical Name	Common Name	Mature Size (HxW)	Spacing	Pot Size	Origin	Evergreen / Deciduous
Acmena smithii 'Minor'	Dwarf Lily Pilly	2.5 × 1.5	As shown	200mm	N	Evergreen
Alyogyne huegelii	Blue Hibiscus	2.5 × 2.5	As shown	200mm	N	Evergreen
Callistemon 'Captain Cook'	Dwarf Bottlebrush	1.5–2 × 1.5–2	As shown	200mm	N	Evergreen
Callistemon citrinus	Red Bottlebrush	3 × 2.5	As shown	200mm	N	Evergreen
Escallonia bifida x E.exoniensis	Escallonia Iveyi	2 × 1.5	As shown	200mm	E	Evergreen
Murraya paniculata	Orange Blossom Jasmine	3 × 3	As shown	200mm	E	Evergreen
Syzigium australe cultivars	Bush Cherry	2 × 1.5	As shown	200mm	N	Evergreen
Viburnum 'Emerald Lustre'	Viburnum	4 × 4	As shown	200mm	E	Evergreen
Viburnum tinus	Laurustinus	2.5 × 1.5	As shown	200mm	E	Evergreen
Westringia fruiticosa	Coastal Rosemary	1.5 4	As shown	200mm	N	Evergreen

Acmena Smithii 'Minor'

Murraya paniculata

Viburnum tinus

MEDIUM SHRUBS

Medium shrubs suitable for boundary planting and along driveways. To be installed at 200mm pots.

Botanical Name	Common Name	Mature Size (HxW)	Spacing	Pot Size	Origin	Evergreen / Deciduous
Agonis flexuosa 'Nana'	Dwarf Willow Myrtle	1.5 × 1.5	2/sq.m	150mm	N	Evergreen
Correa alba	Coastal Correa	1.5 × 1	4/sq.m	150mm	I	Evergreen
Correa glabra	Rock Correa	1.5 × 1.5	2/sq.m	150mm	I	Evergreen
Correa reflexa	Common Correa	1.2 × 1	4/sq.m	150mm	N	Evergreen
Gardenia 'Professor Pucci'	Gardenia	1.2 × 1	4/sq.m	150mm	E	Evergreen
Grevillea 'Peaches and Cream'	Grevillea	1.2 × 1.5	2/sq.m	150mm	N	Evergreen
Grevillea 'Superb'	Superb Grevillea	1.5 × 2	1/sq.m	150mm	N	Evergreen
Leucadendron 'Jack Harre'	Conebush	1.5 × 1	4/sq.m	150mm	E	Evergreen
Raphiolepsis indica cultivars	Indian Hawthorn	1.5 × 1.5	2/sq.m	150mm	E	Evergreen
Rosmarinus officinalis	Rosemary	1–1.5 × 1.5	2/sq.m	150mm	E	Evergreen
Westringia 'Wynyabbie Gem'	Wynyabbie Gem Westringia	1.5 × 1.5	2/sq.m	150mm	N	Evergreen

Agonis flexuosa

Corea alba

Correa Glabra

Correa reflexa

Grevillea 'Superb' mass

Raphiolepsis indica pink

Rosmarinus officinalis Blue Lagoon hedge

Westringia Wynyabbie Gem hedge

LOW SHRUBS

Low shrubs and groundcovers suitable for edging and within garden beds. To be installed at 150mm pots.

Botanical Name	Common Name	Mature Size (HxW)	Spacing	Pot Size	Origin	Evergreen / Deciduous
Acacia cognata cultivars	Narrow-Leaf Bower Wattle	0.5 × 1	4/sq.m	150mm	N	Evergreen
Aeonium arboreum 'Schwartskoph'	Giant Velvet Rose	1 × 1	4/sq.m	150mm	E	Evergreen
Banksia spinulosa 'Birthday Candles'	Birthday Candles Banksia	0.6 × 1.2	4/sq.m	150mm	N	Evergreen
Callistemon 'Little John'	Little John Bottlebrush	1 × 1	4/sq.m	150mm	N	Evergreen
Correa 'Dusky Bells'	Dusky Bells Correa	0.6 × 1	4/sq.m	150mm	N	Evergreen
Correa pulchella	Salmon Correa	0.6 × 1	4/sq.m	150mm	N	Evergreen
Crowea exelata	Small Crowea	1 × 0.7	4/sq.m	150mm	N	Evergreen
Eremophila glabra 'Silver Ball'	Silver Ball	1 × 1	4/sq.m	150mm	N	Evergreen
Hardenbergia violacea 'Meema'	Meema	0.5 × 2	4/sq.m	150mm	N	Evergreen
Hebe albicans	Hebe	0.6 × 0.8	4/sq.m	150mm	E	Evergreen
Hebe diosmifolia	Dwarf Hebe	1 × 1	4/sq.m	150mm	E	Evergreen
Lavandula angustifolia	Lavender	0.45 × 0.6	4/sq.m	150mm	E	Evergreen
Leptospermum laevigatum 'Fore Shore'	Dwarf Coastal Tea Tree	0.5 × 1	4/sq.m	150mm	N	Evergreen
Metrosideros collina 'Tahiti'	Dwarf Metrosideros	1 × 1	4/sq.m	150mm	E	Evergreen

Acacia cognata
'Lime Light'

Aeonium arboreum

Banksia spinulosa
'Birthday Candles'

Callistemon viminalis
'Little John'

Correa 'Dusky Bells' Mass

Hardenbergia 'Meema'

Hardenbergia 'Meema'

Leucadendron
'Jack Harre'

Metrosideros collina
'Tahiti' Mass

GROUNDCOVER

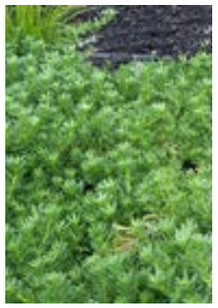
Groundcovers suitable for edging and within garden beds. To be installed at 150mm pots.

Botanical Name	Common Name	Mature Size (HxW)	Spacing	Pot Size	Origin	Evergreen / Deciduous
Brachyscome multifida	Daisy	0.2 × 0.75	5/sq.m	150mm	N	Evergreen
Carpobrotus modestus	Inland Pigface	0.2 × 1	4/sq.m	150mm	N	Evergreen
Carpobrotus rossii	Native Pigface	0.2 × 3	4/sq.m	150mm	N	Evergreen
Convovulus cneorum	Silver bush	0.4 × 0.5	5/sq.m	150mm	E	Evergreen
Grevillea 'Bronze Rambler'	Grevillea	0.2 × 3	4/sq.m	150mm	N	Evergreen
Grevillea obtusifolia 'Gingin Gem'	Gin Gin Gem	0.5 × 3	4/sq.m	150mm	N	Evergreen
Grevillea 'Poorinda Royal Mantle'	Grevillea	0.2 × 3	4/sq.m	150mm	N	Evergreen
Juniperus conferta	Shore Juniper	0.3 × 2	4/sq.m	150mm	E	Evergreen
Myoporum parvifolium Broad Leaf Form	Creeping boobialla	0.3 × 3	4/sq.m	150mm	N	Evergreen
Ophiopogon japonicus	Japanese Mondo Grass	0.2 × 0.2	6/sq.m	150mm	E	Evergreen
Scaevola 'Mauve Clusters'	Fairy Fanflower	0.2 × 1.5	4/sq.m	150mm	N	Evergreen
Sedum cultivars	Ice Plant	0.7 × 0.6	6/sq.m	150mm	E	Deciduous
Senecio serpens	Blue Chalk Sticks	0.3 × 0.6	6/sq.m	150mm	E	Evergreen
Stachys byzantina	Lamb's Ears	0.2 × 1	4/sq.m	150mm	E	Evergreen
Trachelospermum jasminoides	Star Jasmine	0.4 × 1.2m*	4/sq.m	150mm	E	Evergreen

Brachyscome multifida

Carpobrotus rossii

Convonvulus cneorum



Myoporum parvifolium Broadleaf Form

Ophiopogon japonicus

Sedum Spectabile

Juniperus conferta

TURFFING

Turfing suitable for edging and within garden beds. To be installed at 150mm pots.

Botanical Name	Common Name	Mature Size (HxW)	Spacing	Pot Size	Origin	Evergreen / Deciduous
Anigozanthus flavidus	Kangaroo Paw	1.5 × 0.7	4/sq.m	150mm	N	Evergreen
Arthropodium cirratum 'Matapouri Bay'	Matapouri Bay	0.8 × 0.75	4/sq.m	150mm	E	Evergreen
Clivia miniata*	Clivia	0.5 × 0.5	6/sq.m	150mm	E	Evergreen
Dianella cultivars	Flax Lily	0.5–1 × 0.5–1	4–6/sq.m	150mm	N	Evergreen
Dietes grandiflora	Wild Iris	0.75 x0.5	4/sq.m	150mm	E	Evergreen
Dietes iridiodes	African Iris	0.6 × 0.5	4/sq.m	150mm	E	Evergreen
Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	0.3 × 0.45	5/sq.m	150mm	E	Evergreen
Lomandra lonifolia	Spiny-Head Mat-Rush	1.5 × 1.5	4/sq.m	150mm	N	Evergreen
Lomandra 'Lime Tuff'	Lime Tuff	0.4 × 0.4	5/sq.m	150mm	N	Evergreen
Lomandra 'Tanika'	Fine Leaf Spiny Headed Mat Rush	0.7 × 0.8	4/sq.m	150mm	N	Evergreen
Patersonia occidentalis	Purple Flag	0.5 × 0.5	5/sq.m	150mm	N	Evergreen

Anigozanthus flavidus ‘Orange’

Anthropodium cirratum ‘Metapouri Bay’

Clivia miniata

Dianella ‘Little Jess’

Dietes iridioides

Liriope muscari

Lomandra longifolia ‘Tanika’

Lomandra longifolia

Patersonia occidentalis

6.4 DRIVEWAYS

Design Objectives

Driveway finishes shall complement the materials and colours of the dwelling and front garden so that the presentation of the frontage to the street is fully integrated.

Design Controls

1. Only one driveway and crossover is permitted per lot and shall not be wider than 3.6m at the street boundary of the lot. Lots with a frontage of greater than 18m are permitted to have a 5.0m wide driveway and crossover at the frontage.
2. Lots 102–107 will be constructed with 2 crossovers and driveways must be constructed between both crossovers.
3. Driveway locations are nominated for each lot. An application for relocation of crossovers will be approved on merit. Once titles are released any application for relocation must be made to Council.* Note: Any re-construction costs or relocation of street light poles or services to be the responsibility of the applicant.
4. On corner allotments, garages must be located away from the road intersection.
5. On lots with side boundaries onto reserves, garages must be located on the opposite side of the reserve.
6. The driveway may match the width of the garage and should taper as it approaches the front boundary so that it generally matches the width of the crossover. Excessive concreting in the front yard will not be permitted.
7. Driveways are included in the impermeable hard surface area of the front garden and so must be sized to comply with the requirement for all hard surfacing not to exceed 40% of the total area.
8. Driveways should have a matte finish (Shiny or reflective surfaces are not permitted)
9. Driveways must be constructed of coloured concrete or exposed aggregate and must be completed before Certificate of Occupancy. Stencilled or patterned paving or grey concrete is not permitted.
10. A 0.5m wide landscape strip between the side boundary and concrete drive must be created and maintained.

6.5 LETTER BOXES

Letter boxes are a repeating element in the streetscape that with consistent detailing and careful selection will help to visually link the individual homes on a street to provide a coherent streetscape character.

Design Objectives

- To use simple contemporary letter boxes that complement the dwelling and landscape style.

Design Controls

1. Letter boxes must be contemporary in style and constructed from masonry, timber or painted metal, in a material and colour that complements the house and sized as per Australia Post recommendations.
2. The letter box must be clearly in view at the front of the property, positioned on the boundary next to the driveway, or in a similar position with the number of the property clearly displayed.
3. The letter box must be positioned in a location that is clear of obstacles.
4. Ornamental letterboxes are not permitted.
5. Single post support letter boxes are not permitted.

Contemporary and clear of obstacles

Number clearly displayed

Figure 32. Examples of acceptable letterboxes

6.6 FENCING AND RETAINING WALLS

All lots will have boundary fencing to the rear yard to provide security and privacy for private open space.

Design Objectives

- To have a standard fencing treatment so that a consistent and coherent fence treatment is presented to the boundary of all lots.
- To provide an enhanced fence treatment for all fencing that is visible to the street such as on corner lots.
- To ensure fencing design reflects a contemporary image and style.
- To ensure any retaining walls installed reflects a consistent style and approach

Design Controls — Side and Rear Boundaries

1. Side and rear boundary fencing should be constructed from capped timber palings.
2. Side boundary fencing forward of the front facade is not permitted.
3. Colourbond fencing not permitted.
4. The material and height of side wing fences are to match side fences and set back a minimum of 0.8m from the front facade.
5. Side fences on corner lots are to finish a minimum of 0.8m from the front facade.
6. Front fences are not permitted.
7. If a lot already has a fence or a wall being part of a fence or wall, the owner must not remove, damage or disfigure it and must maintain it in good condition. That fence or wall must not be altered without prior written approval. Any alteration to part of that wall or fence will not be approved unless it is in uniformity with the total fence or wall.
8. In relation to fencing, the front facade line is defined as the front building wall line closest to the fence.

Design Controls — Internal Lot Boundary

1. A 1.8m min. high standard timber paling fence is to be constructed to all internal lot boundaries that do not face the street. Internal lot fencing is to be set back a minimum of 1m from the front facade.
2. Fences between adjoining lots must not exceed 1.8m in height above the natural ground level of the lot and must finish a minimum of 0.74m back from the house front facade (This also applies to fences adjacent to garages).
3. The owner is solely responsible for the maintenance or replacement of fencing between a lot and any adjoining reserve.

Design Controls — Corner Lots

In addition to the controls already listed the following controls apply to corner lots:

1. Fencing along a side boundary which abuts a road must not extend for more than 65% of the total length of the lot measured from the rear boundary.
2. Fencing along a side boundary which abuts a road should be painted or stained. Colour chosen must be from the approved colour palette.
3. Fencing treatments on lots with direct open space on reserve interface on the side boundary should be the same as corner lots
4. Side fencing to corner lots must be provided to the rear portion of the lot.
5. The rear portion of side fencing to corner lots is to be solid to provide privacy and 1.8m in height.

Design Controls — Retaining Walls

1. Any retaining walls installed on a property must be stenciled coloured concrete or stone.
2. No timber retaining walls permitted that are visible to the street.

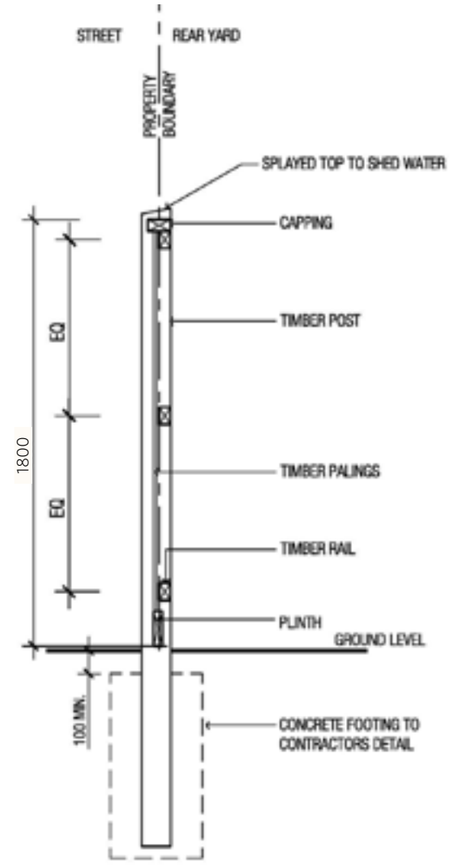


Figure 33. Example of paling fence - lapped and capped

6.7 WASTE MANAGEMENT

Design Objectives

- To reduce and manage excess household waste through reusing, reducing and recycling practices.
- To promote the use of environmentally responsible materials including locally sourced and recycled materials.
- To manage and reduce construction waste and materials during the construction of each dwelling.

Design Controls

1. Provide adequate space for recycling and garbage.

2. Waste bins should be located so that they are not visible from the public realm.

3. Encourage up to 80% of waste at the construction phase to be recycled.

4. During construction, builders are required to:

- Select materials and products which minimise and/or recycle packaging.
- Design dwellings to maximise use of standard sizes of materials wherever possible to reduce waste.
- Use skip bins during construction instead of cages.
- Maintain waste records.
- Use contractors who transport waste to a licensed recycling centre.