RIVERWALK DESIGN STANDARDS

Stages 2–4

State Government Victoria

Places Victoria

riverwalk

EVERYTHING AT RIVERWALK HAS BEEN CAREFULLY PLANNED, SO YOU'LL LOVE IT HERE.

To ensure Riverwalk is an engaging, attractive community, Places Victoria has created the Riverwalk Design Standards to help you and your builder design and construct a home that will offer both a more comfortable lifestyle through innovative design, and positively contribute to Riverwalk's overall visual appeal.

By ensuring your new home complements Riverwalk's community, streetscapes and your neighbour's home, you will also help promote sustainable development, and importantly, protect your investment.

All Riverwalk Design Standards are detailed within this document, as well as being registered on Title and located within your Contract of Sale. They are easy to follow, and rather than be restrictive, are there to encourage interesting and diverse architecture and high quality homes.

APPROVALS

Approvals Process Overview

Assessment Application Checklist

Preliminary Assessment

Final Assessment

Further Conditions

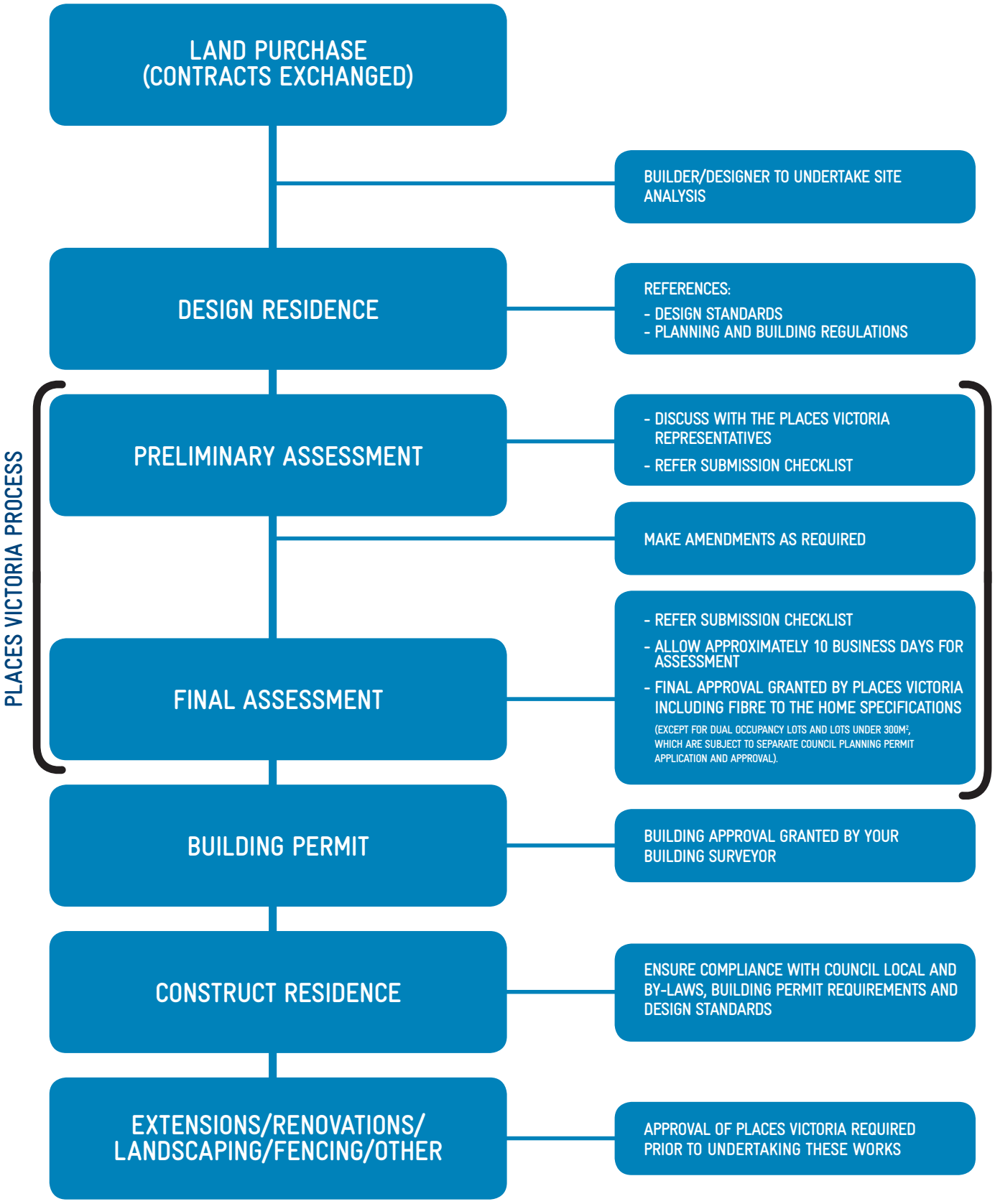
APPROVALS PROCESS
THE APPROVAL PROCESS INCLUDES TWO STAGES OF ASSESSMENT; PRELIMINARY AND FINAL.

The goal of the preliminary assessment is to provide an indication as to whether your design is likely to comply with the Standards, and if need be, share advice on changes that should be made to ensure your new home does meet the Design Standards. Once your design successfully completes the preliminary assessment, a final submission is made.

Every effort will be made to advise owners of submission outcomes within 10 working days of the submission being received.

In addition to the Design Standards, you must also obtain any relevant planning and building approvals from the Responsible Authority, typically the Local Council.

KEY STEPS TO PLANNING YOUR NEW HOME



SUBMISSION CHECKLIST

Avoid unnecessary delays by ensuring ALL information has been submitted.

All plans must be initialled by the lot owner and builder, and include:

- The lot number and street address;
- The lot owner's full name and contact number; and
- The builder's business name and contact number.

PRELIMINARY ASSESSMENT

- **SITE PLAN (A3, 1:200 SCALE)**

1. North point
2. Lot boundaries, lot dimensions, lot area
3. Outline of lot specific building envelope
4. Dimensions of the proposed dwelling
5. Site Coverage Calculations:
   a. Ground Floor
   b. First Floor (if applicable)
   c. Garage
   d. Porch
   e. Impervious Surface
6. Dimensions of setbacks from dwelling to boundaries
7. Secluded Private Open Space dimensions and hatched area
8. Original and proposed finished ground levels, including changes in level
9. Driveway and all hard services (concrete, paving and tiling etc)
10. Location of services equipment (meter box, hot-water system, rainwater tank, bin area etc)
11. Location of existing trees and posts
12. Location and details of boundary fencing and return fences

FINAL ASSESSMENT

IN ADDITION TO INFORMATION REQUIRED FOR PRELIMINARY ASSESSMENT

- **Floor plans (A3, 1:100 scale)**

1. Internal layout including rooms, balconies, veranda, decks, windows, openings and dimensions
2. Location of services equipment (meter box, hot-water system, rainwater tank, bin area etc)
3. Fibre to the home specifications.

- **Roof plan and front, sides and rear elevations (A3, 1:100 scale)**

1. Elevations indicating proposed building height
2. Roof form and pitch detail
3. Sections
4. Location of services equipment (photovoltaic cells, heating and cooling units, satellite dishes, antennae etc)

- **Shadow and overlooking diagrams (two storey dwellings only)**

- **Landscape plan (A3, 1:200 scale)**

1. Preferred Front Garden Design submitted

- **External materials, colour and finishes**

1. Example of proposed materials, colours and finishes for external walls, roof, driveways and fencing.

- **Water efficiency**

1. Extent of roof area connected to the rainwater tank and tank volume specifications.

- **Energy rating**

1. Accredited Energy Rating Report detailing achievement of 6-Star Energy Rating

FURTHER CONDITIONS

1. Places Victoria reserves the right to apply, vary or waive the Design Standards or any aspect of the Design Standards at its absolute discretion.
2. If any damage is caused to the public realm (including footpaths, kerbs, nature strips and planting) during the construction of your dwelling and landscape, the lot owner will be liable for the full cost of the rectification.
3. Any rectification works **must** be carried out by a contractor approved by Places Victoria. Places Victoria reserves the right to carry out the works itself and invoice the lot owner for the cost of the works.
4. If there is any inconsistency between the Design Standards and any other documentation then the Design Standards prevail unless otherwise specifically notified in writing by Places Victoria.
5. The Design Standards will apply to the lot / dwelling until such time as removed by Places Victoria.
6. All diagrams are indicative only and not to scale.

RESCODE

ResCode is the Victorian residential design code and applies to all land zoned for residential use in Victoria. ResCode should be read in conjunction with these Design Standards as ResCode will apply on issues where these Design Standards are silent.

DESIGN STANDARDS

1. Dwelling density
2. Building envelopes and encroachments
3. Site coverage
4. Passive solar design and sun shading
5. Facade design
6. Roof form
7. Garages and driveways
8. External materials, finishes and colour palette
9. Service equipment, sheds, bins, signs and letterboxes
10. Fibre to the home
11. Energy, water and materials efficiency
12. Fencing

1. DWELLING DENSITY

The number of dwellings per lot.

Objective

- To ensure the vision for neighbourhood form and character is achieved.

Standard

1. One dwelling must be constructed per lot.

NOTES:

- Exemptions applicable when the relevant Building Envelope Plan or Planning Permit identifies the lot as appropriate for dual occupancy or multiple dwellings.
- Allocated dual occupancy, multiple dwelling and lots less than 300sqm will require a Town Planning Permit.

2. BUILDING ENVELOPES & ENCROACHMENTS

2·1. BUILDING ENVELOPES

Building envelopes define the maximum area and height of the dwelling.

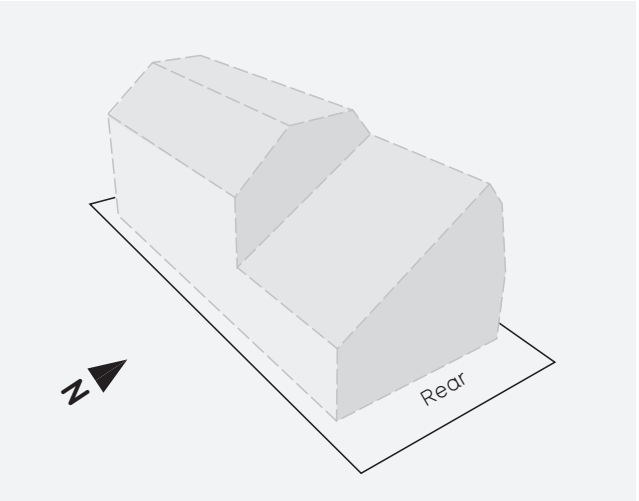
Objectives

- To ensure the optimal size and shape of the dwelling.
- To ensure the maximum use of any northern orientation available to the dwelling.
- To minimise any negative impact that neighbouring dwellings *may* have on one another.

Standard

1. Dwellings must be designed within the vertical and horizontal area as detailed in the relevant Building Envelope Plan.

Standard 1 - Example Of A Standard East/ West Oriented Building Envelope



NOTES:

- Building Envelopes consist of plans and profile diagrams that illustrate the mandatory setbacks from lot boundaries.
- All building envelopes have been sized and located to ensure the optimal developable area is available to construct a dwelling.
- Each building envelope considers the lot specific characteristics, the nature of adjoining lots and the streetscape.
- Building Envelope Plans are a legal document and are a restriction on Title.
- Building envelopes indicate the buildable area for a dwelling. Site coverage requirements must be considered when designing the dwelling.

2.2. ENCROACHMENTS

Elements of a dwelling which can be constructed outside of the building envelope.

Objective

- To allow appropriate encroachments outside of the building envelope.

Standards

1. Acceptable encroachments for front, side and rear setbacks must not:

   a. encroach greater than 1.5m into the front setback; and

   b. encroach greater than 500mm into the side and rear setbacks.
2. Domestic water tanks, domestic fuel storage tanks, hot water storage tanks and heating/cooling equipment must not encroach greater than 500mm into the front, side and rear setbacks.
3. Decks, steps or landings must not be greater than 800 millimetres in height.
4. Eaves *may* encroach up to 500mm into the front, side and rear setbacks provided a 500mm gap is retained between the gutter and the boundary.
5. A landing with an area of not more than 2.0 metres and less than 800 millimetres in height from finished ground level, an unroofed stairway or ramp, a pergola, shade sails and a domestic water tank may encroach into a side or rear setback.
6. Acceptable encroachment structures (except for eaves) must not be greater than 6.5m in height from finished ground level.

DEFINITIONS:

Acceptable encroachment

A component of the dwelling that is permitted outside the building envelope.

Front setback acceptable encroachments

- A porch
- A verandah
- A portico
- A pergola
- A masonry chimney
- A sunblind
- A flue or pipe
- Decks, steps or landings
- An eave (including fascias and gutters)
- Domestic water tanks, domestic fuel storage tanks, hot water storage tanks.
- Heating and cooling equipment or other services.

Side and rear setback acceptable encroachments

- A porch or verandah
- A masonry chimney
- A sunblind
- A screen which prevents direct overlooking
- A flue or pipe
- A domestic fuel tank
- Heating and cooling equipment or other services.
- An eave (including fascias and gutters).

3. SITE COVERAGE

The percentage of a site that is covered by the dwelling and garage or other impervious materials.

Objectives

- To ensure a portion of the site remains pervious.

Standards

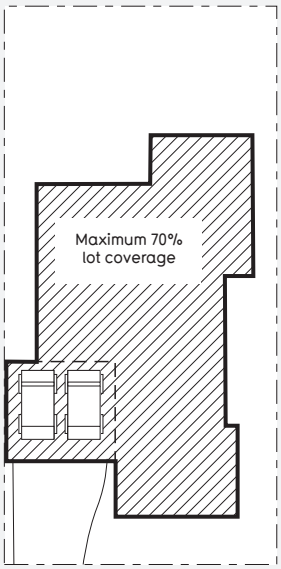
1. A front loaded dwelling must not cover greater than 70% of the lot.
2. A side or rear loaded dwelling must not cover greater than 75% of the lot.
3. Impervious materials must not cover greater than 80% of the lot.

DEFINITIONS:

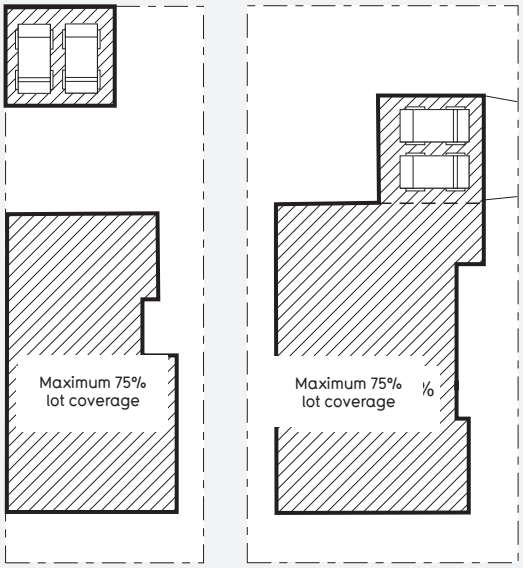
Impervious materials

Materials which are resistant to water.
These materials include, but are not limited to, concrete, pavers, tiles, sheds, garages and the dwelling itself.

Standard 1 - Front loaded dwelliing



Standard 2 - Rear & side loaded dwellings



4. PASSIVE SOLAR DESIGN AND SUN SHADING

4.1. PASSIVE SOLAR DESIGN

Usable external space and windows of a minimum area and dimension which directly connect with, and allow sunlight to penetrate, the principal living space.

Objectives

- To ensure secluded private open space is of a useable size for outdoor living, furniture and landscaping.
- To connect the principal living space to the secluded private open space.
- To maximise secluded private open space located on the north and east sides of a dwelling.
- To provide north light and winter sun into the principal living spaces.

Standards

All lots

1. Secluded private open space must:
   a. have direct access to the principal living spaces;
   b. have a minimum area of 25m2; and
   c. have a minimum dimension (shortest length) of 4m.

South, east and west facing lots

2. Secluded private open space must:
   a. not be located south of the principal living space;
   b. have unroofed north facing principal living space windows with a minimum head height of 2m, and:
      i. for lots with frontages less than 14m the windows must be setback a minimum of 1.2m from the closest boundary and must have a minimum surface area of 3.6m2: or
      ii. for lots with frontages greater than / equal to 14m the windows must be setbackak a minimum of 1.2m from the closest boundary and must have a minimum surface area of 5.5m2.

North facing lots with frontages greater than / equal to 12.5m

3. Secluded private open space may be located to the south of the principal living space where an alternate habitable room with north facing windows is provided.

NOTES:

- Secluded private open space may be roofed where the applicable Standard 1 and either 2 or 3 are met.
- While there is no passive solar standard for north facing lots with frontages less than 12.5m, it is highly recommended that all dwellings, regardless of lot width or orientation are provided with north facing living spaces.

DEFINITIONS:

Secluded private open space

Useable external space of a minimum area and dimension which directly connects with the principal living space.

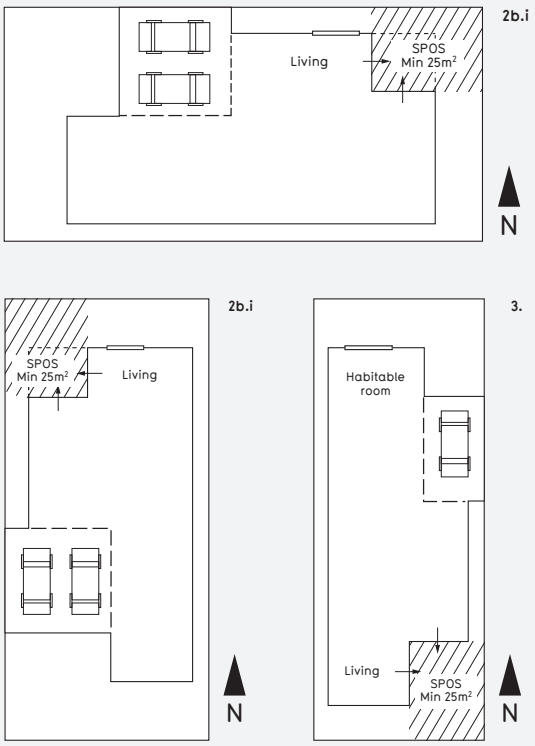
Principal living space

An internal living space which is commonly used, such the living room, family room and/or dining room.

Habitable rooms

All living rooms and bedrooms, but not kitchens, bathrooms, WC's or circulation space.

Standard 1, 2 & 3 - Secluded Private Open Space



* Refer to Building Envelope Plan (BEP) where setbacks are not shown.

4·2. SUN SHADING

Structural elements that shield harsh summer sun from habitable rooms.

Objectives

- To minimise harsh summer sun and maximise valuable winter sun.

Standards

All windows

1. Roll down security shutters are not permitted where visible from public areas, such as street frontages, or reserves or parkland.

East and west facing habitable room windows

2. Windows must be double glazed.
3. Double glazing and shading devices are not required on windows less than 1.5m from the side boundary.

North facing habitable room windows

4. Must have a minimum 450mm eave or fixed top projection.
5. Fixed top projection or eaves are not required where the window is less than 1.5m from the side boundary.

NOTES:

- Other shading devices may be used in lieu of double glazing, or top projections where adequate sun shading can be demonstrated to Places Victoria. For example the provision of canvas blinds, architectural projections, awnings and pergolas.
- For the purposes of these standards, the term window also refers to glass doors.

DEFINITIONS:

Habitable rooms

All living rooms and bedrooms, but not kitchens, bathrooms, WC's or circulation space.

5. FACADE DESIGN

The character and form of the front of the dwelling facade.

Objectives

- To ensure a contemporary approach to the design of a dwelling.
- To ensure the design, form, architectural detailing and scale of each dwelling facade contributes to the streetscape.

Standards

1. Façades must be contemporary in style.
2. Façades must not include historic references. (Refer to historic references definition)
3. Dwellings must have a feature front entry point, verandah or porch of a minimum covered area of $3m^2$ and minimum entry width of 1.5m.
4. Any verandah, porch and pergola design must be an integral component of the dwelling and roof form.
5. The front façade must not be continuously straight for more than 6.5m.
6. Double storey dwellings must contain architectural details such as balconies and / or protrusions to articulate the front façade.
7. The front façade must not include light weight infill panels above windows.
8. The front façade must have a minimum 450mm eave including the garage.
9. Where parapets are used on the front façade, they must be extended along the side elevation for a minimum of 1.5m.
10. Screens and feature walls must be integrated into the dwelling design.
11. Dwellings on corner lots and/or with secondary frontages to public open space must continue front façade design elements for a minimum of 6.5m to the secondary frontage.
12. Dwellings on corner lots or with secondary frontages to public open space must provide habitable room windows to the primary and secondary frontages.
13. Identical façade designs will not be allowed within 3 lots of each other along a streetscape.

NOTES:

- An exemption from the provision of a front façade eave may be considered depending on the façade's architectural detailing. Eave exemptions must conform with the sun-shading standard. (Refer to Section 4.2)

DEFINITIONS:

Historic references

These include but are not limited to fret work, colonial bars on windows, feature columns and period features or styles such as Colonial, Georgian, Victorian or Federation.

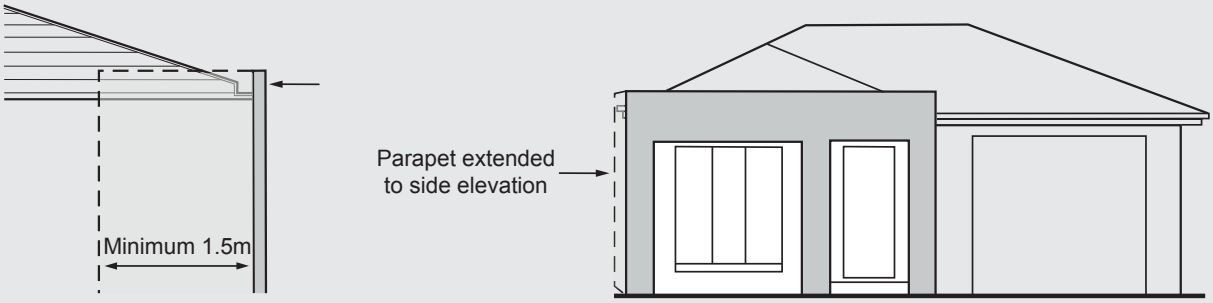
Habitable rooms

All living rooms and bedrooms, but not kitchens, bathrooms, WCs or circulation space.

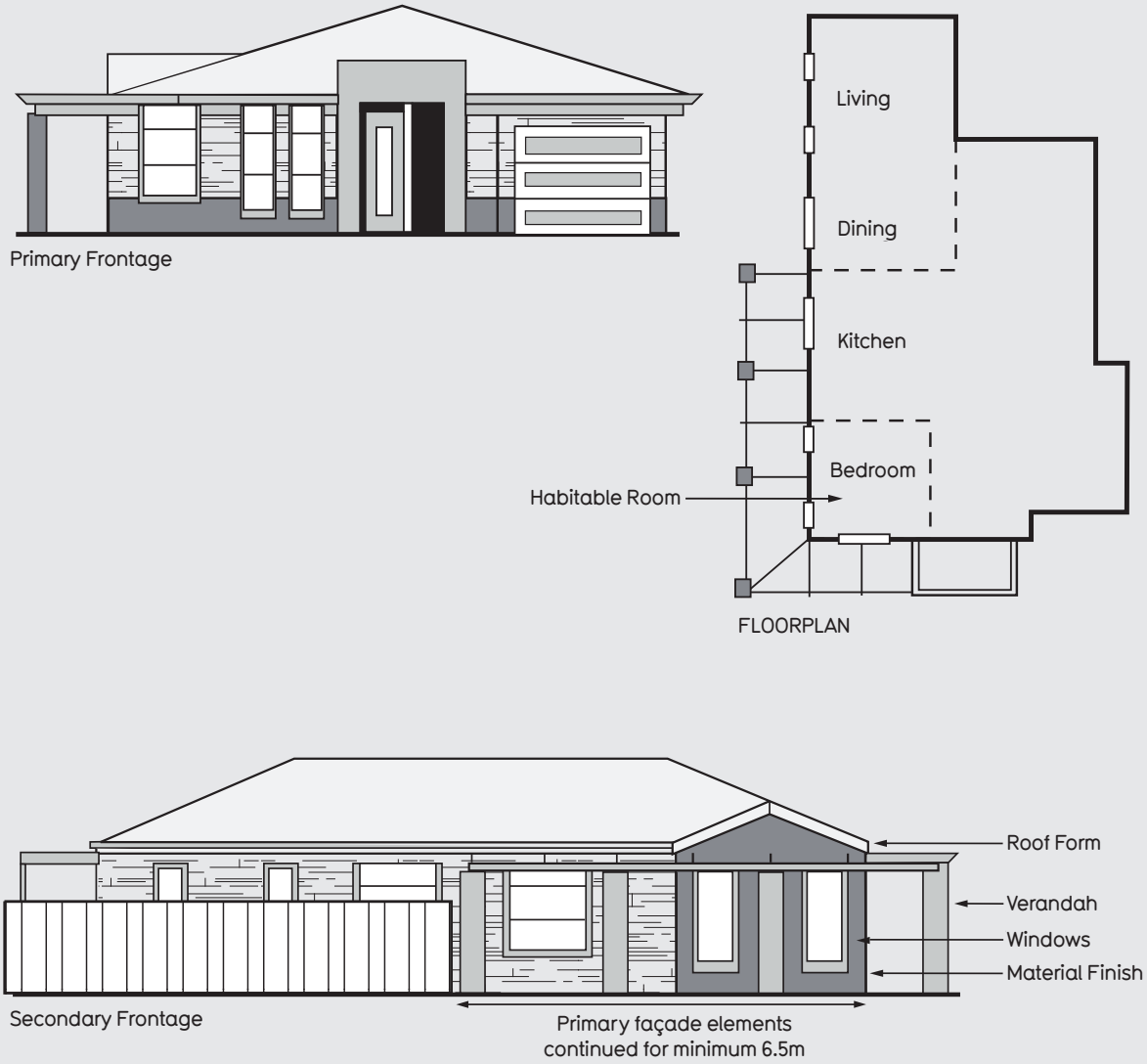
Design elements

Windows, roof, balconies, verandahs, materials and finishes.

Standard 9 - Parapets on the front facade



Standard 11-12 - Corner lot dwelling



6. ROOF FORM

The shape and character of a roof.

Objectives

- To achieve consistency in roof form and colour to tie the streetscape together.
- To ensure each roof form reads as a strong, simple element from street level.

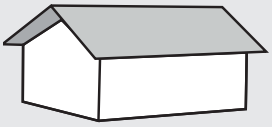
Standards

1. Roof forms must be an integral component of the dwelling design.
2. Pitched / gabled and hipped roofs must be pitched between 20 and 30 degrees.
3. Skillion roofs must be pitched between 10 and 30 degrees.
4. Pitched and skillion roofs (with hipped or gabled ends) must have a minimum 450mm eave
5. Flat roofs must be screened by a parapet wall.

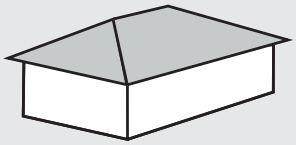
NOTES:

- Non-conventional roof designs may be considered on design merit.
- Elevations must be provided for consideration of non-conventional roof forms.

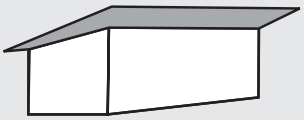
Standard 2 - Gabled / Pitched Roof



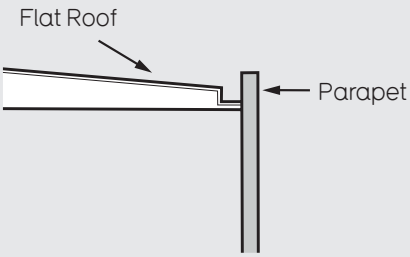
Standard 2 - Hipped Roof



Standard 3 - Skillion Roof



Standard 5 - Flat Roof



7. GARAGES AND DRIVEWAYS

7.1. GARAGES

Covered structure used to accommodate one or more vehicles.

Objectives

- To ensure garages do not dominate the dwelling or the streetscape.
- To ensure the garage is an integral component of the dwelling design.
- To ensure the garage provides an appropriate level of access.
- To provide suitable parking for two or more vehicles.

Standards

1. Garages with openings perpendicular to the street are not permitted.
2. Garages must be designed as an integral component of the dwelling and roof form.
3. Garages must be setback a minimum 5.5m from the front boundary.
4. Front loaded garages must have a zero setback OR at least 1m setback from the side boundary.
5. Garages must be setback a minimum 1m from the front dwelling line. (Front dwelling line is referred to as the porch or entrance).
6. Garages on front loaded lots must not be greater than 6m in width.
7. Front loaded lots less than 10.5m in width are limited to a single garage when single storey.
8. The garage door must be panelled.
9. On lots greater than 12.5m width, garages may be constructed flush with the front building line only when a minimum 1m wide verandah, balcony or similar is provided to the full width of the dwelling.

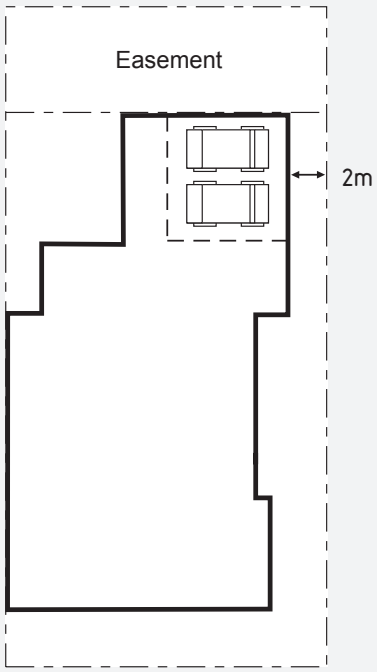
Rear and side loaded garages

10. Garages on rear loaded lots must have a zero rear boundary setback OR in accordance with the allocated building envelope setback.
11. Garages located on a secondary frontage must be setback a minimum 2m from the side boundary OR in accordance with the allocated building envelope setback.

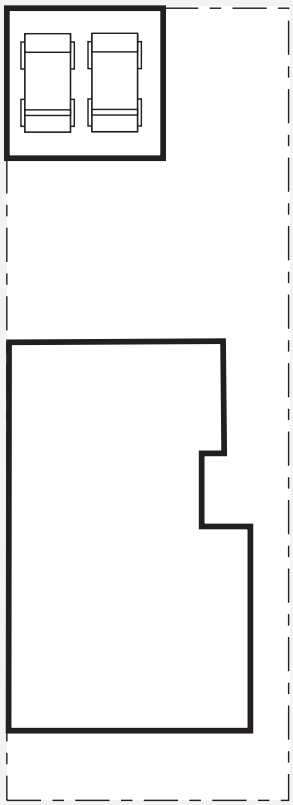
NOTES:

- For the purposes of these standards, the term garage also refers to carports.

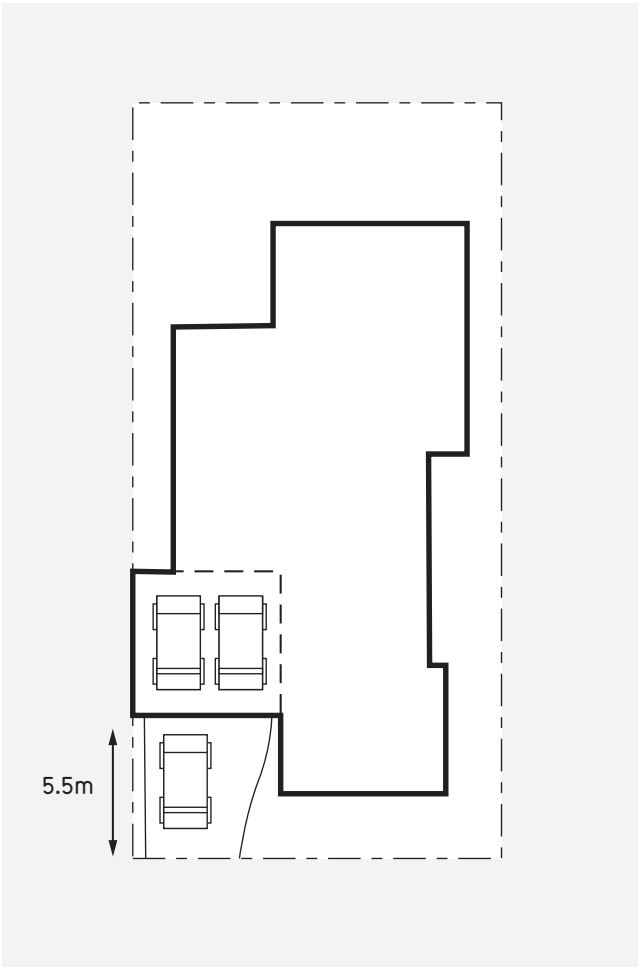
Standard 12 - Side loaded lot garages



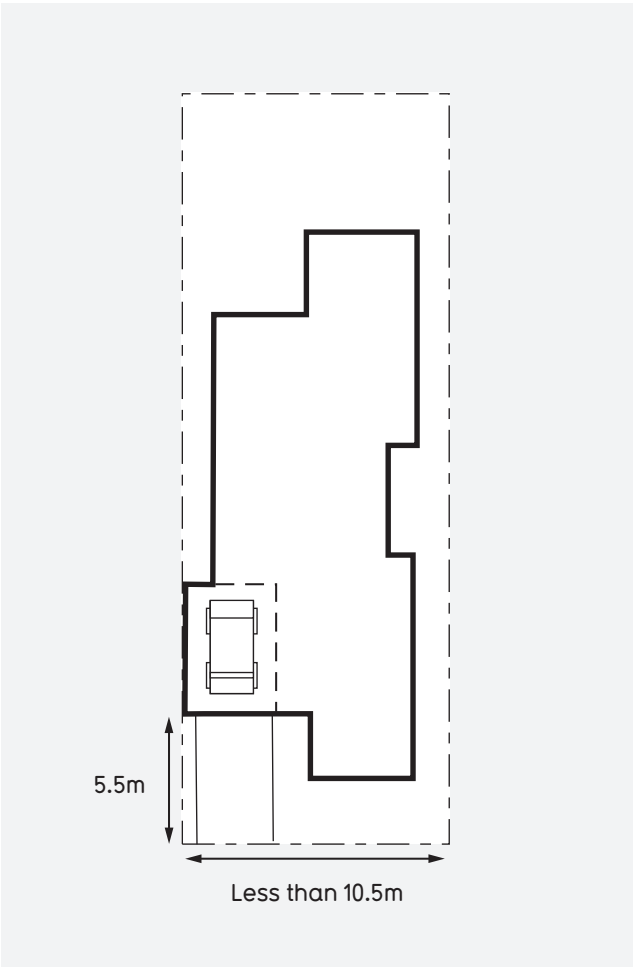
Standard 11 - Rear loaded lot garages



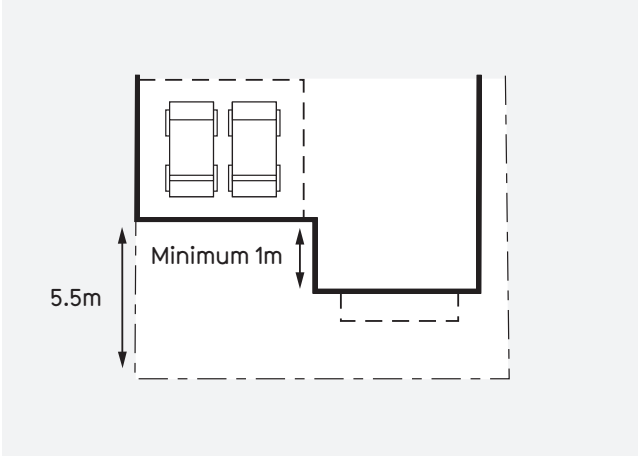
Standard 3 - Front loaded garages



Standard 8 - Single storey lots less than 10.5m frontage



Standard 3 - Front building line setback



DEFINITIONS:

Front loaded lots

Front loaded lots are defined as those with vehicle access from the primary street frontage (front end of the lot).

Rear loaded lots

Rear loaded lots have vehicle access from the rear of the lot via a laneway or side street.

Side loaded lot

Side loaded lots have vehicle access from the secondary frontage (side of the lot).

7.2. DRIVEWAYS

Objectives

- To minimise the impact of driveways on the streetscape.

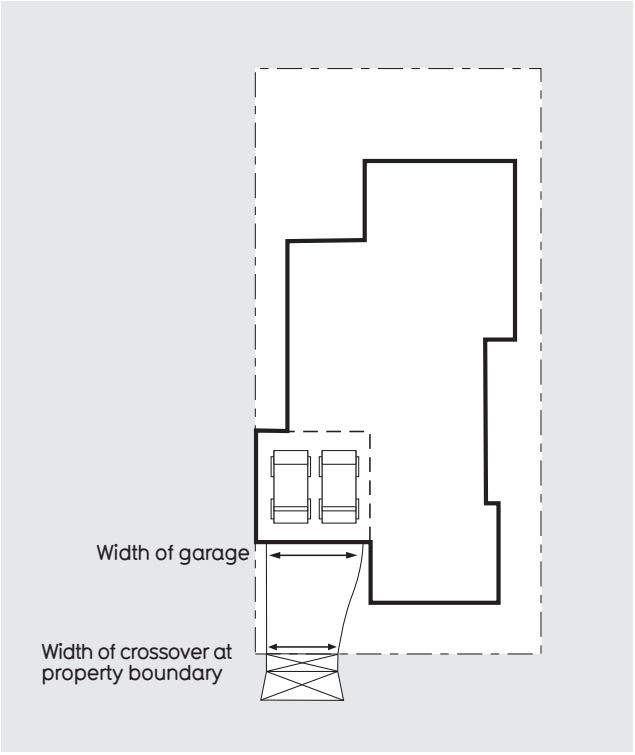
Standards

1. A maximum of one crossover per lot.
2. The driveway must not be wider than the garage and the crossover.
3. A minimum 450mm landscape strip must be provided to the side boundary.
4. The construction of driveways must not cut through existing footpaths.
5. Driveways must be constructed prior to occupancy and any applicable landscaping request.

NOTES:

- The locations of crossovers are fixed and must not be altered unless approved by Places Victoria.
- The request for relocation must be submitted to Places Victoria in writing with a site plan prior to consideration.
- The cost of crossover relocation and associated landscaping works will be borne by the lot owner.
- Crossover relocation approvals require the existing crossover to be removed and curb and channel reinstated to match the existing. Associated costs will be borne by the lot owner/builder.

Standard 2 - Driveway width



8. EXTERNAL MATERIALS, FINISHES AND COLOUR PALETTE

Elements used to give character and form to the elevations of a dwelling.

Objectives

- To achieve consistency in textures and tones to tie the streetscape together.
- To ensure each house façade reflects and complements the natural landscape.
- To ensure each house façade has an appropriate mix of textures and tones.

Standards

1. All external materials and colours must be selected from the External Materials, Colours and Finishes Palette.
2. Three different materials / colours (primary, secondary and highlight) must be used to treat the facade.
3. Materials used on the front façade must extend to the side elevation for a minimum of 1.5m.
4. Imitation finishes, such as vinyl brick sheeting, are not permitted.
5. Raw zincalume or hand painted garage doors are not permitted.
6. Roofs must be finished using concrete, slate, terracotta tiles or metal sheeting.

Driveways

7. The driveway must be constructed using exposed aggregate concrete, colour-through concrete, slate or natural stone pavers.
8. The driveway must achieve a matt (non shiny or reflective) finish.
9. The driveway colour must be muted and must complement the primary colour of the house.
10. Plain (uncoloured) concrete or bright coloured driveways are not permitted.

Rainwater tanks

11. The colour of the rainwater tank must be integrated in colour and material with the house.
12. Plastic rainwater tanks in bright or contrasting colours are not permitted.
13. Rainwater tanks must not be visible from street and park frontages.

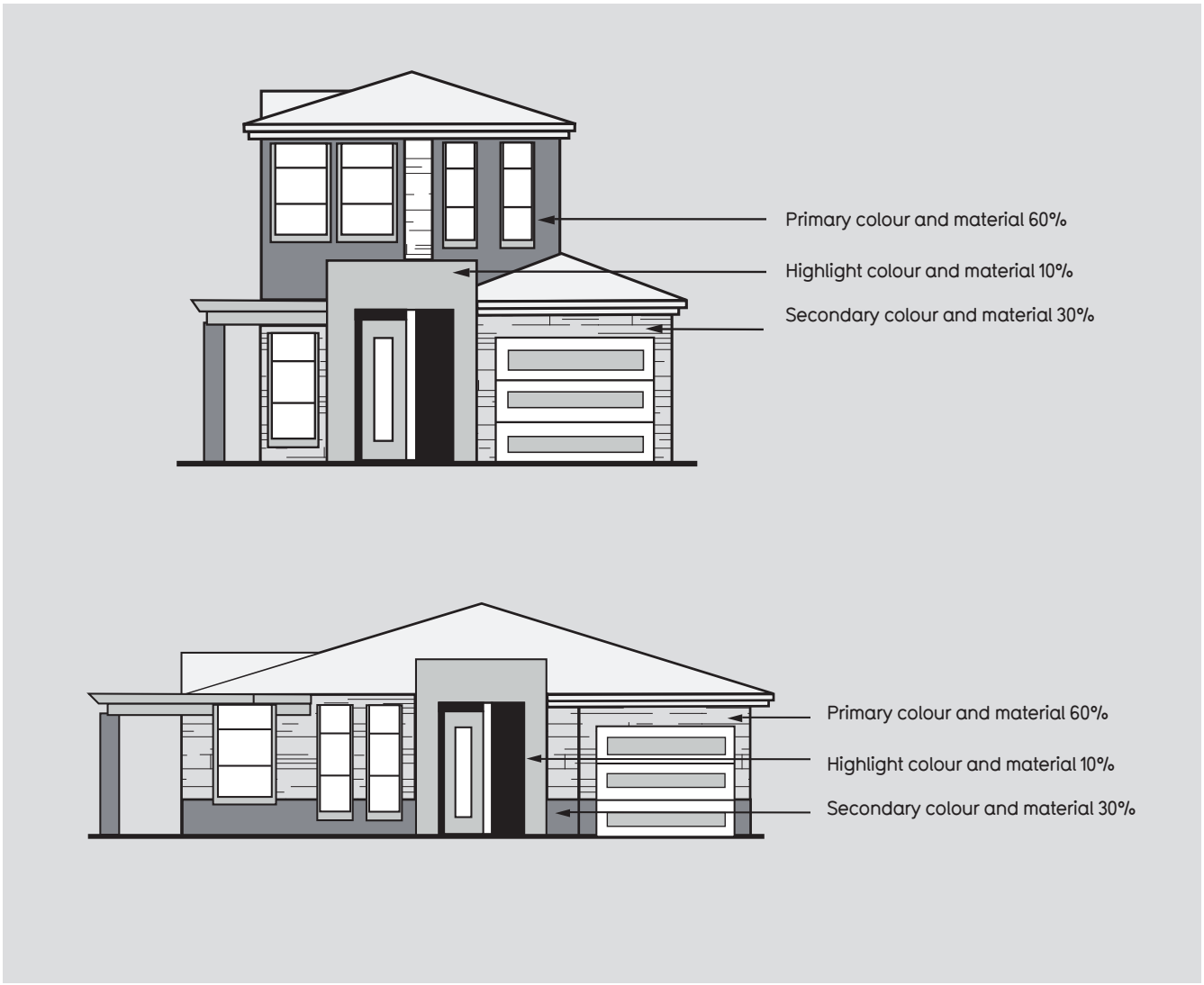
DEFINITIONS:

Primary Material and Colour
Largest quantity of material / colour applied to the facade – around 60%.

Secondary Material and Colour:
Bold material / colour applied to the ground level of the facade – around 30%.

Highlight Material and Colour:
Smallest quantity of material / colour applied to the facade - around 10%.

Standard 3 - Front Facade



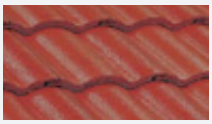
EXTERNAL MATERIALS, COLOURS & FINISHES

Roof Material and Colour

Roof material and colour samples predominately draw on the browns, reds and dark greys that traditionally exist within Werribee.

The materials and colour of the roof must be selected from the adjacent range:

TILE OR SHEET METAL



BORAL - Macquarie Classic Red (concrete)

COLORBOND Headland

TILE OR SHEET METAL

BORAL - Macquarie Charcoal Grey (concrete)

COLORBOND Ironstone

Primary Material and Colour (60%)

Primary material and colour samples have been inspired by the traditional Werribee colour palette and the surrounding natural landscape.

- The primary material and colour must be used for around 60% of the facade.
- The primary materials and colour must be selected from the adjacent range:
- Double storey homes must treat the upper level using the primary material and colour.

RENDER

DULUX Lilium Two

BRICK OR RENDER

PGH Moden Living Porcelain (brick)

DULUX Lilium Two

Secondary Material and Colour (30%)

Secondary material and colour samples have been inspired by the traditional Werribee colour palette and the surrounding natural landscape.

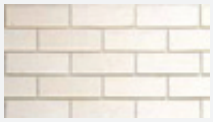
- The secondary material and colour must be used for around 30% of the facade.
- The secondary materials and colour must be selected from the following range:

BRICK OR RENDER

PGH - Modern Living Fireflash (brick)

DULUX Orangeade

BRICK OR RENDER



PGH Urban Living Crevole (brick)

DULUX Claybake

Highlight Material Colour (10%)

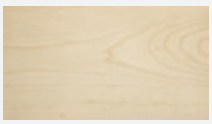
Highlight material and colour samples have been selected to compliment the primary and secondary colour samples while providing contrast.

- The highlight material and colour must be used for around 10% of the facade.
- The highlight material and colour must be selected from the following range:

BRICK, RENDER OR TIMBER

DULUX Esprit

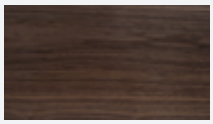
PGH Moden Living Porcelain (brick)



TIMBER To Match

BRICK, RENDER OR TIMBER

DULUX Bear Brown



TIMBER To Match

SHEET METAL

COLORBOND
Windspray

SHEET METAL

COLORBOND
Bushland

RENDER

DULUX
Highgate

BRICK

PGH - Spinifex
Ghania (brick)

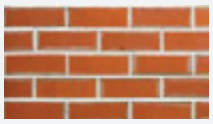
RENDER

DULUX
Field Maple

RENDER

DULUX
Hot Ginger

BRICK OR RENDER



PGH
Moden Living
Fireflash (brick)

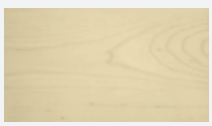
PGH
Connoisseur
Liquorice
(brick)

DULUX
Squirrel

BRICK, RENDER OR TIMBER

PGH
Moden Living
Smoke (brick)

DULUX
Bleached
Wheat



TIMBER
To Match

CONDITIONS:

Alternative materials, colours and finishes may be assessed on merit. Approval will be at the absolute discretion of Places Victoria.

NOTES:

- These colours are indicative only and may vary from the actual paint colours.
- Places Victoria recommends that purchasers inspect actual paint colours prior to making any selection.
- Use Dulux and/ or Taubmans Colour Range or similar, equivalent paints from other companies.
- Garage doors are not considered a primary material.
- Windows should avoid heavy tinting or mirror-like finishes.

9. SERVICE EQUIPMENT, SHEDS, BINS, SIGNS AND LETTERBOXES

9.1. SERVICE EQUIPMENT, SHEDS, BINS AND SIGNS

Objective

- To ensure service equipment, sheds, bins and signs do not clutter the appearance of the dwelling and detract from the streetscape.

Standards

1. Switchboards and meter boxes must be:
   - located in garages; or
   - if required by authorities, located to the side of the dwelling.
2. Satellite dishes, antennae or external receivers must:
   - be located to the rear of the dwelling; and
   - not be in public view.
3. Heating and cooling units must:
   - be located towards the rear of the dwelling;
   - not be visible from the street; and
   - if located on the roof, be positioned below the ridge line to the middle of the roof and coloured to match the roof.
4. Photovoltaic cells must be located to maximise their efficiency and integrate with the roof form.
5. Garden sheds must:
   - not be in public view;
   - not be greater than 2.4m in height; and
   - match the appearance of the dwelling in form, colour and materials if it is greater than 10m^2.
6. Rubbish bin storage areas must:
   - not be in public view; and
   - not be greater than 2.4m in height.
7. Solar hot water systems must not be in public view, excluding corner lots.
8. Washing lines must not be in public view.
9. Other ancillary structures must not be in public view.
10. Dwelling names or home business signs must
    - not exceed 20cm; and
    - integrate with the facade design.

NOTE:

- Home business signs may require council approval.

DEFINITION:

Ancillary Structures

Other structures in addition to the dwelling and garage/ carport.

9.2. LETTERBOXES

Objective

- To ensure the form and style of the letter-box complements the design of the dwelling.

Standards

1. Letter-boxes must complement the dwelling in colour, design and material.

10. FIBRE TO THE HOME

A broadband network system that uses optical fibre to replace all or part of standard copper cabling.

Objectives

- To provide access to telecommunication services using fibre optic cabling.
- To ensure appropriate cabling so the Fibre to the Home network can be accessed.

Standards

1. All houses must comply with Fibre to the Home Specifications.

11. ENERGY, WATER AND MATERIALS EFFICIENCY

11·1. ENERGY RATING

Objective

- To minimise dwelling energy consumption requirements.

Standards

1. All dwellings must achieve a minimum 6-Star Energy Rating.
2. An assessment report from an accredited energy rating consultant must be submitted.

11·2. ENERGY METERING

Objective

- To help residents understand the amount and characteristics of their energy consumption.

Standards

1. All dwellings must include an energy metering device which has an in-home display that demonstrates dwelling energy use and greenhouse gas emissions to the user.

11·3. HEATING AND COOLING

Objectives

- To provide effective heating and cooling to each dwelling.
- To ensure an appropriate level of comfort.
- To minimise heat loss and resource use.

Standards

1. Heating and cooling appliances must have a minimum star rating as outlined below:
   a. Gas convection heater = 4 Star.
   b. Central Ducted = 5 Star.
   c. A minimum duct insulation level of R1.5 must be used when ducted heating is desired.
   d. Reverse Cycle <2kW = 4 Star cooling and 4 Star heating.
   e. Cooling Appliances <2kW = 4 Star.
   f. Cooling Appliances 2 - 4kW = 5 Star.
   g. Cooling Appliances 4 – 6kW = 4 Star.
   h. Cooling Appliances 6 – 7kW = 3.5 Star.
   i. An inverter system must be used when a split system air conditioner is desired.
   j. A hydronic heating system *may* be installed. Although this type of heating does not have a star rating, it provides a comfortable radiant heat that is energy efficient.

NOTES:

- The minimum star rating for appliances varies due to their output range.
- To find manufacturers contact details for the appropriate star rated products, please visit: **www.energyrating.gov.au**

11·4. LIGHTING

Objective

- To minimise dwelling energy requirements for lighting.

Standards

1. External light fittings must not result in excessive light spill.

NOTES:

While there is no standard for compact fluorescent lamps or LED's, their use is recommended to prevent the excessive heat and energy waste of halogen down lights.

11·5. WATER EFFICIENCY

Objective

- To reduce the amount of potable water consumed by the dwelling.
- To harvest rainwater for cold water clothes washing machine use.

Standards

1. All water fixtures and fittings listed below must meet the following minimum mandatory Water Efficiency Labelling Standards (WELS, refer Notes 1 and 2):
   a. Toilets = 4 Star
   b. Shower heads = 3 Star
   c. Taps (internal only) = 5 Star

2. All Detached Homes must install a rainwater tank:
   a. The rainwater tank must be connected to the clothes washing machine (cold water tap).
   b. A minimum of 50% of the roof area must be connected, excluding the garage.
   c. If 90% or greater of the roof area is connected, a rainwater tank with a storage volume of 1000L must be installed.
   d. If less than 90% of the roof area is connected, a rainwater tank with a storage volume of 2000L must be installed.

3. All Attached Homes must install a rain water tank:
   a. The rainwater tank must be connected to the clothes washing machine (cold water tap).
   b. A minimum of 50% of the roof area must be connected, excluding the garage.
   c. If 90% or greater of the roof area is connected, a rainwater tank with a storage volume of 1000L must be installed.
   d. If less than 90% of the roof area is connected, a rainwater tank with a storage volume of 1500L must be installed.

4. Tank specifications and plumbing must comply with the following items:
   a. An automated back up supply of mains potable water must be available for low rainfall situations or other circumstances where rainwater collection is no longer possible.
   b. Harvested rainwater must not be supplied to consumption points in the home other than the clothes washing machine (cold water tap).
   c. Rainwater water must not enter the potable water plumbing. Appropriate backflow prevention devices must be installed to prevent entry of rainwater into mains potable water plumbing.
   d. All openings in tanks must be sealed or covered with a mesh screen that is suitable to prevent the entry of animals or insects into the tank.
   e. A device that diverts the first flush of rainwater may be included in the installation to remove sediments such as dust, dirt or other litter.

NOTES:

1. WELS is the Federal government run Water Efficiency Labelling Standards Scheme designed to promote water efficiency through water efficient appliances and fixtures.
2. For details on water using products that carry a WELS rating label please visit: **www.environment.gov.au**.
3. An automated back up supply of mains supply potable water can be achieved by incorporation of a product such as Davey Rainbank (or equivalent).
4. Rainwater tanks require periodic maintenance. For further details on installation and maintenance requirements please visit: The Plumbing Industry Commission www.pic.vic.gov.au and the Environment Protection Authority www.epa.vic.gov.au.

DEFINITIONS:

Potable Water
Water that is suitable for drinking.

Detached Home
A house that is freestanding on its own block of land.

Attached Home
A home that has one or more common walls adjoining another home. Terraces and dual occupancy houses are attached homes.

11.6. RECYCLED WATER

Objective

- To reduce the amount of potable water consumed by a dwelling.

Standards

1. Connection to Class A recycled water main (commonly known as The Third Pipe) is mandatory.
2. The Third Pipe must be connected to all toilets and front and rear garden irrigation.

NOTE:

- Until Class A recycled water is available, potable water will be used in the Third Pipe, consequently normal water restrictions will continue to apply.

12. FENCING

Objectives

- To achieve an attractive and complementary streetscape.
- To encourage passive surveillance of the street.

Fencing Types

The type of fencing installed will be determined by the location of the lot and the type of dwelling it can accommodate.

- Interlot fencing
- Connector fencing
- Return fencing
- Corner fencing
- Front fencing
- Low wall

Fencing Types

1. Fencing must comply with the following table as applicable:

Location Type	Interlot	Connector	Corner	Return	Front	Low wall
Transparency (minimum %)	0%	0%	20%	50%	50%	NA
Length (minimum %)	NA	Varies	70% of lot depth	NA	Varies	Varies
Height (m)	1.8m AVE 1.95m MAX	1.1m MAX 0.7m MAX	1.8m AVE 1.95m MAX	1.8m AVE 1.95m MAX	1.1m MAX	0.7m MAX 0.6m MIN
Setback (minimum in metres)	1m behind building line	NA	6.5m behind building line	1m behind building line	NA	NA
Materials (selected list)	Timber	Timber	Must not be metal	Timber	Various	Rendered or bagged masonary.

Note: Interlot and return fencing must not come forward of the building line

2. All timber fencing must be ACQ (non-arsenic) treated.
3. All fencing must be setback from any retaining walls a minimum distance of 450mm.
4. Fencing visible from the public realm must not be finished in bright primary colours.


NEWMARKET ROAD
ALLIANCE STREET
LEAGUE STREET
TIMBARRA DRIVE
PREGNANT LANE
BLOOM STREET
CHARTER ROAD
ADVERT ROAD
HUB STREET
ARABLE STREET
BOUNTIFUL STREET
ABUNDANT STREET
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Interlot/ Connector Fencing
Return Fencing
Front Fencing
Low Wall/ Front Fencing
Corner Lot Fencing

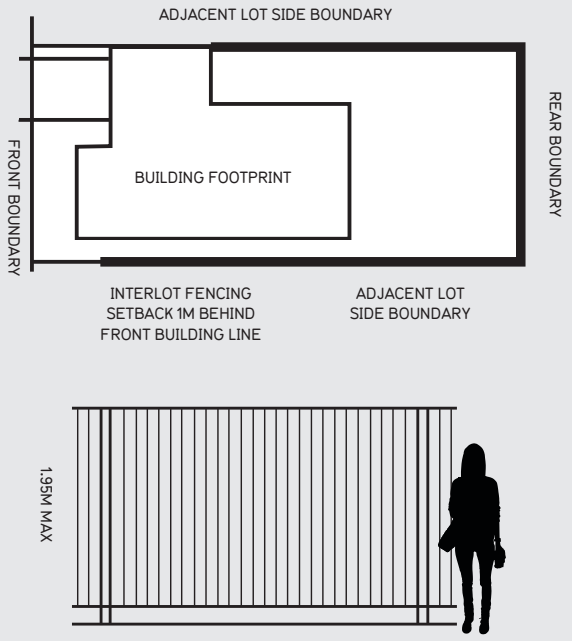
INTERLOT FENCING

Fencing behind the building line between neighbouring lots.

Standards

1. The fence must be constructed using timber palings.
2. The fence must not be greater than 1950mm in height.
3. The fence must not be substantially visible from the street.
4. The fence must be set back at least 1m behind the front building line.
5. Adjoining lot owners with common boundaries must share the cost of the interlot fence.

Interlot Fencing Arrangement and Elevation



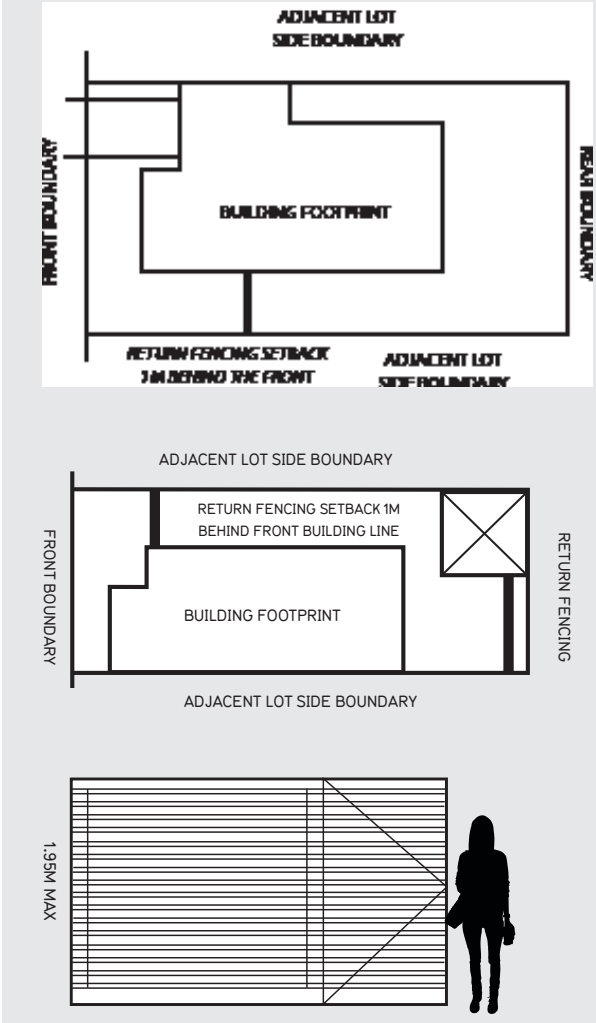
RETURN FENCING

Fencing between the dwelling and the side fencing.

Standards

1. The fence must be constructed using horizontal open timber slats.
2. If a gate is included it must complement the return fence by matching in colour and material.
3. The fence must be setback 1m behind the front building line.

Typical Return Fencing Arrangement and Elevation

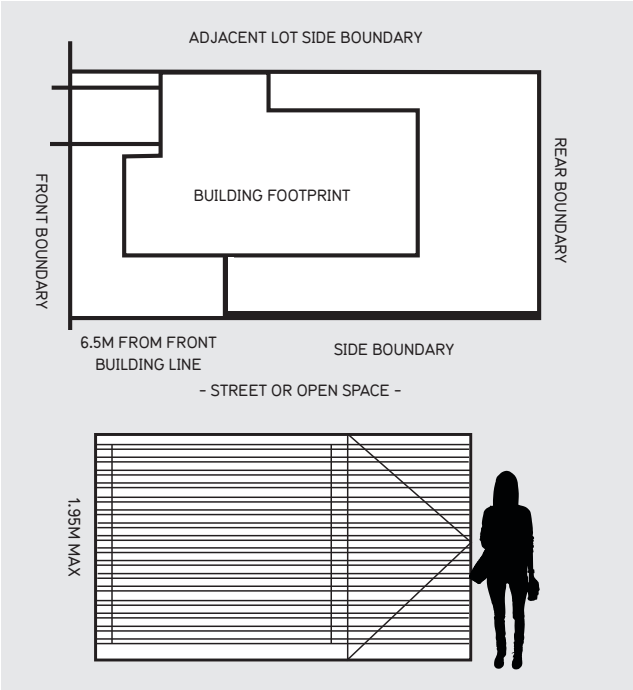


CORNER FENCING

Standards

1. The fence must be constructed using:
   a. Rendered or bagged masonry with infill steel pickets OR timber pickets;
   b. Timber pickets with masonry;
   c. Horizontal or vertical timber slats.
2. The preferred construction material must comply with the Material and Colour Palette Standards set out in section 9.
3. The fence must not be greater than 1.95m in height.
4. The fence must be at least 20% transparent.
4. The fence must be setback at least 6.5m behind the front building line.
6. The fence must not be longer than 70% of the lot depth.

Typical Corner Fencing Arrangement and Elevation



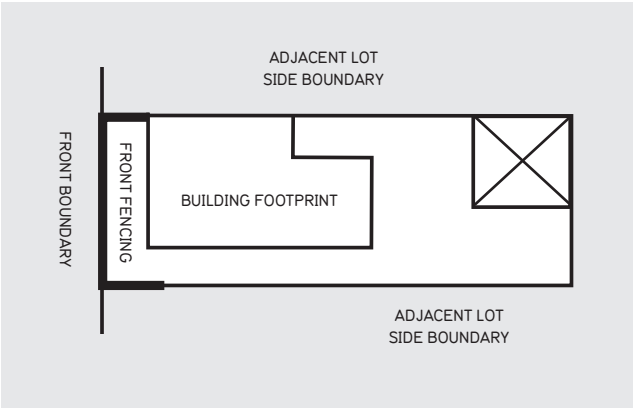
FRONT FENCING (REAR LOADED LOTS ONLY)

Low fencing that defines the front boundary.

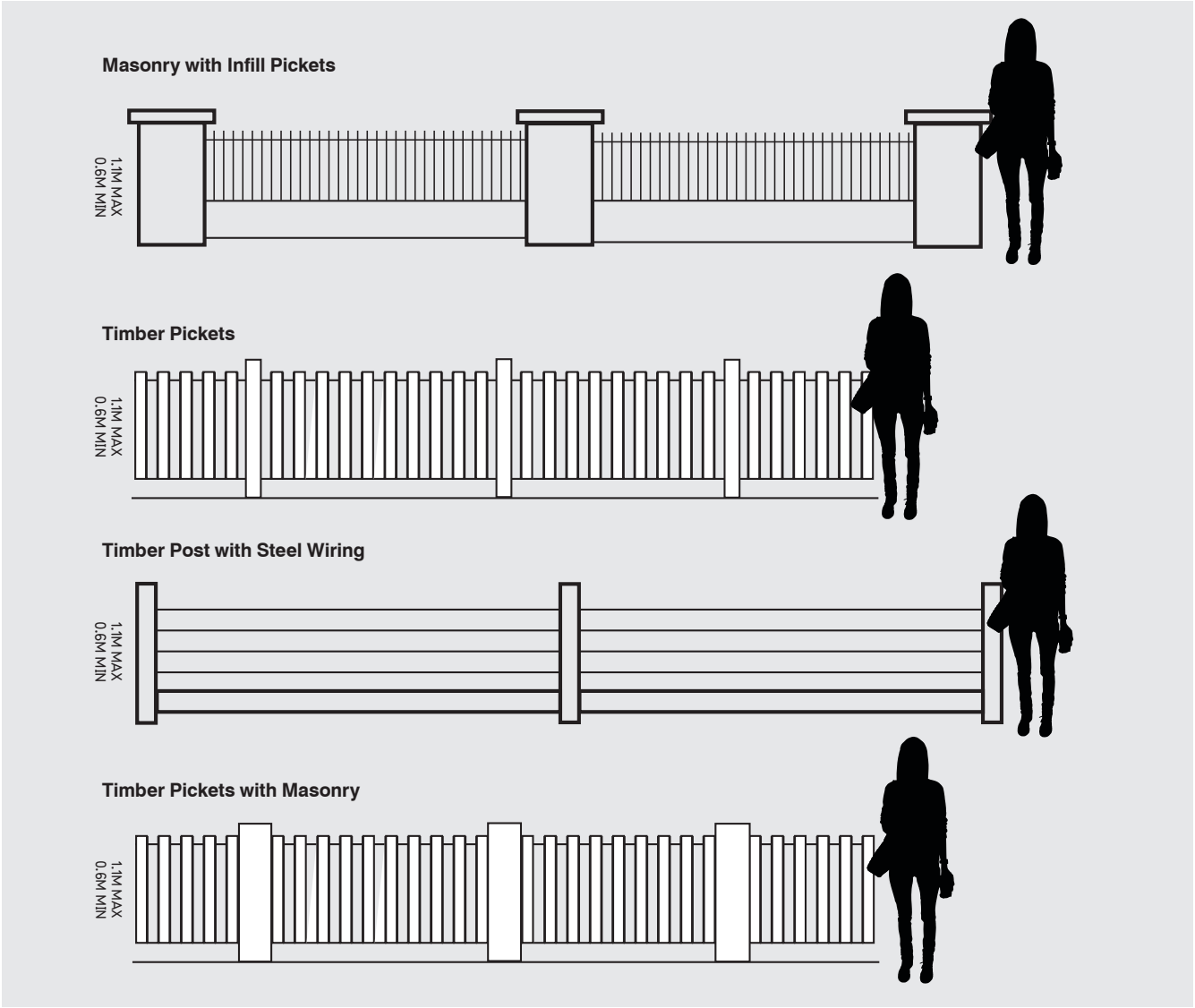
Standards

1. The fence must be constructed using:
   a. Rendered or bagged masonry with infill steel pickets OR timber pickets;
   b. Timber pickets;
   c. Timber posts with steel wiring;
   d. Timber pickets with masonry.
2. The preferred construction material must comply with the Material and Colour Palette Standards set out in section 9.
3. The fence must not be less than 0.6m in height
4. The fence must not be greater than 1.1m in height.
5. The fence must connect with side boundary fence 1m behind the front building line.

Front Fencing Arrangement and Elevations



FRONT FENCING (REAR LOADED LOTS ONLY)



LOW WALL & FRONT FENCING (FRONT LOADED WHERE APPLICABLE)

Low Wall Standards

1. The wall must be constructed using rendered or bagged masonry.
2. The preferred construction material finish must comply with the Material and Colour Palette Standards set out in section 8.
3. The wall must not be less than 0.45m in height.
4. The wall must not be greater than 0.7m in height.
5. A connector fence must connect the wall with the side boundary fence 1m behind the front building line.

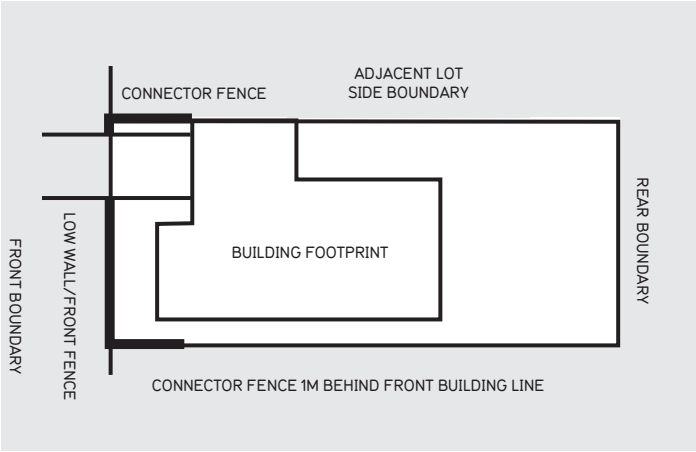
Connector Fence Standards

1. The connector fence must be constructed using timber pailings.
2. The preferred construction material must comply with the Material and Colour Palette Standards set out in section 8.
3. The connector fence must not be less than 0.7m in height.
4. The connector fence must not be greater than 1.1m in height.

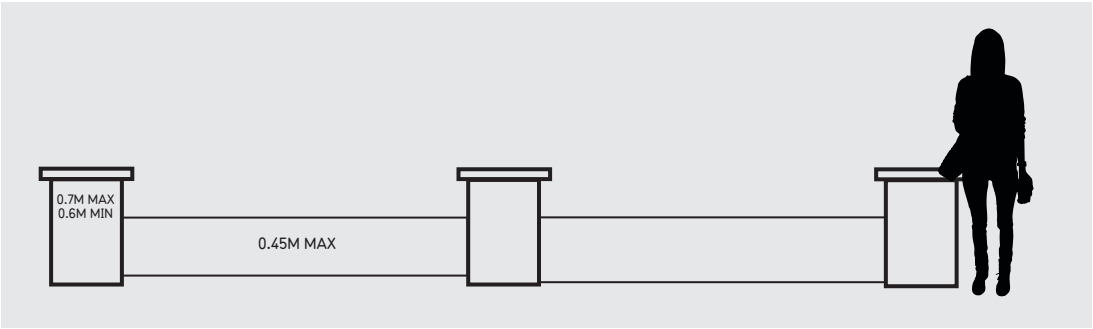
Front Fencing Standards

1. The fence must be constructed using:
   a. Rendered or bagged masonry with infill steel pickets OR timber pickets;
   b. Timber pickets;
   c. Timber posts with steel wiring;
   d. Timber pickets with masonry.
2. The preferred construction material must comply with the Material and Colour Palette Standards set out in section 8.
3. The fence must be the same height or greater than the connector fence.
4. The fence must not be greater than 1.1m in height.
5. The fence must be at least 50% transparent.
6. A connector fence must connect the front fence with the side boundary fence 1m behind the front building line.

Low Wall and Front Fencing Arrangement

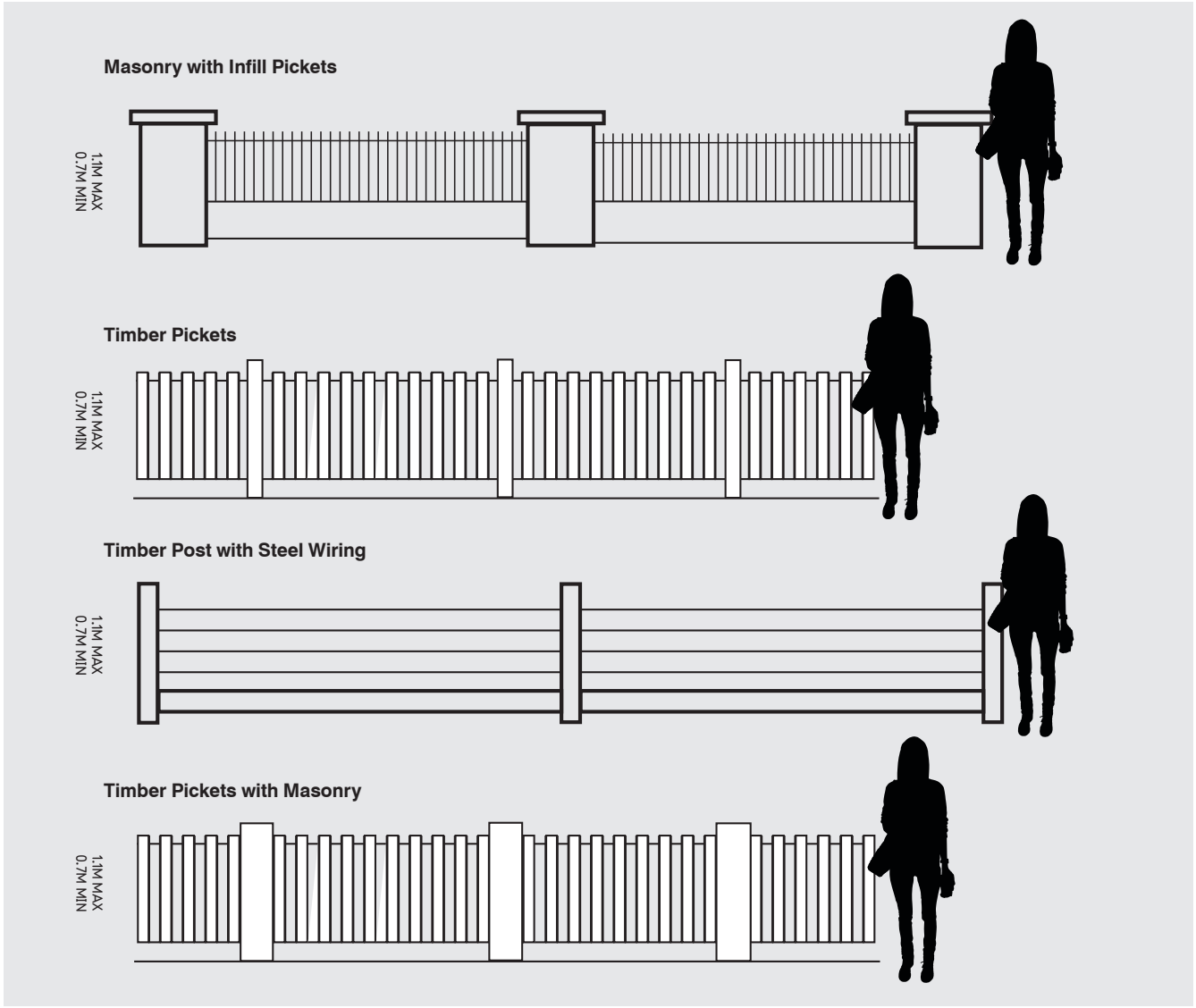


Low Wall Elevation
Masonry

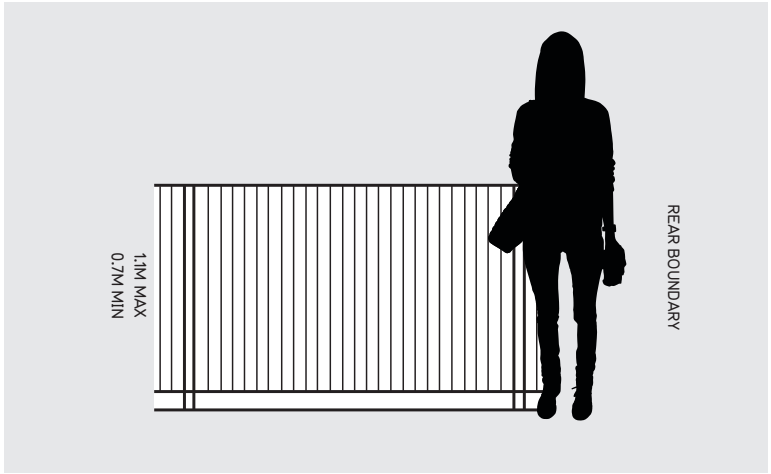


LOW WALL & FRONT FENCING (FRONT LOADED WHERE APPLICABLE)

Front Fencing Elevations



Connector Fencing Elevation



13. FRONT GARDEN

Specifications for the character, form and materials used to landscape front gardens.

Objective

- To provide an attractive setting for your house while contributing to the streetscape.
- To ensure the character of the streetscape is complementary and coordinated.

Standards

1. Places Victoria has developed front garden designs for you to choose from.
2. Your preferred front garden design must be submitted as part of your final Design Standard assessment submission.
3. Places Victoria will directly engage and pay a landscape contractor to install your preferred design.

LANDSCAPE PREPARATION CHECKLIST

Use the following checklist to ensure your site is ready for landscaping:

- Do you have your Certificate of Occupancy? ☐
- Where appropriate, has your builder cleared and levelled your site? ☐
- Has the driveway been constructed? ☐
- Has your letterbox been installed? ☐
- Are all fencing works completed, including side gate/s? ☐

If all boxes are ticked, you are now ready to make an appointment with Places Victoria to complete your front garden.

NOTE:

Free landscaping is subject to terms and conditions as set out in your land sale contract.

HOW TO USE THE FRONT GARDEN STANDARDS:

1. Review the available designs, and decide which is most suitable for your lot type and individual requirements. Landscape concept designs are typical only and garden layout ***may*** require alteration by the contractor to suit the building design and site conditions as well as any other constraints.

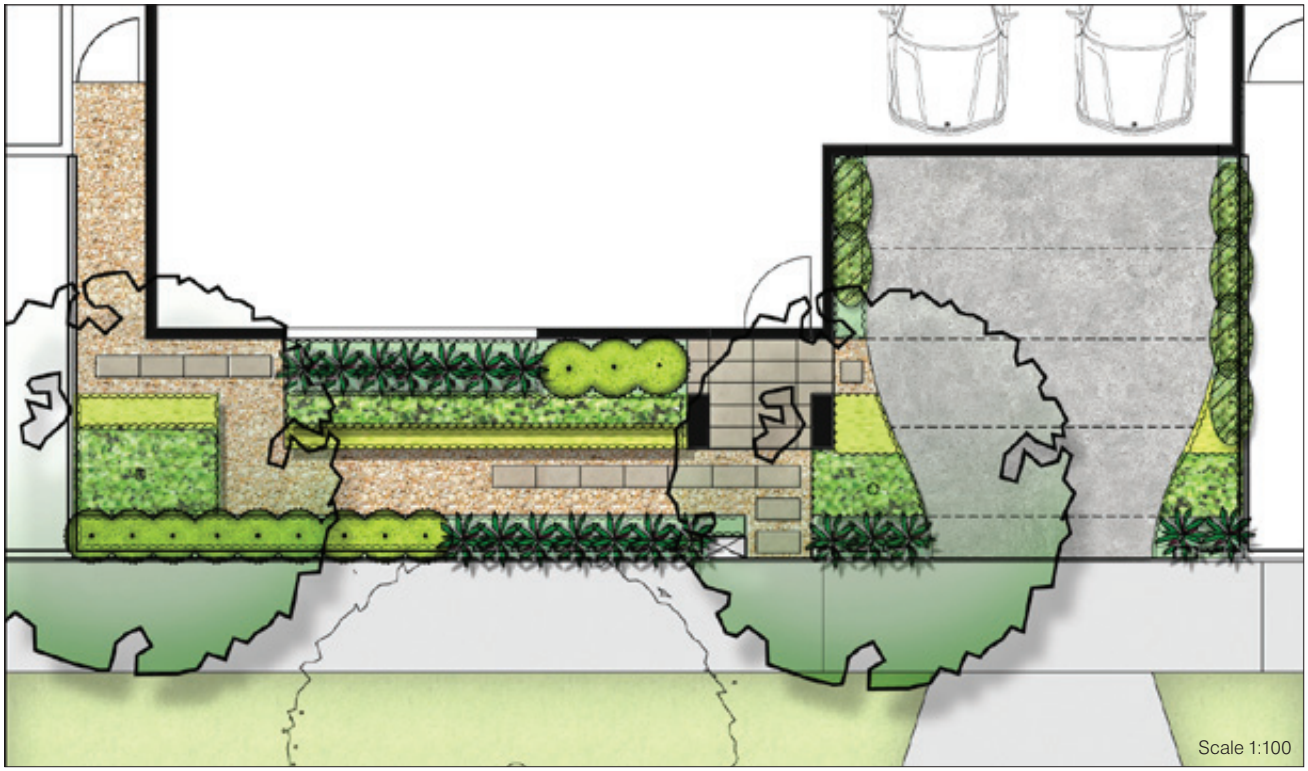
   Images and symbols on the landscape designs are indicative only, and represent suitable materials, colours, plants and combinations of garden elements.

2. Select plant species and paving materials to complement your house and natural characteristics of your lot. Consider using deciduous trees to provide shade to North facing frontage in summer and allow for winter sun. Identify sunny & shady spots in your garden and select plants accordingly. The plant list identifies species for shady conditions.

   Plant species included in this document have been specifically selected to ensure a quality design, consistent with the character of Riverwalk.


NEWMARKET ROAD
ALLIANCE STREET
LEAGUE STREET
TIMBARRA DRIVE
HUB STREET
ARABLE STREET
PRECINCT LANE
CHARTER ROAD
BLOOM STREET
ADVENT ROAD
BOUNTIFUL STREET
ABUNDANT STREET
Traditional Living Lots
Rear Loaded Terrace Lots
Side Loaded Corner Lots

TRADITIONAL LIVING: LINEAR GARDEN



Street trees

Canopy tree as scheduled

Tall and Narrow screening shrub as scheduled

Medium shrub as scheduled

Grassy & Strappy - leaved plants as scheduled

Low shrub/Groundcover as scheduled

River rocks/pebbles/gravel

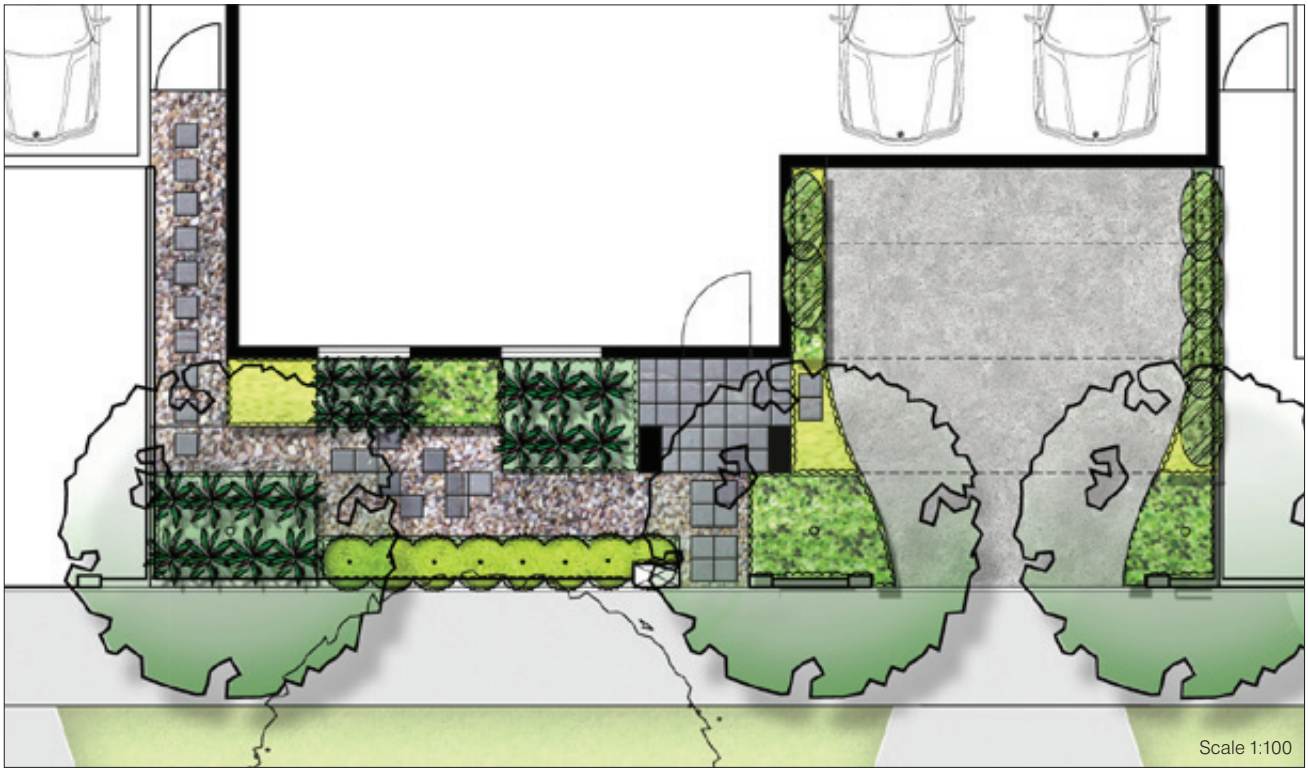
Pre-cast concrete paver/natural stone

Mail Box Low wall (refer Fencing Controls)

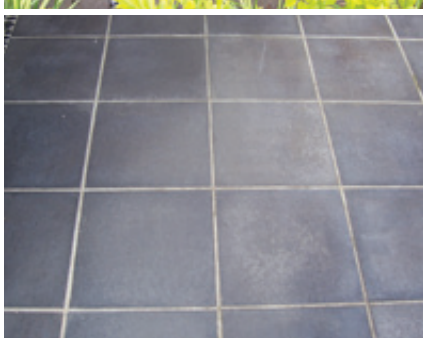




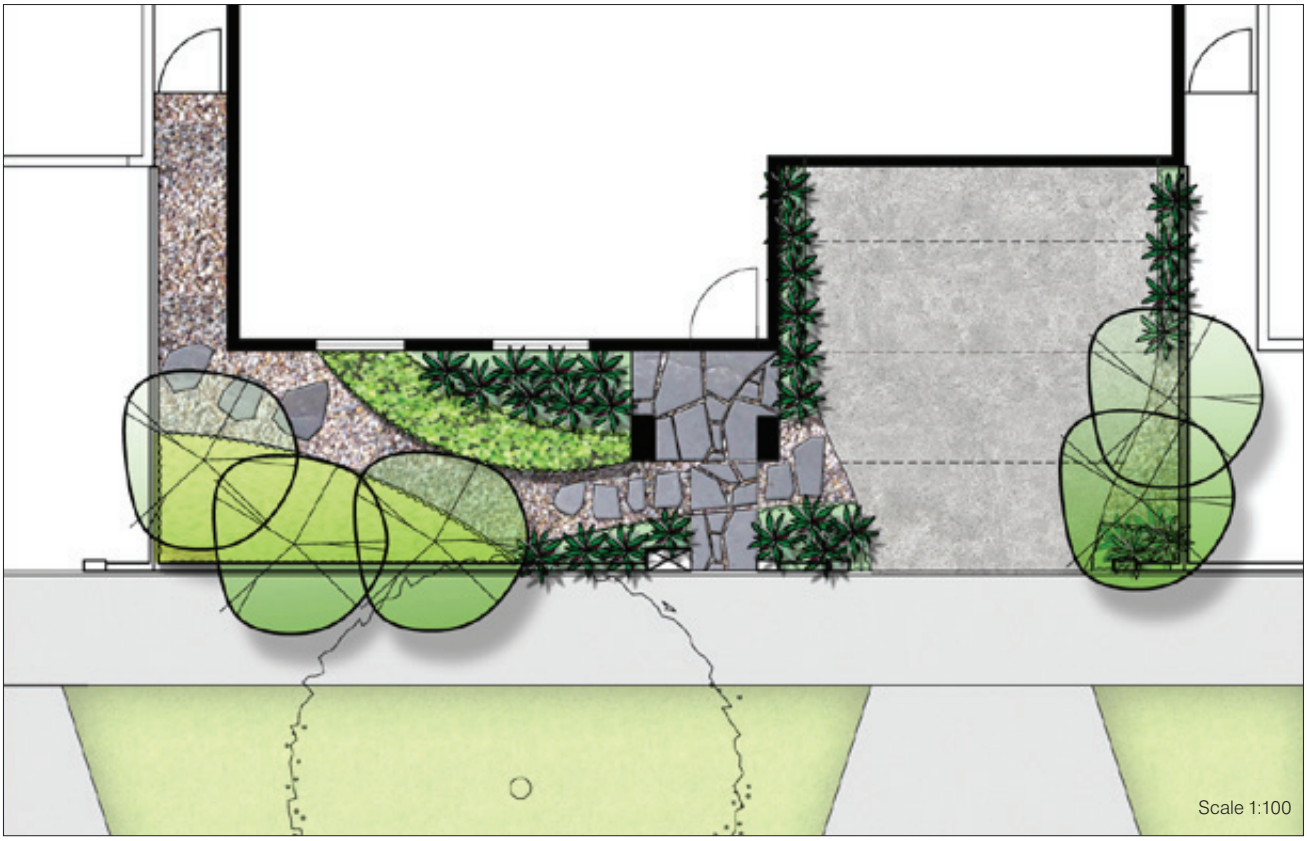
TRADITIONAL LIVING: MOSAIC GARDEN



- Street trees
- Canopy tree as scheduled
- Tall and Narrow screening shrub as scheduled
- Medium shrub as scheduled
- Grassy & Strappy - leaved plants as scheduled
- Low shrub/Groundcover as scheduled
- River rocks/pebbles/gravel
- Pre-cast concrete paver/natural stone
- Mail Box Low wall (refer Fencing Controls)



TRADITIONAL LIVING: RIVERWALK GARDEN



Street trees

Narrow Columnar trees as scheduled

Grassy & Strappy - leaved plants as scheduled

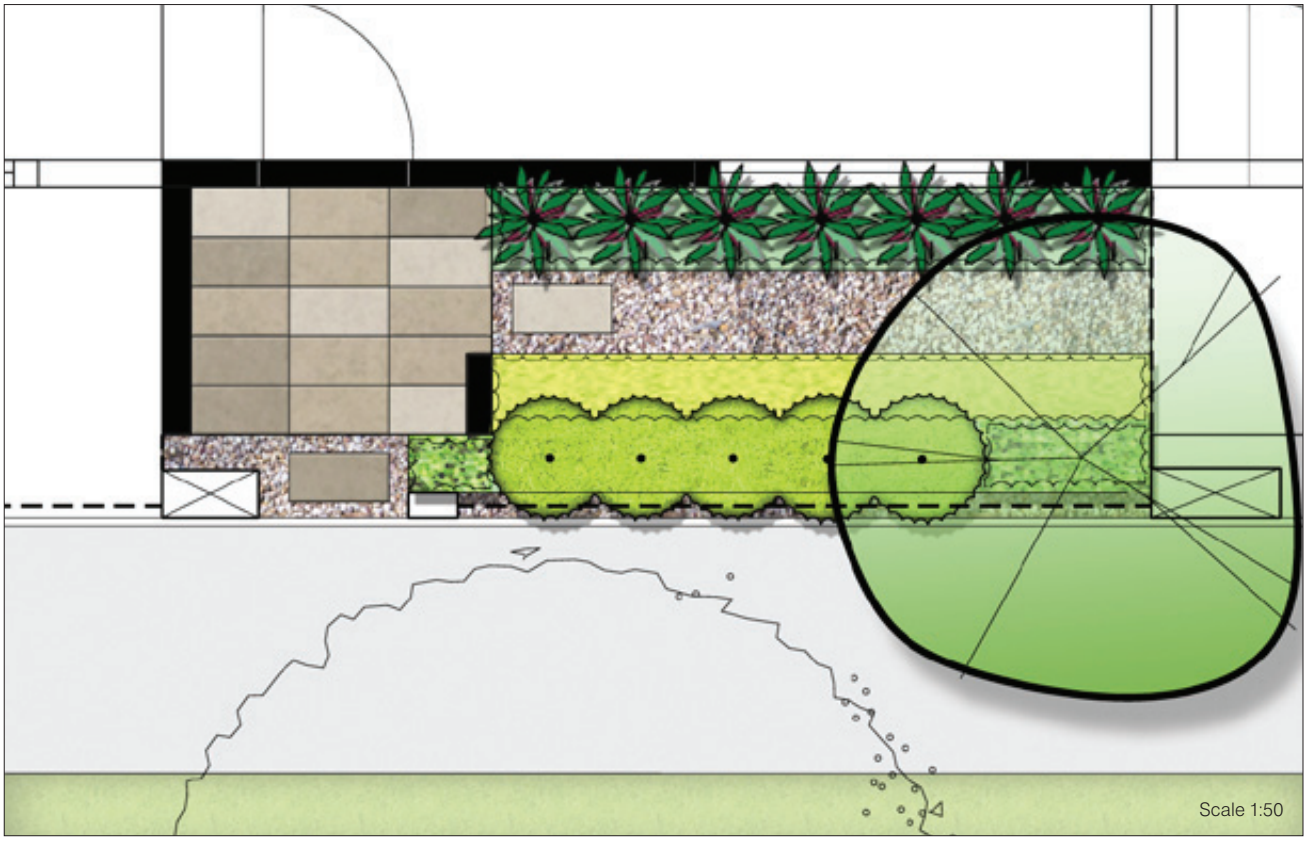
Low shrub/Groundcover as scheduled

River rocks/pebbles/gravel

Pre-cast concrete paver/natural stone

Mail Box Low wall (refer Fencing Controls)

TERRACE (REAR LOADED): LINEAR GARDEN



Street trees

Narrow Columnar trees as scheduled

Medium shrub as scheduled

Grassy & Strappy - leaved plants as scheduled

Low shrub/Groundcover as scheduled

River rocks/pebbles/gravel

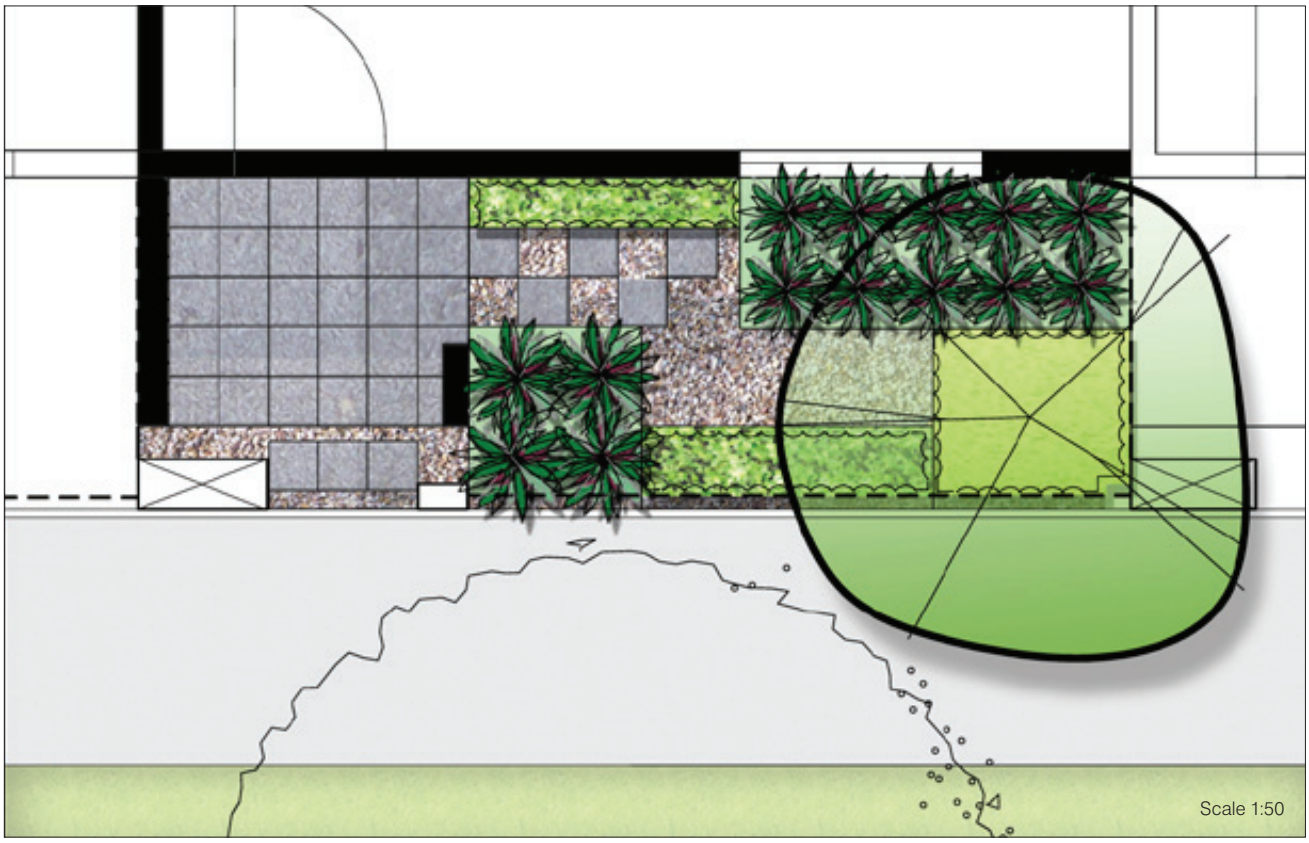
Pre-cast concrete paver/natural stone

Mail Box Low wall (refer Fencing Controls)





TERRACE (REAR LOADED): MOSAIC GARDEN



Street trees

Narrow Columnar tree as scheduled

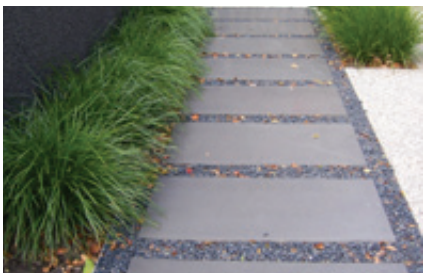
Grassy & Strappy - leaved plants as scheduled

Low shrub/Groundcover as scheduled

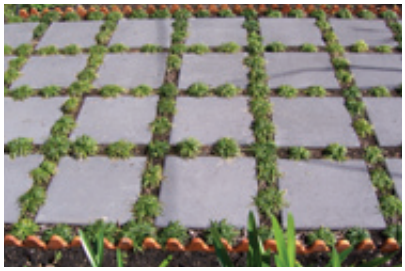
River rocks/pebbles/gravel

Natural stone paving

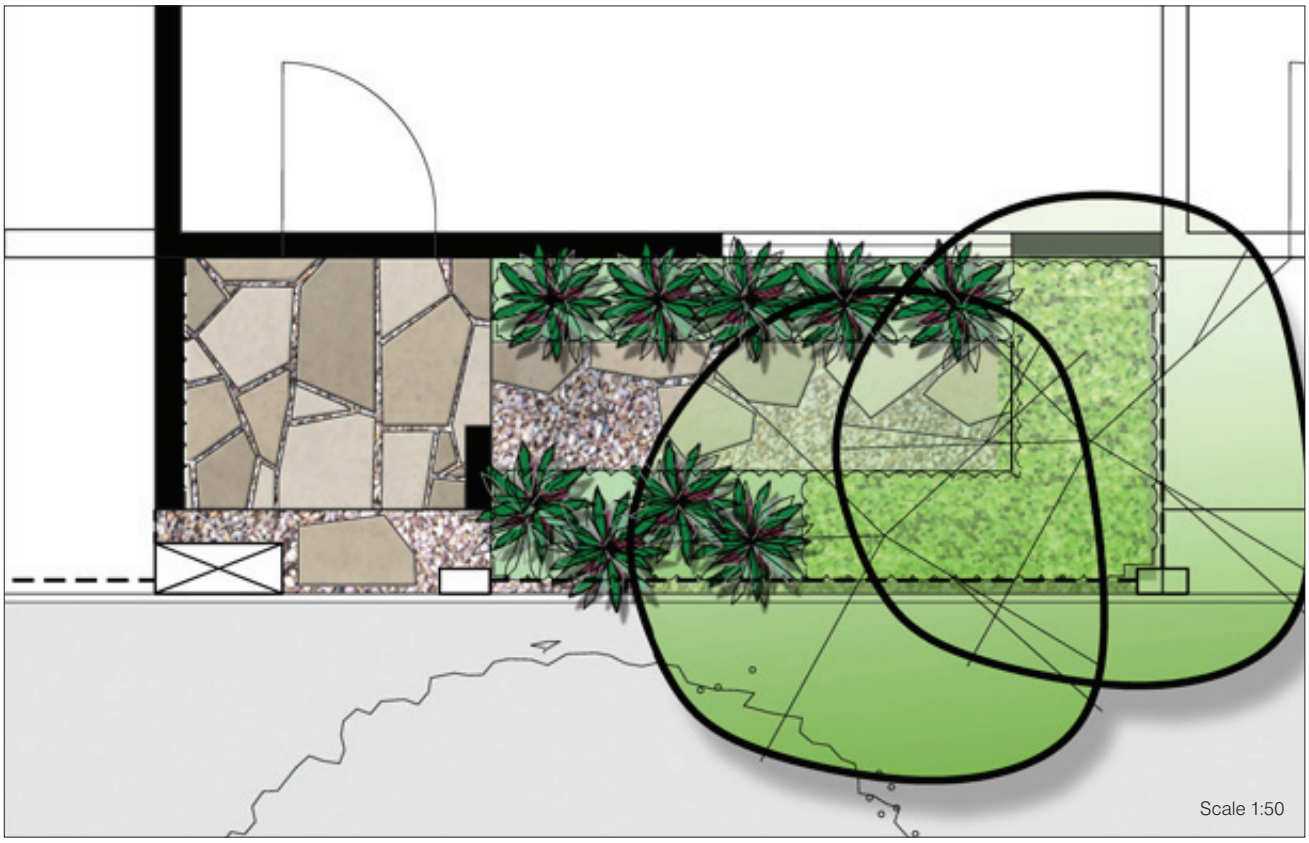
Mail Box Low wall (refer Fencing Controls)







TERRACE (REAR LOADED): RIVERWALK GARDEN



Street trees

Narrow Columnar trees as scheduled

Grassy & Strappy - leaved plants as scheduled

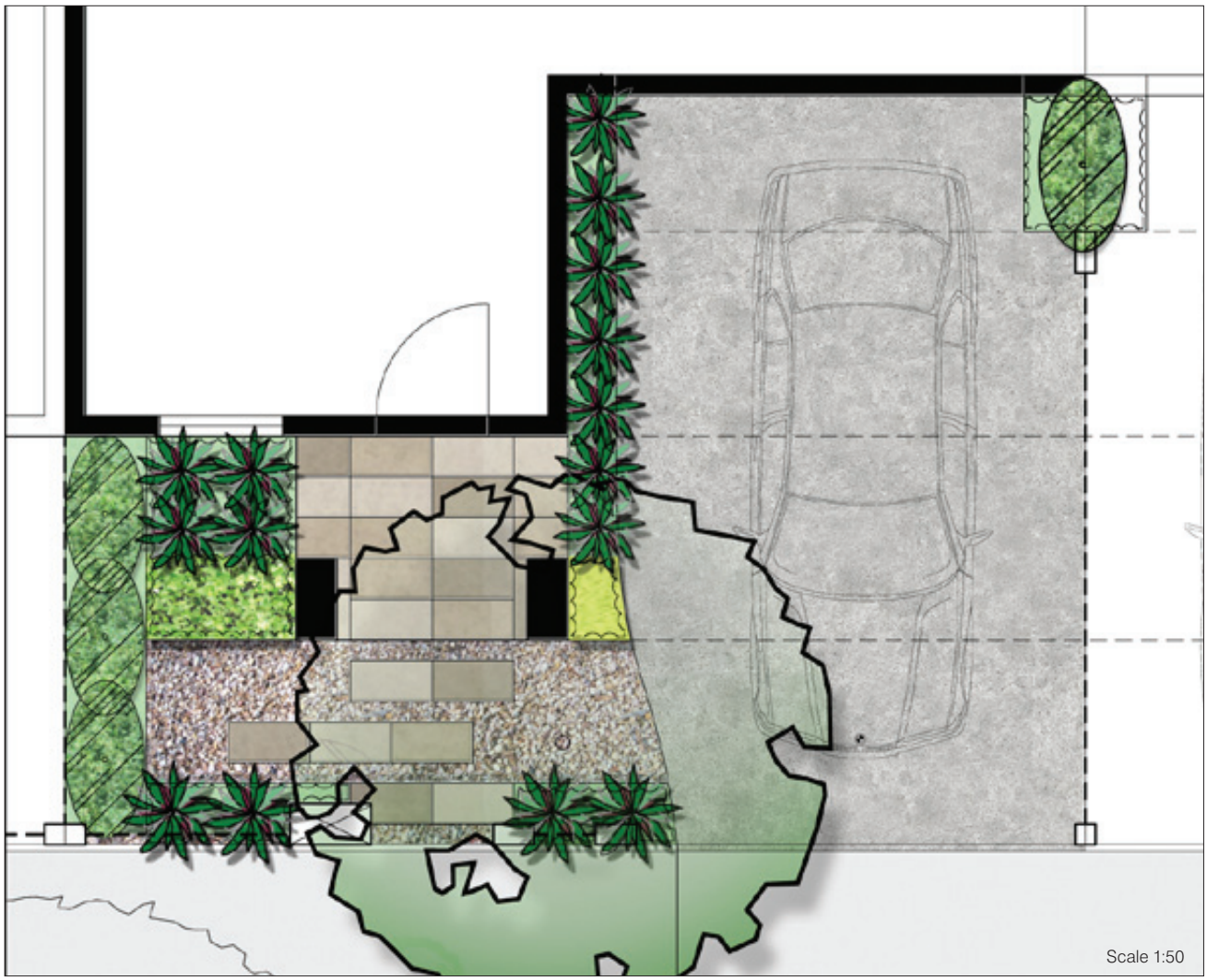
Low shrub/Groundcover as scheduled

River rocks/pebbles/gravel

Natural stone crazy paving

Mail Box Low wall (refer Fencing Controls)

TERRACE (FRONT LOADED): LINEAR GARDEN



Street trees

Canopy tree as scheduled

Grassy & Strappy - leaved plants as scheduled

Tall & narrow screening shrub as scheduled

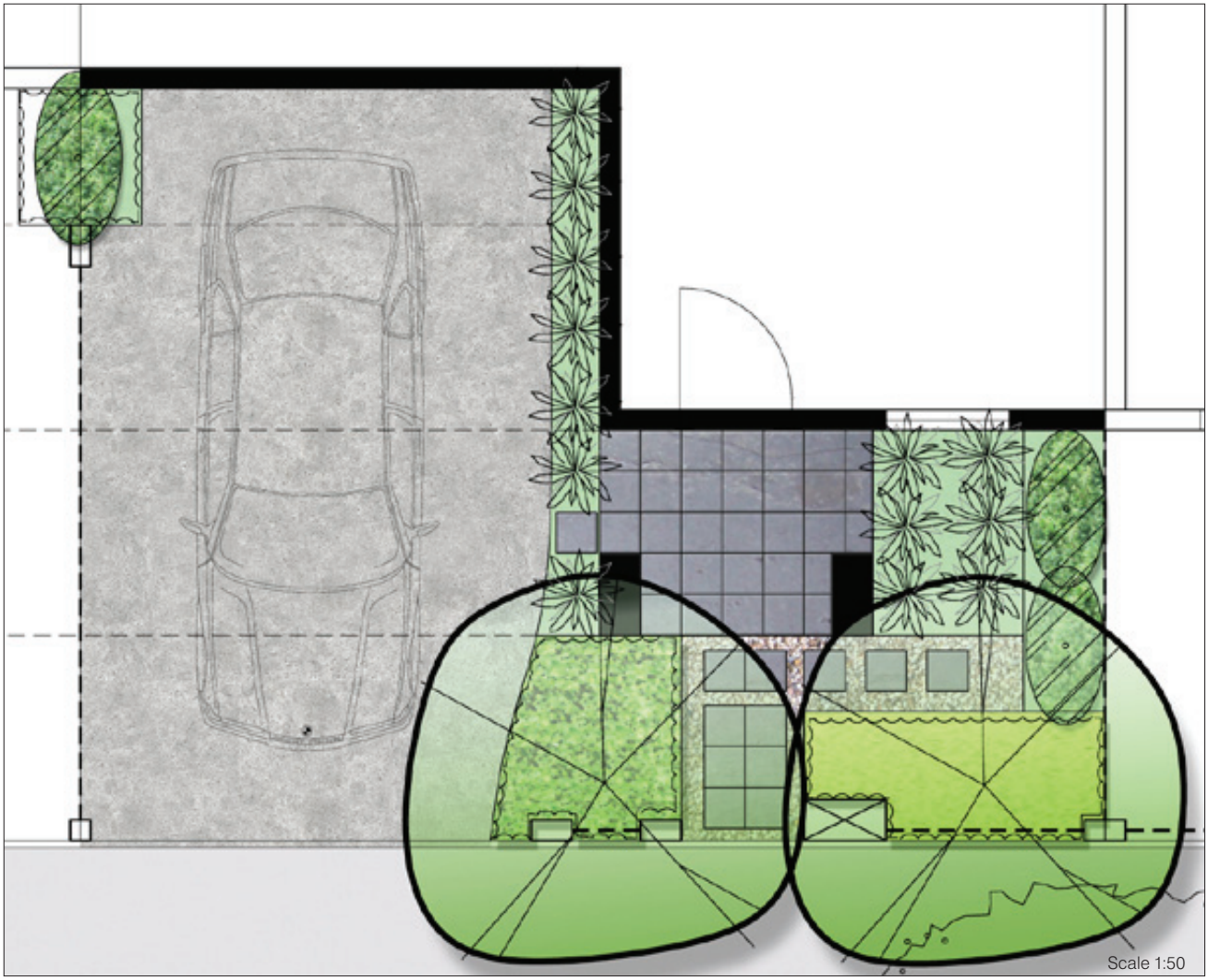
Low shrub/Groundcover as scheduled

River rocks/pebbles/gravel

Natural stone paving

Mail Box Low wall (refer Fencing Controls)

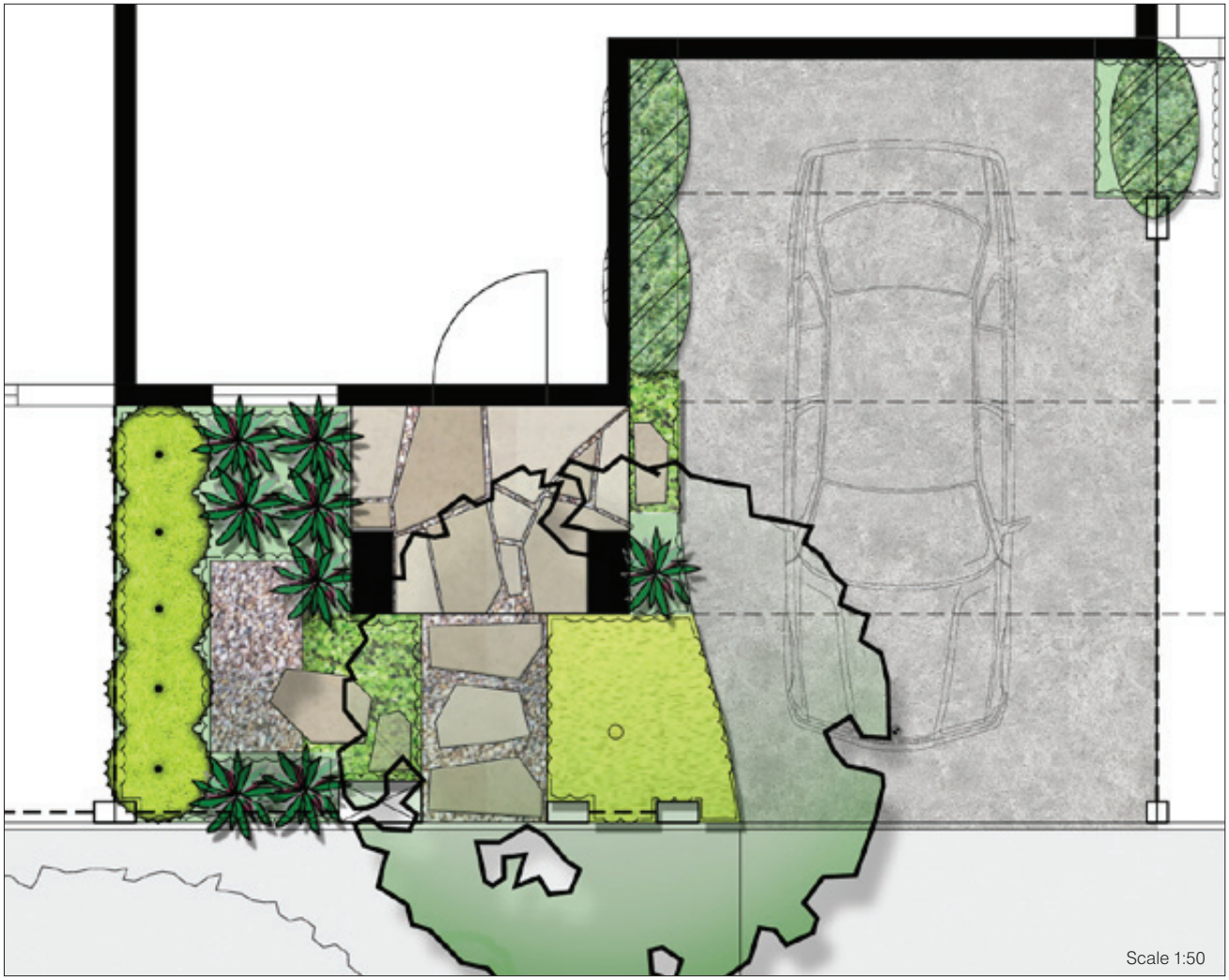
TERRACE (FRONT LOADED): MOSAIC GARDEN



- Street trees
- Narrow Columnar trees as scheduled
- Grassy & Strappy - leaved plants as scheduled
- Tall & narrow screening shrub as scheduled
- Low shrub/Groundcover as scheduled
- River rocks/pebbles/gravel
- Natural stone paving
- Mail Box Low wall (refer Fencing Controls)




TERRACE (FRONT LOADED): RIVERWALK GARDEN



Street trees

Canopy tree as scheduled

Medium shrub as scheduled

Grassy & Strappy - leaved plants as scheduled

Tall & narrow screening shrub as scheduled

Low shrub/Groundcover as scheduled

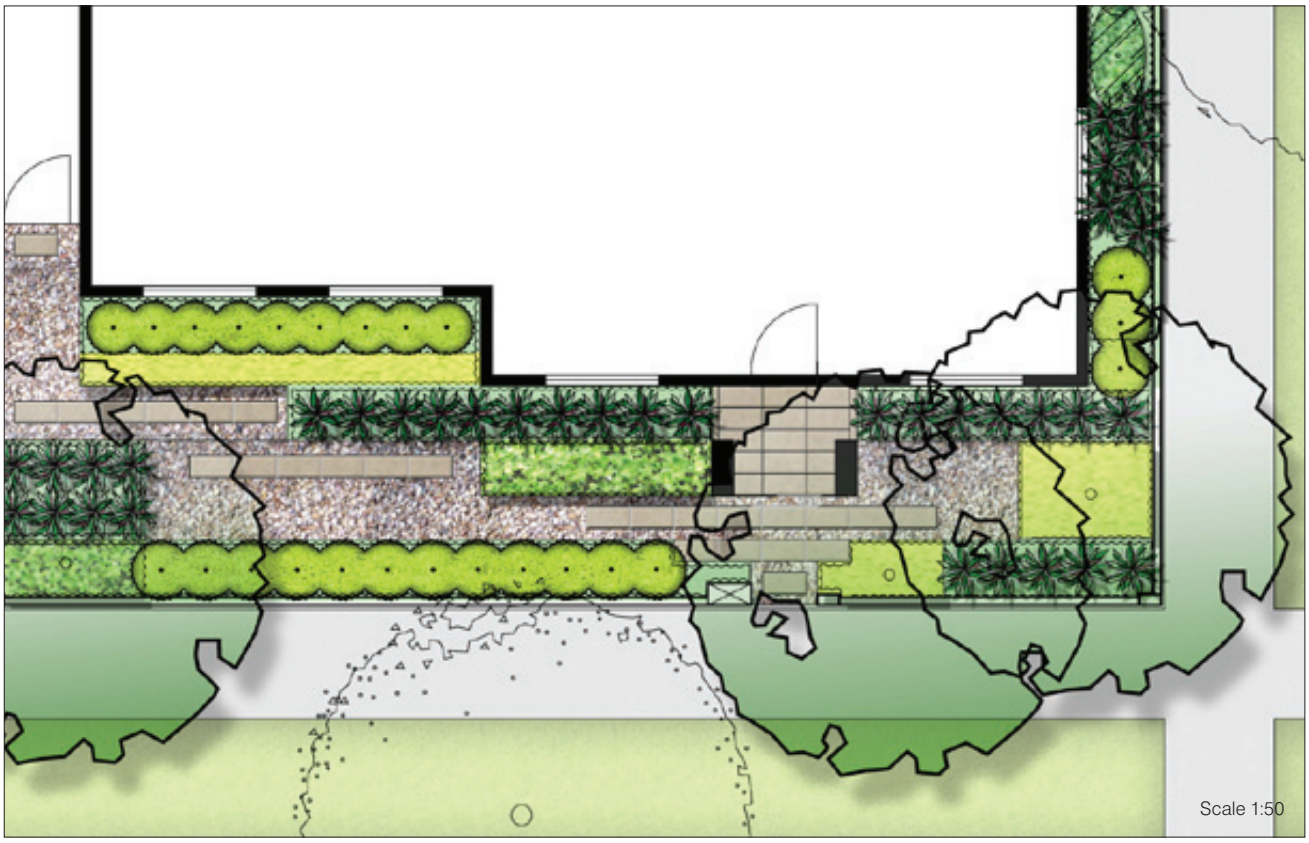
River rocks/pebbles/gravel

Natural stone crazy paving

Mail Box Low wall (refer Fencing Controls)




SIDE LOADED - (CORNER LOT): LINEAR GARDEN



Street trees

Canopy tree as scheduled

Medium shrub as scheduled

Grassy & Strappy - leaved plants as scheduled

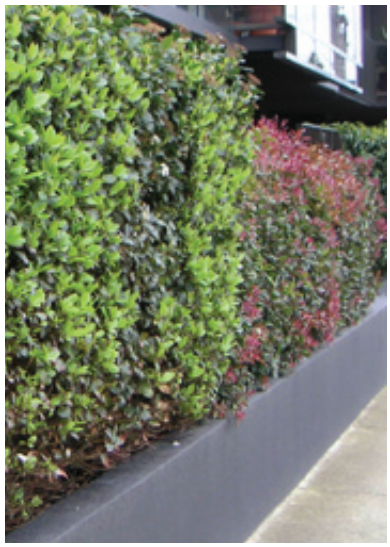
Tall & narrow screening shrub as scheduled

Low shrub/Groundcover as scheduled

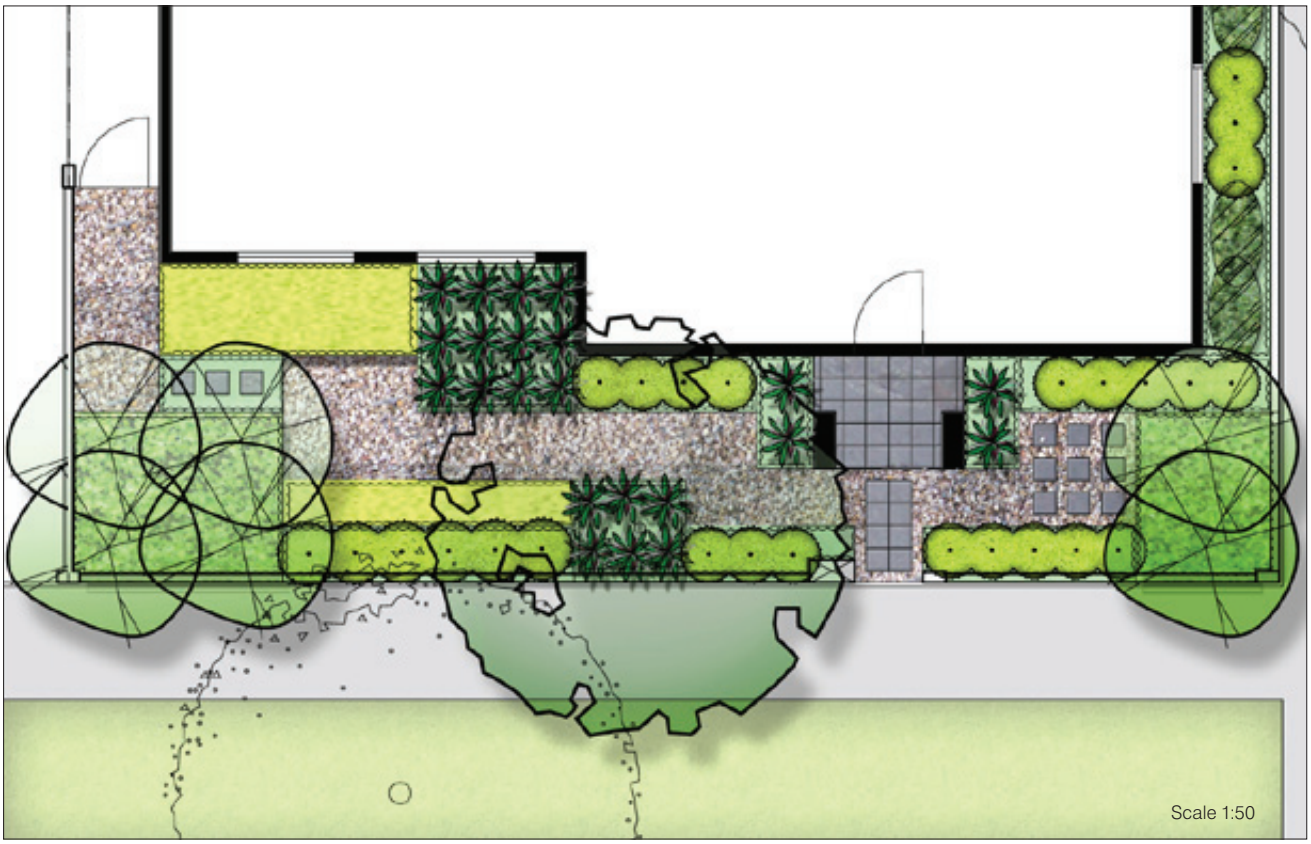
River rocks/pebbles/gravel

Pre-cast concrete paver/natural

Mail Box Low wall (refer Fencing Controls)


SIDE LOADED - (CORNER LOT): MOSAIC GARDEN



Street trees

Canopy tree as scheduled

Narrow Columnar trees as scheduled

Tall and Narrow screening shrub as scheduled

Medium shrub as scheduled

Grassy & Strappy - leaved plants as scheduled

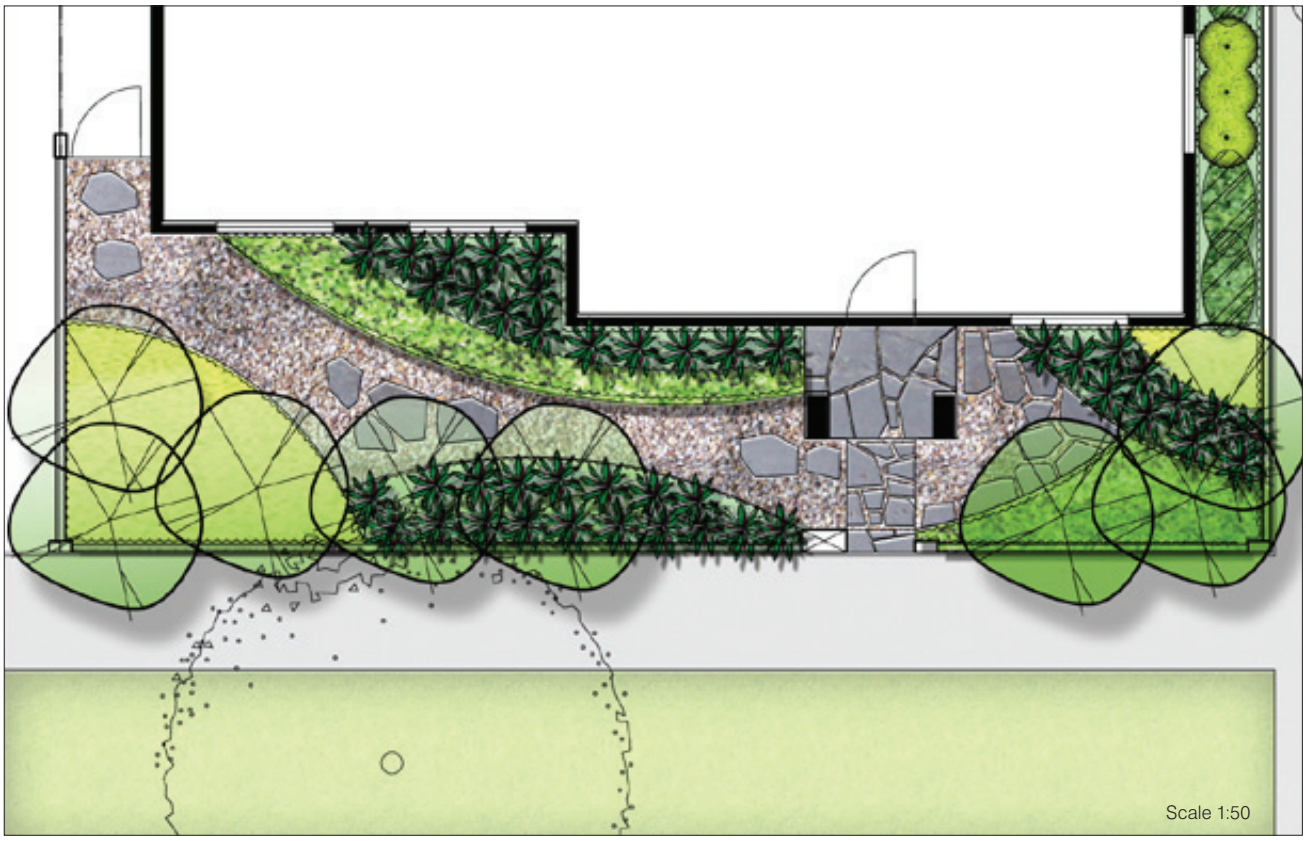
Low shrub/Groundcover as scheduled

Natural stone paving

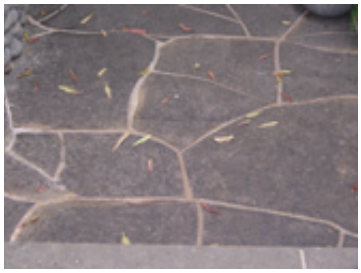
Pre-cast concrete paver/natural stone

Mail Box Low wall (refer Fencing Controls)

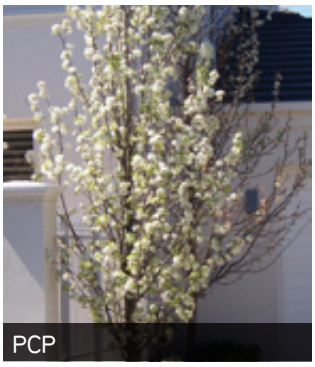
SIDE LOADED - (CORNER LOT): RIVERWALK GARDEN



- Street trees
- Medium shrub as scheduled
- Narrow Columnar trees as scheduled
- Tall & narrow screening shrub as scheduled
- Grassy & Strappy - leaved plants as scheduled
- Low shrub/Groundcover as scheduled
- River rocks / pebbles / gravel
- Natural stone crazy paving
- Mail Box Low wall (refer Fencing Controls)



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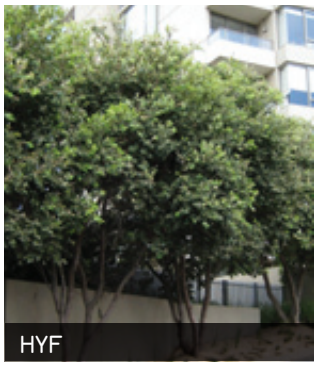
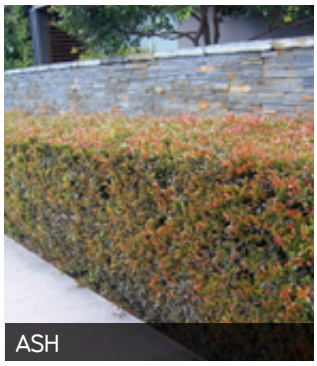

HYF


RPF


TTL


HYF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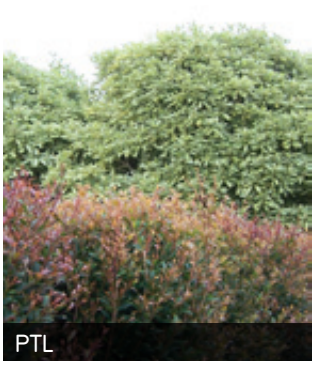
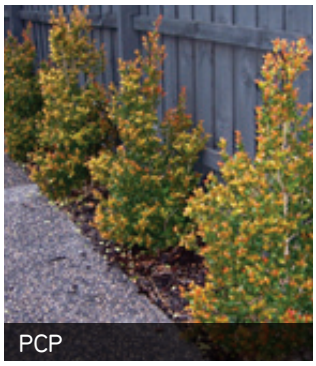

PTL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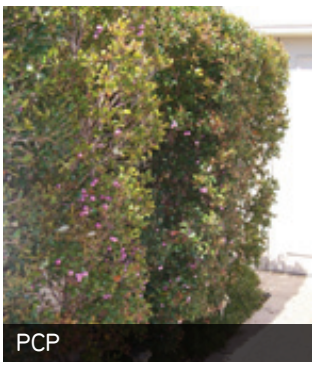
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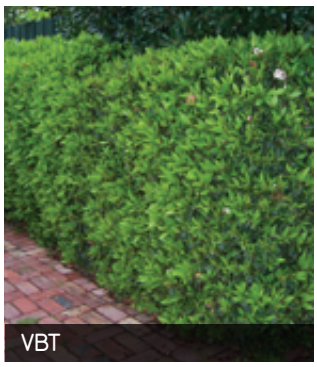
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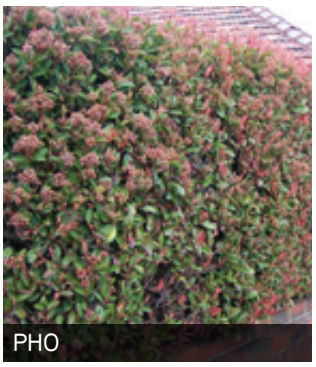
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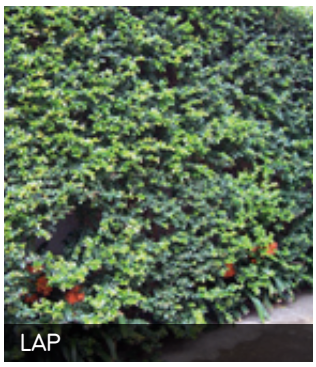
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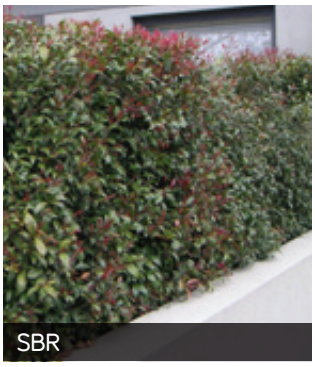
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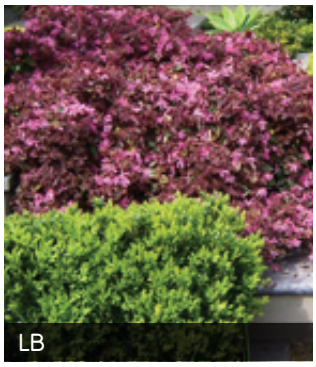
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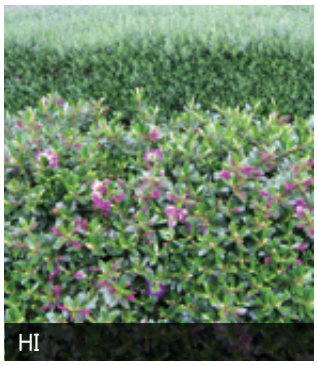

HI


ACL


NO

FRONT GARDENS PLANT LIST

Note: EX= exotic, A = Australian native, D = deciduous, E = evergreen,

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	SPACING	ORIGIN	D/E	SHADE
SMALL/MEDIUM CANOPY TREES (4-12M) INSTALLATION SIZE: 1.5-1.8M HIGH.							
BPF	Betula pendula 'Fastigiata'	Silver Birch	11 x 4	as shown	EX	D	
CF	Corymbia ficifolia	Red flowering Gum	5-8 x 4-8	as shown	A	E	
CS	Ceratonia siliqua	Carob Tree	5-7 x 5	as shown	EX	E	
CS	Cercis siliquastrum	Judas Tree	4-6 x 5-7	as shown	EX	D	
HYF	Hymenosporum flavum	Native frangipani	7-10 x 3-5	as shown	A	E	
LGI	Lagerstroemia indica 'Natchez'	Crepe Myrtle	8 x 6	as shown	EX	D	
MG	Magnolia grandiflora Kay Parris	Kay Parris' Magnolia	6-8 x 4-6	as shown	EX	D	
OE	Olea europaea	Common Olive	5-8 x 5-8	as shown	EX	E	
PYA	Pyrus calleryana 'aristocrat'	Aristocrat Pear	12 x 8	as shown	EX	D	
RPF	Robinia pseudoacacia 'Frisia'	Golden Robinia	6-10 x 5-8	as shown	EX	D	
SA	Syzygium australe	Brush Cherry	7-10 x 3-8	as shown	A	E	
TTL	Tristaniopsis laurina	Kanooka	7-12 x 5-8	as shown	A	E	
NARROW UPRIGHT TREES (5-12M) INSTALLATION SIZE: 1.5-1.8M HIGH.							
PBD	Pyrus betulaefolia 'Southwort' Dancer	Southworth Dancer Plum	7 x 4.5	as shown	EX	D	
ELR	Eleaocarpus reticulatus	Bleberry Ash	6-8 x 4-6	as shown	A	E	
MT	Malus tschonoskii	Tschonoskii Crab Apple	7 x 4	as shown	EX	D	
LN	Laurus nobilis	Bay Tree	6-10 x 3-5	as shown	EX	E	
OET	Olea europea 'Tolley's Upright'	Tolle's Upright Olive	7-9 x 3-6	as shown	EX	D	
PCO	Prunus cerasifera 'Oakville Crimson Spire'	Crimson Spire Cherry Plum	6 x 2	as shown	EX	D	
PCP	Pyrus calleryana 'Capital	Capital Pear	11 x 3.5	as shown	EX	D	
TALL & NARROW SCREENING SHRUBS/SMALL TREE (1.5-5M)							
ASM	Acmena smithii var 'Minor'	Minor Lilly Pilly	5 x 2	as shown	A	E	
ASS	Amena smithii 'Green Screen'	Green Screen Lilly Pilly	3-5 x 1-2	900 c/c	A	E	
ASH	Acmena smithii var. minor 'Hot Flush'	Lilly Pilly dwarf	3 x 2	900 c/c	A	E	
CS	Camelia sasanqua spp.	Sasanqua Camellia cultivars	3 X 1.5	900 c/c	EX	E	
CT	Choisya ternata	Mexican Orange Blossom	2.5 x 2	900 c/c	EX	E	
CP	Cordyline petiolaris	Broad-leaf Palm Llily	2 x 0.8-1.2	700 c/c	A	E	
YE	Yucca elephantipes	Spineless Yucca	1.5-2 - 1-1.5	700 c/c	EX	E	
LAP	Luma apiculata syn. Myrtus Luma	Myrtle	5-4 X 3	1200 c/c	EX	E	
MLG	Magnolia 'Little Gem'	Little Gem Magnolia	4 x 1.5	1000 c/c	EX	E	
MP	Murray paniculata	Orange jasmine	2.5 x 2.5	900 c/c	EX	E	
PTL	Pittosporum tenuifolium 'Lime Light'	Lime Light Kohuhu	1.5 X 2.5	1200 c/c	EX	E	
PHO	Photinia glabra 'Rubens'	Japanese Photinia	4.5 x 3.5	900 c/c	EX	E	
PHR	Photinia x fraseri 'Robusta'	Photinia Robusta	4.5 x 4.5	900 c/c	EX	E	
SBR	Syzygium 'BigRed'	Big Red Brush Cherry	4 x 2.5	900 c/c	A	E	
SYE	Syzygium paniculatum 'Elite'	Elite Brush Cherry	3-5 X 1.5	900 c/c	A	E	
VO	Viburnum odoratissimum 'Emerald Luster'	Sweet Viburnum	4 x 3	1000 c/c	EX	E	
VBT	Viburnum tinus	Laurustinus	1.5-3 x 1.5-2	900 c/c	EX	E	
MEDIUM SHRUBS (1-1.5M)							
ABG	Abelia grandiflora	Abelia	1.5x1.5	750 c/c	EX	E	
ACL	Acacia cognata 'Limelight'	Limelight Wattle	1 X 1	600 c/c	a	E	
BS	Buxus sempervirens 'Handsworthiensis'	Handsworthiensis English Box	1.5 x 1	500 c/c	EX	E	
CIS	Cistus ladaniferus	Rock Rose	1-1.5 x 1.5	750 c/c	EX	E	
CSS	Cistus 'Sunset'	Sunset Rock Rose	1 X 1	600 c/c		E	
EPW	Euphorbia characias ssp wulfenii	Milkweed	1.5 x 1.7	600 c/c	EX	E	
EMY	Eriostemon myoporoides	Long leaf wax flower	1.5-2 x 1.5-2	900 c/c	A	E	
HI	Hebe inspiration	Inspiration Hebe	0.5-1.2 x 1	750 c/c	EX	E	
HBU	Hebe buxifolia	Box leaf Hebe	1 X 1	400 c/c	EX	E	
LB	Loropetalum chinensis rubrum 'Blush'	Fringe Flower, Loropetalum	1.5 x 1.5	750 c/c	EX	E	
MCT	Metrosideros Collina Tahiti	Dwarf Metrosideros	1 X 1	600 c/c	EX	E	
ND	Nandina domestica	Japanese Sacred Bamboo	1.2 x 1.5 x 1	800 c/c	EX	E	
NOC	Nerium oleander 'Cherry Surprise'	Dwarf Oleander	1 - 1.5 x	600 c/c	EX	E	
ROS	Rosmarinus officinalis 'Blue Lagoon'	Rosemary	1.2 x 1.2m	600 c/c	EX	E	
SAB	Syzygium australe 'Blaze'	Blaze Lilly Pilly	1.5 x 1-1.25	600 c/c	A	E	
VBD	Viburnum davidii	David's viburnum	1.2x1.2m	750 c/c	EX	E	


PH


SR

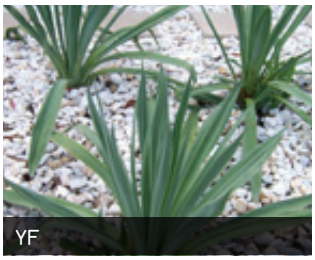

AMB


AEL


PH


ACS


LEV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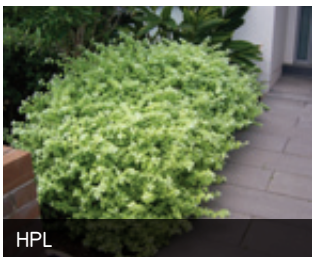
DNC


PH


BXS


LWL


HPL


BST & LMT


DNL


EK


ARA


CVM


IS


OJ


VLH


DRP


SER


OJ


OJ


OJN

FRONT GARDENS PLANT LIST

Note: EX= exotic, A = Australian native, D = deciduous, E = evergreen,

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	SPACING	ORIGIN	D/E	SHADE
GRASSES & STRAPPY-LEAFED PLANTS (>0.5M)							
ABP	Agapanthus 'Black Pantha'	Black Pantha African Lily	1 x 1	500 c/c	EX	E	
AMB	Arthropodium cirrhatum 'Matapouri Bay'	Renga Renga Lily	0.6 x 0.8	500 c/c	EX	E	
AEL	Aspidistra elatior	Cast Iron Plant	0.6-1 x 0.8-1.2	750 c/c	EX	E	
ACS	Astelia chathamica Silver Spear	Silver Spear Astelia	1.5 x 1.5	750 c/c	EX	E	
DNC	Dianella caerulea 'Cassa Blue'	Blue Flax Lily	0.5 x 0.4	400 c/c	A	E	
DCB	Dianella caerulea 'Breeze'	Breeze Flax Lilly	0.7 x 0.65	500 c/c	A	E	
DNU	Dianella prinina 'Utopia'	Utopia Flax Lily	0.5 x 0.5	400 c/c	A	E	
DIR	Dietes iridiodes	Fortnight Lily	0.6 x 0.4	400 c/c	EX	E	
CRS	Cordyline australis 'Red Star'	Red Palm Palm Lily	1.2 x 1	600 c/c	EX	E	
KL	Kniphofia linearifolia	Red Hot Poker	1-1.2 x 0.8	500 c/c	EX	E	
KC	Kniphofia citrina	Red Hot Poker	0.9 X 0.4	400 c/c	EX	E	
LEV	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	0.3-0.6 x 0.45	400 c/c	EX	E	
LN	Lomandra 'Nyalla'	Lomandra Nyala	0.6 x 0.5	400 c/c	A	E	
LMT	Lomandra 'Tanika'	Dwarf Lomandra	0.5-0.6 x 0.6	400 c/c	A	E	
OM	Orthorosanthus multiflorus	Morning Flag	0.5 x 0.4	400 c/c	A	E	
PH	Phormium species	New Zealand Flax	0.5-1.5 x 0.4-1	400-800c/c	EX	E	
SR	Strelitzia reginae	Bird of paradise	1.8 x 1	750 c/c	EX	E	
YF	Yucca fillamentosa	Adam's Needle	0.6 x 0.9	600 c/c	EX	E	
SMALL SHRUBS/GROUNDCOVERS (0.30 - 0.8M)							
ASI	Acmena smithii ' Hedgemaster'	Lilly Pilly dwarf	0.5 -1 X 0.6	400c/c	A	E	
ACG	Ajuga reptans 'Catlins Giant'	Catlins Giant Bugle	0.2 x spreading	400 c/c	EX	E	
ARA	Ajuga reptans 'Atropurpurea'	Purple Bugle	0.2 x spreading	400 c/c	EX	E	
BXS	Bergenia x schmidtii	Pigsqeak	0.3 x 0.6	400 c/c	EX	E	
BSB	Buxus sempervirens 'Blauer Heinth'	Blauer Heinth English Box	0.5 x 0.5	400c/c	EX	E	
CLX	Clivia x cyrtanthiflora	Kaffir Lily	0.5 X 0.7	400 c/c	EX	E	
CVM	Convolvulus mauritanicus	Ground Morning Glory	0.15-0.2 x 0.3	450 c/c	EX	E	
CDB	Correa 'Dusky Bells'	Dusky Bells Correa	0.7 X 1	500 c/c	A	E	
DNL	Dianella caerulea 'Little Jes'	Blue Flax Lily	0.3-0.4 x 0.3	300 c/c	A	E	
DHS	Dianella 'Silver Streak'	Silver Streak Flax Lily	0.4 x 0.4	400 c/c	A	E	
DTR	Dianella tasmanica 'Tasred'	Tasred Flax	0.4 x 0.4	400 c/c	A	E	
EK	Erigeron karviscianus	Seaside Daisy	0.5 x 1	400 c/c	EX	E	
EPC	Euphorbia Craigieburn	Milkweed	0.6 X 0.7	500 c/c	EX	E	
HWM	Hebe 'Wiri Mist'	Wiri Mist Hebe	0.45 X 1	600 c/c	EX	E	
HPL	Helichrysum petiolare 'Limelight'	Icicles Licorice Plant	0.4 x 0.1	600 c/c	A	E	
IS	Iberis sempervirens	Candytuft	0.3 x 0.45	300 c/c	EX	E	
JNC	Juniperus conferta	Shore Juniper	0.6 x 1	500 c/c	EX	E	
LVH	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	0.45 X 0.45	400 c/c	EX	E	
LWL	Lavandula 'Winter Lace'	Winter Lace Lavender	0.7 X 0.7	500 c/c	EX	E	
LLP	Lomandra confertifolia 'Little Pal'	Little Pal Lomandra	0.5 -0.6 x 0.65	400 c/c	A	E	
LLC	Lomandra contertifolia 'Little Con'	Little Con Lomandra	0.3 x 0.3	300c/c	A	E	
MYP	Myoporum parvifolium 'Purpureum'	Creeping Boobialla	0.2 x 0.8	600 c/c	A	E	
PTW	Pittosporum tobira 'Wheelers Dwarf'	Wheeler's Dwarf Pittosporum	0. 6 x 0.6	500 c/c	EX	E	
PGB	Pittosporum tenuifolium 'Golf ball'	Golf -ball Dwarf Pittosporum	0.5 x 0.5	400 c/c	EX	E	
RML	Rosmarinus lavandulaceus	Prostrate Rosemary	0.3 x 0.6	400 c/c	EX	E	
RHP	Ruscus hypoglosum	Box Holly	0.5 x 0.6	500 c/c	EX	E	
SER	Senecio repens	Blue Chalksticks	0.3 x 0.6	400 c/c	EX	E	
TRA	Trachelospermum jasminoides	Chinese Star Jasmine	0.4 x spreading	500 c/c	EX	E	
GROUNDCOVERS FOR STEPPING STONES							
DRP	Dichondra reptans	Kidney Grass	0.15 x 0.5	400 c/c	A	E	
OJN	Ophiopogon japonicus 'Nigra'	Mondo Grass	0.2-0.3 x 0.3	300 c/c	EX	E	
OJ	Ophiopogon japonicus	Black Mondo Grass	0.2 x 0.2	300 c/c	EX	E	
VLH	Viola hederacea	Native Violet	0.15 x 0.5	300 c/c	A	E	

PLACES VICTORIA DESIGN REVIEW PANEL
STAGES 2-4

Preliminary & Final Design/Siting Assessment Checklist

Builder	Lot No.	Street	Stage	Estate

2.0 BUILDING ENVELOPES & BUILDER ENCROACHMENTS (Pg 14, 15)	
- Achieve minimum setbacks to dwelling from all boundaries (refer to relevant Building Enevlope Plan)	☐
- Maximum 1.5m encroachment permitted into front setback for Porch (incl eave)	☐
- Maximum 6.5m height allowance permitted for porch encroachment	☐
- Maximum 3.6m wall height permitted on boundary	☐
3.0 SITE COVERAGE (Pg 17)	
- Maximum 70% for front loaded dwellings	☐
- Maximum 75% for side or rear loaded dwellings	☐
4.0 PASSIVE SOLAR DESIGN AND SUN SHADING (Pg 18,19)	
(4.1) Passive Solar Design – Secluded Private Open Space (SPOS) **South, East or West Facing Lots Only**	
- SPOS must be located to North / East or West of an internal living area	☐
- Have direct access from internal living area	☐
- Achieve 4.0m minimum dimension	☐
- Achieve minimum area of 25m2	☐
(SPOS may be covered by alfresco where North Facing Habitable Room Window Objective below is achieved) **North Facing Lots Only**	
- SPOS must be located to East or West of an internal living area	☐
- Have direct access from an East or West facing internal living area	☐
- Achieve 4.0m minimum dimension	☐
- Achieve minimum area of 25m2	☐
(SPOS may be covered by alfresco or be located to the south of the principal living area where an alternate internal habitable room window achieves direct North orientation (ie. Front of dwelling) **North Facing Habitable Room Window Objective** **(South, East or West Facing Lots Only)**	
12.5m Lots or Less	☐
- Achieve min 1200mm offset from North boundary	☐
- Achieve min glazing area of 3.6m2	☐
- May not be covered by greater than 1.0m deep solid roofing	☐
(Windows covered by alfresco may not be calculated in min 3.6m2 glazing area) **14m Lots or Greater**	
- Achieve min 1200mm offset from North boundary	☐
- Achieve min glazing area of 5.5m2	☐
- May not be covered by greater than 1.0m deep solid roofing	☐
(4.2) Sun Shading / Window Treatment Objective **North Facing Habitable Room Windows**	
- Provide 450mm eave where window achieves greater than 1500mm offset from boundary	☐
- Two storey dwellings only require eave to upper floor	☐
East / West Habitable Room Windows	
- Apply double glazing where window achieves greater than 1500mm offset from boundary	☐

5.0 FAÇADE DESIGN (Pg 20-21)	
- Contemporary style	☐
- Must not be continuously straight for more than 6.5m (horizontally)	☐
- Eave to full façade including garage - (excludes parapet areas) - (excludes garage where dwelling is two storey)	☐
- Parapets and eaves (where used on facades) are to be returned 1500mm to side elevations	☐
- Portico to achieve minimum dimension of 1.5m and overall area of 3m2	☐
- Sufficiently address corner by extension of main façade to 6.5m to secondary elevation (Corner Lots)	☐
6.0 ROOF FORM (Pg 22)	
- Achieve 20 – 30 degree pitch for Pitched, Gabled or Hipped Roofs	☐
- Achieve 10 – 30 degree pitch for Skillion Roofs	☐
7.0 GARAGES and DRIVEWAYS (Pg 23 – 25)	
(7.1) Garages	
- Garage to achieve minimum 5.5m setback from front boundary	☐
- Garage to achieve minimum 1.0m setback behind dwelling (Porch included)	☐
- Garage may be sited at 0mm - at least 1.0mm setback	☐
- Side Entry Garage to achieve minimum 2.0m setback from side street boundary (corner lots only)	☐
- 10.5m or less lot width limited to Single Car Garage	☐
- Garage doors must be paneled	☐
- Garages to achieve minimum internal dimensions as follows: - Double (5.5m (w) x 6.0m (d)) - Single (3.5m (w) x 6.0m (d))	☐
(7.2) Driveways	
- Must not be constructed wider than the crossover at entry	☐
- Achieve 450mm landscape strip between driveway and side boundary	☐
8.0 EXTERNAL MATERIALS, FINISHES AND COLOUR PALETTE (Pg 26 – 29)	
Facades	
- Achieve three different materials / colours (primary, secondary and highlight)	☐
- Primary material and colour – largest quantity applied to façade around 60%	☐
- Secondary material and colour – bold material / colour applied to ground level of facade around 30%	☐
- Highlight material and colour – smallest quantity applied to façade around 10%	☐
- Materials must return 1.5m to side elevations	☐
- Roof tiles or Metal Sheeting roofing permitted	☐
Driveways	☐
- Driveway finish to be provided as Matt finish using Exposed Aggregate, Colour-through Concrete, Slate or Natural Stone Pavers	☐
- Driveway colour must compliment primary façade colour	☐
Rainwater Tanks	☐
- Must be hidden from public view	☐
- Coloured to match dwelling	☐
• Refer to External Colour Palette (pg 28, 29) for further clarification and definitions	☐
9.0 SERVICE EQUIPMENT, SHEDS, BINS, SIGNS AND LETTERBOXES (Pg 30)	
The following structures must be hidden from public view (where possible) - Sattelite Dishes & Antennas - Heating and Cooling units - Solar Hot Water Systems - Garden Sheds	☐

10. FIBRE TO THE HOME (FTTH) (Pg 30)	
Preliminary assessment notes below to be used as guide for conventional lots only, refer to the FTTH Builder Procedures document for full specifications and requirements Final applications for Developers Approval should be supported with Slab Engineering Drawings and Signed FTTH Side Deed, refer to FTTH Procedures document for full requirements Refer to FTTH procedure document for Conventional lots with Detached Garages and Terrace Lots	☐
Conventional Lots with Attached Garage (Only)	
Site Plan - Street name to be shown fronting lot - Neighboring lot number detail to be shown - Right Hand Side Garage NTDE FTTH Cabinet to be shown and labeled at garage (internal side of external wall @ 1000m, offset from garage opening) - Left Hand Side Garage NTDE FTTH Cabinet to be shown and labeled at garage (internal side of external wall @ 1400m, offset from garage opening) - Fibre lead-in to be shown from FTTH Cabinet to street front (straight line – No Bends) - FTTH notes to be shown from FTTH procedure document	☐
Floor Plan - NTDE FTTH Cabinet to be shown and labeled at garage (internal side of external wall) - Ensure min 500mm clearance from meterbox (where applicable) - FTTH notes to be shown from FTTH procedure document	☐
Electrical Plan - NTDE FTTH Cabinet to be shown and labeled at garage (internal side of external wall) - FTTH points to be noted and labeled to minimum requirements: - 2x Cat6 points to nominated main living area - 2x Cat6 points to 3 bedrooms - 2x Cat6 points to Kitchen / Meals *(Additional points may be shown to separate rooms, however minimum configuration above cannot be changed)* - Ensure GPO's are provided directly adjacent to all FTTH points - FTTH notes to be shown from FTTH procedure document	☐
Slab Setout Plan - NTDE FTTH Cabinet to be shown and labeled at garage (internal side of external wall) - Provide centerline measurement to FTTH Cabinet from front of slab - FTTH notes to be shown from FTTH procedure document - Provide diagram of slab penetration view	☐
11. ENERGY, WATER & MATERIALS EFFICIENCY (Pg 31-32)	
(11.1) Energy Rating	
- Minimum 6.0 star energy rating achieved	☐
(11.2) Energy Metering	
- Provide energy metering device	☐
(11.3) Heating and Cooling	
- Achieve minimum 5 star rating for ducted heating units (refer Section 11.3 for alternate heating options)	☐
- Provide minimum R1.5 duct insulation for ducted heating units	☐
- Cooling appliances to achieve minimum energy ratings (refer Section 11.3 for specifications)	☐
All homes must install a Rainwater Tank:	☐
- the rainwater tank must be connected to the clothes washing machine (cold water tap)	☐
- the rainwater tank must be connected to a minimum of 50% of the roof area (excluding the garage)	☐
(11.4) Lighting	
- Use of LED or Fluroscent Lighting is recommended	☐
(11.5) Water Efficiency	
- Water Fittings and Fixtures to achieve minimum standards - Toilets – 4 Star - Shower Heads – 3 Star - Internal Taps – 5 Star	☐
(11.6) Recycled Water	
- Dwelling must connect to Class A recycled water main by way of: - External tappings to front and rear of dwelling - Toilets	☐