

RIVERWALK DESIGN STANDARDS

Stage 1





RIVERWALK OFFERS THE BEST OF BOTH WORLDS; A WONDERFUL COMMUNITY IN A BEAUTIFUL AREA.

And while the location of Riverwalk, and the surrounding wetlands and parklands, is certainly part of the community's appeal, a great deal of its character can be found in thoughtfully landscaped streetscapes and gardens, and in the design of the homes.

To ensure Riverwalk is an engaging, attractive community, VicUrban 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 builds.

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.

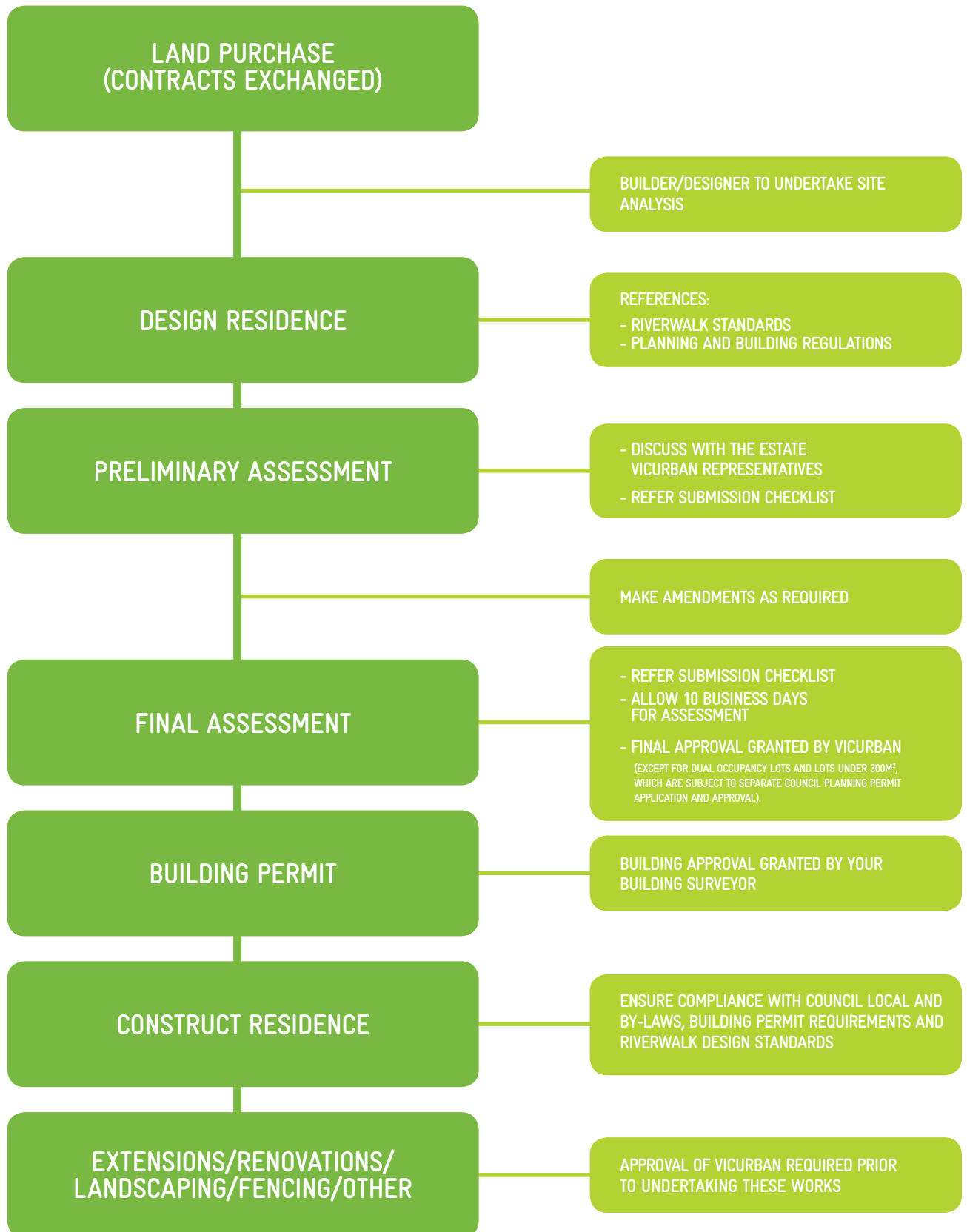
The goal of the preliminary assessment is to provide an indication as to whether your design is likely to comply with the Standards, and if need be, share advice on changes that should be made to ensure your new home does meet the Design Standards. Once your design successfully completes the preliminary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









ASSESSMENT APPLICATION 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)**
- **Floor Plan (A3, 1:100 scale)**
- **Front, Sides and Rear Elevations (A3, 1:100 scale)**

FINAL 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 house
5. Site Coverage Calculations:
 - a. Ground Floor
 - b. First Floor (if applicable)
 - c. Garage
 - d. Porch
 - e. Impervious Surface
6. Dimensions of setbacks from house 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

- 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. Location of telecommunications cabinet and type of wall plane connectors

- 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 houses 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

- Prior to construction commencing, all land owners must:

1. Submit evidence that an Asset Protection Permit has been obtained; and
2. Erect a temporary fence around the perimeter of the lot, providing only one vehicle entry/access point.

- VicUrban reserves the right to apply, vary or waive the Design Standards or any aspect of the Design Standards at its absolute discretion.

- If any damage is caused to the public realm (including footpaths, kerbs, nature strips and planting) during the construction of your house and landscape, the lot owner will be liable for the full cost of the rectification.

- Any rectification works **must** be carried out by a contractor approved by VicUrban. VicUrban reserves the right to carry out the works itself and invoice the lot owner for the cost of the works.

- 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 VicUrban.

- The Design Standards will apply to the lot / house until such time as removed by VicUrban.

RESCODE

ResCode is the Victorian residential design code and applies to all land zoned for residential use in Victoria. Land owners should make themselves familiar with ResCode as contained within clauses 54 and 55 of the Wyndham Planning Scheme. ResCode should be read in conjunction with these Riverwalk Design Standards as ResCode will apply on issues where these Riverwalk Design Standards are silent.

DESIGN STANDARDS

1. Housing Density
2. Building Envelopes
3. Site Coverage
4. Passive Solar Design
5. Garages
6. Driveways
7. Facade Design
8. Sun Shading
9. Material and Colour Palette
10. Roof Form
11. Encroachments
12. Service Equipment, Sheds, Bins & Signs
13. Letter-boxes
14. Energy Rating
15. Fibre to the Home
16. Heating and Cooling
17. Lighting
18. Energy Metering
19. Water Consumption Efficiency
20. Recycled Water
21. Fences



1. HOUSING DENSITY

The number of houses per lot.

Objective

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

Standard

1. One house must be constructed per lot.

NOTE:

- Exemptions applicable for dual occupancy lots and lots under 300m², which are subject to separate Council planning permit application and approval.

2. BUILDING ENVELOPES

The three-dimensional volume that a building must not exceed.

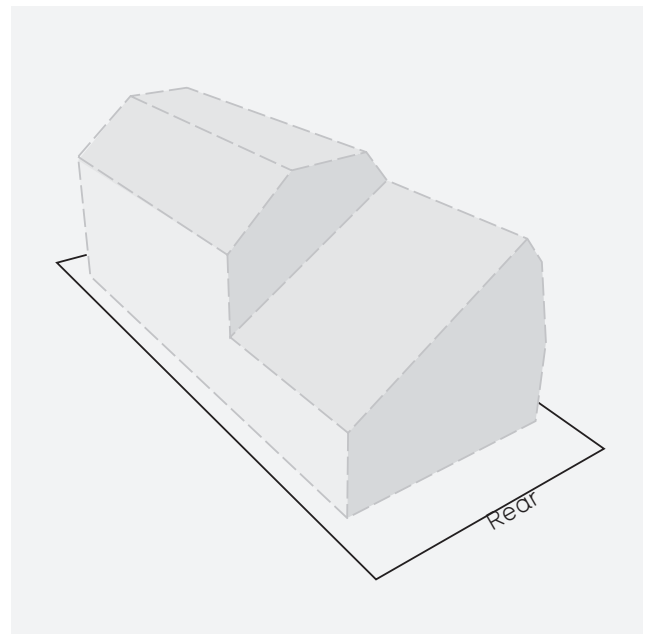
Objectives

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

Standard

1. Houses must sit within the vertical and horizontal area as detailed in the relevant Building Envelope Plan.

Standard 1 - Front Loaded Housing



NOTES:

- A Building Envelope Plan consists of plans and profile diagrams that illustrate the mandatory setbacks from front, sides and rear boundaries at ground and first floor.
- All building envelopes have been sized and located to ensure the optimal developable area is available to construct a house.
- Each building envelope considers the lot specific characteristics, the nature of adjoining lots and the streetscape.
- A Building Envelope Plan is a legal document and is a restriction on the Certificate of Title.

3. SITE COVERAGE

The percentage of a site that is covered by buildings or other Impervious Materials.

Objectives

- To ensure houses do not crowd one another by covering an excessive area of the lot.
- To ensure a portion of the site remains pervious.

Standards

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

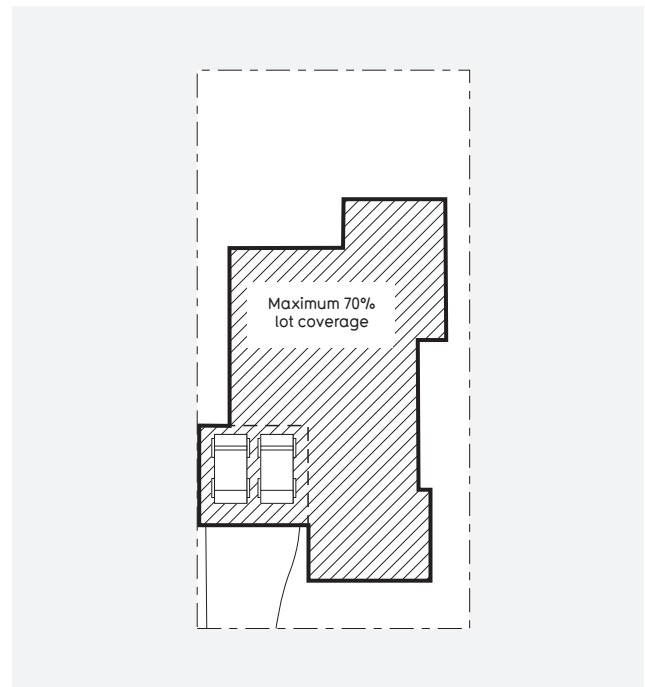
DEFINITION:

Impervious Materials

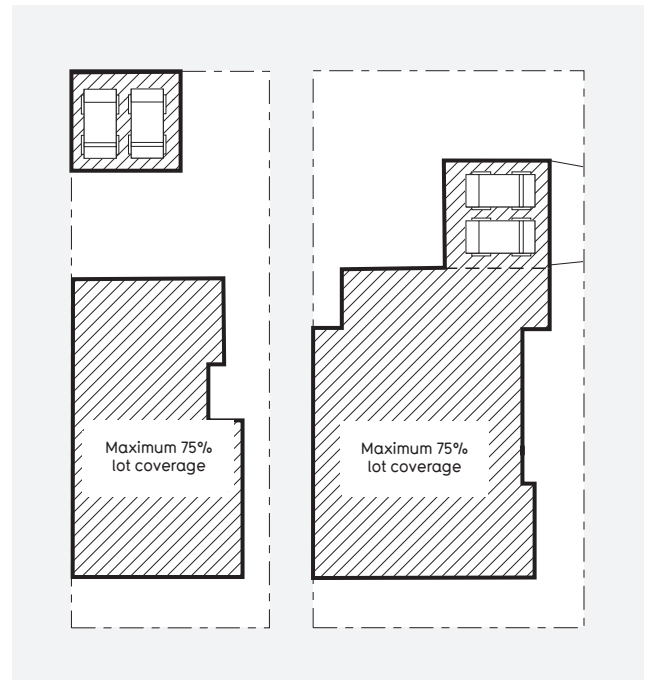
A material resistant to penetration by water.

- The area covered by the house and garage / carport;
- The area covered by ancillary structures such as garden sheds, workshops etc;
- Concrete, pavers and tiles.

Standard 1 - Front Loaded Housing



Standard 2 - Rear & Side Loaded Housing



4. PASSIVE SOLAR DESIGN

Useable external space of a minimum area and dimension which directly connects with, and allows sunlight to penetrate, the Principal Living Space.

Objectives

- To ensure Secluded Private Open Space is an appropriate size.
- To functionally 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 house.
- To provide north light and winter sun into the Principal Living Spaces.

Standards

1. Secluded Private Open Space must:
 - a. have direct access to the Principal Living Spaces;
 - b. have a minimum area of 25m²; and
 - c. not be located south of the Principal Living Space.
2. Secluded Private Open Space must have a minimum dimension of:
 - a. 4m for lots with frontages less than 14m; and
 - b. 5m for lots with frontages greater than / equal to 14m.
3. Secluded Private Open Space must not be roofed. If a shading device is desired, the following must be achieved:
 - a. 450mm or greater pergola with angled louvers; or
 - b. 450mm -1000mm wide eave.
4. Principal Living Space must:
 - a. have glazed north facing windows with a minimum area of 6.4m²; and
 - b. have a minimum of 2m between the north facing windows and adjoining lot when north facing windows are not adjacent to the Secluded Private Open Space.

DEFINITIONS:

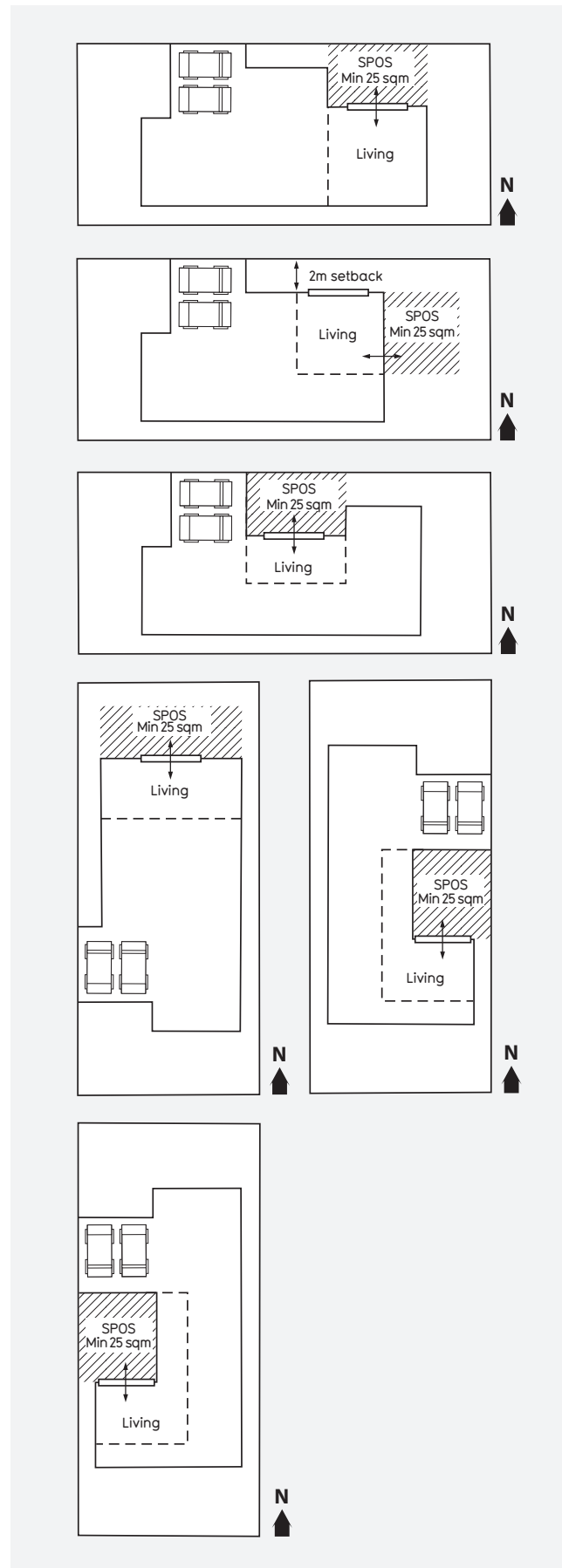
Secluded Private Open Space

Useable external space of a minimum area and dimension which directly connects with, and allows sunlight to penetrate, the Principal Living Space.

Principal Living Space

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

Standard 1 - Secluded Private Open Space



5. GARAGES

Covered structure used to accommodate one or more vehicles.

Objectives

- To ensure garages do not dominate the house or the streetscape.
- To ensure the garage is an integral component of the house design.
- To ensure the garage provides an appropriate level of access.
- To provide suitable parking for two or more vehicles. In most cases, one within the garage and one on the driveway.

Standards

Garage design must be an integral component of the house and roof form.

Front Loaded Lot Garages

1. Garages with openings perpendicular to the street are not permitted.
2. Front loaded lot garages must:
 - a. have a zero lot line to the side setback OR at least 1m setback from the side boundary.
 - b. have capacity to accommodate at least one car; and
 - c. be setback a minimum of 5.5m from the front boundary.
4. Lots with less than / equal to a 10.5m frontage are limited to a single car garage width.
5. Front Loaded Lot Garages must be setback 1m or greater from the front building line, unless paragraph 7 below applies.
6. Front loaded lot garages must be less than half the width of the lot or a maximum of 6m wide.
7. Garages *may* be constructed flush with the front building line, provided that verandahs, eaves, balconies or similar structures are forward of the front building line providing the lot is greater than or equal to 13m in width.

Rear Loaded Lot Garages

1. Garages with openings perpendicular to the street are not permitted.
2. Rear loaded lot garages must:
 - a. have a zero setback OR a 1m setback (Please see note below)
 - b. have capacity to accommodate two cars; and

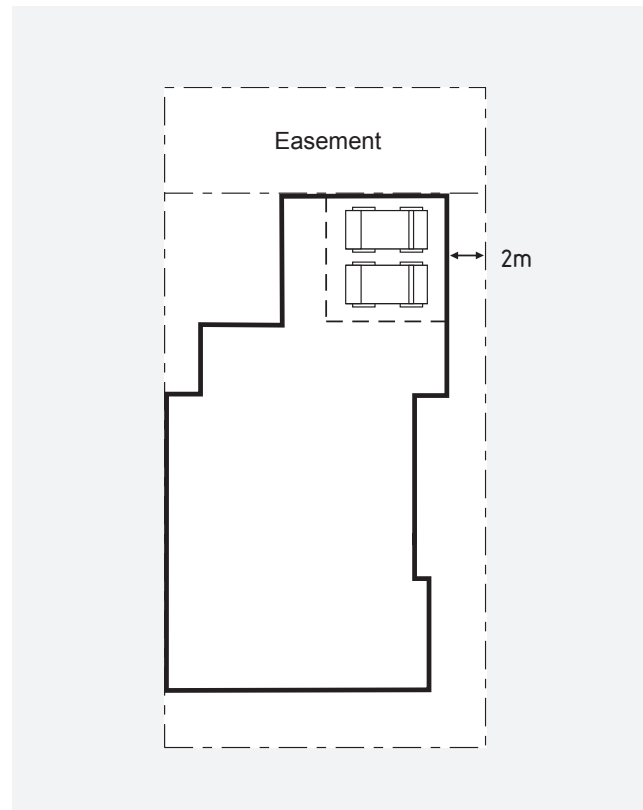
Side Loaded Lot Garages

1. Side loaded lot garages must:
 - a. be setback a minimum of 2m from the side boundary;
 - b. have a zero lot line, unless there is a rear boundary easement; and
 - c. provide a double garage.

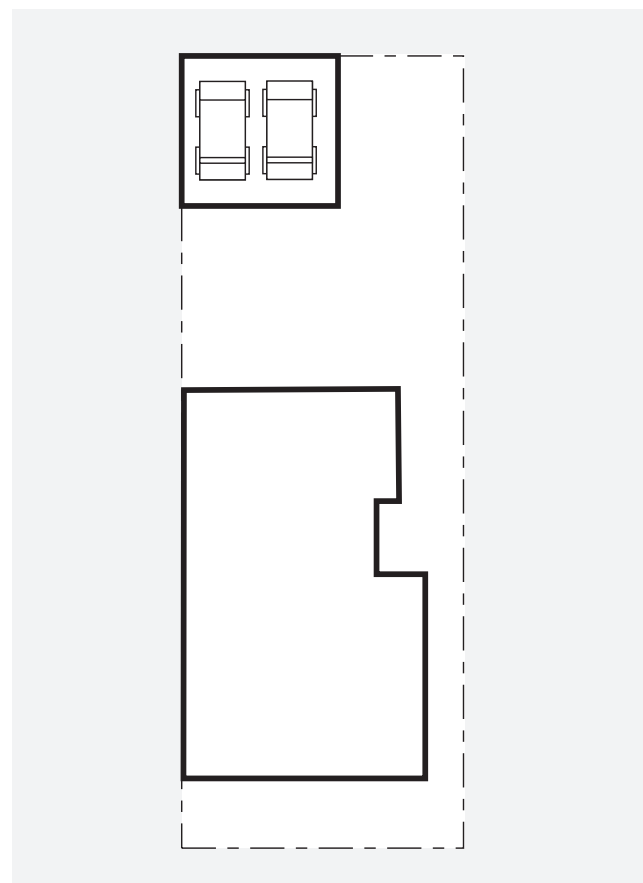
NOTE:

- For the purposes of these standards, the term garage also refers to carports.
- Please refer to the relevant Building Envelope Plan to determine which rear loaded lot garage setback applies to a particular lot.

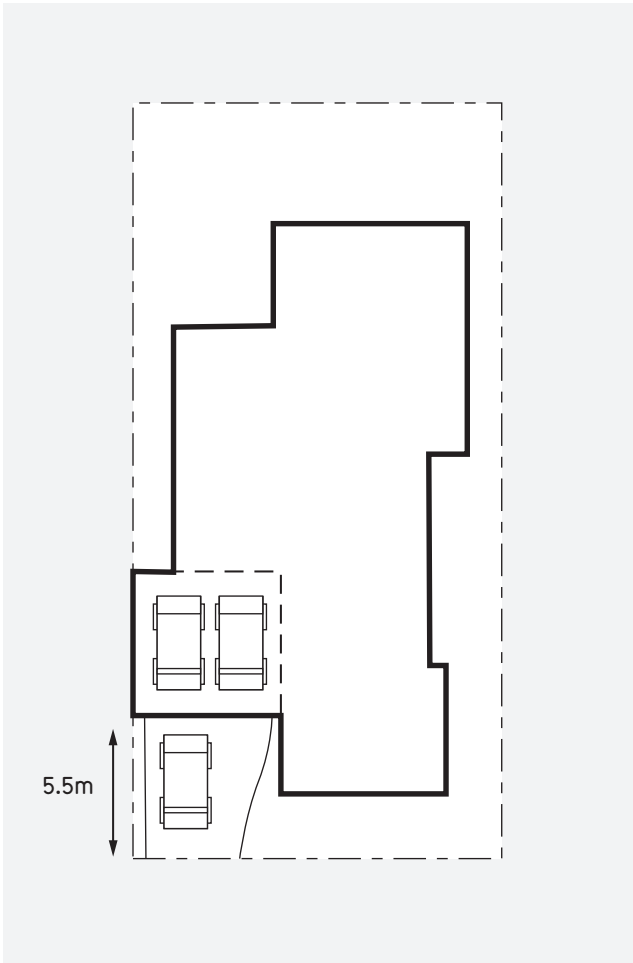
Standard 1 - Side loaded lot garages



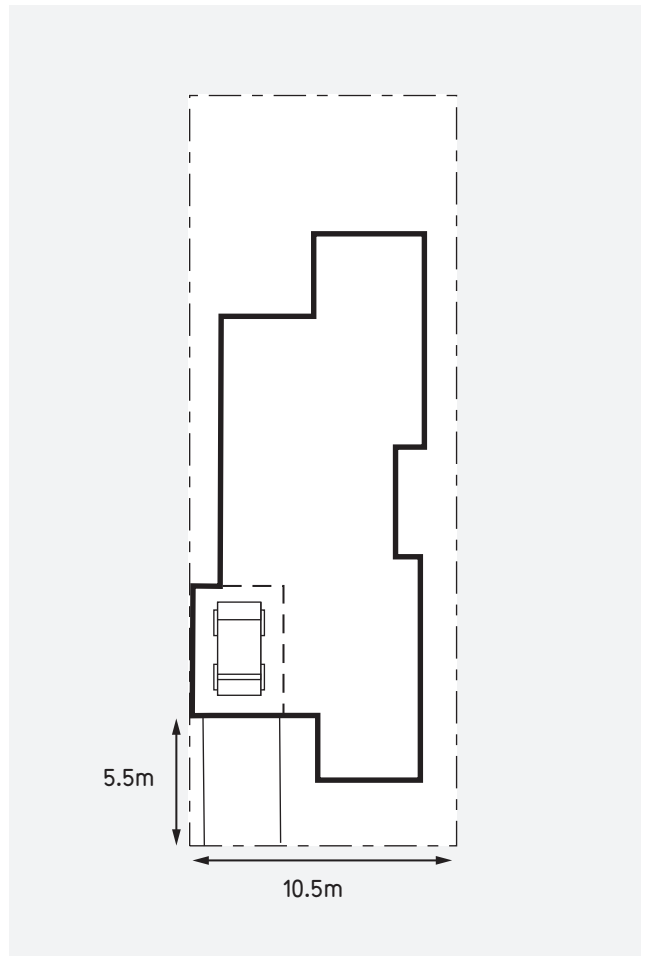
Standard 2 - Rear loaded lot garages



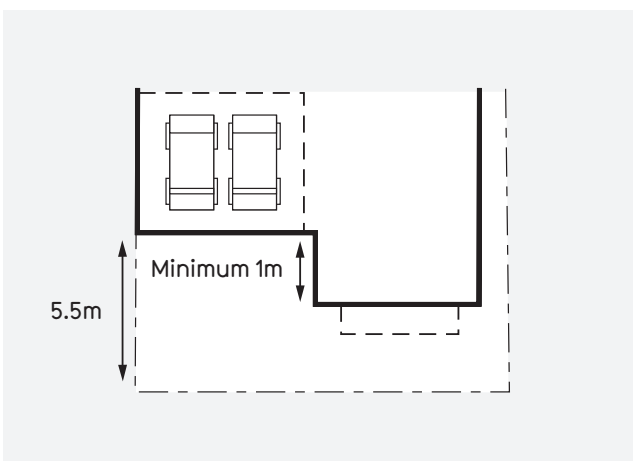
Standard 2 - Front loaded lot garages



Standard 4 - 10.5m frontage lots



Standard 5 - Front building line setback



6. DRIVEWAYS

Short stretch of pavement or concrete that provides vehicle access to the garage.

Objectives

- To ensure a consistent approach to all driveways.
- To minimise the impact of driveways on the streetscape.

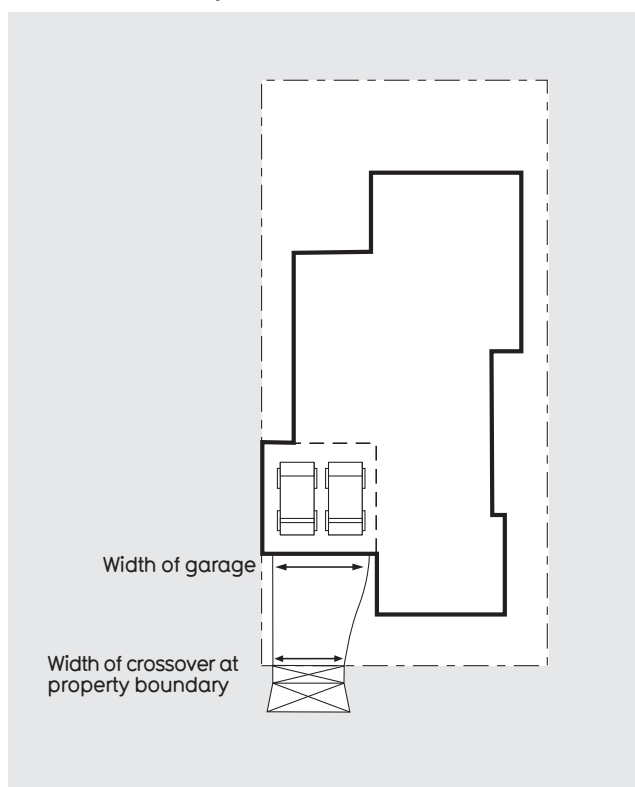
Standards

1. All driveway materials and colours must comply with the Material and Colour Palette Standards set out in section 9.
2. The driveway must not be wider than:
 - a. the garage door; and
 - b. the crossover at the property boundary.
3. The driveway must be offset by a minimum of 450mm from the nearest side boundary to accommodate landscaping.
4. The minimum 450mm strip between the side boundary and the driveway must be landscaped.

NOTES:

- Driveways must be constructed prior to occupancy.
- The construction of driveways must not cut through existing footpaths.
- The locations of crossovers are fixed and must not be altered unless approved by VicUrban. The cost of the relocation and associated landscaping works will be borne by the lot owner.

Standard 2 - Driveway width



7. FACADE DESIGN

The character and form of the front of the house.

Objectives

- To ensure a contemporary approach to the design of a house.
- To ensure consistency in architectural detailing and composition to tie the streetscape together.
- To ensure the design, form and scale of each house facade contributes to the streetscape.
- To ensure an attractive composition of architectural components.

Standards

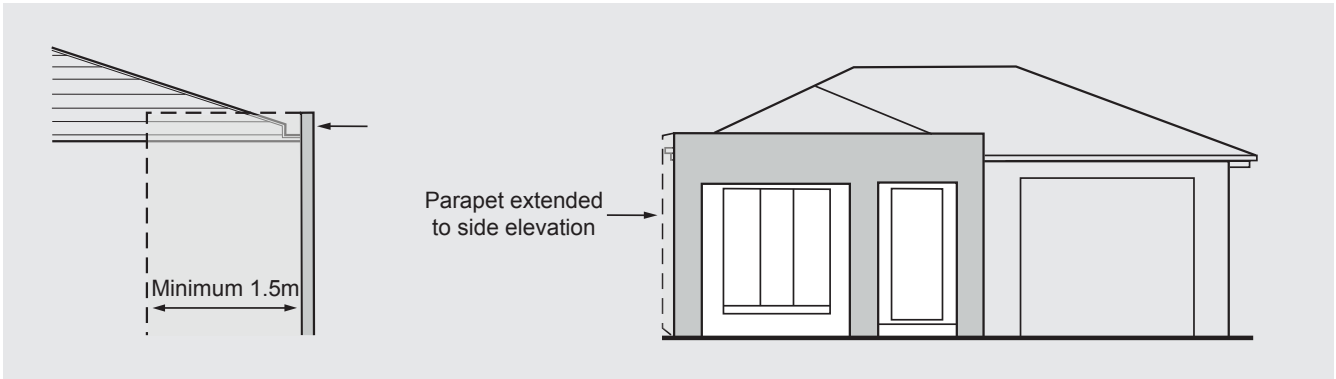
1. Identical facade designs will not be allowed within 3 lots of each other along a streetscape.
2. Facades must be contemporary in style.
3. Facades must not include historic references – i.e. Colonial, Georgian, Victorian or Federation, or period features.
4. For double storey homes the transition from ground floor to top floor wall must be broken with architectural details such as a balcony and / or protrusions to articulate the front facade.
5. If parapets are used on the front facade, they must be extended along the side elevation to a minimum of 1.5m.
6. Houses must have a verandah or porch of a minimum covered area of 3m² and minimum width of 1.5m.
7. Porches must be designed as a separate element from the facade, independent from the main roof form.
8. Verandahs and pergolas must be an integral component of the house and roof form.
9. If screens and feature walls are desired, they must be integrated into the house design.
10. The facade design must not be continuously straight for more than 6.5m.
11. The house on a corner lot must:
 - a. have elements of the front facade continued for a minimum of 6.6m along the secondary frontage. Elements *may* include window features, roof form, verandahs, balconies and material finishes; and
 - b. address both primary and secondary street frontages with Habitable Rooms.
12. A house on a lot with frontage to Public Open Space must:
 - a. have elements of the front facade continued along the secondary frontages facing the Public Open Space. Elements *may* include window features, roof form, verandahs, balconies and material finishes; and
 - b. address both primary and secondary Public Open Space frontages with Habitable Rooms.
13. A minimum 2.7m floor to ceiling height must be achieved for Habitable Rooms in single storey homes.

DEFINITIONS:

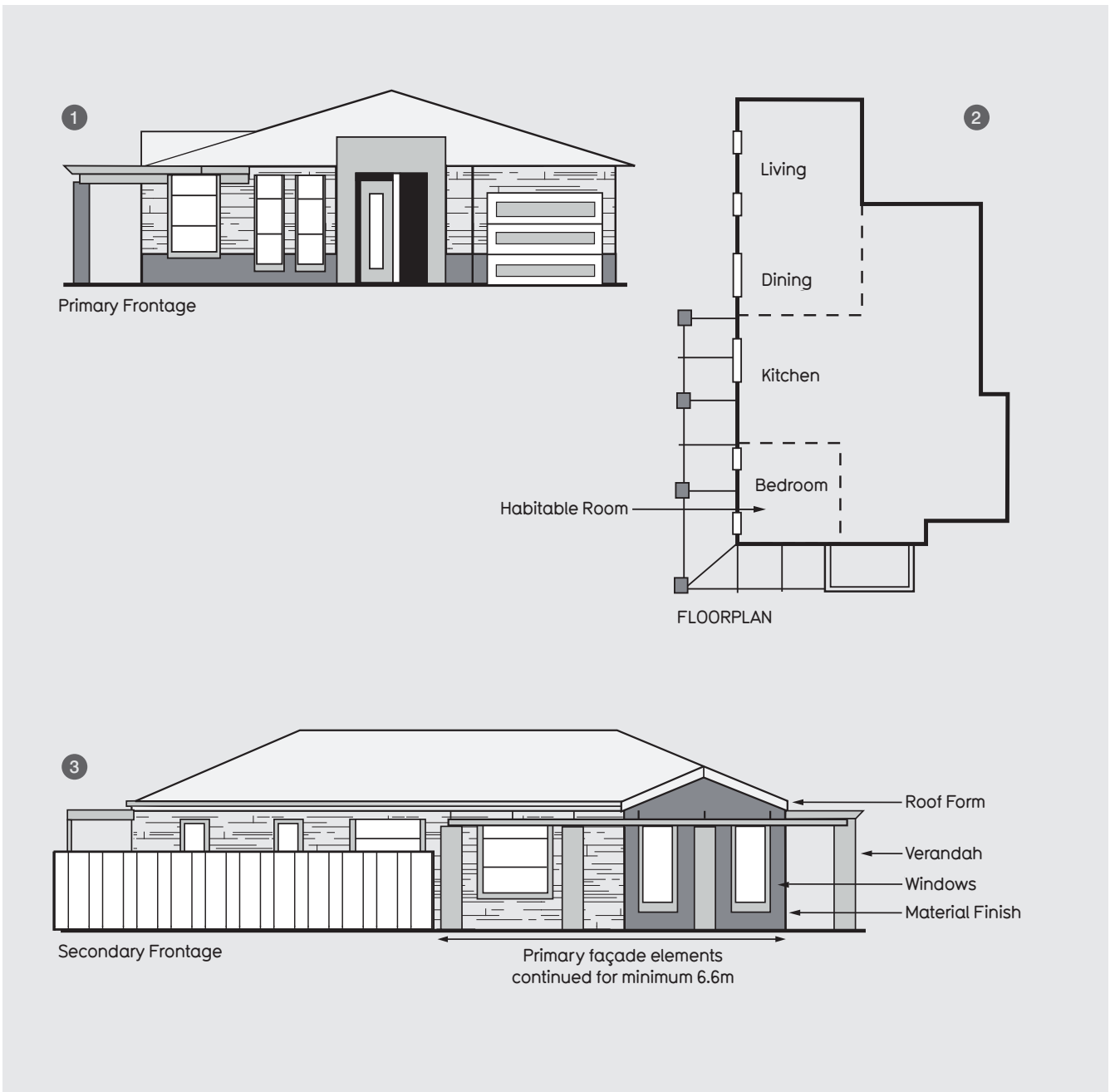
Habitable Rooms

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

Standard 5 - Parapets on the front facade



Standard 11 - Corner lot width housing



8. SUN SHADING

Structural elements that shield harsh sun.

Objectives

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

Standards

- Roll down security shutters are not permitted.

East and West Facing Habitable Room windows

- Windows greater than 1m in width must provide a 450mm top projection.
- Windows must be applied with a double glazed low-e glass (soft coat) treatment.
- Other shading devices *may* be used in lieu of a low-e glass treatment where adequate sun shading can be demonstrated, for example the provision of side architectural projections and landscaping as shading elements.

North Facing Habitable Room Windows

- Windows must be provided with a minimum 450mm top projection.
- Other shading devices *may* be used in lieu of top projections.

Other Shading Devices

- Eaves
- Fixed window hoods
- Canvas blinds
- Awnings
- Pergolas
- Landscape

NOTE:

- For the purposes of these standards, the term window also refers to glass doors.

DEFINITIONS:

Habitable Rooms

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

9. MATERIAL & COLOUR PALETTE

A range of materials, colour and finishes that may be used to give character and form to the elevations of a house.

Objectives

- To reflect Werribee's existing traditional 'red brick' colour palette and contemporary housing trends.
- To reflect and compliment the natural landscape.
- To achieve consistency in textures and tones.
- To tie the streetscape together.

Standards

Facade

- Three different materials / colours (primary, secondary and highlight) must be used to treat the facade.
- The primary, secondary and highlight materials / colours must be selected from one of the Riverwalk Finishes Scheme Options set out in page 23 and 24.
- If a render is used, it must be extended to the side elevations to a minimum of 1.5m.
- Imitation Finishes are not permitted.

Windows

- Windows must be clear or tinted non-reflective glass.
- Frames must be powder coloured to match the highlight colour.

Garage Door

- The garage door must compliment the house in colour and material.
- The garage door must be panelled with horizontal or vertical joint lines and no feature panels.
- Raw zinalume finishes or hand painted garage doors are not permitted.

Roof

- Roofs must be finished using low profile concrete, slate, terracotta tiles or non reflective metal sheeting.

Driveways

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

Rainwater Tanks

- The colour of the rainwater tank must be integrated in colour and material with the house.
- Plastic rainwater tanks in bright or contrasting colours are not permitted.

NOTE:

- Garage doors are not considered a primary material.

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%.

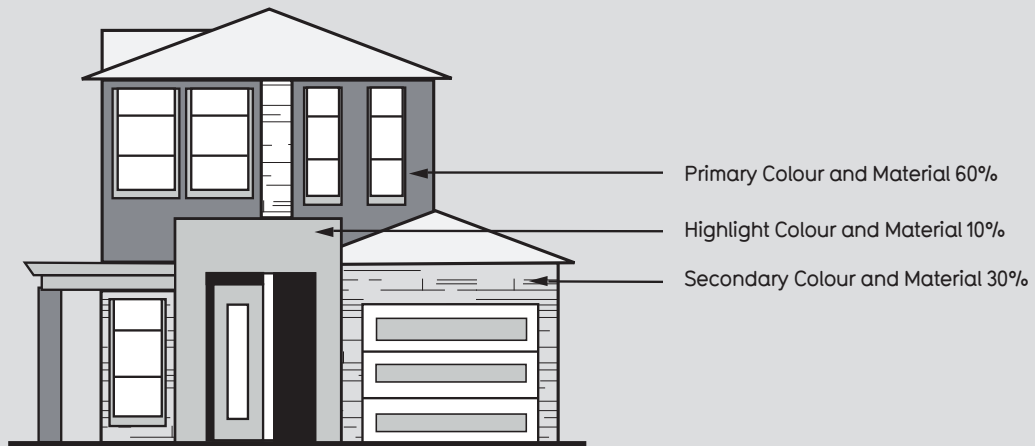
Highlight Material and Colour:

Smallest quantity of material / colour applied to the facade - around 10%.

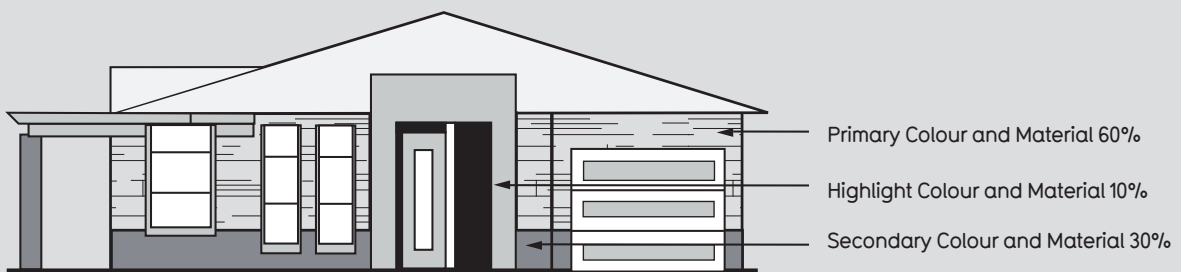
Imitation Finishes:

Reproduction finishes such as vinyl brick sheeting.

Standard 1 - Parapets on the front facade



PRIMARY FRONTAGE - DOUBLE STOREY HOME



PRIMARY FRONTAGE - SINGLE STOREY HOME

RIVERWALK COLOUR SCHEME OPTIONS

Scheme 1

Suitable for double and single housing

Scheme 2

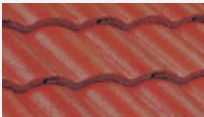
Suitable for double and single housing

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)



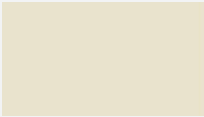
COLORBOND Ironstone

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

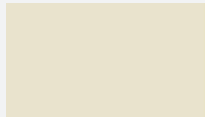


DULUX Liliium Two

BRICK OR RENDER



PGH Moden Living Porcelain (brick)




DULUX Liliium 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:

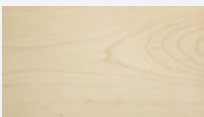
BRICK, RENDER OR TIMBER



DULUX Esprit




PGH Moden Living Porcelain (brick)

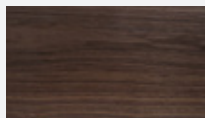


TIMBER To Match

BRICK, RENDER OR TIMBER



DULUX Bear Brown



TIMBER To Match

Scheme 3

Suitable for double housing

Scheme 4

Suitable for single housing

SHEET METAL



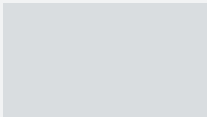
COLORBOND
Windspray

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)

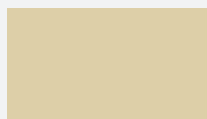


DULUX
Squirrel

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 VicUrban.

NOTES:

- These colours are indicative only and may vary from the actual paint colours. VicUrban 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.

10. ROOF FORM

The shape and character of a roof.

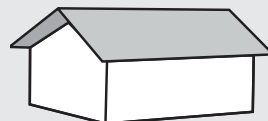
Objectives

- To ensure a contemporary approach to the design of a house.
- 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.
- To ensure appropriate form, detail and proportion.

Standards

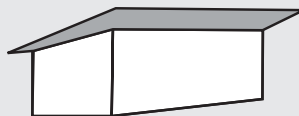
1. All roof colours and materials must be selected from the Material and Colour Palette Standards set out in section 9.
2. The dominant roof form must be pitched.
3. A complementary secondary roof form *may* be skillion, gabled, flat or hipped.
4. Roof forms must be an integral component of the house design.
5. Pitched / Gabled and Hipped roofs must be pitched between 22.5 and 30 degrees.
6. Skillion roofs must be pitched between 10 and 30 degrees.
7. Flat roofs must be pitched between 1 and 5 degrees.
8. Pitched / Gabled, Hipped and Skillion Roofs must include an eave:
 - a. to the front facade;
 - b. that extends at least 1.5m to the side elevations; and
 - c. that is a minimum 450mm wide.
9. Flat roofs must be screened by a parapet or fascia.
10. Rainwater fixtures must be:
 - a. integrated with the house in colour, form and material; and
 - b. minimised on the front facade.
11. Non-conventional roof designs *may* be considered.
12. An exemption from the provision of a front facade eave *may* be considered depending on the facade's architectural detailing.

Standards 5 - Gabled / Pitched Roof



22.5 - 30 Degrees

Standards 6 - Skillion Roof

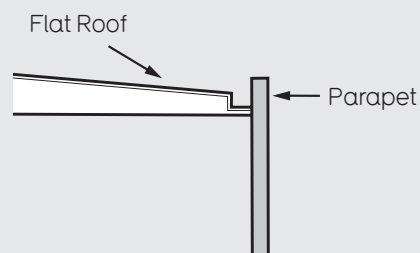


10 - 30 Degrees

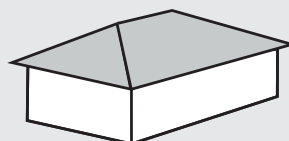
Standards 7 - Flat Roof



1 - 5 Degrees



Standards 8 - Hipped Roof



22.5 - 30 Degrees

11. ENCROACHMENTS

Structural elements constructed outside of the building envelope.

Objective

- To minimise encroachments outside of the building envelope.

Standards

- Acceptable encroachments for front, side and rear setbacks must not:
 - encroach greater than 1.5m into the front setback; and
 - encroach greater than 500mm into the side and rear setbacks.
- 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.
- 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.

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 less than 800mm in height.
- The above structures must not be greater than 3.6 metres in height from ground level.

Side and Rear Setback Allowable 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).

DEFINITIONS:

Acceptable Encroachment

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

12. SERVICE EQUIPMENT, SHEDS, BINS & SIGNS

Water, electricity, telecommunication etc equipment.

Objective

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

Standards

- Switchboards and meter boxes must be:
 - located in garages; or
 - if required by authorities, located to the side of the house at a low height.
- Garden taps must not be attached to the front facade.
- Satellite dishes, antennae or external receivers must:
 - be located to the rear of the house; and
 - not be in public view.
- Heating and Cooling Units must:
 - be located to the rear of the house;
 - not be in public view; and
 - if located on the roof, be positioned below the ridge line to the middle of the roof and coloured to match the roof.
- Photovoltaic cells must be located to maximise their efficiency and integrate with the roof form.
- Garden sheds must:
 - not be in public view;
 - not be greater than 2.4m in height; and
 - match the appearance of the house in form, colour and materials if it is greater than 10m².
- Rubbish bin storage areas must:
 - not be in public view;
 - not be greater than 2.4m in height; and
 - be provided with shading to minimise rubbish odours.
- Solar hot water systems must not be in public view.
- Washing lines must not be in public view.
- Other ancillary structures must not be in public view.
- House names or home business signs must
 - not exceed 20cm; and
 - integrate with the facade design.

DEFINITIONS:

Ancillary Structures

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

13. LETTER-BOXES

A receptacle for receiving incoming mail at a private residence.

Objective

- To ensure the form and style of the letter-box compliments the design of the house.

Standards

1. Letter-boxes must compliment the house in colour, design and material.
2. Letter-boxes must be between 900 - 1200mm.

14. ENERGY RATING

An assessment of how efficient a house is when using energy.

Objective

- To minimise household energy consumption requirements.

Standards

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

15. 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 a greater range of telecommunication services using fibre optic cabling.
- To ensure appropriate cabling so the Fibre to the Home network can be accessed if and when available.

16. HEATING AND COOLING

The extraction or provision of heat and cold within an enclosed space to regulate the air temperature.

Objectives

- To provide effective heating and cooling to each house.
- 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

17. LIGHTING

Provision of artificial light within a space.

Objective

- To minimise household energy requirements for lighting.

Standards

1. All light fittings must accommodate compact fluorescent lamp or LEDs.
2. External light fittings must not result in excessive light spill.

18. ENERGY METERING

A device which measures the amount of energy used within a household.

Objective

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

Standards

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

19. WATER CONSUMPTION EFFICIENCY

The efficient use of potable water.

Objective

- To reduce the amount of potable water consumed by the household.
- 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 homes must install a rain water tank. The following minimum mandatory rainwater tank specifications are outlined per housing type:

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.

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.

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.

20. RECYCLED WATER

Waste water that is treated and reused before passing back into the natural system.

Objective

- To reduce the amount of potable water consumed by the household.

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, 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.

20. 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

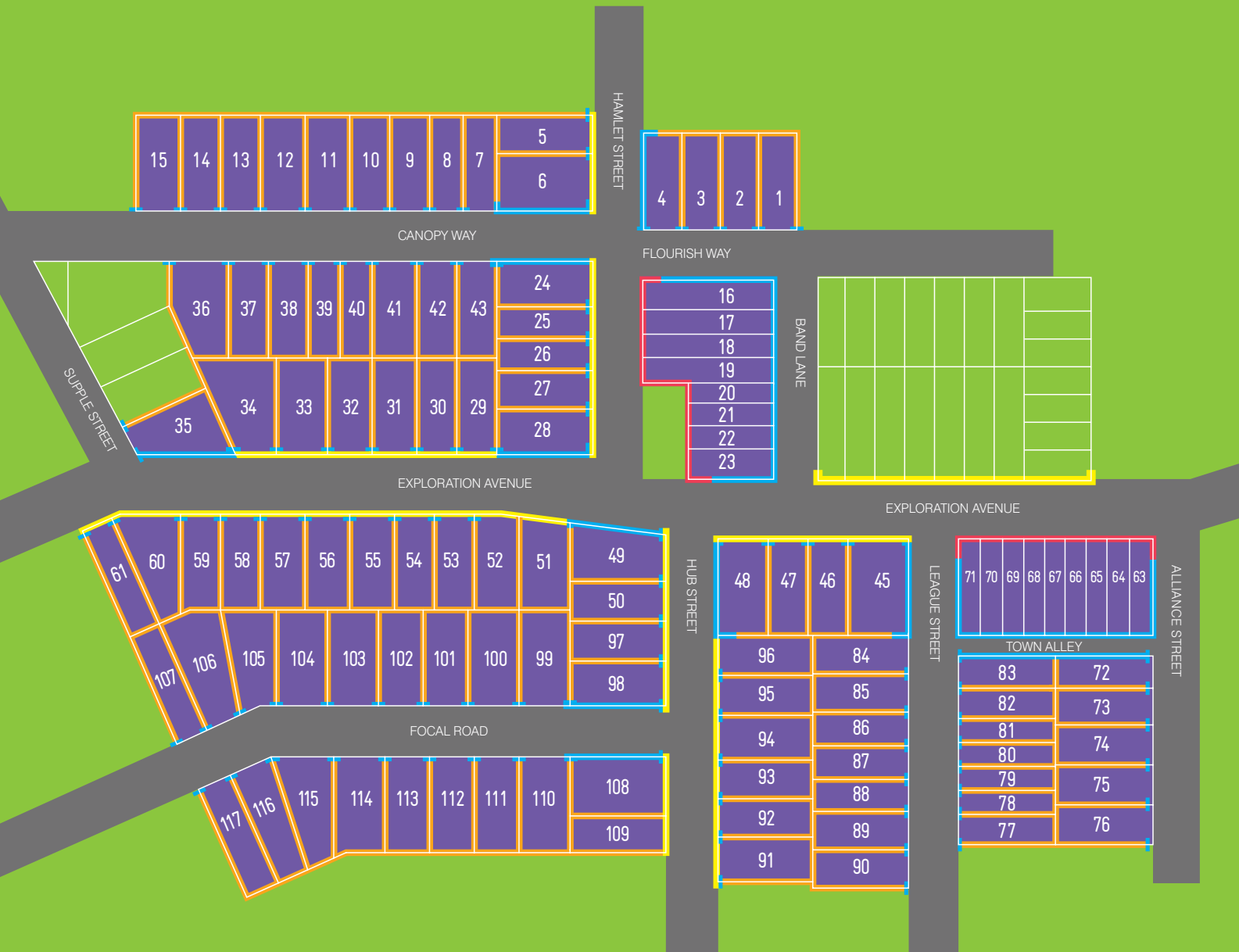
Fencing Types





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 MIN	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 (refer pg 35)	Rendered or bagged masonry.

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.



	Interlot Fencing
	Return Fencing
	Front Fencing
	Low Wall

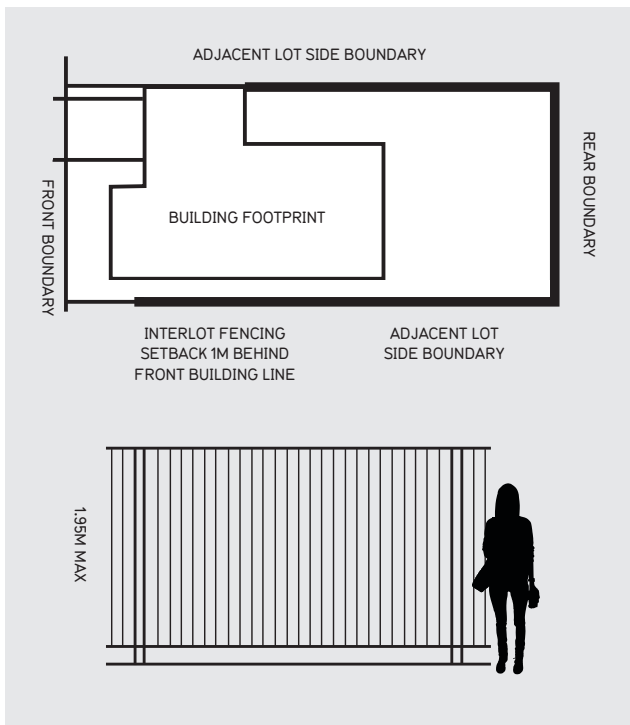
INTERLOT FENCING

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



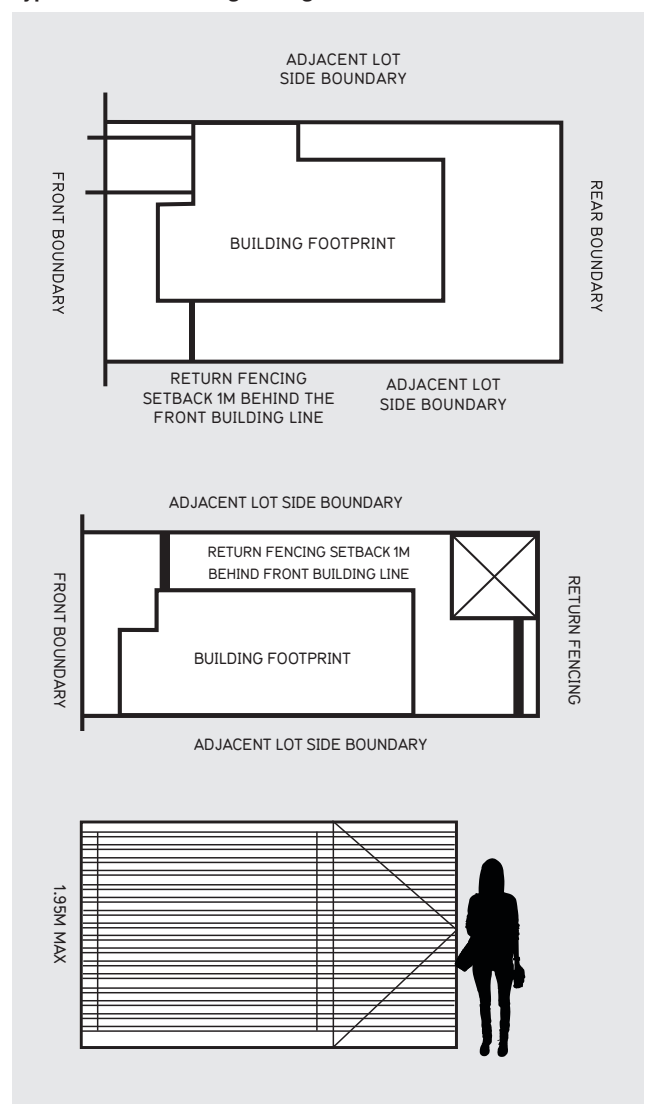
RETURN FENCING

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

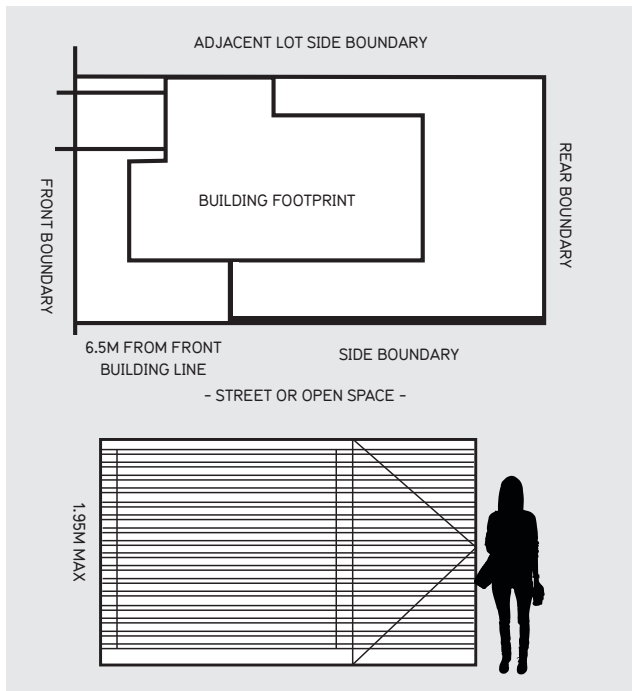


CORNER FENCING

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



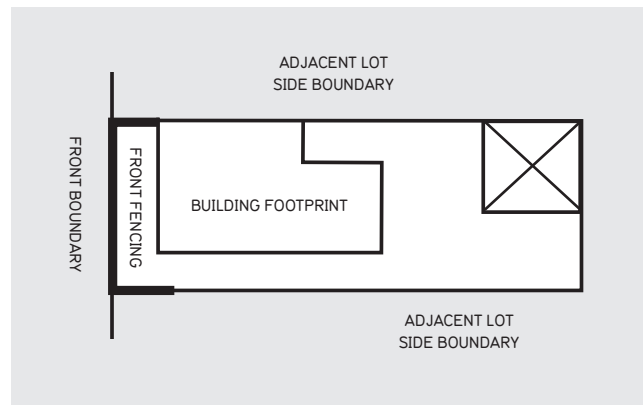
FRONT FENCING (REAR LOADED LOTS ONLY)

Low fencing that defines the front boundary.

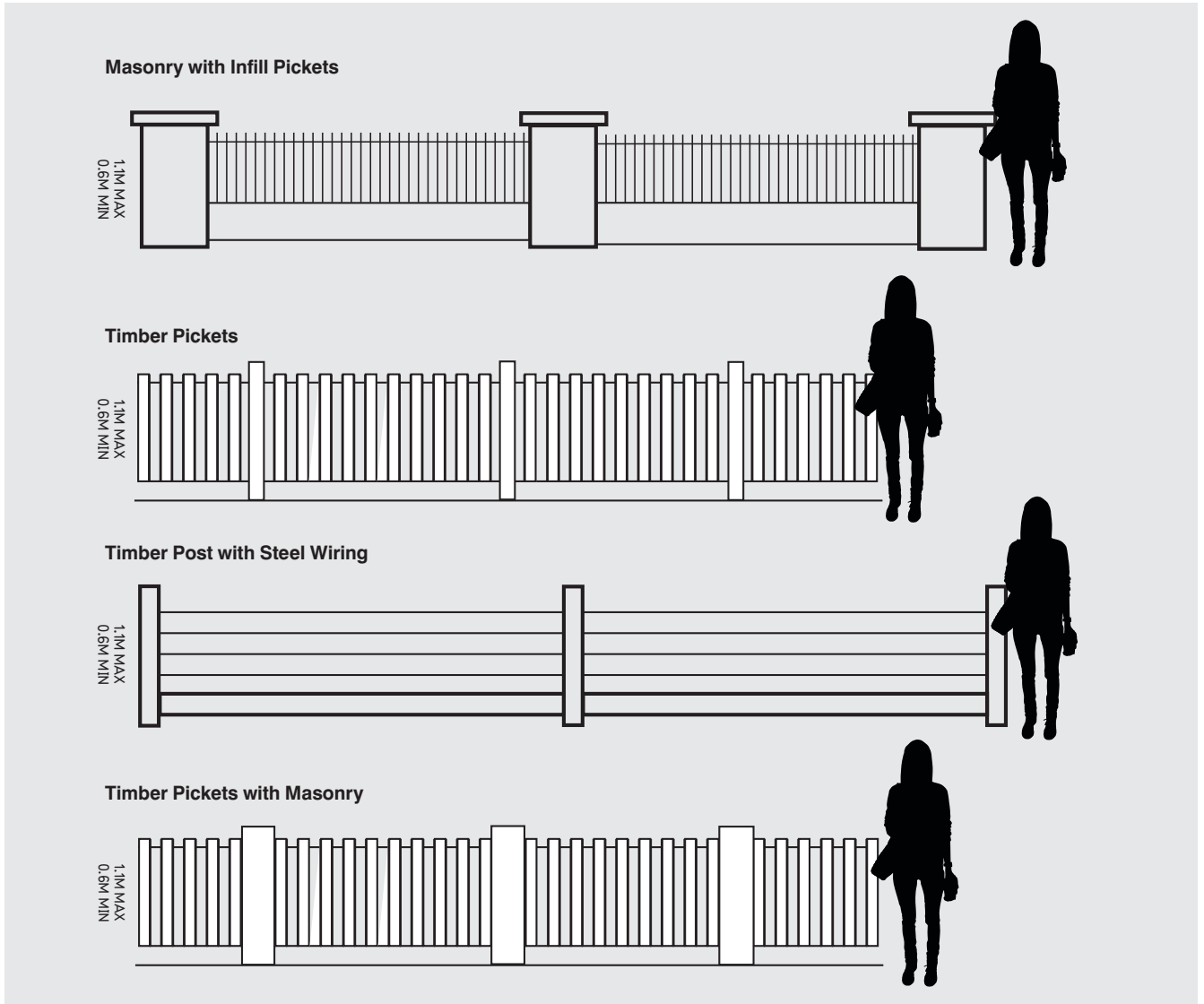
Standards

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 9.
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.

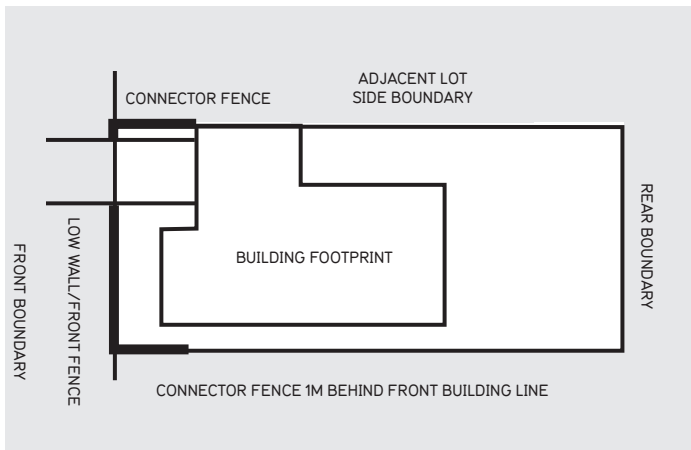
Connector Fence Standards

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 9.
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.

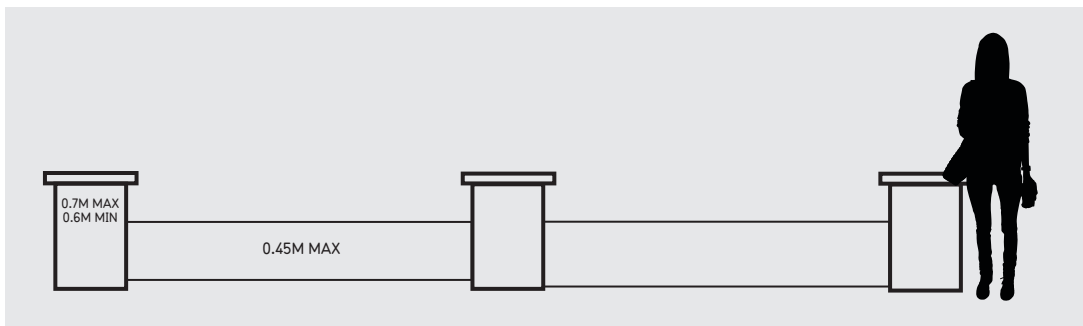
Front Fencing Standards

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 9.
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

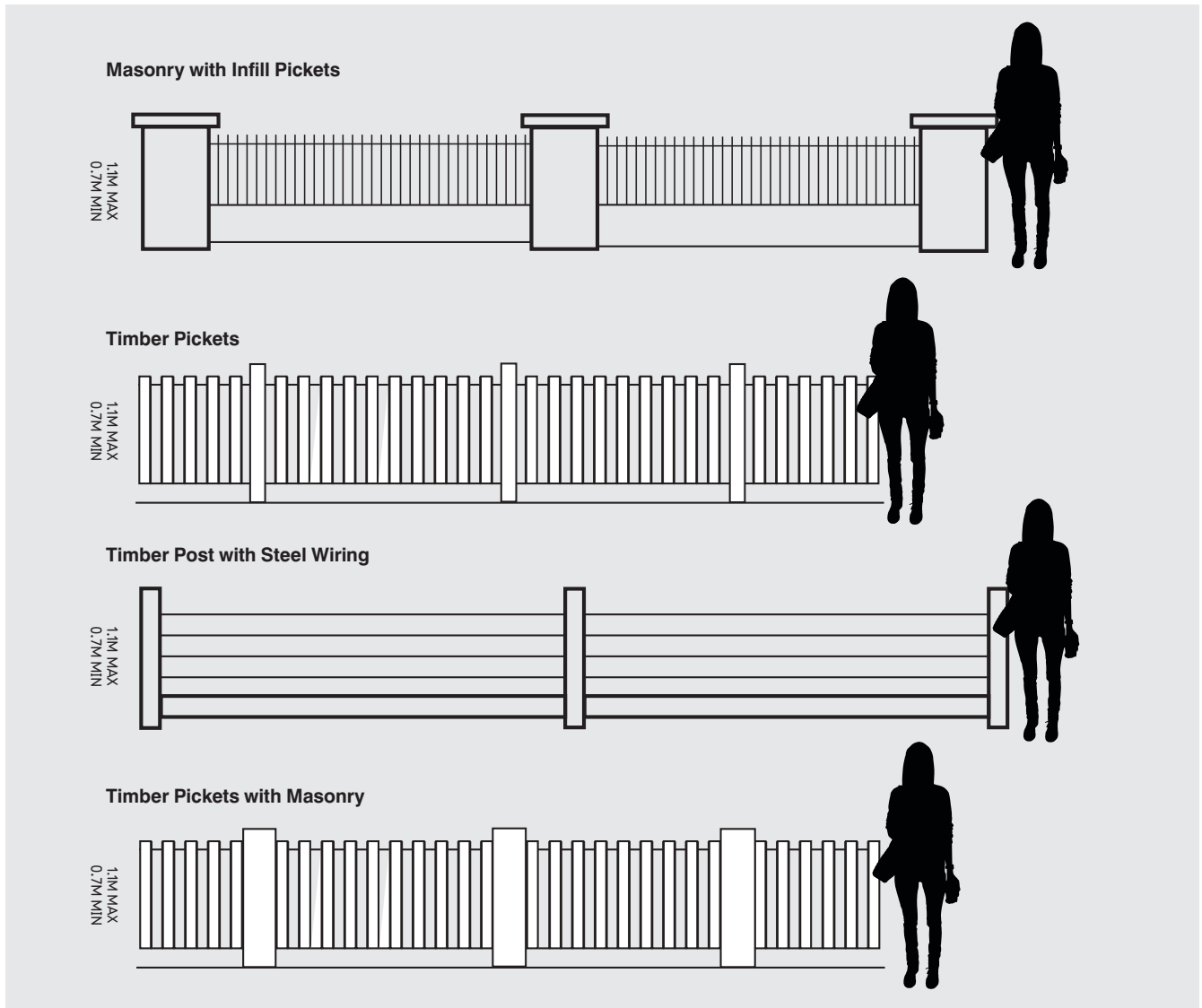


Low Wall Elevation Masonry

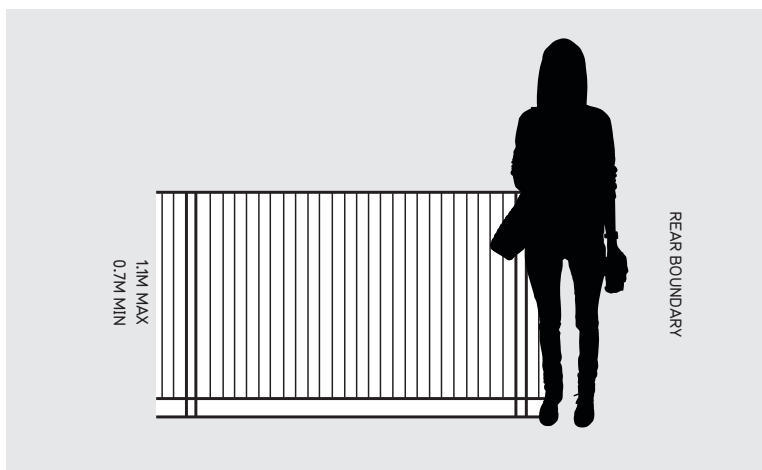


LOW WALL & FRONT FENCING (FRONT LOADED WHERE APPLICABLE)

Front Fencing Elevations



Connector Fencing Elevation



GARDEN DESIGN

Objectives

Standards

How to use the Front Garden Standards

Front Garden Preparation Checklist

Garden Design Standards

Front Gardens Plant List

FRONT GARDEN

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

Objective

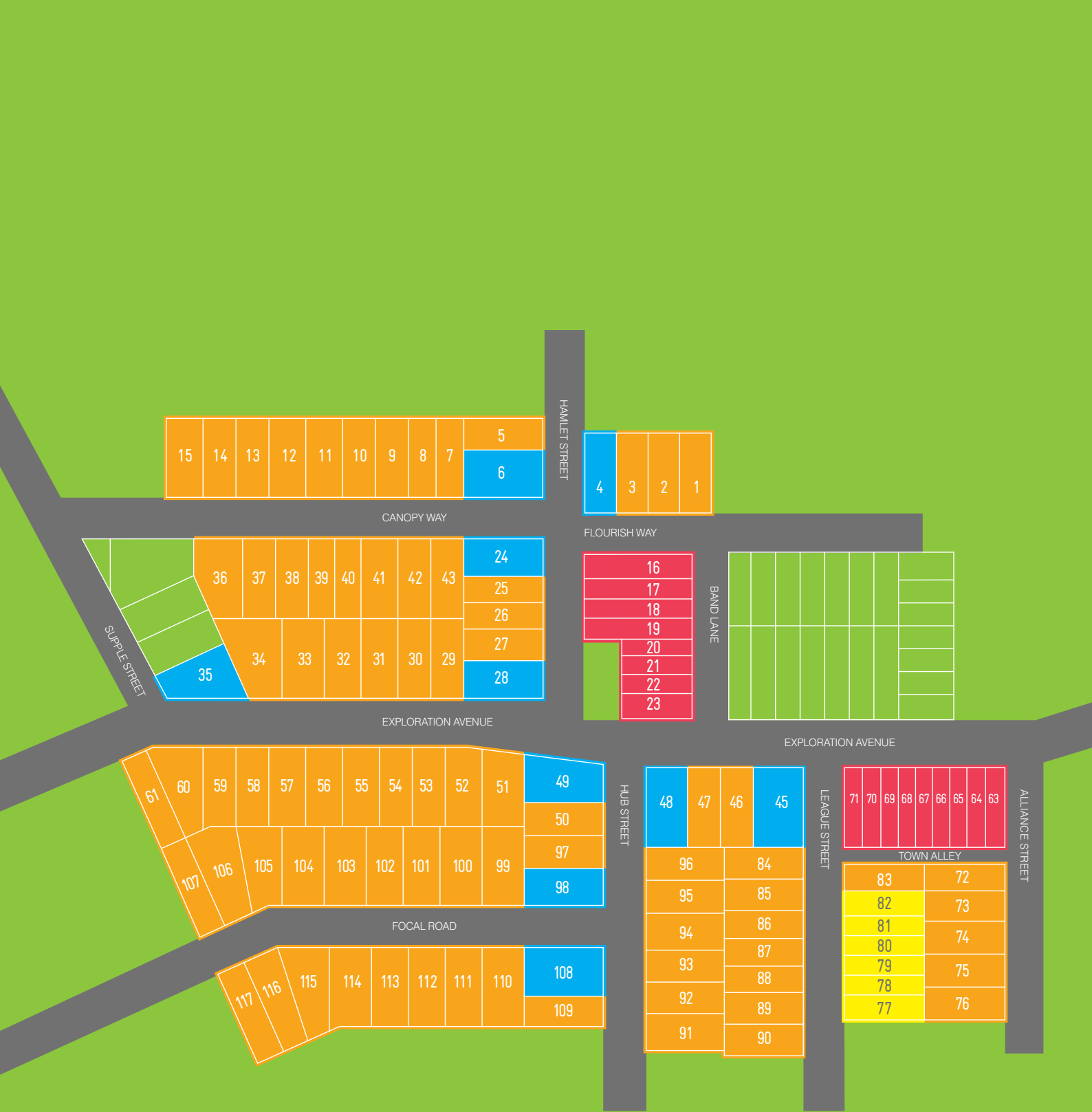
- To enhance the streetscape via the presence of a strong, continuous landscape element.
- To ensure a cohesive, visually appealing and environmentally appropriate streetscape.
- To achieve a safer and friendlier neighbourhood by ensuring casual surveillance of the street.

Standards

1. For each of the following lot types, VicUrban has developed 3 front garden designs for you to choose from:
 - Traditional Living Lots;
 - Rear Loaded Terrace Lots;
 - Front Loaded Terrace Lots;
 - Side Loaded Corner Lots.
2. Your preferred front garden design must be submitted as part of your final Design Standard assessment submission.

NOTE:

- The requirement to install the front garden design that you submit as part of your submission package is registered on title.



- Traditional Living Lots
- Rear Loaded Terrace Lots
- Front Loaded Terrace Lots
- Side Loaded Corner Lots



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.

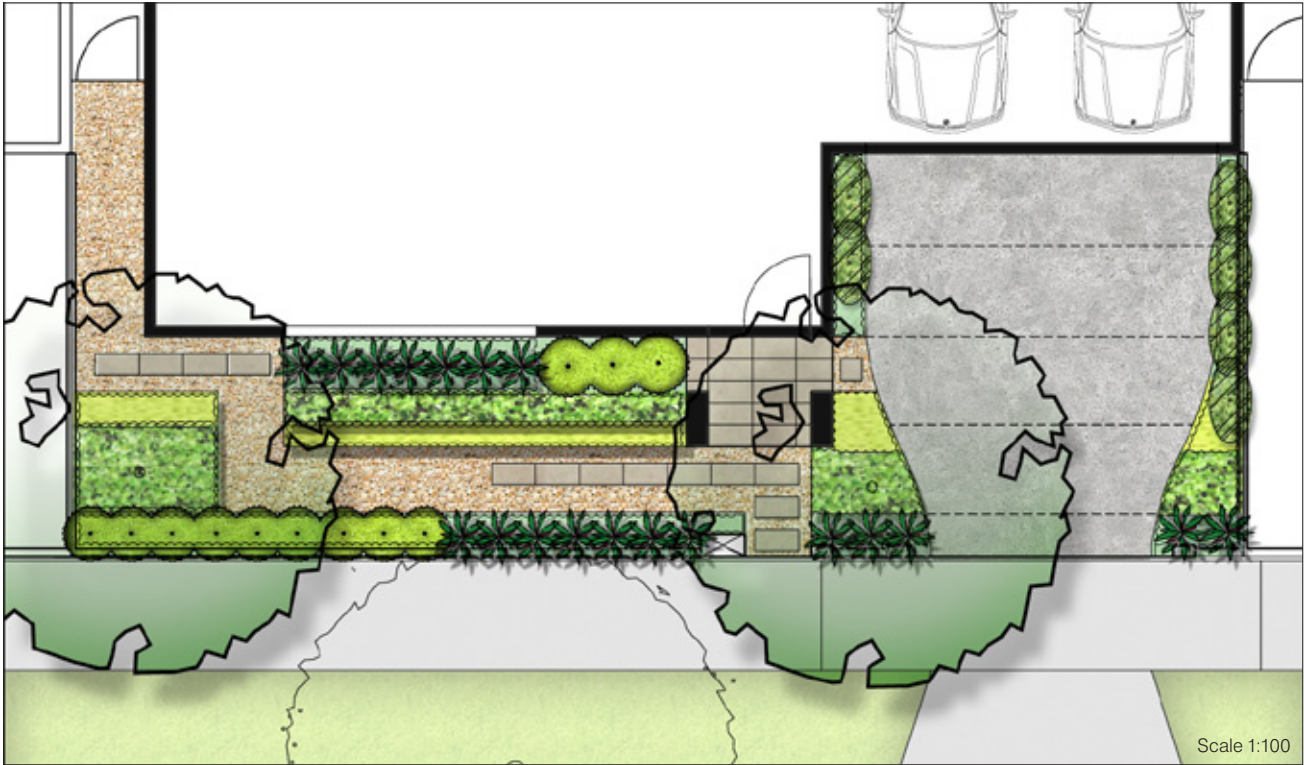
Plant species included in this document have been specifically selected to ensure a quality design, consistent with the character of Riverwalk.

FRONT GARDEN 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 leveled your site?
- Has the driveway been constructed?
- Has your letterbox been installed?
- Are all fencing works completed, including side gate/s?

TRADITIONAL LIVING: LINEAR GARDEN

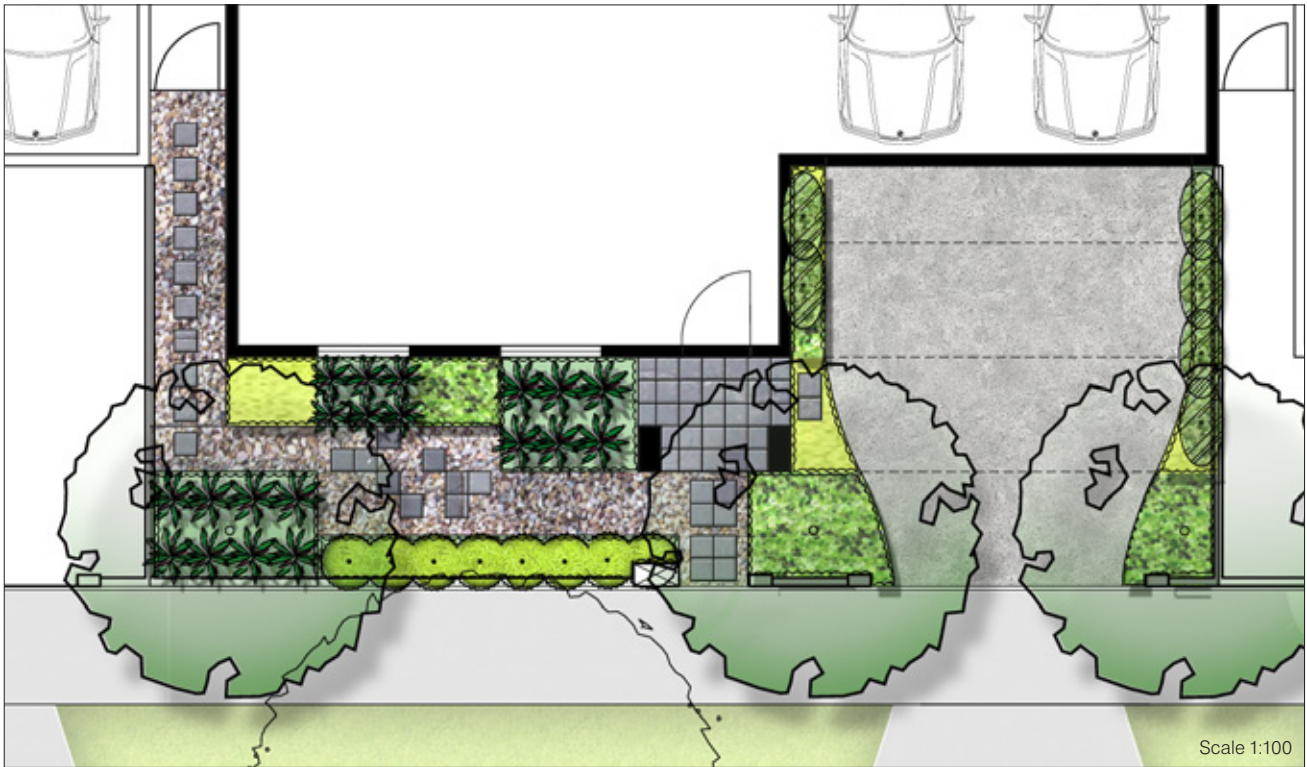











Scale 1:100

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



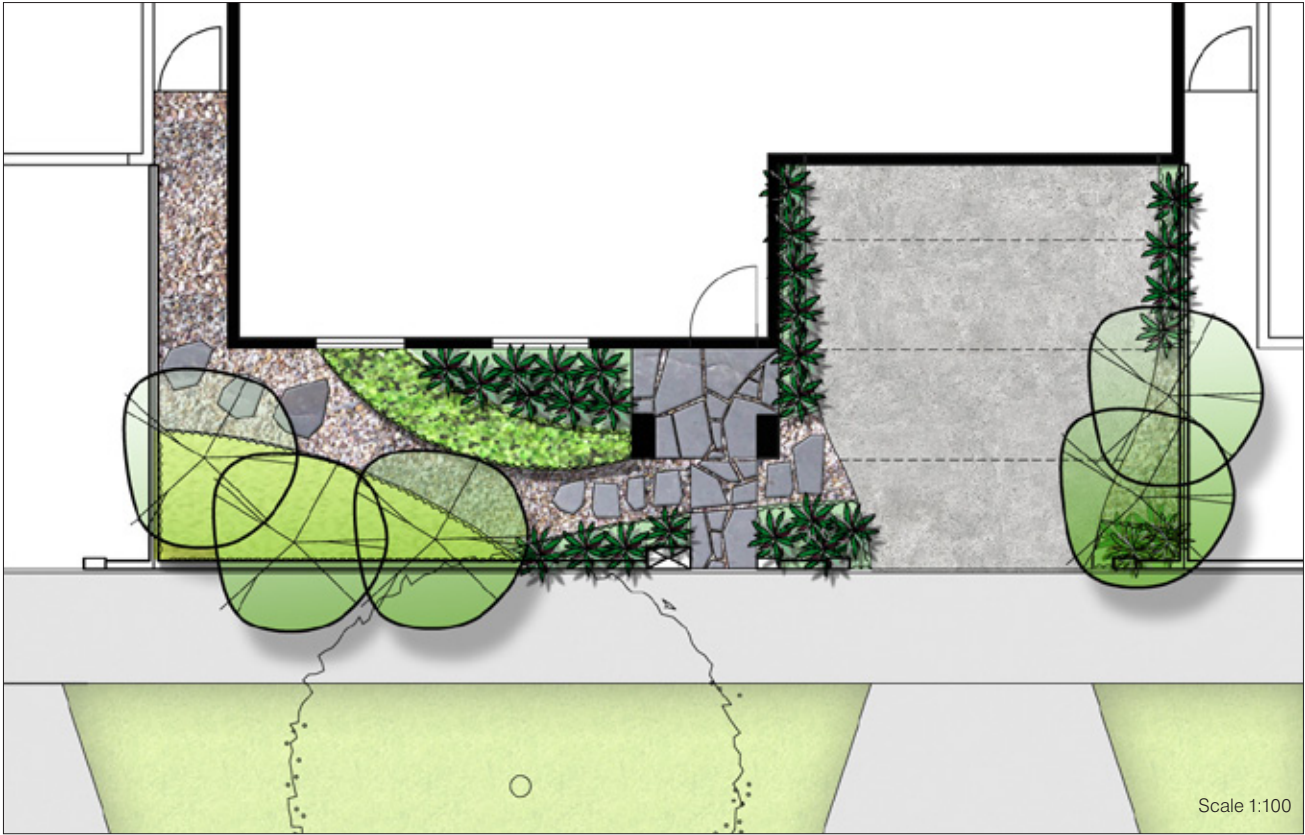
TRADITIONAL LIVING: MOSAIC GARDEN










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



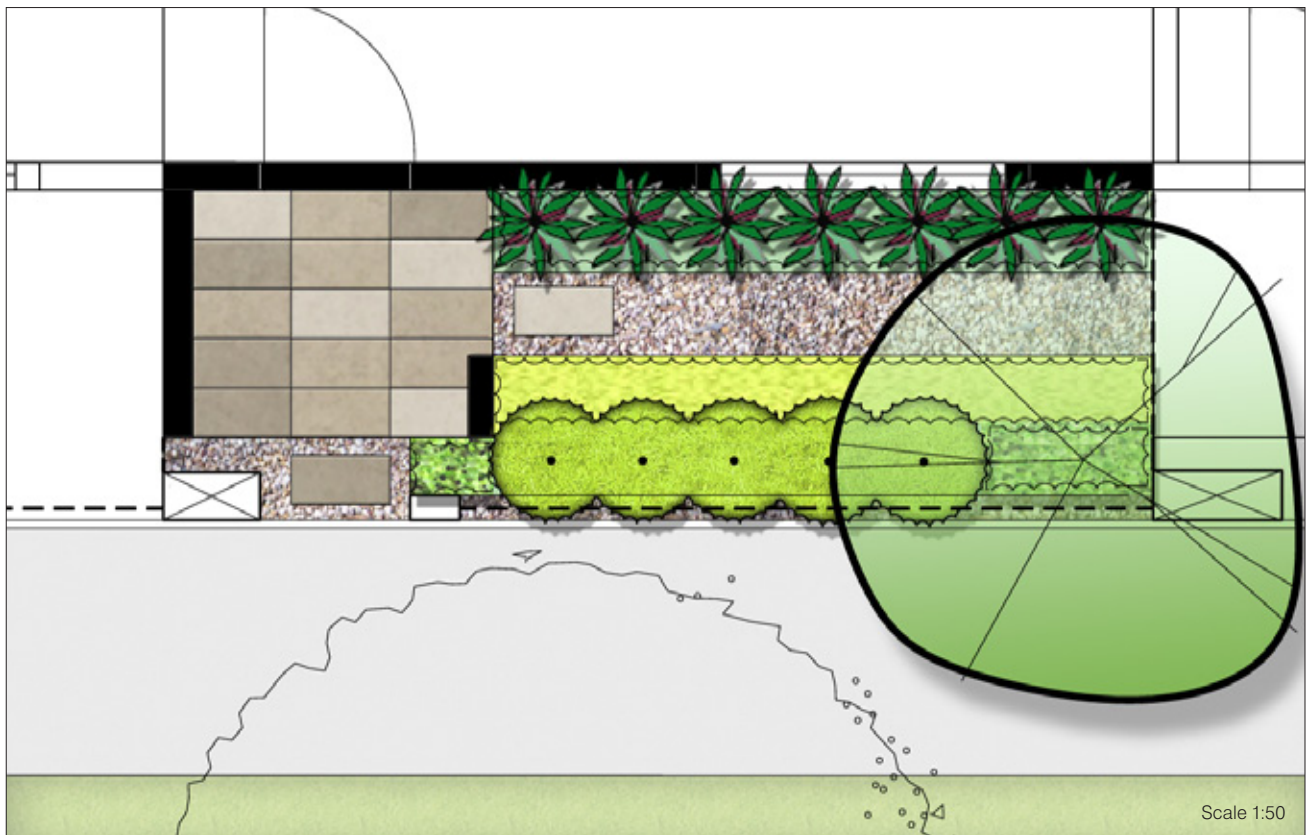
TRADITIONAL LIVING: RIVERWALK GARDEN











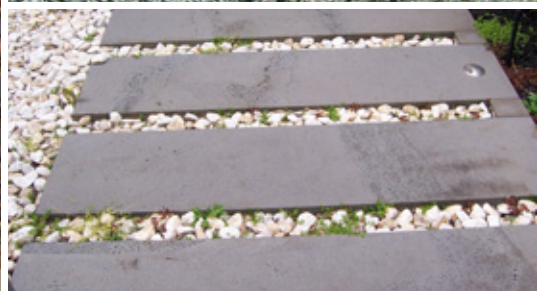
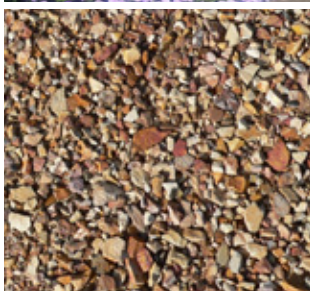
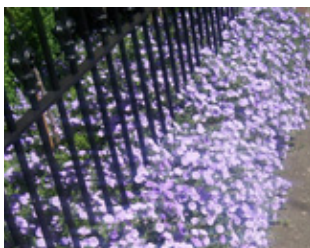
	Street trees		Low shrub/Groundcover as scheduled
	Narrow Columnar trees as scheduled		River rocks/pebbles/gravel
	Grassy & Strappy - leaved plants as scheduled		Pre-cast concrete paver/natural stone
			Mail Box Low wall (refer Fencing Controls)



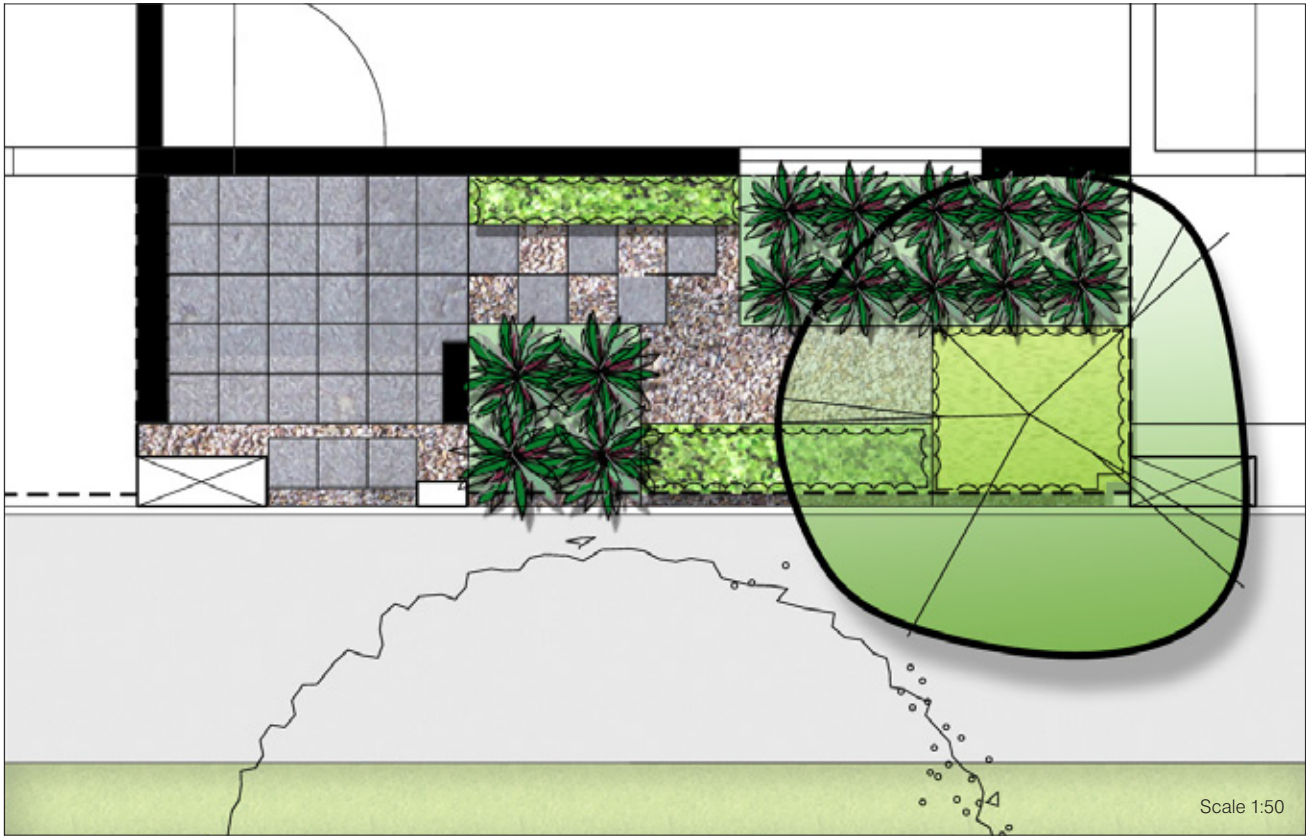
TERRACE (REAR LOADED): LINEAR GARDEN










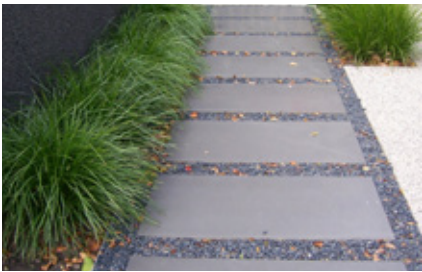
	Street trees		Low shrub/Groundcover as scheduled
	Narrow Columnar trees as scheduled		River rocks/pebbles/gravel
	Medium shrub as scheduled		Pre-cast concrete paver/natural stone
	Grassy & Strappy - leaved plants as scheduled		Mail Box Low wall (refer Fencing Controls)



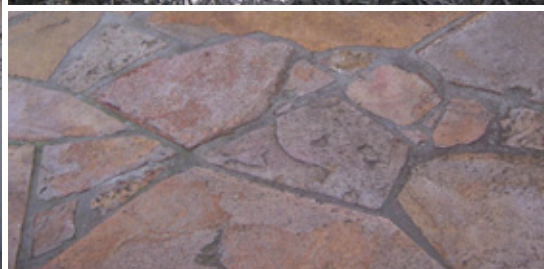
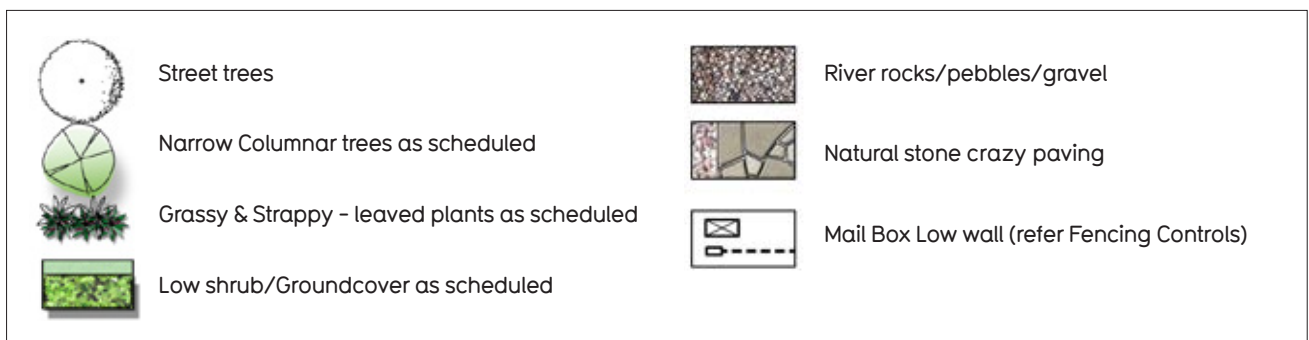
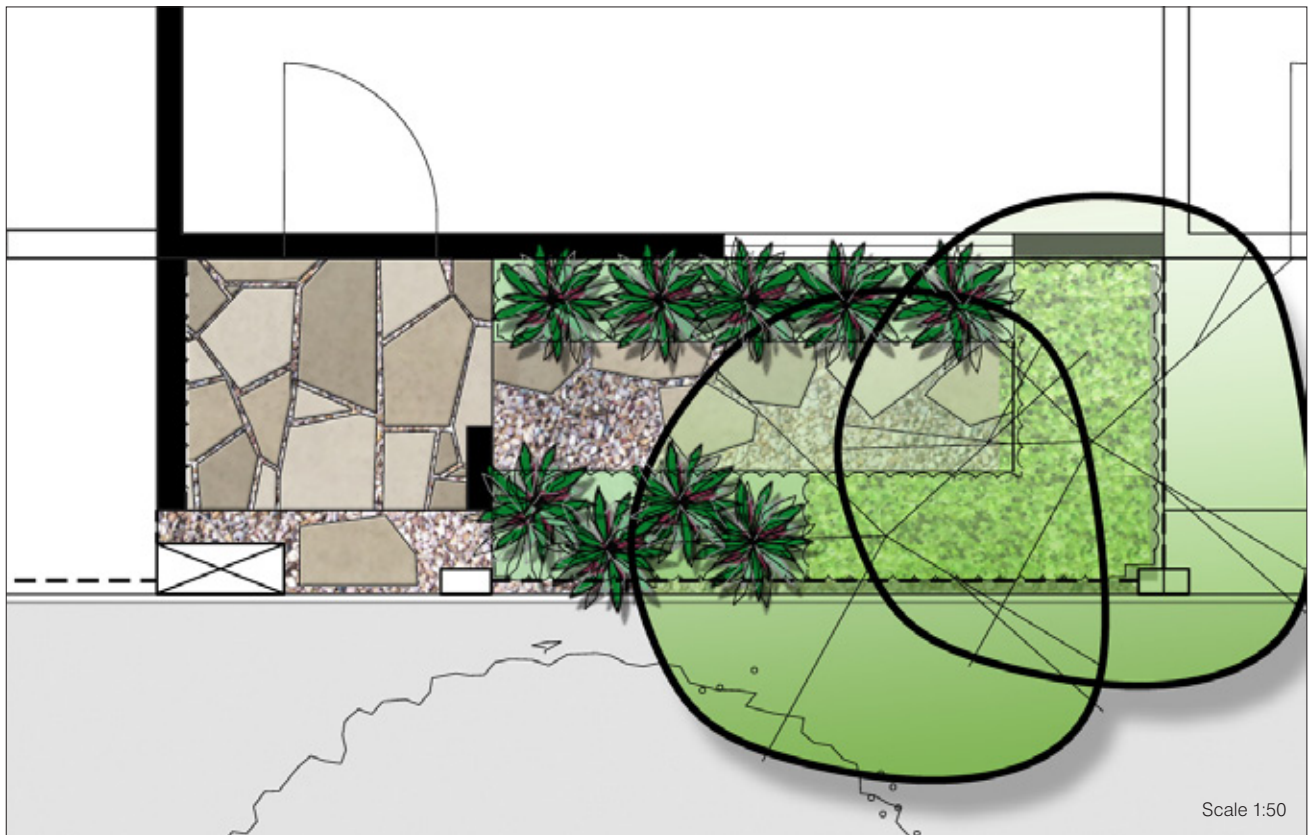
TERRACE (REAR LOADED): MOSAIC GARDEN



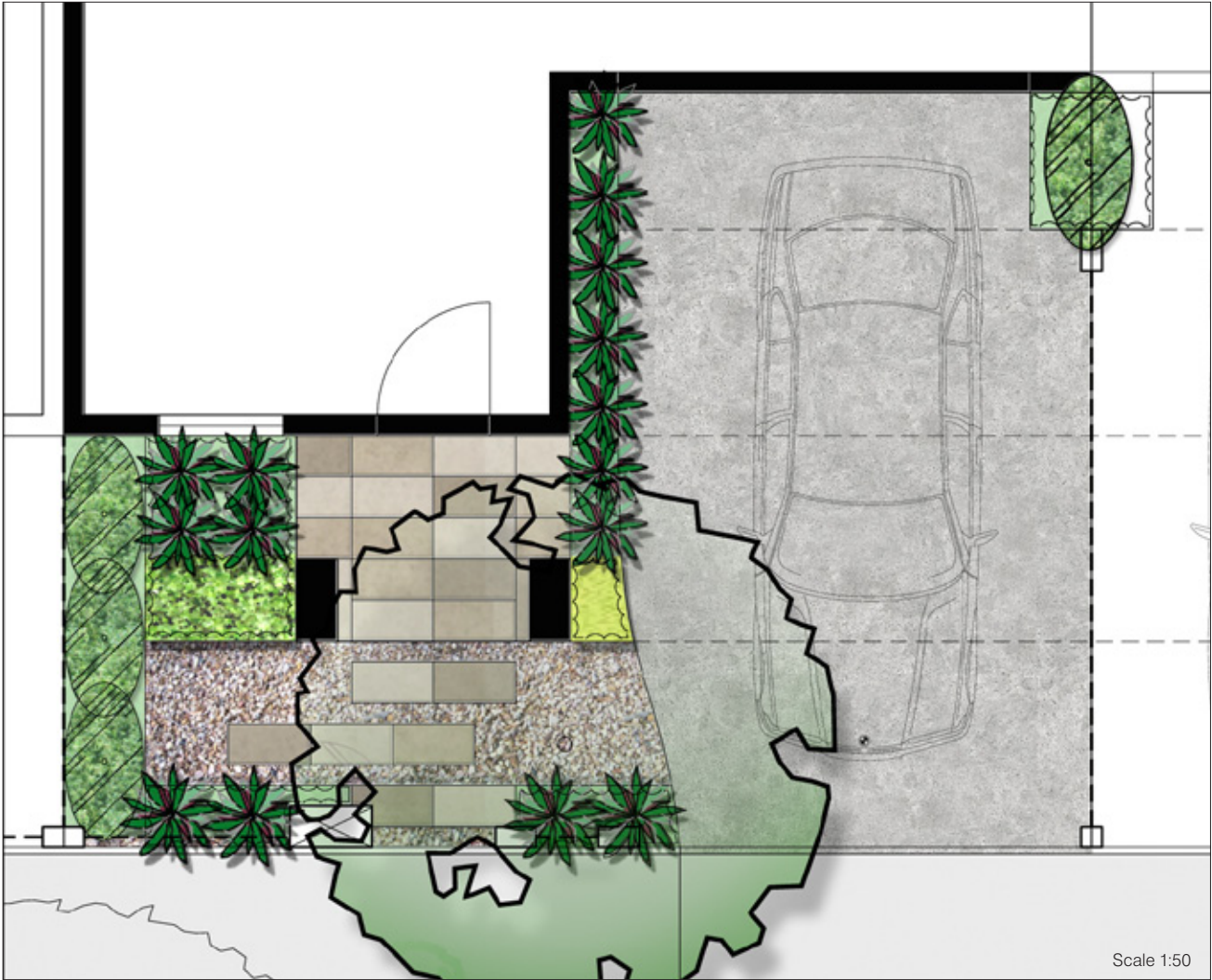
	Street trees		River rocks/pebbles/gravel
	Narrow Columnar tree as scheduled		Natural stone paving
	Grassy & Strappy - leaved plants as scheduled		Mail Box Low wall (refer Fencing Controls)
	Low shrub/Groundcover as scheduled		











TERRACE (REAR LOADED): RIVERWALK GARDEN



TERRACE (FRONT LOADED): LINEAR GARDEN

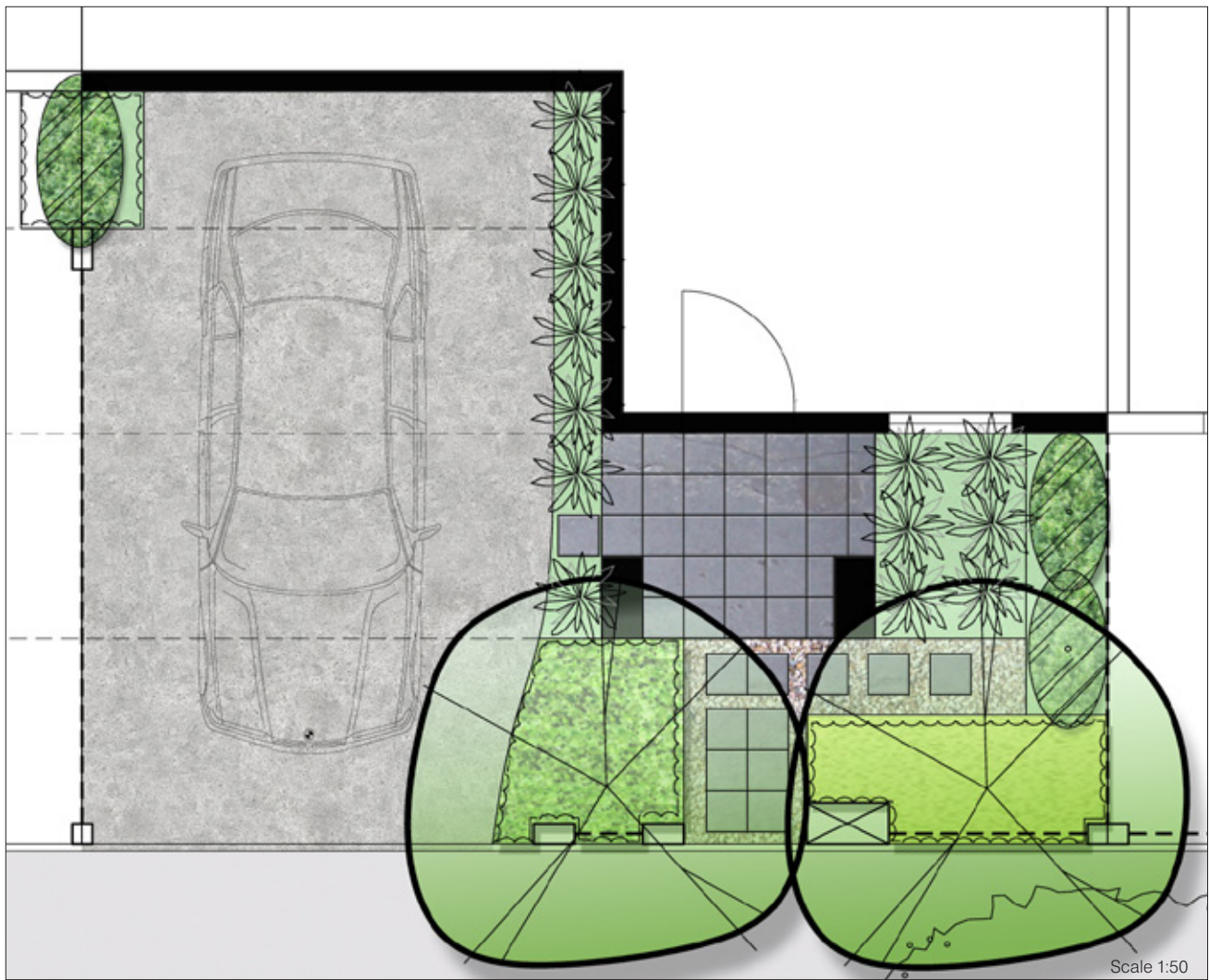










Scale 1:50

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



TERRACE (FRONT LOADED): MOSAIC GARDEN












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



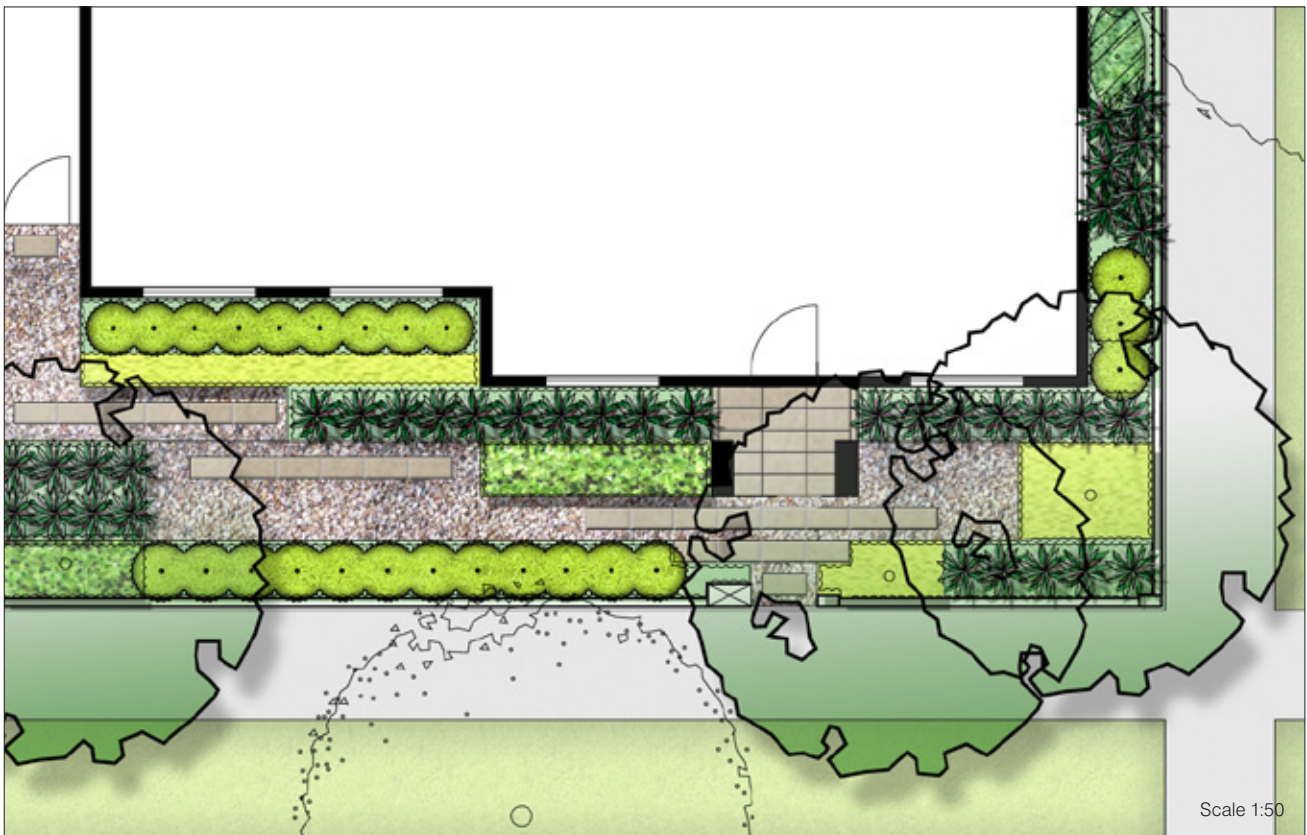
TERRACE (FRONT LOADED): RIVERWALK GARDEN



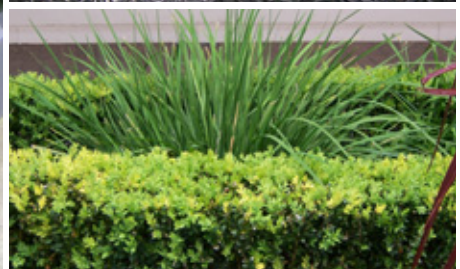
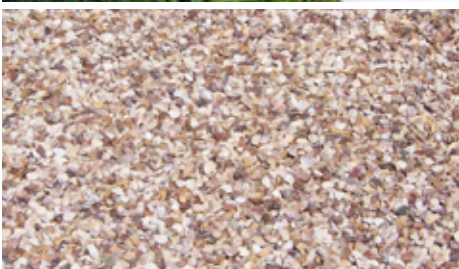
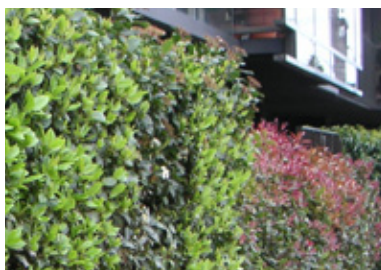
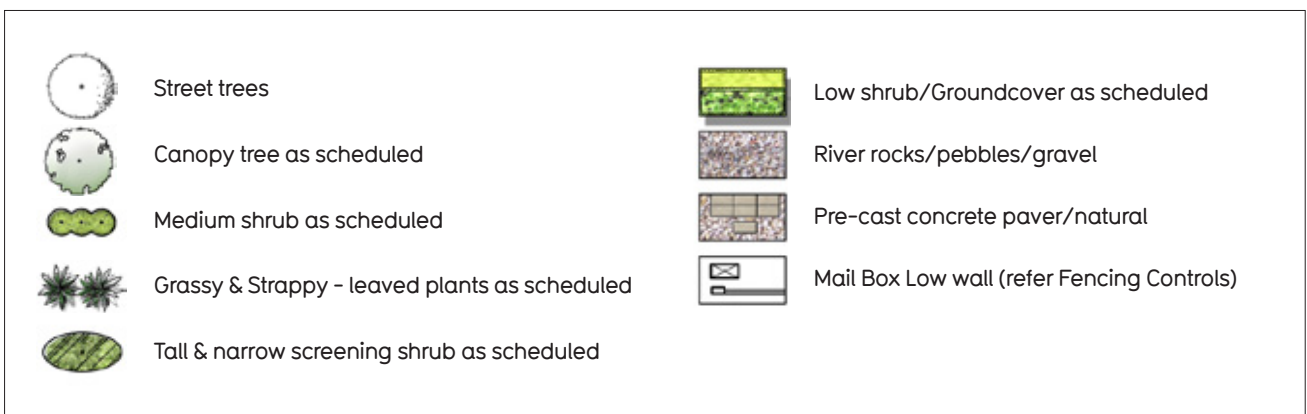
	Street trees		Low shrub/Groundcover as scheduled
	Canopy tree as scheduled		River rocks/pebbles/gravel
	Medium shrub as scheduled		Natural stone crazy paving
	Grassy & Strappy - leaved plants as scheduled		Mail Box Low wall (refer Fencing Controls)
	Tall & narrow screening shrub as scheduled		



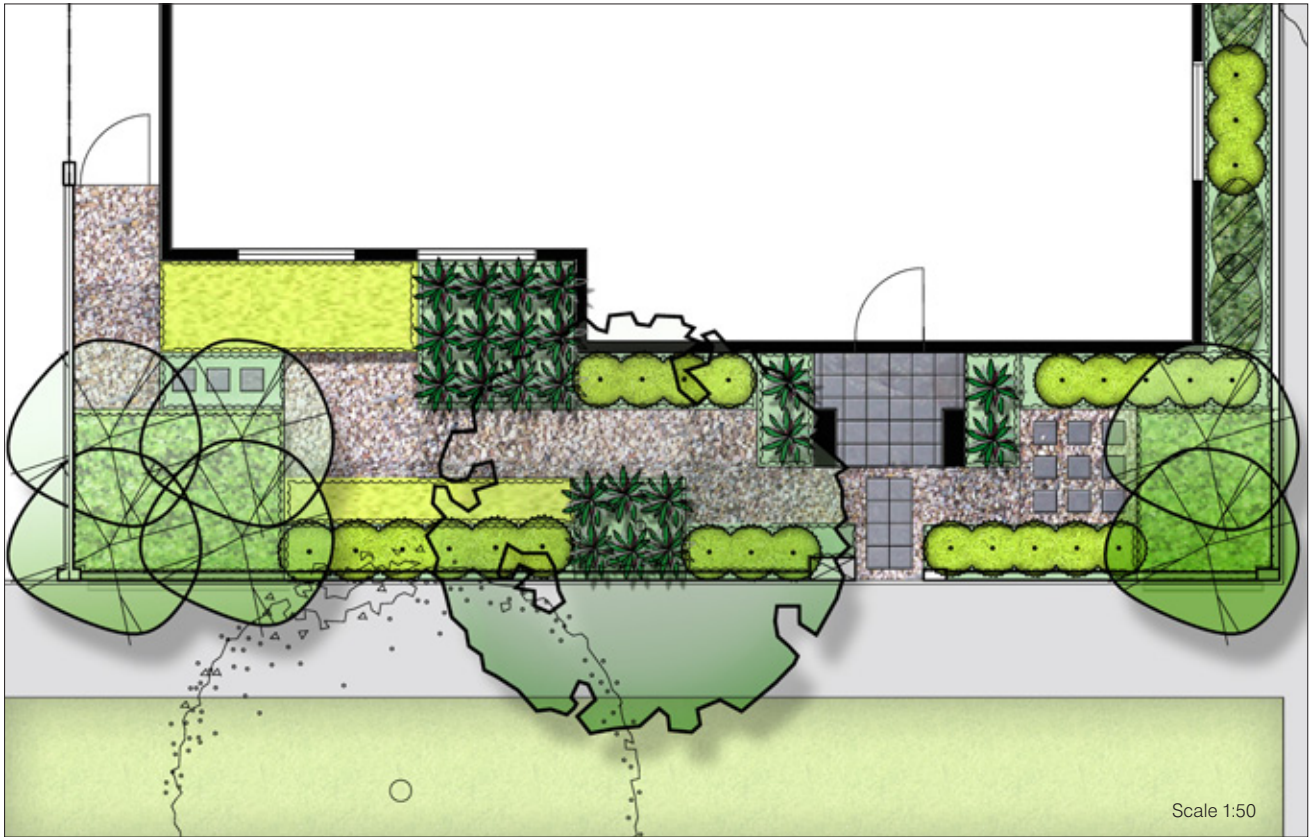
SIDE LOADED - (CORNER LOT): LINEAR GARDEN













Scale 1:50



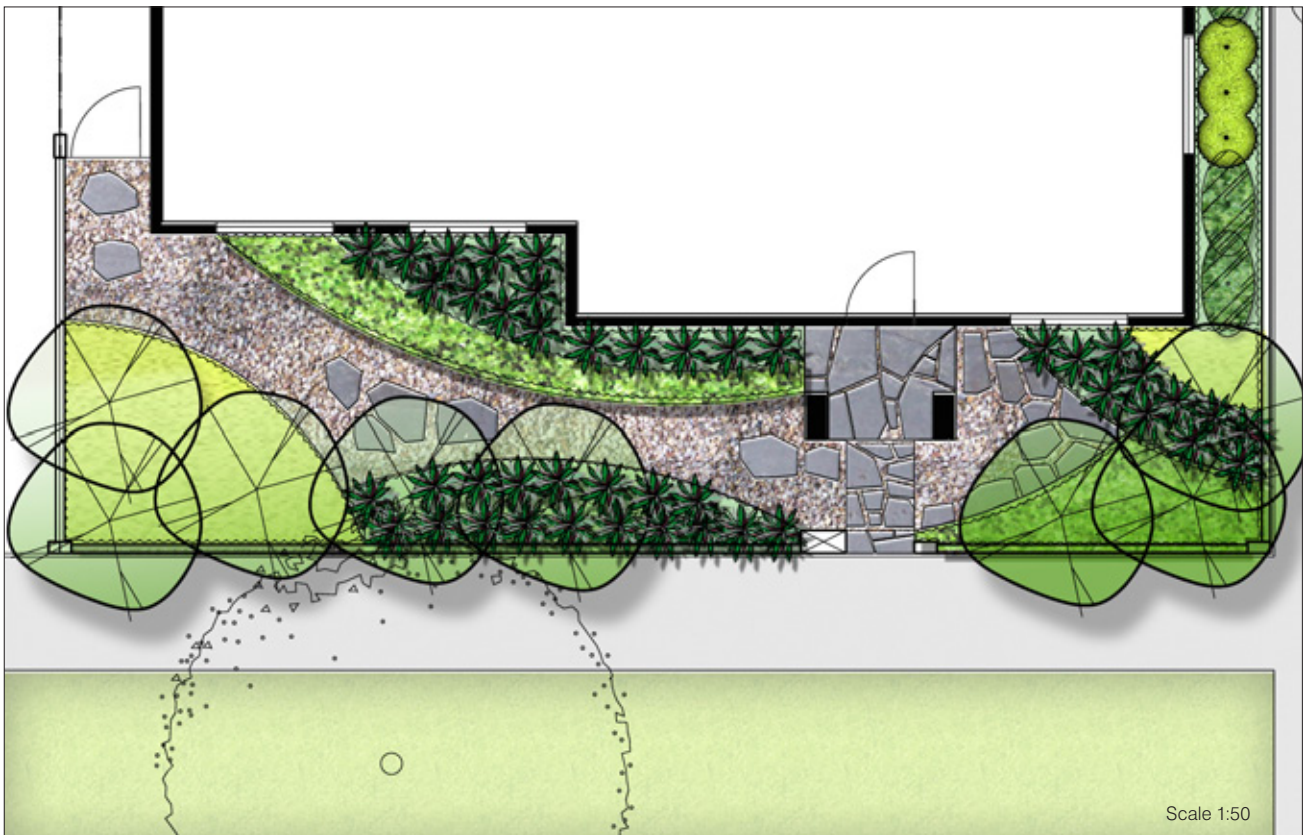
SIDE LOADED - (CORNER LOT): MOSAIC GARDEN












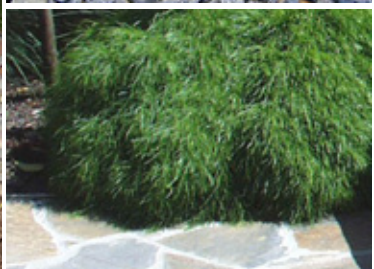
	Street trees		Grassy & Strappy - leaved plants as scheduled
	Canopy tree as scheduled		Low shrub/Groundcover as scheduled
	Narrow Columnar trees as scheduled		Natural stone paving
	Tall and Narrow screening shrub as scheduled		Pre-cast concrete paver/natural stone
	Medium shrub as scheduled		Mail Box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

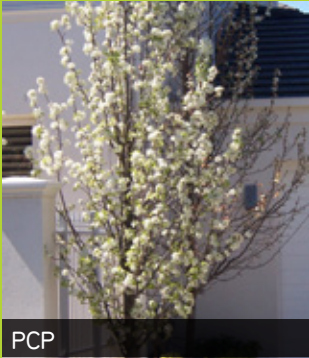


SIDE LOADED - (CORNER LOT): RIVERWALK GARDEN

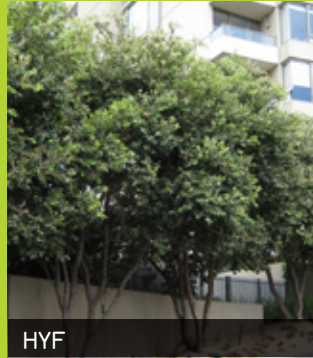


	Street trees		Low shrub/Groundcover as scheduled
	Medium shrub as scheduled		River rocks / pebbles / gravel
	Narrow Columnar trees as scheduled		Natural stone crazy paving
	Tall & narrow screening shrub as scheduled		Mail Box Low wall (refer Fencing Controls)
	Grassy & Strappy - leaved plants as scheduled		

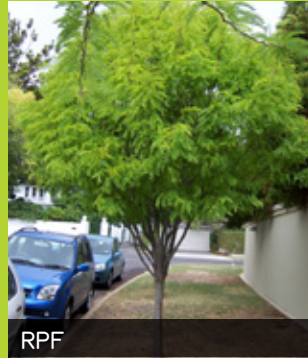




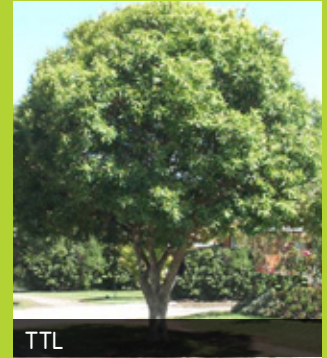
PCP



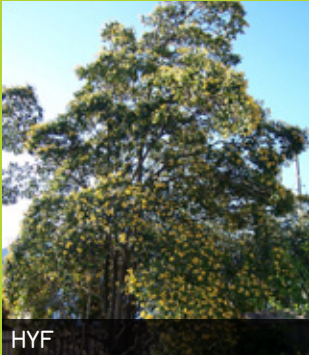
HYF



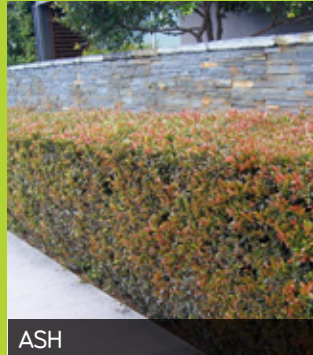
RPF



TTL



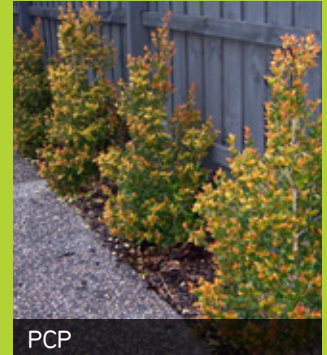
HYF



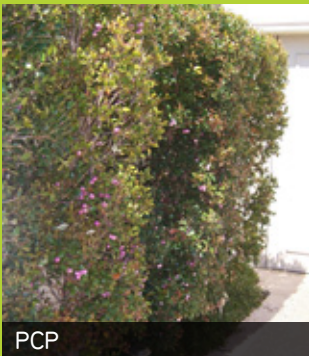
ASH



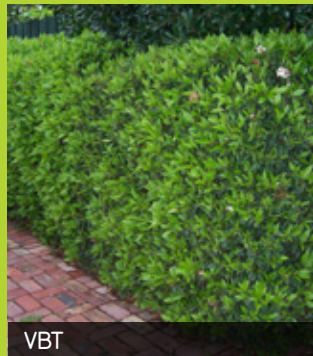
PTL



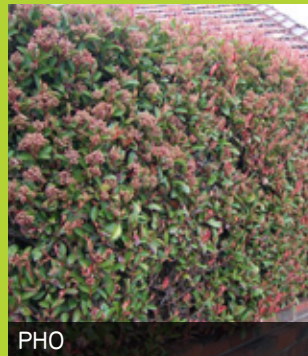
PCP



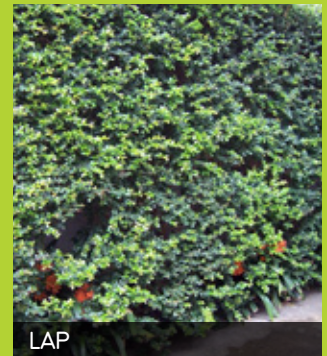
PCP



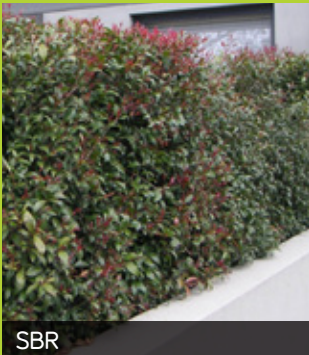
VBT



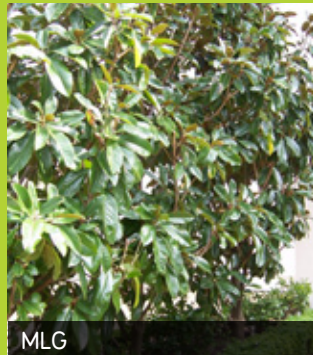
PHO



LAP



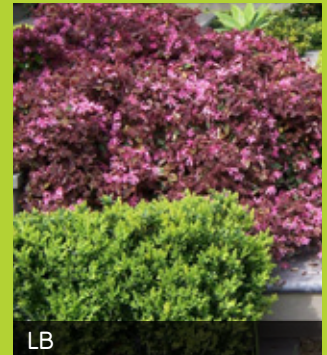
SBR



MLG



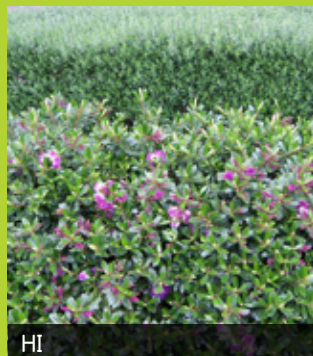
YE



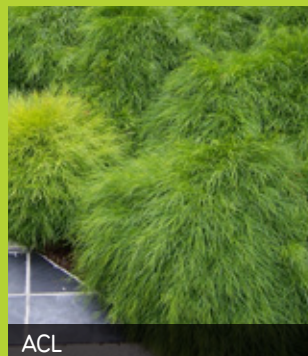
LB



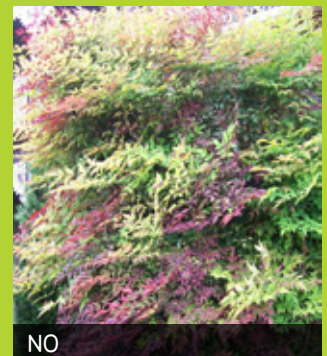
EPW



HI



ACL



NO

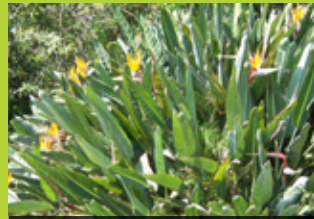
FRONT GARDENS PLANT LIST

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



PH



SR



AMB



AEL



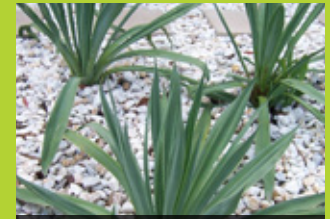
PH



ACS



LEV



YF



DNC



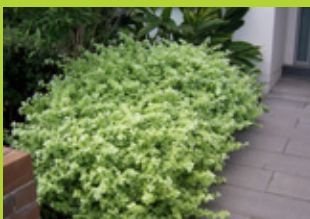
PH



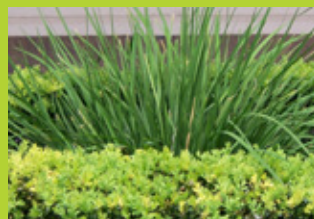
BXS



LWL



HPL



BST & LMT



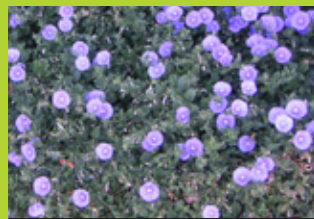
DNL



EK



ARA



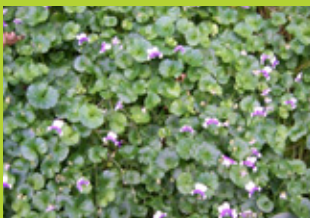
CVM



IS



OJ



VLH



DRP



SER



OJ



OJ



OJN



SER



OJ

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 Lily	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	Orthrosanthus 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 filamentosa	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	Pigsqueak	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 karvicianus	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 'Wheeler's 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 hypoglossum	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	



November 2012

Correct at time of print and subject to change without notice.