

The logo for Woodlea, featuring a stylized 'W' that incorporates a leaf-like shape.

# WOODLEA

## DESIGN AND SITING GUIDELINES

Issue 3.0  
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# 1.0 The Woodlea Vision

## ***Woodlea - The benchmark for master planned communities***

The brand new suburb offers a safe, distinctive and well maintained living environment, where people can choose from a range of generous blocks in characteristic local neighbourhoods and build their dream home surrounded by like-minded neighbours.

It's a place where family well-being is priority and residents enjoy an enviable lifestyle. A third of the site is dedicated to open space linked by well-lit walking trails, bike paths and neighbourhood parks. Children of all ages and abilities can delight in the innovative regionally significant playground and grow up to enjoy the sporting facilities. The whole family can also enjoy the community facilities which provide an array of recreational activities.

A vibrant town centre provides local convenience and a meeting place at the heart of the community. Offering a range of amenity and services including a proposed medical centre, childcare facility and supermarket, residents can come together and meet friends for special occasions at one of the many cafes and restaurants.

Access to neighbouring Caroline Springs and the CBD is also made easy via superior connections including a local train station, the Western Highway and Melton Freeway. For connections further afield, the high speed broadband network will offer advanced technology and communication options.

A range of learning and working facilities create choices and opportunities for children. Two primary schools, a secondary school and a renowned non-government school as well as a work integrated learning centre will be highly sought after throughout Melbourne's West.

Leveraging its unique heritage and natural environment in harmony with streetscapes and sustainable parklands, Woodlea is a place residents will feel proud to call home.





## 2.0 Purpose of the Guidelines

The principal aim of the Woodlea Design Guidelines ('Guidelines') is to create a coherent vision for this new community. The Guidelines have been designed to ensure all homes at Woodlea are built to a high standard and encourage a variety of housing styles that are harmonious to the local streetscape. The Guidelines will assist in providing you with peace of mind that your investment will grow into the future and protect you from inappropriate development within Woodlea.

The Guidelines are a straightforward set of objectives and controls for dwelling design that also provide flexibility in selection and choice of housing. Any lots which are nominated as Small Lot Housing Code will be assessed separately and the requirements of the design guidelines applied where deemed applicable.

The approval process is in place to help purchasers at Woodlea. In order to ensure compliance with the principles and objectives of the Woodlea Design Guidelines, all building designs, including colour and material selections must be approved and endorsed by the Design Review Panel (DRP) prior to submission to your building surveyor for Building Permit approval.

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





## 3.0 How to Read this Document

### 3.1 Using the Design Guidelines

The Woodlea Design Guidelines comprise of the following key sections:

- Facade and Building Siting Guide
- Dwelling Style Guide
- Landscape Style Guide
- Sustainability

Under each section is a range of design elements that should be considered when designing your home, as well as objectives and controls.

Objectives indicate 'what is to be achieved', while the controls provide specific ways to do things in order to meet the objectives i.e. 'how this will be achieved'.

Each allotment has also been assigned to a Character Precinct. Some controls vary depending on the character precinct your home is located within. Refer to Section 3.2 Character Precincts to determine which character precinct your home is located within.

### 3.2 Character Precincts

While the design guidelines aim to ensure all homes at Woodlea are built to a high standard and contribute to a coherent vision for this new community, not all areas of the site are exactly the same.

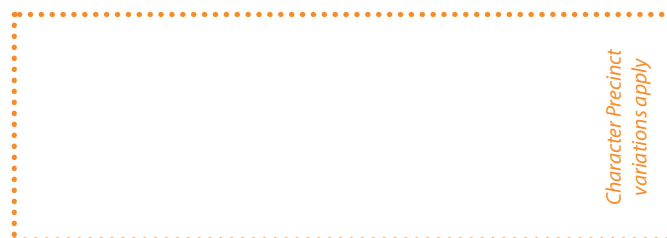
To celebrate and reinforce the unique built form and landscape elements considered important to Woodlea, a number of character precincts have been identified. These character precincts will have a slightly different look and feel which will be achieved through the treatment of buildings and landscape areas, not only in the public realm but also on private allotments. These character precincts are identified on the next page and include:

- Character Precinct 1 - Native Informal
  - A traditional residential neighbourhood. Homes will be setback to provide space for landscaping, while buildings will be articulated with varied colours and materials, providing visual interest.
- Character Precinct 2 - Urban Formal
  - A transition precinct that combines contemporary built form elements, materials and colours, with space for landscaping and trees.
- Character Precinct 3 - Creek / Wetland
  - A precinct with a strong link to the nearby creek and wetland environments. Materials, colours and landscape elements have been selected to reinforce and celebrate this connection.

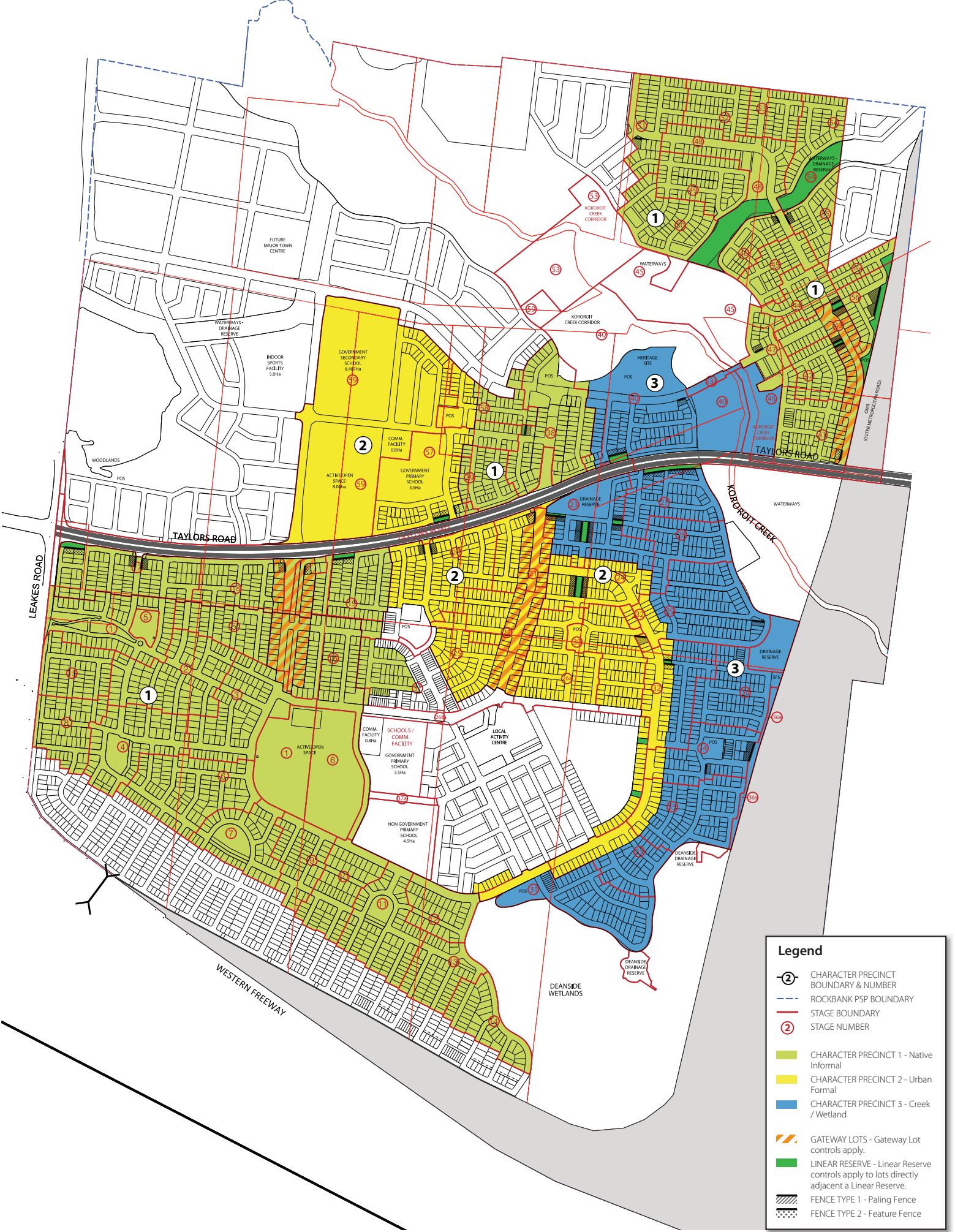
#### ■ Gateway Lots

- Located along key entries into Woodlea. Controls for Gateway Lots apply to facade materials and garage treatments.

As you read through the design guidelines, you will notice that some controls vary depending on the character precinct your home is located within. These controls are highlighted using the following symbol.



Please ensure you are aware of which character precinct your home is located within and apply the relevant control.







## 4.0 The Approval Process

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All future dwellings at Woodlea will require a building permit, as well as approval from Woodlea's internal design review panel (DRP). All dwelling designs within Woodlea are required to satisfactorily address Part 4 of the Building Regulations of Victoria. If a dwelling requires a planning permit for any reason (either being on a lot smaller than 300sqm or proposal to construct more than one dwelling on a lot) then Clause 54 or 55 of the Melton Planning Scheme must also be satisfied. These clauses are also known as 'ResCode'.

Compliance with the above statutory requirements will be assessed by your Building Surveyor.

In addition to the statutory planning approvals, it is a condition of your land purchase contract that approval be sought from the DRP prior to any statutory planning and building approvals process and commencement of construction. This approval is applicable to all land lots and comprises assessment against the Woodlea Design Guidelines.

The DRP will comprise an architect and a representative of the developer. All proposed building works including dwellings, garages, driveways, paving, letterboxes, outbuildings and fencing shall be approved by the DRP prior to seeking a Building Permit.

Approval by the Design Review Panel does not warrant or imply that your building design complies with the Melton Planning Scheme or the Building Regulations of Victoria (2006).

### 4.1 Approval Process

The following steps illustrate the process for each purchaser in order to construct a dwelling at Woodlea.

#### **Step 1 - Review the Guidelines**

Homes must be designed in accordance with the Guidelines. If you have any queries, preliminary advice may be sought from the DRP to ensure that concept designs will meet the requirements of the Guidelines.

#### **Step 2 - Submission**

Designs are to be submitted via email to DRP for approval in conjunction with a completed Check List (refer to Section 8 of Guidelines), which requires the signature of the property owner.

Submit all information to:

Design Review Panel.

Email: [woodlea.drp@woodlea.com.au](mailto:woodlea.drp@woodlea.com.au)

#### **Step 3 – Approval**

The DRP will aim to provide a response within 10-15 working days.

#### **Step 4 – Re-submission**

Plans that do not comply with the Guidelines will be returned with the areas of noncompliance highlighted. Amended plans need to be resubmitted for approval.

Any alterations made to the re submission other than the initial noncompliance should also be highlighted on the plans or an accompanying letter.

#### **Step 5 – Building Permit**

Purchaser and builder to obtain Building Permit approval.

#### **Step 6 – Construction**

Once a Building Permit has been obtained, construction of your dwelling may begin.

#### **Step 7 – Certificate of Occupancy**

Upon the issue of the Certificate of Occupancy, the landscaping, driveway and crossover/ kerb rectification works, paths, letterbox, fencing and gates must be completed within 6 months.

#### **Step 8 – Woodlea Landscaping Package**

Prior to obtaining the Woodlea Landscaping Package, the driveway, paths, letterbox, fencing and gates must be completed and approved by the Woodlea DRP.

#### **Design Review Panel contact details**

Email: [woodlea.drp@woodlea.com.au](mailto:woodlea.drp@woodlea.com.au)

Phone: 03 70006110

Please leave a detailed voicemail with your lot number and reason for calling and someone will call you back as soon as possible.

## 4.2 Planning Checklist

<b>Site Plan Checklist</b>	<b>Sections</b>
North point	Scale ( 1:100, 1:200)
Scale ( 1:100, 1:200)	Natural ground level
Lot boundaries, title boundaries and setout locations	Finished ground level
Building footprint (outline)	Cut and fill levels
Slab levels	Ceiling heights
Site contours, site levels	Building heights relative to ground level
Building setback dimensions (from all boundaries)	Materials and finishes
Location of driveway and crossover	Roof pitch and materials
Location of fencing and gates	
Location of retaining walls (where applicable)	<b>Materials and Finishes Schedule</b>
Location of swimming pools (where applicable)	All building facade materials and colours
Location of services (hot water service, water tanks, air conditioning)	All roof colours and materials
Connection to recycled water indicated	All fencing finishes and colours
BAL rating	
Location of all outbuildings	<b>Front Yard Landscape Plan Checklist</b>
	Driveway materials, finish and dimensions
<b>Floor Plan Checklist</b>	Entry path, side entry gate materials, finishes and dimensions
North point	Fence and gate materials and dimensions
Scale ( 1:100, 1:200)	Established tree locations and species
Finished floor levels	Shrub locations and species
All key internal rooms and spaces	Ground cover extent and species
Internal floor area	Turf/lawn extent and species
Internal garage area	Clothesline location
Smart wired in accordance with NBN requirements	Hot water service location
Garage dimensions	Water tank location
Site coverage	Letter box location and design
Site permeability	
<b>Elevations</b>	
Scale ( 1:100, 1:200)	
Natural ground level	
Finished ground level	
Building heights relative to ground level	
Materials and finishes	
Roof pitch and materials	
Location of services ( hot water service, water tanks, air conditioning)	





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#### 4.3 Planning Controls

Woodlea has an applied zone of General Residential Zone (GRZ). In accordance with the requirements of the zone, a planning permit is not required for the construction of a single dwelling on a lot greater than 300sqm in area. A planning permit is required however, should you wish to construct a dwelling on a lot of less than 300sqm that has not been nominated by Woodlea as 'Small Lot Housing Code', or to construct more than one dwelling on a single lot. Should a planning permit be required, any application must be in accordance with council requirements.

It is important to note that a building permit is always required, regardless of the need for a planning permit or otherwise.

#### 4.4 Construction Of Your Home

After approval from the DRP, you must then obtain a Building Permit from Melton City Council or a Private Building Surveyor.

Note: Design approval from the DRP does not exempt the plans from any building or statutory regulations. Approval by the DRP does not infer compliance under the Building Code of Australia, ResCode and other applicable planning or building regulations.

For stages 1 to 16, commencement of construction of the dwelling on the land is to be within 18 months after the settlement date. For stages 17 and onwards, commencement of construction of the dwelling on the land is to be within 12 months after the settlement date. Completion of all dwelling construction must be within 12 months of commencement and landscaping must be completed within 6 months of Certificate of Occupancy.

## 5.0 Facade and Building Siting Guide

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

The following siting and setback guidelines have been designed for all allotments to ensure homes are appropriately sited with generous setbacks and height controls to prevent overlooking and overshadowing.

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

Any building to be constructed on a lot that is governed by the Woodlea Design Guidelines, for which construction would require a building permit, must be sited in accordance with Section 5.4 of the guidelines.

Only one dwelling per lot is permitted for all allotments except for corner allotments. The construction of a maximum of two dwellings may be permitted on corner allotments however this is subject to approval from DRP and the City of Melton and is strongly discouraged for lots under 600sqm.

### Siting Considerations

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

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

*Image supplied by Carlisle Homes*







## 5.1 Design Approach

This section of the Design Guidelines is to prescribe key design elements relating to the siting of the dwelling that need to be incorporated to ensure architectural consistency throughout the development. This ensures that all elements of new dwellings and streetscapes contribute positively to the design vision for Woodlea.

A major objective of the Guidelines is to ensure that the creation of the desired built form and landscape will stimulate a sense of resident interaction and a sense of local pride in their own neighbourhood. The architectural vision seeks to create a development of contemporary Australian architecture and integrate the built form seamlessly across the development.

This will be achieved through clean and simple building forms and well articulated facade elements combined with use of a select material and colour palette, as described in the following sections. The result is that each home establishes a high quality, individual statement within a holistically designed series of streetscapes and neighbourhoods.

All dwelling designs are required to comply with the architectural character as illustrated on the concept architectural sketches and photographs depicted within Section 6 of these guidelines. The intent of these are to provide design direction for the creation of attractive contemporary housing at Woodlea.

Architectural character is a key assessment criterion in the approval of dwelling designs for Woodlea. Mock historical reproduction styles and mixtures of styles such as Federation, Edwardian, Colonial, Victorian, Neoclassical and Georgian are not permitted.





## 5.2 Facade Design and Articulation

The desired neighbourhood character for Woodlea is of an open dynamic community, created through generous tree lined streetscapes, with all buildings engaging with the street.

To ensure the desired neighbourhood character is created, articulation is required on those parts of the dwelling seen from the street and public reserves by varying setbacks, materials and incorporating building elements such as balconies, verandahs or porticos, planter boxes, windows and front doors (see illustrations below). This means that the fronts, backs and the corners of housing that are visible from the street, or public realm require distribution of building elements to create an attractive composition and visual surveillance of the public realm. For further details on corner lots please refer to page 14.

All dwellings adjacent to a public reserve must address the adjoining open space by way of design, location of windows and doors and dwelling entry. All dwellings must address the streetscape, with corner allotments to address both primary and secondary streets.

### Objectives

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

Diagram 02 - Front facade elements



Windows



Front Door



Balcony



Portico / Verandah



Variety of Materials / Colours



Recessed elements



Planter Boxes



Eaves

*Images supplied by Boutique Homes, Burbank, Carlisle Homes, Dennis Family Homes and Henley*





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## Controls

- 5.2.1** For lots with only one street frontage, the principal street frontage shall be that frontage. For lots with two street frontages, the shorter street frontage shall be the principal street frontage and the other street frontage the secondary street frontage.
- 5.2.2** If the two street frontages are of equal length then the purchaser should contact the Design Review Panel to determine which street frontage will be designated as the principal street frontage for the purposes of these guidelines.
- 5.2.3** Unless otherwise shown on a building envelope plan, dwelling siting must be in accordance with Section 5.
- 5.2.4** Front entries should be clearly visible from the street and should include protruding elements such as a covered verandah or portico treatments to provide a sense of address. Where front doors are located on the side of the dwelling, a pathway and/or covered walk way will need to be constructed to direct people to a dwelling's entry.
- 5.2.5** Habitable room windows should be located on the front facade and provide a clear view to the primary streetscape. They should be appropriately articulated as elements within the facade design and should not comprise single highlight windows. Highlight windows include feature windows located above eye level and do not provide a clear view out to the streetscape.
- 5.2.6** Articulate building facades along both primary and secondary streets as applicable; through the considered design of openings, balconies, varied materials, recessed and projected elements / upper storey in order to reduce the overall mass of the building. Large, bulky buildings with unarticulated wall surfaces are discouraged.
- 5.2.7** Where the dwelling incorporates a masonry façade, the window and door lintels and surrounds must be finished in the same masonry, and avoid the use of light-weight in fill panels. This applies to all sides of the building façade.
- 5.2.8** Garages should be setback from the front facade and should not present as a dominant element when viewed from the street. For further detail on garages, please refer to Section 6.7 Garages.

## Controls for Corner Lots

Corner lots may incorporate the following treatments to achieve the objectives:

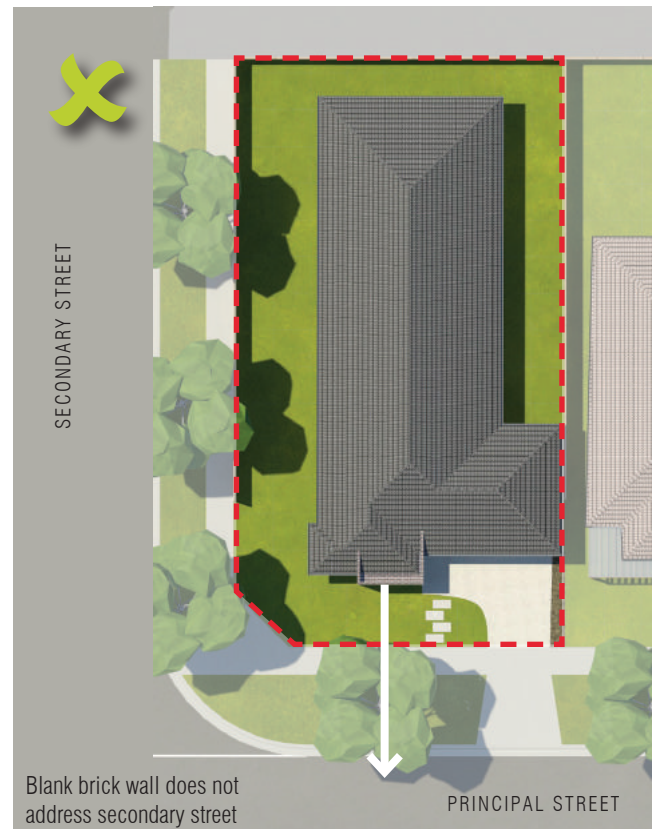
- 5.2.9** A habitable room window must provide a clear view to the secondary street frontage (i.e. located in the section that is to be exposed and not covered by fencing).
- 5.2.10** Materials used on the front facade are to continue around to the secondary street frontage to the length of 4m or one room (whichever is greater).
- 5.2.11** Continuation of facade materials and articulation around the corner to be consistent between primary and secondary street frontages.
- 5.2.12** Where possible, consistent size and proportion of windows is to be included on both street frontages.
- 5.2.13** Consistent location of windows on the front corner of the secondary facade to address the side street or public open space, within 4m of the primary facade.
- 5.2.14** Double storey dwellings must provide variation in materials between the upper and lower storeys to articulate the corner of both facades.
- 5.2.15** Articulation of the secondary street facade through the use of pop-outs, bay windows, balconies, pergolas and other similar elements.
- 5.2.16** Minimising areas of blank wall to the secondary street facade through additional articulation (setbacks) and roofing articulation.
- 5.2.17** Landscaping and fencing articulation and detail to corner lots must be carefully considered to adequately screen the courtyard and side facade.

Where the DRP considers that the dwelling design does not properly or adequately address the street corner and both street frontages, additional treatments may be required to obtain approval.

Diagram 03 - This illustrates dwelling siting on a corner allotment which does satisfactorily address both street frontages.



Diagram 04 - This illustrates dwelling siting on a corner allotment which does NOT satisfactorily address both street frontages and would NOT gain DRP approval.







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#### **Controls for lots directly siding a linear reserve**

Lots directly siding onto a linear reserve, as nominated on the Character Precinct Map, must incorporate the following treatments to achieve the objectives:

- 5.2.18** Mandatory double storey dwelling, for any lot directly siding a linear reserve.
- 5.2.19** A habitable room window must provide a clear view to the linear reserve (i.e. located on part of the dwelling that is exposed to the linear reserve and not behind fencing).
- 5.2.20** Balconies must be provided on upper floor areas adjacent to the linear reserve and must be a minimum area of 8sqm, with a minimum depth of 1.8m.

Where the DRP considers that the dwelling design does not properly or adequately address the linear reserve, additional treatments may be required to obtain approval.

### 5.3 Facade Replication

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

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

This however needs to be balanced to ensure that the development does not appear homogenous and uniform. Providing variety in the facades along a street provides diversity and visual interest and ensures individual homes are differentiated.

#### Objectives

- To avoid repetition of facade types within the streetscape (exclude terrace and row housing typologies).
- To ensure a balance within the streetscape of variation of facade types and a level of consistency of dwelling articulation, materials and form.

#### Controls

- 5.3.1** A dwelling must avoid replicating an identical facade to another dwelling within three lots in either direction on the same side of the street or within three lots on the opposite side of the street - Refer Diagram 05.
- 5.3.2** In the event that more than one application of the same facade design has been submitted for lots within close proximity, consent will be given to the first complete application to be received. Any subsequent applications for the same facade will need to indicate variation from the nearby approved facade design.
- 5.3.3** Similar facades may be developed and approved in circumstances where they are significantly different in appearance, with variation of materials, finishes, colours, and sizing of building elements. This will be subject to the consideration and approval of the Design Review Panel.

Diagram 05 - Facade Replication Guide







## 5.4 Dwelling Siting

All dwellings at Woodlea must face the principal street and present an identifiable and articulated entrance to the street.

The following setbacks for dwellings and garages for Woodlea must be met, unless otherwise shown on a building envelope plan prepared for particular lots. The front, side and rear setbacks are mandatory elements.

Energy Efficiency should also be considered when siting your home. The location and orientation of your dwelling, as well as location and arrangement of internal living spaces can influence solar access opportunities and cross ventilation in your home. Please refer to Section 7 for further information.

### Setbacks

Unless otherwise shown on a building envelope plan:

- 5.4.1** Dwellings are to be setback from allotment boundaries to ensure there is acceptable access to the dwelling from the road, to avoid overshadowing of adjoining allotments and to create a high quality streetscape environment.
- 5.4.2** All dwellings must be setback a minimum of 4.0m and maximum of 6.0m between the front building line of the dwelling and the principal street frontage. Eaves, balconies, verandahs, open porches, porticos, fascias, covered walkways, bay windows, feature piers may encroach up to 1.5 metres into this setback. Refer to Diagram 06.
- 5.4.3** For Corner Lots, a minimum setback of 2.0m to the secondary street frontage is required. Refer to Diagram 07.
- 5.4.4** All side setbacks must be a minimum of 1.0m, with the exception of garages, workshops, storage rooms and laundry rooms which may be built on the side boundary.
- 5.4.5** Garages are to be setback a minimum of 5.0m from the principal street frontage and a minimum of 0.5m behind the predominant wall of the dwelling. This is to allow the parking of a stationary vehicle in the setback area, and to reduce the visual prominence of the garage in the street.
- 5.4.6** For all subsequent stages after stage 3, for dwellings with lots with frontages 20 meters and greater, all side boundaries including garages must be setback a minimum of 1.0 meter. Corner lots with a combined frontage and splay equal or greater than 20m must apply this side setback to comply with control 5.4.3.
- 5.4.7** Rear setbacks must be a minimum of 2.0m.
- 5.4.8** Eaves, facias, gutters, chimneys, flue pipes, water tanks and heating or cooling or other services may encroach no more than 0.5m into the setback around the whole dwelling excluding garage walls on the boundary.



Diagram 06 - Dwelling Setbacks plan



Diagram 07 - Corner Lot Setback plan



Diagram 08 - Garages to be setback a minimum of 5.0m from the principal street frontage to allow for parking of one vehicle



Diagram 09 - Garages forward of the principal street frontage will NOT be approved





## 6.0 Dwelling Style Guide

Contemporary Australian architecture will best define the style of housing to be delivered at Woodlea. This will be achieved through simple forms and well proportioned façade elements combined with controlled use of materials and colours as described in the following sections.

Typical examples of the types of housing outcomes preferred at the site and envisaged by these Design Guidelines are provided below.

Mock historical reproduction styles and mixtures of styles such as Federation, Edwardian, Colonial, Victorian, Neoclassical and Georgian are not permitted.

### 6.1 Ceiling and Building Heights

All dwelling designs within Woodlea are required to ensure all ceiling and building heights comply with Clause 54 or 55 of the Melton Planning Scheme. These clauses are also known as 'ResCode'.

Compliance with the above statutory requirements will be assessed by your Building Surveyor.

- 6.1.1** Unless approved by the Design Review Panel, a minimum ceiling height of 2,550mm is required for all single storey dwellings and the ground floor of double storey dwellings.
- 6.1.2** Triple storey dwellings and/or basements should adhere to the relevant height requirements. Basements may have a maximum projection of 1.2m above natural ground level.

*Image supplied by Boutique Homes*



*Image supplied by Henley*



*Image supplied by Burbank Homes*



*Image supplied by Henley*



## 6.2 Colour Palette

Colours play an important role in influencing the look and feel of a streetscape. In order to provide a sense of harmony and consistency, a palette of complementary colours have been selected that reflect the local landscape character of Woodlea. The palette provides certainty for purchasers that their home will sit as part of a complementary streetscape and helps focus the colour selection process.

### Objectives

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

### Controls

- 6.2.1** Any proposed facade colours must be generally consistent with the colour palettes outlined on the following page.
- 6.2.2** Bright, feature or fluorescent colours will not be approved, unless they are deemed complementary to the design and palette of the dwelling.
- 6.2.3** Dwelling facades should incorporate a maximum of 75% total wall coverage (excluding windows/openings) of any one material or colour. A dwelling facade featuring only one colour or material will not be approved.
- 6.2.4** Dwelling facades should incorporate a maximum of four colours in total and as a general guide are encouraged to use two colours with other limited highlight colour.
- 6.2.5** All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, down pipes and gutters and other minor architectural detailing items must be of a similar colour to one of the selected facade colours.
- 6.2.6** All colour schemes are subject to approval by the Design Review Panel.
- 6.2.7** Refer section 5.3 Facade Replication for guidance on the replication of identical or similar dwelling facade within the same streetscape.

Image supplied by Boutique Homes







## COLOUR PALETTE PRECINCT 1 - NATIVE INFORMAL

									WALLS & COLORBOND ROOF
									ROOF TILES
									BRICKS
LIGHT TONES			MEDIUM TONES			DARK TONES			

This precinct is characterised by a palette of natural colours. Variations of these tones will be accepted. Primary and bright colours will not be accepted.

## COLOUR PALETTE PRECINCT 2 - URBAN FORMAL

									WALLS & COLORBOND ROOF
									ROOF TILES
									BRICKS
LIGHT TONES			MEDIUM TONES			DARK TONES			

This precinct is characterised by a palette of soft natural colours excluding flame red and cream tones. Variations of these tones will be accepted excluding red and cream tones. Primary and bright colours will not be accepted.

## COLOUR PALETTE PRECINCT 3 - CREEK / WETLANDS

									WALLS & COLORBOND ROOF
									ROOF TILES
									BRICKS
LIGHT TONES			MEDIUM TONES			DARK TONES			

This precinct is characterised by a palette of soft natural colours. Variations of these tones will be accepted excluding black and white tones. Primary and bright colours will not be accepted.



## 6.3 Roofs

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

Contemporary roof lines and articulated roof shapes with gables/hips are preferable, as well as flat feature (with box guttering hidden behind) and skillion roofs. Roofs with eaves of at least 450mm are required as this has practical implications; providing shade in the summer and shelter in the winter. Minimum pitch hip roofs without eaves will not be approved.

### Objectives

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

Image supplied by Burbank Homes



### Controls

- 6.3.1** Roof forms should generally be pitched (i.e. gabled, hipped and skillion roof forms), with feature flat elements permitted where box guttering is hidden from view. Entirely alternative roof forms will be considered subject to design merit.
- 6.3.2** Where pitched (gabled/hipped) roofs are used, the roof pitch must be a minimum of 22 degrees.
- 6.3.3** Where skillion roofs are used, the roof pitch must be 10 degrees (stand alone) and 22 degrees where the skillion presents to the front of a roof line that is majority pitched.
- 6.3.4** Roofs must be finished in one of the following materials listed below;
  - Concrete or terracotta roof tiles preferably in a flat or low profile finish.
  - Matt finished or non reflective corrugated metal deck roofing.
- 6.3.5** Steel roof tiles and galvanised metal deck will not be approved.
- 6.3.6** Roof features such as spires, finials, domes or other articulation will not be approved.
- 6.3.7** Where flat roofs of less than 5 degrees are used then a parapet must fully conceal the roof from the public realm and may be of metal deck roofing or similar material.
- 6.3.8** All gutter, rainhead overflows and down pipe profiles or treatments must complement the design of the home.
- 6.3.9** Any proposed roof colours must be generally consistent with the roofing colour palettes outlined on the previous pages. Lighter coloured roofs are encouraged to assist in reducing the effects of 'heat loading' on your dwelling and to improve the dwellings overall energy efficiency.

Image supplied by Simonds Homes





### Controls - Single Storey Dwelling Eaves

- 6.3.10** All pitched roofs to dwellings must incorporate an eave of 450mm minimum.
- 6.3.11** Where a garage wall is built on the boundary, no eave is required to that side of the dwelling.
- 6.3.12** The minimum eave requirement is to the front facade and the sides of the house. In circumstances where building regulations for light to habitable room windows do not permit an eave, eaves must return to the point of the first habitable room window. No habitable room windows are permitted within 4m of the front facade if the distance between the eave and side boundary is less than 1m.
- 6.3.13** Eaves cut outs around windows will not be permitted.

- 6.3.14** For corner lots with pitched roofs a continuous min. 450mm eave is mandatory on the primary and secondary street frontages (A&B), as well as side C of the dwelling, as per Diagram 10.
- 6.3.15** Wherever possible the length of the eaves are to be maximised on each side of the dwelling. If the DRP assess that an alternative house siting or window location can provide for a longer eave the DRP may request an alternative window and eave solution that will meet the DRP's approval.

### Controls - Double Storey Dwelling Eaves

- 6.3.16** All pitched roofs to the second storey of dwellings must incorporate a continuous eave of 450mm minimum to all sides.

Diagram 10 - Eave requirements - single storey dwellings



Minimum 450mm eaves

No eaves

HW Habitable room window

Outside face of wall shown dashed black

Property Boundary shown dashed red

A building must be set back a minimum of 1m clear to the sky from a habitable room window on an adjoining allotment to provide for a light court to the window, as per clause 416 of the Building Regulations 2006.



## 6.4 Materials and Finishes

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

### Objectives

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

### Controls

Acceptable wall materials include:

- 6.4.1** Masonry and face brickwork (untreated).
- 6.4.2** A rendered and painted textured finish over either masonry or lightweight cladding.
- 6.4.3** A bagged and painted finish over either masonry or lightweight cladding.
- 6.4.4** Weatherboard stained or with a low reflective painted finish.
- 6.4.5** Fibre cement wall cladding, feature panel finish and/or fibre cement wall cladding with timber batten cover strips.
- 6.4.6** Clear finished timber sheets or boards.
- 6.4.7** Untreated concrete blockwork or precast concrete is prohibited.
- 6.4.8** A combination of complementary materials and colours

must be used to all walls facing a street or park – with a minimum of 2 and up to a maximum of 4 materials used to compose these facades.

- 6.4.9** Face brickwork is to architecturally complement the dwelling design. Face brickwork is not to be used on more than 75% of the front elevation. Face brickwork is not to be mottled or blend brickwork with significant colour contrast.
- 6.4.10** External walls that are not visible from the street or open space must be constructed in colours and materials consistent with the front facade of the home.
- 6.4.11** The masonry colour selection palette provides an indication only of acceptable brick colours.
- 6.4.12** Selective use of other wall materials will be considered on the merits of the proposed finishes.
- 6.4.13** Aluminium, stone and steel elements should only be used in the facade as points of visual interest.
- 6.4.14** Any rooms which are facing Leakes Road require laminated glass that is a minimum of 6.76mm thick.

- 6.4.15** The following additional materials and finishes requirements apply to the front façades of Gateway Lots (refer to Diagram 01):

- A minimum of 50% render with the primary render colour to make up no more than of 75% of the front elevation with a minimum of two additional facade materials. Or;
- 100% render in two complementary colour tones. With the primary render colour to make up no more than 75% of the front elevation.

- 6.4.16** The following additional materials and finishes apply to the front facade of lots in Character Precinct 2:

- A minimum of 66% render with the primary render colour to make up no more than of 75% of the front elevation a minimum of two additional facade materials. Noting that if a timber or timber look garage door can be counted as a facade material.

Character Precinct  
variations apply





Dwelling materials should be similar to:



Lightweight Cladding types - vertical panel



Lightweight Cladding types - horizontal panel



Lightweight Cladding types - timber



Lightweight Cladding types - flat panel



Lightweight Cladding types - corrugated and battened



## 6.5 External Facade Elements - Stairs, Balconies, and Awnings

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

### Objectives

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

### Controls

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

Image supplied by Carlisle Homes



Image supplied by Henley





## 6.6 Window and Door Screening

At Woodlea, overlooking to adjacent dwellings is a sensitive issue that needs to be treated with a number of varied responses. Screening to windows is important for solar attenuation, overlooking and facade articulation.

### Objectives

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

### Controls

- 6.6.1** Screens that have not been considered as part of the overall facade and elevations of the dwelling will not be approved.
- 6.6.2** Window shrouds may be permitted, subject to DRP approval that solar attenuation and overlooking are not compromised.
- 6.6.3** Window screening located on a dwellings primary or secondary frontage will not be approved. For further details refer to Section 5.2 - Facade Design and Articulation.
- 6.6.4** Security screens on the front entry door must be contemporary in style and compliment the facade colours. Diamond style security screens, or similar will not be permitted.
- 6.6.5** Window screens should incorporate materials including, but not limited to:
- Timber battens (painted or stained);

- Steel (powder coated);
- Glass;
- Perforated screens; and
- Aluminium louvres.

**6.6.6** Galvanised steel screens will not be approved.

**6.6.7** Opaque or obscure glazing - where an opaque application is used on the window to prevent overlooking - is not permitted for windows visible from the street.

**6.6.8** External security blinds or shutters will not be approved on the upper level of two storey dwellings and will not be approved where visible from the street. If used, security blinds or shutters must be consistent with the facade colour and finishes.

**6.6.9** Battens in either a horizontal or vertical screen are an efficient means of screening a window. Where timber is to be used, the detailing and 'look' of the screen should complement the remainder of the dwelling.

**6.6.10** In particular screens will not be approved that:

- Are set directly next to the window and not set out off the window face a minimum of 400mm;
- Use timber 'palings' that are greater than 70-80mm in width, rather than battens;
- Continue vertically beyond the mandatory 1700mm above floor level for screening;
- Use timber of a poor grade or finish that does not present well and may warp in the weather; and
- Use any other detailing that does not visually enhance the look of the dwelling.

Diagram 11 - Window screening that complements the style of architecture of the dwelling.



Diagram 12 - Window screening located on the primary frontage will not be approved.







## 6.7 Garages

Garages are an important part of the high quality streetscapes within Woodlea. The garage and associated parked car(s) have a significant impact on the streetscape and the design and location of garages should endeavour to make them an integral and unobtrusive part of the dwelling. All homes must allow for an enclosed garage for car accommodation.

### Objectives

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

### Controls

- 6.7.1** Each dwelling is limited to a single crossover built to Melton City Council's standard detail for a single residential vehicle crossing (maximum width of 3.5m at the boundary). Relocation of this crossover requires DRP approval and related costs must be paid by the property owner prior to commencing. Relocation is not always possible due to the status of the civil works programme, layout of streets, street trees and underground services.
- 6.7.2** The architectural character of garages must be harmonious to the main body of the dwelling.
- 6.7.3** Garages on corner lots are not to be located where the primary and secondary streets meet.
- 6.7.4** Garages on corner lots may be located on the secondary street frontage with a minimum setback of 2m.
- 6.7.5** The driveway is not to exceed the width of the garage opening plus allowance for a front entry pathway. The width of garage door openings should generally comply with the following:
- Single Garage - 2.6m max.
  - Double Garage - 6.4m max.
  - Triple Garage - 9m max (6.4m door + 2.6m door).

- 6.7.6** Open carports will not be approved, except where they are accessible from a right of way via a sectional garage door.
- 6.7.7** Garage doors must be a sectional style door in a timber, timber look or colourbond finish.
- 6.7.8** The maximum allowable garage door width for lots with a frontage less than 12.5m is 2.6m.
- 6.7.9** The maximum allowable garage door width for lots with a frontage between 12.50m and 14m is 5.5m.
- 6.7.10** The maximum allowable garage door width for lots with frontages greater than 14.00m is 6.4m.
- 6.7.11** Triple garages are strongly discouraged. Notwithstanding, they will only be permitted on lots with frontages 18m and above, or on corner lots with frontages 20m and above. Triple garages must comprise either one double (max 6.4m) and one single (max 2.6m) garage door or three single (max 2.6m) garage doors with a column/pillar dividing at least two of the elements.
- 6.7.12** If a lot shape is irregular, the lot frontage measurement can be taken at a 4-6m setback from the front boundary. Irregular lots are lots whereby a difference in the front and rear boundary width occurs.
- 6.7.13** Garages fronting a right of way should incorporate landscaping elements to soften their appearance through elements such as fencing insets, specimen trees and ground level landscape cover.
- 6.7.14** Where the garage does not span the full width of the lot frontage to a right-of-way, garages should include space or provision for landscaping or a specimen tree to one side of the garage door.

- 6.7.15** For dwellings on Gateway Lots (refer to Diagram 01):
- Garage doors must be timber or timber look only.
  - Triple garages will not be accepted.

Character Precinct  
variations apply



Garage elements that are supported:



*Image supplied by Simonds Homes*



Panel lift style door in timber



*Image supplied by Burbank Homes*

Single vehicular entry



Garage elements that are not supported:



Garages forward of the predominant wall of the dwelling



Dominant garages form



## 6.8 Dwelling Services

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

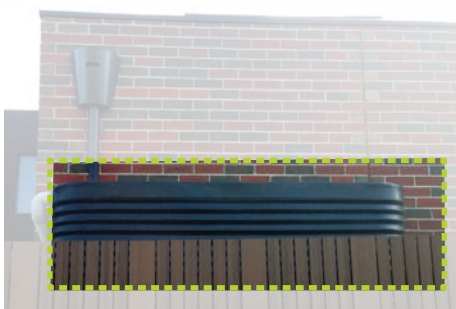
### Objectives

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

### Controls

- 6.8.1** All building services, plant and equipment should be included in the dwelling design, and be submitted in the application plans to the Design Review Panel.
- 6.8.2** Water tanks must be located behind the main street address and appropriately screened by front or side fencing, subject to the appropriate regulatory requirements.
- 6.8.3** Meter boxes and gas meters shall be located in the least visually obtrusive location from public view.

Configuration of dwelling services that are supported:



Water tank located behind main street address



Contemporary security door



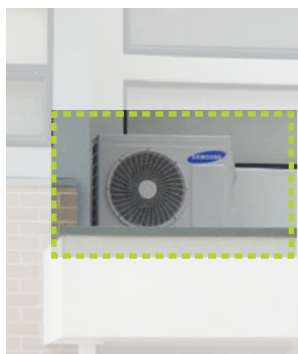
Meter boxes and gas meters visually unobtrusive



Configuration of dwelling services that are not supported:



Satellite units within direct view of street



Cooling units within direct view of street





## 6.9 Ancillary Items

### Waste and recycling

- 6.9.1** Garbage bins that are to be stored to the front of the property, should be screened from view from the public realm by an integrated enclosure, screen or fencing appropriate to the design of the dwelling.

### Sheds

- 6.9.2** Should a building permit be required, the out building location and details are to be submitted as part of the application for approval by the DRP. Sheds located on corner lots should be offset by a minimum of 2m from the secondary frontage to avoid being visually intrusive.
- 6.9.3** Detached garages, sheds or ancillary storage of boats, caravans or alike must not be visible from the public realm.
- 6.9.4** For lots with frontages less than 18m, an outbuilding cannot exceed 3m in height and 15sqm in area.
- 6.9.5** For lots with frontages of 18m and greater, an outbuilding cannot exceed 3.6m in height and 20sqm in area.
- 6.9.6** Any outbuilding less than 10sq.m must be clad in an approved colour to compliment the dwelling.

Diagram 13 - This illustrates outbuilding siting which does satisfactorily consider street frontages.



- 6.9.7** Any outbuilding greater than 10sq.m must be constructed so that the external appearance matches the main dwelling in colours, materials and style.

### Advertising Signage

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

- 6.9.8** Developer signage.
- 6.9.9** Display home signage, but only with the written approval of the DRP and the City of Melton.
- 6.9.10** One standard real estate 'for sale' sign, but only after the dwelling is completed to the developer's satisfaction.
- 6.9.11** Builder or trades person identification required during construction of the dwelling to a maximum size of 600mm x 900mm. Such signs must be removed within 10 days of the issue of the Certificate of Occupancy.

Diagram 14 - This illustrates outbuilding siting which does NOT satisfactorily consider street frontages and would NOT gain Design Review Panel approval.





# 7.0 Landscape Style Guide

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## 7.1 Landscape

Residential landscape treatments at Woodlea should be designed to achieve a contemporary character that is in keeping with the look and feel of each character precinct and that complements the architecture of the built form, so that an integrated design outcome is achieved contributing to a visually consistent streetscape.

### Objectives

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

### Controls

General landscape requirements:

- 7.1.1** All front gardens and areas visible on secondary frontages must be completely landscaped in accordance with these guidelines (including all turf, soft landscaping, driveways and pathways) within 6 months of issue of a Certificate of Occupancy for the dwelling and construction of a driveway.
- 7.1.2** A dimensioned, clear and concise landscape plan that illustrates all of the requirements of this section must be submitted to the DRP and approved prior to the commencement of construction.
- 7.1.3** Consideration must be given to any service's easements on the property title that have planting restrictions, particularly in respect of tree plantings – information is available from the relevant service Authority.
- 7.1.4** Avoid the use of prohibited invasive weed species.
- 7.1.5** For dwellings located south of Taylors Road, a minimum of two recycled water external taps are to be installed, one in the rear yard and one in the front yard attached to the building, adjacent to the side gate/fence. Please refer to the Character Precinct Map on Page 6 of this document to check the location of your lot relative to Taylors Road.
- 7.1.6** For dwellings located north of Taylors Road, a minimum of 1 potable water external tap is to be installed in the front yard attached to the building, adjacent to the side gate/fence. Please refer to the Character Precinct Map on Page 6 of this document to check the location of your lot relative to Taylors Road.

**7.1.7** New landscape works must not be left incomplete for more than three months without work being carried out.

**7.1.8** A 90mm PVC pipe or similar is required to be installed under the driveway 1m from the front boundary.

Front garden design standards:

The following minimum requirements are to be adhered to for all front gardens:

- 7.1.9** Front gardens should be planted with a minimum of one canopy tree per standard residential lot frontage combined with lower scale planting. The canopy tree should have a minimum mature height of 4m.
- 7.1.10** Impermeable hard surface materials must not exceed 40% of the front garden area including the driveway and front path.
- 7.1.11** Hard paved or impervious surfaces should be limited to driveways and front paths only.
- 7.1.12** A minimum softscape area of 60% of the total front garden area is to be installed. The softscape should consist of turf, garden beds and permeable surface materials including decorative stone aggregate or pebbles.
- 7.1.13** At least 30% of the softscape area must consist of planted garden bed.
- 7.1.14** The softscape area must include a minimum of 8sq.m of lawn turf, ground cover or feature pebble / stone aggregate surface.
- 7.1.15** There must be a minimum 500mm width of garden bed to the front and side boundaries of the front garden and a minimum 1200mm width of garden bed to the front edge of the dwelling and 800mm for the side edge of the dwelling for corner lots.
- 7.1.16** Unless otherwise approved, front gardens are to have a minimum 500mm width of garden bed to the side boundaries, 800mm minimum for the side boundary edge for corner lots and a minimum 1200mm width of garden bed to the front edge of the dwelling. For the front boundary to the street a minimum 500mm width of garden bed is to be installed to at least 60% of the total lot frontage; for example a 14m lot frontage is to have a minimum of 8.4m of the frontage as garden bed, with the remainder as lawn or other soft landscape treatment.

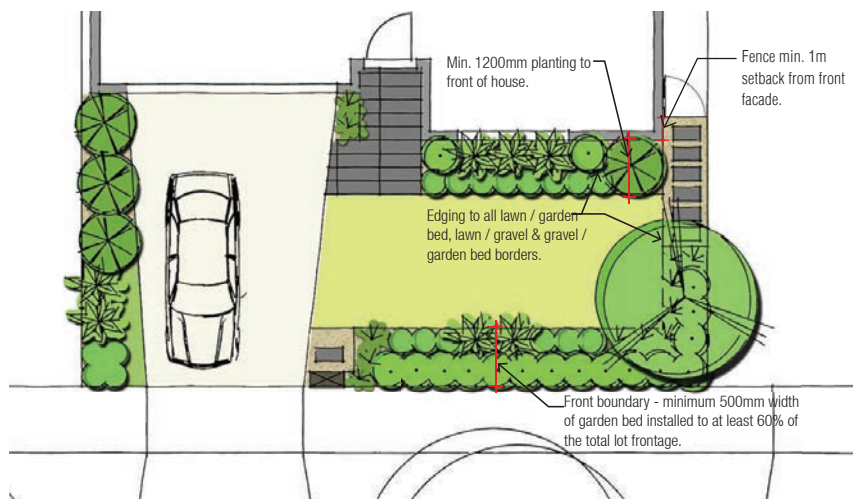


Diagram 15 - Front Garden Design - Standard Lot

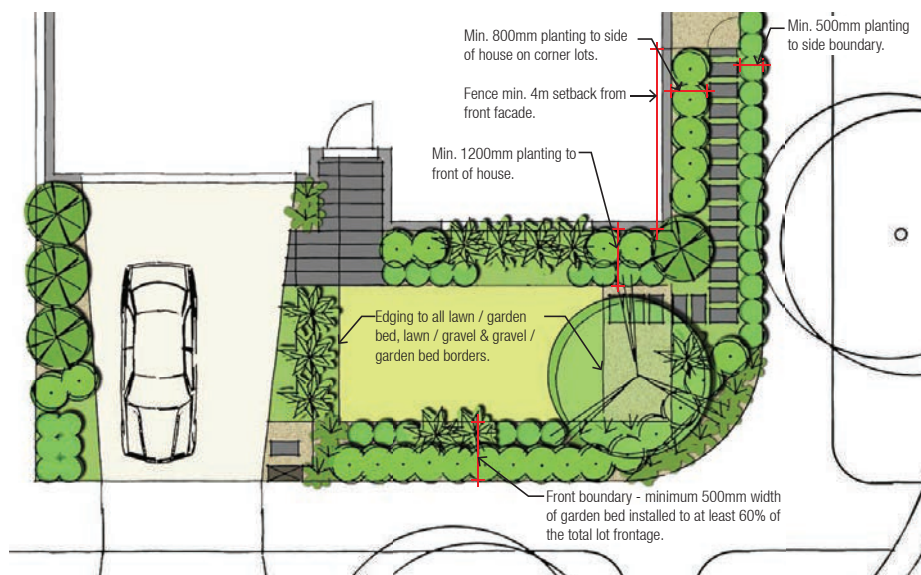
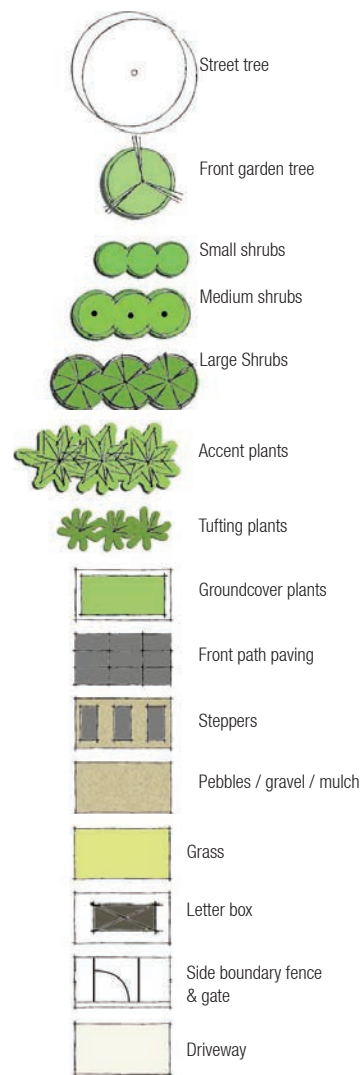


Diagram 16 - Front Garden Design - Corner Lot

## LEGEND







## 7.2 Landscape Materials

### Objectives

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

### Controls

Landscape materials for front gardens may include the following:

**7.2.1** Lawn (pre-grown turf) - Grass lawn areas are to be a warm season turf variety such as Kikuyu or Buffalo, to be maintained to a mown height of between 40 and 75mm and regularly edged to present neatly. Natural grass is to be installed on a minimum 100mm depth of suitable topsoil.

**7.2.2** Lawn (synthetic turf) will not be approved.

### Garden bed

**7.2.3** A minimum 200mm depth of suitable topsoil is to be installed to all garden bed areas. Garden bed areas are to include an 80mm depth of mulch to retain moisture within the soil and suppress weed growth. Garden beds must be mulched with one of the following types of mulch:

- Pine bark, brown colour.
- Recycled hardwood mulch.
- Gravel screenings (containing no fines) grey or brown in colour.
- Decorative stone pebbles in natural colours of grey to brown.
- Brightly coloured/dyed wood mulches and pebbles (such as red and white) are not acceptable.

**7.2.4** Garden beds must be flush edged to present neatly using one of the following types of edging:

- Timber: ACQ treated pine 25mm width, or Hardwood 10mm width.
- Steel: Electro-galvanised mild steel edging 75-100mm depth x 3-5mm width.

### Paths and paving

**7.2.5** Front paths, porches and side access paths are to be constructed from one or a combination of the following types of material for each Character Precinct:

#### 7.2.5.1 Character Precinct 1:

- Natural stone paving.
- Exposed aggregate cast-in-situ concrete paving.
- Pre-cast concrete pavers.
- Natural crushed stone aggregate or self-binding gravel (grey or brown in colour).
- Natural decorative pebbles in natural colours of grey to brown.
- Timber decking (natural or stained finish)
- Coloured concrete with integral colour to match the concrete driveway.
- Plain concrete is not permitted.

#### 7.2.5.2 Character Precinct 2:

- Natural stone paving in square or rectangular format.
- Pre-cast exposed aggregate concrete pavers.
- Natural decorative pebbles in natural colours of grey to brown.
- Plain concrete is not permitted.

#### 7.2.5.3 Character Precinct 3:

- Natural stone paving including square or rectangular format and 'crazy' paving.
- Pre-cast concrete pavers.
- Natural decorative pebbles in natural colours of grey to brown.
- Natural crushed stone aggregate or self-binding gravel (grey or brown in colour).
- Timber decking (natural or stained finish)
- Coloured concrete with integral colour to match the concrete driveway.
- Plain concrete is not permitted.
- Exposed Aggregate Concrete.

Character Precinct variations apply

**7.2.6** Pedestrian access paths and pavement around the perimeter of the home must be no greater than 900mm wide.

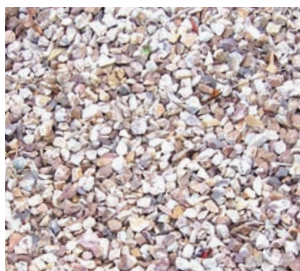
**7.2.7** Vehicle access paths to side gates are only permitted for lots with a frontage of 20m or greater and must be located on the garage side of the dwelling. The path must be no greater than 2.6m wide. Please refer to 7.4.3 for further details and diagram.



Landscape materials that are supported:



Grey pebble mulch



Gravel mulch



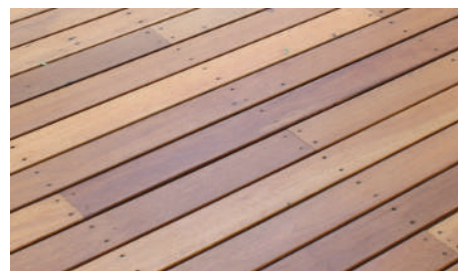
Brown pebble mulch



Concrete steppers



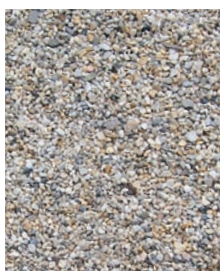
Random stone paving



Timber decking (natural or stained)



Exposed aggregate concrete



Gravel paving



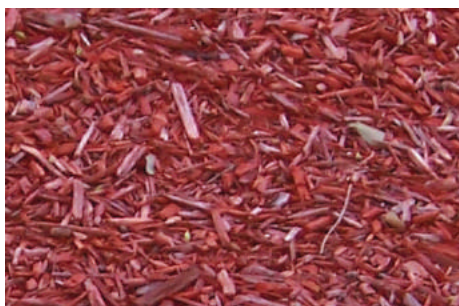
Stone paving



Stone steppers



Landscape materials that are not supported:



Red coloured mulch



Plain concrete



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### 7.3 Approved Plant Species

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

#### Objectives

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

#### Controls

- 7.3.1** All plants are to be selected from the following approved plant species list and as a minimum installed in the pot sizes and planting spacing as noted. Suitable plant substitutions will be reviewed on a case by case basis by the DRP.





Approved plant species images:

### Trees



*Banksia integrifolia*



*Corymbia ficifolia*



*Eucalyptus scoparia*



*Lagerstroemia indica* x  
*L.faurieri* 'Tonto'



*Olea europea* Street

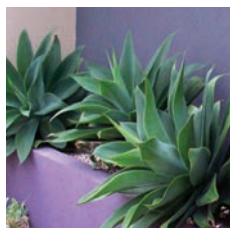


*Pyrus calleryana* 'Chanticleer'



*Tristaniopsis* 'Luscious'

### Accent Plants



*Agave attenuata*



*Cordyline* 'Peko'



*Cycas revoluta*



*Dorysanthes palmeri*



*Strelitzia reginae*

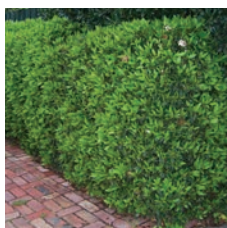
### Large Shrubs



*Acmena Smithii* 'Minor'



*Murraya paniculata*



*Viburnum tinus*



## Landscape Guidelines Plant List

Botanical Name	Common Name	Mature Size (H x W)	Spacing	Pot Size	Origin	Evergreen / Deciduous	Character Precinct 1 - Native Informal	Character Precinct 2 - Urban Formal	Character Precinct 3 - Creek Informal
<b>Trees</b>									
Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	7 x 4	As shown	300mm	E	Deciduous	✓		
Agonis flexuosa 'Burgundy'	Burgundy Willow Myrtle	5 x 3	As shown	300mm	N	Evergreen	✓		✓
Banksia integrifolia	Coast Banksia	12 x 6	As shown	300mm	N	Evergreen	✓		✓
Banksia marginata	Silver Banksia	6 x 5	As shown	300mm	I	Evergreen	✓		✓
Brachychiton hybrid	Kurrajong	12 x 8	As shown	300mm	N	Evergreen	✓	✓	
Corymbia ficifolia cultivars	Flowering Gum	5 x 4	As shown	300mm	N	Evergreen	✓		✓
Elaeocarpus reticulata	Blueberry Ash	10 x 5	As shown	300mm	N	Evergreen	✓	✓	
Eucalyptus scoparia	Wallangara White Gum	12 x 6	As shown	300mm	N	Evergreen	✓		✓
Lagerstroemia species	Crepe Myrtle	4-8 x 2-6	As shown	300mm	E	Deciduous	✓	✓	✓
Laurus nobilis	Bay tree	6 x 3	As shown	300mm	E	Evergreen	✓	✓	
Malus ioensis 'Plena'	Crab Apple	6 x 4.5	As shown	300mm	E	Deciduous	✓	✓	
Olea europaea	Olive	7 x 5	As shown	300mm	E	Evergreen	✓	✓	
Pyrus calleryana cultivars	Ornamental Pear	10-14 x 5-8	As shown	300mm	E	Deciduous	✓	✓	✓
Tristaniaopsis laurina 'Luscious'	Kanuka	8 x 5	As shown	300mm	N	Evergreen	✓	✓	
<b>Accent Plants</b>									
Agave attenuata	Agave	1 x 0.8	As shown	200mm	E	Evergreen	✓	✓	
Cordyline species	Cordyline	3 x 2	As shown	200mm	E	Evergreen	✓	✓	
Cycas revoluta	Sago Palm	2 x 2	As shown	200mm	E	Evergreen	✓	✓	
Doryanthes excelsa	Gynea Lily	1 x 2	As shown	200mm	N	Evergreen	✓		✓
Strelitzia reginae	Bird of Paradise	1.8 x 1	As shown	200mm	E	Evergreen	✓		✓
Yucca filamentosa	Adam's Needle	0.9 x 1.5	As shown	200mm	E	Evergreen	✓	✓	

Character Precinct  
variations apply





Approved plant species images:

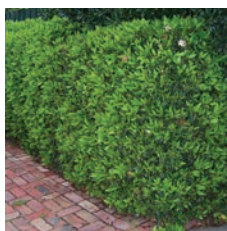
### Large Shrubs



Acumena Smithii 'minor'



Murraya Paniculata



Xiburnum tinus

### Medium Shrubs



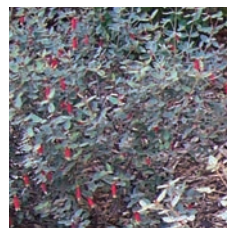
Agonis flexuosa



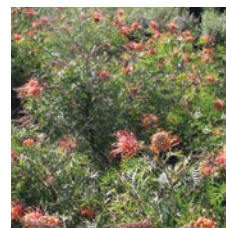
Coreia alba



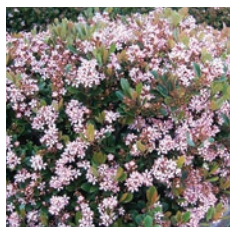
Coreia Glabra



Coreia reflexa



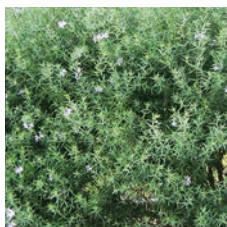
Grevillea 'Superb' mass



Raphiolepis indica pink



Rosmarinus officinalis Blue  
Lagoon hedge



Westringia Wynyabbie Gem  
hedge





Botanical Name	Common Name	Mature Size (H x W)	Spacing	Pot Size	Origin	Evergreen / Deciduous	Character Precinct 1 - Native Informal	Character Precinct 2 - Urban Formal	Character Precinct 3 - Creek Informal
<b>Large Shrubs (1.5-3.0m height)</b>									
Acmena smithii 'Minor'	Dwarf Lily Pilly	2.5 x 1.5	As shown	200mm	N	Evergreen	✓		✓
Alyogyne huegelii	Blue Hibiscus	2.5 x 2.5	As shown	200mm	N	Evergreen	✓	✓	
Callistemon 'Captain Cook'	Dwarf Bottlebrush	1.5-2 x 1.5-2	As shown	200mm	N	Evergreen	✓		
Callistemon citrinus	Red Bottlebrush	3 x 2.5	As shown	200mm	N	Evergreen	✓		✓
Escallonia bifida x E.exoniensis	Escallonia Iveyi	2 x 1.5	As shown	200mm	E	Evergreen	✓	✓	✓
Murraya paniculata	Orange Blossom Jasmine	3 x 3	As shown	200mm	E	Evergreen	✓	✓	
Syzygium australe cultivars	Bush Cherry	2 x 1.5	As shown	200mm	N	Evergreen	✓	✓	✓
Viburnum 'Emerald Lustre'	Viburnum	4 x 4	As shown	200mm	E	Evergreen	✓	✓	
Viburnum tinus	Laurustinus	2.5 x 1.5	As shown	200mm	E	Evergreen	✓	✓	
Westringia fruticosa	Coastal Rosemary	1.5 4	As shown	200mm	N	Evergreen	✓		✓
<b>Medium Shrubs (1-1.5m height)</b>									
Agonis flexuosa 'Nana'	Dwarf Willow Myrtle	1.5 x 1.5	2/sq.m	150mm	N	Evergreen	✓		✓
Correa alba	Coastal Correa	1.5 x 1	4/sq.m	150mm	I	Evergreen	✓		✓
Correa glabra	Rock Correa	1.5 x 1.5	2/sq.m	150mm	I	Evergreen	✓	✓	
Correa reflexa	Common Correa	1.2 x 1	4/sq.m	150mm	N	Evergreen	✓		✓
Gardenia 'Professor Pucci'	Gardenia	1.2 x 1	4/sq.m	150mm	E	Evergreen	✓	✓	
Grevillea 'Peaches and Cream'	Grevillea	1.2 x 1.5	2/sq.m	150mm	N	Evergreen	✓		✓
Grevillea 'Superb'	Superb Grevillea	1.5 x 2	1/sq.m	150mm	N	Evergreen	✓		✓
Leucadendron 'Jack Harre'	Conebush	1.5 x 1	4/sq.m	150mm	E	Evergreen	✓	✓	
Raphiolepis indica cultivars	Indian Hawthorn	1.5 x 1.5	2/sq.m	150mm	E	Evergreen	✓	✓	
Rosmarinus officinalis	Rosemary	1-1.5 x 1.5	2/sq.m	150mm	E	Evergreen	✓	✓	
Westringia 'Wynyabbie Gem'	Wynyabbie Gem Westringia	1.5 x 1.5	2/sq.m	150mm	N	Evergreen	✓		✓

Character Precinct  
variations apply



Approved plant species images:

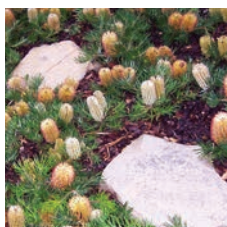
### Small Shrubs



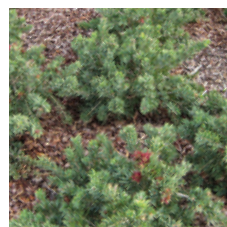
*Acacia cognata* 'Lime Light'



*Aeonium arboreum*



*Banksia spinulosa* 'Birthday Candles' rockery



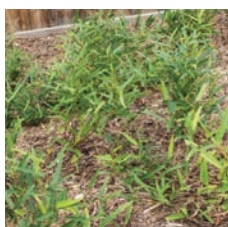
*Callistemon viminalis* 'Little John'



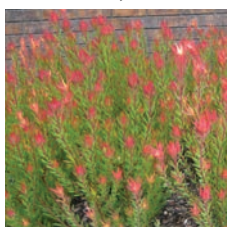
*Correa* 'Dusky Bells' Mass



*Eremophila glabra*



*Hardenbergia* 'Meema'



*Leucadendron* 'Jack Harre'



*Metrosideros collina* 'Tahiti' Mass



Botanical Name	Common Name	Mature Size (H x W)	Spacing	Pot Size	Origin	Evergreen / Deciduous	Character Precinct 1 - Native Informal	Character Precinct 2 - Urban Formal	Character Precinct 3 - Creek Informal
<b>Small Shrubs (0.3-1.0m height)</b>									
Acacia cognata cultivars	Narrow-Leaf Bower Wattle	0.5 x 1	4/sq.m	150mm	N	Evergreen	✓		✓
Aeonium arboreum 'Schwartzkopf'	Giant Velvet Rose	1 x 1	4/sq.m	150mm	E	Evergreen	✓	✓	
Banksia spinulosa 'Birthday Candles'	Birthday Candles Banksia	0.6 x 1.2	4/sq.m	150mm	N	Evergreen	✓		✓
Callistemon 'Little John'	Little John Bot- tlebrush	1 x 1	4/sq.m	150mm	N	Evergreen	✓		✓
Correa 'Dusky Bells'	Dusky Bells Correa	0.6 x 1	4/sq.m	150mm	N	Evergreen	✓		✓
Correa pulchella	Salmon Correa	0.6 x 1	4/sq.m	150mm	N	Evergreen	✓		✓
Crocea exelata	Small Crocea	1 x 0.7	4/sq.m	150mm	N	Evergreen	✓		✓
Eremophila glabra 'Silver Ball'	Silver Ball	1 x 1	4/sq.m	150mm	N	Evergreen	✓		✓
Hardenbergia violacea 'Meema'	Meema	0.5 x 2	4/sq.m	150mm	N	Evergreen	✓		✓
Hebe albicans	Hebe	0.6 x 0.8	4/sq.m	150mm	E	Evergreen	✓	✓	
Hebe diosmifolia	Dwarf Hebe	1 x 1	4/sq.m	150mm	E	Evergreen	✓	✓	
Lavandula angustifolia	Lavender	0.45 x 0.6	4/sq.m	150mm	E	Evergreen	✓	✓	
Leptospermum laevigatum 'Fore Shore'	Dwarf Coastal Tea Tree	0.5 x 1	4/sq.m	150mm	N	Evergreen	✓	✓	
Metrosideros collina 'Tahiti'	Dwarf Metrosideros	1 x 1	4/sq.m	150mm	E	Evergreen	✓	✓	
<b>Groundcovers</b>									
Brachyscome multifida	Daisy	0.2 x 0.75	5/sq.m	150mm	N	Evergreen	✓		
Carpobrotus modestus	Inland Pigface	0.2 x 1	4/sq.m	150mm	N	Evergreen	✓		✓
Carpobrotus rossii	Native Pigface	0.2 x 3	4/sq.m	150mm	N	Evergreen	✓		✓
Convolvulus cneorum	Silver bush	0.4 x 0.5	5/sq.m	150mm	E	Evergreen	✓		✓
Grevillea 'Bronze Rambler'	Grevillea	0.2 x 3	4/sq.m	150mm	N	Evergreen	✓		✓
Grevillea obtusifolia 'Gingin Gem'	Gingin Gem	0.5 x 3	4/sq.m	150mm	N	Evergreen	✓		✓
Grevillea 'Poorinda Royal Mantle'	Grevillea	0.2 x 3	4/sq.m	150mm	N	Evergreen	✓		✓

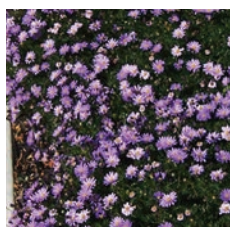
Character Precinct  
variations apply



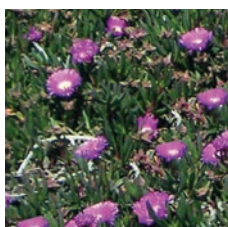


Approved plant species images:

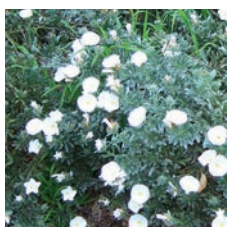
#### Groundcovers



*Brachyscome multifida*



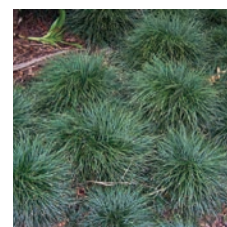
*Carpobrotus rossii*



*Convolvulus cneorum*



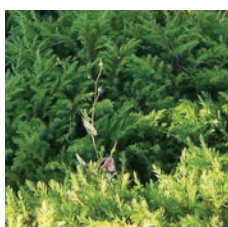
*Myoporum parvifolium*  
Broadleaf Form



*Ophiopogon japonicus*

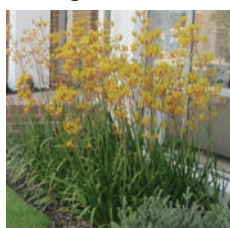


*Sedum Spectabile*



*Juniperus conferta*

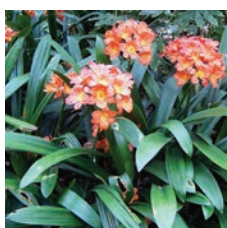
#### Tufting



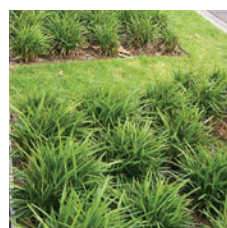
*Anigozanthus flavidus*  
'Orange'



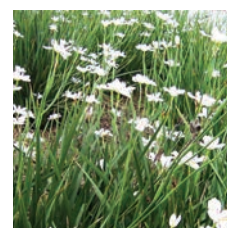
*Anthropodium cirratum*  
'Metapouri Bay'



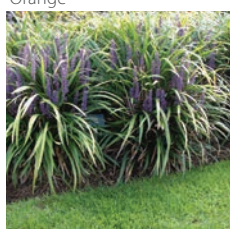
*Clivia miniata*



*Dianella 'Little Jess'*



*Dietes iridioides*



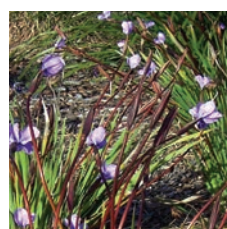
*Liriope muscari*



*Lomandra longifolia* 'Taniika'



*Lomandra longifolia*



*Patersonia occidentalis*



Botanical Name	Common Name	Mature Size (H x W)	Spacing	Pot Size	Origin	Evergreen / Deciduous	Character Precinct 1 - Native Informal	Character Precinct 2 - Urban Formal	Character Precinct 3 - Creek Informal
<i>Juniperus conferta</i>	Shore Juniper	0.3 x 2	4/sq.m	150mm	E	Evergreen	✓	✓	
<i>Myoporum parvifolium</i> Broad Leaf Form	Creeping boobialla	0.3 x 3	4/sq.m	150mm	N	Evergreen	✓	✓	
<i>Ophiopogon japonicus</i>	Japanese Mondo Grass	0.2 x 0.2	6/sq.m	150mm	E	Evergreen	✓	✓	
<i>Scaevola</i> 'Mauve Clusters'	Fairy Fanflower	0.2 x 1.5	4/sq.m	150mm	N	Evergreen	✓	✓	✓
<i>Sedum</i> cultivars	Ice Plant	0.7 x 0.6	6/sq.m	150mm	E	Deciduous	✓	✓	
<i>Senecio serpens</i>	Blue Chalk Sticks	0.3 x 0.6	6/sq.m	150mm	E	Evergreen	✓	✓	
<i>Stachys byzantina</i>	Lamb's Ears	0.2 x 1	4/sq.m	150mm	E	Evergreen	✓	✓	
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.4 x 1.2m*	4/sq.m	150mm	E	Evergreen	✓	✓	
* Requires clipping to maintain size									
<b>Tufting</b>									
<i>Anigozanthus flavidus</i>	Kangaroo Paw	1.5 x 0.7	4/sq.m	150mm	N	Evergreen	✓		✓
<i>Arthropodium cirratum</i> 'Matapouri Bay'	Matapouri Bay	0.8 x 0.75	4/sq.m	150mm	E	Evergreen	✓	✓	
<i>Clivia miniata</i> *	Clivia	0.5 x 0.5	6/sq.m	150mm	E	Evergreen	✓	✓	
<i>Dianella</i> cultivars	Flax Lily	0.5-1 x 0.5-1	4-6/sq.m	150mm	N	Evergreen	✓		✓
<i>Dietes grandiflora</i>	Wild Iris	0.75 x0.5	4/sq.m	150mm	E	Evergreen	✓		
<i>Dietes iridiodes</i>	African Iris	0.6 x 0.5	4/sq.m	150mm	E	Evergreen	✓	✓	
<i>Liriope muscari</i> 'Evergreen Giant'	Evergreen Giant Liriope	0.3 x 0.45	5/sq.m	150mm	E	Evergreen	✓	✓	
<i>Lomandra lonifolia</i>	Spiny-Head Mat- Rush	1.5 x 1.5	4/sq.m	150mm	N	Evergreen	✓		✓
<i>Lomandra</i> 'Lime Tuff'	Lime Tuff	0.4 x 0.4	5/sq.m	150mm	N	Evergreen	✓	✓	✓
<i>Lomandra</i> 'Tanika'	Fine Leaf Spiny Headed Mat Rush	0.7 x 0.8	4/sq.m	150mm	N	Evergreen	✓		✓
<i>Patersonia occidentalis</i>	Purple Flag	0.5 x 0.5	5/sq.m	150mm	N	Evergreen	✓		✓
* Use in full shade only									
The above schedule is of approved species based on growing conditions, size, form and care requirements. Suitable substitutions to the above list will be reviewed on a case by case basis by the DRP.									
Note:									
I = Indigenous to Melton area	N = Native to Australia	E = Exotic							

Character Precinct  
variations apply



## 7.4 Driveways

### Objectives

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

### Controls

**7.4.1** Driveway paving must be finished as per the Character Precinct requirements below:

#### 7.4.1.1 Character Precinct 1:

- Coloured concrete with integral colour. Colour must be included in the concrete mix.
- Exposed aggregate concrete.
- Stone pavers.
- Concrete pavers.
- Plain concrete will not be permitted.

#### 7.4.1.2 Character Precinct 2:

- Exposed aggregate concrete only.
- Plain concrete will not be permitted.

#### 7.4.1.3 Character Precinct 3:

- Coloured concrete in light and mid-tone natural colours.
- Exposed Aggregate Concrete.
- Stone pavers.
- Concrete pavers in light and mid-tone natural colours.
- Plain concrete will not be permitted.

Character Precinct variations apply

**7.4.2** No plain concrete driveways will be permitted unless out of the public view.

**7.4.3** Driveway widths must not exceed the width of the garage opening (refer also to Section 6.7 Garages), and must transition to match into the standard City of Melton vehicle crossover width at the title boundary.

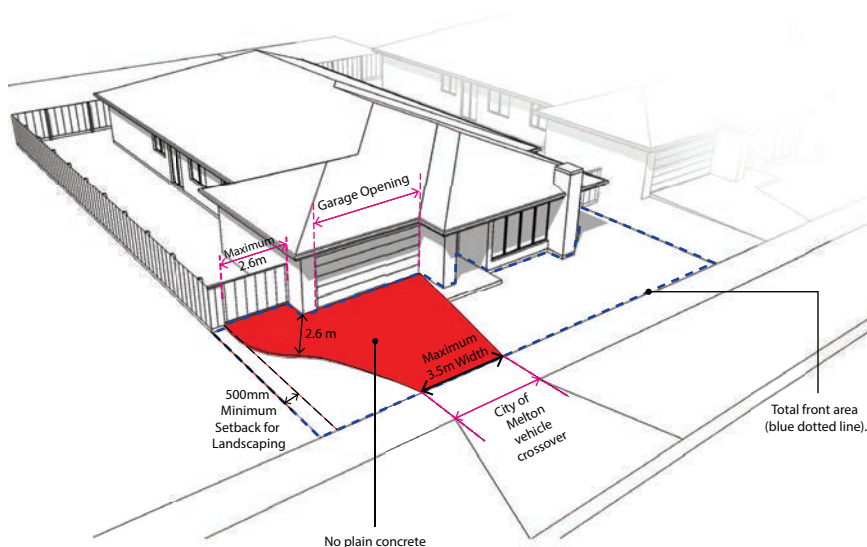
**7.4.4** Allowance for an additional 2.6m wide access path to side gates is permitted for allotments with frontages of 20m and over. The path must be located on the garage side of the dwelling and must not exceed 3.1m offset from the side fence.

**7.4.5** Driveways are included in the impermeable hard surface area of the front garden and so must be sized to comply with the requirement for all hard surfacing not to exceed 40% of the total area.

**7.4.6** Only one driveway is permissible per allotment.

Diagram 18 - This illustrates a driveway which satisfactorily transitions to match into the standard City of Melton vehicle crossover width at the title boundary.

Diagram 17- Side access Path







## 7.5 Letter boxes

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

### Objectives

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

### Controls

- 7.5.1** The letter box must be clearly in view within, and at the front of the property, positioned adjacent to the street boundary next to the driveway or similar. The property number must clearly be displayed. Please note, the letterbox must be located within your property.
- 7.5.2** The letter box must be positioned in a location that is clear of obstacles.
- 7.5.3** Letter boxes must be contemporary in style and constructed from masonry, timber or painted metal, sized as per Australia Post recommendations (refer to <http://auspost.com.au/media/documents/letterbox-security-specification.pdf>).
- 7.5.4** Single post support letter boxes are not permitted.



Letter boxes that are supported:



Simple form



Number clearly displayed



Contemporary and clear of obstacles



Letter boxes that are not supported:



Style not contemporary



Style not contemporary

## 7.6 Fencing

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

### Objectives

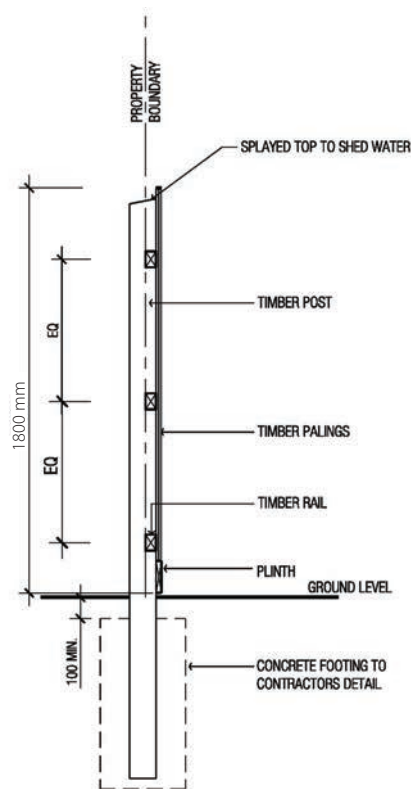
- To have a standard fencing treatment so that a consistent and coherent fence treatment is presented to the boundary of all lots
- To provide an enhanced fence treatment for all fencing that is visible to the street such as on corner lots

### Controls

#### Internal Lot Boundaries

A maximum 1.8m high standard timber paling fence is to be constructed to all internal lot boundaries that do not face the street. Internal lot fencing is to be set back a minimum of 1m from the front facade as in Diagram 15 on page 33. Fencing is to be to the following standard:

- 7.6.1** The maximum fence height is 1.8m, which is to be measured from the adjacent finished surface level (i.e. grass, soft landscaping or paving).
- 7.6.2** Posts: 125 x 75mm hardwood or H4 treated softwood, Durability Class 1 or 2 (suitable for in-ground use). Hardwood posts are recommended. All posts to be installed vertical with a splayed top to shed water, at a spacing of 2400mm-2700mm to suit rail lengths.
- 7.6.3** Rails: 75 x 50mm hardwood or H4 treated softwood rails to be installed top, mid and bottom, Durability Class 2. Hardwood rails are recommended. Rails are to be generally 2 bays long with butt joints at alternate posts; not more than 2 rail joints to occur at any single post.
- 7.6.4** Plinth: Fine Sawn Treated Pine, 150 x 25mm. Where gaps between the ground and the plinth board are excessive (over 100 mm), a second plinth board is to be installed.
- 7.6.5** Palings: Fine Sawn Treated Pine, 150 x 12mm (under); 100 x 12mm (overs) length is to suit overall 1.8m fence height. Under palings are to be spaced as necessary to maintain an overlap between overs and unders, nominal overlap is 25mm each side of the paling. Top line of fencing is to follow ground line.
- 7.6.6** All side gates and associated wing fences must be a maximum of 1.8m high. Side gates must be timber or have a timber look finish and must appear harmonious with the dwelling and landscape materials.
- 7.6.7** All side gates and associated wing fences must match the height of the adjacent side fence. Side gates must not be wider than 2.6m.
- 7.6.8** Where the gradient of the lot slopes, the fence height is required to follow the slope of the land and ensure a maximum height of 1.8m.
- 7.6.9** Where there is a difference in height between two adjoining properties the maximum 1.8m fencing height is measured from the higher of the two lots. If a retaining wall is required the maximum height of the retaining height must be 500mm unless otherwise approved. Retaining walls must be timber, and appear harmonious with fence materials.



Internal Lot Boundary Fence Detail

### Lot boundaries on the secondary frontage

A 1.8m high lap and cap timber paling fence with expressed posts (refer to Character Precinct controls below) is to be constructed to all lot boundaries that face the secondary street frontage such as a corner lot fence. Secondary street frontage fencing is to be set back a minimum of 4m from the front facade as in Diagram 16 on page 33.

**7.6.10** Posts: 125 x 75mm hardwood or H4 treated softwood, Durability Class 1 or 2 (suitable for in-ground use). Hardwood posts are recommended. All posts to be installed vertical with an angled top to shed water, at a spacing of 2400mm-2700mm to suit rail lengths. The following additional requirements apply to each Character Precinct:

Character Precinct variations apply

**7.6.10.1 Character Precinct 1** - Expressed post with splayed post top as detailed.

**7.6.10.2 Character Precinct 2** - Lap and cap fence with expressed posts as detailed.

**7.6.10.3 Character Precinct 3** - Expressed post with two-way pointed post top as detailed.

**7.6.11** Rails: 75 x 50mm hardwood or H4 treated softwood rails to be installed top, mid and bottom, Durability Class 2. Hardwood rails are recommended. Rails are to be generally 2 bays long with butt joints at alternate posts; not more than 2 rail joints to occur at any single post.

**7.6.12** Plinth: Fine Sawn Treated Pine, 150 x 25mm. Where gaps between the ground and the plinth board are excessive (over 100 mm), a second plinth board is to be installed.

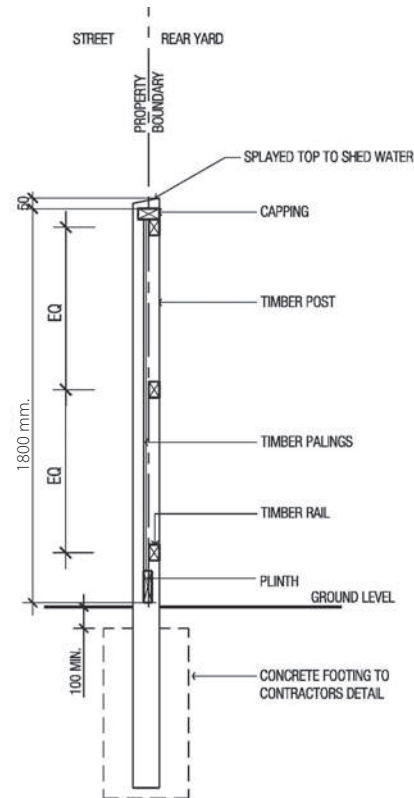
**7.6.13** Palings: Fine Sawn Treated Pine, 150 x 12mm (under); 100 x 12mm (overs), length is to suit overall 1.8m fence height. Under palings are to be spaced as necessary to maintain an overlap between overs and unders, nominal overlap is 25mm each side of the paling. Top line of fencing is to follow ground line.

**7.6.14** Capping: Fine Sawn Treated Pine, 100 x 50mm.

**7.6.15** All side and associated wing fences must match the height of the adjacent side fence.

**7.6.16** Where there is a difference in height between the lot and the street boundary, the maximum 1.8m fencing height is measured from the top of the retaining wall. The maximum allowable height of the retaining wall is 500mm. Retaining wall materials must be timber, and appear harmonious with fence materials.

**7.6.17** Due to location and proximity to open space assets, some lots are exempted from the above clauses and have individual side boundary fencing controls. These lots are highlighted within the Character Precinct Map on Page 6 of this document.

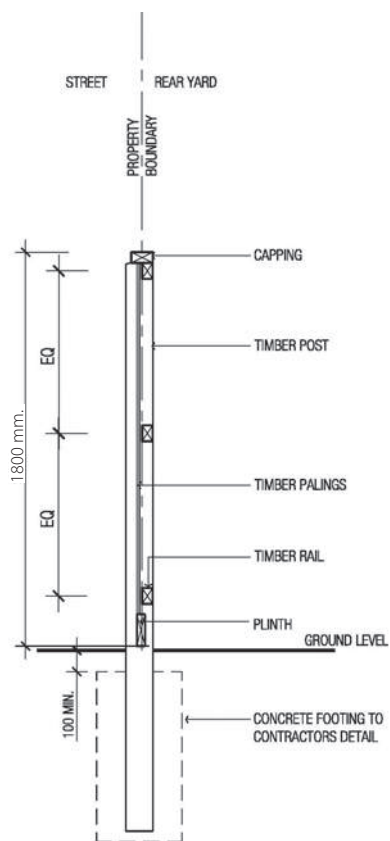


Character Precinct 1 - Secondary Frontage Lot Boundary Fence Detail

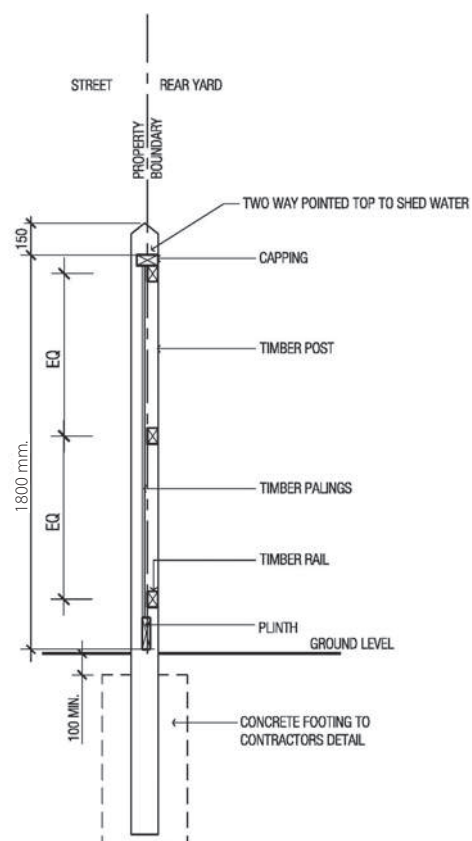


Character Precinct 1 - Paling Fence - Expressed posts with splayed top.





Character Precinct 2 - Secondary Frontage Lot Boundary Fence Detail



Character Precinct 3 - Secondary Frontage Lot Boundary Fence Detail



Character Precinct 2 - Paling Fence - Lapped and capped with expressed posts.



Character Precinct 3 - Paling Fence - Expressed posts with two-way pointed top.

# 8.0 Sustainability

## 8.1 Development Sustainability

The design and development of Woodlea has been undertaken with sustainability at its core. Central to the vision for Woodlea is the creation of a sustainable, resilient and enjoyable place for people to live, work and play. Homes will be developed with a focus on reducing energy, waste and water needs and usage for homeowners. The streets and public spaces are designed to allow both residents and visitors to move through and around Woodlea safely and easily by walking, cycling or driving.

Sustainable living is at the heart of what Woodlea is all about. Below are examples of how individual home owners and their dwellings can apply similar sustainable design principles to the design and construction of their own homes.

Each home is encouraged to achieve a minimum 6 Star NatHERS Energy Rating using the First Rate, Accurate or BERS.

Dwellings should aim to achieve at least 'Silver' performance levels as outlined in the Liveable Housing Design Guidelines: <http://livablehousingaustralia.org.au/design-guidelines/>

## 8.2 Materials

All dwellings must have:

- 8.2.1** Low emission paints on >95% of internal and external painted surfaces;
- 8.2.2** Low emission sealants on >95% of internal and external surfaces.

## 8.3 Energy

### Objectives

- Dwellings within Woodlea are encouraged to reduce peak load demand and reduce energy consumption.
- Dwellings are encouraged to use an energy retailer that supplies power from a renewable power source.

### Controls

- 8.3.1** All dwellings at Woodlea are encouraged to be designed and built to achieve a 20% reduction in greenhouse gas emissions, compared to what is required under government regulations.
- 8.3.2** To achieve a 20% reduction you can choose any combination of the following initiatives that provide a 20% or better reduction in greenhouse gas emissions (see table opposite):

Energy Initiative	EnviroDevelopment Percentage Reduction
<b>Heating and cooling - FirstRate Energy Scores</b>	
6 Star Energy - Efficient AC <sup>1</sup> (EER <sup>3</sup> 3.5, COP <sup>4</sup> 3.65)	2.4%
6 Star Home - Gas Heating (80% efficient) and no AC (or Evaporative ceiling fans)	9.1%
6.5 Star - Efficient AC (EER3.5, COP 3.65)	8.4%
6.5 Star- Gas Heating (80% efficient) & no AC	16.6%
7 Star - Efficient AC	11.6%
7 Star - Gas Heating (80% efficient)	18.6%
8 Star - Efficient AC	17.9%
8 Star - Gas Heating (80% efficient)	22.3%
9 Star - Efficient AC	23.8%
9 Star Gas Heating (80% efficient)	25.9%
<b>Lighting</b>	
4W/m <sup>2</sup> (LED <sup>5</sup> and Compact Fluro)	2.8%
3.5W/m <sup>2</sup>	4.2%
3W/m <sup>2</sup> (Full LED Lighting)	5.6%
2.5 W/m <sup>2</sup> (Optimal Daylight and smart LED design).	7.0%
<b>Efficient Appliances</b>	
Dishwasher	0.8%
No clothes dryer	2.1%
Washing Machine	3.6%
Refrigerator	1.4%
Gas oven	6.0%
<b>Solar Photovoltaic Panels</b>	
1kW <sup>6</sup> (2x250w Panels)	17.4%
1.5kW (6x250 Panels)	24.8%
2kW (8x250w Panels)	34.1%
3kW (12x250w Panels)	49.6%
<b>Solar Hot Water</b>	
Solar Hot Water System (80% annual solar contribution) with Gas Boost <sup>9</sup>	
Note:	
AC = Air-Conditioning	EER = Energy Efficiency Rating
COP = Co-Efficient of Performance	LED = Light Emitting Diode

## 8.4 Passive Design

### Objectives

- Dwellings within Woodlea, wherever possible, should be designed in order to take advantage of passive heating and cooling.

### Controls

- 8.4.1** All dwellings at Woodlea must have ventilated living spaces.
- 8.4.2** All dwellings must incorporate, at a minimum, insulation complaint with the National Construction Code.
- 8.4.3** Thorough use of draught seals must be provided within all dwellings.
- 8.4.4** Where possible, living spaces to the north of the dwelling to facilitate solar access in winter. Where possible, adequate shading to prevent summer solar access. Consider the use of retractable shading devices, deciduous trees, angled louvres or tinted glass.
- 8.4.5** Where possible, locate private open space on the north side of the allotment and avoid being located along a primary frontage.
- 8.4.6** If possible, maximise the distance between the north of the dwelling and any obstruction.
- 8.4.7** Where possible, locate utility areas such as laundries, bathrooms, garages and sheds to the south, west and east.
- 8.4.8** Avoid west facing bedrooms, if possible.
- 8.4.9** If possible, minimise windows to east and west facades to mitigate peak solar access during summer, mornings and afternoons. Shading to all necessary windows on these facades.
- 8.4.10** If possible, minimise southern aspect windows to alleviate heat loss. Use clear glazing with no shading.
- 8.4.11** If possible, zone dwelling layout to enable main living areas to be separately heated and cooled.
- 8.4.12** If possible, ensure window location, size and shading treatments reduce summer heat loads and provide access to winter sun.

Diagram 18 - Site Layout and Orientation

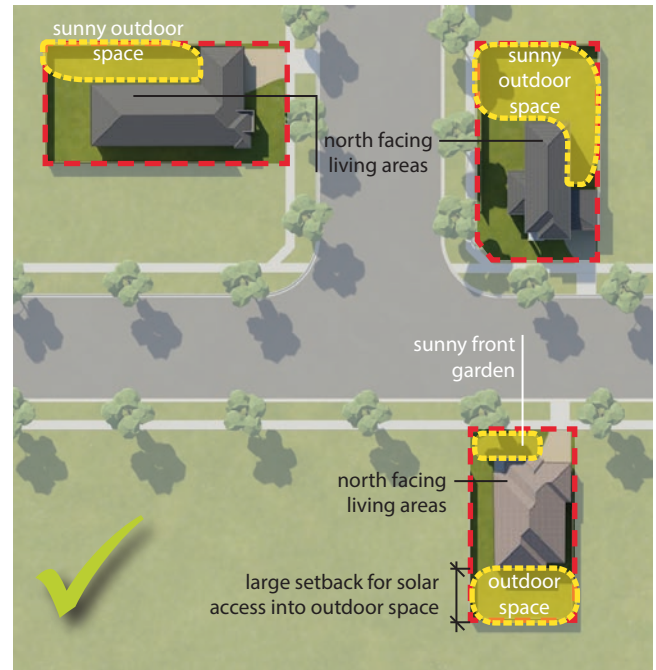
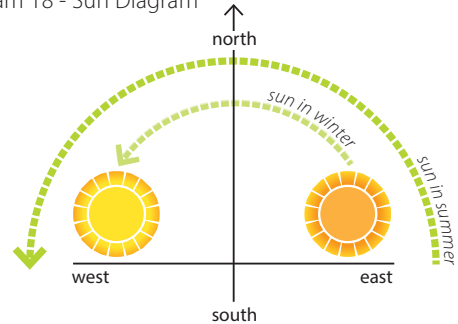


Diagram 18 - Sun Diagram







## 8.5 Energy Efficient Lighting

### Objectives

- To minimise overall dwelling energy requirements for lighting.
- To assist residents to select light fittings which make significant reductions in energy consumption.

### Controls

**8.5.1** All light fittings listed below that are installed into homes in Woodlea, are to allow a compact fluorescents lamp or LED's, including:

- Downlight fittings;
- Pendant and wall mounted fittings;
- External light fittings and garden lights; and
- Dedicated fluorescent light fittings are exempt.

**8.5.2** External light fittings must not result in excessive light spill.

**8.5.3** Auto on/off switches for external floodlights are encouraged.

## 8.6 Connectivity

Woodlea will be serviced by the National Broadband Network (NBN).

### Objectives

- To ensure all dwellings and residents have the capability and future access to online connectivity and broadband services.

### Controls

**8.6.1** All dwellings must be provided with an NBN connection installed in accordance with 'NBN Residential Preparation and Installation Guide: SDUs and MDUs'. NBN connection to be clearly indicated on at least one plan submitted to DRP for approval.

## 8.7 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.

### Controls

**8.7.1** Dwellings in Woodlea are encouraged to incorporate energy efficient heating and cooling appliances which have a minimum star rating as outlined below:

- Cooling Appliances <2kW = 4 Star.
- Cooling Appliances 2 - 4kW = 5 Star.
- Cooling Appliances 4 - 6kW = 4 Star.
- Cooling Appliances 6 - 7kW = 3.5 Star.
- An inverter system for split system air conditioners is desired.
- Reverse Cycle <2kW = 4 Star cooling and 4 Star heating.
- Central Ducted = 5 Star.
- A minimum duct insulation level of R1.5 when ducted heating is desired.
- Gas convection heater = 4 Star.



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## 8.8 Water Efficiency

### Objectives

- To reduce the consumption of potable water within homes in Woodlea.
- To encourage efficient water use practices as important part of sustainable living.
- To reduce potable water consumption for irrigation purposes.

### Controls

- 8.8.1** All dwellings south of Taylors Road are to be connected to recycled water and plumbed in accordance with Western Water recommendations including a front and rear recycled water tap and connection to all toilets as a minimum. Please refer to the Character Precinct Map on Page 6 of this document to check the location of your lot relative to Taylors Road.
- 8.8.2** All dwellings are encouraged to be connected to a rainwater tank (5000Lt minimum & 2000Lt minimum for lots with 12.5m frontage or less) which is preferably plumbed to both sides of the roof to ensure water uptake for outdoor and toilet use as a minimum.

For details on water using products that carry a WELS rating label please visit: [www.waterrating.gov.au](http://www.waterrating.gov.au)

## 8.9 Waste Management

### Objectives

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

### Controls

- 8.9.1** Provide adequate space for recycling and garbage.
- 8.9.2** Encourage up to 80% of waste at the construction phase to be recycled.

During construction, builders are required to:

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



## 8.10 Submission Cover Sheet

Designs are to be submitted by email to [woodlea.drp@woodlea.com.au](mailto:woodlea.drp@woodlea.com.au) for approval, in conjunction with a completed Check List below.

Checklist for Submission to DRP		Submitted	
		Yes/ No	Comment
	Site Plan(s)		
	Dwelling Floor Plan(s)		
	Dwelling Elevations		
	Dwelling Sections		
	Materials and Finishes Schedule		
	Landscape Plan		
	NBN connection included on the plans		
	EnviroDevelopment Checklist		
	Title Information		

	<b>Site plan indicating: Fencing, Driveway, Paths, Pavement and Letterboxes</b> I..... owner of the subject property confirm that these items will be constructed as per the submitted/ approved plans.





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