



# RHONDDA

PARK

WOODEND

## DESIGN GUIDELINES

VERSION 4. JULY 2023



ENJOY THE  
VIEW

The Rhondda Park Design Guidelines is a reference document and should be used in conjunction with the Macedon Ranges Planning Scheme.

# CONTENTS

|   |    |
|---|----|
| <b>Message from Villawood</b>               | 4  |
| <b>The Character of Woodend</b>             | 6  |
| <b>Operation of the Design Guidelines</b>   | 9  |
| <b>The Approval Process</b>                 | 10 |
| <b>Rhondda Park Subdivision Design</b>      | 14 |
| <b>Siting &amp; Orientation</b>             | 16 |
| <b>Architectural Style &amp; Built Form</b> | 22 |
| <b>Landscape Features</b>                   | 27 |
| <b>Existing Trees &amp; Landscape</b>       | 29 |
| <b>Sustainability</b>                       | 31 |
| <b>General</b>                              | 34 |
| <b>Appendices</b>                           | 36 |

# MESSAGE FROM VILLOWOOD

## Welcome to Rhondda Park, the newest boutique residential project by Villawood Properties.

---

In preparing the plan of subdivision for Rhondda Park, careful attention has been given to the interface of the property with the existing urban and rural area. The orientation and spacing of each allotment has also been carefully considered to ensure the best presentation of homes and to maximise the benefits of solar access.

In keeping with this attention to detail, these guidelines have been prepared to protect your investment in Rhondda Park by ensuring that all homes are designed with township character and quality in mind.

The guidelines are not intended to restrict development but rather to promote 'good design' and site responsive siting of homes.

Each individual house design should contribute to the surrounding environment and community in a positive way. The Guidelines encourage home owners to construct innovative and appropriate designs that address sustainability issues and present a cohesive residential image for the community.

Rhondda Park aims to set a bench mark in Woodend for sustainable housing. As a minimum each house will achieve a 7.5 star energy rating. Following these guidelines will deliver maximum comfort, minimum running costs and a high quality, attractive & sustainable home that is sympathetic to the site, neighbours and surrounding environment.

We hope you see the value in the Rhondda Park Design Guidelines and we look forward to working with you through the process in making Rhondda Park your home.

*Rory Costelloe*

**Executive Director  
Villawood Properties**





ANSLOW SOCIETY INSTITUTE 1892 PUBLIC LIBRARY

Seatings

ANTIQUE

ANSLOW SOCIETY INSTITUTE  
RSL CLUB



# THE CHARACTER OF WOODEND

As part of preparation of these Design Guidelines, the existing character of Woodend has been analysed to gain an understanding of how Rhondda Park can make a positive contribution to Woodend.

The Woodend Township is made up of homes from a range of different periods with a blend of housing styles and architectural forms. No particular housing type can be defined as representing the character of Woodend yet there are some common characteristics that define the township including the:

- Mix of housing styles
- Mix of native and exotic vegetation in streets and lots
- Wide streets
- Siting of homes on lots ensuring setbacks are maintained.

In combination, these basic elements create a distinct 'open township feel' that is unique to Woodend. Retention of this open feel in the siting of homes along with encouragement of diversity in home design with some common features is what is being sought in Rhondda Park.

Promotion of innovation and diversity in home design will ensure that an integrated outcome is achieved of the highest quality.

These guidelines actively encourage both home buyers and builders to carefully consider the choice of building materials, colours, styles and landscaping to complement the open township feel of Woodend, and the development as a whole.

---



HOLGATE brewhouse

HOLGATE brewhouse

ST. MILK BARN  
MEATS & CHEESE  
PIES & CHICKEN  
PIZZA  
CANDY  
PIES  
OPEN

FOUR  
TWENTY  
CANDY  
PIES







# OPERATION OF THE DESIGN GUIDELINES

## DESIGN ASSESSMENT PANEL

A Design Assessment Panel (DAP) will be formed to oversee implementation of the Guidelines. The DAP may comprise an architect and a representative of the developer. The makeup of the DAP may be varied from time to time.

All proposed buildings and works including houses, garages and outbuildings must be approved by the DAP prior to seeking a Building Permit. In considering house designs, the DAP will review designs against the key elements expressed in the Guidelines. All decisions regarding these Guidelines are at the discretion of the DAP.

In considering designs, the DAP may exercise a discretion to waive or relax a requirement. The Guidelines are subject to change by the developer at any time without notice. All decisions regarding these Guidelines are at the discretion of the DAP.

## DESIGN GUIDELINES ELEMENTS

These design guidelines are not intended to restrict or limit the development of your lot. Rather, they contain a list of design elements that when incorporated in the design of your new home, will ensure good design that is not only site-responsive, but reflects the character sought within Rhondda Park. These Guidelines are in addition to mandatory requirements such as Schedule 6 to Clause 32.09 of the Neighbourhood Residential Zone of the Macedon Ranges Planning Scheme.

The key design elements that home builders are encouraged to have regard to include:

- Siting and Orientation
- Architectural Style and Built Form
- Landscaping, Fencing and Tree Protection; and
- Sustainability.

All new buildings must have regard to the requirements of the Design Guidelines to protect the desired character and quality of development at Rhondda Park. In developing plans for your new home, the approval process lists the steps required.

Before any construction begins on your site, including your home or outbuildings, or other external fittings you must obtain approval of your plans from the Rhondda Park Design Assessment Panel (DAP).

## AWARENESS

Homes must be designed having regard to the Design Guidelines. Preliminary enquiries are welcomed from the DAP at the time of your purchase to ensure your concept designs meet the Guidelines.

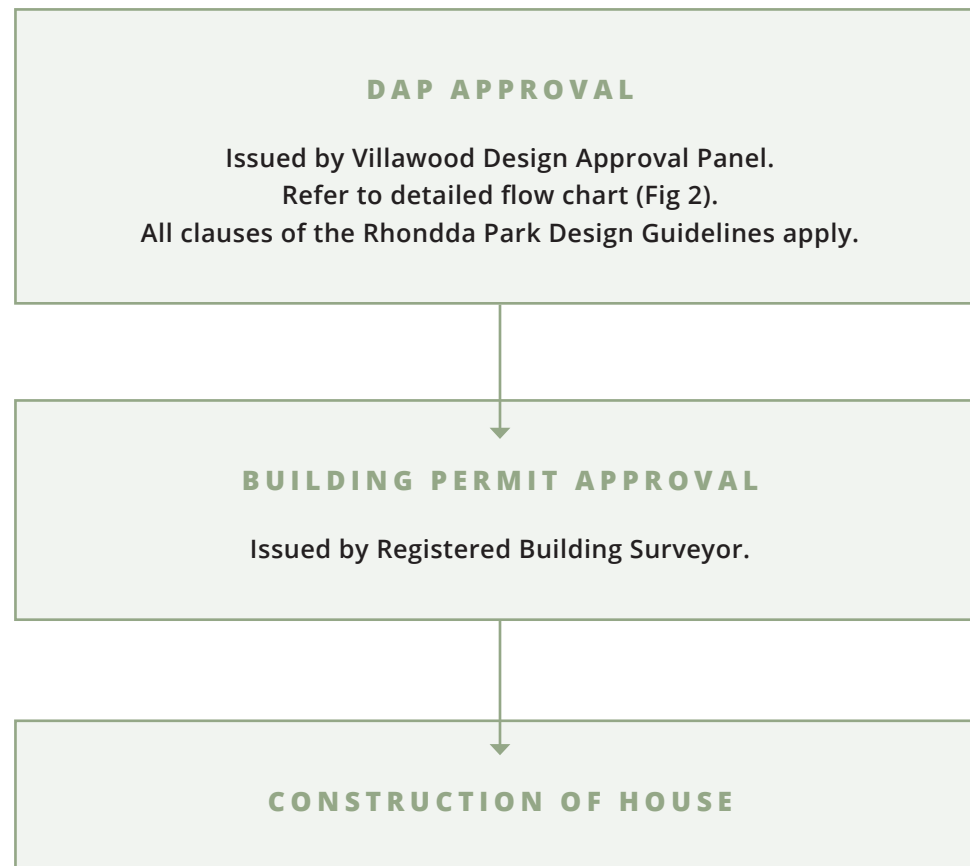
We recommend that you provide a copy of the Design Guidelines to your builder at the earliest possible time.

# THE APPROVAL PROCESS

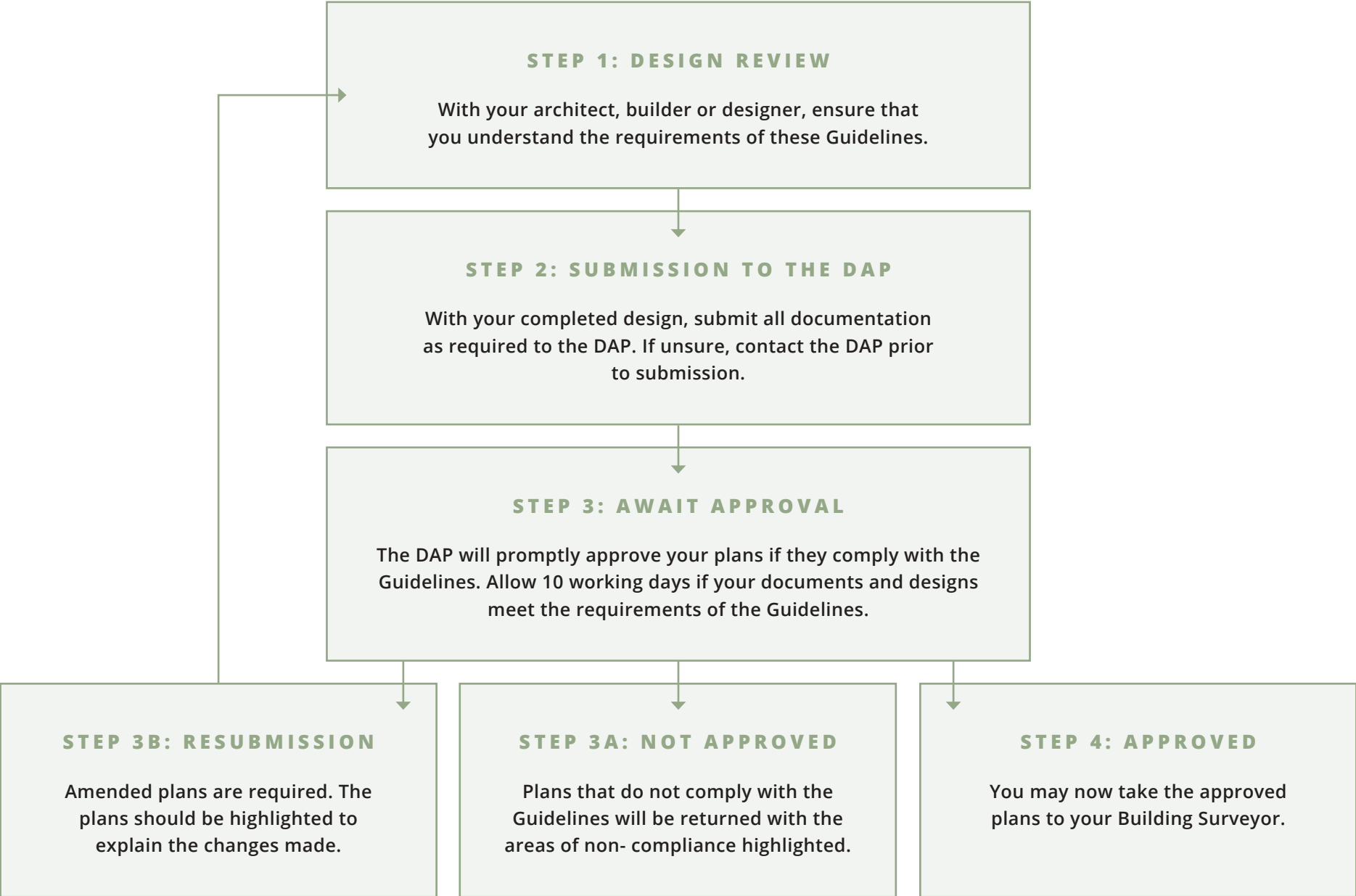
The process for approval of your house design is detailed in Fig 1. Figure 2 provides a summary of the DAP process.

All documents are to be lodged via the Villawood Properties Builders Portal. This can be accessed by visiting [www.villawoodproperties.com.au](http://www.villawoodproperties.com.au). General enquiries should be directed to the DAP via email [dap@kosaarchitects.com.au](mailto:dap@kosaarchitects.com.au)

**FIG. 1: APPROVAL PROCESS**



**FIG. 2: DAP PROCESS**



# THE APPROVAL PROCESS

## SUBMISSION

After reviewing and understanding these Guidelines, including discussing the Guidelines with your Architect, Builder and or building designer, you will need to submit the following to the DAP.

### PROVIDE PDF COPIES IN A4 OR A3 FORMAT TO THE DAP FOR APPROVAL AS FOLLOWS:

- Site plan (1:200 scale) showing:
  - Setbacks from all boundaries
  - Building Envelopes
  - Existing contours
  - Proposed finished floor levels and site levels
  - External features including driveways, paths, fencing and outbuildings
  - Landscaping for gardens
- House floor plans (1:100 scale)
- Elevations from four sides (1:100 scale)
- Schedule of external materials and colours.
  - Colour swatches must be provided.
- Completed Check List

**Note:** Do not include internal fit-out details such as kitchens, electrical plans, etc.

Submit all information via the Builders Portal on the Villawood website:  
[www.villawoodproperties.com.au/builder-portal](http://www.villawoodproperties.com.au/builder-portal)

### ALL GENERAL ENQUIRIES TO:

*Rhondda Park Design Assessment Panel*

e [dap@kosaarchitects.com.au](mailto:dap@kosaarchitects.com.au)

p 03 9853 3513

## RE-SUBMISSION

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

## APPROVAL

The DAP will promptly approve your plans if they comply with the Guidelines. Allow at least 10 working days if your documents and designs meet compliance.

## BUILDING PERMIT

Following the approval of your plans by the DAP, you must then obtain a building permit from a Building Surveyor\*.

## BEGIN CONSTRUCTION

Once you have obtained a building permit, you may commence construction of your new home.

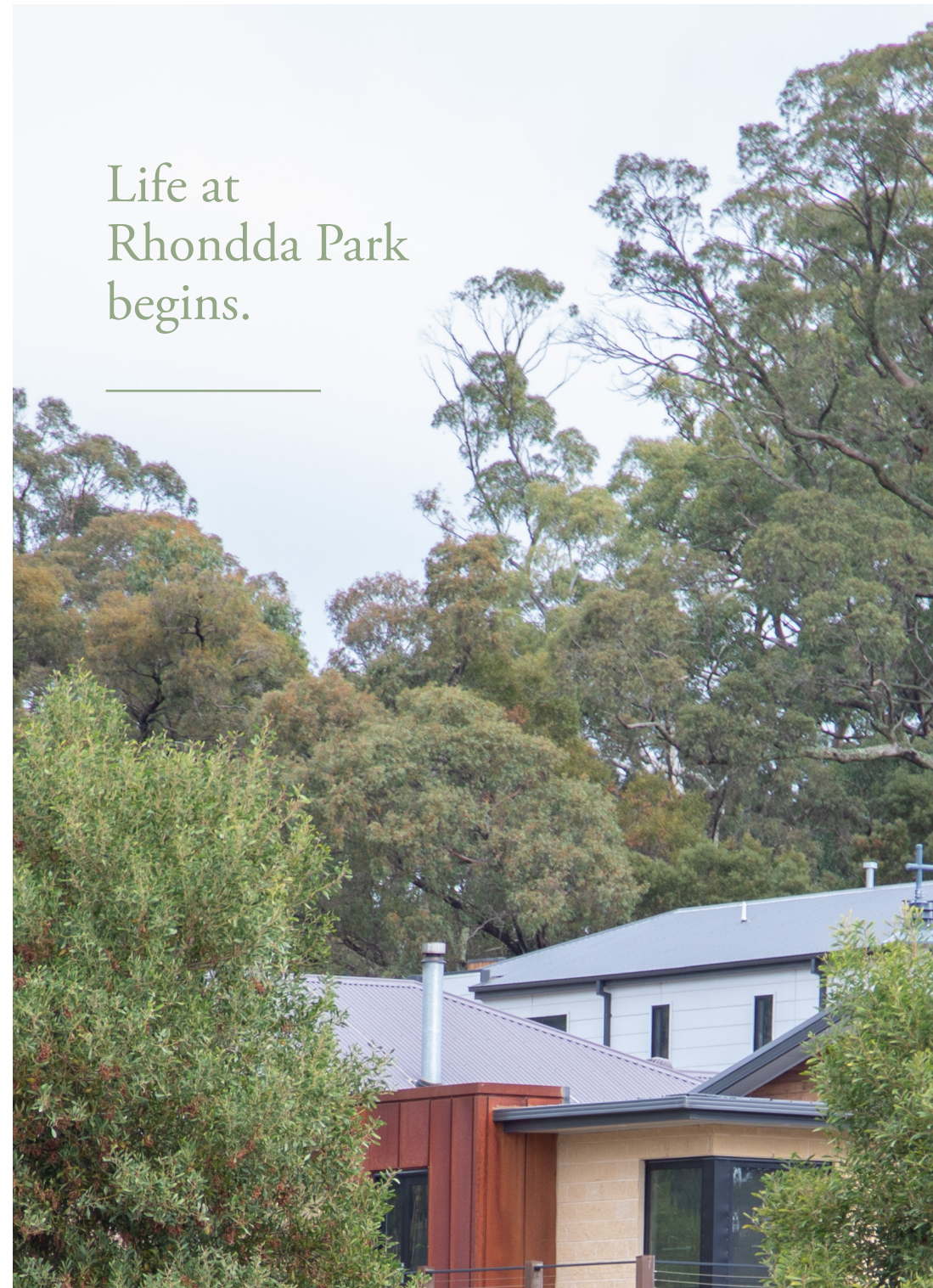
## CONSTRUCTION OF YOUR HOME

Incomplete building works must not be left for more than 3 months without work being carried out and all building works must be completed within twelve months of their commencement

\* Design approval from the DAP does not exempt the plans from any building or statutory regulations. Separate approval must be obtained from relevant authorities. Approval by the DAP does not infer compliance under the Building Code of Australia or ResCode and other applicable planning or building regulations.

Life at  
Rhondda Park  
begins.

---



# RHONDDA PARK SUBDIVISION DESIGN

Before providing explanation of the design elements contained in the guidelines, it is important to gain an understanding of the overall subdivision design intent of Rhondda Park.

The Rhondda Park subdivision design has carefully considered remnant native vegetation and its interface with existing built form. The orientation of the subdivision has also been carefully considered to ensure that lots have been orientated to maximize solar access and maximise the number of lots with views to green spaces. Other important features of the subdivision design are shown in the site plan.

- Vegetation provides the new estate with a sense of place, further supported by a planting regime consisting of native vegetation including Blackwood.
- Generous lots ranging in size from 1207-1362m<sup>2</sup>.
- A court to create a secluded location for new dwellings without the impact of through traffic.
- Private driveway arrangements.
- A retarding basin and plantings located away from dwellings that will treat storm water run-off from Rhondda Park before being discharged into the greater storm water network.
- A pathway located at the rear of the court to provide access through a pathway with retention of a significant Oak Tree.
- Street tree planting consisting of indigenous and exotic species will be incorporated into the streetscape to pick up on the informal 'wooded' character of Woodend and provide a softened setting for new homes, including Blackwood.
- Footpaths provide connections to the existing Woodend path networks.





BOOKS

M&CO

FLOWERS & MORE

2143

# SITING & ORIENTATION

## HOUSE SITING

Careful siting of houses and garages is important for a number of reasons including, to:

- Ensure the best visual presentation from the street;
- Maximise the benefits of solar access;
- Promote energy efficiency;
- Minimise overlooking; and
- Respect the privacy and amenity of neighbours.

The construction of buildings or associated buildings, including garages and carports, must meet all Victorian Planning Scheme and Victorian Building Regulations, as well as the Guidelines.

## BUILDING ENVELOPES

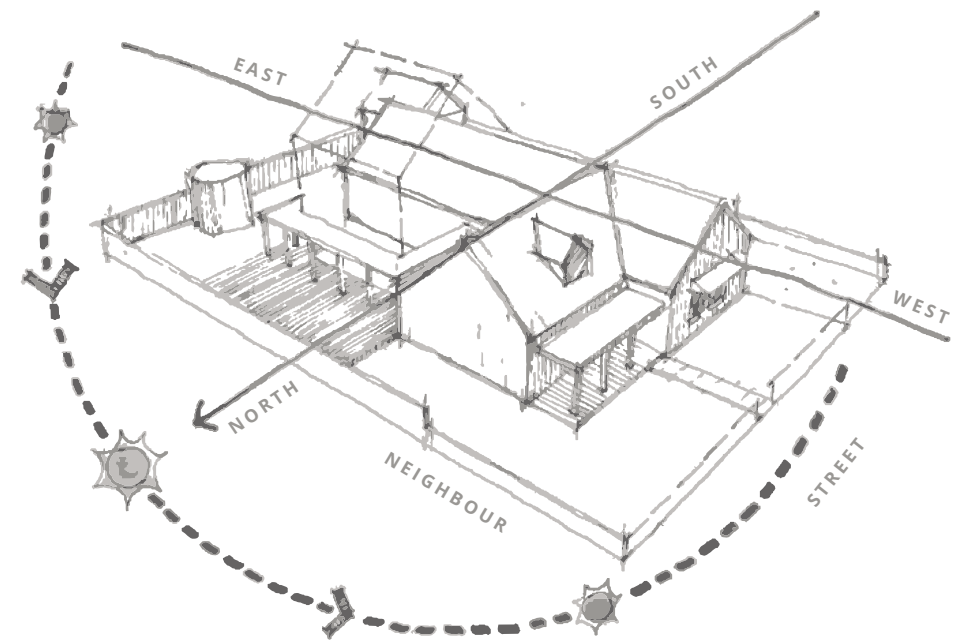
Building Envelopes have been prepared for the lots in Rhondda Park and are contained in the Memorandum of Common Provisions (MCP). The construction of buildings or associate buildings, including garages, must be contained within the Building Envelope specified for that allotment.

Refer to Appendix 1

## HOUSE ORIENTATION

Houses should face the main street frontage and present an identifiable entrance to the street.

Where possible, houses should be sited so that habitable rooms and private open spaces face northwards to receive maximum solar efficiency.





## NUMBER OF DWELLINGS

Only one dwelling is permitted per allotment. Further subdivision of lots is not allowed.

## SETBACKS FROM BOUNDARIES

Within Rhondda Park, lot sizes have been purposely designed to create a sense of interest and to provide continuity within the estate.

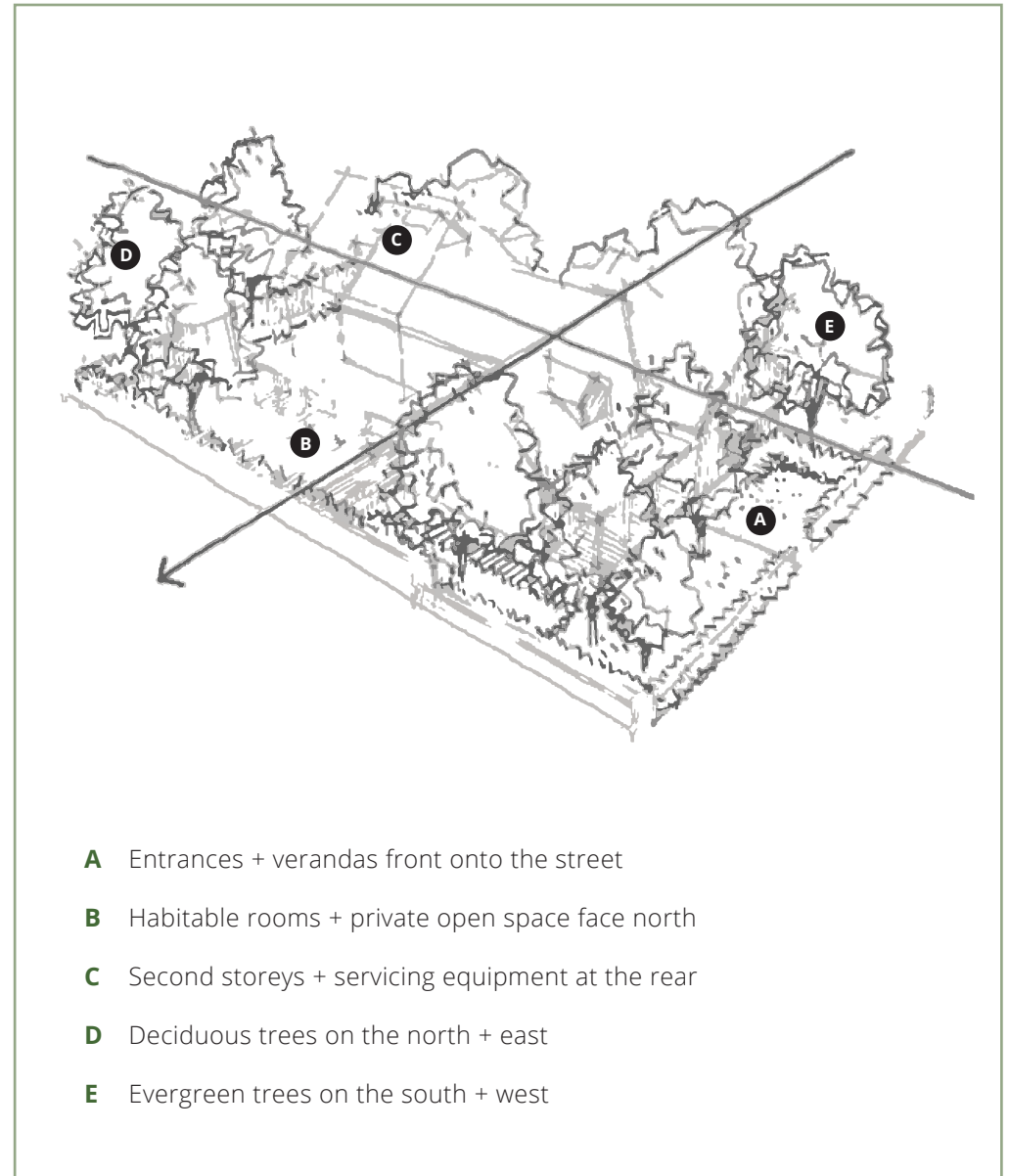
---

The setback of your home from the boundaries will need to be considered in the context of the size of your lot, to create a high quality streetscape appearance that is in accordance with the Building Envelopes Plan.

Particular attention should be directed toward the impact of any tree exclusion zones in resolving applicable setbacks on larger lots. Refer to Building Envelope Plan Appendix 1.

## THE MINIMUM SITE COVERAGE

Site coverage of all buildings constructed on each lot must not exceed 25% of the area of the lot. An area of minimum 30% of the lot area must be maintained with permeable surfacing.



Regard to the following elements are encouraged:

## CORNER FRONTAGES

Corner homes along the main street connection through Rhondda Park will front Trenchard Street.

## WALLS ON BOUNDARIES

Walls on boundaries are discouraged as walls tend to 'close' the appearance of the streetscape and minimise planting opportunities to soften the setting of the home.

Garages may be sited on the boundary if they cannot practicably be setback from the side boundary. This must be in accordance with the Building Envelopes Plan.

## PERMITTED ENCROACHMENTS

Porches, verandas, chimneys, water tanks, heating and cooling equipment (and other services), pergolas, shade sails, eaves, fascias and gutters can encroach into each of the setbacks however must be in accordance with ResCode and any relevant building requirements.

Servicing equipment should be screened by landscaping to minimise views from the street.







## THE FRONT STREET

Setting your home the maximum distance from the front street will contribute to the 'open township feel', increasing landscaping opportunities and a sense of openness between the street and the home.

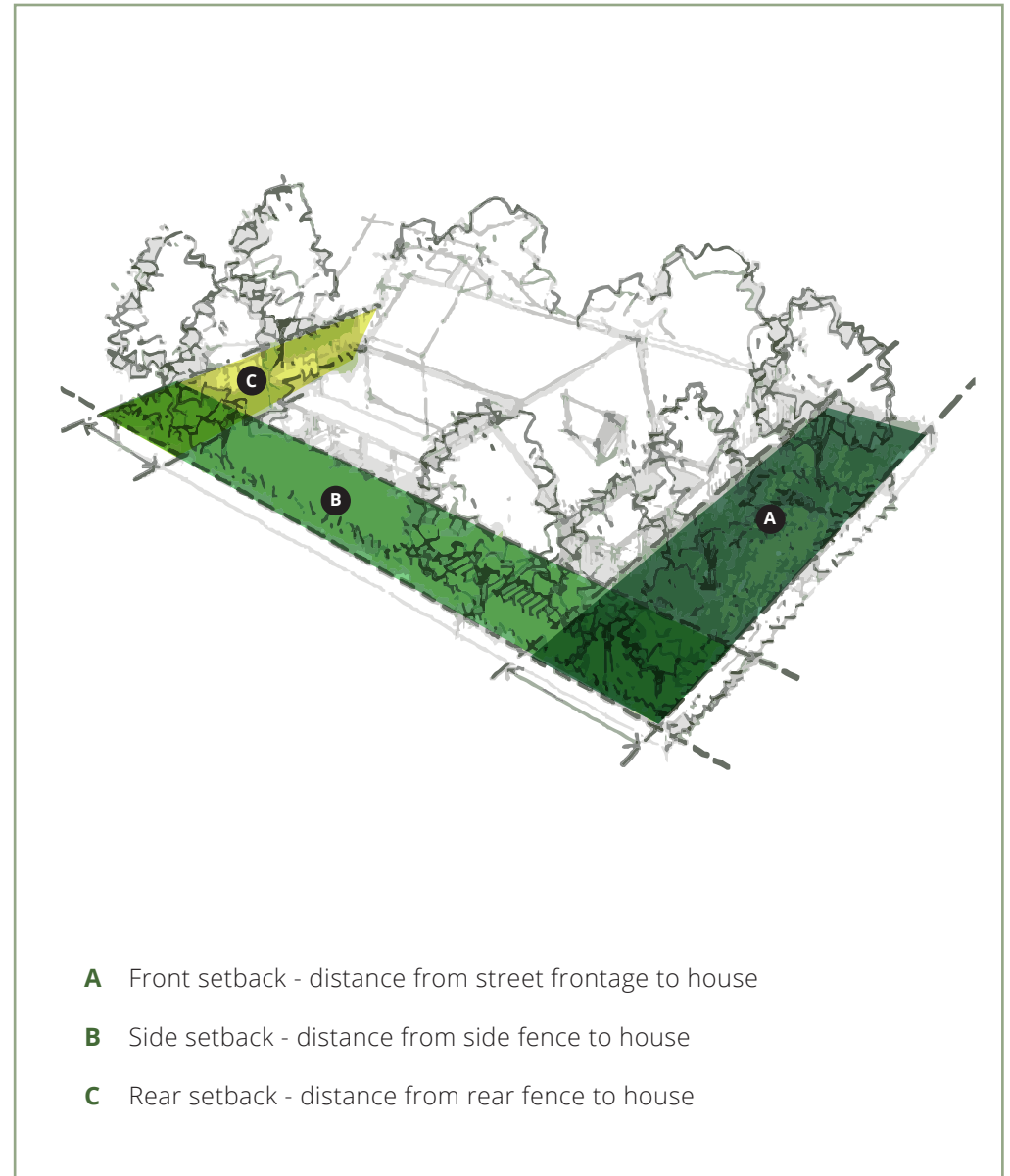
## SIDE BOUNDARIES

Increased side setbacks are encouraged and should be considered in conjunction with solar orientation to allow for maximum natural light penetration into habitable areas and side yards.

## REAR BOUNDARY

The setback from the rear boundary is a minimum of 5m for most blocks with the exception of a several where the setback is increased to allow for tree protection zones. Refer to Building Envelope Plan Appendix 1.

A rear wall of a building exceeding 3.6 metres in height must be setback from a boundary a minimum of 5.5m. Increased rear setbacks are encouraged to improve the area of private open space. Refer to MRSC NRZ6 requirements for further information.



# ARCHITECTURAL STYLE & BUILT FORM

At Rhondda Park, high standards of house designs are encouraged.

A variety of architectural styles are encouraged and designs should be responsive to the individual attributes of the lot, having regard to the land and any existing vegetation.

The architectural style of your home should be contemporary and use a mixture of materials. Mock period homes are discouraged.

## FRONT FACADES

Designs that break the front façade of the dwelling into distinct visual elements are supported. Houses which have a long, uninterrupted expanse of wall should be avoided. This could be achieved using eaves and use of contrasting materials in conjunction with articulation of the roof form.

**The use of recycled materials, such as recycled timber is encouraged.**

**In addition, use of the following materials are encouraged:**

- Timber cladding/weatherboard
- Colorbond/ steel elements
- Stacked stone
- Brick in select locations
- Glass articulation
- Feature materials that will enhance the design of the dwelling.

The use of a combination of these materials is encouraged and tones should be kept muted (such as greys, browns, deep warm tones and greens) to blend with the existing landscape setting of Rhondda Park.

## EXTERNAL WALLS

Features which may detract from the appearance of the house from the street, including the use of uninterrupted expanses of heavy materials such as brick, small windows, obscure glass, window security shields, roller shutters are strongly discouraged.



## GARAGES

It is important to ensure the siting of the garage on your property does not dominate the streetscape or the facade of your home. It must therefore be a secondary element to the building mass so that the focus remains on the design of your home and your front garden.

### The guidelines encourage:

- Garages to be set back a further 5m from the front facade of the dwelling.
- The material you choose for your garage will greatly impact on the facade. We recommend your garage be constructed of light-weight materials that minimise the visual bulk of the garage.
- If you choose to use roller or panelled garage doors, these should be in keeping with the finish and colour of your home.
- A carport is also an accepted alternative to a garage as long as it uses the same materials as the residence.

## VERANDAHS & EAVES

Verandas and eaves provide two important attributes to a home. Firstly, they provide a source of shade and protection to walls and windows, particularly important during the hot Summer months. Secondly, they enhance the appearance of the built form and contribute to the activation of your front yard within the streetscape.

### The guidelines encourage:

- Veranda encroachment into the front setback of the home.
- A minimum veranda depth of 1.2m.





## ROOF FORM

The style and material of your roof greatly contributes to the quality of your home and character of the streetscape.

### The guidelines encourage:

- Articulation in the roof form through pitches and gables, attics and eaves to ensure your home contributes to the contemporary style within Rhondda Park.
- Corrugated steel in muted, natural tones.

When considering the colour of your roof, it is important to also consider the materials you wish to use on the façade of the house. A combination of timber cladding (weatherboard), cement rendered bricks, stacked stone, stucco and natural finishes are materials which work well with corrugated iron and will contribute to the open township character sought within Rhondda Park

Downpipes and gutters should match the colour of the roof of the house.

## TWO STOREY HOUSES

Two storey homes are permitted within Rhondda Park. It is important to ensure that two storey houses are designed and sited correctly to minimise overlooking and overshadowing. The maximum height must not exceed a height of 9 metres and 2 storeys.

The stepping back of the upper level (particularly where visible from the street) is encouraged to avoid dominating the streetscape.

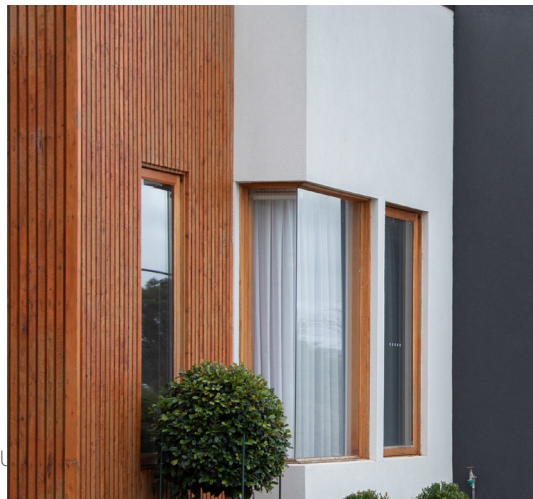


## DWELLING SIZE

All dwellings must have a minimum floor area of not less than 150 square meters and be presented to the street to ensure that the home creates a full streetscape and contributes to the overall context of the area and allows ample room for landscaping. Such area being calculated by excluding the area of carports, garages, terraces, pergolas and verandahs.

## MATERIALS

The materials and colours of the walls and roofs of houses will have a major impact on the visual quality of Rhondda Park. Thoughtful selection of materials and colours will achieve a degree of visual harmony between houses.





## LANDSCAPE FEATURES

The presence of a range of native and exotic vegetation is a key characteristic of Woodend. In conjunction with retention of existing vegetation, early introduction of landscaping in front setback areas can greatly assist in softening the impact of construction of new houses.

The guidelines encourage early introduction of a range of drought tolerant, native species and attention to other landscape elements.





## SIDE FENCES

The design of side boundary fencing is important to ensure adequate privacy to the rear of the dwelling, but must also respect the streetscape appearance.

The first 8m of the side fence from property boundary for each side shall be constructed of timber paling fence with exposed posts capped and shall be 1.2m of maximum height. At 8m the fence shall taper to the side fencing full height.

Colorbond fences are not permitted.

Refer to Appendix 2 and Appendix 3 for fencing guidelines.

## REAR FENCES FOR LOTS 9-13

Timber paling fences with exposed post and capped tops of 1.8m height, stained or painted in a dark muted colour are required. The developer will, at its expense, install these fence(s).

## REAR FENCES FOR LOTS 14-22

The rear fence shall be fenced in a rural post and wire style. This fence cannot be replaced with a solid style. The developer will, at its expense, install these fence(s).

## DRIVEWAYS

Driveways are a major visual element and should be constructed using materials that blend or complement the colour and texture of your home.

Only one cross-over per lot is permitted.

Driveways should not be wider than the cross-over width at the entrance to the lot and planting between the driveway and property boundary is encouraged. Driveways must be completed prior to the occupation of the residence.

### Recommended materials include:

- Stone;
- Brick;
- Coloured concrete that blends with the home.

The crossover between the edge of seal and the footpath on the eastern side of Trenchard Street and from the property boundary to the edge of seal on the west side will be constructed by the developer in accordance with approved plans to a width of 3m. Relocation or widening of the existing crossover will require an application to Council seeking approval. Any alterations will be at the purchasers expense.

## GARDEN PATHS

Garden paths linking the street to your front door are encouraged.

## FRONT FENCES

To enhance the open township feel of the estate, the use of front fences is not permitted

# EXISTING TREES & LANDSCAPE

Woodend is characterised by large established trees, both exotic and native in private lots and public spaces. It is this element that gives the township a green and 'wooded' character. This informal landscape theme is proposed to be extended through Rhondda Park, drawing upon the natural vegetation proposed to be retained on site.

## The landscaping of your front garden should have regard to:

- Introduction of drought tolerant, native landscaping although use of exotic trees as feature trees is encouraged.
- Macedon Ranges Shire Council dictates that a minimum of one canopy tree be provided within the front setback of each allotment. The developer will plant these trees and they cannot be removed or relocated without the approval of the DAP.
- Protection of existing native vegetation on site where practicable. When siting proposed houses on each lot, regard must be given to nominated tree protection envelopes as detailed in the Building Envelope Plan. Existing native trees that are protected by nominated building envelopes in accordance with the relevant planning permit must be retained and protected unless further permission is granted by the Macedon Shire Council to remove or trim the tree.
- Incorporation of letterboxes within the landscaping theme.
- Street trees are not to be moved or removed without the approval of the responsible authority.





# SUSTAINABILITY

Rhondda Park aims to set a bench mark in Woodend for sustainable housing. Buyers are encouraged to engage ecologically sustainable designers, architects, builders and energy specialists to help design homes that are energy efficient, maximise sustainable design and provide high standards of liveability.

## The key sustainability requirements are:

- All houses must have a minimum 7.5 star energy rating in accordance with the Nationwide House Energy Rating Scheme (NatHERS). Heating and cooling accounts for the majority of the household energy use. The NatHERS rating ranges from 0-10 stars, this measures the thermal performance of residential buildings in Australia.
- A 5kW (minimum) photovoltaic (solar) system (grid connected) is mandatory for each dwelling. Installation to be by an accredited installer.
- All houses must be connected to rainwater collection tanks (minimum capacity 5,000 litres per dwelling). Tanks must be plumbed to re-use rainwater through the toilet, laundry and outdoor areas.
- Tanks must be fitted with an appropriately sized first flush diverter. Diverter are to be sized based on the diversion of 0.5 L per m<sup>2</sup> of roof area that is directed into the tank.
- All dwellings must incorporate energy and water efficient appliances and fittings. A minimum WELS rating of 4 is required for all plumbing outlets other than shower heads, which require a minimum WELS rating of 3. Light fittings must be either LEDs, compact fluorescents or T5 fluorescents.

## Complimentary sustainable advice service

---

An Energy-Performance Decision Tool will be made available to assist purchasers in obtaining realistic estimates of net energy running costs for builds with different home characteristics (size, star rating, PV, occupancy etc.). Purchasers at Rhondda Park will be provided with the opportunity for a one-on-one, independent, sustainable-design consultation at Villawood's expense. This includes a program of consultations with a consultant to help make your home as comfortable and sustainable as possible. Consultations include review of goals and requirements, review of plans, advice on choosing appliances, heating/cooling/hot water and thermal energy checking of your final home.

Customers are encouraged to engage with the consultant as early in the process as possible to get the most out of the process - ideally prior to choosing a builder.

Your sustainable-design consultant is Richard Keech. Richard is an engineer, consultant, and author with particular interest in renewable energy and energy efficiency. He has Masters Degrees in both Engineering (Electronics) and Environment (Energy Efficiency). He was co-author of the Zero Carbon Australia Buildings Plan, author of The Energy Freedom Home, and a regular contributor to Renew's publications on topics related to energy efficiency. Richard lives with his family in their zero-carbon home.

For more information contact [admin@villawoodproperties.com](mailto:admin@villawoodproperties.com).

## IMPORTANT DESIGN CONSIDERATIONS

'Passive design' is design that takes advantage of the climate to maintain a comfortable temperature range in the home. It is a fundamental principle behind sustainable housing and helps to reduce or eliminate the need for auxiliary heating or cooling.

### Factors affecting Passive design include:

- Designing for Climate
- Siting
- Orientation
- Glazing Location and type
- Shading of Windows
- Natural Ventilation
- Zoning of spaces
- Draft Proofing
- Thermal Insulation
- Thermal Mass
- Lighting Type
- Efficient services and appliances
- Water Efficiency
- Renewable and recycled materials
- Plantation Timbers
- Toxicity
- Indoor air quality

At Rhondda Park along with building sustainable homes we are encouraging our purchasers to build high performance all electric homes. Through the use of heat pump heating, cooling and hot water systems, and high performance induction cooktops, you have the potential for zero annual energy costs, saving not only money but also carbon emissions.

## Further information

---

The NatHERS provides homes with a star rating out of ten based on an estimate of a home's potential (heating and cooling) energy use. For more information visit [www.nathers.gov.au](http://www.nathers.gov.au).

Detailed guidelines on passive design, energy efficiency and sustainability can be found in "Your Home Technical Manual" published by the Department of Climate Change and Energy Efficiency, and downloadable from [www.yourhome.gov.au](http://www.yourhome.gov.au). This guide is available in hard copy from the Alternative Technology Association.



**ASi**  
ADVOCATE STRATEGIC INVESTMENTS

**MAISONMALOA**  
LICENSED CAFE & GIFTS

Watch & Clock Repairs Valuations & Re-threading  
*4th Generation*  
**JEWELLERS**

**ENDANGERED**  
Selling Australian Made

**ENDANGERED**  
Clothing, Homewares  
and Gifts

Walk in if you  
are missing  
the  
The Aus

**MAISONMALOA**  
LICENSED CAFE & GIFTS  
FOODSTORE

Local & Imported  
Cheese  
Pantry Essentials



# GENERAL

## EXTERNAL FIXTURES

**External fixtures must achieve the following objectives and the location must be noted on plans to be submitted to the DAP:**

- Letterboxes should be designed to match the house using similar materials and colours and must be erected prior to occupancy permit. The size and position of the letterbox must comply with Australia Post requirements. The street number must be clearly identifiable, suitably sized and located and must not interfere with the overall streetscape.
- Clothes-lines, garden sheds, external hot water services and ducted heating units must not be visible from the street.
- Solar water heaters are permitted and, where possible, are to be located out of view from the street frontage. The solar panels shall be located on the roof, not on a separate frame.
- Evaporative air-conditioners must be positioned so that they are not visible from the main frontage of the dwelling. They must be painted to match the colour of the roof, be low profile units and installed as low as possible below the roof ridgeline towards the rear of the house. Wall mounted air-conditioners must be located below the eaves line, screened from public view and suitably baffled to reduce noise.
- Television antennae should be screened from public view wherever possible.
- Satellite dishes will only be approved if located below the roofline of the house and must be screened from public view.
- Rainwater tanks are discouraged from being visible from the street frontage.
- No external plumbing to a dwelling is permitted at the front of the dwelling. All downpipes shall be hidden where possible and blend in with the colour/facades of the homes.
- External lighting including spotlights, flood lights and any lights illuminating any outdoor area are to be approved by the dap and the use of led or solar lighting is encouraged.
- Rubbish bins & recycling bins must be stored out of view from the street.
- Sheds should be restricted in size and must be in harmony with the other buildings. Sheds are to have a maximum height of 4.0 Metres and a maximum floor area of 80 square metres. It is the responsibility of the purchaser to ensure that the requirements relating to location, size, colour, reflection and height for all outbuildings adhere to governing authority requirements. Sheds built using colorbond material are to be erected with a muted/earthy tone to match the dwelling. Galvanized steel sheds are not permitted.
- Internal window furnishings which can be viewed by the public must be fitted within three months of occupancy. Sheets, blankets or similar materials for which window furnishing is not their primary use will not be permitted.

## CONSTRUCTION MANAGEMENT

During the construction period, the builder must install a temporary fence and ensure that rubbish and building waste is contained within the building site.

Damage to nature strips, driveway cross overs, street trees and existing landscaping caused during the construction period is solely the responsibility of the landowner and their builder.

## NOTES AND DEFINITIONS

- Ground level after engineering works associated with the subdivision is to be regarded as natural ground level.

### General Definitions

If not defined above, the words below shall have the meaning attributed to them in the document identified: In the Building Act 1993:

- Building
- Lot

### Side boundary

A boundary of a lot that runs between and connects the street frontage of the lot to the rear boundary of the lot.

### Street

For the purposes of determining street setbacks, street means any road other than a lane, footway, alley or right of way.





### Standard lot

A single lot that accommodates a freestanding house detached from adjoining houses and of an individual style.

# APPENDIX 1

## Building Envelopes Plan.

### LEGEND

-  TREE PROTECTION ZONE 8/05/20 DEVELOPMENT IMPACT REPORT
-  BUILDING ENVELOPE FOR UPTO 3.6m BUILDING HEIGHT REFER TO NOTE 3
-  EXISTING TREE CANOPIES
-  ADDITIONAL OPTIONAL GARAGE/CARPORT WALL BUILDING ENVELOPE REFER TO NOTE 4
- BROWN TEXT DENOTES AREA & DIMENSIONS OF BUILDING ENVELOPES - OPTION 1
- GREEN DIMENSIONS DENOTES BUILDING ENVELOPE SETBACKS FROM THE FRONT AND REAR OF LOTS
- BLACK DIMENSIONS ARE LOT AREAS OR LOT DIMENSIONS
- BLUE TEXT DENOTES GARAGE/CARPORT SETBACK FROM FRONT OF DWELLING
- ALL DIMENSIONS IN METERS

### OTHER BUILDING ENVELOPE REQUIREMENTS

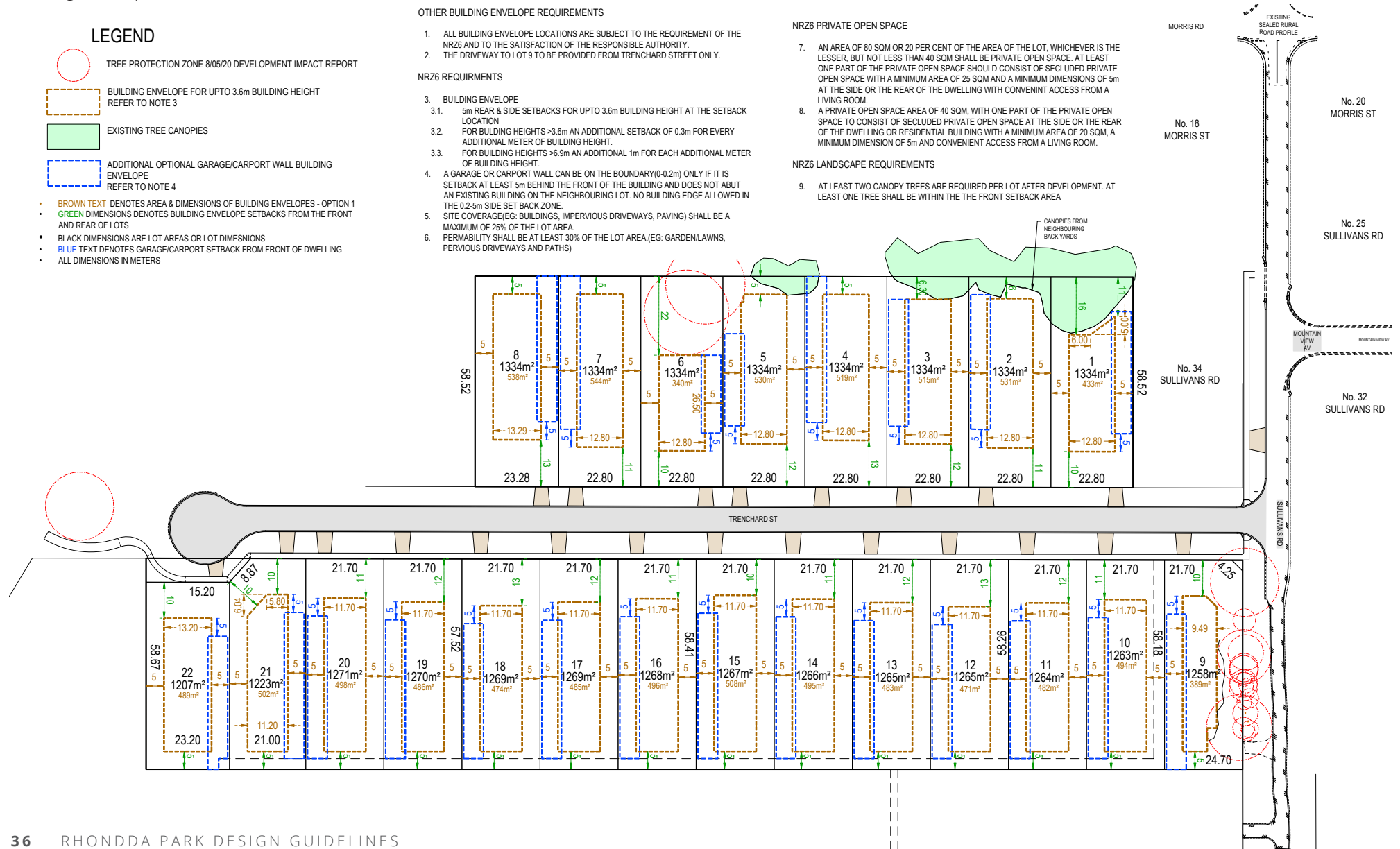
1. ALL BUILDING ENVELOPE LOCATIONS ARE SUBJECT TO THE REQUIREMENT OF THE NRZ6 AND TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
2. THE DRIVEWAY TO LOT 9 TO BE PROVIDED FROM TRENCHARD STREET ONLY.
3. BUILDING ENVELOPE
  - 3.1. 5m REAR & SIDE SETBACKS FOR UPTO 3.6m BUILDING HEIGHT AT THE SETBACK LOCATION
  - 3.2. FOR BUILDING HEIGHTS >3.6m AN ADDITIONAL SETBACK OF 0.3m FOR EVERY ADDITIONAL METER OF BUILDING HEIGHT.
  - 3.3. FOR BUILDING HEIGHTS >6.9m AN ADDITIONAL 1m FOR EACH ADDITIONAL METER OF BUILDING HEIGHT.
4. A GARAGE OR CARPORT WALL CAN BE ON THE BOUNDARY(0-0.2m) ONLY IF IT IS SETBACK AT LEAST 5m BEHIND THE FRONT OF THE BUILDING AND DOES NOT ABUT AN EXISTING BUILDING ON THE NEIGHBOURING LOT. NO BUILDING EDGE ALLOWED IN THE 0.2-5m SIDE SET BACK ZONE.
5. SITE COVERAGE(EG: BUILDINGS, IMPERVIOUS DRIVEWAYS, PAVING) SHALL BE A MAXIMUM OF 25% OF THE LOT AREA.
6. PERMEABILITY SHALL BE AT LEAST 30% OF THE LOT AREA.(EG: GARDEN/LAWNS, PERVIOUS DRIVEWAYS AND PATHS)

### NRZ6 PRIVATE OPEN SPACE

7. AN AREA OF 80 SQM OR 20 PER CENT OF THE AREA OF THE LOT, WHICHEVER IS THE LESSER, BUT NOT LESS THAN 40 SQM SHALL BE PRIVATE OPEN SPACE. AT LEAST ONE PART OF THE PRIVATE OPEN SPACE SHOULD CONSIST OF SECLUDED PRIVATE OPEN SPACE WITH A MINIMUM AREA OF 25 SQM AND A MINIMUM DIMENSIONS OF 5m AT THE SIDE OR THE REAR OF THE DWELLING WITH CONVENIENT ACCESS FROM A LIVING ROOM.
8. A PRIVATE OPEN SPACE AREA OF 40 SQM, WITH ONE PART OF THE PRIVATE OPEN SPACE TO CONSIST OF SECLUDED PRIVATE OPEN SPACE AT THE SIDE OR THE REAR OF THE DWELLING OR RESIDENTIAL BUILDING WITH A MINIMUM AREA OF 20 SQM, A MINIMUM DIMENSION OF 5m AND CONVENIENT ACCESS FROM A LIVING ROOM.

### NRZ6 LANDSCAPE REQUIREMENTS

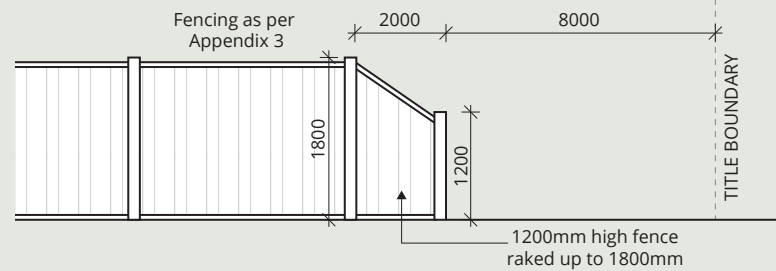
9. AT LEAST TWO CANOPY TREES ARE REQUIRED PER LOT AFTER DEVELOPMENT. AT LEAST ONE TREE SHALL BE WITHIN THE FRONT SETBACK AREA



# APPENDIX 2

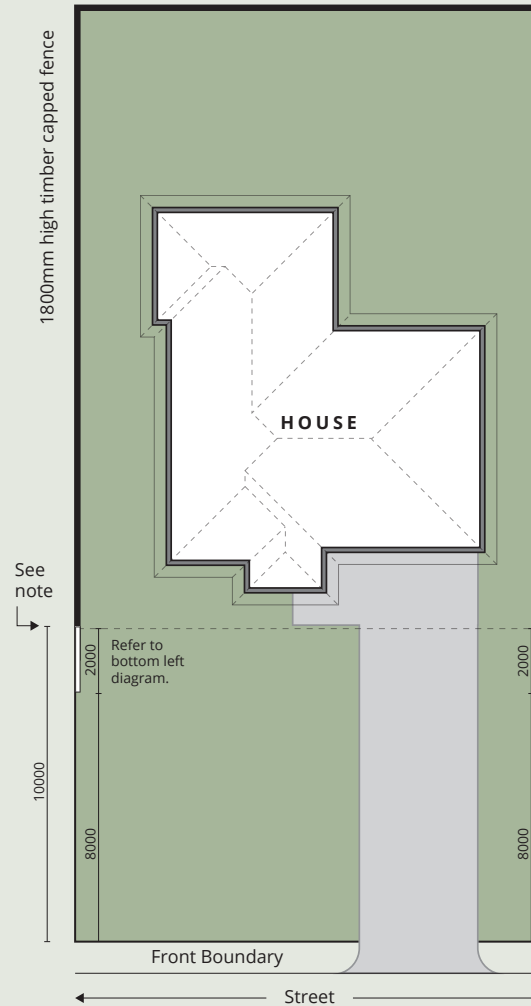
Boundary fence design specifications.

**DIAGRAM 3**



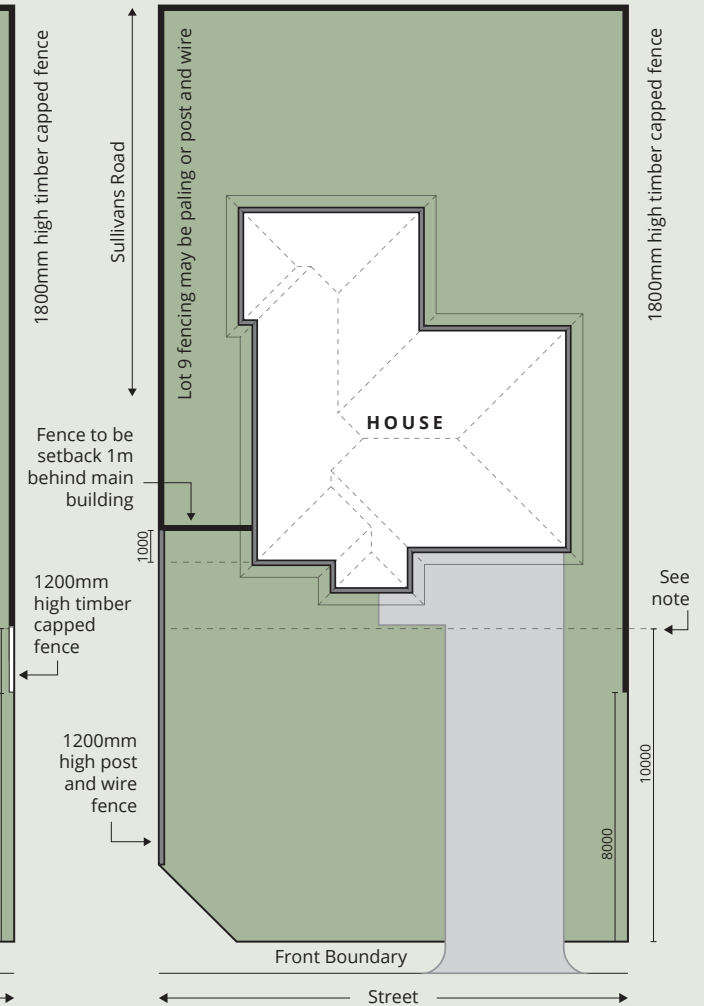
**DIAGRAM 1**

**Typical boundary fencing**  
(Refer to diagram 3 at bottom left)



**DIAGRAM 2**

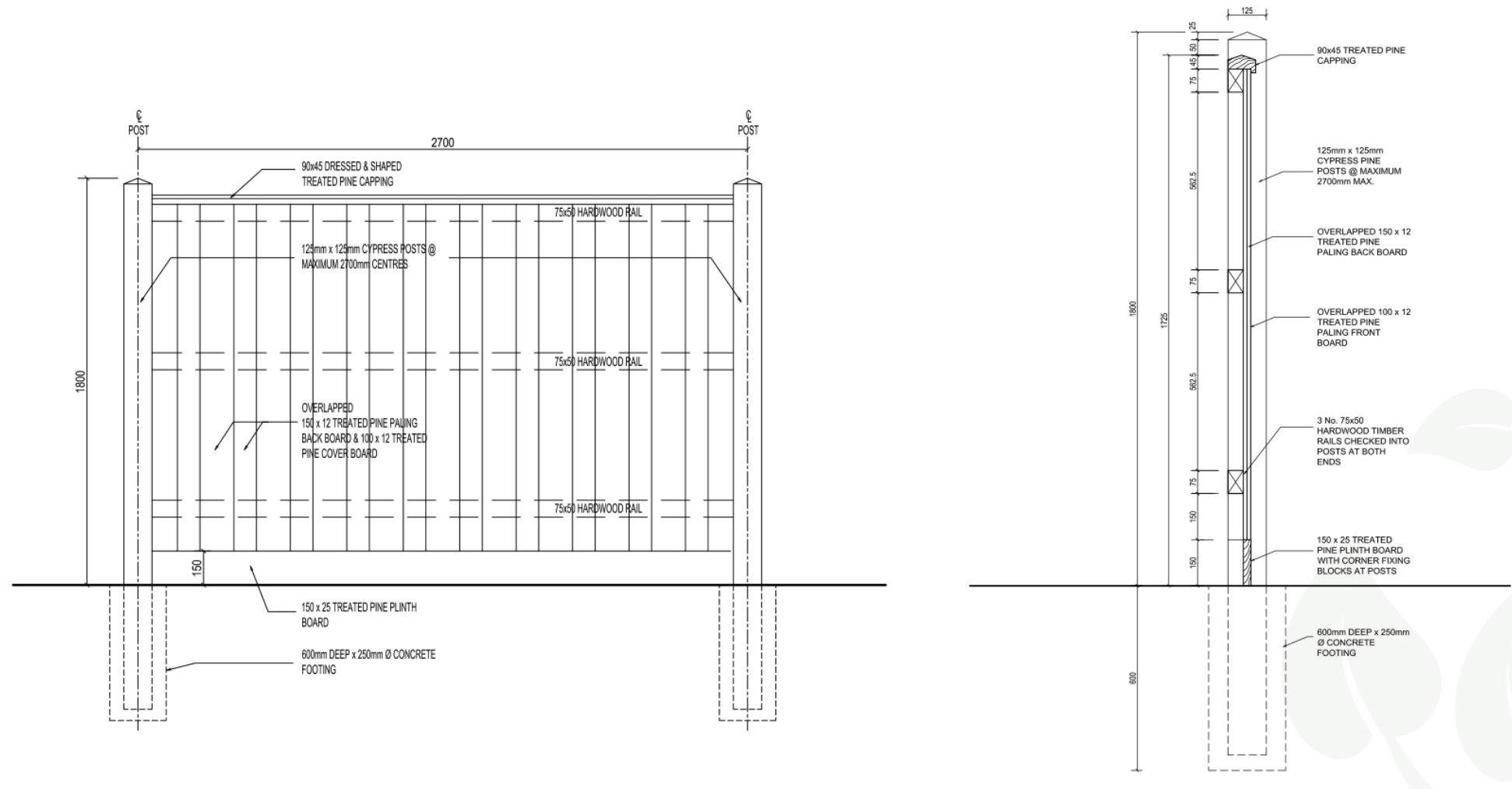
**Lot 9 corner lot fencing**



Note: Minimum setback of the house from the property boundary is 10m, but this varies in accordance with Council requirements as per the Building Envelopes on page 32

# APPENDIX 3

Side fence design specifications.





[villawoodproperties.com.au](http://villawoodproperties.com.au)

