

Redstone.

Your world awaits

DESIGN GUIDELINES



Communities Designed for Living



Artist Impression.

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PURPOSE OF THE DESIGN GUIDELINES

Welcome to Redstone, the newest in a long list of high quality developments by Villawood that will set a new benchmark for residential living.

The principal aim of these Design Guidelines (“Guidelines”) is to create a coherent vision for the Redstone community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes are built to a high standard whilst encouraging a variety of housing styles which are in harmony with the streetscape.

Each individual house design should contribute to the surrounding environment and to the 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.

We hope you will see the value in the Guidelines and we look forward to working with you through the process of making Redstone your home.

1.1 OPERATION OF THE DESIGN GUIDELINES

The Design Assessment Panel (“DAP”) will be formed to oversee the implementation of the Guidelines. The DAP shall comprise an Architect and a representative of the developer. The makeup of the panel may be varied however the panel will always include at least one Architect.

All proposed building works including houses, garages, outbuildings and fencing shall be approved by the DAP prior to seeking a Planning Permit (if required) and a Building Permit.

Swimming pools do not require DAP approval.

In considering designs, the DAP may exercise 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.

As part of the overall vision separate neighbourhoods have been created to enhance the quality of the community. Redstone, its Hill and Jacksons Creek are the cornerstones of this residential development and it shall provide future residents with a clear and strong urban form, defined by identifiably different areas that are highly linked with pathways and open space. Please refer to the neighbourhood map within the Guidelines.

Preliminary designs and enquiries are welcome to ensure compliance with the Guidelines and it is recommended that you provide a copy to your builder at the earliest possible time.

These Guidelines and the building envelopes are noted within the Memorandum of Common Provisions and within the Planning Permit.

1.2 CONSTRUCTION OF YOUR HOME

Incomplete building works must not be left for more than three (3) months without work being carried out and all building works must be completed within twelve months (12) of commencement.



2. APPROVAL PROCESS

2.1 PROCESS FOR APPROVAL

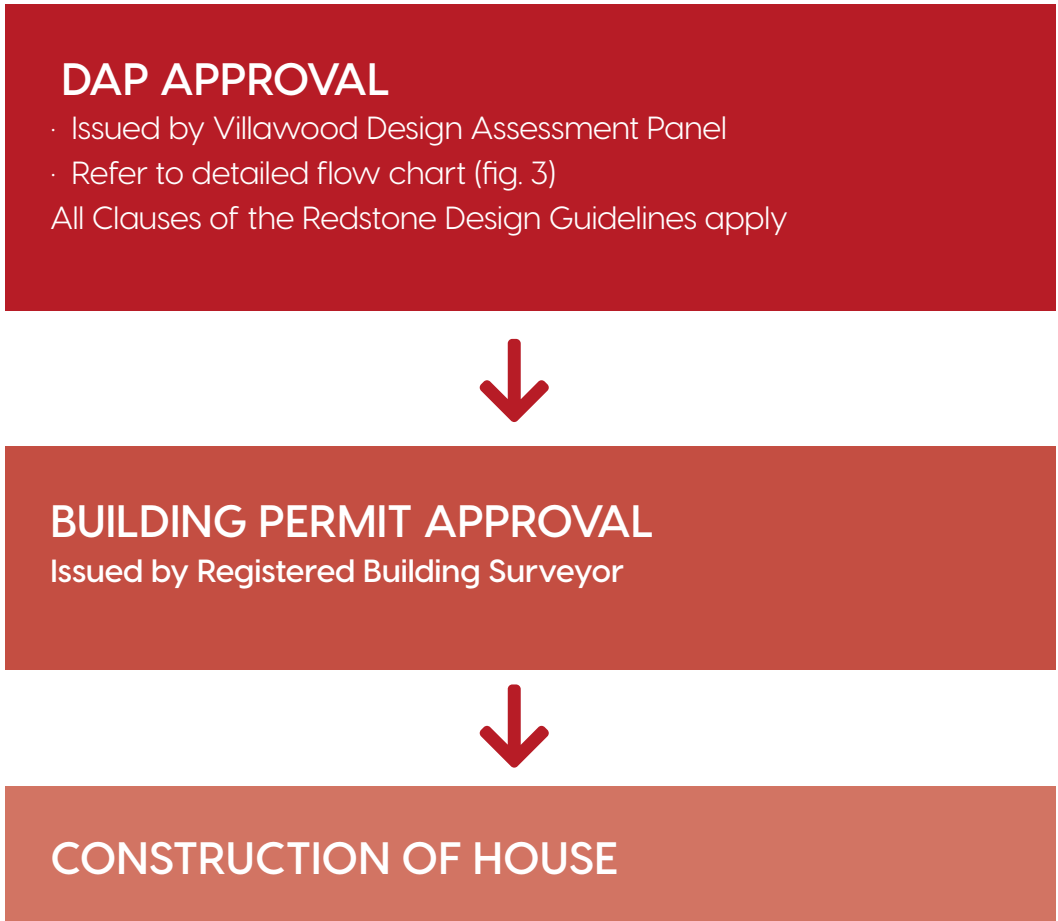
The process for approval of your house design depends on the size of your lot, and the details for your proposed house design.

All documents are to be lodged via the Villawood Properties Builders Portal, this can be accessed by visiting the website www.villawoodproperties.com.au/builder-portal/
General enquiries should be directed to the DAP via email dap@kosaarchitects.com.au

2.1.1 ALL LOTS

The following approvals process applies:

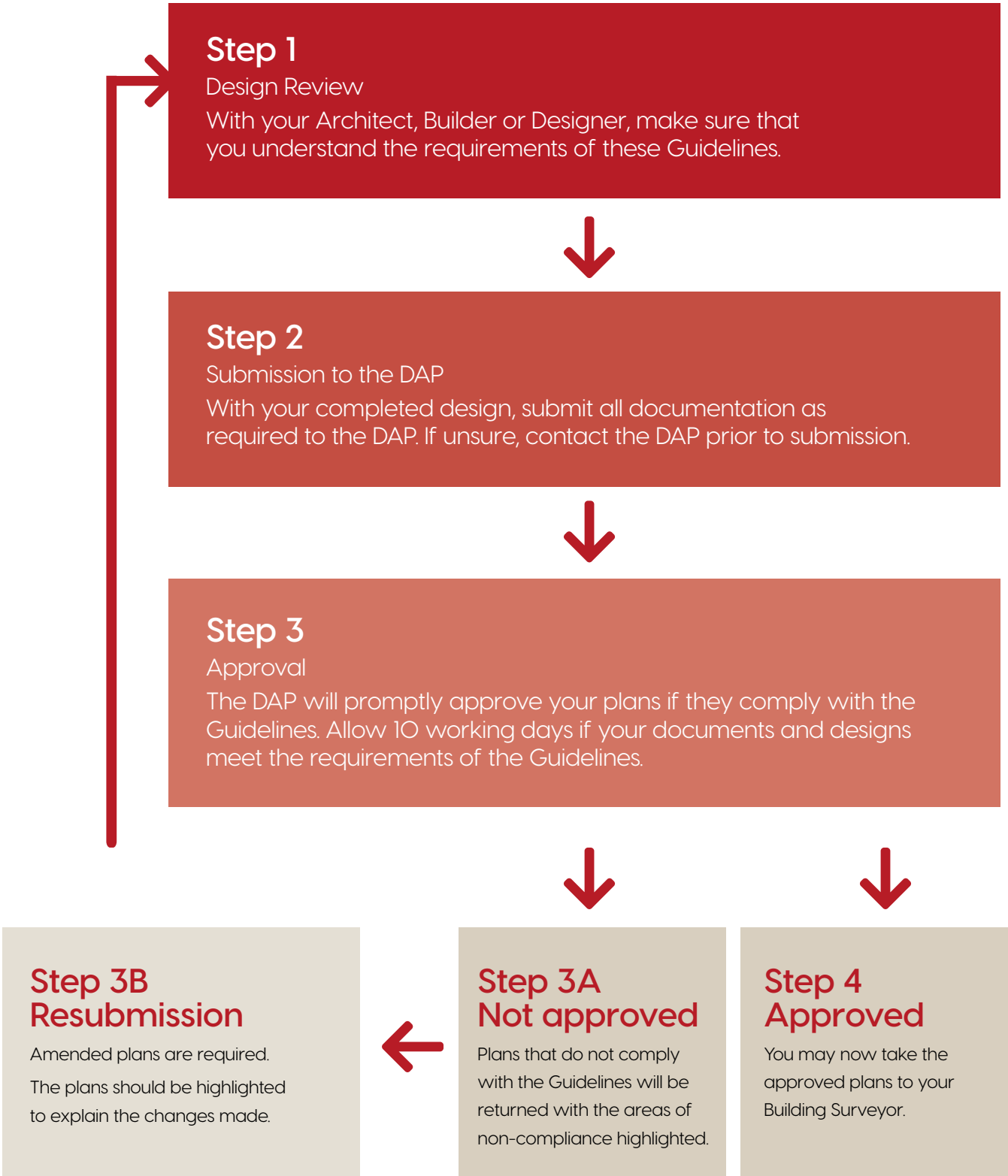
Figure 1. Approval Process



2.2 DAP PROCESS

Figure 3 provides a summary of the DAP process.

Figure 3. DAP Process



2.3 PLAN SUBMISSION

After reviewing and understanding the Guidelines, including discussing with your Architect, Builder and or 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, outbuildings & water tanks
 - Landscaping
- House floor plans (1:100 scale)
- Elevations from four sides (1:100 scale)
- Schedule of external materials and colours. Colour swatches must be provided.
- **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/

ALL ENQUIRES TO

REDSTONE DESIGN ASSESSMENT PANEL

c/- dap@kosaarchitects.com.au

or telephone contact on 03 9853 3513

2.4 RE-SUBMISSION

If the plans and documents are non-compliant you will be advised of the necessary changes. Amended plans need to be resubmitted for approval.

Any alterations made to the resubmission other than the initial non-compliance/s should also be highlighted on the plans or an accompanying letter.

2.5 APPROVAL

The DAP will promptly approve plans that comply with the requirements of these Guidelines. Allow approximately ten (10) working days for approval.

2.6 BUILDING PERMIT

After approval from the DAP, you must then obtain a Building Permit from the Municipal Council or a Private Building Surveyor.

Note: Design approval from the DAP does not exempt the plans from any building or statutory regulations other than the regulations that are superseded by the approved building envelopes and approved profile diagrams.

Approval must be obtained from the relevant authorities for Building Permits, build over easements and connections etc.

Report and consents cannot be requested for regulations that are covered under the approved Building Envelopes.

Approval by the DAP does not infer compliance under the Building Code of Australia, Rescode and other applicable planning or building regulations.

2.7 CONSTRUCTION

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



3. SITING & ORIENTATION

3.1 CONSIDERATIONS

The siting of your home will be integral in developing the neighbourhood theme within the community. Consideration must be given to:

- Ensuring best visual presentation from the street;
- Maximising the benefits of solar access;
- Promoting energy efficiency;
- Maximising potential views of each lot owner;
- Minimising overlooking & over shadowing, and
- Respecting the privacy and amenity of neighbours. This includes excavations adjacent or on the side boundary.

3.2 LAND USE

One dwelling only is permitted per allotment. Dual occupancy and further subdivision are not allowed. This does not apply to allotments identified by the developer as medium density allotments.

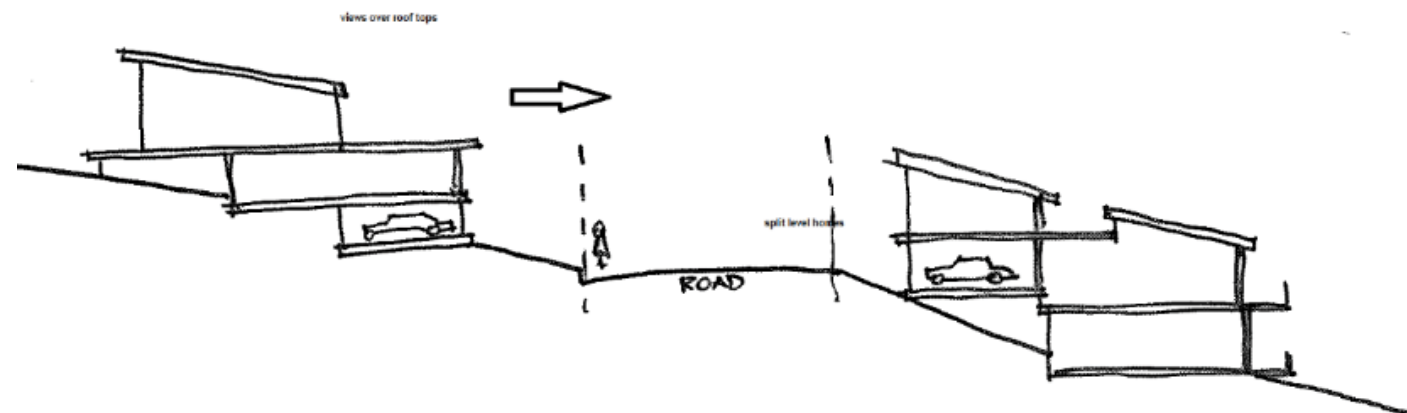
3.3 HOUSE ORIENTATION

Houses must face the main street frontage and present an identifiable entrance to the street. The front door may face some side street frontages, this should be verified with the DAP. Where possible, houses should be sited so that habitable rooms and private open spaces face northwards to receive maximum solar efficiency.

The site slope must be considered in conjunction with the overall orientation to achieve the best outcome.

3.4 SITE VIEWS

A number of sites have significant views across the community and beyond, careful consideration must be given to the location of the property, the building envelopes placed upon the site and its adjoining allotments.



3.5 DWELLING ARTICULATION

To ensure that dwellings constructed within the community are designed to a high-quality contemporary standard, they should be designed so that front and secondary street frontage facades are well articulated. Broad flat surfaces extending greater than six (6) metres shall not be permitted.

Articulation can be achieved through a variety of ways and must incorporate at least one of the following features:

- Use of different materials and textures;
- Variable wall setbacks to the front and side street boundaries;
- Introduction of verandahs, porticos and pergolas;
- Feature gable roof, and/or
- Continuation of window styles.



Acceptable articulation



No articulation

3.6 BUILDING ENVELOPES AND SETBACKS

Building Envelopes

Building Envelopes have been prepared for the lots in each stage at Redstone and are contained within the Memorandum of Common Provisions.

The construction of buildings or associated buildings, including garages must be contained within the Building Envelope specified for that allotment and in accordance with the Profile Diagrams.

Setbacks

The following setbacks for houses and garages must be met.

(i) The Front Street

The front street setback is designated on the specified Building Envelope for each allotment. All houses must be set back from the main street frontage by the minimum distance indicated, generally four (4) metres.

Garages must be located or set back behind the front facade of the home.

(ii) Splayed and curved street frontages

Unless noted on the plan, the minimum front setback on a splayed or curved corner between two street frontages is on an arc connecting the front street setback line to the side street setback line commencing at the points that are perpendicular to the points where the street alignment commences to arc.

Front entrances are to be easily accessible from the main street frontage.

(iii) The Side Boundaries

The side setback is designated on the specified Building Envelope for each allotment. As a general rule, a house must be setback one (1) metre from one side boundary.

A building must be setback from a side boundary not less than the distances specified in the Building Envelope Profiles and shown on the Building Envelopes by a setback identifier code. Garages may be built to the side boundary if provided for on the Building Envelope and adjacent buildings allow. The measurements are taken from the natural surface levels to the top of the wall.

The measurements are taken from the natural surface levels to the top of the wall.

(iv) The Side Street Boundary

The side street setback is designated on the specified Building Envelope for each allotment.

(v) The Rear Boundary

Generally, a rear wall of a building **not exceeding** 3.6 metres in height must be set back from the rear boundary a minimum of 3 metres, and a rear wall of a building **exceeding** 3.6 metres in height must be set back from the rear boundary a minimum of 5.5 metres.

The maximum height of a building facing a rear boundary must not exceed the maximum building height allowed by the side envelope profile as shown in the Profile Diagrams, or a height limit for a rear setback as dimensioned on the Building Envelope plan.

(vi) Walls on Boundaries

Unless otherwise noted on the Building Envelopes, walls and associated parts of a building within 1.0 metre of a boundary are restricted to areas within a Building to Boundary Zone (BBZ). The BBZ spans the length of the side boundary between the front and rear setbacks permitted by this Building Envelope. Total length of walls in the BBZ is limited to 60% of the length of the boundary except for terrace style lots where walls are permitted to the extent of the nominated BBZ.

Within the BBZ, the following apply:

- Unless otherwise noted only one side boundary may be built to the boundary, the other side must have a minimum of one (1) metre off the boundary.
- Walls within the Building to Boundary Zone are allowed.
- Carports and verandahs are not permitted to be built to the boundary.
- Maximum height of a wall in the BBZ is restricted to 3.6 metres.
- Walls less than one (1) metres from the boundary must be within 200 mm of the boundary.

(vii) Encroachments

Side, Side Street and Rear: The following may encroach into the specified setback distances by not more than 600 mm: For the purposes of these Guidelines, gutters are not a measured item.

- Porches, eaves, verandahs;
- Masonry chimneys;
- Screens, but only to the extent needed to protect a neighbouring property from a direct view;
- Water tanks, and
- Heating and cooling equipment and other services.

The following may encroach into the specified setback distances:

- Landings with an area of not more than two (2) square metres and less than 0.8 metres high;
- Unroofed stairways and ramps;
- Pergolas;
- Shade sails, and
- Eaves, fascia, gutters.

Front: The following may encroach into the specified front street setback distances by no more than 1500 mm: For the purposes of these Guidelines, gutters are not a measured item.

- Porches and verandahs to a maximum height of 4.5m.
- Decks and uncovered landings of not more than two (2) square metres and less than 0.8 metres high from natural ground.
- Eaves.

(viii) Edge Boundary

Exemptions relating to side setbacks and relating to siting matters do not apply to an Edge Boundary.

3.7 BUILDING HEIGHT

The maximum building height is nine (9) metres above the natural surface level for sites with a slope of less than 5% and ten (10) metres for sites with a slope of greater than 5%.

For the purpose of the Guidelines, a maximum wall height of 7.2 metres is permitted above natural ground level. Natural ground/surface level is defined as the ground level after engineering works associated with the subdivision have been completed.

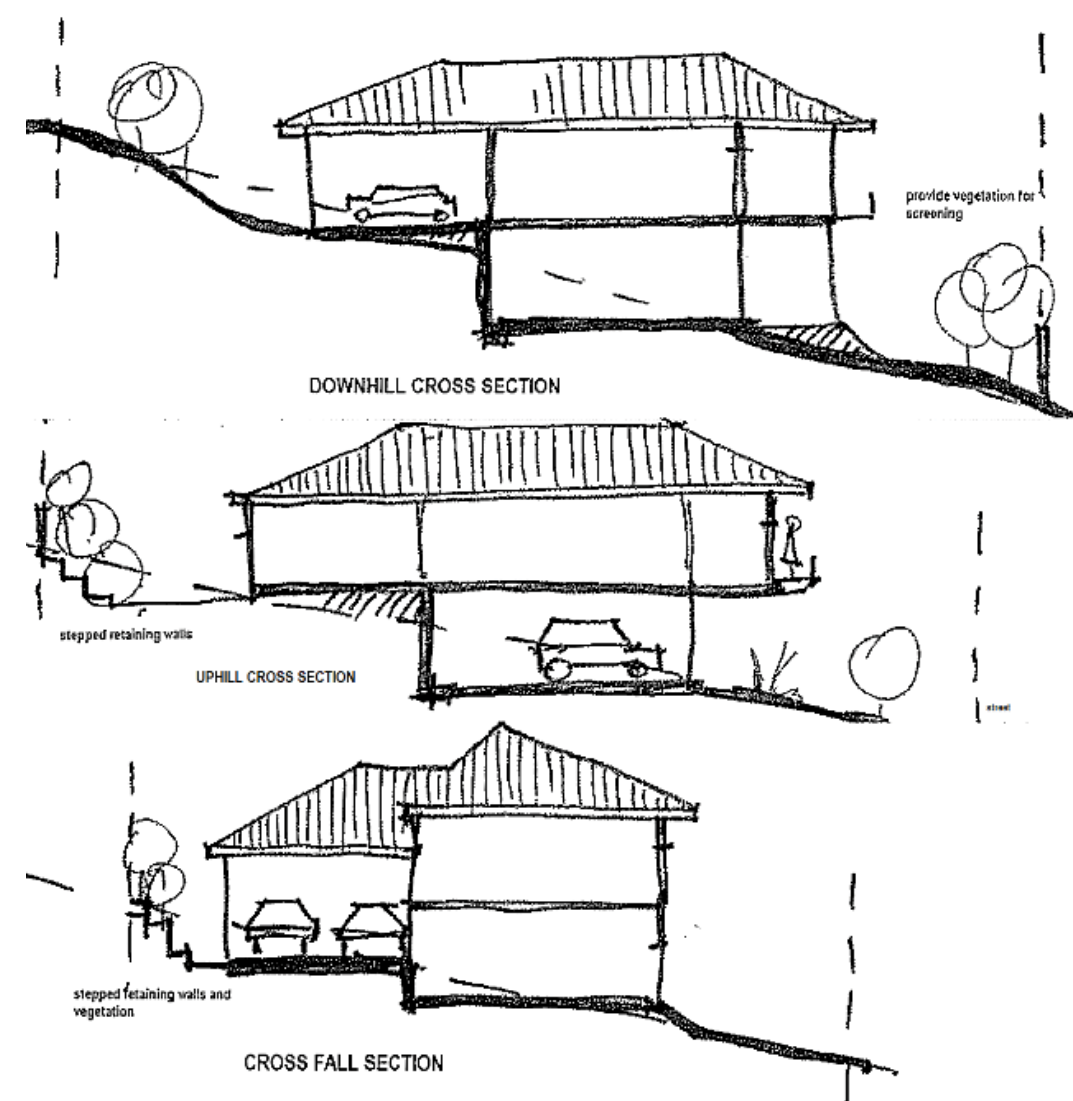
Sloping sites which may allow additional built area under the ground floor level will be considered and may be approved depending upon overall design and setback requirements. Large bulk excavations or high retaining walls are not permitted.

Excluding walls constructed by the developer during subdivision works, for the purpose of these Guidelines retaining walls greater than 1.25 metres are considered excessive. Stepped and multiple retaining walls may be required rather than one large retaining wall.

3.8 SLOPE CONSIDERATIONS

Houses and garages should be sited and designed to take advantage of the natural slope conditions at Redstone.

Split level designs, for example, can be designed to follow the fall of the land and avoid unsightly and expensive earthworks that scar the natural landscape. Some lots have specific building envelopes to ensure that views are maintained and that adjoining lots are protected.



Unightly cut or fill should be avoided and limited to 1.25 metres and one (1) metre respectively. Consideration must be given to neighbours' properties. Landscaped terraces are preferred as per Clause 5.6 of the Guidelines.

Retaining walls that front and are visible from a public street or park are to be heavily landscaped to soften the appearance and are to be constructed from stone, masonry or bush rock.

Any retaining wall/s must be adequately designed and documented and lodged with the DAP for approval.

3.9 SITE COVERAGE

Unless otherwise specified in the notations to the Building Envelopes as they apply to particular allotments, buildings must not occupy more than 60 per cent of the lot.

In calculating site coverage, eaves, fascia and gutters not exceeding 600mm in total width, and unroofed swimming pools, terraces, patios, decks and pergolas should be disregarded. Roofed areas of terraces, patios, decks and pergolas are to be included in overall calculations.

Please be aware of the building regulations with regards to timber framed structures such as pergolas, verandahs and decks. Refer VBA's Minimum setback for decks information sheet.

4. NEIGHBOURHOODS

The creation of distinct neighbourhoods and precincts at Redstone is intended to create a series of residential settings in which residents can have a sense of both individual and group identity in their home environment.

While the neighbourhoods will inevitably accommodate the normal range and type of housing found throughout current day urban development, they will be subtly different to create a separate sense of character between each.

Within all neighbourhoods, there will be special precincts which will stand out in contrast to the surrounding neighbourhoods. These precincts will be defined by being in a loop road, a cul de sac or some other clearly defined form of separation.

Each precinct will be fully covered in the appendix issued for the applicable stage. As a guide, the following will form the starting point.





4.1 NEIGHBOURHOOD 1 – NORTHVALE

Neighbourhood Character

With gentle slopes this will be a neighbourhood with a ‘semi-formal’ character, commensurate with its layout.

Architectural Elements

Three (3) or more different materials are to be used on the front façade, eaves of at least 450mm are required to at least two sides (including front façade) and roofs with a minimum pitch of 22 degrees are mandatory.

Garages & Driveways

Vertical timber look or vertical panelled garage doors with either charcoal coloured or dark exposed aggregate concrete driveways are required.

Landscaping

All front gardens must contain a tree and an area of lawn. (Refer to Appendix B for details of front garden landscape requirements).

Fencing

Front fencing will only be permitted in areas identified by Villawood and will be of masonry and timber construction.

Side and rear fencing is to be raw treated pine capped paling fencing, with street sideages having expressed posts.

In special precincts within the neighbourhood (to be identified by Villawood), the side and rear fences are to be capped timber palings with a warm grey stain.

4.1.1 NORTHVALE SPECIAL PRECINCTS

For more information on the requirements of each ‘Special Precinct’ (within the Northvale neighbourhood), please refer to the applicable stage flyer in Appendix C.

4.2 NEIGHBOURHOOD 2 – TOWN CENTRE

Neighbourhood Character

With retail at the core, this neighbourhood will have an urban character which has been intertwined with elements of old Sunbury.

Architectural Elements

Modern contemporary style with at least 50% render and contrasting colour schemes to external walls. Roofs are to be light-coloured and flat roofs are encouraged.

Garages & Driveways

Garage doors to be colour matched to the main body of the front façade and driveways are to be a charcoal-coloured concrete.

Landscaping

All front gardens must conform to the detailed landscape guidelines for the particular neighbourhood.

Fencing

Front fencing will only be permitted in areas identified by Villawood and will be of masonry and steel construction.

Side and rear fencing is to be charcoal coloured Colorbond, with timber posts on exposed sideages.

4.3 NEIGHBOURHOOD 3 – EASTVALE

Neighbourhood Character

Significant slope, views towards the Melbourne CBD and a gridded street layout dictate a more ‘formal’ character.

Architectural Elements

Contemporary style, with darker colour schemes and standard roof pitches being in keeping with the neighbourhood character.

Garages & Driveways

Garage doors to be of a complimentary colour to the main body of the front facade and driveways are to be a dark coloured concrete.

Landscaping

All front gardens must conform to the detailed landscape guidelines for the particular neighbourhood.

Fencing

Front fencing will only be permitted in areas identified by Villawood.

Side and rear fencing to be dark stained timber palings, with street sideage fencing being capped and having expressed posts.

4.4 NEIGHBOURHOOD 4 - VALLEYVIEW

Neighbourhood Character

Long views down and across the valley and a less formal street layout encourages a more relaxed, 'semi-formal' feel.

Architectural Elements

Split level homes to cater for slope characteristics, with a combination of roof styles and pitches. Roofs colours to range between light-coloured and mid grey.

Garages & Driveways

Garage doors to be colour matched to the main body of the front façade and driveways are to be light/warm coloured exposed aggregate.

Landscaping

All front gardens must conform to the detailed landscape guidelines for that particular neighbourhood.

Fencing

Front fencing will only be permitted in areas identified by Villawood.

Side and rear fencing are to be raw treated pine palings with street sideages being capped and having exposed timber posts.

Special precinct areas may have light grey stained fencing as nominated.

4.5 NEIGHBOURHOOD 5 - PANORAMA

Neighbourhood Character

Consisting of some of the best views within the development, this premium neighbourhood will embrace its surrounds.

Architectural Elements

Multi-faceted materials to the façade, feature front entrances, low pitched roofs to maintain views and eaves to at least two sides (including front façade).

Garages & Driveways

Garage doors to be of a complimentary colour to the main body of the front facade and driveways are to be exposed aggregate.

Landscaping

All front gardens must conform to the detailed landscape guidelines for that particular neighbourhood.

Fencing

Front fencing will only be permitted in areas identified by Villawood.

Side and rear fencing are to be timber paling, charcoal stained & capped, with exposed posts on street sideages.

4.6 NEIGHBOURHOOD 6 - MACEDON VIEWS

Neighbourhood Character

Gentle slopes, views towards the Macedon Ranges and gridded street layout dictates a more 'formal' character.

Architectural Elements

Stepped, multi-faceted materials (minimum of three different types) & eaves to the front façade and light-coloured roofs.

Garages & Driveways

Panel lift garage doors which are to be colour matched to the main body of the front façade and light-coloured driveways.

Landscaping

All front gardens must conform to the detailed landscape guidelines for that particular neighbourhood.

Fencing

Front fencing will only be permitted in areas identified by Villawood.

Side and rear fencing to be Colorbond and charcoal in colour, with any side fencing on a corner lot to have exposed timber posts.

Special precinct treatments as nominated are to have horizontal timber fencing to visible sideages.

5. BUILT FORM

5.1 ARCHITECTURAL STYLE

At Redstone, high standards of house design will be required, and a variety of styles are encouraged. Designs should be responsive to the individual attributes of the lot, having regard to any slope or vegetation. Designs that break the front of the dwelling into distinct visual elements will be supported.

The designs of homes within the various neighbourhoods need to reflect the requirements of that particular neighbourhood.

The inclusion of projections integral to the design and style of the dwellings such as verandahs are encouraged. Further enhancement can be achieved with detail and shade in the form of pergolas and extended eaves.

Houses with identical facades may not be constructed in proximity and must be separated by a minimum of five (5) houses in any direction. The appearance of dwellings should provide a degree of richness and variety ensuring the creation of pleasant, interesting streetscapes.

Houses which have long uninterrupted expanses of wall are not acceptable. Features, which may detract from the appearance of a house from the street, including small windows, obscure glass, window security shields, canvas and metal awnings, are discouraged.



5.2 MATERIALS AND COLOURS

The materials and colours of the walls and roofs of houses will have a major impact on the visual quality of Redstone. The use of a combination of finishes is encouraged to achieve a degree of individuality and interest.

Thoughtful selection of materials and colours will achieve a degree of visual harmony between houses and will avoid colours that are out of character with neighbouring houses.

For these reasons, purchasers are requested to submit roof and wall materials and colours for approval. Colours which reflect the natural tones of the environment at Redstone are recommended.

External Walls

- The external walls (excluding windows) are to be constructed of brick, brick veneer, texture coated material, weatherboard or other material as approved by the DAP. Colours of trims should be selected to complement the main body of the house & the natural environment.
- Dwellings are encouraged to have a mix of composite products (render, timber or textured material) to the front facade as approved by the DAP.
- Articulation to the front façade is mandatory, an entry recess is not considered a step in the façade.

Roofs

- The roof is to be constructed of steel or masonry or as approved by the DAP. Roof colours which reflect the natural tones of the environment at Redstone are recommended and the use of Colorbond materials are encouraged. Refer Clause 4.

5.3 DWELLING SIZE

The minimum dwelling size is:

- 75 square metres in the case of a lot having an area of less than 300 square metres; or
- 100 square metres in the case of a lot having an area of 300 square metres or greater, but less than 400 square metres; or
- 130 square metres in the case of a lot having an area of 400 square metres or greater, but less than 500 square metres; or
- 160 square metres in the case of a lot having an area of 500 square metres or greater.

5.4 TWO STOREY DWELLINGS

All two storey dwellings must be articulated to the front façade as a minimum, alternate materials are encouraged as a method of providing the visual break from a monotone and bleak façade. Treatments such as pergolas, verandahs etc. are recommended to break the line of sight. Designers must consider that any dwelling is three dimensional and sight lines to side elevations are part of articulation considerations.

It is important to ensure that two-storey houses are designed and sited correctly to minimise overlooking and overshadowing. It is recommended that initial concepts for two-storey houses be discussed with the DAP.

The articulation of the front of the upper level of two-storey houses is encouraged to avoid dominating the streetscape.



5.5 CORNER ALLOTMENTS

The home design must address both the primary and secondary street frontages and be of a consistent architectural design.

Design elements (such as verandahs, detailing, feature windows & materials) used on the primary frontage must continue to that part of the secondary frontage that is visible from the public realm.

5.6 ENERGY EFFICIENCY

An energy smart home takes advantage of the sun's free warmth, light and with the inclusion of energy efficient appliances and systems, will save a great deal of energy.

Well-designed homes reduce the demand on heating and cooling. Any style of house can be energy efficient. Energy smart homes have a combination of features which work together to ensure you achieve the highest degree of comfort with minimum energy use.

Homes at Redstone must achieve a minimum 6 Star Energy Rating in accordance with the Victoria Home Energy Rating System or greater, if legislated by the building regulations. An energy rating certificate will not be required prior to DAP approval however a certificate will be required prior to obtaining a Building Permit.

Houses must orientate their open spaces and habitable room windows to the north where possible.



5.7 ROOFS

Articulated roof shapes are preferred with hips and gable roof forms, coastal skillion roof styles and higher degrees of pitch encouraged, although each design will be considered on its merits by the DAP. Flat roofs behind parapets are accepted. Refer to the Neighbourhood Guidelines for more information.

5.8 GARAGES

The garage and family car (s) have a significant impact on the streetscape. The design and location of garages should endeavour to make them an integral and unobtrusive part of the house. All homes must allow for an enclosed double garage for car accommodation.

Garages must be constructed within the Building Envelope, although they may be set at a different level to the rest of the dwelling. The garage setback also applies for entry to the garage from the side street boundary, unless otherwise noted.

It is preferable for garages to be constructed under the main roof of the house. If garages are free standing and/or visible from the street, they should match the roof form and be constructed of the same materials as the house.

The garage may be constructed to the side boundary, depending on the location of adjacent buildings and garages relative to the side boundaries and whether permitted by the Building Envelope. Deep excavations on the boundary will not be permitted. The DAP will need to consider the impacts on adjoining lots of any excavation on or near the boundary.

Secondary garages are discouraged. The design for an additional garage would need to be discussed with the DAP and it must be disguised and out of view from the main street frontage. Only one crossover per lot is permitted.

When designing garages, consideration must be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard. The garage door is a major visual element of the streetscape and doors facing the street must be panelled and of a colour which complements the house. The inclusion of windows, recesses or projections in the garage door should be considered to present an interesting and integrated façade.

5.9 OVERSHADOWING

This item is covered within the building envelope plan and profile diagrams.
Building Regulation 81, 82 & 83 are superseded by this Guideline.

5.10 PRIVACY AND OVERLOOKING

This item is covered within the building envelope plan and profile diagrams.
Building Regulation 84 is superseded by this Guideline.

6. EXTERNAL CONSIDERATIONS

6.1 ACCESS AND DRIVEWAYS

Driveways are a major visual element at Redstone and should be constructed using materials that blend with or complement the dwelling textures and colours. Only one driveway will be permitted for each lot, unless there are special circumstances, if so these need to be discussed and confirmed with the DAP.

Driveways must not be wider than four (4) metres at the street boundary of a lot and planting between the driveway and property boundary is encouraged.

Driveways must be constructed charcoal coloured concrete, saw-cut charcoal coloured concrete, or concrete with dark exposed aggregate. Plain concrete is not permitted.

Refer to Neighbourhood Guidelines in Appendix A.

All driveways must be completed within one (1) month of the Occupancy Permit being issued.

Examples of approved driveway finishes.



Exposed aggregate



Dark (charcoal) coloured concrete

6.2 FENCES

The objective of the DAP is to provide a degree of uniformity throughout the community and thereby avoid an untidy mix of various fence standards, colours and types. To enhance the park-like character of the community, no front fencing will be permitted unless designated under special precinct elements.

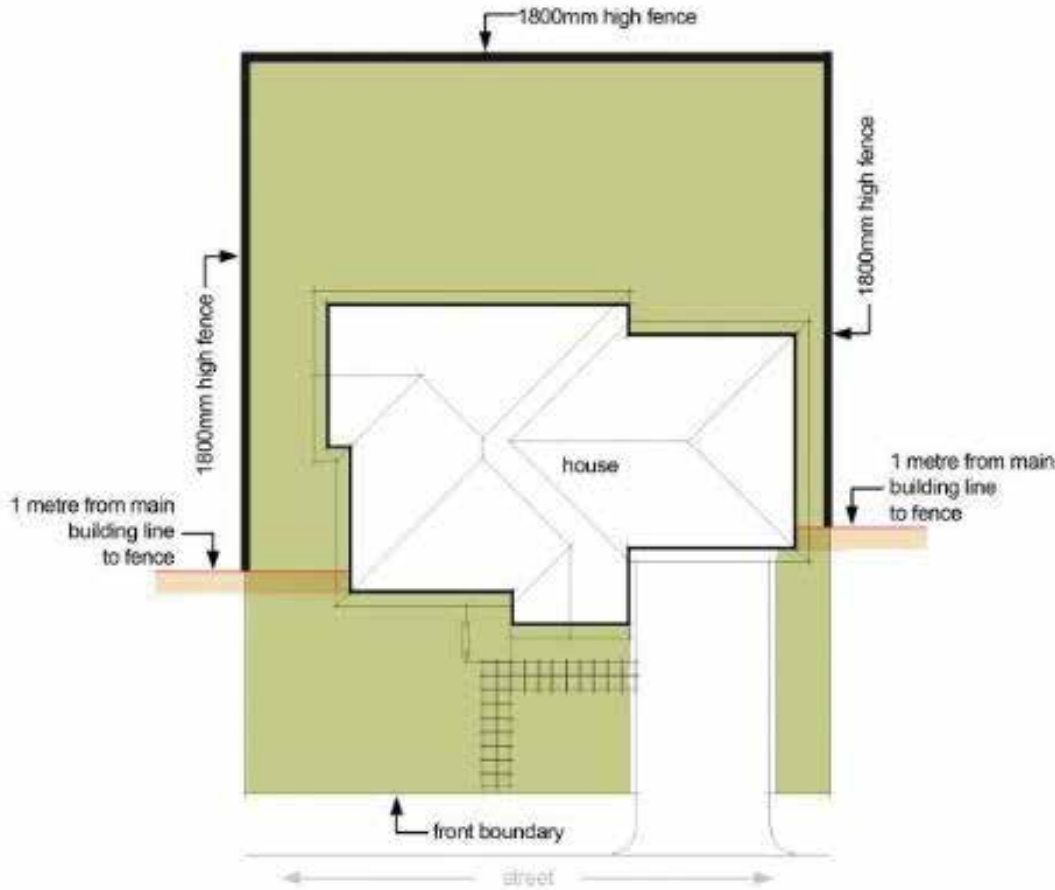
The six (6) neighbourhoods have different fencing requirements, refer to the Neighbourhood Guidelines for materials and colours.

On side boundaries, fencing must commence no closer than one (1) metre behind the building line.

All side and rear fences are to be constructed to a maximum height of 1.8 metres (excluding a screen required for overlooking purposes).

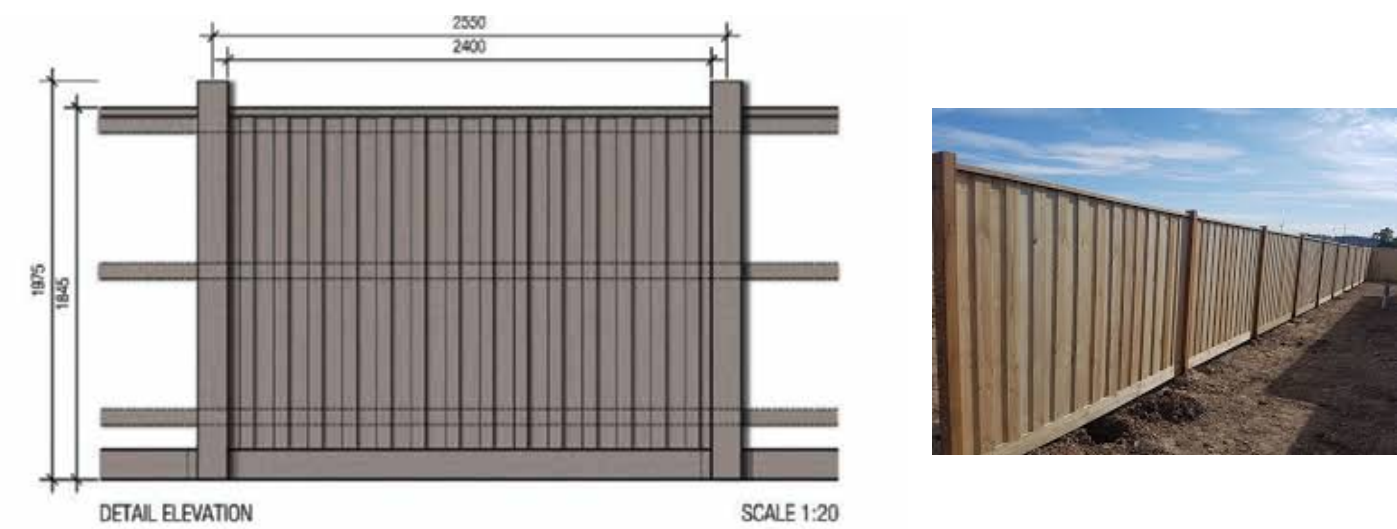
All fencing must be approved in writing by the DAP and constructed in accordance with the approval. For the purposes of these Guidelines, the prescribed fence height of 1.8 metres to the side street, side and rear boundaries will be exempt from the provisions of the Building Regulations.

Fences permitted by the Guidelines are not deemed to overshadow the recreational private open space on the adjoining allotment.

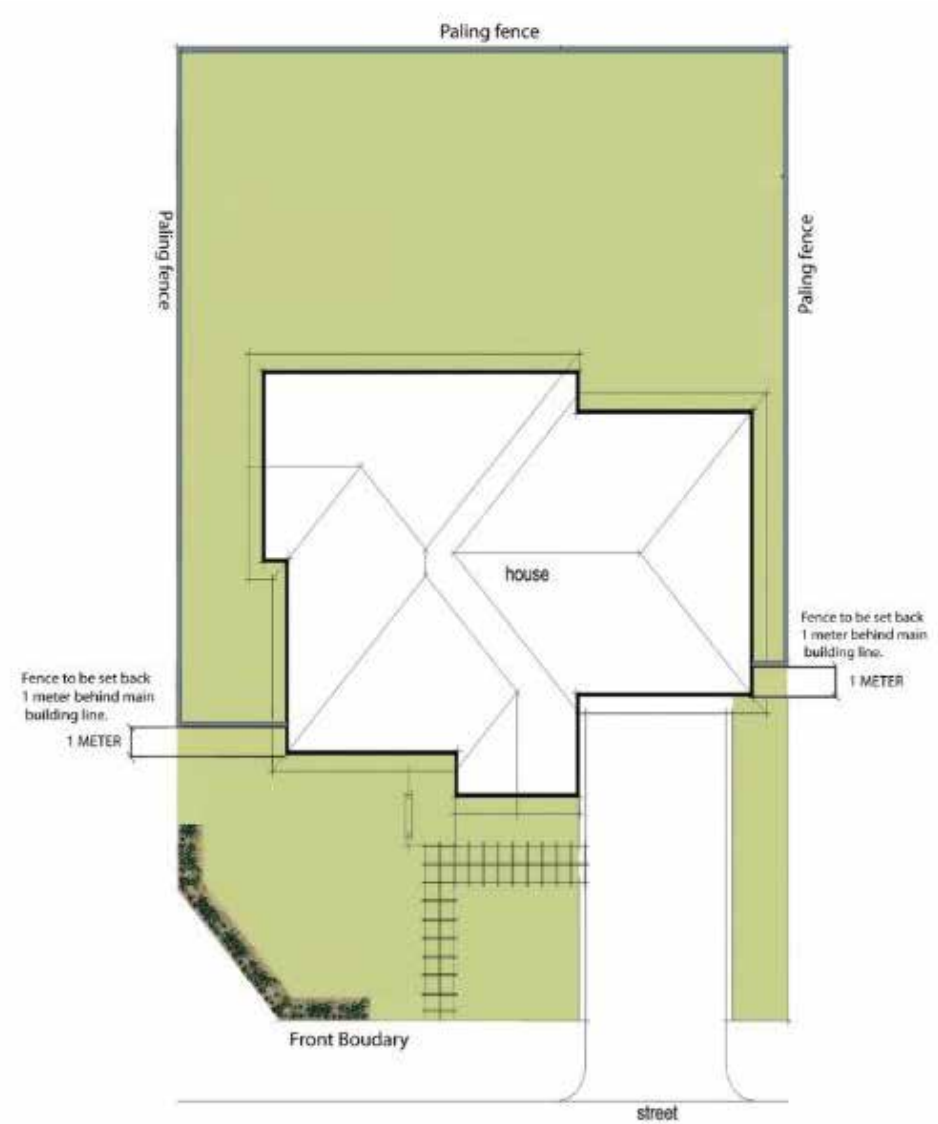


Depiction of typical boundary fencing location.
See next page for detail elevation.

6.2 FENCES CONT.



Elevations of typical piling fence



Depiction of corner lot fencing

6.3 SUSTAINABILITY

WATER TANKS

All homes with a lot area equal to or greater than 350m² must include a rainwater tank with a minimum capacity of 2,000 litres which is to be connected for use in the toilet, laundry and garden.

PHOTOVOLTAIC PANELS

It is recommended that all homes have a minimum of 2.5 kW of solar panels and a battery installed to enable the home to be partially run by sustainable energy. The location of solar panels and the battery should be shown on the plans submitted to the DAP.

HOT WATER SYSTEMS

The main hot water system should be power boosted by a solar panel.

PLUMBING

All tapware and appliances should be the most efficient of their type.

6.4 LETTERBOXES

Refer to Neighbourhood Guidelines Appendix A for letterbox requirements.

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.



Acceptable

6.5 GENERAL

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

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.

Television Antennae

Are not permitted as television services are available through the OptiComm Fibre Network.

Satellite Dishes

Will only be approved if located below the roofline of the house and must be screened from public view.

Plumbing

To a dwelling shall not be visible from a street or adjoining dwelling. All plumbing on double-storey houses, except downpipes, must be internal so as not to be visible from the street or neighbouring properties.



Unacceptable

6.5 GENERAL CONT.

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.

Commercial Vehicles

with a carrying capacity of one (1) tonne or more or any boat, caravan or trailer shall not be permitted to be parked on a lot so that it is visible from any street. Unregistered vehicles must be garaged.

Advertising Signage

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

- Only one advertising sign will be permitted to be erected on a lot that is being advertised for resale AND only after the developer has sold ALL lots in the relevant stage.
- Display home signage will be permitted but only with the written approval of the DAP and Hume City Council.

Builders or tradespersons identification required during construction of the dwelling to a maximum size of 600mm x 600mm. Such signs must be removed within ten (10) days of the issue of the Occupancy Permit.

Air-Conditioning Units

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.

Sheds

Sheds should be restricted in size and must be in harmony with the other buildings. Sheds are to have a maximum wall height of 2.4m, maximum ridge height of three (3) metres. It is the responsibility of the purchaser to ensure that the requirements relating to location, size and height for all outbuildings adhere to governing authority requirements.

All sheds are to be erected with a muted/earthy tone Colorbond material.

Carports

No carports are permitted to the front of the dwelling.

Pools

Swimming Pools do not require the approval of the DAP.

Window Furnishings

Internal window furnishings which can be viewed by the public must be fitted within one month of occupancy. Sheets, blankets or similar materials for which window furnishing is not their primary use will not be permitted.



Low profile & positioned at rear acceptable



Standard unit in clear view of street not acceptable

6.6 LANDSCAPING AND TREE PROTECTION

Refer to Appendix B for details of specific requirements for this particular Neighbourhood.

General Guidelines

The garden design will require careful thought to ensure that the appropriate plants are selected for the particular lot conditions.

The objective is to achieve a cohesive blend of indigenous, native and exotic vegetation and other landscape elements, integrating street and parkland landscaping with private gardens so that the streetscape presents as a landscaped garden.

Landscape design and plant selection should minimise the need for garden watering. No tree or shrub with a mature height greater than three (3) metres should be planted closer than two (2) metres to the house.

Front Gardens

All landscaped areas to the front of the house must be established within three (3) months of the issuing of the Occupancy Permit to ensure good presentation is achieved for the local community. The front garden should include a variety of plants, lawn, garden beds that incorporate ground covers, small to medium shrubs and at least one advanced feature tree from a 75-litre pot when planted (Refer to Front Garden Landscape Guidelines in Appendix B). Artificial turf is not permitted.

The number of plants per garden varies with the size of the lots. As a guide lots, less than 12.5 m wide shall have a minimum of 25 plants and one feature tree, lots 12.5 – 16 metres shall have a minimum of 40 plants and (at least) one feature tree and lots greater than 16 metres to have a minimum of 50 plants and one (preferably two) feature tree(s).

Embankments & retaining walls

Embankments should not exceed a slope of 1 in 4. Retaining walls are preferred to steep embankments and should be kept to a maximum height of 0.9 metres (in any one “rise”) and where necessary, several small terraces are preferred. Where retaining walls are proposed, they must incorporate garden beds and drainage must be incorporated at the base of the retaining walls.

Retaining walls must be within the site and be respectful of adjoining lots.

Generally, across the site a fill of one (1) metre maximum and a site cut where visible of 1.25 metres.

6.7 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 caused during the construction period is solely the responsibility of the landowner and their builder.



Examples of acceptable landscaping treatments (Refer to Front Garden Landscape Guidelines in Appendix B).



Acceptable in all locations



Not acceptable (where visible to public street).

6.8 BROADBAND NETWORK

Redstone is an OptiComm Fibre Connected Community. This means that all homes in Redstone will have access to the OptiComm high speed broadband network.

Some benefits of high-speed broadband are:

- Distribution of analogue and digital free to air television;
- Ultra-high-speed internet - even in high usage times and not affected by distance from an exchange;
- Pay TV - choice of providers, and
- External aerials and satellite dishes are not required.

What you need to do to prepare for High Speed Broadband:

Step 1. Conduit (Pipe) Installation

You must make sure your builder has installed a 32mm white telecommunications conduit from the front boundary of your lot to the meter box location on the side of your house.

Your builder can install this conduit, or you can arrange for OptiComm, who undertake all Optic Fibre Network Connections, to install this conduit for you.

The OptiComm Customer Connection Information Desk can be contacted on 1300 137 800. This conduit should be installed during construction of your home.

Step 2. Prepare your home to be able to distribute the Internet, Telephone, TV and other services throughout your rooms

Structured Cabling of your home is optional, but highly recommended, as it will enable you to take advantage of all features the Redstone Optical Fibre Network has to offer.

It is recommended that you arrange a quote to cable your new home from your builder or OptiComm's contractors early in your construction phase or at contract negotiation as the wiring should be done at the frame stage of construction.

Structured Cabling is an additional cost to the conduit and customer connection.

Step 3. Connection to the Optical Fibre Network

When you have received your Certificate of Occupancy or are about two (2) weeks before you move in, call OptiComm's Customer Connection Information Desk on 1300 137 800 to arrange the connection to the Optical Fibre Network.

- The typical customer connection cost is \$550.000 incl. GST and includes the following services:
- Installation of Optical Network Terminal and the Power Supply Unit (back-up battery not included);
 - Access to Free to Air Digital and Analogue (if available) TV signals, and
 - Access to Foxtel Pay TV signals (resident to arrange for Foxtel connection at their cost).

Step 4. Contact a Retail Internet and Telephone Service Provider

Finally, the last step involves contacting a Retail Service Provider to arrange the connection of your Retail Internet and Telephone Services (see details over page).

You will be contracting the Retail Service Provider to provide the Internet and Telephone Services over the OptiComm Wholesale Network.

Hints when discussing your requirements:

- Tell them you are in an OptiComm Fibre Community
- Make sure you tell them you are at Redstone
- Make sure you give them your full address
- Tell them whether you have moved in yet
- Advise them whether you have had OptiComm install the Optic Fibre and Hardware in the enclosure near your meter box - this will affect the time it takes to connect services
- If speaking with Foxtel, make sure you tell them you are in an OptiComm Fibre Community and the "ONT" (Optical Network Terminal) is installed

For further information please refer to:

<http://www.opticomm.net.au/>

7. NOTES AND DEFINITIONS

7.1 NOTES ON RESTRICTIONS

- Ground level after engineering works associated with the subdivision is to be regarded as natural ground level.
- In the case of a conflict between the Building Envelope plan or Profile Diagrams and these written notations, the specifications in the written notations prevail.
- Buildings must not cover registered easements unless provided for by the easement.

7.2 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:	In the Victoria Planning Provisions, 31 October 2002:
• Building	• Frontage (Clause 72)
• Lot	• Dwelling (Clause 74)
In Part 5 of Building Regulations 2018:	• Habitable room (Clause 72)
• Clear to the sky	• Storey (Clause 72)
• Height	
• Private open space	
• Recreational private open space	
• Raised open space	
• Setback	
• Site coverage	
• Window	
• Single dwelling	
• North (true north)	

7.3 ADDITIONAL DEFINITIONS

Edge Boundary

Edge Boundary means the boundary or part of a boundary of a lot on the Plan of Subdivision that abuts a lot, which is not shown on the Plan of Subdivision. An Edge Boundary lot is marked “E” on the Building Envelope plan.

Front street or Main Street frontage

Front Street means the street or road that forms the frontage to the lot concerned. Where there is more than one road which adjoins a lot or where it may be otherwise unclear, the Front Street may be identified by the letter “F” in the Building Envelope Plan or will be as agreed in writing by the DAP.

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.

8. BUILDING ENVELOPES

Building regulations 73, 74, 75, 79, 81, 82, 83, 84, & 85 are superseded by the Approved Building Envelopes.

To be read in conjunction with Building Envelope Profiles and Plan of Subdivision for relevant stage.

9. APPENDIX A - NORTHVALE DESIGN GUIDELINES

ROOF PITCH

All homes must present to the front street with a minimum roof pitch of 22 degrees. A contemporary style is required to ensure Northvale is distinguishable from other neighbourhoods within Redstone. Skillion roofs are permitted provided they meet the required pitch.

ROOF COLOUR & MATERIAL

Roofs are a major feature of any home and can drastically impact the amenity of the streetscape. Therefore, it is imperative that the colour and material of the roof compliments the rest of the home. Zincolume roofs are permitted.

HOUSE FACADE & MATERIAL

Three (3) or more different materials are to be used on the main façade of the home. A home that is sited on a corner allotment must extend / continue these materials to all surfaces visible from the street.

The selection of materials can be varied however different coloured renders will not be considered as different materials.

EAVES

All front facades and returns to the side street frontage must have eaves of at least 450mm wide.

GARAGE DOORS

Vertical timber look doors or vertical panelled doors are to be incorporated. The doors may have highlight panels etc.

LETTERBOXES

Letterboxes should be designed to match the house using similar materials and colours must be erected prior to occupancy permit. The size and position of the letterbox must comply with Australian Post requirements. 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.



Not Acceptable



Acceptable

DRIVEWAYS

Driveways must be constructed charcoal coloured concrete, saw-cut charcoal coloured concrete, or concrete with dark exposed aggregate. Plain concrete is not permitted.



Examples of approved driveway finishes



Examples of approved garage doors:



10. APPENDIX B - NORTHVALE FRONT GARDEN LANDSCAPES

DESIGNING YOUR FRONT GARDEN

Your front garden, together with your home’s façade, is your “face” to the world. Put some thought into how it is laid out and how it will ultimately present itself to the street.

In Northvale, semi-formal, structured gardens are encouraged to create a strong design theme throughout the neighbourhood. Think about geometric shapes for your garden beds and lawn/mulched areas, such as squares and rectangles. A separate path to your front door would welcome visitors without them needing to squeeze past parked cars. A sense of spaciousness around the path will be created by keeping taller plants further away from it. Think about the look of your house from across the street – use the garden bed and lawn shapes, as well as the planting, to “frame” the view of the house or focus the attention on the front door. Consider using some highlight plants near the front door to reinforce its importance. Finally, make sure your letter box is at least 60cm away from the driveway to avoid accidental damage.



Geometric forms and strong regular & compact plantings with large glossy leaves & defined borders reinforce a sense of structure in the garden.

In relation to the planting design, keep the following tips in mind:

- Use at least 1 tree (and preferably 2) to help “frame” your house and contribute to the overall greenery of the streetscape;
- Create a sense of layering of your plants by keeping larger ones to the rear of the planter areas, closer to the house, but be careful not to block views from your windows;
- Continue the layering from tall at the back to medium and then smaller plants as they become closer to the street;
- Make sure you keep driveways and paths clear by using smaller plants that won’t spread across the paving (unless you want to hedge them);
- Where you want greenery but don’t want the space to feel enclosed, use ground cover plants;
- Use highlight plants sparingly, perhaps only in one or two places in the garden (otherwise they’re not “highlights”.) Think about using them along a front path, at the front door or even just either side of the front path where it meets the footpath;
- Tussock type plants can be very attractive in groupings or as borders and can form an attractive textural contrast to more traditionally shaped shrubs;
- Select your plants with the sun’s orientation to your garden in mind. Some plants in the list have been identified as either shade tolerant or only suitable where they won’t get the full effect of the summer sun, so use these on the east or south side of the house. Likewise, a deciduous tree would be a good choice for a north or west facing front garden as it will provide shade in summer but let the sun through in winter;
- Finally, space your plants out roughly according to their ultimate size so that the garden doesn’t appear either too sparse or too crowded. A good rule of thumb is to space plants out at about 2/3 or 3/4 of their ultimate spread.

SOME TIPS FOR CREATING YOUR FRONT GARDEN

- Before you or your landscape contractor commence any work on your garden, the following tips are worth thinking through:
- Start with “a clean slate” by clearing the area of all rubbish and builder’s debris, then prepare it by levelling it or smoothing it out;
- Make sure that in smoothing it out that it’s got good surface drainage and won’t pond water anywhere;
- Prepare the soil by cultivating it (to spade depth for planted areas and half that for lawns) and if it’s somewhat heavy clay, incorporate gypsum and well-composted organic matter;
- If you’re going to locate any trees close to the house, consider installing a root barrier between the tree and the house. (There are several easy to use proprietary systems available);
- Prepare the plants by watering them thoroughly one day before planting and plan your planting time to avoid hot weather periods or the hotter parts of the day;
- Before digging the holes, ensure your planting layout works by setting out the pots in their final locations and then shuffle them around as necessary to achieve a good look, responding to their ultimate spread;
- Prepare the planting holes well by digging a hole at least twice the width of each plant’s pot but only to the depth of the pot. If the soil is hard, break up the base of the hole with a pick or mattock, but don’t remove the broken-up soil;
- Place the plant in the hole so that the top of the soil in the pot matches the surrounding soil you’re planting into. (Planting too deep or too shallow compromises the plant’s chance of success);
- Water the plants well within about an hour of putting them in the ground;
- Some larger plants may need support from stakes, but only use these where necessary. Tie the plants with soft webbing or cloth ties (rather than wire type ties);
- Finish the planted areas off with 80 – 100mm of your chosen mulch type.

SEMI FORMAL, STRUCTURED GARDEN SPECIES LIST - SUGGESTIONS FOR NORTHVALE

*=shade tolerant, **=shady location only I=indigenous, N=native, E=exotic

CXN	Corymbia eximia ‘Nana’	Dwarf Yellow Bloodwood	7 x 5	N
GAX*	Gordonia axillaris	Fried Egg Plant	5 x 5	E
LIN	Lagetroemia indica x L.faurieri ‘Natchez’	Crepe Myrtle	8 x 6	E
MAG*	Magnolia grandiflora ‘Little Gem’	Little Gem Magnolia	5 x 2.5	E
PCC	Pyrus calleryana ‘Capital’	Callery Pear	10 x 3	E
SYA	Syzygium australe	Lilly Pilly	8 x 6	N
TLL	Tristaniopsis laurina ‘Luscious’	Kanooka	8 x 4	N

HIGHLIGHT PLANTS

ART**	Arthropodium cirratum ‘Matapouri Bay’	Matapouri Lily	0.7 x 0.7	E
CRA	Cycas revoluta	Cycad	0.8 x 0.8	E
DSS*	Dianella ‘Silver Streak’	Silver Streak	0.7 x 0.8	N
YFI	Yucca filamentosa’	Adam’s Needle	5 x 2.5	E



CXN

GAX



LIN

MAG



PCC

SYA



TLL



ART

CRA



DSS

YFI

LARGE SHRUBS (1.5-3.4M HIGH)

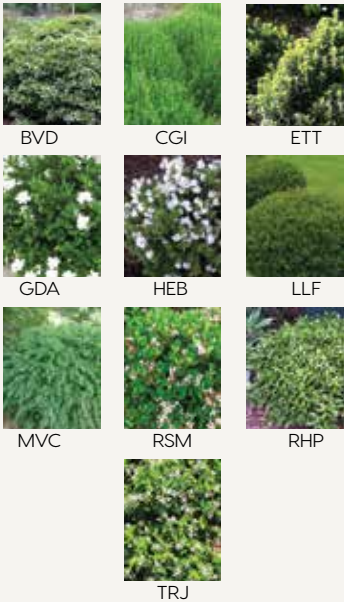
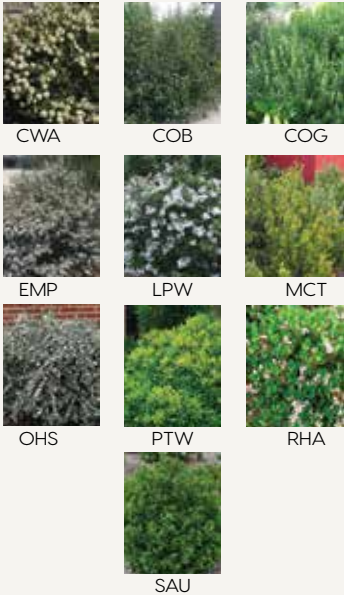
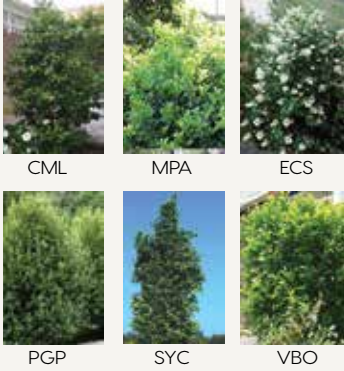
CML**	Camelia sasanqua spp	Sasanqua Camellia cultivars	3 X 1.5	E
MPA	Murraya paniculata	Orange Blossom Jasmine	3.5 x 2	E
ESC	Escalonia ivyi	Escalonia	2.5 x 2.5	E
PGP	Pittosporum tenuifolium 'Green Pillar'	Green Pillar Pittosporum	2 x 1.5	E
SYC	Syzygium paniculatum 'Elite'	Lilly Pilly Elite	3.5 x 1.5	N
VBO	Viburnum odoratissimum 'Dense Fence'	Dense Fence Viburnum	2.5 x 2	E

MEDIUM SHRUBS (1-1.5M HIGH)

CWA	Callistemon citrinus 'White Anzac'	White Anzac Bottlebrush	1 x 2	N
COB	Correa baeuerlenii	Chef's Cap Correa	1.5 x 1.5	N
COB	Correa glabra 'Coliban River'	Rock Correa	1 x 1.5	N
EMP	Philotea myoporoides 'Profusion'	Long-leaf Wax Flower	1.5 x 1.5	N
LPW	Lagerstroemia indica 'Pixie White'	Pixie White Crepe Myrtle	1 x 1	E
MCT	Metrosideros Collina Tahiti	Dwarf Metrosideros	1 X 1	N
OHS	Osmanthus delavayi 'Heaven Scent'	Tea Olive	1.5 x 1.5	E
PTW	Pittosporum tobira 'Wheelers Dwarf'	Wheelers Dwarf Mock Orange	1 x 1	E
RHA	Rhaphiolepis umbellata	Yeddo Hawthorn	1.5 x 2	E
SAU*	Syzygium "Baby Boomer" PBR	Baby Boomer Lilly Pilly	1.5 x 1.5	N

SMALL SHRUBS (0.2-1M HIGH)

BVD	Baeckea virgata dwarf	Twiggy Dwarf Baeckea	0.8 x 1.3	N
CGI	Correa glabra 'Ivory Lantern'	Correa 'Ivory Lantern'	0.5 x 0.5	N
ETT	Euonymus japonicus 'Tom Thumb'	Box Leaf Japanese Spindle	0.6 x 0.6	E
GDA	Gardenia augusta 'Radicans'	Dwarf Gardenia	0.5 x 0.6	E
HEB	Hebe buxifolia	Box-leaf Hebe	0.7 x 1	E
LLF	Leptospermum lavigatum 'Fore Shore'	Fore Shore Tea Tree	0.8 x 0.45	N
MVC	Melaleuca incana 'Velvet Cushion'	Velvet Cushion	0.8 x 1	N
RSM	Rhaphiolepis indica 'Snow Maiden'	Snow Maiden Indian Hawthorn	0.7 x 0.5	E
RHP**	Ruscus hypoglossum	Box Holly	0.5 x 0.7	E
TRJ*	Trachelospermum jasminoides	Star Jasmine	0.5 x 1	E



TUSSCOCKS

DLJ	Dianella caerulea 'Little Jess'	Little Jess Flax Lily	0.4 x 0.4	N
LGF	Libertia grandiflora	Tukauki	0.7 x 0.5	E
LMW**	Liriope muscari 'Monroe's White'	Evergreen Giant Liriope	0.3 x 0.45	E
LNJ	Lomandra longifolia 'Nyalla'	Nyalla Mat Rush	0.85 x 0.85	N

GROUND COVERS

ARM	Armeria maritima 'Alba'	Thrift	0.2 x 0.3	E
CMW	Convolvulus mauritanicus 'White Gladys'	White Gladys Convolvulus	0.2 x 1	E
OPJ**	Ophiopogon japonicus	Mondo Grass	0.2 x 0.3	E

NORTHVALE (NEIGHBOURHOOD 1)

FRONT GARDEN ELEMENTS

With the theme for this area being a structured, semi-formal feel, the elements used for such things as mulches, paving and garden ornaments are important.

MULCHES - ORGANIC AND INORGANIC

Mulches, may be organic (e.g. pine bark or shredded wood) or inorganic (such as river pebbles). If they are organic, mulches are to be natural coloured fine pine bark mulch (25mm particle size) or dark brown coloured dyed wood mulch. Brightly coloured dyed wood mulches, such as green etc, are not approved.

Inorganic mulches are to be either rounded river worn pebble or crushed rock pebbles, light grey or charcoal/black in colour and in the 10-20mm size range.

PAVING

Minimise large areas of paving where possible and instead use stepping stones within organic mulch or gravel to maximise the natural infiltration of rainwater into the soil. Regular paving slabs in squares or rectangles work well with this structured character and fit with the geometric shapes of lawn and garden bed areas. Driveways should be darker coloured paving, using coloured concrete and/or exposed aggregate concrete. Additionally, sawn timber can be used as a highlight if it is consistent with the formal shapes of the garden.

GARDEN FEATURES

In the structured gardens of this precinct, garden elements or features can be used as highlights. Large glazed pots can add splash of colour while small sculptural elements can add interest to a frontage. Keep any such ornaments at an appropriate scale to your garden and don't let them overly dominate the space.



11. APPENDIX C - NORTHVALE SPECIAL PRECINCT ELEMENTS

NEIGHBOURHOOD 1

Letter Boxes



Masonry letter boxes

Street Names in Corner Retaining walls



Street names in retaining walls

Road Pavement



Porous paving, such as Boral Hydropave

"Estate Fencing" at Entries

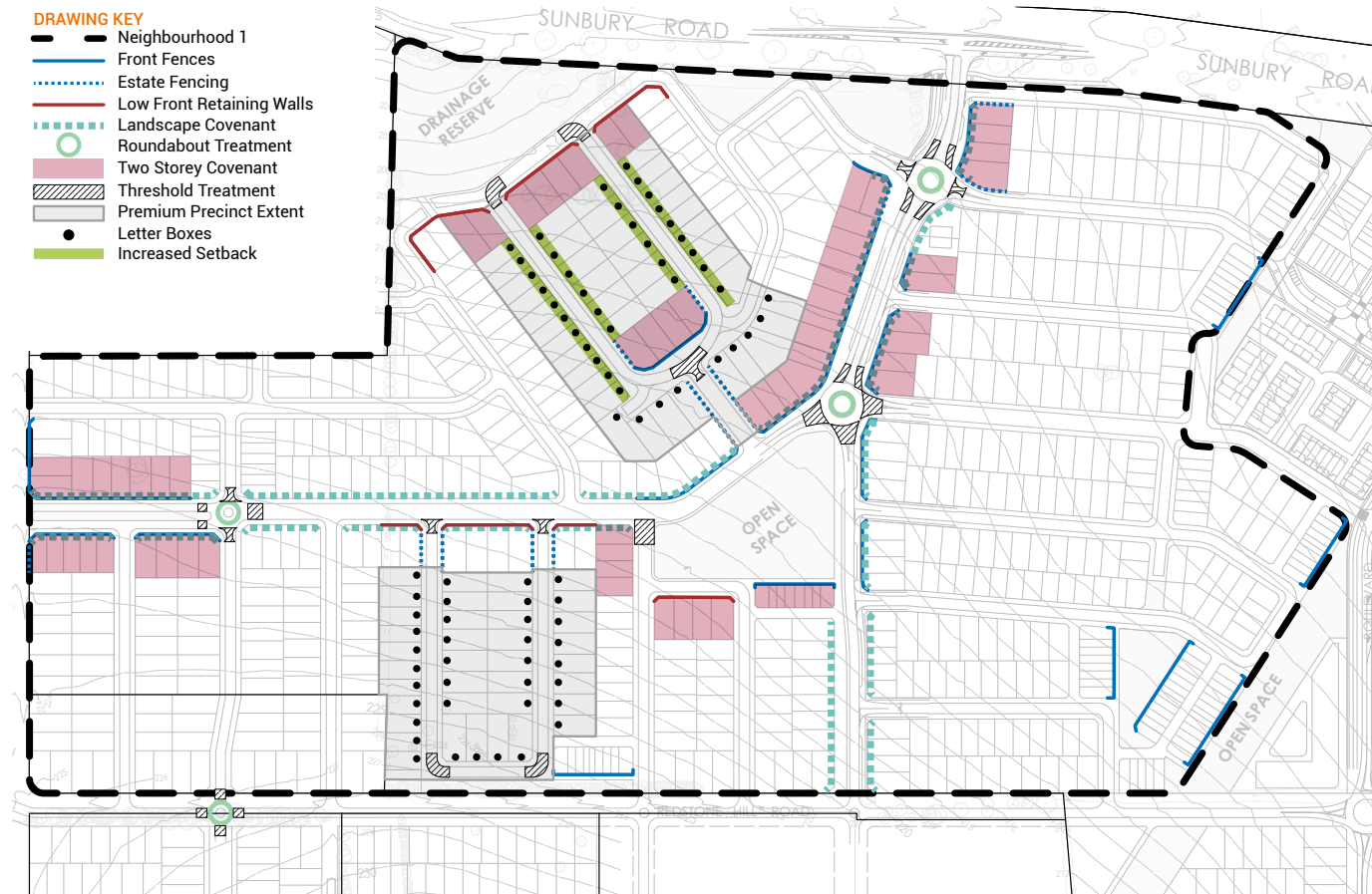


High quality timber sideage fence as part of "entry treatment"

Entry Thresholds



Charcoal coloured exposed aggregate concrete



redstone.land

9684 8136

Land Sales Office

675 Sunbury Road, Sunbury VIC 3429



Communities Designed for Living

Selling Agent



LIVER UME

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