



Trillium[∞]
MICKLEHAM

Design Guidelines

July 2021

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1. INTRODUCTION

The Trillium Design Guidelines have been established to protect your investment and ensure that all homes within the estate are designed and constructed to a criteria that respects the design theme and the neighbourhood.

1.1 PURPOSE & STATUS OF THE GUIDELINES

These Design Guidelines form part of the Contract of Sale and are binding within the Creation of Restriction that forms part of your certificate of Title. In all cases the requirements to comply with the Guidelines and building Envelopes have an expiration date as noted on the creation of Restriction. After the expiry date, compliance reverts back to the statutory requirements at that time.

The Guidelines are subject to change by the developer at any time without notice. All decisions regarding the Guidelines are at the discretion of the Design Assessment Panel.

Preliminary designs and enquiries are welcomed to ensure that compliance to the Guidelines is being met.

1.2 OBJECTIVES OF DESIGN

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

Building Envelopes have been designed for all allotments to ensure homes are appropriately sited with generous setbacks and height controls to prevent overlooking and overshadowing.

The key components of the Guidelines that should be especially noted are

- Siting and Orientation
- Architectural style and built form including articulation of facades, corner allotments and two storey dwellings
- Use of different building materials
- Garaging
- Placement of ancillary equipment
- Maintenance of your property
- Landscaping and fencing

1.3 OPERATION

The Design Assessment Panel ('DAP') will 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 member.

All proposed building works including houses, garages, outbuildings and fencing shall be approved by the DAP in relation to the Guidelines prior to seeking a Building Permit.

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.

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.

In considering designs, the DAP may exercise a discretion to waive or relax a requirement.

1.4 TIMING OF THE 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 commencement.

2. SUBMISSION OF DOCUMENTS TO THE DAP

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.

A PDF copy of the following:

- Site plan (1:200 scale) showing:
 - setbacks from all boundaries
 - Building Envelope
 - existing contours
 - proposed finished floor levels and site levels
 - external features including driveways, paths, fencing and outbuildings
 - 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: internal fitout details such as kitchens etc. are not required.**
 -
- Submit all information via the Builders Portal on the Villawood website:
 - www.villawoodproperties.com.au/builder-portal/
 -
 - all enquires to
 - **TRILLIUM DESIGN ASSESSMENT PANEL**
 -
 - c/- dap@kosaarchitects.com.au
 - or telephone contact on 03 9853 3513

Swimming pools, decks and small sheds of less than 10m² do not require DAP approval and do not need to be within the building envelope.

2.1 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.

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

2.2 APPROVAL

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

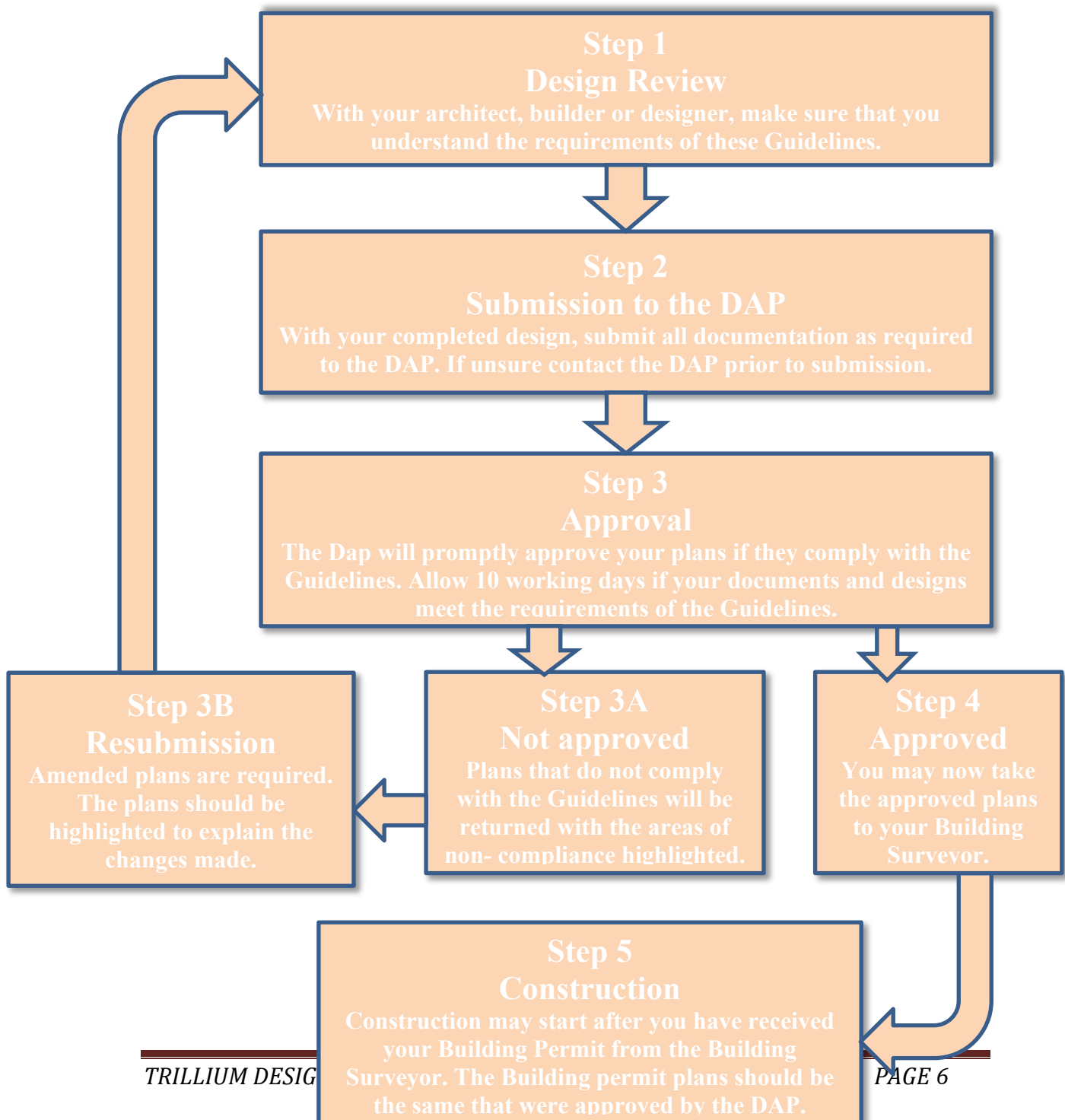
2.3 BUILDING PERMIT

After approval from the DAP, you must then obtain a Building Permit from the 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 exemptions obtained as part of the Planning Permit or any subsequent permit issued by Council. Approval by the DAP does not infer compliance under the Building Code of Australia, Rescode and other Statutory regulations.

2.4 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 estate. Consideration must be given to:

- Ensuring best visual presentation from the street;
- Maximising the benefits of solar access;
- Promoting energy efficiency;
- Minimising overlooking; and
- Respecting the privacy and amenity of neighbours.

3.2 LAND USE

One dwelling only is permitted per allotment. This does not apply to allotments identified by the developer as medium density allotments, duplex or multi-unit dwellings

3.3 HOUSE ORIENTATION

Houses must 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.

3.4 DWELLING ARTICULATION

To ensure that dwellings constructed within the estate are designed to a high quality contemporary standard, dwelling should be designed so that articulation of the front façade and secondary street frontage is created. Broad flat surfaces extending greater than 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
- Continuation of window style and



Acceptable articulation



No articulation

3.5 BUILDING ENVELOPES, SETBACKS FROM FRONT, SIDE AND REAR BOUNDARIES

Building Envelopes

Building Envelopes have been prepared for the lots in each stage at Trillium and are contained within the Guidelines.

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

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.

Garages must be located or set back behind the front façade 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. A building must be setback from a side boundary not less than the distances specified in the Profile Diagrams 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.

(iv) The Side Street Boundary

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

(v) The Rear Boundary

Unless otherwise stated on the building envelope plan 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 for standard lots.

Terrace lots setbacks are as defined on the building envelope plan.

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

Walls and associated parts of a building within 1.0 metres 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.

Within the BBZ, the following apply:

- Garages within 1.0 metres of a boundary are restricted to a total length of 12 metres
- 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 1.0 metres from the boundary must be within 200 mm of the boundary.

The BBZ applies to one boundary only. Boundary to boundary construction is not permitted on lots greater than 300m².

For terrace allotments, building height must not exceed the height specified in the building profile nominated for that lot.

(vii) Encroachments

Side, Side Street and Rear: The following may encroach into the specified setback distances by not more than 600 mm:

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

The following may encroach into the specified setback distances:

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

Front: The following may encroach into the specified front street setback distances by no more than 600 mm:

- Porches and verandahs
 - Decks and uncovered landings of not more than 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.

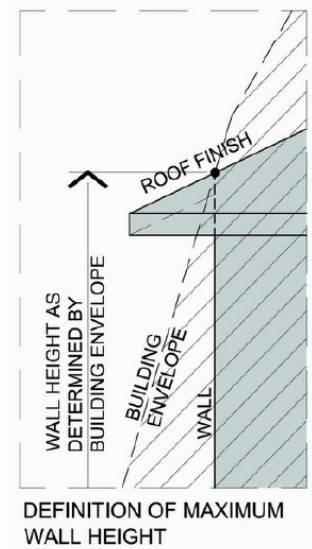
3.6 BUILDING HEIGHT

The maximum building height is 9.0 metres above the natural surface level of the ground directly below it.

Natural ground/surface level is defined as the ground level after engineering works associated with the subdivision have been completed.

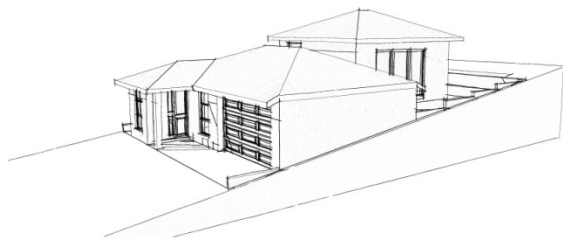
Sloping sites which may allow additional built area under the ground floor level will be considered and may be approved depending upon overall design and setback requirements.

Large bulk excavations or high retaining walls are not permitted. For the purposes of these Guidelines retaining walls greater than 1.0 metre are considered excessive.

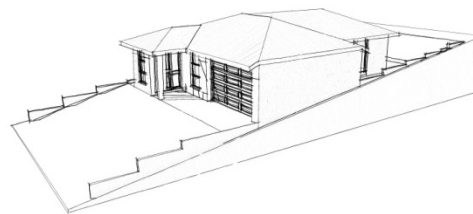


3.6 SLOPE CONSIDERATIONS

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



Correct level of excavation



Incorrect level of excavation

Unsightly cut or fill should be avoided and limited to 1.0m in depth. Landscaped terraces are preferred as per below with engineer-designed retaining walls.

3.7 SITE COVERAGE

Buildings must not occupy more than 60 per cent of the lot, regardless of the extent of building area outlined in the Building Envelope and Profile Diagrams. In calculating site coverage, eaves, fascia and gutters not exceeding 600 mm 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.

Lots less than 300m² may occupy up to 70% but must have a private open space area that measures 25m² For lots less than 300m² the maximum site coverage of

buildings must not be greater than 70 %. Open space to lots less than 300 square metres must have at least 25 square metres allocated with a minimum dimension of 3 metres in width. With a minimum width of 3 metres.

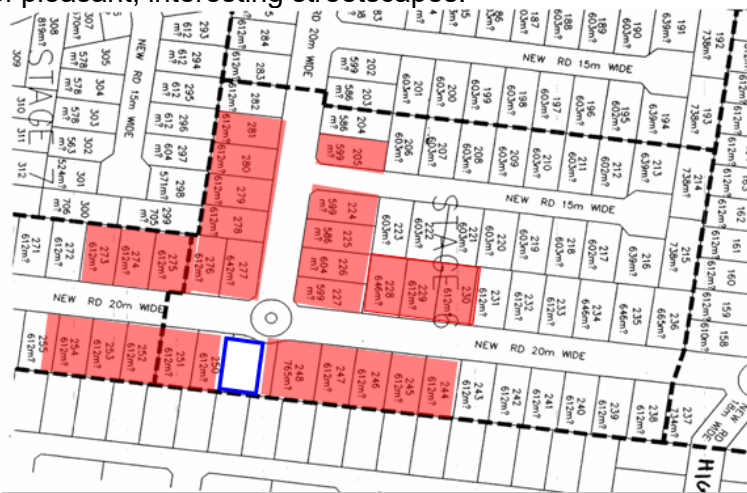
4. BUILT FORM

4.1 ARCHITECTURAL STYLE

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

Houses with identical facades may not be constructed in close proximity and identical houses must be separated by a minimum of five 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 should be avoided. 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, will be discouraged.

4.2 MATERIALS AND COLOURS

The materials and colours of the walls and roofs of houses will have a major impact on the visual quality of the Trillium. The use of a combination of finishes is encouraged for the purpose of achieving 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.

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.
- Dwellings must have at least 25% render to the front facade or other texture coated material as approved by the DAP.

Roofs

- The roof is to be constructed of steel or masonry or as approved by the DAP. Grey, green and red (in muted tones) are recommended as roof colours as these colours reflect the natural tones of the environment at Trillium.

4.3 DWELLING SIZE

For allotment and dwelling sizing please refer to the Creation of restriction in the Plan of Subdivision.

4.4 TERRACE DUPLEX STYLE DWELLINGS

Terrace style and duplex dwellings and dwellings on lots less than 10 metres wide must have a greater degree of articulation to the front facades. Stepping of the materials and the use of alternate materials must be incorporated to accentuate the articulation. Consideration of garage location and treatment must be considered so as not to dominate the streetscape.

4.5 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. This recommendation also reflects to double storeys dwellings to corner allotments.

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.



Acceptable articulation



No articulation

4.6 CORNER ALOTMENTS

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

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

4.7 ENERGY EFFICIENCY

An energy smart home takes advantage of the sun's free warmth and light and, with the inclusion of energy efficient appliance 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 Trillium must achieve a minimum of 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.

4.8 ROOFS

Articulated roof shapes are preferred with hips and gable roof forms are encouraged, although each design will be considered on its merits by the DAP.

4.9 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 garage for car accommodation. All garages unless otherwise specified must be setback from the main street frontage. Setbacks are determined by the DAP upon presentation of the overall design.

Double garages must be provided for on lots greater than 12.5 metres in width. Garages must be constructed within the Building Envelope and sited a minimum of 5.5 metres from the front street boundary. The garage setback also applies for entry to the garage from the side street boundary. This applies for standard lots greater than 12.5 metre frontages.

Terrace style lots may have garage access from alternate roads at the rear of the site, in the case that this occurs as nominated on the building envelope plan, then the siting of the garage must be located within the confines of the building envelope plan. Generally a 1 metre pedestrian access path must be left from the rear of the lot beside the garage.

Setbacks for single garages for lots less than 12.5 metres, terrace and duplex style lots are nominated on the building envelopes.

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.



Unacceptable design

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 in the Building Envelope. Deep excavations on the boundary will not be permitted - this would cause detriment to adjoining properties.

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 is permitted and only one double garage door is permitted to be visible from the main frontage of the house.

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 so as to present an interesting and integrated façade.



4.10 OVERSHADOWING

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

4.11 PRIVACY AND OVERLOOKING

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

5. EXTERNAL CONSIDERATIONS

5.1 ACCESS AND DRIVEWAYS

Driveways are a major visual element at Trillium and should be constructed using materials that blend with or complement the dwelling textures and colours. No plain concrete will be permitted. Only one driveway will be permitted for each lot.

Driveways must not be wider than 5 metres at the street boundary of a lot and planting between the driveway and property boundary is encouraged. Recommended paving materials include stone, brick or coloured concrete.

All driveways should be completed within three months of the Occupancy Permit being issued.

5.2 FENCES

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

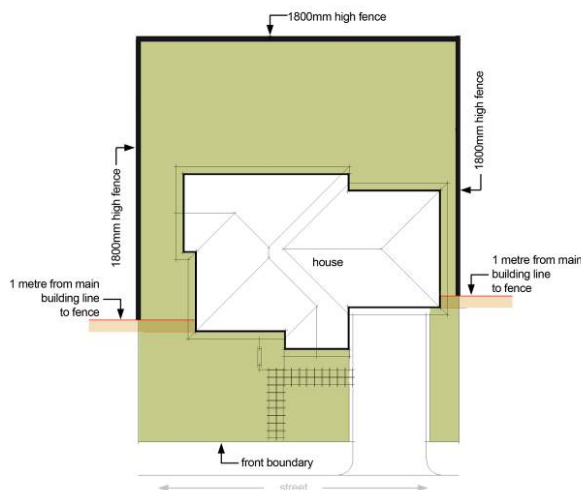
Fences may be stained with a clear finish but must not be painted with coloured stains or paint.

On side boundaries, no fencing is permitted forward of the building line.

All side and rear fences are to be constructed of timber palings with exposed posts and capped across the top to a maximum height of 1.8 metres (excluding a screen required for overlooking purposes). Fences must not be painted.

All fencing must be constructed in accordance with the Restrictive Covenant as detailed on the relevant Plan of Subdivision and as approved in writing by the DAP. 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 allotment.



5.3 WATER SAVING INITIATIVES

Trillium is committed to saving water and all residents are required to install rainwater tanks with a minimum capacity of 2000L. All residents are encouraged to consider other water saving initiatives in the home including:

- Grey water systems
- Additional rain water tanks
- Solar hot water systems
- Energy efficient tap ware and appliances

5.4 LETTERBOXES

Letterboxes and street numbering must be installed before occupation.

Letterboxes must be designed to match the house using similar materials and colours.

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.



Unacceptable



Acceptable



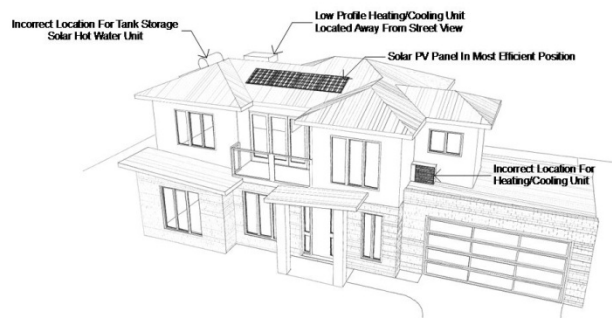
Acceptable

5.5 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, and the storage tanks detached and concealed from public view, by locating them within the roof space or house.



Solar panels in general are permitted, provided that they are flat in profile and are clearly located and noted on the development plans submitted to the DAP.

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.

Television Antennae must be located within the roof of the house or below the roof ridgeline and not visible from public view.

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

Rainwater Tanks must be not visible from the street frontage.

No external **Plumbing** to a dwelling shall be visible from a street or dwelling. All plumbing on double-storey houses, except downpipes, must be internal so as not to be visible from the street or neighbouring properties.

External lighting including spotlights, flood lights and any lights illuminating any outdoor area are to be approved by the DAP.

Rubbish Bins & Recycling Bins should be stored out of view from the street.

Commercial Vehicles with a carrying capacity of 1 tonne or more or any boat, caravan or trailer shall not be permitted to be parked on a lot or the nature strip so that it is visible from any street.

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.
- Display home signage will be permitted but only with the written approval of the DAP and the Shire of Melton.

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

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 3 metres and a maximum floor area of 9 square 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.

Window Furnishings

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.

5.6 LANDSCAPING AND TREE PROTECTION

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 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 3 metres should be planted closer than 2 metres to the house. Purchasers should make their own enquiries with the Council for a list of local and indigenous plantings that would be suitable for the estate.

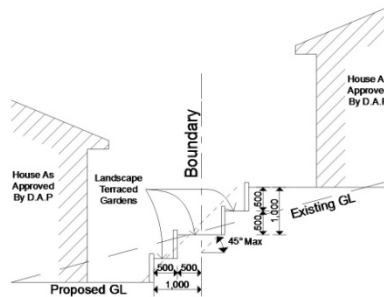
Front Gardens

All landscaped areas to the front of the house must be established within three months of the issuing of the Occupancy Permit to ensure that a good presentation is achieved for the local community. The front garden should include at least 20 plants/shrubs in 150mm pots and at least one advanced feature tree in a 75 litre pot.



Embankments

Embankments should not exceed a slope of 1 in 5. Retaining walls are preferred to steep embankments and should be kept to a maximum height of 1000 mm – a number of small terraces are preferred.



5.7 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.

Regular rubbish removal must be carried out and any waste bins must be covered to prevent windblown litter.

Street trees and nature strips must be protected. Damage to nature strips, paths, kerbs trees caused during the construction period is solely the responsibility of the landowner and their builder and shall be billed accordingly

Nature strips must be maintained at all times including weed eradication and mowing.

5.8 NATIONAL BROADBAND NETWORK

To ensure your new home is ready to take advantage of the National Broadband Network as it rolls out, you **must** have your builder or an appropriate contractor **install a lead-in conduit that is in accordance with NBN requirements from the front of your title boundary to the meter box location on the side of your house.**

6. NOTES AND DEFINITIONS

6.1 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.

6.2 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*:

- Building
- Lot

In Part 5 of *Building Regulations 2018*:

- Clear to the sky
- Height
- Private open space
- Recreational private open space
- Raised open space
- Setback
- Site coverage
- Window
- Single dwelling
- North (true north)

In the *Victoria Planning Provisions*, 31 October 2002:

- Frontage (Clause 72)
- Dwelling (Clause 74)
- Habitable room (Clause 72)
- Storey (Clause 72)

6.3 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 will 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.

7. BUILDING ENVELOPES & REGULATIONS

Building regulations 73, 74, 75, 76, 79, 81, 82, 83, 84 & 85 are superseded by the Approved Building Envelopes.

Building regulations 76, 77, 78, 80 & 86 are superseded for the VillaRange product only and is covered by a town planning permit.

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

8. PROFILE DIAGRAMS

Profile Diagrams

To be read in conjunction with Building Envelopes (refer Section 7) and Trillium Plan of Subdivision for relevant stage.