



# DESIGN GUIDELINES

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# 1. MESSAGE FROM VILLAWOOD

Welcome to Wandana, the newest in a long list of high quality developments by Villawood that will set a new benchmark for residential living, delivering a place that is of superior quality in all aspects which residents are proud to call home.

The principle aim of these Design Guidelines (“Guidelines”) is to create a coherent vision for the Wandana community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes at Wandana are built to a high standard whilst encouraging a variety of housing styles which are in harmony with the streetscape. The Guidelines will assist in providing you with peace of mind that your investment will be enhanced in the future, guarding against inappropriate development that may detract from the attractiveness of the development.

Each individual house design should contribute to the surrounding environment and to the community in a positive way. The Guidelines encourage homeowners 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 Wandana Guidelines, and we look forward to working with you through the process of making Wandana your home.

## 1.1 Operation of the Design Guidelines

The Design Assessment Panel (“DAP”) will be formed to oversee the implementation of the Guidelines. It 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 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 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.

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

## 1.2 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.

## 2. APPROVAL PROCESS

### 2.1 Process for Approval

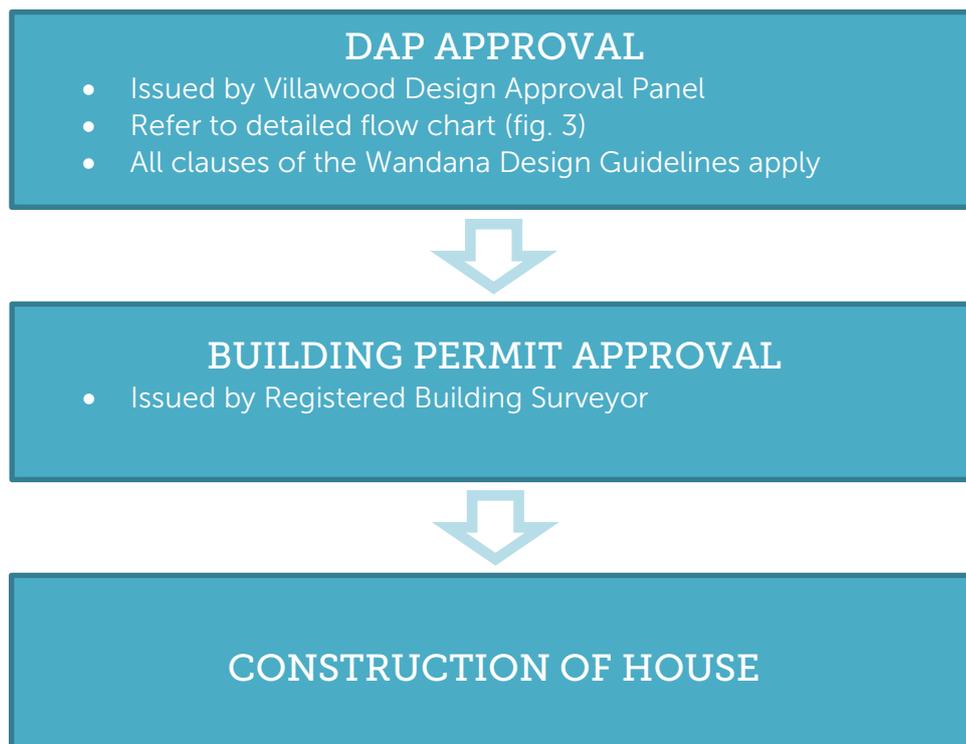
The process for approval of your house design depends on the size of your lot, and the details for your proposed house design.

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

#### 2.1.1 Lots 300m<sup>2</sup> and Greater

If your lot is 300m<sup>2</sup> or greater in size, then the following approvals process applies;

Figure 1. Approval Process for Lots Greater than 300m<sup>2</sup>

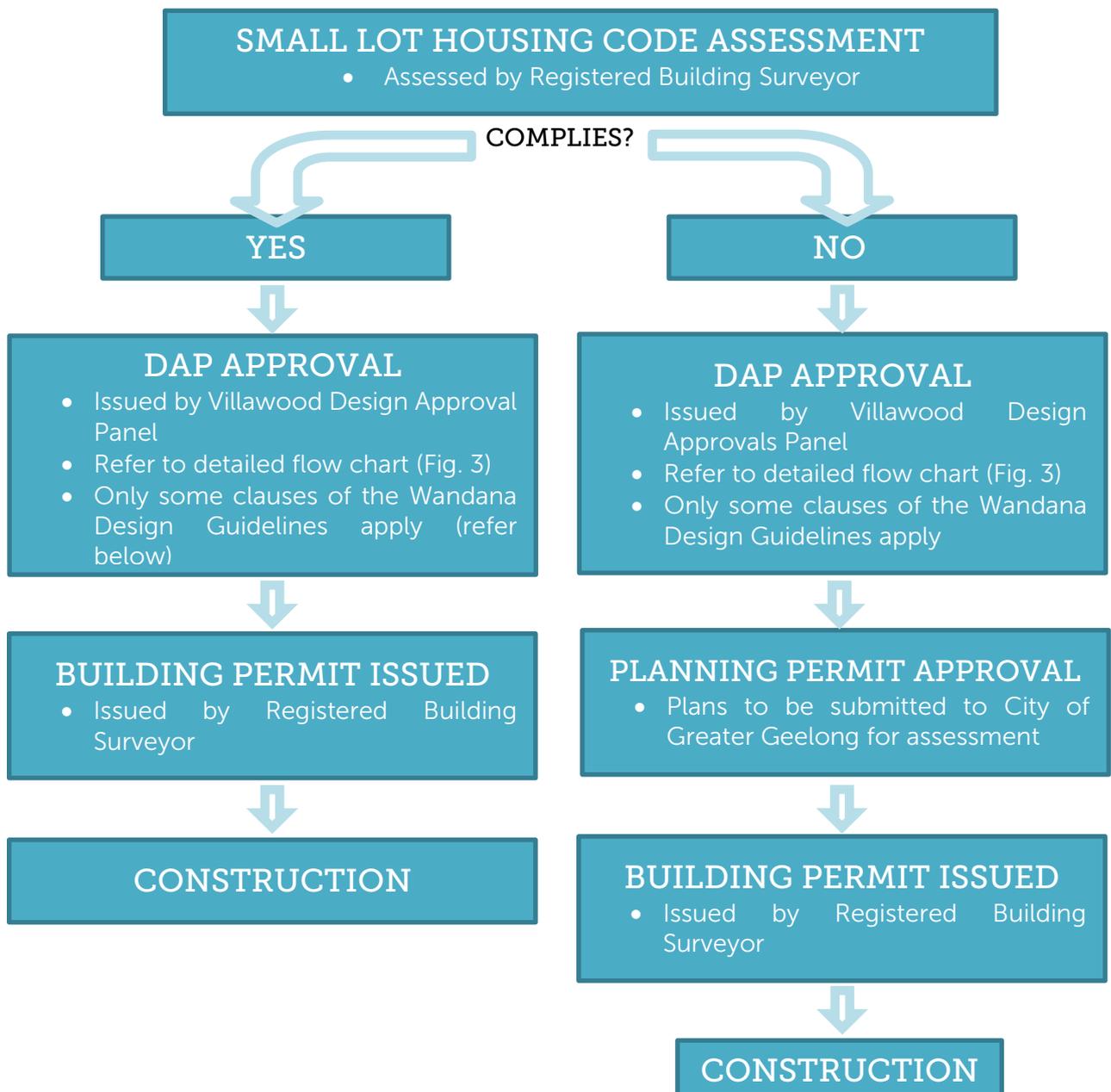


### 2.1.2 Lots Smaller than 300m<sup>2</sup>

If your lot is smaller than 300m<sup>2</sup>, Council requires that your house go through an additional approvals process, which requires your house design to be assessed against the Small Lot Housing Code. A copy of the Small Lot Housing Code can be obtained from Council.

If your house design complied with the Code, the process is similar to that outlined in Figure 1. However, if your house does not comply, you can seek discretionary approval from Council. Refer to Figure 2 for an outline of the process.

**Figure 2. Approval Process for Lots Smaller than 300m<sup>2</sup>**



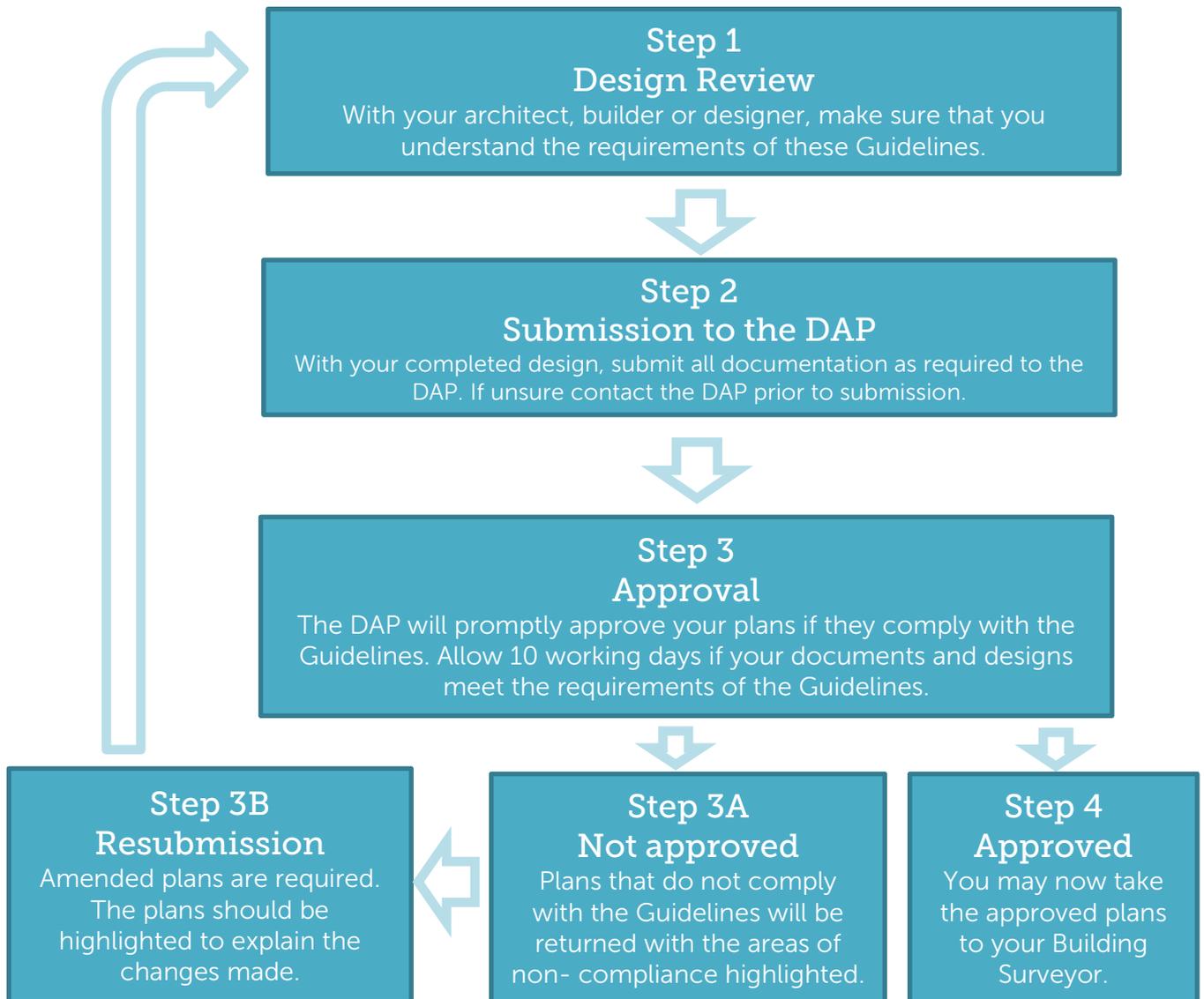
The Small Lot Housing Code covers many of the siting requirements specified in the Wandana Design Guidelines. As such, if your house design complies with the Small Lot Housing Code, you are exempt from the following clauses of the Wandana Design Guidelines;

- 3.3 House Orientation,
- 3.6 Building Envelopes and setbacks,
- 3.7 Building Height,
- 3.9 Site Coverage,
- 4.11 Overshadowing,
- 4.12 Privacy and Overlooking.

If there is any uncertainty regarding interpretation of the Small Lot Housing Code versus the Wandana Design Guidelines, the Small Lot Housing Code takes precedence.

## 2.2 DAP Process

Figure 3. Summary of the DAP process.



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.
- 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 (refer Section 8 of Guidelines)

**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](http://www.villawoodproperties.com.au)

all enquires to  
**WANDANA DESIGN ASSESSMENT PANEL**

c/- [dap@kosaarchitects.com.au](mailto:dap@kosaarchitects.com.au)  
or telephone contact on 03 9853 3513

## 2.4 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.

## 2.5 Approval

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

## 2.6 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 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 AND 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 and 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 is not allowed. This does not apply to allotments identified by the developer as medium density allotments.

### 3.3 House Orientation

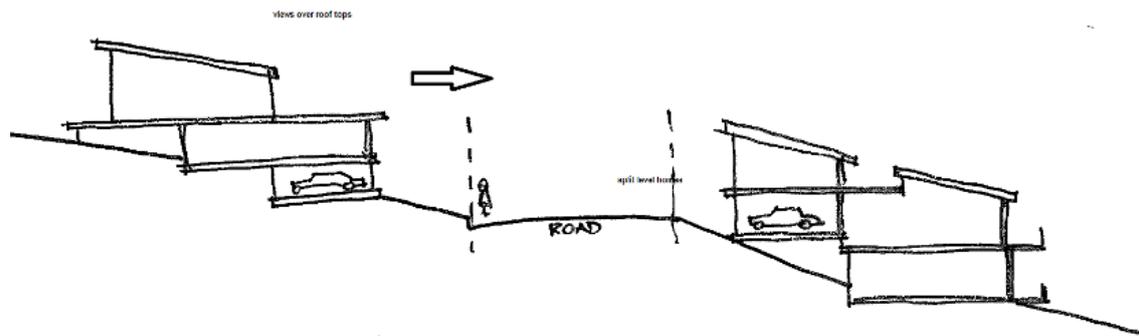
Houses must face the main street frontage and present an identifiable entrance to the street. The front door may face some side street frontages, this should be verified with the DAP. Where possible, houses should be sited so that habitable rooms and private open spaces face northwards to receive maximum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



*Acceptable articulation*



*No articulation*

## 3.6 Building Envelopes and Setbacks

### 3.6.1 Building Envelopes

Building Envelopes have been prepared for the lots in each stage at Wandana 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.

### 3.6.2 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 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.

#### (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 for standard lots.

On lots greater than 600m<sup>2</sup> the rear setback as noted in the building envelope plan is generally 9.0 metres for a second storey unless noted otherwise.

This occurs on lots where views over the roof tops of adjoining lots are deemed necessary. 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;

- 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 1.0 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,
- 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 1500 mm;

- Porches and verandahs to a maximum height of 4m,
- Decks and uncovered landings of not more than 2 square metres and less than 0.8 metres high from natural ground,
- Eaves.

**Note;** For the purposes of these guidelines, gutters are not a measured item

### **(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 9 metres above the natural surface level of the ground directly below it. A maximum rise of 2 storeys is permitted.

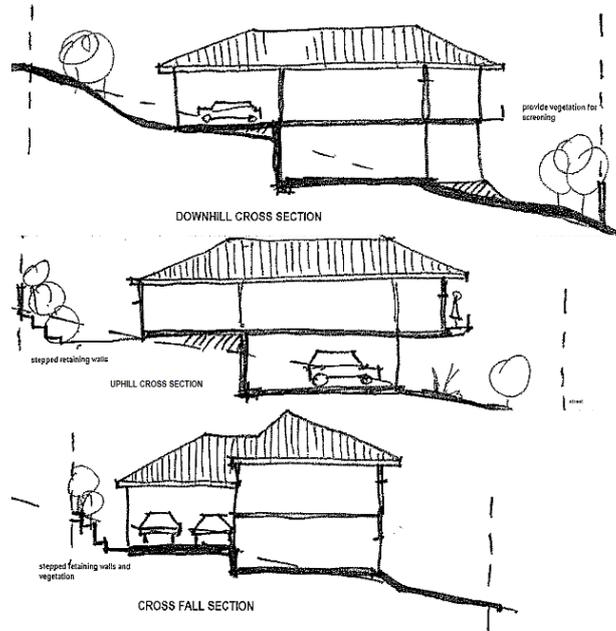
For the purpose of these Guidelines, a maximum wall height of 7.2 metres is permitted above natural ground level. Natural ground/surface level is defined as the ground level after engineering works associated with the subdivision have been completed.

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.

For the purpose of these Guidelines retaining walls greater than 1m 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 Wandana. 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.



Unsightly cut or fill should be avoided and limited to 1.0m in depth. Consideration must be given to neighbour's properties. Landscaped terraces are preferred as per Clause 5.6 of the guidelines.



### 3.9 Front Retaining Walls

Some sloping sites shall have stone retaining walls and driveway returns to the front of the property installed by Villawood. If property owners wish to install retaining walls to the front of the building line, the property owner must ensure that the walls match the style, material and construction of the developer constructed walls throughout Wandana. The stone shall be a selected local stone of basaltic origin, be of a colour range between grey and brown, and have a charcoal pigment added to the mortar colour.

The design of retaining walls in front of the building line can have significant impacts on the streetscape and local character, and therefore;

- **Retaining walls facing the street** must match the style, material, and construction of the developer constructed walls (as detailed above). The use of stepped retaining structures, made up of a collection of either smaller rock walls, patterned and textured concrete, gabions, or masonry structures, will be considered by the DAP, provided that the design is in harmony with the proposed house design, local streetscapes, and overall intent of the Guidelines. Any alternative retaining method that is not consistent with developer constructed walls will be approved at the discretion of the DAP,
- **Retaining walls facing away from the street or on side boundaries**, must match the style, material, and construction of the developer constructed walls. Alternatively, the use of patterned or textured concrete, masonry, or gabion structures will be considered by the DAP, provided that the proposed retaining structure is in harmony with the proposed house design, local streetscapes, and overall intent of the Guidelines. The impact that the alternate retaining wall materials has on the streetscape will be a factor in the DAP assessment, and approval of the walls will be at the discretion of the DAP,
- Retaining walls constructed of plain concrete, or timber are not permitted in front of the building line or if visible from the street,
- Retaining walls constructed behind the building line are to be in accordance with section 5.6 of these guidelines.

Any front retaining wall must be submitted for approval to the DAP.



### 3.10 Site Coverage

Unless otherwise specified in the notations to the Building Envelopes for particular lots, buildings must not occupy more than 60 per cent of the lot.

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.

Please be aware of the building regulations with regards to timber framed structures such as pergolas, verandahs and decks. Information sheets regarding the minimum setback for decks can be found on the Victorian Building Authority website.

Lots marked accordingly in the Building Envelopes may have maximum permitted site coverage of 70% but must have a private open space area that measures 25m<sup>2</sup> with a minimum dimension of 3 metres in width. These lots are generally smaller style lots.

## 4. BUILT FORM

### 4.1 Architectural Style

At Wandana, 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 using 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. This will only be permitted where lots are less than 300sqm and are located next to each other, but do not share a common street frontage. 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 Wandana. 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. Colours which reflect the natural tones of the environment at Wandana are recommended.

#### 4.2.1 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 and 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.

#### 4.2.2 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 Wandana are recommended and the use of Colorbond is encouraged.

#### 4.3 Dwelling Size

The minimum dwelling size is:

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

#### 4.4 Terrace and 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.

#### 4.6 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 and 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 Wandana 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, 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.

## 4.9 Acoustic Requirements

A report by Marshall Day Acoustics, report no. *Rp 001 R06 2015344ML* has been prepared and with regards to Stage 6 there are some additional building requirements that require consideration and incorporation. These acoustic requirements are noted in the Creation of Restriction on the revenant Plan of Subdivision.

## 4.10 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 lots greater than 300m<sup>2</sup> must have garages setback a minimum 5m from the main street frontage, unless otherwise specified.

Double garages must be provided on lots greater than 12.5 metres in width. Garages must be constructed within the Building Envelope. 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 so as to present an interesting and integrated façade.

#### **4.11 Overshadowing**

This item is covered within the building envelope plan and profile diagrams. Building Regulation 416, 417 and 418 is superseded by this Guideline.

#### **4.12 Privacy and Overlooking**

This item is covered within the building envelope plan and profile diagrams. Building Regulation 419 is superseded by this Guideline.

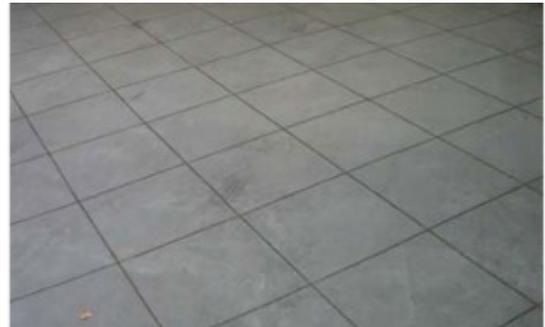
## 5. EXTERNAL CONSIDERATIONS

### 5.1 Access and Driveways

Driveways are a major visual element at Wandana 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 5 metres at the street boundary of a lot and planting between the driveway and property boundary is encouraged.

Driveways must be constructed of brick and/or concrete pavers, coloured concrete, saw-cut coloured concrete, or concrete with exposed aggregate. Plain concrete is not permitted.



*Examples of approved driveway finishes*

All driveways must 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 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.

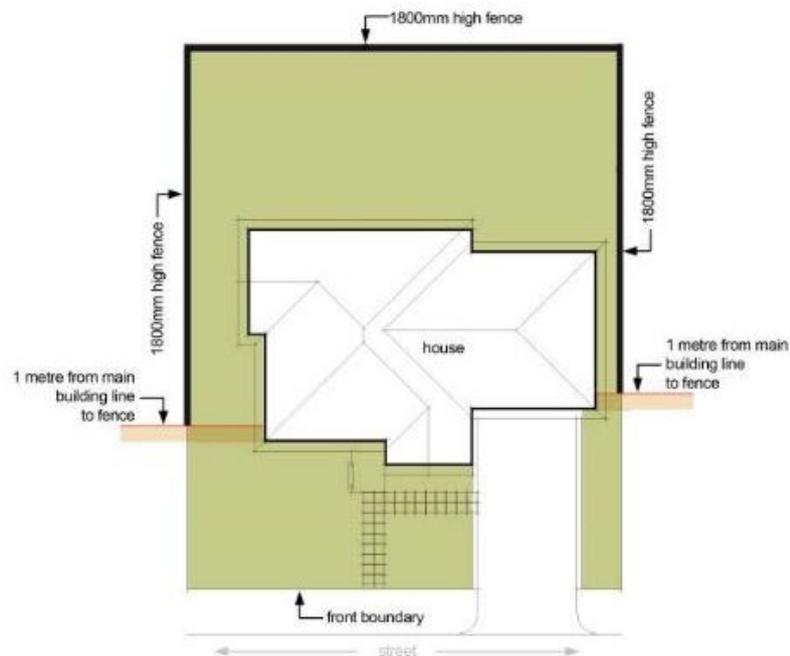
Fences may be stained with a clear finish but must not be painted with coloured stains or paint.

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

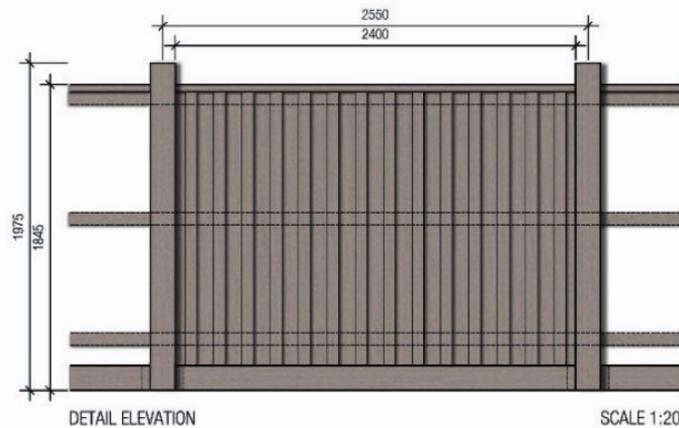
All side and rear fences are to be constructed of timber palings with exposed posts and capped across the top to a maximum height of 1.8 metres (excluding a screen required for overlooking purposes).

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.

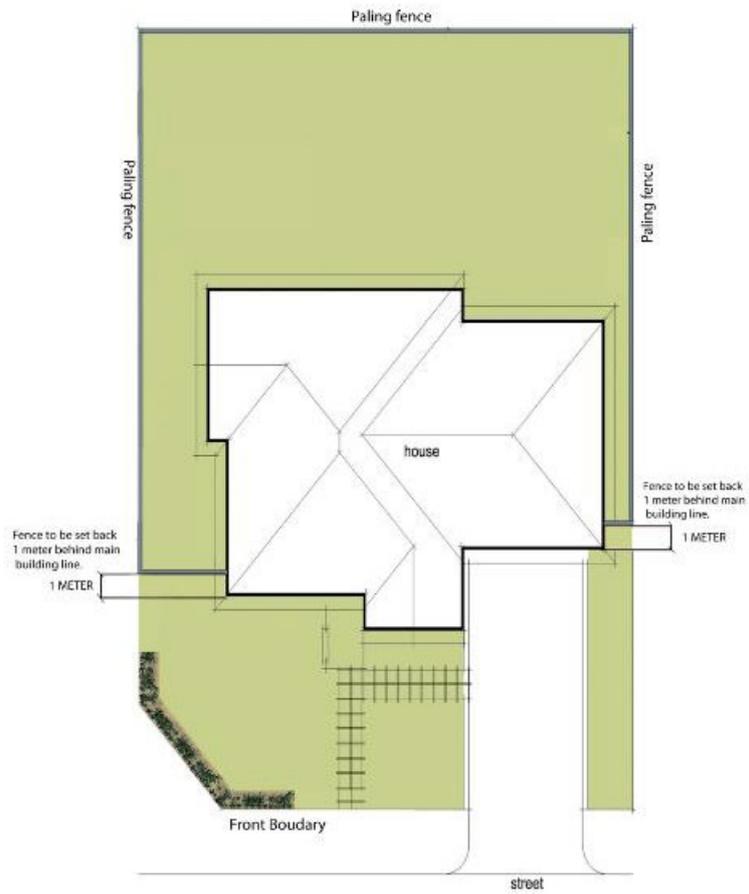
Fences permitted by the Guidelines are not deemed to overshadow the recreational private open space on the allotment.



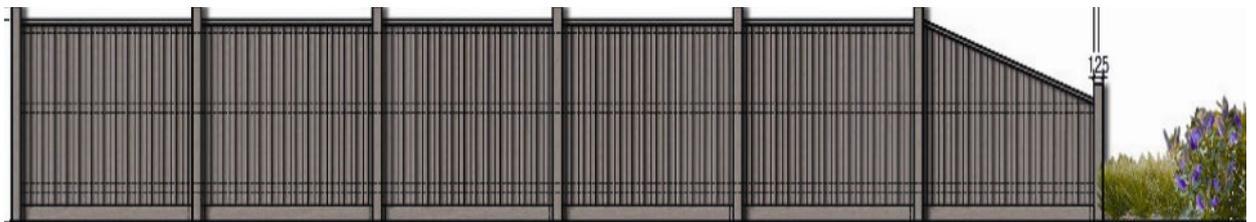
*Depiction of typical boundary fencing location*



*Elevations of typical paling fence*



*Depiction of corner lot fencing*



*Side boundary fence elevation*

### 5.3 Water Saving Initiatives

All residents are encouraged to consider other water saving initiatives in the home including;

- Grey water systems,
- Rainwater tanks,
- Solar hot water systems,
- Energy efficient tap ware and appliances.

### 5.4 Letterboxes

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*



*Not 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;

**Clotheslines, Garden Sheds, External Hot Water Services and Ducted Heating Units** must not be visible from the street.

#### **Solar Water Heaters**

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.

### **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.



*LOW PROFILE AND POSITIONED AT REAR  
ACCEPTABLE*



*STANDARD UNIT IN CLEAR VIEW OF STREET  
NOT ACCEPTABLE*

### **Television Antennae**

TV Antennae are not permitted as television services are available through the Opticomm Fibre Network.

### **Satellite Dishes**

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

### **Rainwater Tanks**

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**

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 and Recycling**

Bins should be stored out of view from the street.

### **Commercial Vehicles**

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 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 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 the City of Greater Geelong.

Builders or tradespersons identification required during construction of the dwelling to a maximum size of 600mm x 600mm. 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.

### **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 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 City of Greater Geelong and obtain a list of allowable vegetation.



### 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 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 in a 75-litre pot when planted.





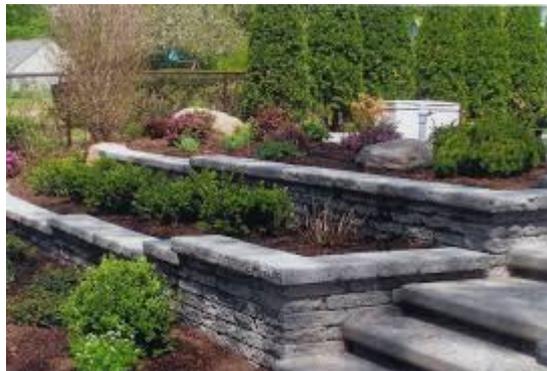
*Examples of acceptable landscaping treatments*

### **Embankments and Retaining walls**

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 1 metre – a number of small terraces are preferred. Retaining walls forward of the main façade please refer to item 3.8 of the guidelines above.



*Not acceptable*



*Acceptable*

## 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. Damage to nature strips caused during the construction period is solely the responsibility of the landowner and their builder.

## 5.8 Broadband Network

Wandana is an OptiComm Fibre Connected Community. This means that all homes in Wandana 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
- 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. Typical costs for up to 10 metres of trenching and conduit would be \$440 (GST inclusive). 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 Wandana 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 \$550.00 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
- 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 Wandana
- 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/>

## 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 4 of *Building Regulations 2006*:

- 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 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.

## 7. BUILDING ENVELOPES

### **Refer attached Building Envelopes**

To be read in conjunction with Building Envelope Profiles (refer Section 8) and the Plan of Subdivision for relevant stage.

Building regulation 414 and 415 are superseded by the Approved Building Envelopes.

## 8. BUILDING ENVELOPE PROFILES

### **Refer attached Building Envelope Profiles**

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