

# ARMSTRONG

MT DUNEED

## Design GUIDELINES

DESIGNS  
*to* SUIT  
YOUR LIFESTYLE

*Remarkable*  
BY NATURE



Image courtesy of Carlisle Homes.



Selling Agent:  
**OLIVER HUME**  
NEW COMMUNITIES  
35 SOUTHBRIDGE BLVD, SOUTHBRIDGE, VIC.

**villawood**  
properties  
COMMUNITIES DESIGNED FOR LIVING

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## MESSAGE FROM VILLAWOOD

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

The principal aim of these Design Guidelines ("Guidelines") is to create a coherent vision for the Armstrong community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes at Armstrong 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 estate 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 estate.

To complement the design guidelines we encourage homes to be built with the benefit of Villawood's Positive Change initiative and the Green Savings Calculator. The Green Savings Calculator is a helpful online tool for this looking to build a new home or renovating and offers a useful and cost effective tool to help you save water energy and money.

To learn more about the Positive Change program and ideas you can incorporate into your new home, please visit our website:

[www.villawoodpositivechange.com.au](http://www.villawoodpositivechange.com.au).

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

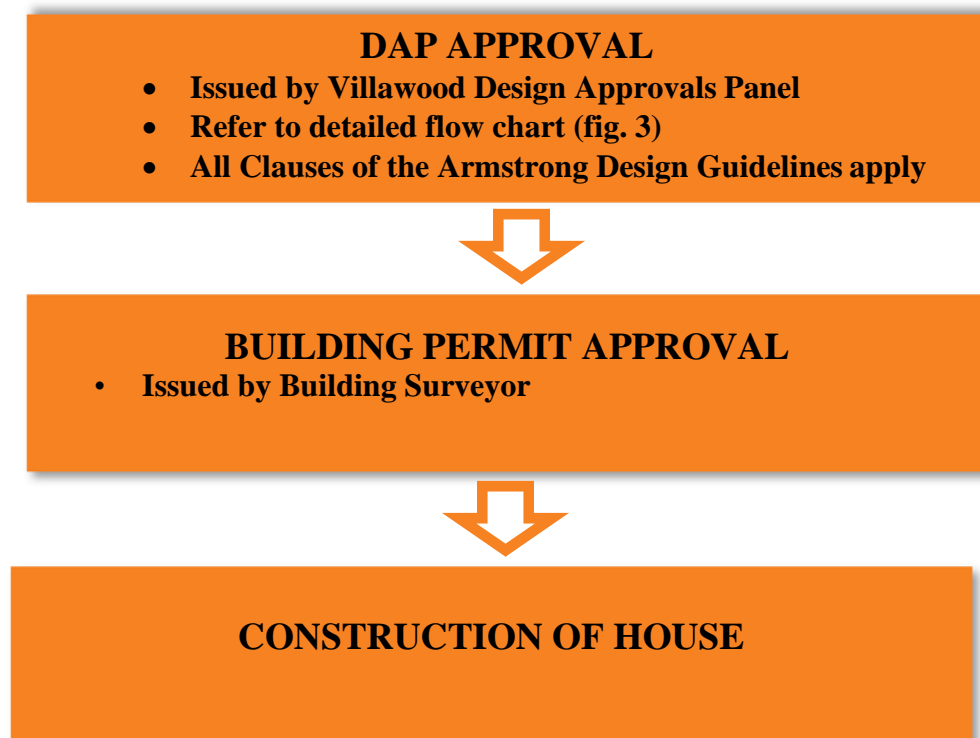
### 2.1 PROCESS FOR APPROVAL

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

#### 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>**



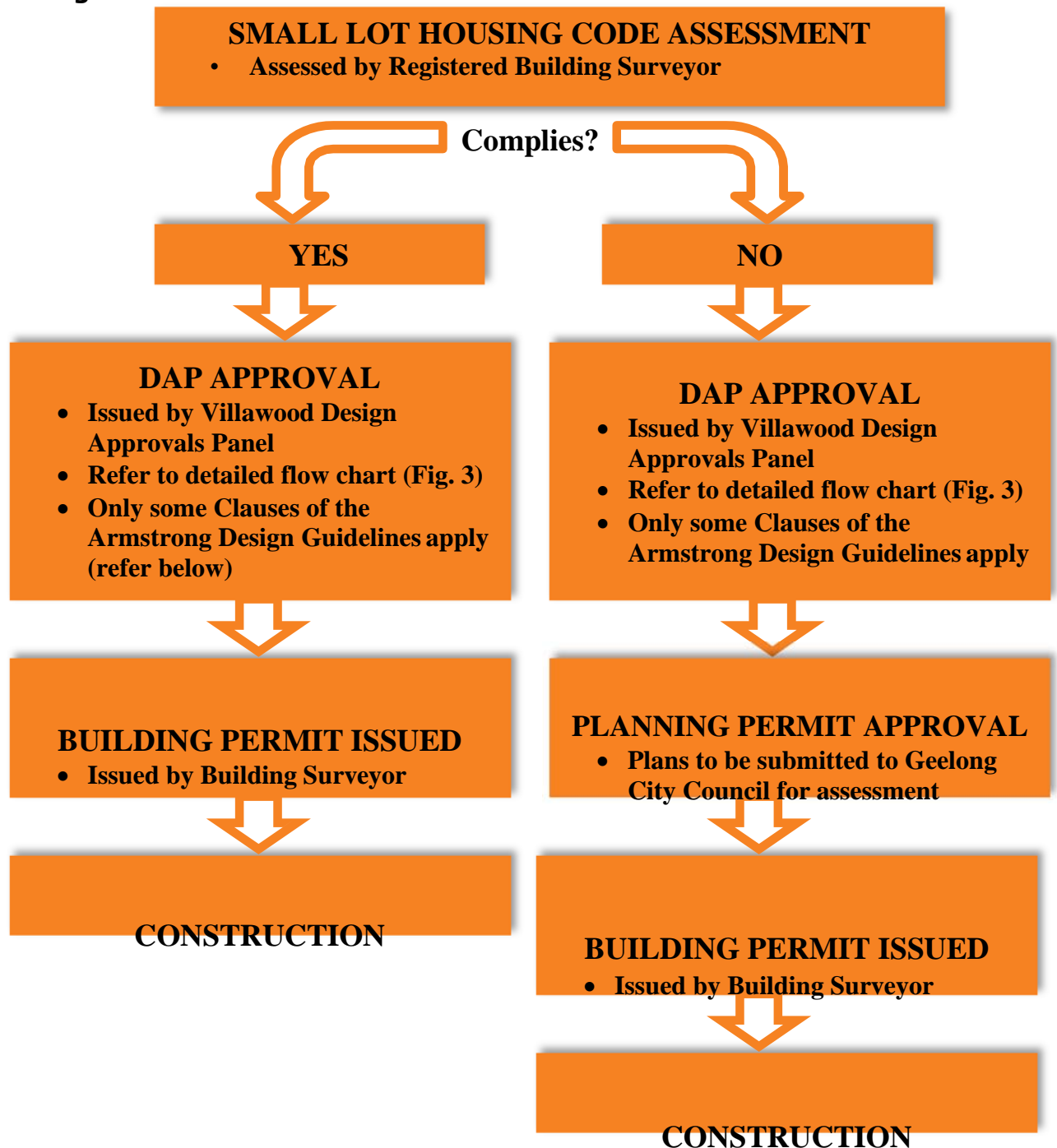
### **2.1.2 Lots Smaller than 300m<sup>2</sup>**

If your lot is smaller than 300m<sup>2</sup>, Council requires that your house go through an additional approvals process. The exact process depends on whether your lot includes a restriction on title referring to the Small Lot Housing Code or not.

If your lot includes the relevant restriction on title your house design must be assessed against the Small Lot Housing Code. A copy of the Small Lot Housing can be obtained from Council.

If your house design complies 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 via a Planning Permit application. Refer to Figure 2 for an outline of the process.

If your lot does not include the relevant restriction on title, Council must assess your house design for approval via the Planning Permit Approval process (as per the 'NO' pathway described in Figure 2).

**Figure 2.**





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

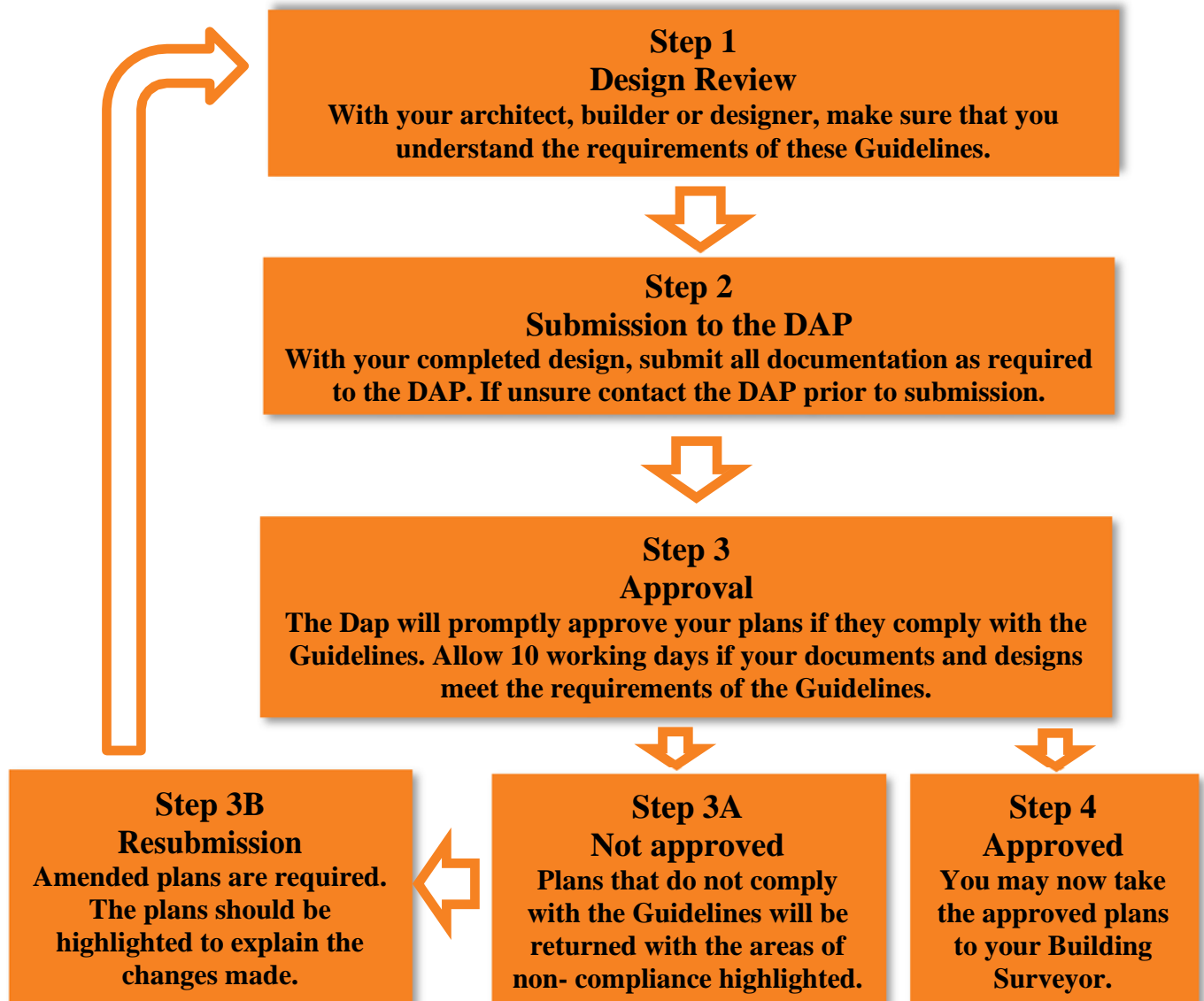
- 3.3 House Orientation
- 3.5 Building Envelopes and setbacks
- 3.6 Building Height
- 3.8 Site Coverage
- 4.10 Overshadowing
- 4.11 Privacy and Overlooking

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

## 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 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 2 copies in A3 format to the DAP for approval as follows:

- 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.
- Completed Check List (refer Section 8 of Guidelines)
- Note: internal fit-out details such as kitchens etc. are not required.

Submit all hardcopy information to:

**ARMSTRONG DESIGN ASSESSMENT PANEL**  
**c/- Stephan P. Kosa & Associates Pty Ltd**  
**PO Box 356**  
**Mont Albert, Vic 3127**

Applications can also be emailed to [DAP@kosaarchitects.com.au](mailto:DAP@kosaarchitects.com.au)

## **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 & 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;
- Minimising overlooking & over shadowing; and
- Respecting the privacy and amenity of neighbours.

### 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. 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 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 and



*Acceptable articulation*



*No articulation*

### **3.5 BUILDING ENVELOPES AND SETBACKS**

#### **Building Envelopes**

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

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 150 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:

- 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 1000 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.

**(viii) Edge Boundary**

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

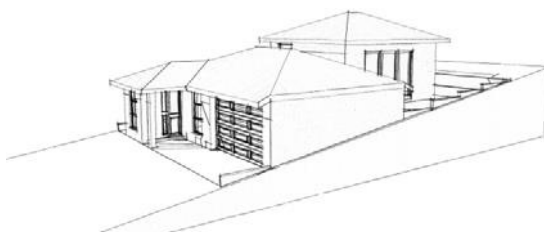
### 3.6 BUILDING HEIGHT

The maximum building height is 10 metres above the natural surface level of the ground directly below it. A maximum rise of 2 storeys is permitted.

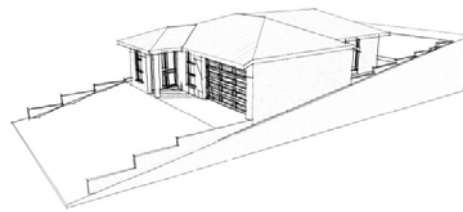
For the purpose of the Guidelines, a maximum wall height of 7.2 metres is permitted above natural ground level. Natural ground/surface level is defined as the ground level after engineering works associated with the subdivision have been completed. Sloping sites which may allow additional built area 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. For the purpose of these Guidelines retaining walls greater than 1m are considered excessive.

### 3.7 SLOPE CONSIDERATIONS

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

### 3.8 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 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.

Those lots noted 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.

## 4. BUILT FORM

### 4.1 ARCHITECTURAL STYLE

At Armstrong, 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. 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 Armstrong. 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 Armstrong 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 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. Roof colours which reflect the natural tones of the environment at Armstrong are recommended and the use of Colourbond 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 & 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.

Due to changes to the National Construction Code, new homes built after 1 October 2023 may need to achieve a minimum 7-Star rating when using the Nationwide House Energy Rating Scheme (NatHERS). You should consider whether these new requirements will apply to you. For information about the new requirements see NCC 2022 (available at <http://ncc.abcb.gov.au>) and contact your local State building regulator. Achieving a 7-star rating may result in increased build costs.

Homes at Armstrong built prior to 1 October 2023 are only required to 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.

Houses on lots fronting the Armstrong Creek or a water body must have 450mm eaves.

## 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 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 - 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 416, 417 & 418 is superseded by this Guideline.

#### **4.11 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 Armstrong 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 which will be considered by 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.



*Examples of approved driveway finished.*

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 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.

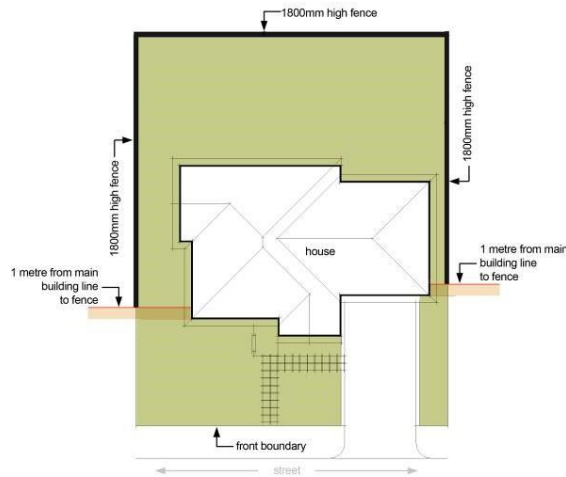
On side boundaries, no fencing is permitted forward of the building line.

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).

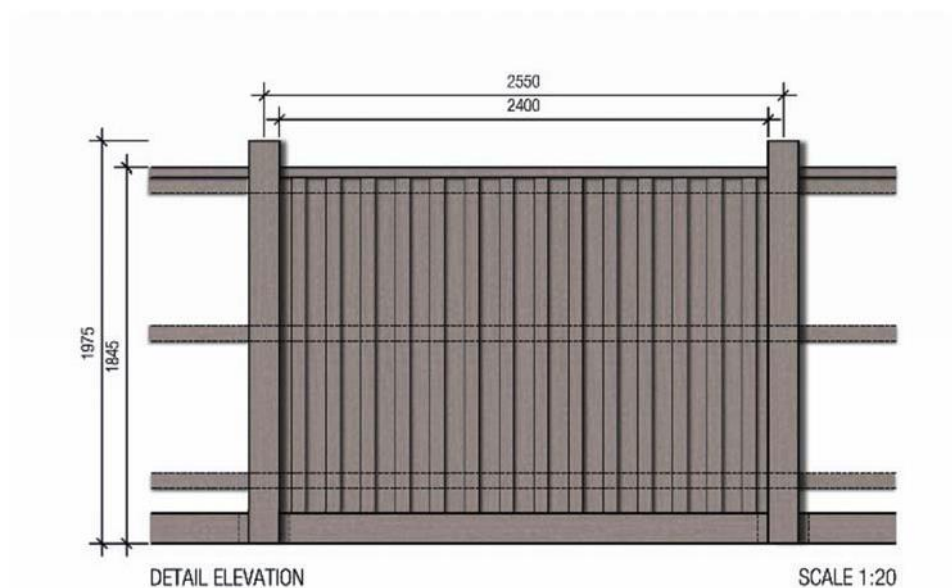
All fencing must be constructed in accordance with the Restrictive Covenant as detailed on the relevant Plan of Subdivision and as approved in writing by the DAP. For the purposes of these Guidelines, the prescribed fence height

of 1.8 metres to the side street, side and rear boundaries will be exempt from the provisions of the Building Regulations.

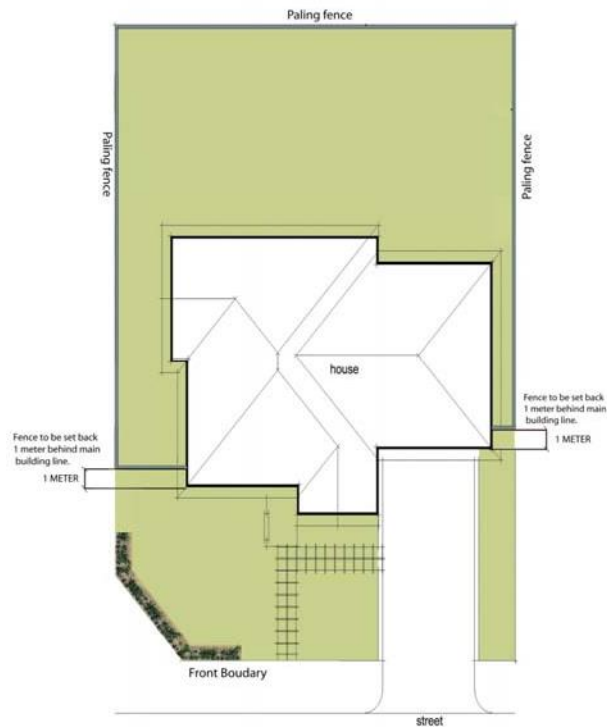
Fences permitted by the Guidelines are not deemed to overshadow the recreational private open space on the allotment.



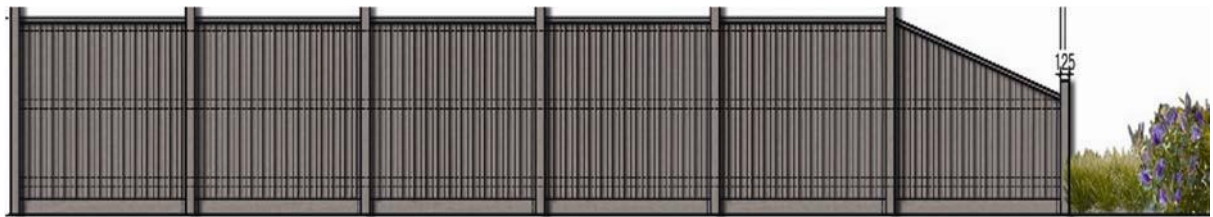
*Depiction of typical boundary fencing location*



*Elevations of typical paling fence*



*Depiction of corner lot fence*



*Side boundary fence elevation*

### **5.3 WATER SAVING INITIATIVES**

All homes must provide for a connection to the recycled water network for use in garden taps, toilet flushing, car washing and the like at the cost of the lot owner.

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

- Grey water systems
- Rain water 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 Certificate of Occupancy.

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.



*Examples of preferred letterboxes*



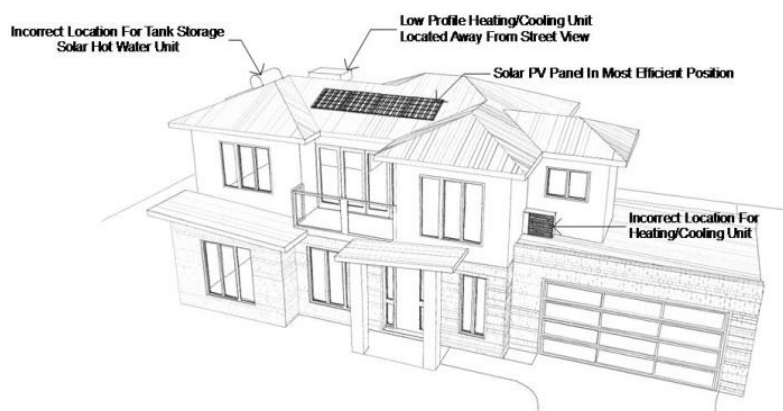
*Example of unacceptable letterbox*

## 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.



### ***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*** 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.

***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 and the use of LED or solar lighting is encouraged.

***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 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 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 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 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 1m – a number of small terraces are preferred.





*Examples of acceptable landscaping treatments.*

### **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**

Armstrong is an OptiComm Fibre Connected Community. This means that all homes in Armstrong 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***

Ensure your builder has installed a 25mm white telecommunications conduit from the front boundary of your lot to the meter box location on the side of your house.

Your builder will install this conduit, which will need to 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 Armstrong 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 Armstrong in Mount Duneed
- 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 Estate 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 Armstrong Plan of Subdivision for relevant stage.

## 8. BUILDING ENVELOPE PROFILES

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

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

## 9. CHECK LIST

**PLEASE COMPLETE THIS CHECK LIST AND SUBMIT TO THE DAP WITH YOUR PLANS FOR APPROVAL TO:**

**ARMSTRONG DESIGN ASSESSMENT PANEL**  
c/- [dap@kosaarchitects.com.au](mailto:dap@kosaarchitects.com.au)  
or telephone contact on 03 98492435

### Allotment details

Lot Number.....Street.....

### Owner details

Name.....

Mailing address.....

.....

**Contact** Numbers.....Email.....

### Builder details

Name (contact).....

Company:.....

Mailing address.....

Contact number.....Email.....

**Correspondence** sent to Owner or Builder (please circle one)

### Attachments

☐  
☐  
☐

Completed checklist  
Email copy  
Landscape plan

☐  
☐

Hard copies of drawings x 2  
Colour and materials incl swatches

Application received.....

Notice of re-submission ( date).....

Areas of non compliance.....

Re-submission received.....

Approval date.....



This Checklist will assist in determining whether your house design complies with the Armstrong Design Guidelines.

If your plans comply, you can expect your plans to be approved by the DAP within ten working days.

**IS THE FOLLOWING INFORMATION INCLUDED IN YOUR APPLICATION?**

	YES	NO
House floor plans at a scale of 1:100 ( <b>two copies</b> )		
Elevations from four sides at a scale of 1:100 ( <b>two copies</b> )		
Roof plan ( <b>two copies</b> )		
Site plan at scale of 1:200 showing ( <b>two copies</b> ) <ul style="list-style-type: none"> <li>- Setbacks from all boundaries</li> <li>- Building Envelope</li> <li>- Existing contours</li> <li>- Proposed finished floor levels and site levels</li> <li>- External features including driveways, paths, fencing and outbuildings</li> <li>- Landscaping</li> </ul>		
Schedule of external materials and colours		

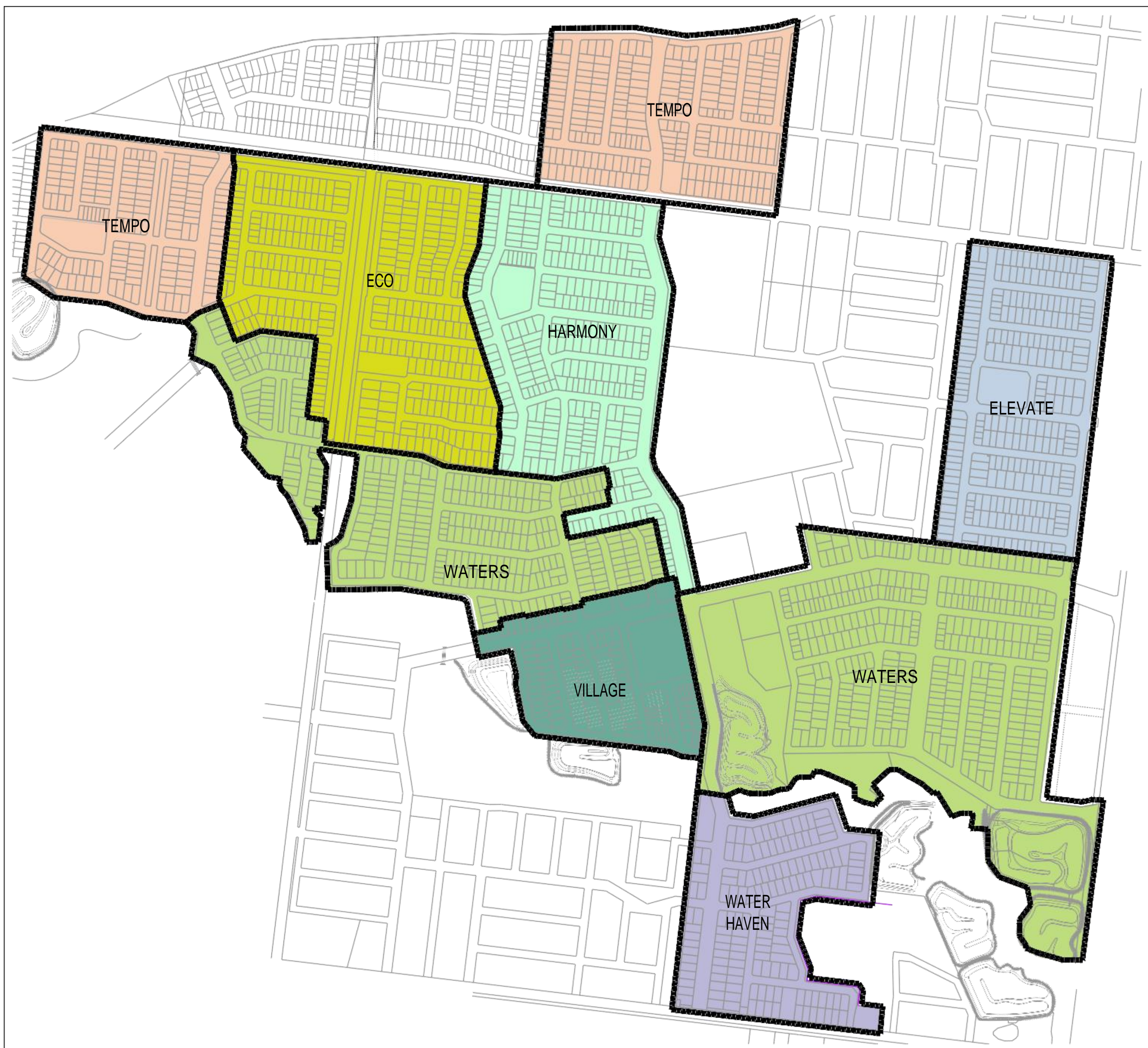
**DOES YOUR HOUSE DESIGN COMPLY WITH THE GUIDELINES?**

	YES	NO
<b>SITING &amp; ORIENTATION:</b>		
Do you propose to build only one dwelling on the allotment?		
Does your house face the main street?		
Is your home and associated buildings, including the garage, contained within the Building Envelope?		
Are there any encroachments into the specified setbacks? Are they allowable encroachments?		
What profile types apply to your allotment (Refer Building Envelope Plan) - Profile Types .....		
Is your home and associated buildings designed within the profile?		

	YES	NO
Is the height related setback from the side boundaries achieved?		
Does your design meet the site coverage requirement of less than 60% of the lot (or 70% if noted)?		
<b>BUILT FORM:</b>		
<b>ROOF</b> Material _____  Colour _____  <b>WALLS</b> Material _____  Colour _____  <b>TRIM</b> Material _____  Colour _____		
Is your allotment size equal to or greater than 500sqm? If so, does your home exceed the minimum size required of 160sqm (approx. 17 squares) excluding garage?		
Is your allotment size greater than 400sqm but less than 500sqm? If so, does your home exceed the minimum size required of 130 square metres (approx. 14 squares) excluding garage?		
Is your allotment size greater than 300sqm but less than 400sqm? If so, does your home exceed the minimum size required of 100 square metres (approx. 11 squares) excluding garage?		
Is your allotment size less than 300sqm? If so, does your home exceed the minimum size required of 75 square metres (approx. 8 squares) excluding garage?		
Does your home achieve a <b>6 Star Energy Rating</b> in accordance with the Victoria Home Energy Rating System?		
Are you proposing a second garage? If so, is only one double garage door visible from the main frontage of the house?		
Is your house two-storey? If so, is the upper level stepped back?		
Does your house overlook/overshadow your neighbour's private open space areas?		
Does your house allow you to look into your neighbour's habitable rooms?		

<b>EXTERNAL CONSIDERATIONS:</b>	<b>YES</b>	<b>NO</b>
Does your design allow for only one driveway?		
Do you accord with the No Front Fence restriction?		
Is there fencing between the front lot boundary and the building line?		
Does your side and rear fencing comply with the fencing guideline?		
Does your design include provision for recycled water use in garden taps and toilet flushing?		
Have you placed external fixtures such as clothes-line, solar water heaters etc in positions that are not visible from the street?		
Have you made provision for locating your antenna within the roof of the house?		
If you are proposing an air-conditioner, is it located below the eaves line at the rear of the house?		
If you are proposing an evaporative air cooler, can it be seen from the front of the street? What colour is it? _____		
Does the house have internal plumbing?		
Will the landscaping of your front garden be complete within three months of you occupying your house?		
Have you arranged for the installation of an Optical Fibre lead-in conduit that is in accordance OptiComm requirements?		





- LEGEND**
- ELEVATE
  - TEMPO
  - WATERS
  - WATER HAVEN
  - VILLAGE
  - HARMONY
  - ECO
  - PRECINCT BOUNDARY





## APPENDIX A - FRONT GARDEN LANDSCAPES FOR 'ECO PRECINCT'

### *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 this part of Armstrong, informal natural gardens are encouraged, responding to the character of Armstrong Creek to the south and the native treed areas along Airport and Boundary Roads. Think about curvilinear shapes for your garden beds and lawn/mulched areas. 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 larger 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.



Curvilinear forms fit well with the natural/native theme.

In relation to the planting itself, 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);
- use ground cover plants where you want greenery but don't want the space to feel enclosed. Ground covers are good substitutes for lawns too;
- 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 "drifts" of plants 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  $\frac{2}{3}$  or  $\frac{3}{4}$  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 a number of 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 on top of their final locations and then shuffle them around as necessary to achieve a good look and 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 absolutely 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.

## Informal/Natural Front Garden Species

### Trees

\*=shade tolerant, \*\*=shady location only

I=indigenous, N=native, E=exotic

AGB	Agonis 'Burgundy'	Burgundy Willow Myrtle	5 x 3	N
CLH	Callistemon citrinus x viminalis 'Dawson River Weeper'	Dawson River Bottlebrush	5 x 5	N
LIN	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	5 x 7	E
MEX	Metrosideros excelsa	Pohutukawa	8 x 8	E
ELS	Eucalyptus Little Star	Little Star Gum	5 x 4	N
ECS	Eucalyptus caesia 'Silver Princess'	Silver Princess Gum	5 x 4	N
EUG	Eucalyptus gregsoniana Syn. E.pauciflora 'Nana'	Mallee Snow Gum	5 x 3	N
TLA	Tristanopsis laurina (multitrunked)	Kanooka	8 x 4	N



AGB CLH LIN MEX ELS ECS EUG TLA

### Highlight Plants

ABY	Anigozanthos 'Bush Revolution'	Orange Bush Gem Kangaroo Paw	1.5 x 0.5	N
ASC	Aloe 'Southern Cross'	Southern Cross Aloe	0.8 x 0.6	E
LIG	Leucadendron 'Inca Gold'	Inca Gold Cone Flower	1.5 x 1.5	E
XBR	Xerochrysum bracteatum	Strawflower	0.4 x 0.7	N



ABY ASC LIG XBR

### Large Shrubs (1.5-3.5m high)

AAC	Acacia acinacea	Gold Dust Wattle	2 x 2	N
ALM*	Acacia cognata 'Lime Magic'	Lime Magic Wattle	3.3 x 2.5	N
ADS	Adenanthos sericeus 'Silver Streak'	Albany Woolly Bush	2 x 1.5	N
BAS	Banksia spinulosa	Hairpin Banksia	1.5-3	N
CCA	Callistemon pallidus 'Candelabra'	Candelabra Bottlebrush	3 x 2.5	N
LPL	Leptospermum lanigerum	Woolly Tea-tree	3 x 3	I
SOT*	Syzygium Orange Twist	Orange Twist Lilly Pilly	3 x 1	N



AAC ALM ADS BAS CCA LPL SOT



### Medium Shrubs (1-1.5m high)

API	Acacia pravissima 'Little Nugget'	Little Nugget Wattle	1.2 x 1	N
AFN	Agonis flexuosa 'Swan River Babe'	Dwarf Willow Myrtle	1.2 x 0.8	N
AHM	Alyogyne huegelii 'Misty'	Native Hibiscus	1.2 x 1.5	N
COA*	Correa alba	Coastal Correa	1.5 x 2	N
GPC	Grevillea 'Peaches & Cream'	Peaches & Cream Grevillea	1.5 x 1.5	N
GDO	Goodenia ovata	Hop Goodenia	1.2 x 1.5	I
LTP	Leptospermum polygalifolium 'Cardwell'	Tantoon	1.5 x 1.5	N
PRM*	Prostranthera 'Minty'	Mint Bush	1.5 x 1.2	N
MWI	Melaluca wilsonii	Violet Honey-myrtle	1.5 x 2	N
WWG*	Westringia 'Wynyabbie Gem'	Wynyabbie Gem Westringia	1.5 x 2	N



API

AFN

AHM

COA

GPC



GDO

LTP

PRM

MWI

WWG

### Small Shrubs (0.2 – 1m high)

AMC*	Acacia cognata 'Mini Cog'	Mini Cog Wattle	0.5 x 1.5	N
ACC	Acacia cultriformis 'Cascade'	Knife Blade Wattle	0.3 x 2	N
ACO	Adenanthos cuneatus 'Coral Carpet'	Coral Carpet Jugflower	0.3 x 1.5	N
AHE	Alyogyne 'Blue Heeler'	Dwarf Native Hibiscus	0.8 x 0.8	N
CAI	Casuarina glauca 'Cousin It'	Prostrate Casuarina	0.2 x 1	N
CHA	Chrysocephalum apiculatum	Common Everlasting	0.3 x 0.8	I
GJG	Grevillea juniperina 'Gold Cluster'	Gold Cluster Grevillea	0.3 x 1.2	N
HME	Hardenbergia 'Meema'	Hardenbergia Meema	0.5 x 2	N
HSC	Hibbertia scandens	Guinea Gold Vine	0.4 x 0.6	N
WMU	Westringia fruticosa 'Mundi'	Prostrate Native Rosemary	0.4 x 0.6	N



AMC

ACC

ACO

AHE

CAI



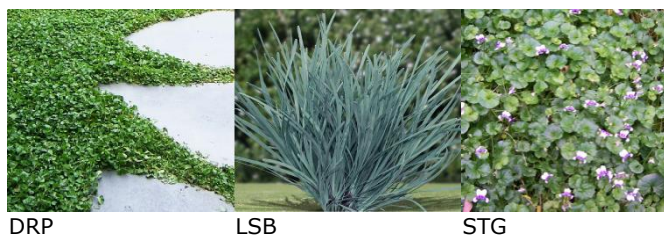
### *Tussocks*

DNR*	<i>Dianella revoluta</i> var. <i>brevicaulis</i>	Small Flower Flax Lily	0.5 x 1.5	I
OM	<i>Orthrosanthus multiflorus</i>	Morning Flag	0.5 x 0.4	N
PLE	<i>Poa labillardieri</i> 'Sugan Buggan'	Blue Poa	1 x 1	N
TMI	<i>Themeda triandra</i> 'Mingo'	Mingo Kangaroo Grass	0.3 x 0.6	N



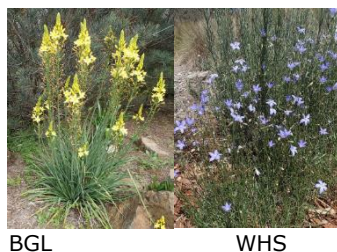
### *Groundcovers for Stepping Stones*

DRP*	<i>Dichondra repens</i>	Kidney Weed	0.1 x 0.5	N
LSB	<i>Lomandra filiformis</i> Savanna Blue	Savanna Blue Mat Rush	0.3 x 0.3	N
STG	<i>Stylidium graminifolium</i> Tiny Trina	Tiny Trina Trigger Plant	0.3 x 0.3	N



### *Perennial Herbs*

BGL	<i>Bulbine bulbosa</i>	Bulbine Lily	0.4 x 0.3	N
WHS	<i>Wahlenbergia stricta</i>	Tall Bluebell	0.3 x 0.3	N





### *'Eco Precinct' Front Garden Elements*

With the theme for this area being a natural/native feel, the elements used for such things as mulches, paving and garden ornaments are important.

#### *Mulches – organic and inorganic*

Mulches, whether organic (eg. pine bark or shredded wood) or inorganic (such as river pebbles) should be muted natural colours to fit in with the natural native character of the precinct. For organic mulches, natural coloured coarse pine bark mulch (75mm particle size) is preferred or else dark coloured well composted wood mulch or black/dark brown dyed wood mulch are acceptable. Brightly coloured dyed wood mulches, such as green and red, are not approved.

For inorganic mulches, rounded river worn pebble are preferred. The colours are to be in the range of brown, beige and warm grey and should be in the 40-75mm size range.



Natural pine bark mulch



"Forest -brown" dyed mulch



Warm grey river pebbles



Beige/brown/grey river pebbles

#### *Paving*

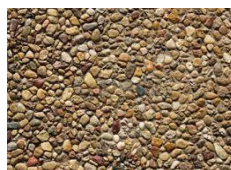
Once again, with the natural/native feel for this precinct, paving should reflect this character. Minimise large areas of paving where possible and instead use stepping stones in organic mulch or gravel to maximise the natural infiltration of rainwater into the soil. Random stone or "crazy paving" suits the natural "organic" character. Likewise, exposed aggregate concrete with river pebble aggregate provides a warm soft finish for the large expanse of driveway paving. Additionally, timber can form an attractive highlight as paving in natural gardens.



Random stone paving



Random stone with gravel infill



Exposed pebble aggregate paving



Exposed aggregate paving



Gravel with timber & boulder paving highlights

#### *Garden Features*

In the natural gardens of this precinct, any garden elements or features should be of a natural character. Large rounded feature boulders would fit well and can be used as stand alone features or can make a great unobtrusive form of retaining wall. Any pots or ornamental objects should fit in with the same muted tones of the mulches and pebbles, rather than adopt bright colours or shiny finishes.