



Design Guidelines

Stage 5

Located at

1195 Frankston Dandenong Road

Carrum Downs

Wattlewood Estate Design Guidelines

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Version Control

Version	
Dec, 2017	Final – Minor Amended

Purpose

The principal aim of these Design Guidelines (herein referred to as the “Guidelines”) is to create a coherent vision for the Wattlewood community.

Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes are built to a high standard whilst encouraging a variety of housing styles and compatibility with the streetscape.

The Guidelines will assist in guarding against inappropriate development that may detract from the attractiveness of the estate.

Approval Process

The following steps illustrate the process for each purchaser in order to construct a house at Wattlewood.

Step 1 - Awareness

Homes must be designed in accordance with the Guidelines. Preliminary advice may be sought from the Design Assessment Panel (DAP) at the time of purchase to ensure that concept designs will meet the requirements of the Guidelines.

Step 2 - Submission

Designs are to be submitted **in duplicate** to the DAP for approval as follows:

- House floor plans (1:100 scale);
- Elevations from four sides (1:100 scale);
- Roof plan;
- Site plan (1:200 scale) showing:
 - Setbacks from all boundaries;
 - The building envelope;
 - Existing contours;
 - Proposed finished floor levels and site levels;
 - External features including driveways, paths, fencing and outbuildings; and
 - Landscaping;
- Schedule of external materials and colours; and
- Completed Check List (refer Section 9 of Guidelines).



Any home design not meeting the Guidelines will be returned to the purchaser or the purchaser's builder for re-submission.

Submissions should be made to:

WATTLEWOOD DESIGN ASSESSMENT PANEL

c/- Stephan P. Kosa & Associates Pty Ltd

27 Church Street

Hawthorn Vic 3122

dap@kosaarchitects.com.au

Phone Enquiries: 03 9853 3513

Step 3 – DAP Approval

The DAP will promptly approve plans that comply with the Guidelines. If all necessary documents have been submitted and meet compliance, then within approximately 10 working days approval shall be granted. Stamped approved plans and a covering letter shall be sent to the purchaser.

Step 4 – Re-submission

Plans that do not comply with the Guidelines may be returned with the areas of non-compliance highlighted or the purchaser shall be advised of what areas of non-compliance require to be rectified. Amended plans must then be re-submitted for approval.

Any other alterations made to the design, other than the initial non-compliance matters identified, should also be highlighted on the resubmitted plans or in the accompanying cover letter.

Step 5 – Planning and Building Permit

After approval from the DAP, and prior to the construction of your home, the purchaser must obtain any necessary planning and/or building permits from Frankston City Council.

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

Step 6 – Construction

Once Planning and/or Building Permits have been obtained, construction of your house may commence.



Dwelling Size

All homes are required to meet minimum floor areas as follows:

- Lots under 400m² - 100 m²
- Lots between 400m² and less than 500m² - 125 m²
- Lots of 500 m² and above - 150 m²

These areas exclude garages, verandas and alfresco areas.

Where a lot is 440m² or greater in size, and a duplex or multi-residential design is proposed, the above minimum floor areas do not apply.

Note: Building Envelopes apply to Lots less than 500m².

Architectural Character and Style

Your home's architectural character and style are critically important to the presentation and quality of your property and Wattlewood's streetscape.

At Wattlewood the aim is to ensure your façade contributes positively to the streetscape and all homes present a contemporary architectural style. Period or a mixture of styles and mock replica homes are not permitted. For example, Colonial, Edwardian, Federation, Georgian and Neo-Classical styles are not considered to be contemporary architecture.

At Wattlewood the aim is to present contemporary styles that are available from any reputable designer and home builder.

Façades

The front of the dwelling must be articulated and must comply with the nominated Building Envelope. Homes may also incorporate façade features such as porticos and verandas and, if used, these should be presented as follows:

- An entry portico or veranda should have a scale appropriate to the size of the home; and
- Must be a contemporary design.

All facades must have more than one material. As an example, combinations could include:

- render and face brickwork; or
- brickwork and an alternate cladding material.

Full render or face brickwork walls to the street frontage is not permitted.

Home designs must not incorporate attached period style decorative elements such as finials, turned posts, ornate timber, wrought iron and/or corbelling.

Two storey houses must be articulated and, where they front to a corner lot, present to both street frontages.

Roller shutters, security screens and the like are not permitted to the windows, any external and internal window treatments will be considered on case by case basis by the DAP.

ACCEPTABLE:



NOT ACCEPTABLE:



NOT ACCEPTABLE:



Building Materials

The following guidelines apply:

- External walls (excluding windows) of any house must be constructed of not less than 50% brick masonry or other approved texture coated material.
- Roof materials must be constructed from masonry and/or terracotta tiles, colourbond or colour treated non-reflective materials. (**Note:** uncoloured galvanized or aluminium finishes are not permitted).
- The use of external materials and colours for wall cladding, storage facilities and retaining walls must enhance the streetscape and façade of the dwelling.
- Building materials encouraged to be used include timber cladding, rendered finishes which reflect the theme of the dwelling, face brick, feature stone walls and selected colour trims. It is intended that the colours and materials used will enhance the overall architectural theme of the house and surrounding landscape.
- Unpainted and/or untreated metalwork is not permitted unless approved by the DAP.
- Reflective glazing and excessively tinted glass will not be permitted. This should not preclude the use of energy efficient glazing products and each will be considered on a case by case basis by the DAP.
- Fibre-cement sheeting may be permitted if finished in either a textured or rendered surface.

Refer to Appendix 01 for examples of permitted external cladding and building materials.

Example of good use of materials and articulated design:



Example of no articulation and excessive use of a single material:



Roof Styles and Colours

Roof forms must be complimentary to the style of the home and may include any roof forms that create a contemporary style in keeping with the architectural character of the home. Flat, skillion and curved rooves are contemporary in style and will be encouraged.

The materials used for roofs are to be limited to matte finish shingle style terracotta, slimline concrete tiles or matte finish powder coated metal roofing.

The colour schemes acceptable to Wattlewood are to be part of the grey or blue range of colours. These include:

Colourbond

- | | |
|----------------|-----------------|
| ✓ Jasper | ✓ Woodland grey |
| ✓ Sandbank | ✓ Bushland |
| ✓ Dune | ✓ Ironstone |
| ✓ Windspray | ✓ Deep Ocean |
| ✓ Evening Haze | ✓ Monument |
| ✓ Shale grey | ✓ Loft |
| ✓ Surfmist | |

Tiles

- | | |
|-----------------|------------------|
| ✓ Slate Grey | ✓ Silver Slate |
| ✓ Midnight | ✓ Arctic Grey |
| ✓ Cottage Grey | ✓ Welsh Black |
| ✓ Charcoal Grey | ✓ Bluestone Grey |
| ✓ Black Reef | |

Acceptable roof tile products include:

Monier

- | | |
|-------------|---------------|
| ✓ Cambridge | ✓ Horizon |
| ✓ Georgian | ✓ Madison |
| ✓ Homestead | ✓ Traditional |

Boral

- ✓ Terracotta shingle
- ✓ Flat Concrete

Similar products from other suppliers and manufacturers will be considered on a case by case basis by the DAP. Refer to Appendix 01 for examples of permitted colours and material palette.

Garages and Carports

Garages must be incorporated into the design of the house. For allotments with a frontage of 12.5m or greater, a lockup garage must be provided for at least two vehicles.

For allotments with a frontage of less than 12.5m, a lockup garage must be provided for at least one vehicle.

Carports are not permitted if visible from the primary street frontage. A carport is defined as a structure that has three (3) sides or more open.

Only one garage door facing the street frontage is allowed. Provision of a roller door at the rear of the garage to allow access for a trailer should be considered as part of the design. The maximum width of a garage door should be no greater than 40% of the frontage of the lot in the case of a lot equal to or less than 12.5 meters.

All garages must be constructed in harmony with the main house by using materials and colours which reflect the overall architectural theme of the house.

Roller doors will not be permitted for the main garage door unless specifically approved by the DAP. A roller door may be permitted for a secondary access through the rear of the garage.

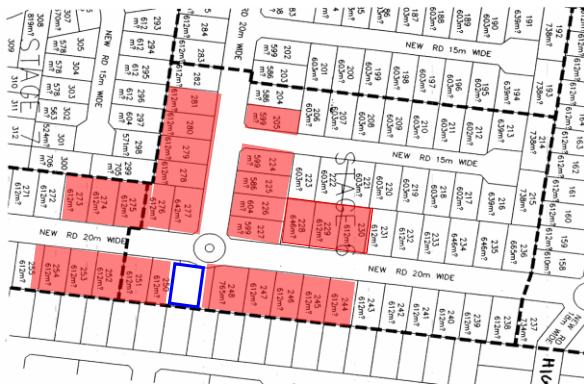
Side garage walls without windows facing the front boundary are not permitted.

ACCEPTABLE:



Streetscape Variation

Two houses of the identical front facade must not be built within 5 house lots on either side of the subject property or on the lots opposite. This provision will not apply to multiple dwellings on a single lot.



Corner Lots

Corner lots are required to appropriately address both street frontages.

Corner lots are considered to have a primary and secondary façade. The colours, materials, window treatments and other embellishments must be continued on the secondary façade forward of the fence line.

Design features of the primary façade such as porticos or verandas should be provided to the secondary façade forward of the fence line. Other façade features can be used and will be considered on a case by case basis by the DAP.

Fencing to the secondary façade is to be up to 1.8 metres in height and may be one of the following types:

- exposed timber posts with capped top rail and treated pine palings or;
- Brush fencing with exposed timber posts and capping; or
- Any other material approved by the DAP

Secondary façade fencing must not begin closer than 10m from the primary property boundary.

Additional fencing treatment such as landscape buffer strips, articulated fencing lines and other features that can create interest are encouraged and will be considered on a case by case basis by the DAP.

Building Envelopes

Building Envelopes have been prepared for lots less than 500m². The construction of buildings or associated buildings, including garages, must be contained within the Building Envelope specified for that lot and in accordance with the Profile Diagrams depicted in the Building Envelope plans.

Setbacks

The following setbacks for houses and garages must be met.

General

For lots with building envelopes, the construction of the residence and outbuildings must be contained wholly within the building envelope. Refer to the encroachments section for permissible exceptions.

For all other allotments standard Rescode requirements apply for rear and side setbacks.

The Front Street Setback

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 a minimum distance of 4 metres unless otherwise indicated.

All garages must be setback from the street frontage at least 5.5 metres where there is a footpath located on that side of the street and 5.0 metres where there is no footpath in front of the property.

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.

Side Boundary Setback

The side boundary setback is designated on the specified Building Envelope for each allotment less than 500m².

A building must be set back from a side boundary not less than the distances specified in the Profile Diagrams and shown on the Building Envelopes by a setback identifier code.

Garages may be built to the side boundary if provided for on the Building Envelope and adjacent buildings allow.

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

Side Street Boundary Setback

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

Rear Boundary Setback

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 and 7.0 metres for terrace 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.

Walls on boundaries

Walls and associated parts of a building within 1.0 metres of a boundary are restricted to areas within a Building to Boundary Zone (BBZ). The BBZ spans the length of the side boundary between the front and rear setbacks permitted by this Building Envelope.

Within the BBZ, the following apply:

- Garages within 1.0 metres of a boundary are restricted to a total length of 12 metres
- Only garages are permitted to be built within the BBZ.
- Verandas 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.

Encroachments

Side, Side Street and Rear:

The following may encroach into the specified setback distances by not more than 600mm:

- Porches and verandas;
- Timber Decks less than 0.8 metres high from natural ground;
- Masonry chimneys;
- Screens, but only to the extent needed to protect a neighbouring property from a direct view;
- Water tanks; and
- Heating and cooling equipment and other services.

The following may encroach into the specified setback distances:

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

Front:

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

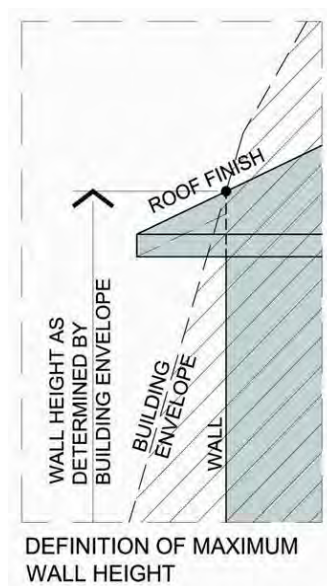
- Porches and verandas;
- Decks and uncovered landings of not more than 2 square metres and less than 0.8 metres high from natural ground; and
- Eaves.

Edge Boundary

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

Building Height

A maximum of two storeys is permitted. The maximum building height is 10m, and the maximum wall height is 7.2m measured from the ground level after the subdivision works are completed.



Timing of Works

Construction of a dwelling must commence within twelve (12) months of settlement of your land lot and construction must be completed within twelve months of work commencing.

Incomplete building works must not be left for more than three months without work being carried out.

Driveways and Vehicle Access

Only one driveway will be permitted for each lot, unless there are special circumstances which will be at the discretion of the DAP.

Driveways from the front lot boundary to the setback of the garage must be fully constructed prior to occupying the dwelling.

The driveway shall be no wider than the total width of the garage with a maximum of 4.0 metres at the front street boundary. A landscape strip of at least 500mm between the boundary and driveway must be included.

Driveways must be constructed of either:

- Natural concrete with exposed aggregate;
- Brick;
- Concrete pavers; or
- Coloured concrete. Coloured concrete is to be limited to grey or black colours.

Brick borders to driveways is allowable.

Plain coloured concrete or stencilled or patterned concrete will not be permitted.

Fencing

No front fencing forward of the front building line will be permitted and the line of any side fencing is to start no less than 1 metre behind the line of the main building line (refer sketch below). This is to enhance the park-like character of the estate. However, rear loaded lots are exempt.

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

All side and rear fences are to be constructed of Colorbond (“Smartascreen” profile with the colour “Teatree”) and be 1.8m nominal height from the ground.

The owner is solely responsible for the maintenance or replacement of fencing between a lot and any adjoining reserve.

If a lot already has a fence or wall being part of a fence or wall erected by the developer, the owner must not remove, damage or disfigure it and must maintain it in good condition.



Landscaping

Front landscaping must be completed within 3 months of the Occupancy Permit being received. A landscape plan of the front yard must be approved by the DAP.

The home owner is required to use the Wattlewood landscape design palettes (attached as Appendix 02) as a guide to creating a landscape solution for the front yard.



The DAP recommends that landscape plans are prepared by suitably qualified persons such as:

Genus Landscape Architects
415 McClelland Drive
Langwarrin 3910
Ph 03 9788 8724

Additional Buildings, Structures and External Fixtures

The design, appearance and external colours and material of all outbuildings should be aesthetically integrated with the house. Non-rendered fibre-cement sheeting must not be used. External plumbing must be out of public view.

The Purchaser is responsible to ensure that any permits or requirements from local Council for outbuildings and structures are met.

Sheds will be permitted only if they are constructed with a muted/earthy tone Colorbond material and restricted in size to 3m x 3m x 3m. No exceptions will be made. Sheds must not be visible from any street boundary.

No caravan, tent or other temporary living shelter of any kind may be placed or erected if visible from any street boundary.

External fixtures must be below the ridgeline of the roof (or inside it), generally unobtrusive to the public view, and must not be visible from the front street elevation. This includes television antennae, clothes lines, garden sheds, rainwater tanks, external hot water services, ducted heating units, air-conditioning units, satellite dishes and similar fixtures.

Incorrect positioning of hot water tanks and air-conditioning plant



Externally mounted spa equipment attached to side boundary walls of any dwelling must be positioned out of public view, be painted in a colour matching the adjoining wall surface and fitted with a noise baffle.

Window Furnishings

Internal window furnishings which can be viewed by the public must be fitted within three (3) months of occupancy. Sheets, blankets or similar materials for which window furnishing is not their primary use are not permitted.

Letterboxes

All residences are to have a letterbox to match the house façade. No prefabricated light weight / pressed metal letterboxes are permitted.

Examples of suitable letterbox styles:



All letterboxes are to be fitted with numbering of no less than 100mm in height. Letterboxes are required to be easily accessible to Australia Post.

Signs

No signs, including “For Sale” signs, may be erected by the Purchaser prior to commencement of house construction. After completion of house construction, no more than one sign may be erected without the prior approval of the Vendor. Approval of the Vendor is required at anytime up to a period of 60 months following the registration of the first staged plan of subdivision.

Builders’ signs may be permitted (up to 600mm x 600mm) during construction. These signs must be removed at the completion of construction or may remain with the Vendor’s written permission.

The Purchaser authorises the Vendor or its agents to enter upon and have access across a lot for the purpose of removing any sign erected without written consent. Such entry and access shall not constitute trespass and the Purchaser shall not make any claim against the Vendor arising from such entry or access.

Maintenance of Lots

The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the material is neatly stored in a suitable sized industrial bin or skip) or public land or allow excessive growth of grass or weeds upon a lot.

The Purchaser shall not place any rubbish or material, including site excavations and building materials on an adjoining lot, or public land, or in any waterway. The Vendor or its agent may enter upon and have access over a lot at any time without creating any liability for trespass or otherwise to remove rubbish or material, maintain, slash or mow a lot and the Purchaser agrees to meet the Vendor’s reasonable costs of doing so.

The Purchaser shall rectify any damage caused to the crossover, footpath and/or nature strip during construction within 30 days of the Occupancy Permit and shall also provide appropriate protection works to avoid such potential damage from occurring.



Energy Rating Assessment

All homes are required to achieve a 6-Star Energy Rating or above as required by current legislation.

An energy rating report is required to be submitted to the DAP along with the required drawings.

Energy Efficiency in the home

Wattlewood supports energy efficiency initiatives by all builders and home owners and will encourage home owners to consider the energy performance of their future home.

Each residence is to have a minimum 2000 litre rain water tank, complete with pump and pump cover and plumbed to toilets.

Flat solar panels are permitted and encouraged as required due to solar efficiency. These can be placed anywhere on the roof area to maximise their efficiency.

For home design that incorporates energy efficiency measures there are many sources of information. The following links may be useful.

<http://www.archicentre.com.au/green-living/sustainable-homes>

<http://www.yourhome.gov.au>

http://www.resourcesmart.vic.gov.au/for_households.html



Checklist

Please complete this checklist and submit to the DAP with your plans for approval to:

WATTLEWOOD DESIGN ASSESSMENT PANEL
c/- Stephan P. Kosa & Associates Pty Ltd
27 Church Street
Hawthorn Vic 3122

dap@kosaarchitects.com.au

Phone Enquiries: 03 9849 2435

Lot No:	
NAME:	
POSTAL ADDRESS: for ALL CORRESPONDENCE	
TELEPHONE (BH):	
EMAIL ADDRESS	
PREFERRED POINT OF CONTACT	
DESIGNER/ARCHITECT:	
BUILDER:	

<u>For DAP Use Only</u>	
Date Submission Received:	
Re-Submission Required:	
Date of notification for resubmission	
Areas of Non-Compliance:	
Date Approval Granted:	



This Checklist will assist in determining whether your house design complies with the Wattlewood 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 (two copies)		
Elevations from four sides at a scale of 1:100 (two copies)		
Roof plan (two copies)		
Site plan at scale of 1:200 showing (two copies) <ul style="list-style-type: none"> - Setbacks from all boundaries - Building envelope - Existing contours - Proposed finished floor levels and site levels - External features including driveways, paths, fencing and outbuildings - Landscaping 		
Schedule of external materials and colours		
Energy Rating/Assessment		

DOES YOUR HOUSE DESIGN COMPLY WITH THE GUIDELINES?

	YES	NO
BUILT FORM:		
ROOF		
Product _____		
Profile _____		
Colour _____		
WALLS		
Material _____		
Colour _____		
TRIM		
Material _____		
Colour _____		
Does your home exceed the minimum floor size required specified in the Guidelines excluding garage?		
What is your floor size (excluding Garage)? _____		

Is your garage situated at least 5.0 metres from the street frontage?		
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 set 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?		



	YES	NO
EXTERNAL CONSIDERATIONS:		
Does your design allow for only one driveway?		
Do you comply 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?		
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 or out of public view?		
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? _____		
Will the landscaping of your front garden be complete within three months of you occupying your house?		

CLIENT CERTIFICATION OF COMPLIANCE WITH WATTLEWOOD ESTATE GUIDELINES AND RESTRICTIONS

We the Applicant for the above lot hereby certify that the documents submitted for Design Approval accord with all requirements as requested under Wattlewood Design Guidelines. We the Applicant agree to take full responsibility for the rectification and cost of such rectification should any breach of Covenant, Restrictive Covenant, and or Design Guideline occur in relation to the above lot. We the Applicant acknowledge our continual obligation to comply with the Design Guidelines. We the Applicant understand that it is our responsibility to ensure that the use and construction of any structure on the above lot conforms entirely with Wattlewood Design Guidelines including Restrictive Covenants and other requirements set out in the contract of sale including, but not limited to, issues relating to retaining walls, exposed plumbing, outbuildings, restrictions on vibrant colours and reflective glazing, site levels, fencing etc.

We are reminded that whilst the Design Assessment Panel will assist in the approval process they will not accept any responsibility, financial or otherwise, and or legal liability for any discrepancies and or breaches of the Design Covenants, Restrictive Covenants & Design Guidelines either prior to, or after Design Approval of the subject Lot. These responsibilities and liabilities will remain with us, the Applicant of the subject lot.

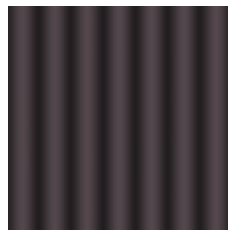
Signature of Applicant (s):

Date:

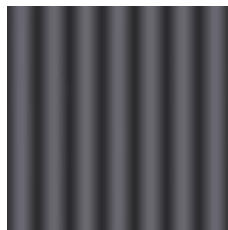
APPENDIX 01 - MATERIAL AND COLOURS PALETTE

Wattlewood colour schemes aim to be reflective of contemporary Australian architecture. The external colour scheme for each home must be presented for the approval by the DAP.

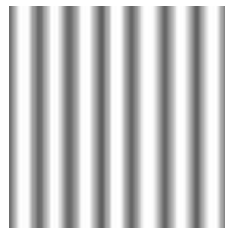
ROOFING - COLORBOND STEEL



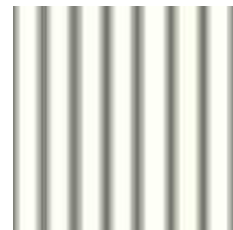
LOFT



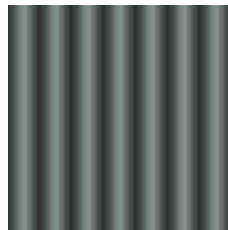
MONUMENT



SHALE GREY



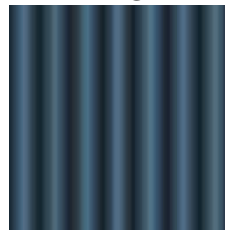
SURFMIST



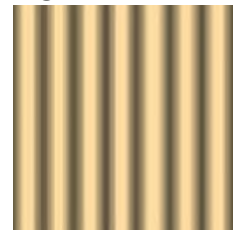
WOODLAND
GREY



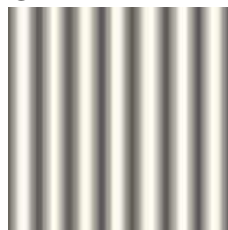
BUSHLAND



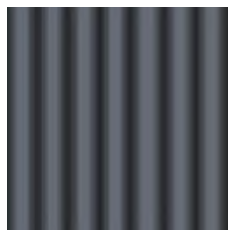
DEEP OCEAN



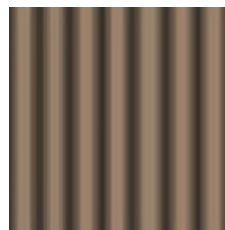
SANDBANK



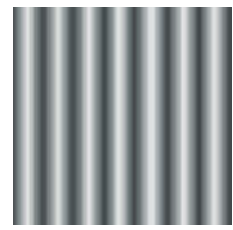
DUNE



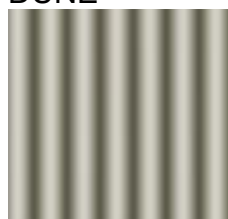
IRONSTONE



JASPER



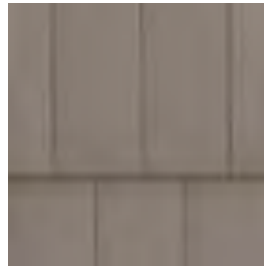
WINDSPRAY



EVENING HAZE

TILED ROOFS

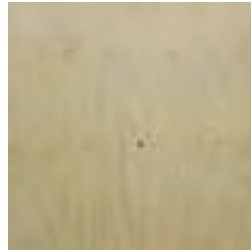
The materials used for roofs are to be limited to matte finish shingle style terracotta, slimline concrete tiles or matte finish powder coated metal roofing.



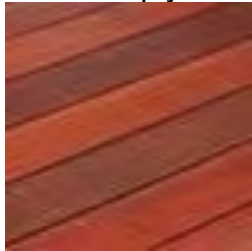
CLADDING



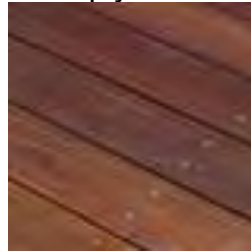
Textured plywood



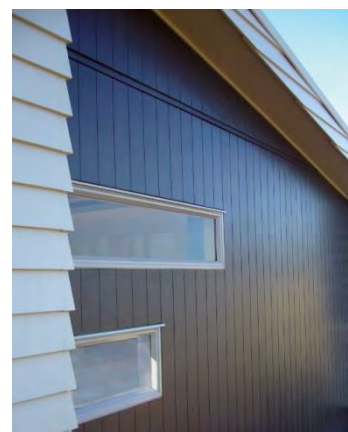
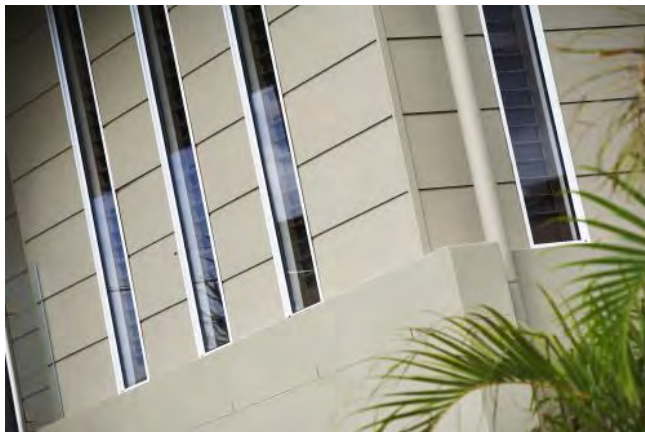
Plain plywood



Timber pannelling



Timber pannelling



Combination of materials – lightweight and cement based products



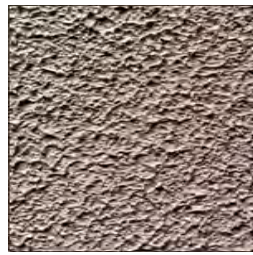
Stone finish



Stone finish



Render



Render/Textured

BRICKS

The following brick colour samples are preferred for use in each external colour scheme.



Note:

All facades must have more than one material. As an example, combinations could include:

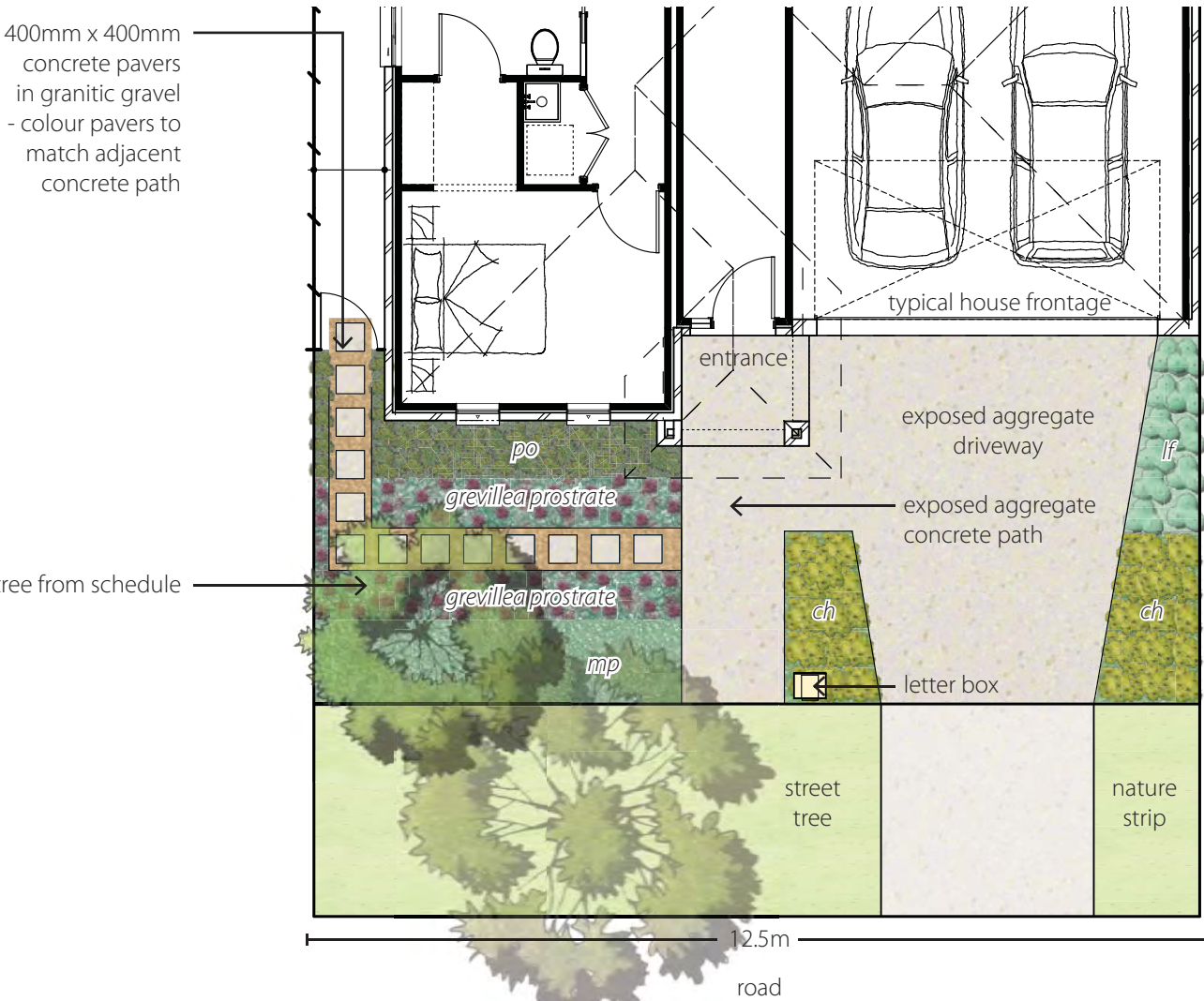
- render and face brickwork; or
- brickwork and an alternate cladding material.

Full render or face brickwork walls to the street frontage is not permitted.

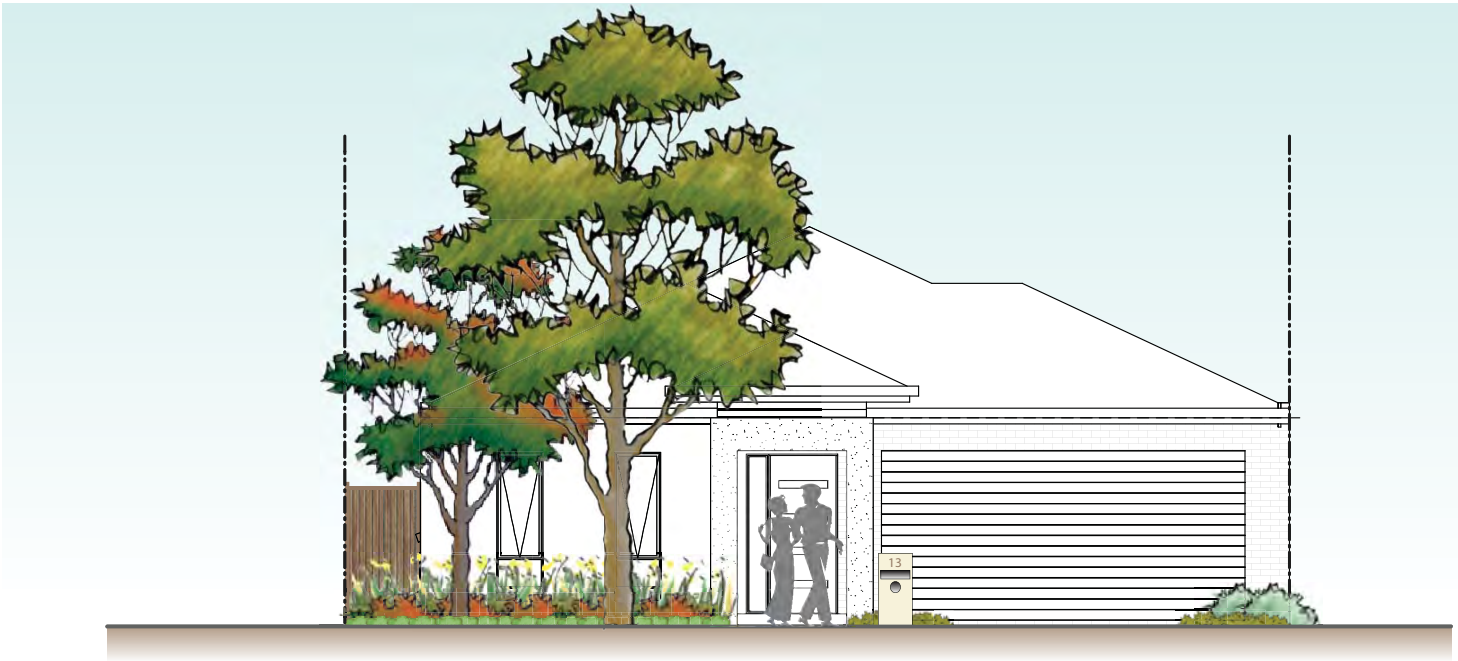


APPENDIX 02 - LANDSCAPE PALETTE

PRIVATE LOT PLANTING TO FRONT YARDS



INDICATIVE PLAN 1:100
Planting arrangements and species shown are indicative only. Species selected should respond to the orientation and width of the individual lot. Front gardens of lots facing north and west will generally receive full / part sun, while those facing south and east will generally receive part sun / shade. Bed widths should respond to the mature size of selected species and / or should not exceed 3.0m wide.



INDICATIVE ELEVATION 1:100

TIPS FOR BIRD ATTRACTING GARDENS

Birds can be a wonderful addition to a garden. They provide interest and movement and can assist with controlling garden pests. To make your garden attractive to birds you will need to provide shelter, food and water.

SHELTER

- Prickly or dense plants provide a safe place for birds to hide from predators such as cats.

FOOD

- Different bird species prefer different food such as nectar, seeds and insects. Providing food sources for a range of birds will add variety to your garden.

WATER

- Consider providing a source of water for birds. A bird bath or a small container of water located close to dense or prickly plants is best as it offers birds with protection also.

Code	Botanical Name	Common Name	Mature Size	Planting Size	Indicative Spacing
Trees					
av	Allocasuarina verticillata	Drooping Sheoke	8.0m x 4.0m	2.2 min. height	As shown
bm	Banksia marginata	Silver Banksia	4.0m x 3.0m	2.2 min. height	As shown
cf	Corymbia ficifolia	Red Flowering Gum	4.0m x 3.0m	2.2 min. height	As shown
Shrubs					
ap	Acacia paradoxa	Hedge Wattle	4.0m high	150mm pot	1 / sq.m
bs	Bursaria spinosa	Sweet Bursaria	3.0m x 3.0m	150mm pot	1 / sq.m
ca	Correa alba	White Correa	1.5m x 1.0m	150mm pot	3 / sq.m
grg	Grevillea 'Robyn Gordon'	Grevillea hybrid	1.0m x 1.0m	150mm pot	2 / sq.m
ke	Kunzea ericoides	Burgan	2.5m x 2.5m	150mm pot	1 / sq.m
lc	Leptospermum continentale	Prickly Tea Tree	2.0m x 2.0m	150mm pot	2 / sq.m
ms	Melaleuca squarrosa	Scented Paperbark	3.0m x 1.5m	150mm pot	2 / sq.m
Groundcovers / Small Shrubs					
abg	Anigozanthos 'Bush Gold'	Kangaroo Paw hybrid	0.8m x 0.4m	150mm pot	6 / sq.m
ch	Chrysocephalum apiculatum	Common Everlasting	0.15m x 0.7m	150mm pot	4 / sq.m
gl	Grevillea lanigera (prostrate)	Prostrate Woolly Grevillea	prostrate 2.0m wide	150mm pot	3 / sq.m
gbr	Grevillea 'Bronze Rambler' (prostrate)	Grevillea hybrid	prostrate 2.0m wide	150mm pot	3 / sq.m
hv	Hardenbergia violacea	Purple Coral Pea	0.15m x 2.0m	150mm pot	3 / sq.m
kp	Kennedia prostrata	Running Postman	prostrate 1.5m wide	150mm pot	3 / sq.m
lb	Leucophyta brownii (dwarf)	Dwarf Cushion Bush	0.4m x 0.4m	150mm pot	6 / sq.m
lf	Lomandra filiformis	Wattle Mat-Rush	0.5m x 0.2m	150mm pot	6 / sq.m
mp	Myoporum parvifolium	Creeping Boobialla	0.1m x 0.5m	150mm pot	4 / sq.m
po	Patersonia occidentalis	Purple-flag	0.4m x 0.4m	150mm pot	6 / sq.m
pl	Poa labillardierei	Tussock Grass	0.8m x 0.8m	150mm pot	4 / sq.m

NOTE - Indicative spacings have been provided as a guide to the number of individual plants you will need to plant in each square metre of garden bed. It is based on the mature size of the species selected. It should be used as a guide only. The size of your chosen species will depend on the sub species selected and climatic conditions. Please refer to the tag on purchased plants for a more accurate indication of plant spacings.

PRIVATE LOT PLANTING PALETTE - BIRD ATTRACTING



INDICATIVE PLAN 1:100
Planting arrangements and species shown are indicative only. Species selected should respond to the orientation and width of the individual lot. Front gardens of lots facing north and west will generally receive full / part sun, while those facing south and east will generally receive part sun / shade. Bed widths should respond to the mature size of selected species and / or should not exceed 3.0m wide.



INDICATIVE ELEVATION 1:100

PRIVATE LOT PLANTING PALETTE - WATER WISE

TIPS FOR WATER WISE GARDENS

- Water is a one of our most precious resources and is essential for human life and environmental health. Conserving water in our gardens is one of the easiest ways we can all help the environment. There are a number of ways you can conserve water in the garden. Some ways include using alternative sources of water, mulching, and planting water wise species.
- Consider installing a rainwater tank to water your garden and reduce water consumption. Other sustainable options for watering your garden include reusing storm water or grey water.
 - Mulch! Mulch helps protect the roots of plants from high temperatures, reduces water evaporation, reduces weed germination and will break down and add nutrients to your soil. For best results ensure mulch levels are maintained at a depth of between 2.5 - 7.5cm.
 - Select species that require little watering. As a general rule of thumb, indigenous or native species will require less water as they are suited to local climatic conditions.

Code	Botanical Name	Common Name	Mature Size	Planting Size	Indicative Spacing
Trees					
bm	Banksia marginata	Silver Banksia	4.0m x 3.0m	2.2 min. height	As shown
cv	Callistemon viminalis	Weeping Bottlebrush	5.0m x 3.0m	2.2 min. height	As shown
ckp	Callistemon 'Kings Park Special'	Bottlebrush hybrid	4.0m x 3.0m	2.2 min. height	As shown
Shrubs					
bs	Bursaria spinosa	Sweet Bursaria	3.0m x 3.0m	150mm pot	1 / sq.m
ca	Correa alba	White Correa	1.5m x 1.0m	150mm pot	3 / sq.m
cr	Correa reflexa	Common Correa	0.8m x 1.0m	150mm pot	3 / sq.m
go	Goodenia ovata	Hop Goodenia	1.5m x 2.0m	150mm pot	3 / sq.m
lc	Leptospermum continentale	Prickly Tea Tree	2.0m x 2.0m	150mm pot	3 / sq.m
ms	Melaleuca squarrosa	Scented Paperbark	3.0m x 1.5m	150mm pot	3 / sq.m
Groundcovers / Small Shrubs					
abg	Anigozanthos 'Bush Gold'	Kangaroo Paw hybrid	0.8m x 0.4m	150mm pot	4 / sq.m
ch	Chrysocephalum apiculatum	Common Everlasting	0.15m x 0.7m	150mm pot	4 / sq.m
di	Dianella revoluta	Black-Anther Flax-Lily	0.5m x 0.8m	150mm pot	4 / sq.m
dc	Disphyma crassifolium	Rounded Noon Flower	prostrate 1.5m wide	150mm pot	3 / sq.m
hv	Hardenbergia violacea	Purple Coral Pea	0.15m x 2.0m	150mm pot	3 / sq.m
kp	Kennedia prostrata	Running Postman	prostrate 1.5m wide	150mm pot	3 / sq.m
lb	Leucophyta brownii (dwarf)	Dwarf Cushion Bush	0.4m x 0.4m	150mm pot	6 / sq.m
lf	Lomandra filiformis	Wattle Mat-Rush	0.5m x 0.2m	150mm pot	6 / sq.m
mp	Myoporum parvifolium	Creeping Boobialla	0.1m x 0.5m	150mm pot	4 / sq.m
po	Patersonia occidentalis	Purple-flag	0.4m x 0.4m	150mm pot	6 / sq.m
pl	Poa labillardierei	Tussock Grass	0.8m x 0.8m	150mm pot	4 / sq.m

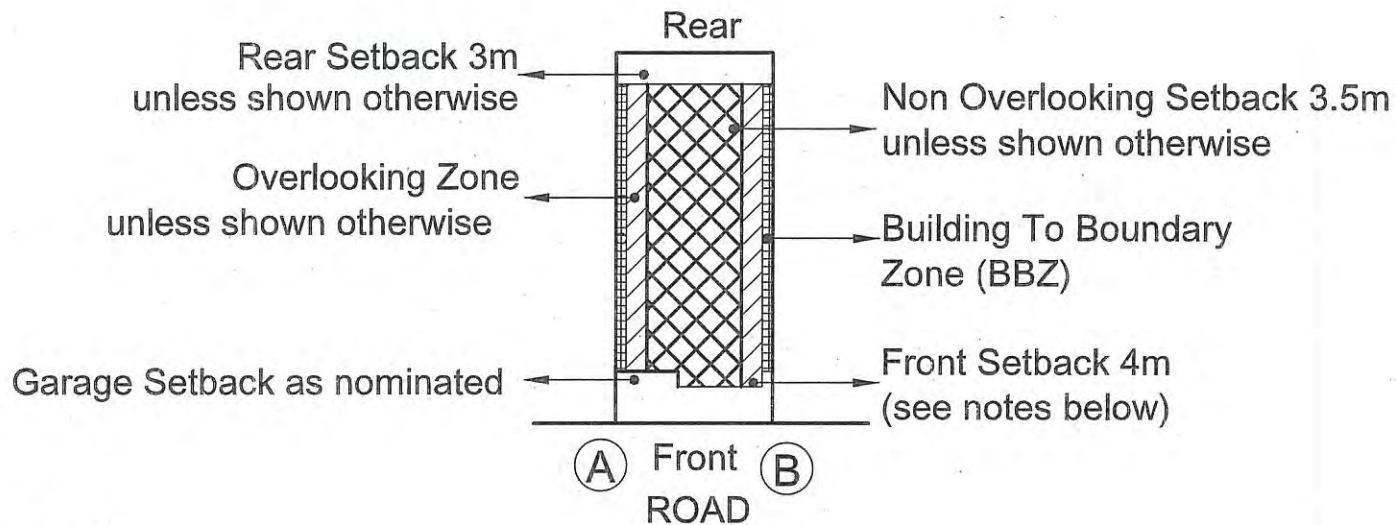
NOTE - Indicative spacings have been provided as a guide to the number of individual plants you will need to plant in each square metre of garden bed. It is based on the mature size of the species selected. It should be used as a guide only. The size of your chosen species will depend on the sub species selected and climatic conditions. Please refer to the tag on purchased plants for a more accurate indication of plant spacings.

APPENDIX 03 - BUILDING ENVELOPES

Legend of Typical Building Envelope Setbacks

For Lots Smaller Than 500m²

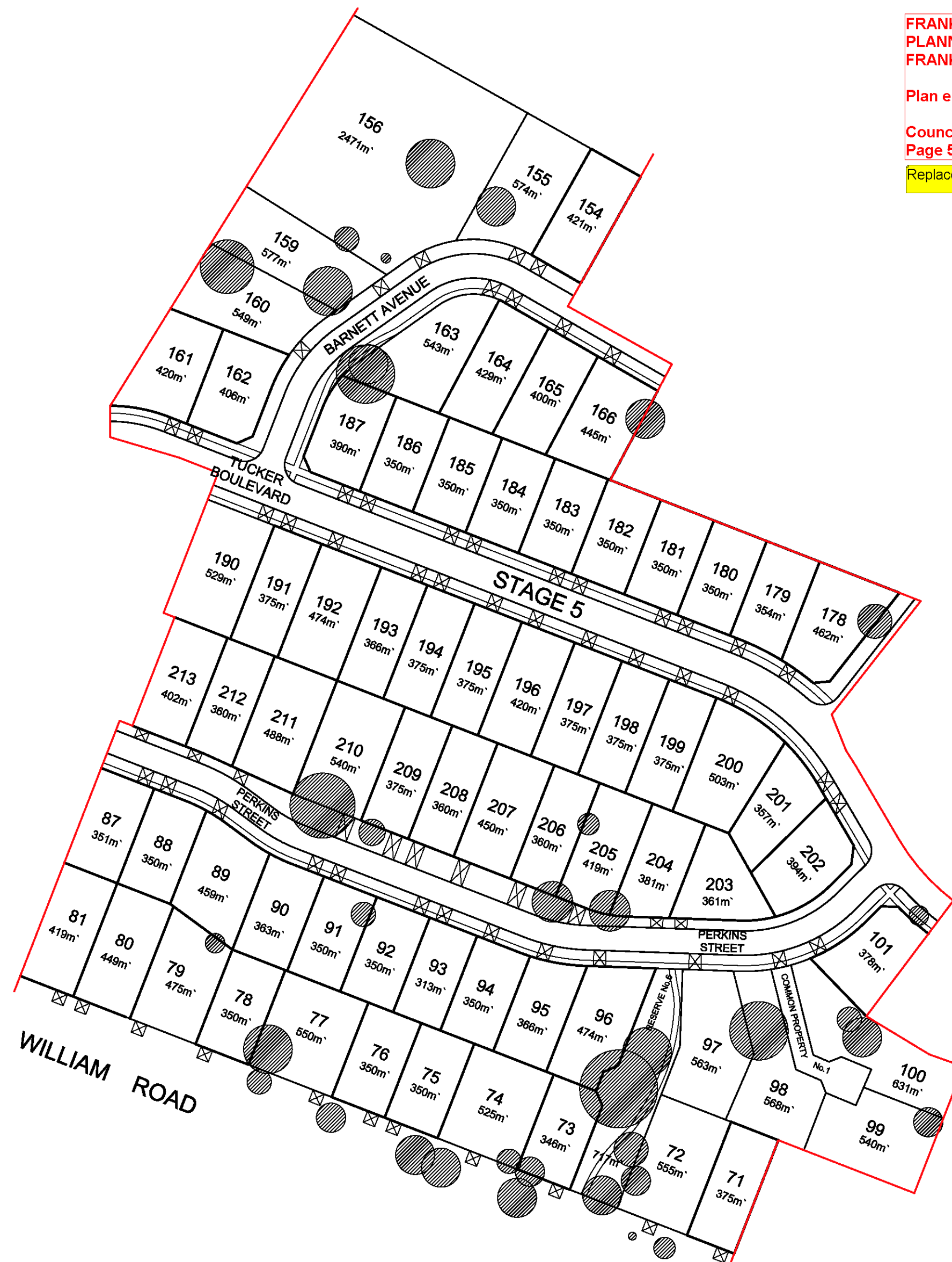
(To be read in conjunction with the Building Envelope Schedule)

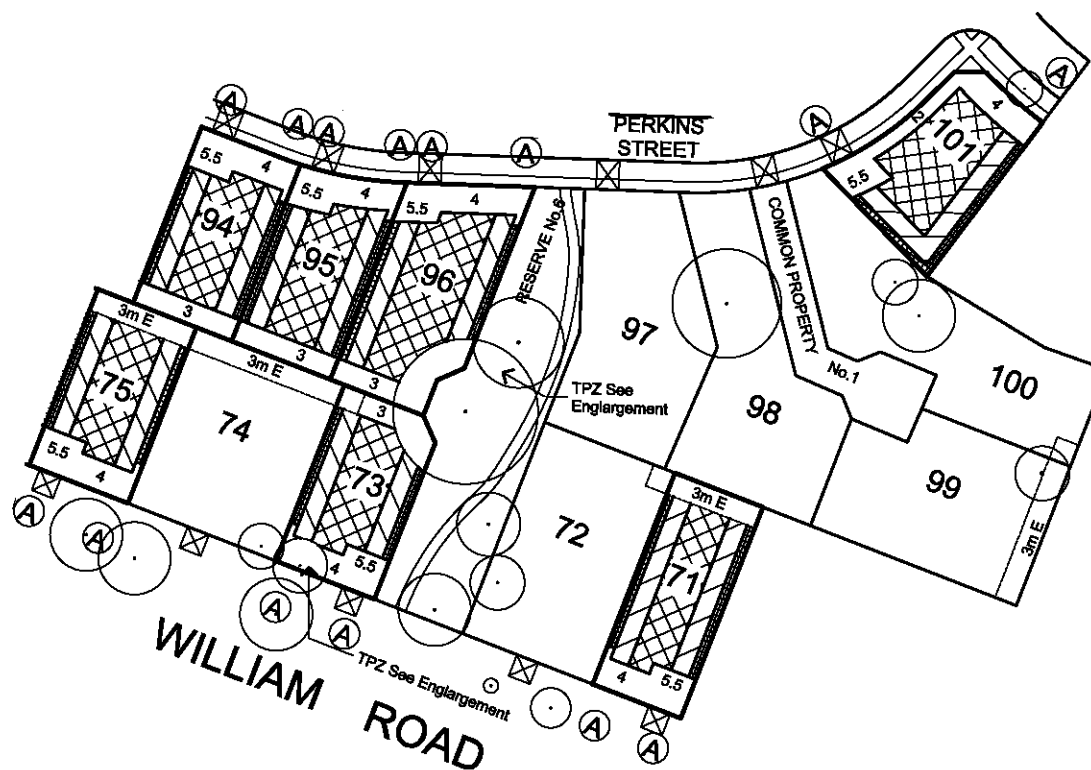
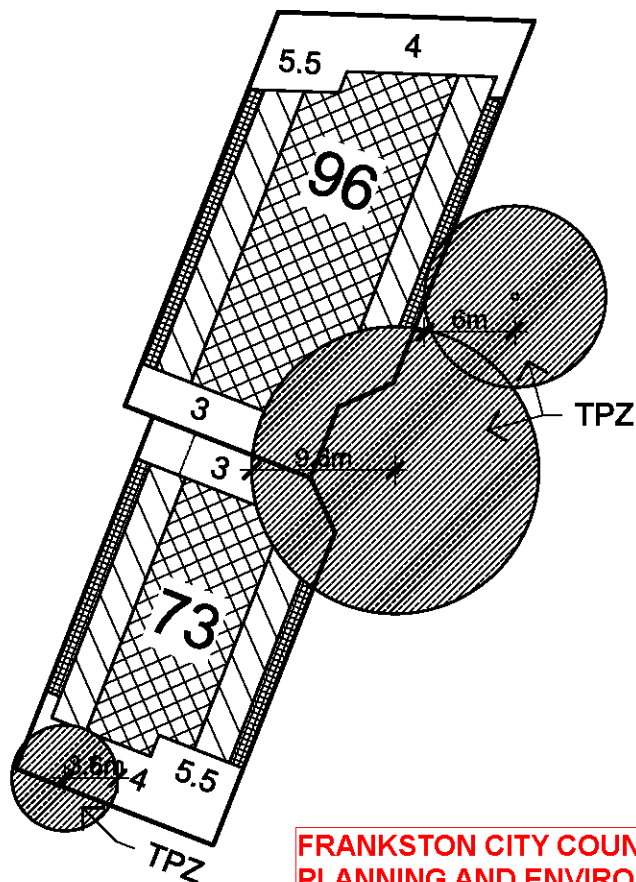


Notes

- The front and side setbacks are measured to the outermost walls of the building.
- The garage must be set back from the front boundary as nominated on envelope plan.
- Only garages are permitted to be built within the BBZ and are restricted to a maximum length of 12 meters.
- Garage walls less than 1.0m from the boundary must be within 150mm of the boundary
- The setback to a side street boundary for a corner lot is 2 meters.
- The profile types (A) (B) (E) (G) (H) (J) (T) are defined in the Section 173 agreement, or noted as a Restriction on Title
- **No building or works are to be undertaken within any specified Tree Protection Zone (TPZ), unless the proposed encroachment is less than 10% of the area of the Tree Protection Zone and is outside the Structural Root Zone (SRZ). If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ the project Arborist must demonstrate that the tree (s) would remain viable. Refer to AS 4970-2009 Clause 3.3 Protection of trees on development sites.**

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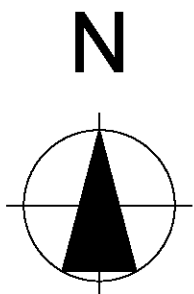


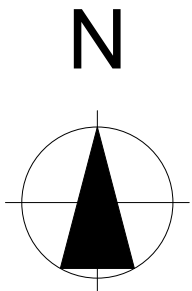
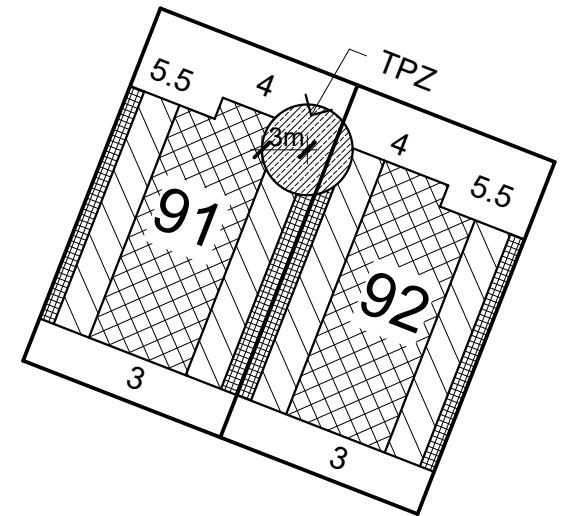
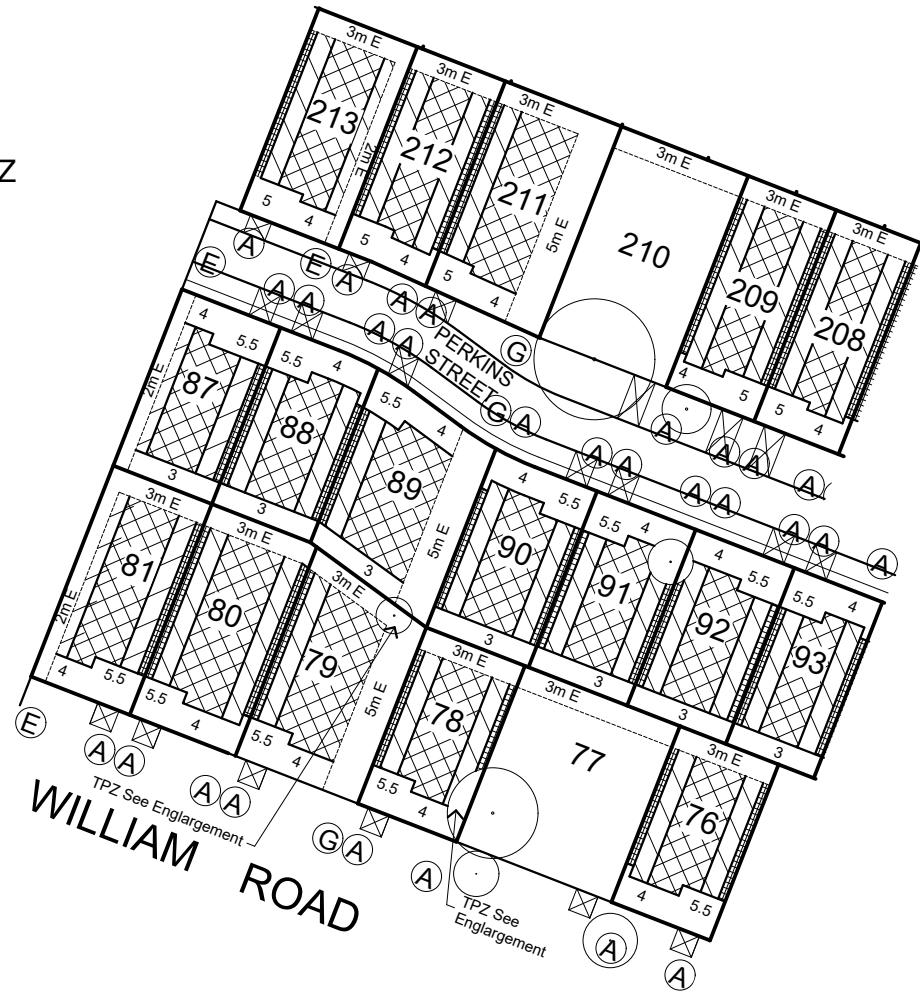
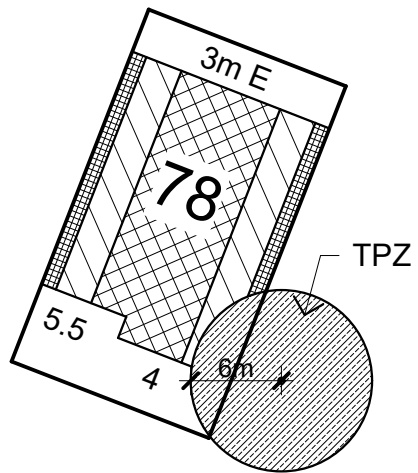
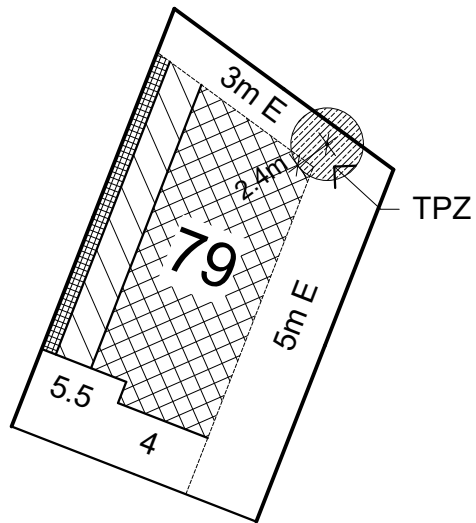
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Replaces Sheet 16 of 27, endorsed on 13/12/2013



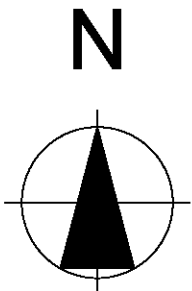
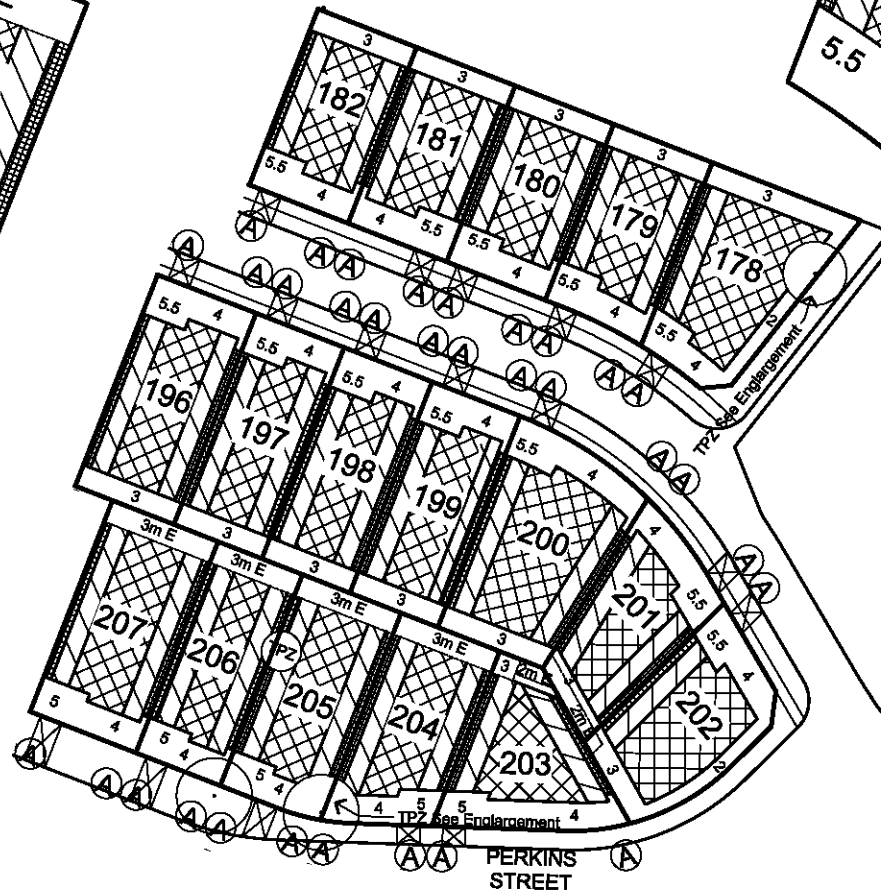
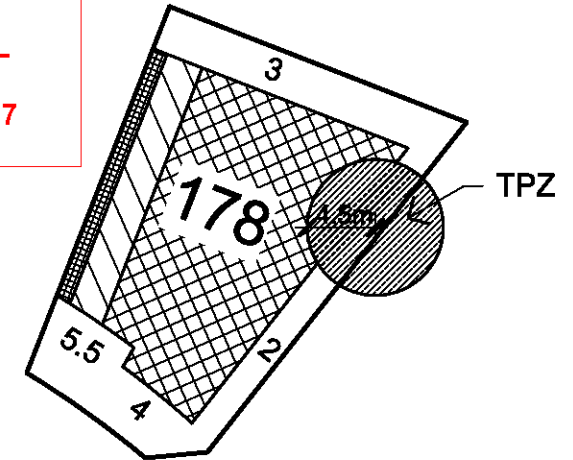
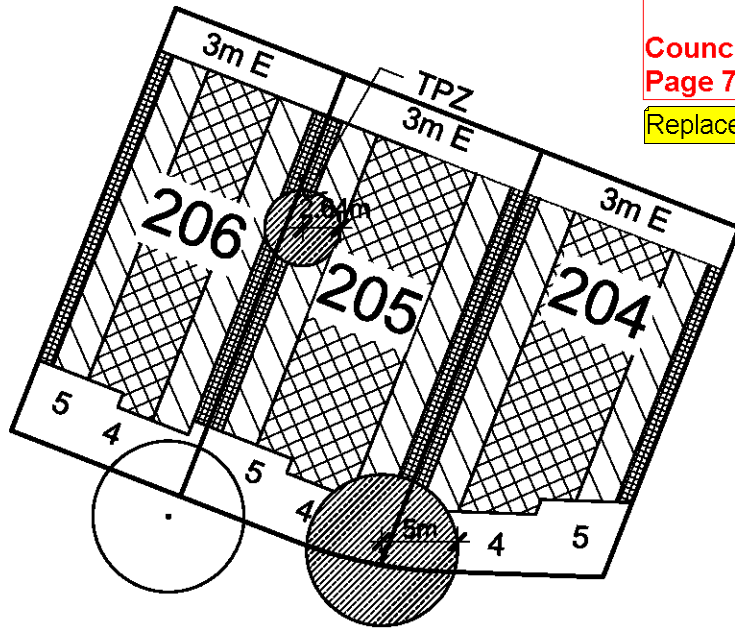


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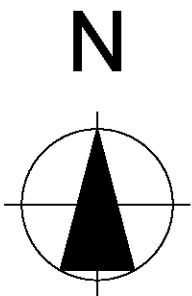
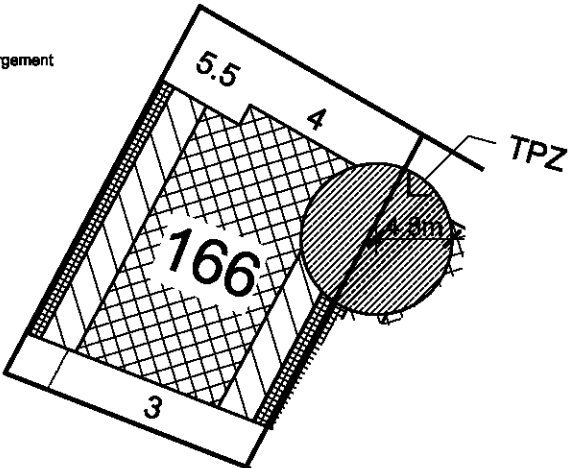
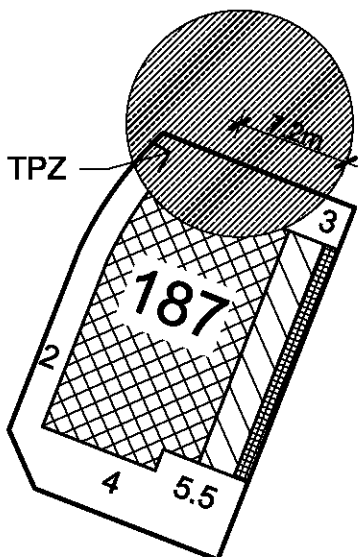
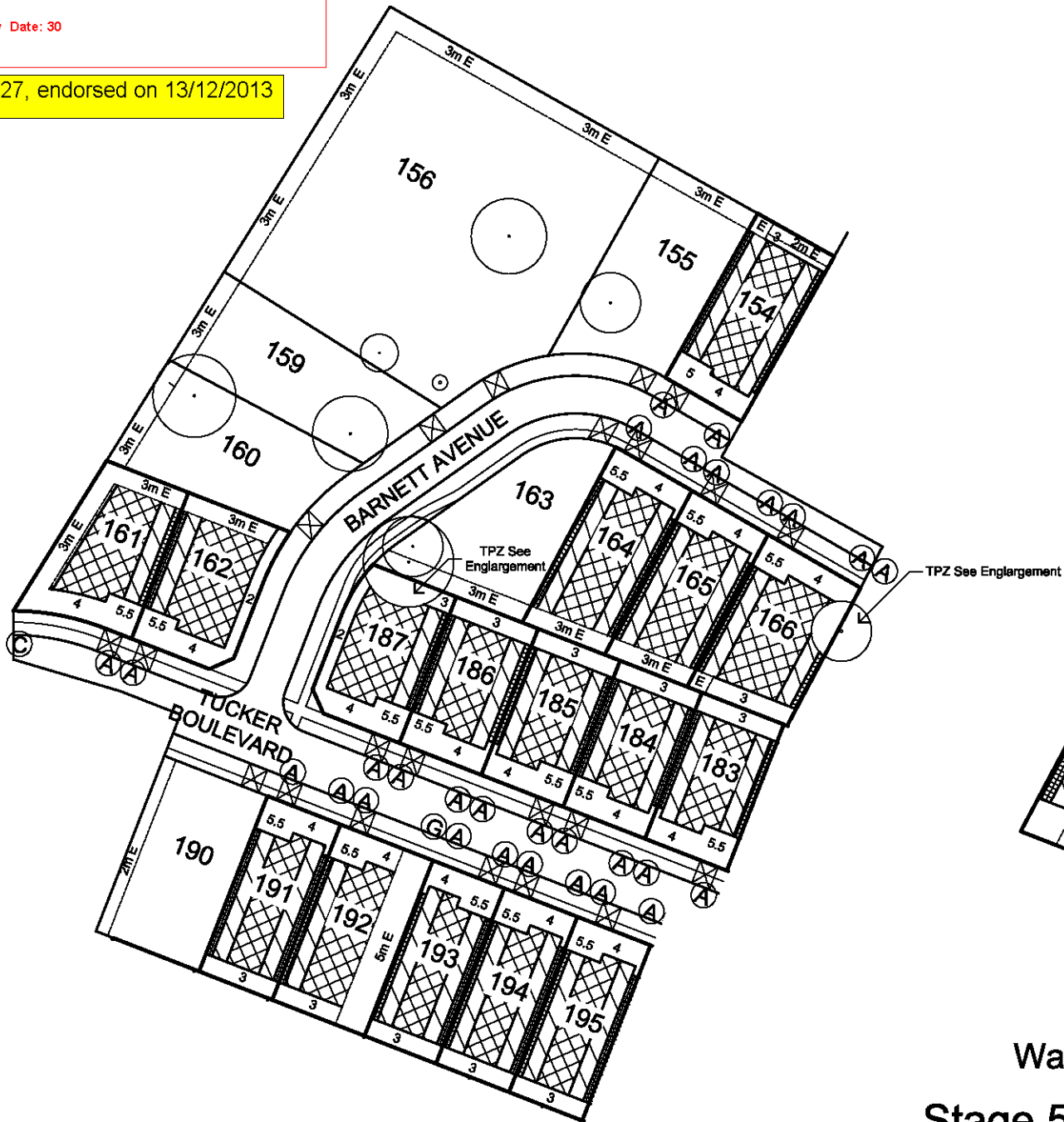
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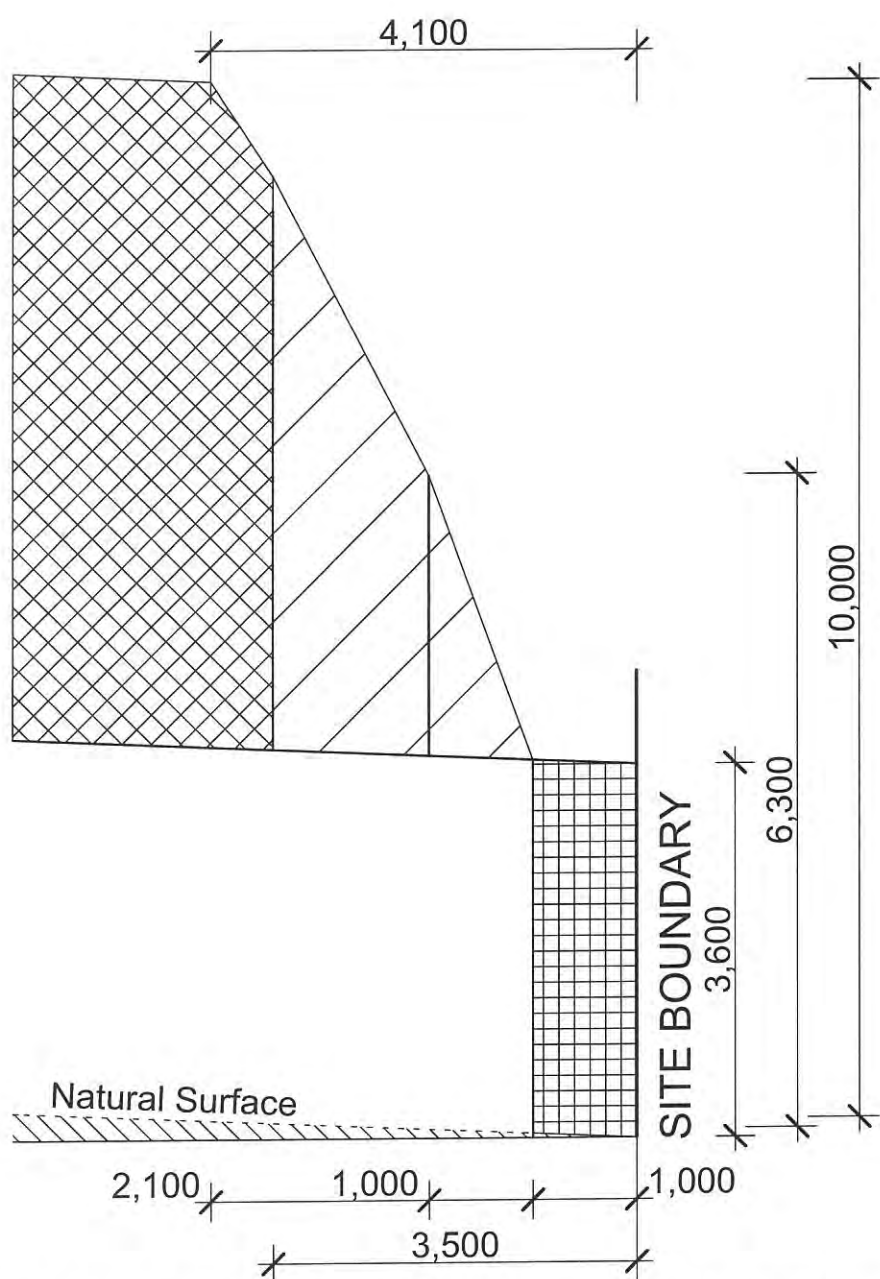
Council Delegate: Michael Churilov Date: 30 August 2017
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Replaces Sheet 18 of 27, endorsed on 13/12/2013

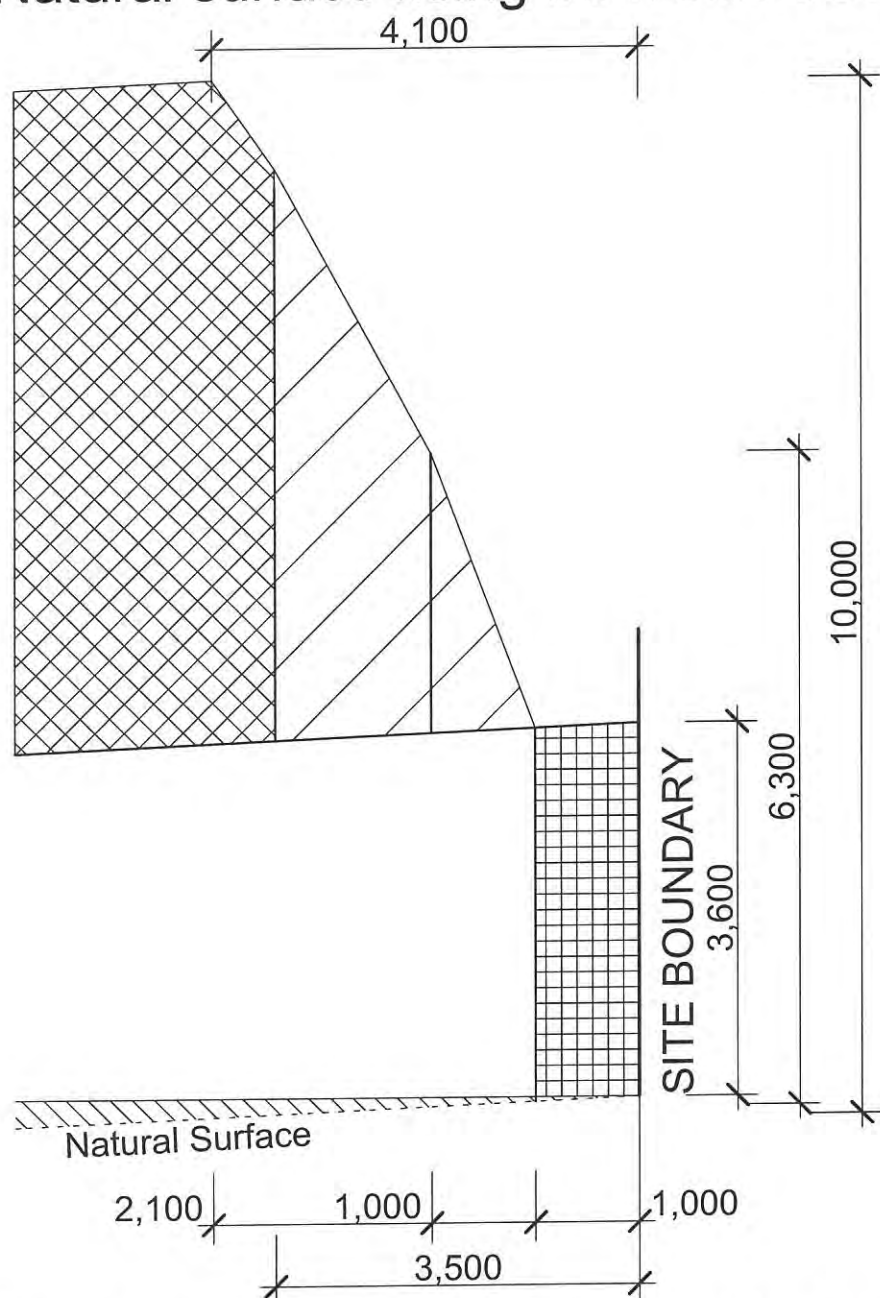


Replaces Sheet 19 of 27, endorsed on 13/12/2013





Natural surface rising from side boundary



Natural surface falling from side boundary

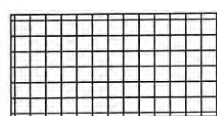
PROFILE A

NORTH, EAST OR WEST BOUNDARY

SINGLE STOREY BUILDING ENVELOPE HATCH TYPES



Single Storey Building Envelope
(wall height not exceeding 3.6m)



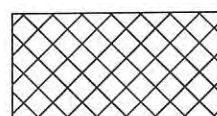
Building To Boundary BBZ
Single Storey Building Envelope
(wall height not exceeding 3.6m)

DOUBLE STOREY BUILDING ENVELOPE HATCH TYPES



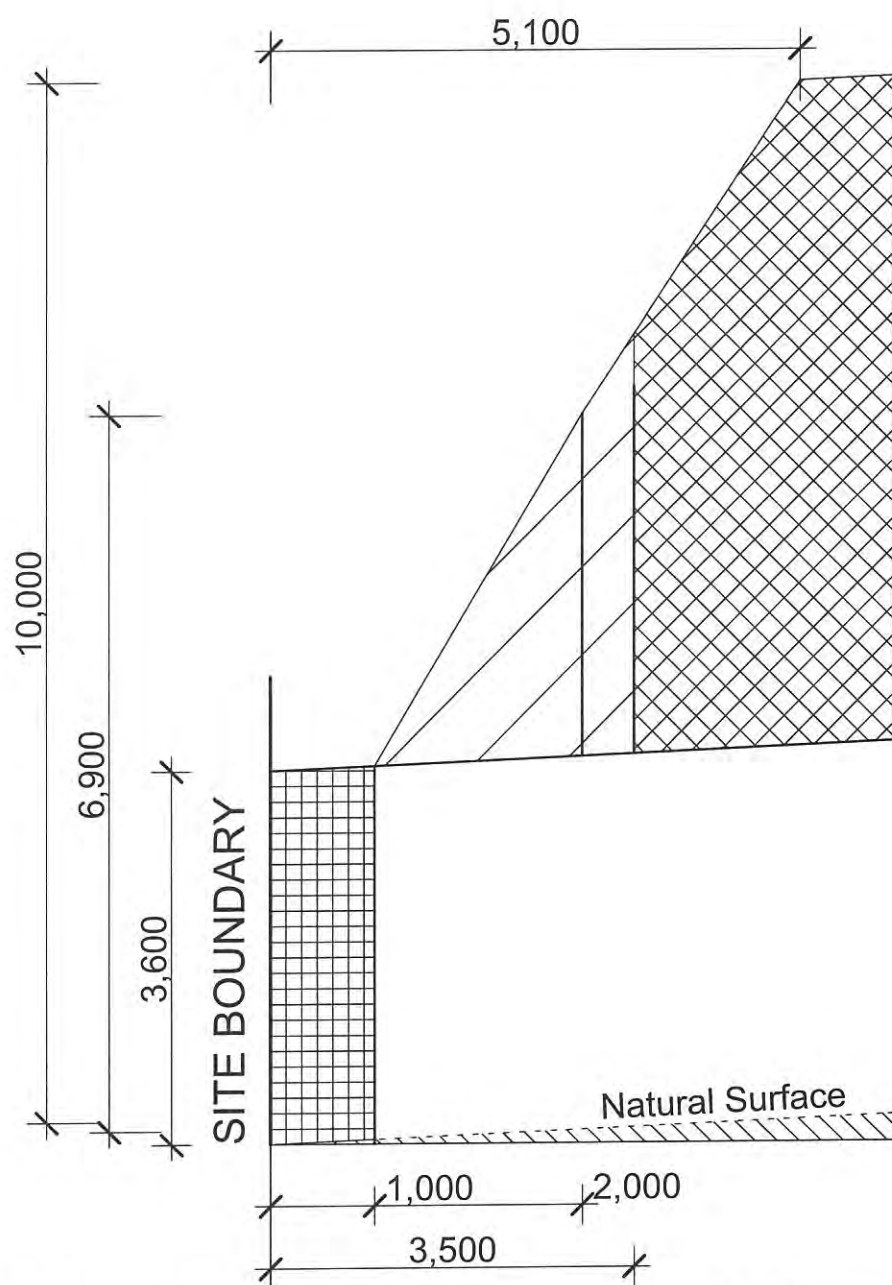
Overlooking Zone

Habitable room windows or raised open spaces are a source of overlooking



Non Overlooking Zone

Habitable room windows or raised open spaces are not a source of overlooking



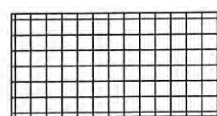
PROFILE B

SOUTH BOUNDARY

SINGLE STOREY BUILDING ENVELOPE HATCH TYPES

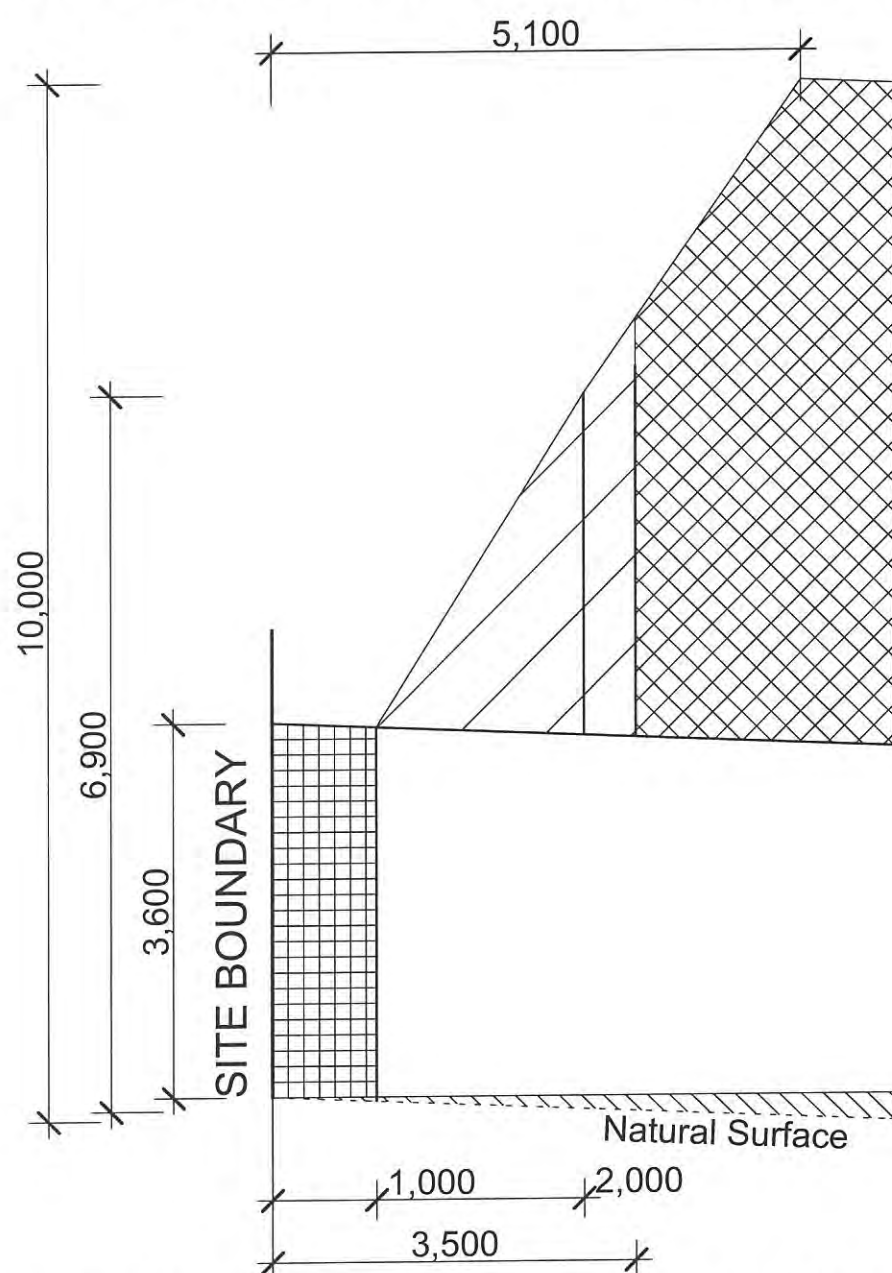


Single Storey Building Envelope
(wall height not exceeding 3.6m)

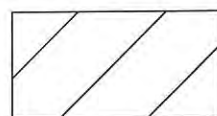


Building To Boundary BBZ
Single Storey Building Envelope
(wall height not exceeding 3.6m)

Natural surface rising from side boundary



DOUBLE STOREY BUILDING ENVELOPE HATCH TYPES



Overlooking Zone

Habitable room windows or raised open spaces are a source of overlooking



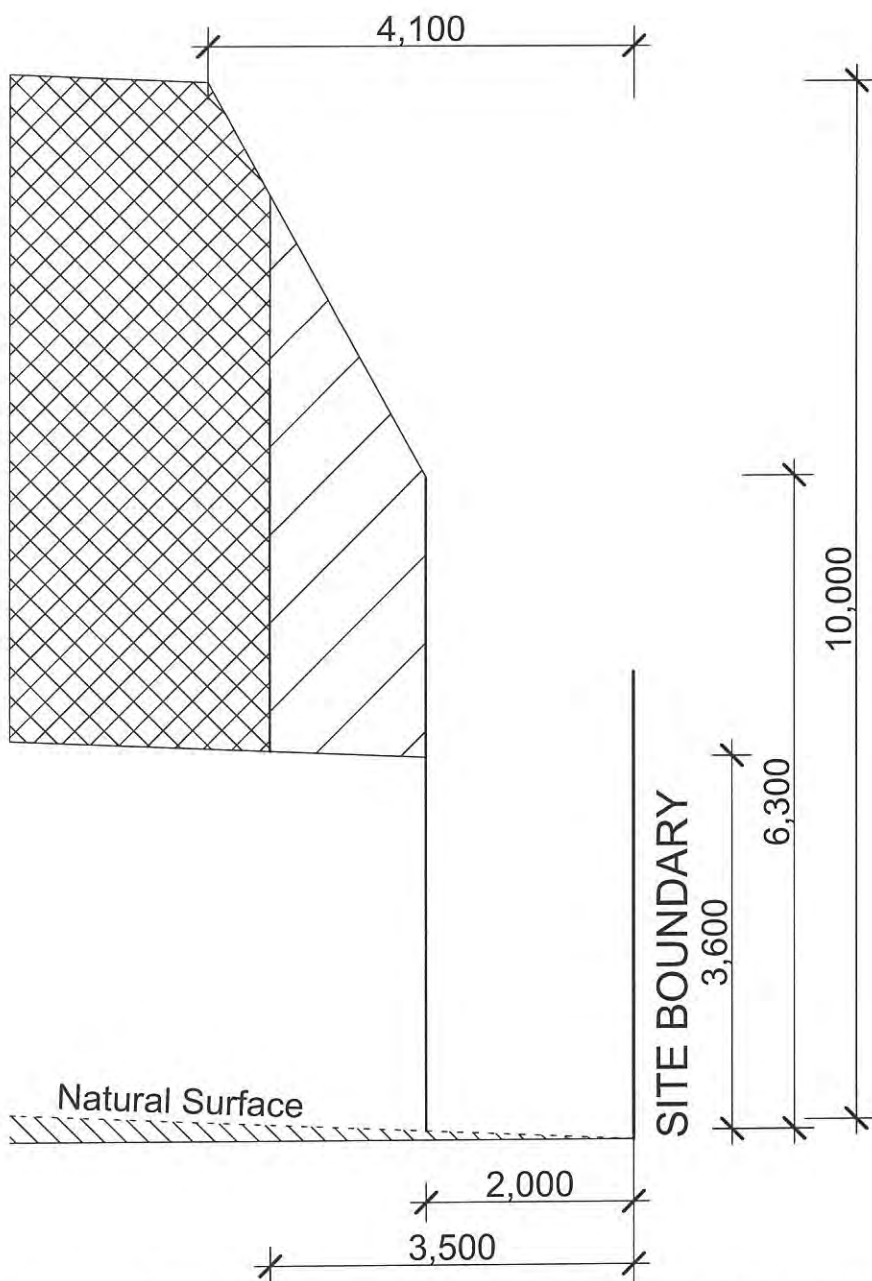
Non Overlooking Zone

Habitable room windows or raised open spaces are not a source of overlooking

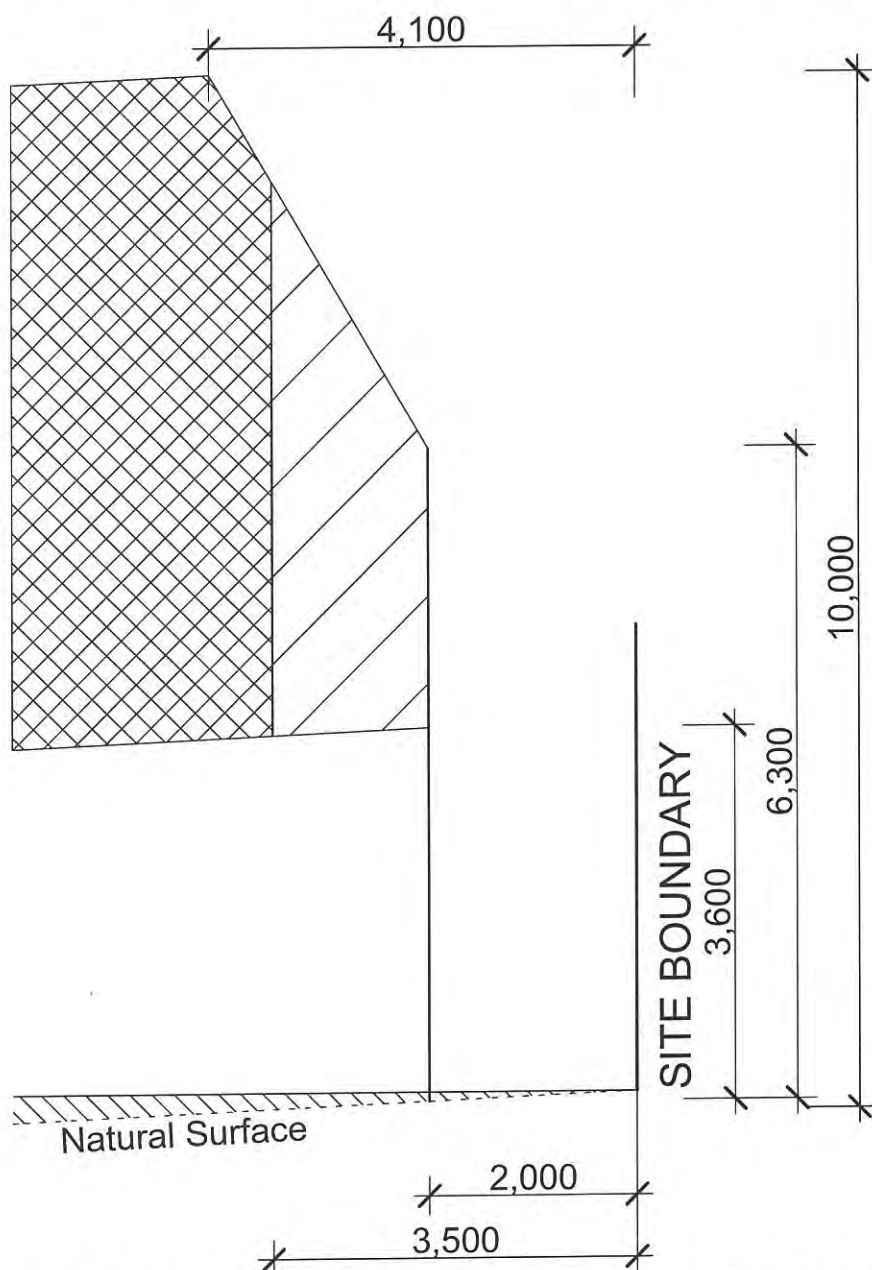
Natural surface falling from side boundary

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Version 5



Natural surface rising from side boundary



Natural surface falling from side boundary

PROFILE E

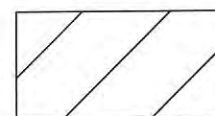
NORTH, EAST OR WEST BOUNDARY

SINGLE STOREY BUILDING ENVELOPE HATCH TYPES



Single Storey Building Envelope
(wall height not exceeding 3.6m)

DOUBLE STOREY BUILDING ENVELOPE HATCH TYPES



Overlooking Zone

Habitable room windows or raised open spaces are a source of overlooking

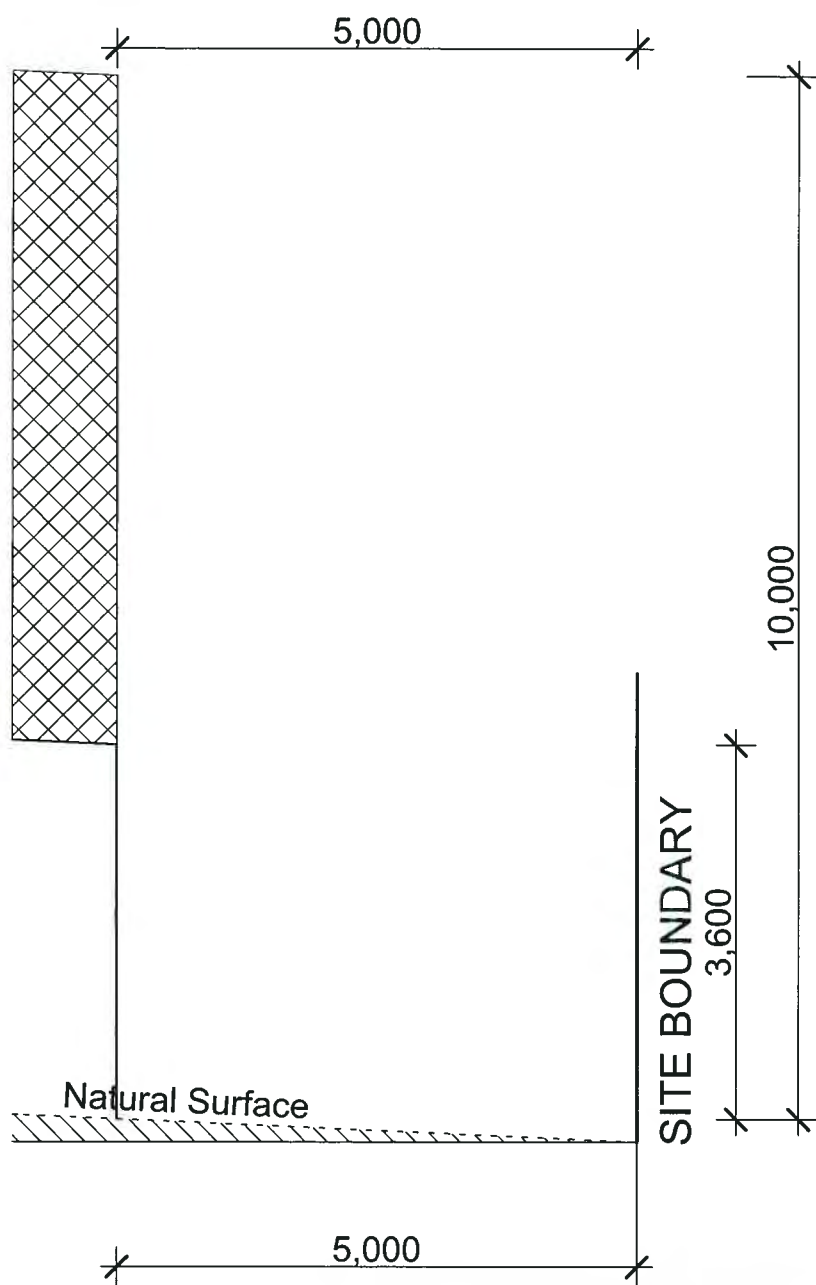


Non Overlooking Zone

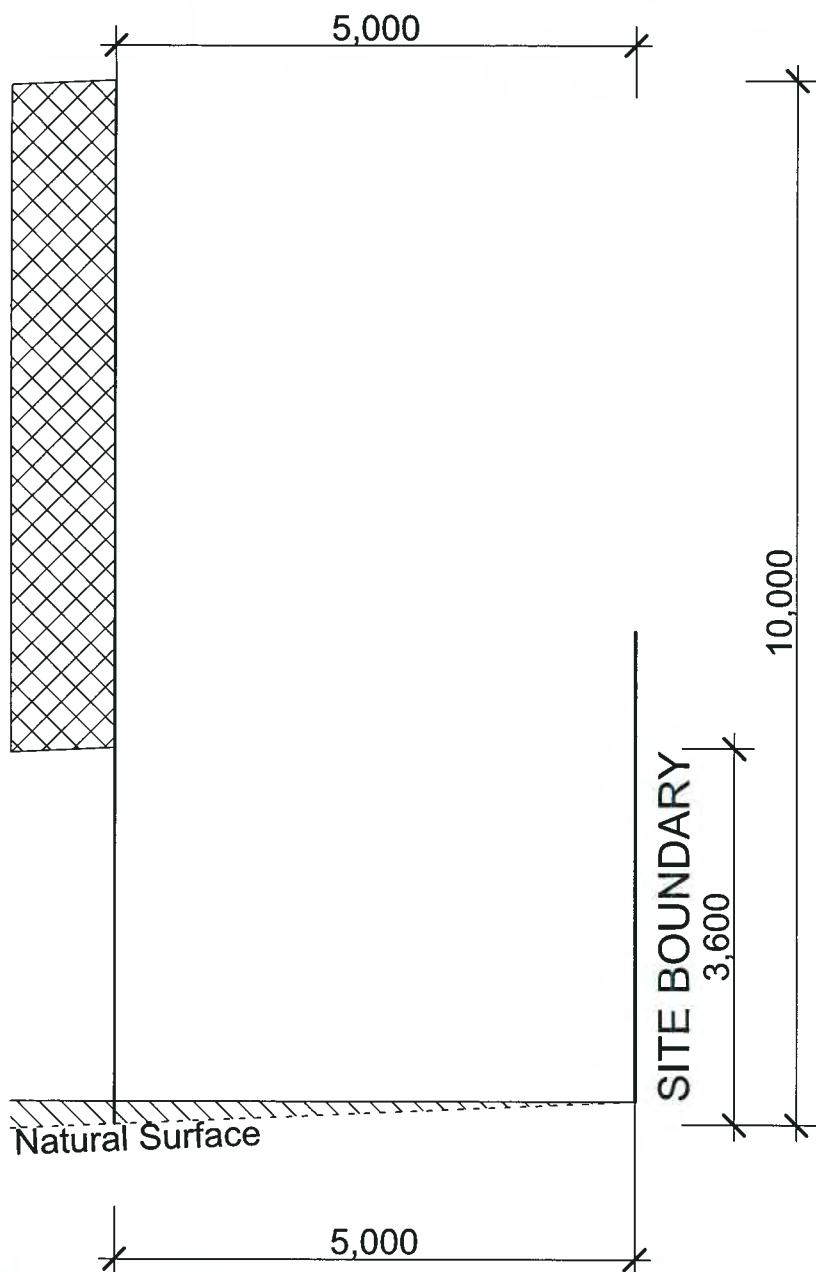
Habitable room windows or raised open spaces are not a source of overlooking

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Natural surface rising from side boundary



Natural surface falling from side boundary

PROFILE G

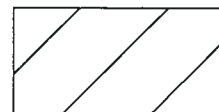
NORTH, EAST OR WEST BOUNDARY

SINGLE STOREY BUILDING ENVELOPE HATCH TYPES



Single Storey Building Envelope
(wall height not exceeding 3.6m)

DOUBLE STOREY BUILDING ENVELOPE HATCH TYPES



Overlooking Zone
Habitable room windows or
raised open spaces are a source
of overlooking



Non Overlooking Zone
Habitable room windows or
raised open spaces are not a
source of overlooking

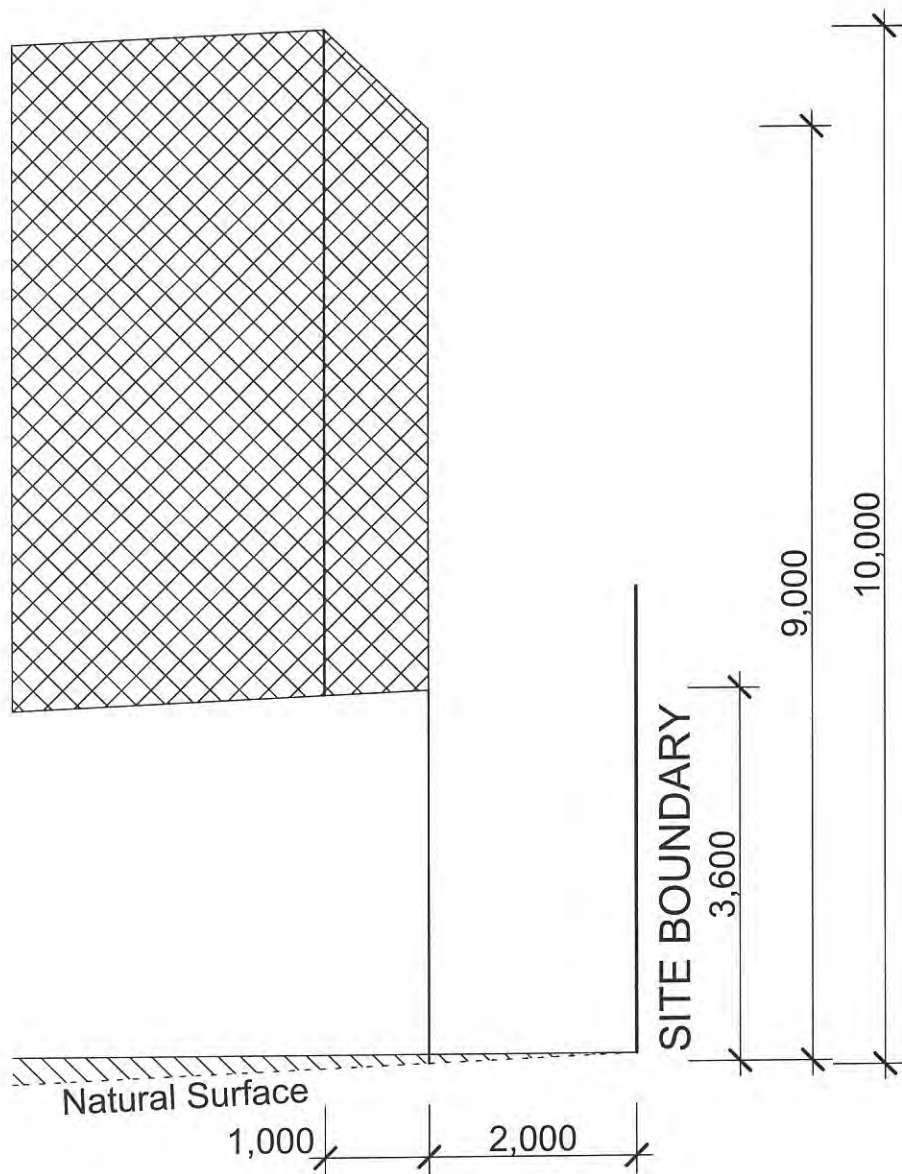
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15 DEC 2015
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PROFILE H

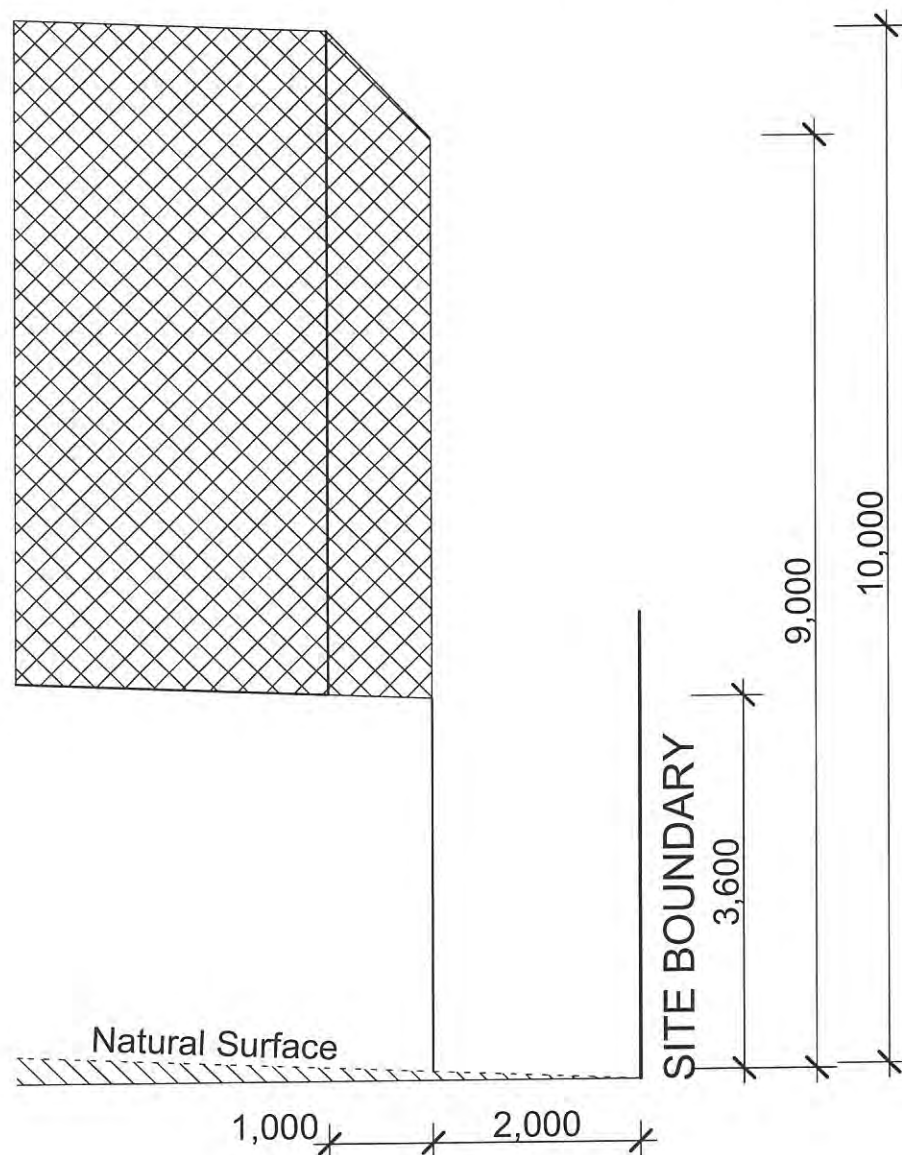
NORTH, EAST OR WEST BOUNDARY

SINGLE STOREY BUILDING ENVELOPE HATCH TYPES

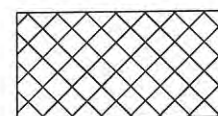


Single Storey Building Envelope
(wall height not exceeding 3.6m)

Natural surface rising from side boundary



DOUBLE STOREY BUILDING ENVELOPE HATCH TYPES

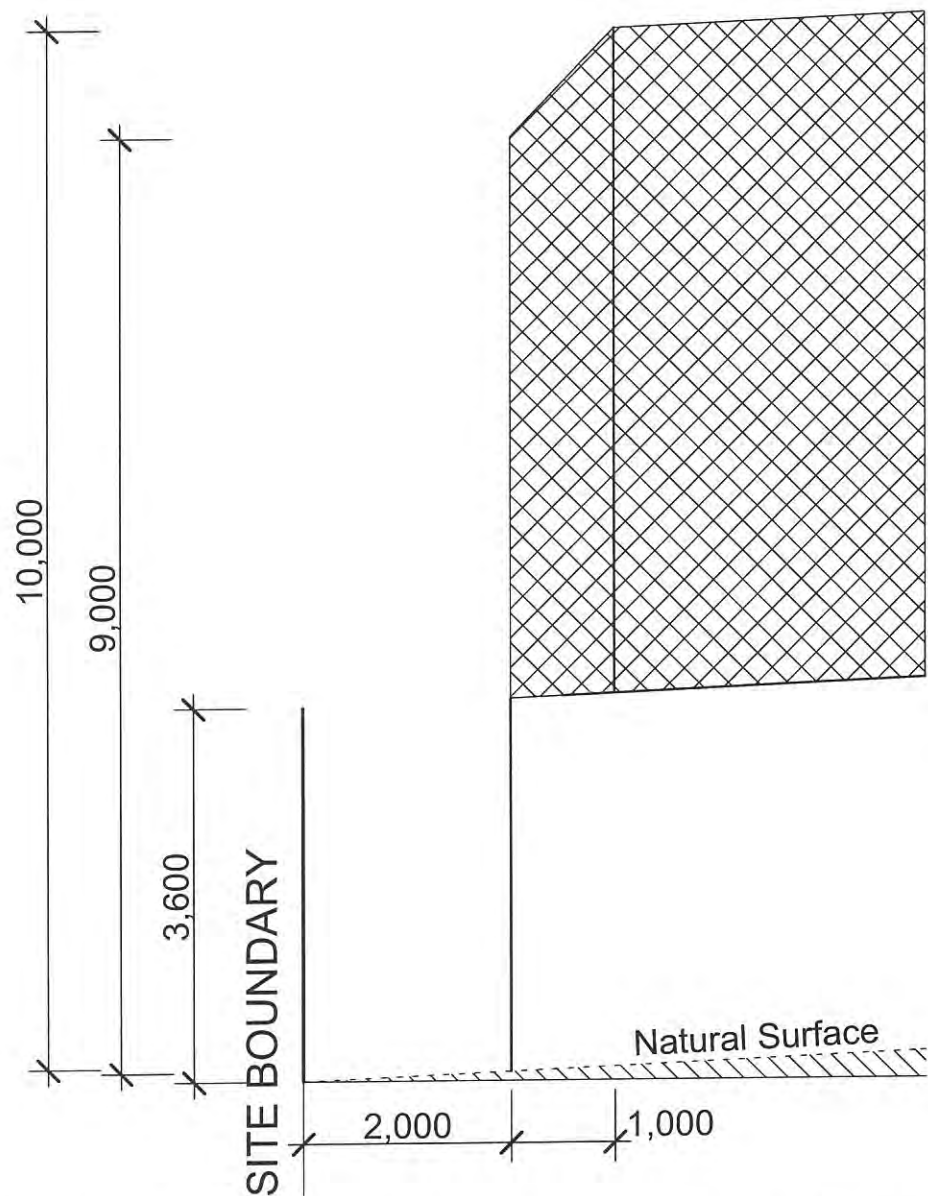


Non Overlooking Zone
Habitable room windows or
raised open spaces are not a
source of overlooking

Natural surface falling from side boundary

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PROFILE J

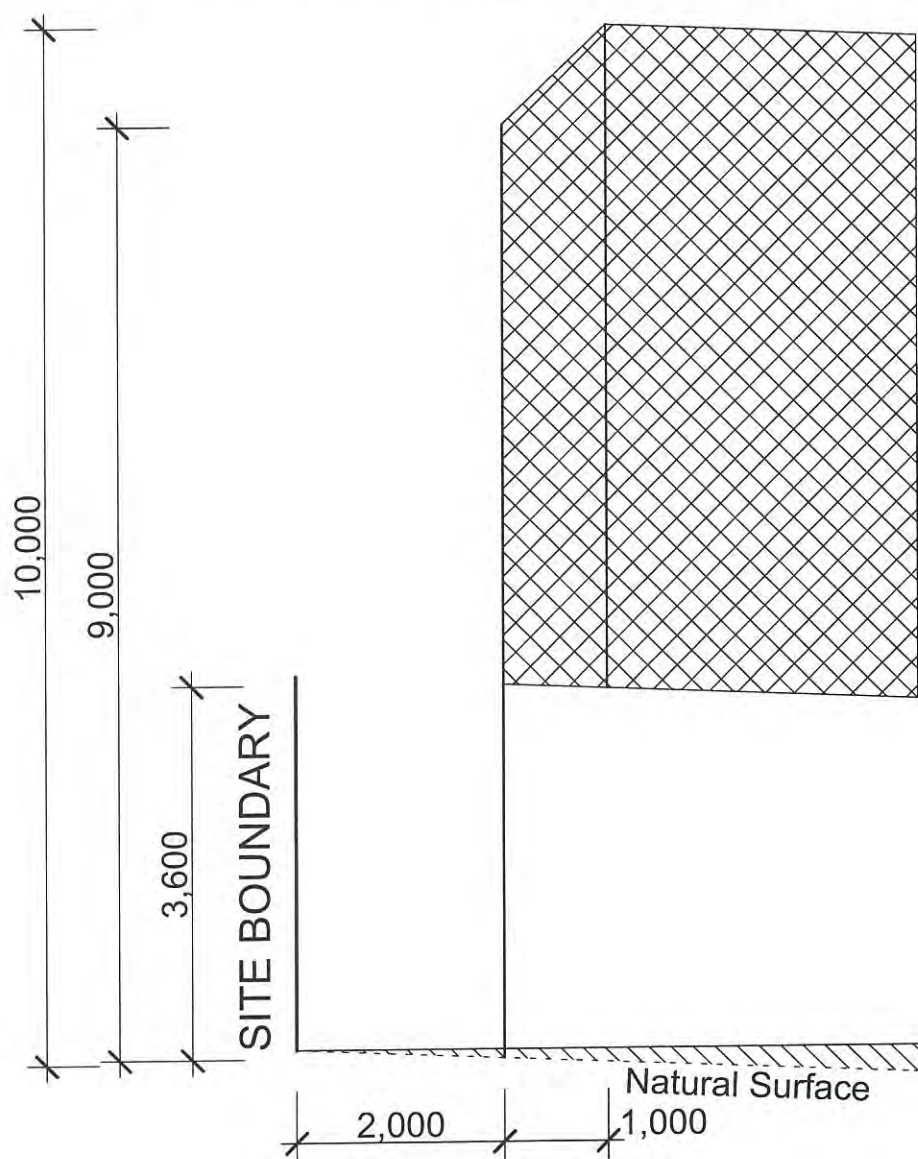
SOUTH BOUNDARY

SINGLE STOREY BUILDING ENVELOPE HATCH TYPES



Single Storey Building Envelope
(wall height not exceeding 3.6m)

Natural surface rising from side boundary



DOUBLE STOREY BUILDING ENVELOPE HATCH TYPES



Non Overlooking Zone
Habitable room windows or raised open spaces are not a source of overlooking

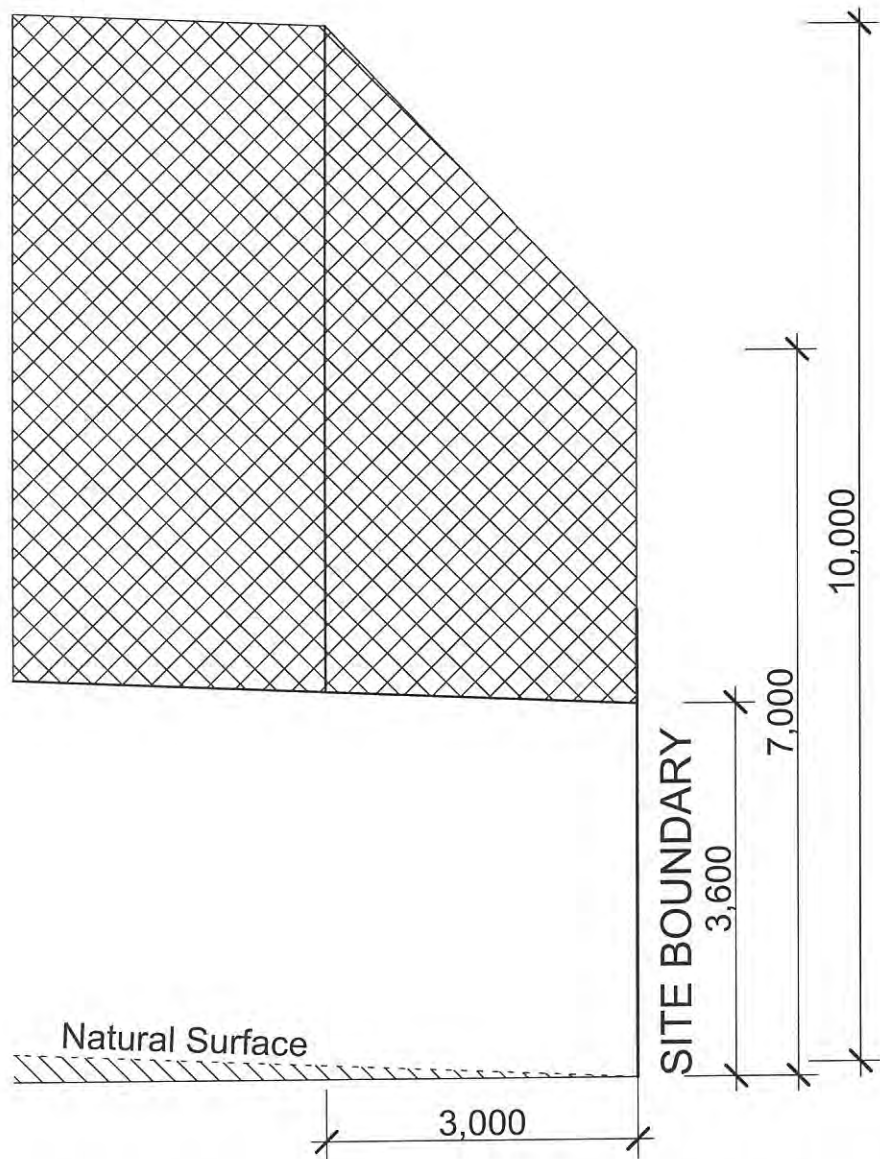
Natural surface falling from side boundary

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FRANKSTON PLANNING SCHEME
Plan endorsed as part of Planning Permit No. 67/2018/P
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Version 5

PROFILE T

NORTH, EAST OR WEST BOUNDARY

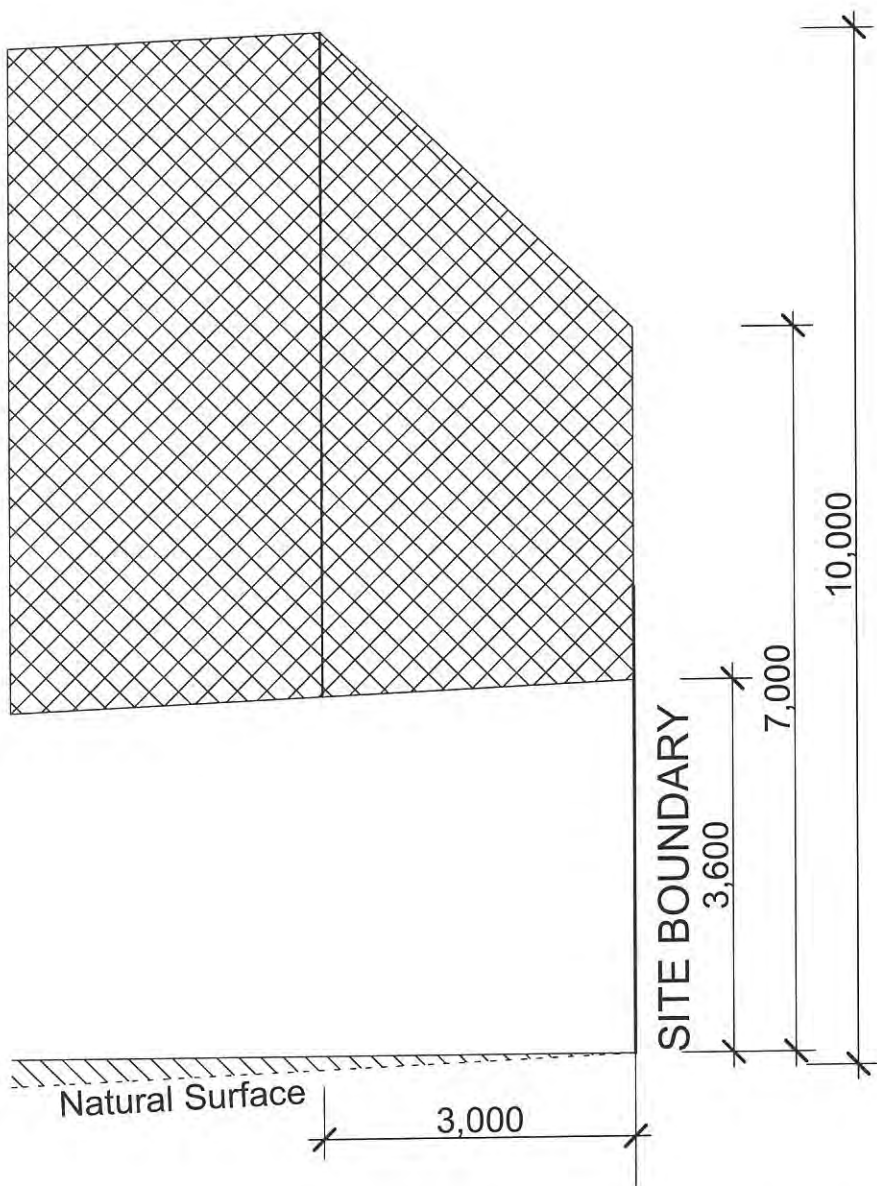


SINGLE STOREY BUILDING ENVELOPE HATCH TYPES

Single Storey Building Envelope (wall height not exceeding 3.6m)

Natural surface rising from side boundary

DOUBLE STOREY BUILDING ENVELOPE HATCH TYPES



Non Overlooking Zone
Habitable room windows or raised open spaces are not a source of overlooking

Natural surface falling from side boundary

FRANKSTON CITY COUNCIL
PLANNING AND ENVIRONMENT ACT 1987
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