



Alarah

DESIGN HANDBOOK

**ALARAH
STAGE 6**

Last Updated January 23 2015
Applicable to Alarah East Stage 1 (Alarah Stage 6)
Version 1.



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1.0 Overview

The 'Design Handbook' has been produced by the Wolfdene Design Review Committee (WDRC) to protect the investment of our purchasers and achieve the optimum image for the project.

Architects, builders and landscapers play an essential role in bringing Wolfdene's developments to life and helping us realise our community vision.

The advice provided to purchasers and the choices they make will define the character of the streets and contribute to the legacy of the neighbourhood as a whole.

The information contained in this document has been developed to ensure all stakeholders act in the best interests of the community during the design and build process.

2.0 Utilising the Design Handbook

The Alarah East Stage 1 Design Handbook contains specific requirements and recommendations to assist with the design of your home and outdoor areas.

The handbook is divided into three sections, which contain mandatory requirements that must be incorporated into the design in order to attain approval for your home from the Wolfdene Design Review Committee.

Each design element has a specific purpose which is outlined at the beginning of each section, known as the **Design Intent**.

Extending from the intent are a number of mandatory requirements (**Design Standards**) that support the vision for this neighbourhood and additional helpful building/landscape tips in the form of **Recommendations**. An example has been provided below.

DESIGN INTENT

To help owners understand the purpose of each design element, we have provided a brief description. This should be used as a general guide for the design of your new home and landscaping.

DESIGN STANDARDS

1.1.1	These are mandatory design and construction controls which must be complied with to receive approval from WDRC prior to commencing construction of Your home.
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RECOMMENDATIONS

- These are guides to design and construction that have been developed by our design team to help you achieve the most comfortable, attractive and sustainable housing and landscape solutions.

The WDRC is here to assist you and your builder through the Design Standard requirements.

We recommend that during the initial stages of design that you contact Wolfdene Design Review Committee to discuss the Design Handbook.

3.0 Design Assessment Process

Before commencing construction, the Wolfdene Design Review Committee (WDRC) will assess building and landscaping plans to ensure that they conform to the Design Standards identified in the Alarah Design Handbook.

The Design Approval Checklist must be submitted along with floorplans and elevations to the WDRC. If the design complies, you will be notified by the WDRC of your application approval.

However, if an application is unsuccessful, the WDRC will provide you with guidance to refine and amend the design. Once this has been completed you will be required to re-submit your design.

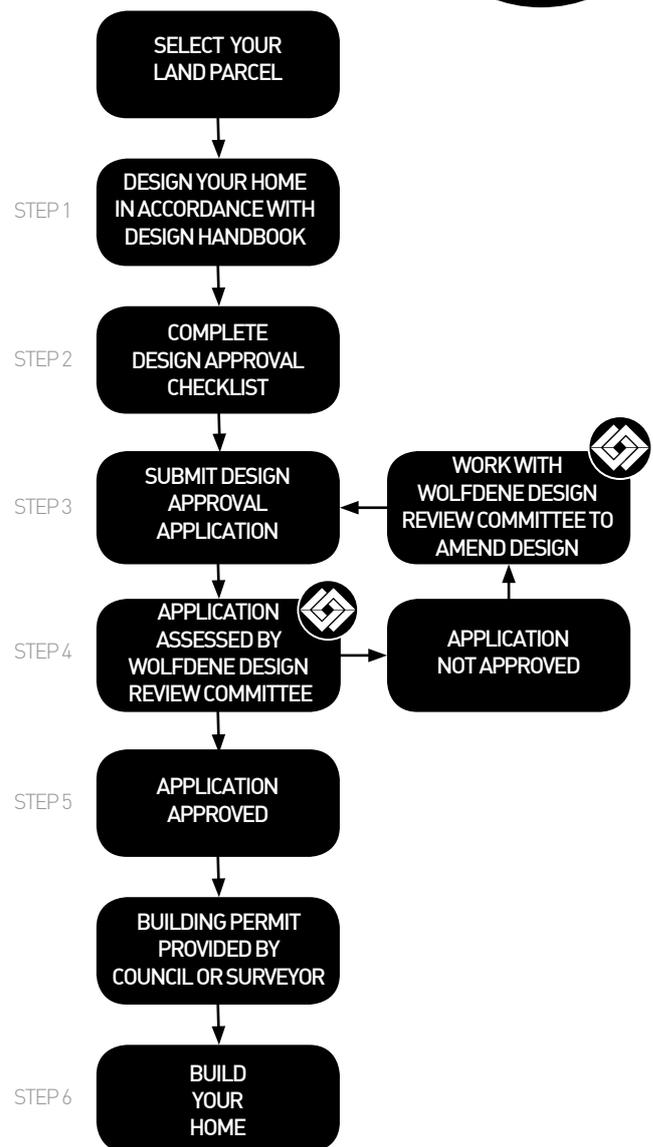
Upon receiving approval from the WDRC, you are responsible for then obtaining building approval from the Local Council / independent Building Surveyor and/or any other governing authority.

Prior to construction, it will be the purchasers responsibility to ensure that the submitted documents comply with all relevant controls, such as:

- Restrictions on Title found on the Plan of Subdivision;
- Memorandum of Common Provisions (MCP);
- Contracts of Sale;
- Relevant Buildings Code/s;
- Clause 54 of the Victorian Planning Scheme and all other planning and authority requirements; and
- The Design Handbook.

In the event of any conflict arising between the Plan of Subdivision, the Memorandum of Common Provisions, the Special Conditions within the Contract of Sale or the Design Handbook, the ranking in priority will be as follows:

- 1) Plan of Subdivision;
- 2) Memorandum of Common Provisions;
- 3) Special Conditions within the Contract of Sale;
- 4) Design Handbook.



04 | DESIGN ELEMENTS
SITE PLANNING



4.0 Site Planning

4.1 Site Orientation & Solar Aspect

DESIGN INTENT

The key to designing your home to suit your lifestyle is ensuring that it is correctly sited and orientated to maximise the benefits of solar access and reduce energy consumption.

The correct location of your home on the lot will provide many advantages such as:

- Sustainable energy efficient designs that will lead to reduced resource consumption and result in cost savings on your energy bills;
- Maximising quality solar access to external/internal living areas and private open space; and
- Maximising solar access during winter months and minimising solar access during the summer months.

DESIGN STANDARDS

4.1.1	Your home must achieve a minimum 6 star energy efficiency rating as legislated by the Building Code of Australia.
4.1.2	You must install either a water tank (min. 2000L capacity) or a solar generated hot water system.
4.1.3	Orientate your home to capture prevailing breezes and utilise potential cross ventilation and passive cooling in the summer months.
4.1.4	Ensure that your secluded private open space meets the space and location requirements according to Clause 54 of the Victorian Planning Provisions.

RECOMMENDATIONS

- Incorporate energy efficient appliances and fixtures in your home;
- Locate your living areas to maximise the solar aspect of your property; and
- It is encouraged that your home design goes beyond the requirements necessary to comply with the energy efficiency rating standards. For more information & tips please visit www.yourhome.gov.au or www.livingvictoria.vic.gov.au.

4.2 Setbacks

DESIGN INTENT

Setbacks are essential to ensure your home appropriately responds to its surrounds. Adherence to setbacks contributes to the visual appearance and quality of the streetscape and your neighbourhood.

DESIGN STANDARDS

FRONT SETBACK

4.2.1	A minimum of 4.0m and a maximum of 5.5m from the street.
4.2.2	Porches, verandahs and porticos less than 3.6m in height above natural ground level can encroach into the minimum front setback by up to 1.5m.

SIDE SETBACK

4.2.3	All side setbacks must comply with Clause 54 of the Victorian Planning Provisions and as indicated on the building envelope plans.
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WALL ON BOUNDARY

4.2.4	Homes and garages may be built on the boundary in compliance with Clause 54 of the Victorian Planning Provisions and as indicated on the building envelope plans.
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REAR SETBACK

4.2.5	A minimum of 1.0m from the rear boundary unless indicated otherwise on the building envelope plans.
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GARAGE SETBACK

4.2.6	Garages must be setback at least 5.5m from primary property boundary and additionally, a minimum of 0.84m behind the front building line.
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Note:

All dwelling setbacks must comply with Clause 54 (Victoria Planning Provisions, Particular Provisions) of the Victorian Planning Scheme (<http://planningschemes.dpcd.vic.gov.au/>) and any other governing authority/Council requirements.

RECOMMENDATIONS

- Planting within setbacks can be used to provide additional privacy to your home and outdoor living spaces.

4.3 Site Coverage

DESIGN INTENT

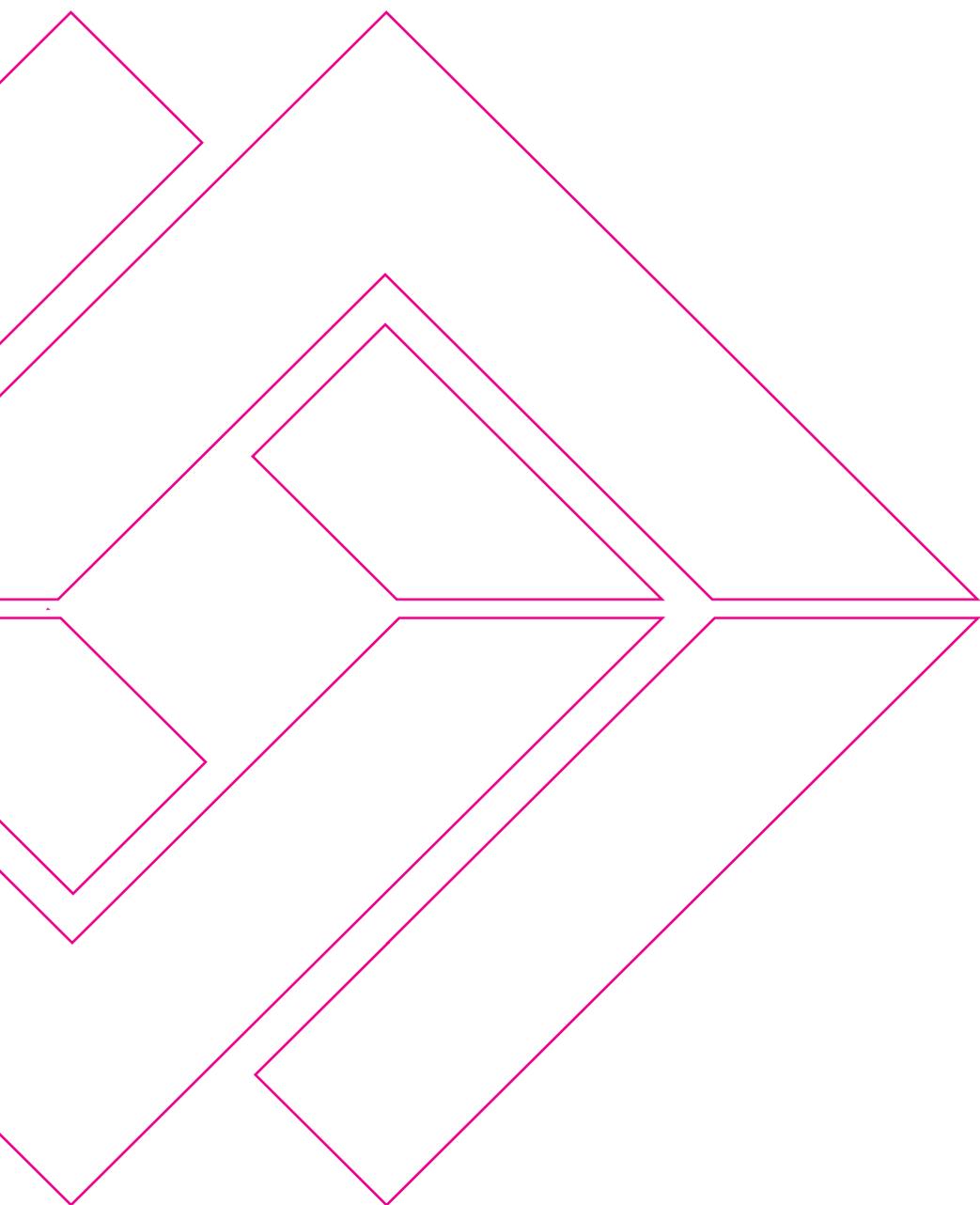
Site coverage controls ensure that dwellings are in proportion with lot sizes and minimise overshadowing and overlooking to adjoining properties.

DESIGN STANDARDS	
4.3.1	Total site coverage must not exceed 60%.
4.3.2	Dwellings on lots 300-450m ² must have a minimum floor area of 100m ² .
4.3.3	Dwellings on lots 451-600m ² must have a minimum floor area of 140m ² .
4.3.4	Dwellings on lots exceeding 601m ² must have a minimum floor area of 165m ² .
4.3.5	Impervious materials must not cover more than 80% of the lot.
4.3.6	All dwelling heights must comply with the requirements of Clause 54 of the Victorian Planning Scheme (http://planningschemes.dpcd.vic.gov.au/) as well as any other governing authority requirements.

Note: Site coverage does not include unroofed decks, unroofed pergolas, unroofed verandahs, swimming pools or eaves, fascias and gutters with a total width of 500mm or less.

RECOMMENDATIONS

- Choose an appropriate sized lot and home that suits your lifestyle needs.



05 | DESIGN ELEMENTS
HOME DESIGN



5.0 Home Design

5.1 Facade

DESIGN INTENT

Maintaining a consistent streetscape is important to ensure the character of the neighbourhood is protected. A contemporary architectural approach to the design of your home will achieve this consistency.

DESIGN STANDARDS	
5.1.1	To avoid repetition within the streetscape, homes with identical facades are not to be built within three lots of each other (applicable for both sides of the street). Wolfdene Design Review Committee will assess each submission against any existing or recently approved homes.
5.1.2	Homes must be designed to address the street and provide windows to habitable rooms that overlook the street.
5.1.3	Your home must be contemporary in style and must not include external period decorative elements or features.
5.1.4	Meter boxes must not be located on front facade.
5.1.5	External windows and doors must not contain leadlight or stained glass features.
5.1.6	Security doors are permitted but must be a plain mesh screen. Decorative security doors will not be approved.
5.1.7	Roller shutters will not be permitted to windows.
5.1.8	The materials, colours and finish of your facade, door and window frames must adhere with all requirements of section 5.4 of this Design Handbook.



Note:

Provision 5.1.1 will not apply to integrated housing developments, terrace allotments less than 300m², or allotments as nominated by the Developer.

In the event of two applications request the same design, approval will be granted to the first application received.

Period reproduction styles and mixture of styles for example Victorian, Colonial, Federation or Edwardian etc are not considered to be contemporary Australian architectural character and therefore are not permitted.

RECOMMENDATIONS

- Take time to consider the design of your facade to ensure it positively contributes to the streetscape.

5.2 Roof Form

DESIGN INTENT

Roofs are a major element to your house design and they have a critical role in providing visual amenity to a street.

DESIGN STANDARDS

5.2.1	Home's must provide a varied roof form that is simple in style and integrated with the overall building design.
5.2.2	The roof form of the garage must be complimentary to the house roof.
5.2.3	Eaves are strongly encouraged. Where eaves are included in the house design, they must be a minimum of 450mm.

RECOMMENDATIONS

- The provision of eaves on your home will add visual interest to your home whilst sheltering your home from the summer sun, improving the energy efficiency.

5.3 Entry

DESIGN INTENT

Entry features enhance the facade of your home and define the entrance from the street.

DESIGN STANDARDS

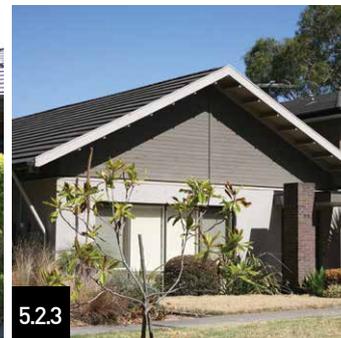
5.3.1	Entry features such as porches and veranda's must be incorporated in the design of your home.
5.3.2	Where used, portico structures must appear as an extension of the dwelling.

RECOMMENDATIONS

- Use designs that are contemporary in nature that compliment the style of your home; and
- The entry feature should be scaled in proportion to the rest of the dwelling.



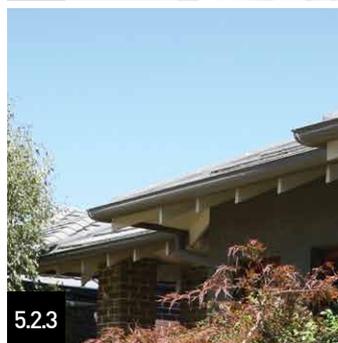
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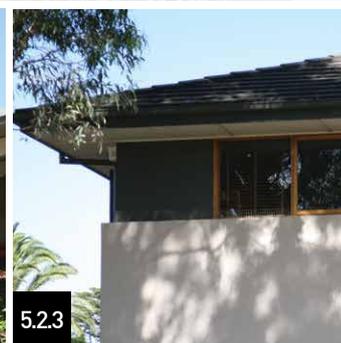
5.2.3



5.2.1



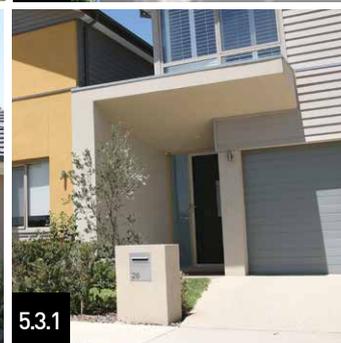
5.2.3



5.2.3



5.3.1



5.3.1



5.3.2

5.4 External Materials, Finishes & Colour Palettes

DESIGN INTENT

Ensure that homes within the neighbourhood achieve a consistency in the materials and colours used to create a complimentary interface to the streetscape.

DESIGN STANDARDS

5.4.1	Your facade design must include no less than 50% face brick, brick or masonry veneer or other approved texture coated material.
5.4.2	The materials and colours that have been used on the primary facade of your home, must extend to the side elevation for the entire secondary facade for corner lots.
5.4.3	Gutters, fascias and downpipes must be consistent with or complementary to the colour scheme of the dwelling.
5.4.4	Roof material must be non-reflective and must be made of one of the following materials: <ul style="list-style-type: none"> • Matte finished powder coated metal roofing or similar; or • Matte finished terracotta or concrete tiles.
5.4.5	Doors, window frames and any other cladding materials must also be consistent with or complementary to the colour scheme of the dwelling.
5.4.6	The colour palette that you select for your home must be consistent with the palette provided within this Design Handbook.



Note:

As part of the design approval process all exterior colours must be submitted with the application. The decision to approve or not approve a colour schedule is solely the decision of the Wolfdene Design Review Committee.

RECOMMENDATIONS

- Materials and products for your home should be sourced locally;
- The change of materials should be located where downpipes or other accepted treatments cover the joint;
- Homeowners and builders are encouraged to incorporate recycled or reused materials into the construction of your home; and
- Low emission materials should be used during the construction of your home.

BRICK PALETTE

Bricks must be of a contemporary colour and style. Alternatives may be approved by Wolfdene Design Review Committee if they are considered to be complementary to the overall dwelling design and the streetscape. Generally, red and golden coloured bricks will not be permitted.



RENDER COLOUR PALETTE

Render colours must be consistent with those shown in the colour palettes, unless otherwise approved by Wolfdene Design Review Committee.



FEATURE RENDER COLOUR PALETTE

Feature render colours must be consistent with those shown in the colour palettes, unless otherwise approved by Wolfdene Design Review Committee.



ROOF COLORBOND PALETTE

Roof colours must be consistent with those shown in the colour palettes, unless otherwise approved by Wolfdene Design Review Committee.



ROOF TILE COLOUR PALETTE

Palette represents colours only. Other roof tile brands and colours are permitted.

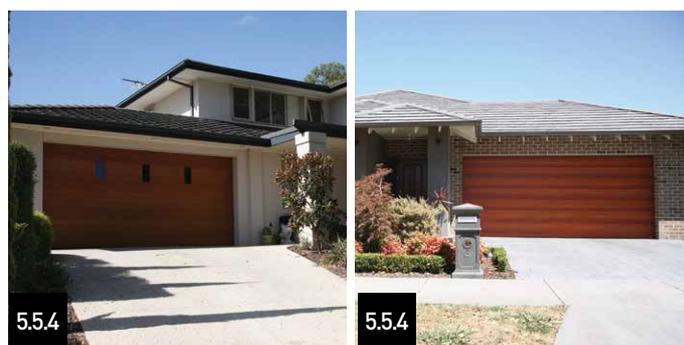


5.5 Garage

DESIGN INTENT

Garages are important features for both the home and street as they provide security and storage areas for the homeowner whilst reducing the amount of vehicles visible from the streetscape.

DESIGN STANDARDS	
5.5.1	Lock up vehicle accommodation in the form of an enclosed garage must be provided.
5.5.2	Garages must be setback a minimum of 0.84m behind the dwelling.
5.5.3	Garages must not be greater than 40% of the total lot frontage and/or 6m in width, whichever is lesser.
5.5.4	Garage doors must be panel lift, sectional or a similar contemporary style. Roller doors will not be permitted.



RECOMMENDATIONS

- Additional storage space should be provided within the garage to minimise the need for additional outbuildings.

5.6 Corner Lots

DESIGN INTENT

It is important that corner lots address their prominent position in the streetscape while contributing to the creation of an attractive and safe living environment. It is essential that the home addresses both street frontages.

DESIGN STANDARDS	
5.6.1	Homes on corner lots must address both street frontages with habitable windows.
5.6.2	The secondary facade must replicate the materials, window treatments, embellishments and colour scheme of the primary facade.
5.6.3	The facade and entrance to the home must face the primary street frontage.
5.6.4	External services should not be visible from either street frontage.

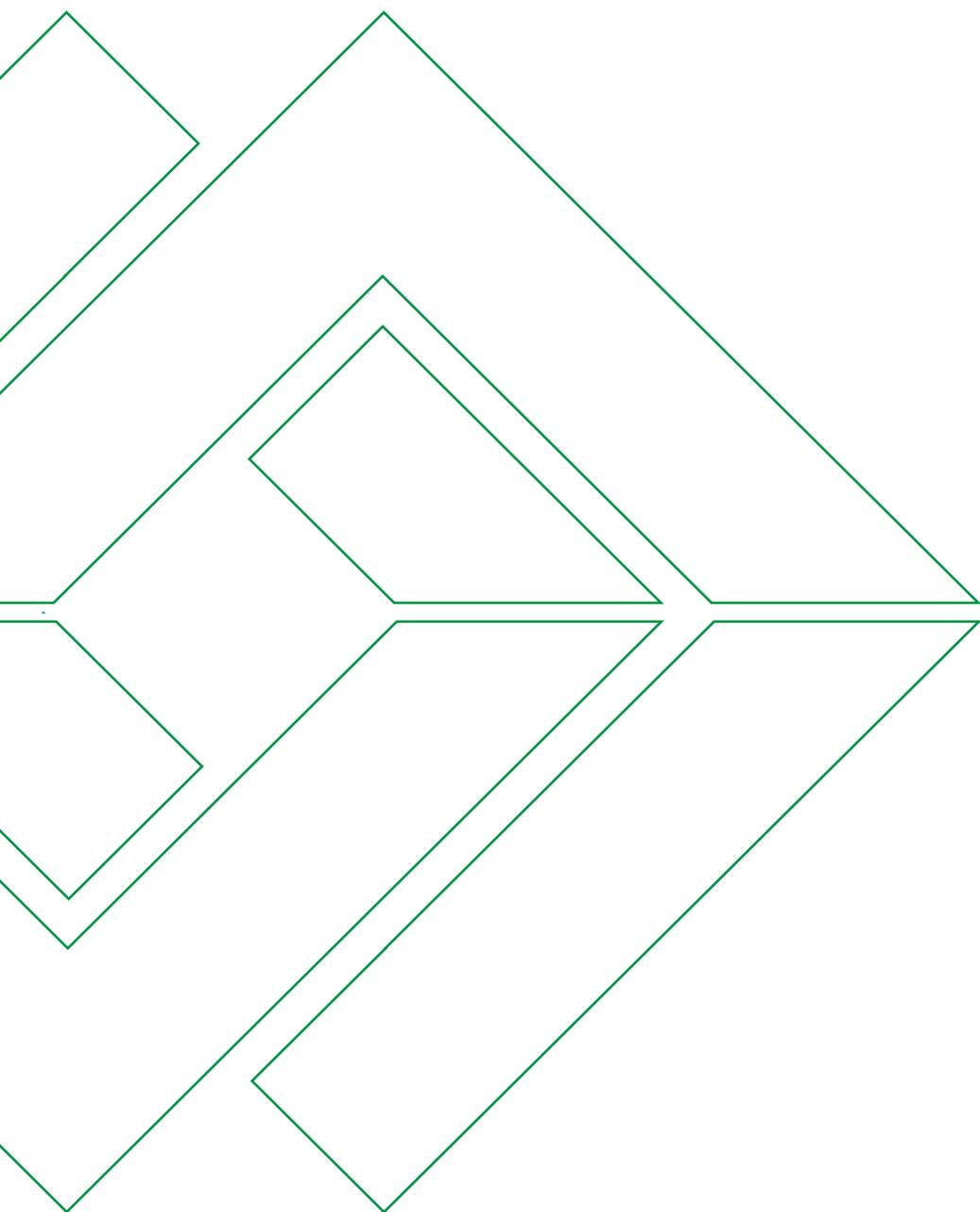


Notes:

It will be at the discretion of Wolfdene Design Review Committee to determine acceptable corner treatment for each corner lot submission.

RECOMMENDATIONS

- Consider two-storey buildings on corner lots to provide scale to anchor the street corner.



06 | DESIGN ELEMENTS
LANDSCAPE



6.0 Landscape

6.1 Driveway

DESIGN INTENT

The appearance of your driveway should compliment your home and integrate with the house design. Driveways should not dominate the streetscape.

DESIGN STANDARDS

6.1.1	Driveways must not dominate the streetscape.
6.1.2	Driveways must be setback at least 400mm from the nearest side boundary to allow for landscaping.
6.1.3	Driveways must be constructed from one of the following materials: <ul style="list-style-type: none"> • Pavers; • Coloured concrete; or • Concrete with exposed aggregate. Driveways must be grey in tone/colour. Any variation in materials must be approved by Wolfdene Design Review Committee. Plain concrete will not be permitted.
6.1.4	Driveways and pathways to the entrance of your home must be constructed prior to obtaining the Certificate of Occupancy.

RECOMMENDATIONS

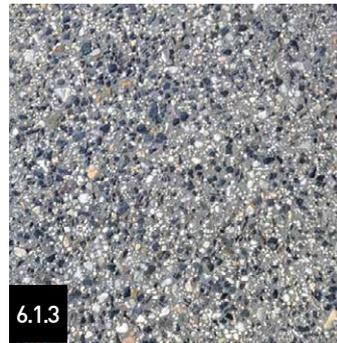
- Explore the use of permeable materials, such as porous paving, to introduce an additional texture to your front landscape, whilst reducing stormwater runoff; and
- Consider front landscaping irrigation requirements prior to the construction of your driveway.



6.1.2



6.1.2



6.1.3



6.1.3

6.2 Letterbox

DESIGN INTENT

Ensure the form and style of the letter-box compliments the design of the dwelling.

DESIGN STANDARDS

6.2.1	Letterboxes must compliment your home in colour, design and material.
6.2.2	Single post/ornamental or temporary letterboxes are not permitted.
6.2.3	Letterboxes must be constructed on the front boundary adjacent to either the driveway or path with the house number clearly displayed.
6.2.4	Letterboxes must be installed prior to a Certificate of Occupancy being obtained.



6.3 Fencing

DESIGN INTENT

Fencing can play a key role in the overall appearance of your home from the street. It should be a secondary element to the home.

DESIGN STANDARDS	
FRONT FENCE	
6.3.1	No front fencing is permitted on conventional lots. Front fencing may be permitted for integrated housing sites and specific lots at the discretion of Wolfdene Design Review Committee.
SIDE & REAR FENCE	
6.3.2	Must be 1.8m in height and constructed of timber palings, with capping and exposed posts to both sides (as a minimum.) Side fences must be setback a minimum of 1.0m behind the primary building facade.
6.3.3	No side fence will be permitted in front of the primary building facade.
CORNER LOT FENCE	
6.3.4	Fencing to the secondary street boundary must be setback a minimum of 3m behind the front building line of your home.
6.3.5	Solid fencing (less than 30% translucent) greater than 1.2m high must not exceed 40% of the secondary street frontage and be no greater than 1.8m in height.
6.3.6	Must be constructed of timber palings with capping and exposed posts to both sides (as a minimum). Fencing must be painted in a colour that compliments your home.
6.3.7	The design of side fencing on a corner lot requires the approval of Wolfdene Design Review Committee.

DESIGN STANDARDS	
WING FENCE	
6.3.8	Wing fencing must be constructed from horizontal timber slats or similar, to a height of 1.8m. Any variation in materials must be approved by Wolfdene Design Review Committee.
PERIMETER FENCE	
6.3.9	All perimeter fencing must be completed within 30 days of receiving your Certificate of Occupancy.

Applicable to all fencing, any variation in materials must be approved by Wolfdene Design Review Committee.

RECOMMENDATIONS

- Semi-transparent fencing is encouraged along the secondary street boundary for corner lots; and
- Landscaping or hedges can be planted to clearly define your front yard.

6.4 External Structures & Services

DESIGN INTENT

The location of services should be incorporated into your home design to ensure that they are screened from public view to avoid a negative visual impact on the street.

DESIGN STANDARDS	
ADDITIONAL BUILDINGS	
6.4.1	Sheds, if necessary, will be permitted where they are screened from public view. A maximum floor area of 20m ² is permitted, unless sufficient justification can be made to Wolfdene Design Review Committee, in which case sheds will be assessed on their merits.
6.4.2	Shed height must not exceed 2.4m at the perimeter, and 3.0m at the ridgeline of the roof.
6.4.3	Sheds must be constructed of an appropriate, non-reflective material. Materials used should be consistent with those of dwelling.
6.4.4	Any proposed pergolas, decks or other extensions must be submitted to Wolfdene Design Review Committee for approval.
6.4.5	Carpports may be permitted if located out of public view.

Note:

For corner lots, the above mentioned externally mounted units (not including solar panels) must not be mounted on the secondary street frontage side.

Please refer to the Plan of Subdivision for other restrictions for your property.

DESIGN STANDARDS	
SERVICES	
6.4.6	Air conditioners are to be located below the eaves line and screened from public view.
6.4.7	Evaporative cooling units must not be visible from the street and the highest point of the unit must not exceed the peak ridge of the roof of the dwelling.
6.4.8	Satellite dishes must be positioned so they are not visible from the street.
6.4.9	Solar panels should be located out of public view. In the case that the most efficient position is within public view, solar panels will be assessed by Wolfdene Design Review Committee in regards to form and scale.
6.4.10	Provisions must be made for the storage of rubbish and recycling bins in areas that are accessible but not within public view.
6.4.11	Clotheslines must be located out of public view.
6.4.12	Rainwater tanks, hot water units, ducted heating units and similar services must also be screened or out of public view.
6.4.13	This neighbourhood is to be NBNC0. Fibre optic network ready. Your home will need to be fitted with the correct telecommunication and internet services.

Note:

The above mentioned NBN service is subject to government and servicing authority approvals.

6.5 Site Management & Maintenance

DESIGN INTENT

To ensure all allotments within the development are maintained in line with the intended quality of built form and the overall vision for the community.

DESIGN STANDARDS	
HEAVY VEHICLES	
6.5.1	Trucks or commercial vehicles (greater than 1 tonne), recreational vehicles (e.g. boats and caravans) shall be out of public view when parked or stored.
MAINTENANCE	
6.5.2	The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot unless the rubbish is neatly stored in a suitably sized industrial bin or skip.
6.5.3	The purchaser must not allow excessive growth of grass or weeds upon the lots.
6.5.4	Bins must be removed from the street on the same day as the scheduled collection day.
6.5.5	Internal window furnishings which can be viewed from the street must be installed within three months of receiving your Certificate of Occupancy.
SIGNS & ADVERTISING	
6.5.6	No advertising signs including 'For Sale' or 'For Lease' signs may be erected by the Purchaser at any time.
6.5.7	Builder's signs may be permitted (600mm ² maximum) during construction only and must be removed on completion of building works or may remain with the Developer's written permission.
6.5.8	No signs shall be erected on vacant lots.
6.5.9	Advertising signs are not permitted.

Note:

If the Purchaser does not comply within 14 days of receiving a written notice then the Purchaser shall be liable to reimburse the Developer of all costs, including administration costs incurred in the removal of such materials.

The above signage and advertising restrictions do not apply to the developer who may erect signage as appropriate.

6.6 Front Landscaping

DESIGN INTENT

A key feature of your neighbourhood will be the quality of landscaped parks, gardens and streetscapes. Appropriate front garden design and plant selection contribute to the overall neighbourhood character.

DESIGN STANDARDS	
6.6.1	Your garden must include indigenous plant species that are drought resilient (see following plant list for preferred tree and plant species).
6.6.2	Front landscaping must be completed within 30 days of receiving your Certificate of Occupancy.
6.6.3	At least 50% of front landscaping (excluding driveways and paths) must be of a permeable surface using materials such as pebbles, sand, mulch and/or bark.
6.6.4	Any retaining walls within public view are limited to a height of 0.5m and must be constructed using materials such as tiles or timber that will enhance the landscaping theme.
FRONT LANDSCAPING MINIMUM REQUIREMENTS	
6.6.5	1 x semi-advanced tree 1.5m height at installation.
6.6.6	1 x large shrub from a 300mm pot size at installation.
6.6.7	5 x medium shrubs from a 200mm pot size.
6.6.8	25 x small shrubs / tall tussocks from a 150mm pot size.
6.6.9	20 x groundcover plants / small tussocks plants from 85mm pot size at installation.
6.6.10	Where grass is used, a 'warm season' grass such as Kykuyu, Buffalo or Couch is selected.
6.6.11	Where mulch is used it must be natural in colour. Coloured mulch will not be approved.
6.6.12	Where rocks, stones and pebbles are used, they must be natural in colour.

Note:

A Landscaping Plan must be submitted as part of your home design application.

Regular inspections will be undertaken to ensure that landscaping has been completed within the required time. Should your landscaping not be completed within the specified time, action may be taken to have this requirement met at the owners cost.

Front landscaping must be maintained to an acceptable level at all times. This will also be monitored by regular inspections.

RECOMMENDATIONS

- Choose a garden which will most suit your lifestyle. Consider the level of care and maintenance you would like to contribute to the garden. Also consider how you will use this space.
- Consider paths and access requirements in the design of your front landscape.
- Front landscaping is encouraged to be environmentally sensitive by utilising appropriate drought tolerant plants, organic mineral mulches and drip irrigation systems.

6.6 Front Landscaping (continued)

The following pages outline a selection of mulches, trees, plants, tussocks and ground covers that have been chosen to complement the streets and parks of your neighbourhood. These are the preferred varieties that are to be used in your front garden landscaping.

MULCHES:

Applying a 75mm mulch layer to a garden bed helps minimise weeds and reduces water usage by minimising evaporation. Only natural coloured mulches will be accepted. Coloured mulches will not be approved.



PEBBLES, ROCKS AND STONES:

Pebbles, rocks and stones are an alternative to lawn and can be used to highlight different landscaped areas. Sand and stones can be used as a feature or path and are a good alternative to hard impervious surfaces such as concrete.

Materials such as red or black rock / scoria will not be accepted. Only natural coloured materials will be accepted.



TREES			
Botanical Name	Common Name	H	W
Acer Palmatum	Japanese Maple	6m	6m
Agonis Flexuosa 'After Dark'	Willow Myrtle	10m	5m
Banksia Integrifolia	Coast Banksia	6-10m	4-6m
Callistemon Viminalis	Weeping Bottlebrush	6m	4m
Citrus Limon 'Lisbon'	Lisbon Lemon	6m	5m
Eucalyptus Caesia 'Silver Princess'	Gungurru	3-6m	3-5m
Eucalyptus Leucoxylon 'Eukie Dwarf'	Dwarf Yellow Gum	6m	6m
Hymenosporum Flavum	Native Frangipani	10m	6m
Magnolia 'Little Gem'	Little Gem Magnolia	3-4m	3m
Melia Azedarach	White Cedar	6-13m	5-13m
Michelia Doltsopa	Michelia	12m	4m
Olea Europaea	Olive	6m	6m
Prunus Cerasifera Nigra	Purple Flowering Plum	6m	4m
Tristaniopsis Laurina	Kanooka	6m	4m



Japanese Maple



Coast Banksia



Weeping Bottle Brush



Lisbon Lemon



Little Gem Magnolia



White Cedar



Olive



Kanooka

LARGE SHRUBS			
Botanical Name	Common Name	H	W
Correa Alba	White Correa	1.5-1.8m	1-2.2m
Fortunella Japonica 'Marumi'	Kumquat	2-3m	1.5-2.5m
Grevillea 'Moonlight'	Moonlight Grevillea	3-4m	3m
Kunzea Ambigua	Tick Bush	1.5-3m	2m
Leucadendron 'Safari Sunset'	Hybrid Leucadendron	1.8m	1.8m
Luma Apiculata	Temu	2-3m	2m
Pittosporum Tenuifolium 'Green Pillar'	Green Pillar Pittosporum	6m	4m
Rosemarinus Officinalis 'Blue Lagoon'	Blue Lagoon Rosemary	1.5m	1.5m
Viburnum x Burkwoodii	Burkwood's Viburnum	2m	1.5m
Westringia Fruticosa	Coast Rosemary	1.2m	1.5-2.5m



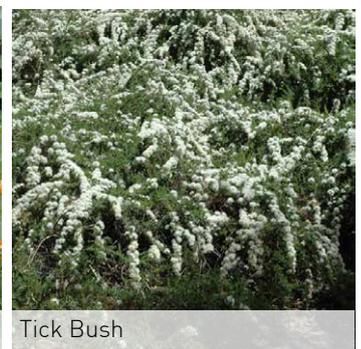
White Correa



Moonlight Grevillea



Kumquat



Tick Bush



Safari Sunset



Temu



Green Pillar Pittosporum



Blue Lagoon Rosemary



Burkwood's Viburnum



Coast Rosemary

SMALL SHRUBS			
Acacia Cognata 'Limelight'	Limelight Bower Wattle	0.5m	1m
Agave Attenuata	Century Plant	1m	0.8m
Banksia Spinulosa 'Birthday Candles'	Birthday Candles Banksia	0.2-0.5m	0.5-1m
Chorizema Cordatum	Flame Pea	0.5-1m	1-2m
Dillwynia Sericea	Showy Parrot Pea	1m	1m
Euphorbia Griffithii 'Fireglow'	Milkweed	0.6-0.9m	0.9m
Gastrolobium (Brachysema) Sericeum	-	0.5m	1m
Kniphofia 'Winter Cheer'	Red Hot Poker	1m	0.5m
Lavandula Angustifolia 'Hidcote'	Hidcote Lavender	0.6m	0.75m
Nandina Domestica 'Gulf Stream'	Gulf Stream Nandina	0.5m	0.5m
Philotheca 'Flower Girl'	Long Leaf Wax Flower	1m	1m
Pimelea Ferruginea 'Bonne Petite'	Pink Rice Flower	1m	1m
Raphiolepis 'Apple Blossom'	Apple Blossom Raphiolepis	1m	1m
Santolina Chamaecyparissus	Cotton Lavender	1m	1m
Strelitzia Reginae	Bird of Paradise	1m	0.75m
Xanthorrhoea Australis	Austral Grass Tree	0.3-2m	0.6-1m



Limelight Bower Wattle



Century Plant



Birthday Candles Banksia



Flame Pea



Milkweed



Long Leaf Wax Flower



Apple Blossom Raphiolepis



Cotton Lavender



Bird of Paradise



Austral Grass Tree

TUSSOCKS AND TUFTING PLANTS			
Botanical Name	Common Name	H	W
Anigozanthos 'Regal Velvet'	Regal Velvet Kangaroo Paw	0.5-1.4m	0.5-1m
Dianella 'Tas Red'	Tas Red Dianella	0.4m	0.4m
Lomandra Confertifolia 'Seascape'	Seascape Dwarf Matt Rush	0.5m	0.75m
Lomandra Longifolia 'Tanika'	Tanika	0.5-0.6m	0.65m
Microlaena Stipoides	Weeping Grass	0.3-0.7m	0.3m
Pennisetum Alopecuroides 'Nafray'	Nafray Fountain Grass	0.8-0.9m	0.8m



Regal Velvet Kangaroo Paw



Tas Red Dianella



Seascape Dwarf Matt Rush



Tanika



Weeping Grass



Nafray Fountain Grass

GROUND COVERS			
Botanical Name	Common Name	H	W
Dicondra Repens	Kidney Weed	0.1m	0.5-1m
Echevaria Secunda var. glauca	Hen and Chickens	0.04-0.05m	0.3m
Felicia Angustifolia	Lilac Felicia	0.3m	Prostrate
Grevillea x Gaudichaudii	-	0.15-0.3m	2-3m
Juniperus Conferta 'Blue Pacific'	Shore Juniper	0.3-0.5m	1.8-2.4m
Kennedia Prostrata	Running Postman	1.5m	Prostrate
Myoporum Parvifolium 'Broad Leaf Form'	Creeping Boobialla	0.2m	1 - 4m
Ophiopogon Japonicus	Mondo Grass	0.15-0.3m	0.3m
Rosmarinus Officinalis 'Prostratus'	Prostrate Rosemary	1.5m	1.5m
Stachys Lanata	Lamb's Ears	0.2-0.3m	0.3-0.4m
Trachelospermum Jasminoides	Star Jasmine	0.5m	1.2-1.5m



Kidney Weed



Hen and Chickens



Lilac Felicia



Grevillea x Gaudichaudii



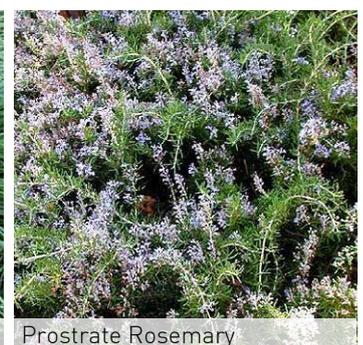
Shore Juniper



Running Postman



Mondo Grass



Prostrate Rosemary



Lamb's Ears



Star Jasmine

7.0 Design Assessment Submission

The Wolfdene Design Review Committee (WDRC) may request the applicant to provide fully compliant and authority approved overshadowing and overlooking diagrams for double storey dwellings as part of their submission requirements.

Applications to the WDRC will only be reviewed if all the requirements have been submitted. Approval will not be granted on part application. If any design changes are made after the WDRC approval, all documentation must be resubmitted for approval. Only a fully scaled set of application documents will be considered upon final submission to WDRC.

The decision to approve or not approve an application is solely the decision of the WRDC.

The WDRC will endeavor to assess proposals within 14 days of receipt of a fully compliant application.

In order to make the approval process as efficient as possible for applicants, WDRC only accepts submissions via email.

Please complete and submit the Design Assessment Checklist, Application Form (see following page) and relevant documents to:

design@wolfdene.com.au

Documents must be submitted in pdf format, with the maximum size limit per email being 10MB. You must name the subject of your email appropriately, including the lot number and street name.

DESIGN ASSESSMENT CHECKLIST

(Please tick the box to show that you acknowledge the standard and that the design achieves the standard where applicable).

REF.	DESIGN STANDARD	ACKNOWLEDGE STANDARD	ACHIEVES STANDARD
DESIGN ELEMENT - SITE PLANNING			
4.1 SITE ORIENTATION & SOLAR ASPECT			
4.1.1	Your home must achieve a minimum 6 star energy efficiency rating as legislated by the Building Code of Australia.	<input type="checkbox"/>	<input type="checkbox"/>
4.1.2	You must install either a water tank (min. 2000L capacity) or a solar generated hot water system.	<input type="checkbox"/>	<input type="checkbox"/>
4.1.3	Orientate your home to capture prevailing breezes and utilise potential cross ventilation and passive cooling in the summer months.	<input type="checkbox"/>	<input type="checkbox"/>
4.1.4	Ensure that your secluded private open space meets the space and location requirements according to Clause 54 of the Victorian Planning Provisions.	<input type="checkbox"/>	<input type="checkbox"/>
4.2 SETBACKS			
FRONT SETBACK			
4.2.1	A minimum of 4.0m and a maximum of 5.5m from the street.	<input type="checkbox"/>	<input type="checkbox"/>
4.2.2	Porches, verandahs and porticos less than 3.6m in height above natural ground level can encroach into the minimum front setback by up to 1.5m.	<input type="checkbox"/>	<input type="checkbox"/>
SIDE SETBACK			
4.2.3	All side setbacks must comply with Clause 54 of the Victorian Planning Provisions and as indicated on the building envelope plans.	<input type="checkbox"/>	<input type="checkbox"/>
WALL ON BOUNDARY			
4.2.4	Homes and garages may be built on the boundary in compliance with Clause 54 of the Victorian Planning Provisions and as indicated on the building envelope plans.	<input type="checkbox"/>	<input type="checkbox"/>
REAR SETBACK			
4.2.5	A minimum of 1.0m from the rear boundary unless indicated otherwise on the building envelope plans.	<input type="checkbox"/>	<input type="checkbox"/>
GARAGE SETBACK			
4.2.6	Garages must be setback at least 5.5m from primary property boundary and additionally, a minimum of 0.84m behind the front building line.	<input type="checkbox"/>	<input type="checkbox"/>
4.3 SITE COVERAGE			
4.3.1	Total site coverage must not exceed 60%.	<input type="checkbox"/>	<input type="checkbox"/>
4.3.2	Dwellings on lots 300-450m ² must have a minimum floor area of 100m ² .	<input type="checkbox"/>	<input type="checkbox"/>
4.3.3	Dwellings on lots 451-600m ² must have a minimum floor area of 140m ² .	<input type="checkbox"/>	<input type="checkbox"/>
4.3.4	Dwellings on lots exceeding 601m ² must have a minimum floor area of 165m ² .	<input type="checkbox"/>	<input type="checkbox"/>
4.3.5	Impervious materials must not cover more than 80% of the lot.	<input type="checkbox"/>	<input type="checkbox"/>
4.3.6	All dwelling heights must comply with the requirements of Clause 54 of the Victorian Planning Scheme (http://planningschemes.dpcd.vic.gov.au/) as well as any other governing authority requirements.	<input type="checkbox"/>	<input type="checkbox"/>
DESIGN ELEMENT - HOME DESIGN			
5.1 FACADE			
5.1.1	To avoid repetition within the streetscape, homes with identical facades are not to be built within three lots of each other (applicable for both sides of the street). WDRC will assess each submission against any existing or recently approved homes.	<input type="checkbox"/>	N/A
5.1.2	Homes must be designed to address the street and provide windows to habitable rooms that overlook the street.	<input type="checkbox"/>	<input type="checkbox"/>
5.1.3	Your home must be contemporary in style and must not include external period decorative elements or features.	<input type="checkbox"/>	<input type="checkbox"/>
5.1.4	Meter boxes must not be located on front facade.	<input type="checkbox"/>	<input type="checkbox"/>
5.1.5	External windows and doors must not contain leadlight or stained glass features.	<input type="checkbox"/>	<input type="checkbox"/>
5.1.6	Security doors are permitted but must be a plain mesh screen.	<input type="checkbox"/>	<input type="checkbox"/>

REF.	DESIGN STANDARD	ACKNOWLEDGE STANDARD	ACHIEVES STANDARD
5.1.7	Roller shutters will not be permitted to windows.	<input type="checkbox"/>	N/A
5.1.8	The materials, colours and finish of your facade, door and window frames must adhere with all requirements of section 5.4 of this Design Handbook.	<input type="checkbox"/>	<input type="checkbox"/>
5.2 ROOF FORM			
5.2.1	Home's must provide a varied roof form that is simple in style and integrated with the overall building design.	<input type="checkbox"/>	<input type="checkbox"/>
5.2.2	The roof form of the garage must be complimentary to the house roof.	<input type="checkbox"/>	<input type="checkbox"/>
5.2.3	Where eaves are included in the house design, they must be a minimum of 450mm.	<input type="checkbox"/>	<input type="checkbox"/>
5.3 ENTRY			
5.3.1	Entry features such as porches and veranda's must be incorporated in the design of your home.	<input type="checkbox"/>	<input type="checkbox"/>
5.3.2	Where used, portico structures must appear as an extension of the dwelling.	<input type="checkbox"/>	<input type="checkbox"/>
5.4 EXTERNAL MATERIALS, FINISHES & COLOUR PALETTES			
5.4.1	Your facade design must include no less than 50% face brick, brick or masonry veneer or other approved texture coated material.	<input type="checkbox"/>	<input type="checkbox"/>
5.4.2	The materials and colours that have been used on the primary facade of your home, must extend to the side elevation for the entire secondary facade for corner lots.	<input type="checkbox"/>	<input type="checkbox"/>
5.4.3	Gutters, fascias and downpipes must be consistent with or complementary to the colour scheme of the dwelling.	<input type="checkbox"/>	<input type="checkbox"/>
5.4.4	Roof material must be non-reflective and must be made of one of the following materials: <ul style="list-style-type: none"> • Matte finished powder coated metal roofing or similar; or • Matte finished terracotta or concrete tiles. 	<input type="checkbox"/>	<input type="checkbox"/>
5.4.5	Doors, window frames and any other cladding materials must also be consistent with or complementary to the colour scheme of the dwelling.	<input type="checkbox"/>	<input type="checkbox"/>
5.4.6	The colour palette that you select for your home must be consistent with the palette provided within this Design Handbook.	<input type="checkbox"/>	<input type="checkbox"/>
5.5 GARAGE			
5.5.1	Lock up vehicle accommodation in the form of an enclosed garage must be provided.	<input type="checkbox"/>	<input type="checkbox"/>
5.5.2	Garages must be setback a minimum of 0.84m behind the dwelling.	<input type="checkbox"/>	<input type="checkbox"/>
5.5.3	Garages must not be greater than 40% of the total lot frontage and/or 6m in width, whichever is lesser.	<input type="checkbox"/>	<input type="checkbox"/>
5.5.4	Garage doors must be panel lift, sectional or a similar contemporary style. Roller doors will not be permitted.	<input type="checkbox"/>	<input type="checkbox"/>
5.6 CORNER LOTS			
5.6.1	Homes on corner lots must address both street frontages with habitable windows.	<input type="checkbox"/>	<input type="checkbox"/>
5.6.2	The secondary facade must replicate the materials, window treatments, embellishments and colour scheme of the primary facade.	<input type="checkbox"/>	<input type="checkbox"/>
5.6.3	The facade and entrance to the home must face the primary street frontage.	<input type="checkbox"/>	<input type="checkbox"/>
5.6.4	External services should not be visible from either street frontage.	<input type="checkbox"/>	<input type="checkbox"/>
DESIGN ELEMENT - LANDSCAPE			
6.1 DRIVEWAY			
6.1.1	Driveways must not dominate the streetscape.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.2	Driveways must be setback at least 400mm from the nearest side boundary to allow for landscaping.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.3	Driveways must be constructed from one of the following materials: <ul style="list-style-type: none"> • Pavers; • Coloured concrete; or • Concrete with exposed aggregate. Driveways must be and be grey in tone/colour.	<input type="checkbox"/>	<input type="checkbox"/>

REF.	DESIGN STANDARD	ACKNOWLEDGE STANDARD	ACHIEVES STANDARD
6.1.4	Driveways and pathways to the entrance of your home must be constructed prior to obtaining the Certificate of Occupancy.	<input type="checkbox"/>	N/A
6.2 LETTERBOX			
6.2.1	Letterboxes must compliment your home in colour, design and material.	<input type="checkbox"/>	<input type="checkbox"/>
6.2.2	Single post/ ornamental or temporary letterboxes are not permitted.	<input type="checkbox"/>	<input type="checkbox"/>
6.2.3	Letterboxes must be constructed on the front boundary adjacent to either the driveway or path with the house number clearly displayed.	<input type="checkbox"/>	<input type="checkbox"/>
6.2.4	Letterboxes must be installed prior to a Certificate of Occupancy being obtained.	<input type="checkbox"/>	N/A
6.3 FENCING			
FRONT FENCE			
6.3.1	No front fencing is permitted on conventional lots. Front fencing may be permitted for integrated housing sites and specific lots at the discretion of WDRC.	<input type="checkbox"/>	<input type="checkbox"/>
SIDE & REAR FENCE			
6.3.2	Must be 1.8m in height and constructed of timber palings, with capping and exposed posts to both sides (as a minimum.) Side fences must be setback a minimum of 1.0m behind the primary building facade.	<input type="checkbox"/>	<input type="checkbox"/>
6.3.3	No side fence will be permitted in front of the primary building facade.	<input type="checkbox"/>	<input type="checkbox"/>
CORNER LOT FENCE			
6.3.4	Fencing to the secondary street boundary must be setback a minimum of 3m behind the front building line of your home.	<input type="checkbox"/>	<input type="checkbox"/>
6.3.5	Solid fencing (less than 30% translucent) greater than 1.2m high must not exceed 40% of the secondary street frontage and be no greater than 1.8m in height;	<input type="checkbox"/>	<input type="checkbox"/>
6.3.6	Must be constructed of timber palings with capping and exposed posts to both sides (as a minimum). Fencing must be painted in a colour that compliments your home.	<input type="checkbox"/>	<input type="checkbox"/>
6.3.7	The design of side fencing on a corner lot requires the approval of WDRC	<input type="checkbox"/>	N/A
WING FENCE			
6.3.8	Wing fencing must be constructed from horizontal timber slats or similar, to a height of 1.8m. Any variation in materials must be approved by WDRC.	<input type="checkbox"/>	<input type="checkbox"/>
PERIMETER FENCE			
6.3.9	All perimeter fencing must be completed within 30 days of receiving your Certificate of Occupancy.	<input type="checkbox"/>	N/A
6.4 EXTERNAL STRUCTURE & SERVICES			
ADDITIONAL BUILDINGS			
6.4.1	Sheds, if necessary, will be permitted where they are screened from public view. A maximum floor area of 20m ² is permitted, unless sufficient justification can be made to WDRC, in which case sheds will be assessed on their merits.	<input type="checkbox"/>	<input type="checkbox"/>
6.4.2	Shed height must not exceed 2.4m at the perimeter, and 3.0m at the ridgeline of the roof.	<input type="checkbox"/>	<input type="checkbox"/>
6.4.3	Sheds must be constructed of an appropriate, non-reflective material. It is encouraged that the materials used are consistent with those of dwelling.	<input type="checkbox"/>	<input type="checkbox"/>
6.4.4	Any proposed pergolas, decks or other extensions must be submitted to WDRC for approval.	<input type="checkbox"/>	<input type="checkbox"/>
6.4.5	Carports may be permitted if located out of public view.	<input type="checkbox"/>	N/A
SERVICES			
6.4.6	Air conditioners are to be located below the eaves line and screened from public view.	<input type="checkbox"/>	<input type="checkbox"/>
6.4.7	Evaporative cooling units must not be visible from the street and the highest point of the unit must not exceed the peak ridge of the roof of the dwelling.	<input type="checkbox"/>	<input type="checkbox"/>
6.4.8	Satellite dishes must be positioned so they are not visible from the street.	<input type="checkbox"/>	<input type="checkbox"/>
6.4.9	Solar panels should be located out of public view. In the case that the most efficient position is within public view, solar panels will be assessed by WDRC in regards to form and scale.	<input type="checkbox"/>	<input type="checkbox"/>
6.4.10	Provisions must be made for the storage of rubbish and recycling bins in areas that are accessible but not within public view.	<input type="checkbox"/>	<input type="checkbox"/>

REF.	DESIGN STANDARD	ACKNOWLEDGE STANDARD	ACHIEVES STANDARD
6.4.11	Clotheslines must be located out of public view.	<input type="checkbox"/>	<input type="checkbox"/>
6.4.12	Rainwater tanks, hot water units, ducted heating units and similar services must also be screened or out of public view.	<input type="checkbox"/>	<input type="checkbox"/>
6.4.13	This neighbourhood is to be NBNC0. Fibre optic network ready. Your home will need to be fitted with the correct telecommunication and internet services.	<input type="checkbox"/>	N/A
6.5 SITE MANAGEMENT & MAINTENANCE			
HEAVY VEHICLES			
6.5.1	Trucks or commercial vehicles (greater than 1 tonne), recreational vehicles (e.g. boats and caravans) shall be out of public view when parked or stored.	<input type="checkbox"/>	N/A
MAINTENANCE			
6.5.2	The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot unless the rubbish is neatly stored in a suitably sized industrial bin or skip.	<input type="checkbox"/>	N/A
6.5.3	The purchaser must not allow excessive growth of grass or weeds upon the lots.	<input type="checkbox"/>	N/A
6.5.4	Bins must be removed from the street on the same day as the scheduled collection day.	<input type="checkbox"/>	N/A
6.5.5	Internal window furnishings which can be viewed from the street must be installed within three months of receiving your Certificate of Occupancy.	<input type="checkbox"/>	N/A
SIGNS & ADVERTISING			
6.5.6	No advertising signs including 'For Sale' or 'For Lease' signs may be erected by the Purchaser at any time.	<input type="checkbox"/>	N/A
6.5.7	Builder's signs may be permitted (600mm ² maximum) during construction only and must be removed on completion of building works or may remain with the Developer's written permission.	<input type="checkbox"/>	N/A
6.5.8	No signs shall be erected on vacant lots.	<input type="checkbox"/>	N/A
6.5.9	Advertising signs are not permitted.	<input type="checkbox"/>	N/A
6.6 FRONT LANDSCAPING			
6.6.1	Your garden must include indigenous plant species that are drought resilient.	<input type="checkbox"/>	<input type="checkbox"/>
6.6.2	Front landscaping must be completed within 30 days of receiving your Certificate of Occupancy.	<input type="checkbox"/>	N/A
6.6.3	At least 50% of front landscaping (excluding driveways and paths) must be of a permeable surface using materials such as pebbles, sand, mulch and/or bark.	<input type="checkbox"/>	<input type="checkbox"/>
6.6.4	Any retaining walls within public view are limited to a height of 0.5m and must be constructed using materials such as tiles or timber that will enhance the landscaping theme.	<input type="checkbox"/>	<input type="checkbox"/>
FRONT LANDSCAPING MINIMUM REQUIREMENTS			
6.6.5	1 x semi-advanced tree 1.5m height at installation.	<input type="checkbox"/>	<input type="checkbox"/>
6.6.6	1 x large shrub from a 300mm pot size at installation.	<input type="checkbox"/>	<input type="checkbox"/>
6.6.7	5 x medium shrubs from a 200mm pot size.	<input type="checkbox"/>	<input type="checkbox"/>
6.6.8	25 x small shrubs / tall tussocks from a 150mm pot size.	<input type="checkbox"/>	<input type="checkbox"/>
6.6.9	20 x groundcover plants / small tussocks plants from 85mm pot size at installation.	<input type="checkbox"/>	<input type="checkbox"/>
6.6.10	Where grass is used, a 'warm season' grass such as Kykuyu, Buffalo or Couch is selected.	<input type="checkbox"/>	<input type="checkbox"/>
6.6.11	Where mulch is used it must be natural in colour. Coloured mulch will not be approved.	<input type="checkbox"/>	<input type="checkbox"/>
6.6.12	Where rocks, stones and pebbles are used, they must be natural in colour.	<input type="checkbox"/>	<input type="checkbox"/>



Alarah



Disclaimer: While best endeavours have been used to provide information in this publication that is true and accurate, Wolfdene and related entities accept no responsibility and disclaim all liability in respect to any errors or inaccuracies it may contain. Prospective purchasers should make their own inquiries to verify the information contained herein.