



# WATERWAYS

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## DESIGN GUIDELINES

Guidelines for Housing Design and Landscaping

# **WILLANDRA, FOUNTAIN COURT, BRIDGEWATER & ARTESIAN CURRENT AS AT JUNE 2009**

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www.waterways.com.au

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The accompanying Design Guidelines do not include images and other diagrams that will assist land purchasers with gaining a more comprehensive understanding of the contemporary housing themes at Waterways. A complete version of the Guidelines including all images etc. is available on request from Waterways sales office

#### INTRODUCTORY STATEMENT TO THE GUIDELINES

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"Design Guidelines have varied from Stage to Stage of the Development. The Design Guidelines which are enforceable for any individual Lot will be those which attach to the Contract of Sale for the Lot. The final comprehensive guidelines are attached and will apply where an owner cannot demonstrate different contracted Design Guidelines"

## FENCING

### Corner Lots (non-elevated)

If standard paling fencing is to be considered on non-elevated corner lots, it must be constructed as per the Boundary Fencing requirement, set back 600mm inside the boundary line, painted "kelp green" and finish 1m behind the building line setback of 6m. The 600mm strip between boundary and fence line is to be landscaped & maintained by the owners with native plants in accordance with the DRC approved landscape plan for the lot. Alternatively, a brush fence or masonry fence to 1.8m height is permissible on the side boundary line, subject to DRC approval. On corner lots with a slight longitudinal slope along the fence line, the fence height may be extended to no more than 2m, after which point it will need to be stepped or else sloped in line with the ground plane.

### Corner Lots (elevated)

Where lots and/or floor levels are elevated above nature strips and footpaths by greater than 300mm, corner lot fencing must be represented by: a low retaining wall constructed of either timber sleepers, masonry, or stone, or a combination thereof; and/or a landscaped bank on the boundary, to the elevated ground height; together with a 600mm internally offset painted paling fence to 1.8m height is permissible on the side boundary line, subject to DRC approval. The elevated 600mm landscape strip between low retaining wall and fence line is to be landscaped and maintained by the owners as described above.

### Key Lots

On "key" non-elevated corner lots nominated by the developer/Owners Corporation, the above conditions apply except that brush fences only are permitted. For key elevated corner lots, only brush or masonry fences are permitted for the 600mm internally offset fence to 1.8m. In any event fencing for key lots will require DRC approval. Your contract will specify whether your lot has been identified as a "key" lot by the Owners Corporation/developer.

## YOUR GARDEN

### Mulching

Mulching is required for all garden bed areas to minimize plant water requirements and can be either shredded, hammer milled or processed bark, shredded vegetation matter or gravel and stone. Bright coloured mulches including white or off white stones will not be permitted. The type of mulch is to be specified on the submitted landscape plans in accordance with the design guidelines for approval by the DRC.

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## CONTENTS

	Page
INTRODUCTION	2
ASSESSING SUBMISSIONS: STEPS TO OBTAIN APPROVAL TO BUILD YOUR HOME AND GARDEN	2
YOUR HOME	6
• 5 Star Energy Rating	6
• Saving Water	6
• Architectural Character and Design Elements	6
• Underlying Architectural Theme	7
• Approved Builders	7
• Position on the your site	7
• Your Neighbours Privacy	8
• Building Envelopes - house setbacks - height - size - minimum floor level	8
• Colour - External Wall Finishes	9
• Parapet walls - garage and entrance doors - security grilles - letterboxes, water features and landscape features	10
• External Fittings - window furnishings - glass	10
• Roof - Downpipes - Gutters	11
• Roof Overhang (eaves)	11
• Tiled Roofs	11
• Plumbing	11
• Roof Pitch	11
• Outbuildings or Structures	12
• Verandahs - Porches	12
• Garages	12
• Fencing	12
• Driveways	13
ANCILLARY STRUCTURES - SIGNAGE - AIR CONDITIONERS - T.V. ANTENNAE - SATELLITE DISHES - SOLAR WATER HEATERS ETC	14
• Signs	14
• Air Conditioners/Evaporative Coolers	14
• Television/Antennae and Satellite Dishes	14
• Solar Water Heaters	14
• Rainwater Harvesting Tanks	14
• Other Structures	14
• Incinerators	15
YOUR GARDEN	15
• Types of trees, Plants and Flowers	15
• Types of Grasses	15
• Where to Plant	15
• Front Garden	16
• Barbecue - Gazebo - Pool	16
• Compost Bin	16
• Construction Timing	16
• Maintenance	16
<b>BODY CORPORATE OWNERS CORPORATION RULES</b>	17
Domestic Pets - Fishing - Feeding Birds	17
APPENDICES	18

## INTRODUCTION

Waterways has prepared these Design Guidelines (~~the Guidelines~~) to ensure that your house and garden, and your neighbour's house and garden complement each other and in turn add value to each property.

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At Waterways, we embrace the importance of diversity and variety in contemporary design. Each home should reflect the individuality of its owner.

Waterways has had several years of experience in assisting each land owner with their house approval. It is a relatively simple and streamlined process. All land owners are offered a preliminary consultation with a member of the Design Review Committee (DRC) to discuss the house options available to you, and to ensure you understand the process.

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The Guidelines will assist you and your designer/builder with the design of your house. Government legislation (Rescode) now provides adequate clarity on the issues relating to privacy (eg overlooking and overshadowing) – all such provisions must be carefully adhered to. In fact the Guidelines provide more stringent height, setback and site coverage requirements than Rescode, ensuring greater privacy protection for each lot.

Waterways require all homeowners to attain a 5 Star Energy Rating and rain water tanks. This will enable you to save money through the reduced use of power and water.

To assist all homebuyers, Waterways provides a range of houses that have pre-approval status – all such designs have been individually selected, assessed and approved by the DRC.

Waterways strongly recommends that all land purchasers not using a pre-approved design engage a registered Architect or Building Designer to design their house in accordance with these Guidelines.

To ensure the integrity of the Guidelines are retained, even after the developer has left the site, the City of Kingston will provide a planning permit for each house and garden. This will give you the comfort that in years to come the standard of other houses in your street, and in your neighbourhood, will not diminish.

A number of the rules within the Guidelines are reflected as covenants on title. Your Solicitor or Conveyancing Company will be able to advise you on the covenants, which have been included in the best interests of both Waterways and you.

Waterways is governed by a ~~Body Corporate~~ Owners Corporation (BCOC). The Guidelines form part of the ~~BCOC~~ Rules. The ~~BCOC~~ is responsible for all landscaping and maintenance of the public areas, security, and ensuring adherence to all ~~OBC~~ Rules.

Waterways has taken care to ensure that the Guidelines comply with current building legislation however it is your architect's or designer's responsibility to ensure that your design complies with all statutory requirements.

### Assessing Submissions

~~This version of the Guidelines is applicable only to lots in Willandra and later stages.~~ All pre-approved plans have been assessed and approved by the DRC.

These Guidelines are amended from time to time. It is important to ensure you have the version of the Guidelines that are relevant to your lot. A copy of the Guidelines is in your contract.

The DRC will carefully assess all submissions to ensure they conform to the Guidelines. The DRC can reject a submission if in its opinion it does not generally comply or if in its opinion the design does not embrace the key Architectural Character and Design Elements outlined in these Guidelines. The DRC can request amendments and/or modifications to designs.

The DRC will consider all factors it sees as being relevant in consideration of the design submissions.

DRC decisions may be based purely on aesthetic considerations of the architecture. Each owner acknowledges that these determinations are sometimes subjective and that opinions will vary regarding the suitability of the design elements.

The DRC has the discretion to make final and conclusive decisions on all matters of design.

The DRC also reserves the right to refuse an approval on what the DRC may term an objectionable design feature – such as a dominant garage or an unarticulated wall.

*The following STEPS summarise the procedures involved from the initial purchase of your land to the completion of your house and garden.*

### STEP 1

#### *Purchase of Land*

When you have made the decision to purchase land at Waterways, you will be required to provide an initial deposit to the selling agent. The agent will assist you with setting up an appointment with a member of the DRC.

### STEP 2

#### *Meeting with the DRC / Preliminary Approval*

- Approved Designs

Your meeting with a member of the DRC may occur on the day of initial purchase or at a mutually agreed date, but generally within 5 days of the purchase.

The DRC member will assess your requirements and assist you with the selection of the right home from a range of pre-approved designs at most budgets. These designs from various builders have been assessed by the DRC and in many instances modified to meet the higher design standards required at Waterways.

If you decide the above, the DRC member will be able to provide you with 'on the spot' Preliminary Approval to complete your Contract of Sale.

- Own Designs / Builders / Architect / Building Designers

You may decide to use your own design or another builder and/or Architect/Building Designer not on the Waterways pre-approved list. However, you must ensure that the design meets the requirements of the Guidelines. Preliminary Approval will not be provided until sketch plans are submitted and assessed by the full DRC.

If you choose to have a custom design home, Waterways recommend the use of a registered architect.

The DRC will endeavor to generally provide a response within 1 week of receipt of your preliminary submission.

### STEP 3

#### *Contract of Sale*

The signing of the Contract of Sale is subject to a Preliminary Approval from the DRC. This can occur on the day of purchase if you intend to use a Waterways approved design, otherwise this must be completed within 30 days.

#### STEP 4

##### *Formal DRC Approval*

Following the receipt of preliminary approval, all house designs are subject to formal DRC approval.

This process is the final checking of designs prior to a planning application to Council.

It is important to note that the DRC will not accept or review a formal submission without first having received and given Preliminary Approval to the preliminary submission.

Prepare your site, house & landscape plans, incorporating all information listed at Appendix A and submit to the DRC for approval. The DRC will assess your designs to ensure it is compliant with all provisions in the Guidelines and may make recommendations to further enhance your design.

The DRC will endeavor to provide a response within 1 week of receipt of your formal submission

#### STEP 5

##### *Submission for Planning Permits*

Once formal DRC approval has been given, prepare any additional building information as requested in the formal approval.

The DRC will lodge a planning application at the City of Kingston on your behalf. ~~The application attracts a fee of \$440 and a cheque for this amount made payable to the City of Kingston must be included. Cheque to be made payable to the City of Kingston, refer to the DRC for amount.~~

*Note ¶: The Committee comprises representatives of the DeveloperOC, and Architects who meet frequently, i.e. weekly, and consult regularly with Kingston Council as required, to ensure a quick response to your application*

*The application for planning approval generally takes between 3 to 4 weeks from the time it is received by the DRC. However the Council and the DRC will not be responsible for any delays in the process and the Purchaser shall not be entitled to any claims from such delays against the Council, the DeveloperOC, the DRC, or their representatives.*

#### STEP 6

##### *Settlement on Land Purchase*

Settlement on land purchase will be subject to title release. This will generally take up to 6 months from the initial purchase. Land that already has title release will generally settle earlier.

#### STEP 7

##### *Obtaining a Building Permit & House Construction*

Upon receipt of Planning Approval from the City of Kingston, a Building Permit should be obtained from a Registered Building Surveyor before commencement of work on the site.

Before construction work can commence, you must provide a full set of construction drawings as approved by a Registered Building Surveyor to the DRC to ensure that your house will be built in accordance with the approved design.

The DRC will monitor the progress of your home from time to time but will not be responsible for its supervision. Any deviation from the plans and the cost for remedial works in order to comply with

approved designs will be at the Purchaser's cost. Your house must be completed within 12 months of commencing construction.

Prior to and during construction your land must be kept in a neat and tidy condition. You must also comply with all OBC rules and Council By-laws including fencing, litter and sediment control.

When your home is complete, you must continue to keep it tidy, particularly those areas that address the street or park.

Failure to comply could lead to the BE-OC issuing a written request to the owner to tidy the land, including front, side and rear yard and lawn areas. Failure to act could lead to the BE-OC completing the necessary works at your cost.

### STEP 8

#### *Garden and Landscaping*

Your garden must be commenced within 3 months following Certificate of Occupancy and finished within 6 months.

### STEP 9

#### *Completion Approval*

This process must be completed within 2 years from the date of land settlement (Step 6 above). Obtain final approval for your completed house and garden from the OBC via the DRC by submitting the information set out in Appendix A.

*Note 2: With alterations, the above procedures should also be followed*

All correspondence should be sent to:

**Waterways DRC**  
**8 Collins Street,**  
**MELBOURNE 3000.**

Sheng Yi Yu  
Mario G Cortese Architects P/L  
9 Evans Place  
HAWTHORN VIC 3123

Ph: Sheng Yi Yu (03) 98827410

### **YOUR HOME**

Since inception in 2000, Waterways has been at the forefront of several important environmental initiatives. 5 Star Energy and rainwater tanks have always been mandatory at Waterways. Today both of these initiatives have found their way into Victorian Planning Acts.

#### **5 Star Energy Rating**

As of 1<sup>st</sup> July 2004 all homes in Victoria must achieve a 5 Star Energy Rating according to the Victoria Home Energy Rating System (VICHERS)

#### **Saving Water**

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The harvesting of rainwater from roofs is an environmental policy that has been adopted by Waterways. The objectives include reduction in water demand, cost savings to the community and enhanced garden environments.

A 4500-litre rainwater tank must be located on each allotment for sanitary flushing, together with a dripper irrigation system that serves garden areas, trees and shrubs. Larger underground tanks are encouraged.

Your building plans will need to show the location of the rainwater tank and any appropriate visual screening measures

*Note 3: From July 2005 rainwater tanks for sanitary flushing will become a mandatory requirement of Victoria's 5 Star Energy Rating*

### Architectural Character and Design Elements

The architectural design approach will influence the energy efficiency of your home. In broad terms a typical home at Waterways should incorporate the following architectural design elements and achieve a 5 Star Energy Rating in the process:

- verandahs and overhangs for solar efficiency.
- cross ventilation of living spaces for rapid cooling.
- interior mass for reducing the temperature range.
- Use of heavyweight materials i.e. concrete floors and block work.
- balanced levels of insulation.
- maximum winter sun penetration and maximum summer sun protection.
- window treatment.
- draught proofing.
- north facing courtyards and living spaces. The area of north facing windows should exceed the area of non-north facing windows.
- skylights, clerestory windows and articulated roof forms.
- reinforcement of building forms and facades horizontal and vertical elements such as windows, balconies, rooflines, verandahs etc.

### Underlying Architectural Theme

The underlying architectural design theme must be contemporary and cannot contain either in overall concept or detail any historical style or expression. Historical reproduction styles such as Georgian, Colonial, Italianate, Victorian and Federation styles will not gain approval at Waterways.

Design must generally avoid the use of stylistic, ornamented or decorative devices, such as the arches, arched windows and doors, glass feature windows, leadlight, colonial glazing bars, feature panels to front doors and garage doors, wrought iron work, corbelling and mouldings.

Box-style homes must be avoided through the use of the following design technique:

- Entries, verandahs and roof forms must be articulated, incorporating varying planes and or setbacks to façade elements.
- Two storey dwellings should be designed to ensure that the first floor of the dwelling is less than 70% the area of the ground floor to achieve greater design articulation, such articulation must be reflected in the front elevation and in the case of corner sites, must be reflected in the elevations facing the streets. Sheer walls must be avoided.

Waterways strongly recommends care and consideration be given to the scale of your home. Smaller, more thoughtfully designed homes will typically utilise space better and use less energy in the process.

To ensure a measure of residential individuality, Waterways have decided that no house with the same or similar façade (as deemed by the DRC) may be erected within five lots of your home or five lots on either side of the neighbour opposite you.

*Note 4: A covenant on title restricts each home site to one only habitable dwelling.*

### **The Waterways Collection**

#### **Approved Builders**

To assist owners with the selection of the right home, a range of approved designs at most budgets are available from various builders. These designs have been assessed by the DRC and in many instances modified to meet the higher design standards required at Waterways.

A full list of The Waterways collection is available from the DRC.

#### **Position on your Site**

Each dwelling must be located to respect the relevant siting conditions and setbacks. Each dwelling should be designed to maximize the advantage of the natural characteristics of the home site e.g. aspect, vegetation, sun angles, views, prevailing breezes, relationship to the street or open space, the open water body, wetlands and adjoining properties. Each lot has a recommended siting plan to maximize the natural characteristics – refer sub division plan.

#### **Your Neighbour's Privacy**

Siting and house layouts should minimise overlooking and overshadowing of neighbours' homes (i.e. respect your neighbour's privacy). To minimize overlooking and overshadowing, and to preserve solar access, all house designs must comply with the provisions of Part 4 of the Building Regulations 1994 for Siting where there are existing dwellings on adjacent allotments.

Where there are no adjacent dwellings, the DRC will carefully evaluate potential overlooking and overshadowing. Where necessary it will recommend action to ensure the privacy of your future neighbour.

The DRC may request preparation of a shadow diagram or overlooking diagram. The diagram should show that the location of a proposed two storey house does not unduly shade part of an existing adjacent dwelling between 9.00 a.m. and 3.00 p.m. on September 22, or impinge on its privacy (the design must provide for a minimum of four hours of sunlight to a secluded private open space of an adjacent dwelling).

*Note 5: Your Architect Building Designer will explain more fully the need for shadow and/or overlooking diagrams should they be requested*

### **Building Envelopes - Setbacks - Height - Sizes - Minimum floor levels**

#### **Building Envelopes**

Your land will be governed by a Building Envelope, which will specify the position of driveway crossing & garages, private open space and specific setbacks. This will be disclosed to you in initial purchase discussions, and in the Contract of Sale.

#### **Setbacks**

Generally the setback from the front boundary is a minimum of 6 metres. Front setbacks greater than 7 metres are discouraged and will generally not gain approval from the DRC.

Setbacks from a side boundary and from a rear boundary are to be a minimum of 2 metres (unless the side boundary is facing a street, in which case the setback will be 3 metres). The setbacks also apply to verandahs, and outbuildings. A 1 metre setback for unroofed pergolas will be considered. A single storey garage may be considered on one side boundary or it may be setback a minimum of 1 metre provided the 6m front boundary set back is maintained.

## Typical Setbacks

### Height

The maximum building height measured to the roof and ridgeline from the finished ground line (at the date of issue of title) is 8 metres.

### Size & Site Coverage

The minimum size home excluding garage and balconies to be built on a home site varies depending on the size of the site. Please use the table below to understand your minimum required home size.

Size of Site M2	Minimum Home Size	
	M2	Squares
300 – 450	140	15.06
450 – 600	150	16.14
600 – 800	170	18.29
800 – 1000	220	23.60
Greater than 1000	240	25.80

To ensure that your neighborhood is not overdeveloped and retains the potential for private landscaped open space within the residential development, Waterways has set maximum residential site coverage of 45% for double storey dwelling and 50% for single storey dwelling.

*Note 6: The minimum size home and maximum residential site coverage requirements are reflected as covenants on your title to ensure the legal protection of your asset. Your Solicitor and or Conveyancing Company will further clarify this matter.*

### Minimum Floor Level

The development criteria adopted by Waterways reflects the need to ensure that residential areas are protected from the 100-year interval storm event. Accordingly the finished level of your site is a minimum of 3.2m above sea level. (i.e. 3.2 Australian Height Datum).

To provide you with further protection Waterways and Melbourne Water have determined that the floor level of your home should be no lower than 3.45 metres above sea level.

*Note 7: The minimum floor level of your home is shown as a covenant on title to ensure your Architect Building Designer and future owners of your home site are legally bound to build at or above that level.*

### External Finishes

An important element in maintaining the quality of the streetscape and the protection of your investment in Waterways is in the control of external building materials and other building requirements.

### External Colour

Generally the colours for large visible surfaces are to be natural and recessive as opposed to bright and reflective.

A minimum of two contrasting 'base' colours is required. In addition 'highlight' colours should be used on features such as window frames, doors, letterboxes and downpipes to create contrast. Vibrant or bright primary colours will be subject to DRC approval

External colours must be submitted for approval by the DRC and coloured street elevations must accompany all applications for Planning approval.

## External Walls

The materials used for external walls of homes at Waterways shall generally include rendered and bagged masonry, timber siding and approved equivalents. The use of face brickwork will not be permitted except as a feature wall and this shall be limited to no more than 20% of each wall. Brickwork where permitted must be square edge. Tumble edge brickwork will not be permitted. Where fibre cement sheet cladding is used, it must have a flush finish and be limited to the first floor only unless approved by the DRC. Compressed cement cladding with expressed joints will be assessed on its merits. Metal cladding is generally not permitted but will be assessed on its merits.

## Parapet Walls

Parapet walls with a hip or flat roof behind must generally be continuous all around. Parapet walls in front of the traditional hip roof or gable roof will generally not be permitted except as an entrance, chimney or stone feature. These will be assessed on their merits.

Combinations of parapet walls & traditional hip roof with eaves will be considered on their merits, eg. parapet walls at lower level and hip roof at upper level will generally be acceptable.

## Garage & Entrance Doors

Entrance doors must be of a contemporary design. Classical style multi panel doors will not be permitted where they are visible from the street.

Garage doors must be of the sectional overhead or tilt type with flush panel or timber finish. Classical style multi panel doors and roller shutter doors will not be permitted where they are visible from the street.

## Security Grilles

Metal security grilles to entrance doors are discouraged. Where required they must be of a contemporary design and finished in a dark charcoal colour. Security grilles over windows are not permitted where they are visible from the street. All security grilles must be approved by the DRC.

## Letter Boxes, Water & Landscape Features

Letter boxes (~~where not provided by the developer~~) must generally be of rendered masonry, constructed to meet Australian Post standards and must be included in plans submitted for Town Planning approval.

Water & Landscape features visible from the street must complement the contemporary design theme and must be included in plans submitted for Town Planning approval.

## Other External Fittings

All other external furnishings and fittings *visible from the street* must complement the overall contemporary design approach of Waterways.

All ornamental landscape features *visible from the street*, including sculptures, garden gnomes and other decorative features, are subject to strict DRC pre-approval.

## Window Furnishings

Window furnishings shall be proprietary type curtains, drapes, blinds or shutters. The use of bed linen, paper, etc as window coverings on windows visible from the street and public areas will not be permitted even as a temporary measure.

## Glass

The use of leadlight & glass with etched patterns will not be permitted where they are visible from the street.

The use of reflective glass is not permitted.

The use of tinted glazing will be assessed on its merits

#### Roof – Downpipes – Gutters

The roofing materials should conform to the following aesthetic criteria:

- non-reflective.
- shall complement the style of your home.

Approved materials are:

- pre-finished corrugated colorbond.
- slate or flat profile concrete tiles.
- steel deck for flat roofs where approved.
- gutters and downpipes shall be pre-finished or painted.

Details of chimneys and other roof protrusions shall also be submitted for approval.

#### Roof Overhang (Eaves)

A minimum of 450mm wide roof overhang (eaves) must be provided to all traditional style hip roofs including over gable and skillion ends. Single storey garages built on the boundary may be exempted. Such garages should preferably have parapet walls all around.

#### Tiled Roofs

Roofing tiles must be of a slate-like flat profile type. Terracotta tiles will not be permitted. Roof tiles must be in neutral tones. Bright and reflective colours will not be permitted.

#### Plumbing

- All plumbing (except rainwater heads and downpipes) must be concealed.

#### Roof Pitch

To ensure a balanced appearance of homes throughout Waterways the following conditions will apply:

- roof planes shall be visible from the street except where a flat roof has been approved.
- pitched roofs shall generally have a minimum pitch of 25 degrees.
- combinations of pitched roofs and flat roofs will be assessed on their merits.
- curved roofs will be assessed on their merits.

## Outbuildings or Structures

DRC and Town Planning Approval is required for outbuildings or structures including storerooms, garden sheds, pergolas, swimming pools, spas etc. The design principles contained in the Guidelines should be followed to ensure that any outbuildings or structures are complementary to the theme of Waterways.

Small outdoor structures will be permitted where the wall and roof cladding is non reflective and complies with the approved materials and colour guidelines for Waterways. Garden sheds shall be no larger than 3.0m in any direction and no higher than 2.2m. Preferably any sheds should form part of the garage construction. Alternatively small outdoor structures should be screened from the street or from neighbouring properties by using a suitably designed painted timber lattice or other approved methods.

## Verandahs – Porches

Special design elements such as verandahs, porches and pergolas are encouraged as they allow for variety in streetscape and reduce the visual impact of garages to the street.

All supports to verandahs/porches should be timber or masonry construction and are to be painted or stained to match the colour of the main dwelling or an appropriate trim colour.

Verandah roofs may extend from the external walls below the eaves of the main roof and be of a pitch that reflects the main dwelling roof forms.

Verandahs/porches shall not extend forward of the 6.0 metres building setback line.

DRC and Town Planning approval must be obtained for all additions and extensions to the main dwelling including verandahs, porches and pergolas in the same manner as detailed earlier.

## Garages

The design of your home must allow for lock up car accommodation. Covered accommodation for at least one vehicle must be provided in the form of a garage. Open carports will be assessed on their merits. Garages shall be no more than 2 cars width or 6.5m internal width. Tandem car garages on the boundary will be assessed on their merits.

To avoid garage dominance, where possible the garage should be integrated into the house structure. The garage should preferably be set behind the house frontage or with a maximum 2m projection from the house. The 2m projection shall be measured from the building wall line and not from the verandah or porch.

Detached garages shall be designed to complement the main dwelling by utilizing similar walls, windows, roof forms, colours and materials.

## Fencing

***NB. Note** -The following should be read in conjunction with the Addendum to the Design Guidelines set out on the page before the list of contents)*

The fencing to your home and that of your neighbour will affect the overall environmental appearance of Waterways. The detail of all perimeter and internal fencing is to be included in your plans and building application. Fences shall generally be constructed of timber, with timber capping, and exposed posts. All perimeter fencing shall be completed prior to occupation of the dwelling. The use of masonry and brush fencing for specific purposes may be permissible.

In special circumstances, for aesthetic reasons, certain fencing will be specified for some lots by way of covenant on your title or may be supplied by the Developer/vendor - please refer to your Contract Of Sale for details.

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### Front Fencing

Front fencing shall not be permitted on the front boundary or anywhere within the front yard. An alternative method of defining the edge of your property is the use of hedges, which should be in the order of 1.2 metres in height on maturity. Hedges should be selected from the suggested plant list contained in this Guideline.

A front screen up to 1.8m high and setback at least 4.0m from the front boundary may be permitted in the front yard subject to DRC approval.

### Boundary Fencing

Boundary and side fencing between adjoining allotments shall be 1.8 metres high. All fencing must be stained in Kelp Green. Side fencing is generally to finish 1 metre behind the building line of the house to highlight your home and not the fence.

Sheet steel or compressed board fencing will not be permitted.

### Corner Allotment Fencing

If fencing is to be considered corner allotments fencing must be constructed as per the Boundary Fencing requirement and setback 600mm off the boundary line with a full landscape buffer (provided by the owner), to finish 1m behind the building line setback of 6m. Alternatively a brush fence or masonry fence to 1.8m high is permissible on corner lot boundaries.

### Driveways

Only one driveway will be permitted to each home site. The driveway shall not be wider than 3.5 metres at the street boundary of an allotment. Wider driveway for corner lots with garage at the rear of dwelling will be considered on its merits.

There should be at least 1 metre of screen planting between driveways and side boundaries. Driveway construction over the nature strip shall be in accordance with the City of Kingston specifications.

Driveways from the front allotment boundary to the face of the garage must be fully constructed prior to occupation and the issue of the Final Approval from the [Body Corporate OC](#).

Approved finishes for driveways include:

- exposed aggregate concrete finish
- masonry / clay paving
- bluestone paving
- crushed rock and Tullydale toppings
- patterned concrete

Driveways must be in neutral colours. Vibrant or bright colours will not be permitted.

ANCHILLARY STRUCTURES – SIGNAGE – AIR CONDITIONERS – TV ANTENNAE – SATELLITE DISHES – SOLAR WATER HEATERS ETC

### Signs

Signs and boardings advertising products and businesses, including "Land for Sale" signage, will not be permitted on residential allotments. "House for Sale" signage is permitted, subject to DRC approval (refer [BC OC Rules](#)).

Builder tradespersons' identification signs are permitted (up to 0.6 sq m, i.e. 20cm x 30cm) where they are required on allotments during construction. These signs must be removed at the completion of construction.

### Air Conditioners /Evaporative Coolers

Roof, wall and window mounted air conditioning units will not be permitted where they are visible from the street or public areas (e.g. lake, wetlands). Air conditioners should be located below the eaves line and screened from public view and, where appropriate, be fitted with noise baffles. Roof mounted evaporative coolers must be mounted on the rear half of the roof and must be no higher than the ridgeline of the roof. Roof units must match the colour of the roof.

### Television/Antennae and Satellite Dishes

Generally only internal or under the roof antennae will be permitted. External antennae, if required, should be located at the rear of the dwelling and extend no higher than the roof ridgeline

Satellite dishes must be located at the rear of the dwelling and extend no higher than the roof ridgeline. Satellite dishes greater than 1.0m diameter will not be permitted.

### Solar Water Heaters

For minimal visual impact, it is preferable for all solar units to have their storage tanks detached and concealed in the roof space.

The use of solar water heaters with integrated roof mounted storage tanks will be permitted provided the following requirements are met:

- must have minimal visual impact when viewed from public thoroughfares
- must be located at the rear half of the dwelling
- tanks must be painted to match the roof colour
- plans of proposed location must be submitted to the DRC for approval

### Rainwater Harvesting Tanks

Rainwater harvesting tanks and associated fixtures shall be

- where they are not visible from the street
- no higher than 2.2m above natural ground level
- of a material and colour which complements the home.

### Other Structures

Clotheslines, hot water systems, gas systems must be located so that they are not visible from any street.

### Incinerators

The construction and use of incinerators is not permitted.

### YOUR GARDEN

*NB: (The following should be read in conjunction with the Addendum to the Design Guidelines set out on the page before the list of contents)*

*(Note: The following should be read in conjunction with the Addendum to the Design Guidelines set out on the page before the list of contents)*

Landscaping is an important feature of Waterways. The overall value of the estate as well as your property will be enhanced by skilful landscape design and by maintaining gardens to a reasonable standard.

Careful consideration ought to be given to how water is used in maintaining your garden. We recommend a garden design that does not rely too heavily on water for its overall health and appearance.

The ~~OPC~~ will ensure all front lawns or yards that address the street or park areas are properly maintained at all times.

To ensure that environmental standards are achieved, a landscape plan is required as part of the design approval process. In Appendix E, the "Plants to be Provided" schedule sets out the recommended minimum number of plants for different lot sizes and should include:

- a layout plan showing lawn and shrub areas including types of mulches to be used;
- a planting plan indicating plant species, numbers, size etc. and layout plan and materials for paved areas

A typical landscape plan is shown in Appendix B.

Within a maximum time of six months following the completion of your home all landscape areas should be of a reasonable standard and would generally include:

- lawn areas sowed or turfed and established
- trees, shrubs and flowers planted and established

#### Types of Trees, Shrubs and Flowers

Suggested plant species appropriate to Waterways are identified in Appendix C. Native plantings are generally recommended. Selected plants should be appropriate to the character of the local environment. Prohibited plants are listed at Appendix D.

#### Types of Grasses

The use of native grasses is encouraged. Native grasses can be used as a ground cover on shrub beds or as a "lawn". Lawn areas could be minimized to reduce watering costs and time spent on maintenance. If you decide to pave instead, porous surfaces can be adopted to help stabilize the soil moisture levels maintenance.

#### Where to Plant

Concept plan diagrams are useful to show possible layouts and the functional relationships between the various landscape elements on your home site. Issues to be considered include the location of services, pleasant views, not so pleasant views (possibly that require screening), privacy, local climate, orientation, sun angles and prevailing winds. You may wish to employ a landscape architect or designer to help you.

#### Front Garden

A minimum number of indigenous/native trees must be provided in your front garden (Refer to Appendix E).

In some instances your front garden may be nominated as part of the Master plan for Waterways streetscape. This will be stated in your purchase contract. ~~In these instances, the Developer will undertake landscaping to your front garden.~~ You will ~~however~~ be responsible for the ongoing maintenance of the garden, including replacement of damaged or dead plants. Removal or additions to these front gardens must be approved by the DRC.

#### Barbeque-Gazebo-Pool

Identify activities which you want in your garden such as active and passive areas for recreation, BBQ area, pool, spa, clothes drying, storage etc. The design should take advantage of northeasterly and northwesterly areas as these have the best solar access. Protect outdoor areas from southerly and southwesterly breezes and try to capture north easterly cooling breezes. Protect areas from westerly sun.

178

### **Compost Bin**

Consistent with the environmental policies adopted by Waterways provision must be made for a compost bin on the landscape plan. The composted organic matter, when spread throughout your garden, will produce a great source of nutrients as well as creating a layer of protection for your garden beds in dry periods.

### **Construction Timing**

As noted previously the construction of your garden should be commenced no later than three months following occupancy. The garden works should be completed within six months.

### **Maintenance**

Consider the level of maintenance that will be required. Formal gardens usually have symmetrically arranged lawn areas, clipped hedges and rows of plantings and typically have a higher proportion of non-native plants and a high level of maintenance. An informal garden has a more natural appeal and may feature rocks, dry gravel areas, weathered timbers and extensive use of Australian native vegetation. An informal garden will require less maintenance than a formal garden.

Plan your garden to ensure low water usage. This can be achieved by utilising native plant species, applying mulches on your shrub beds, minimizing the area of irrigated grassing and the use of water efficient irrigation systems (such as dripper irrigation).

## BODY CORPORATE OWNERS CORPORATION RULES

The following is a brief summary – you should familiarise yourselves with the full Body Corporate Owners Corporation Rules that appear in your contract.

The QBC is responsible for landscaping, wetland, and park maintenance, and security. It is also tasked with ensuring adherence to a range of QBC Rules including:

- Builder Site Refuse – all properties must be kept clean and fenced
- Prohibition of certain commercial vehicles
- Controls over all signage
- Fencing controls
- Controls on the sale of any property
- Compliance with the Guidelines

### **Domestic Pets**

In keeping with the environmental approach that has influenced the design of Waterways there is a need to provide a framework for domestic pets. In part this reflects the objective of encouraging native bird life within Waterways wetlands and open spaces and in part the objective of enhancing and maintaining a series of high quality environments.

Accordingly, cats are prohibited within Waterways. All other domestic pets are to be generally kept within your property boundaries and exercised in accordance with the relevant Kingston Council By-Laws.

Dogs are permitted but must be kept on a lead at all times around all sensitive wetland water bodies.

### **Fishing**

Fishing is strictly prohibited throughout all of the water bodies

Swimming and Motorised Craft are prohibited in all water bodies.

### **Feeding Birds**

There is ample food for all bird life throughout Waterways. The feeding of birds around the water bodies presents a major environmental hazard. We strongly advise all residents and guests of residents not to feed the bird life.

Your cooperation on this matter will ensure a healthy water quality and will control bird numbers to a manageable level.

## APPENDIX A

### APPROVAL PROCESS

Submit all Applications to:

~~Waterways Design Review Committee~~  
~~8 Collins Street~~

Sheng Yi Yu

Ilario G Cortese Architects P/L

9 Evans Place

HAWTHORN VIC 3123

Ph: Sheng Yi Yu (03) 98827410

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### REQUIREMENTS FOR APPROVAL & PERMIT

#### *DRC Preliminary Approval*

Information to be provided to the DRC includes:

- sketch site plan (include setback from boundaries)
- sketch house plan
- sketch elevations

The DRC may request additional information.

#### *Planning Permits and DRC Formal Approval*

Information to be provided to the DRC includes:

- site plan including location of proposed house, setbacks from boundaries and relationship to any adjacent development
- house plan including proposed floor levels to A.H.D.
- elevations including coloured street elevations
- schedule of areas (house/garage, verandahs, site coverage etc.)
- nominate building materials & selected colours on all elevations
- provide nominated paint colours & roof colour (paint chips, samples or brochures)
- details of letter box
- details of water & landscape features visible from the street
- landscape plan designed in accordance with Appendix B in these Guidelines
- 5 Star Energy rating certificate
- Cheque to be made payable to the City of Kingston refer to the DRC for amount  
cheque for \$110,00 payable to the City of Kingston
- estimated cost of your development

All applications attract a council planning application fees. In addition some applications require DRC fees to be paid and you will be advised accordingly.

You are advised to submit all the required information to the DRC for assessment. Submissions that are incomplete (for example, no landscape plans, coloured elevations or 5 Star Energy Rating) will not be processed. When the DRC receives all the required information and is satisfied that the proposal is in accordance with the Guidelines, a recommendation will be made to the City of Kingston for the issue of a Planning Permit.

Please note that the City of Kingston may impose further conditions on your permit in accordance with Rescode, Building Code of Australia and any other necessary statutory regulations as required.

The DRC may request additional information including:

- an overshadowing diagram
- an overlooking diagram
- cross sections
- streetscape elevations including adjacent properties

#### *Building Permit*

You must obtain a Building Permit from a Registered Building Surveyor before commencing construction. Provide one set of approved construction drawings to the DRC prior to construction works.

Your house must be completed within 12 months of commencing construction.

#### *Landscaping*

Your garden should be commenced within 3 months following certificate of occupancy and finished within 6 months.

#### *Final Approval (Body Corporate)*

Information to be provided to the DRC/OBC includes:

- certificate of occupancy
- certification that landscape works have been carried out and completed in accordance with the approved landscape plan.

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APPENDIX (B)

TYPICAL LANDSCAPE PLAN

Note: Landscape Plan to be accompanied by detailed plant schedule.

## APPENDIX (C)

## RECOMMENDED PLANTING LIST

Common Name	Botanical Name	Indigenous	
		Native	Exotic
<b>TREES</b>			
Hickory Wattle	<i>Acacia implexa</i>	I	
Blackwood	<i>Acacia melanoxylon</i>	I	
Black wattle	<i>Acacia mearnsii</i>	I	
Weeping Myall	<i>Acacia pendula</i>	N	
Queen Elizabeth Hedge Maple	<i>Acer campestre</i> 'Queen Elizabeth'	F	
Purple Willow Myrtle	<i>Agonis flexuosa</i> 'Afterdark'	E	
Black Sheoke	<i>Allocasuarina littoralis</i>	I	
Drooping She-oak	<i>Allocasuarina verticillata</i>	I	
Smooth barked Apple	<i>Angophora costata</i>	N	
Black wattle	<i>Callitoma serratifolia</i>	N	
Bottlebrush	<i>Callistemon 'Harkness'</i>	N	
Weeping Bottlebrush	<i>Callistemon viminalis</i>	N	
Red Flowering Gum	<i>Corymbia ficifolia</i>	N	
Grafted Flowering Gum	<i>Corymbia ficifolia</i> 'Orange Splendour'	N	
Grafted Flowering Gum	<i>Corymbia ficifolia</i> 'Summer Beauty'	N	
Grafted Flowering Gum	<i>Corymbia ficifolia</i> 'Summer Red'	N	
Coast banksia	<i>Banksia integrifolia</i>	N	
Swamp Gum	<i>Eucalyptus ovata</i>	I	
Dwarf Red Spotted Gum	<i>Eucalyptus mannifera</i> 'Little Spotty'	N	
Pryors Gum	<i>Eucalyptus pryoriana</i>	I	
Narrow Leaved Peppermint	<i>Eucalyptus radiata</i>	I	
Dwarf Muzzle Wood	<i>Eucalyptus stellulata</i> 'Little Star'	N	
Cherry Ballart	<i>Exocarpus cupressiformis</i>	I	
Golden Locust	<i>Gleditsia tricanthos</i> 'Sunburst'	F	
Pink Spike Hakea	<i>Hakea coriacea</i>	N	
Willow Leaf Hakea	<i>Hakea salicifolia</i>	N	
Evergreen ash	<i>Fraxinus griffithii</i>	E	
Claret Ash	<i>Fraxinus oxycarpa</i> 'ray woodii'	E	
Crape Myrtle Varieties	<i>Lagerstroemia indica / Fauriei</i>	E	
Crab apple	<i>Malus floribunda</i>	E	
Flax Leaved paperbark	<i>Melaleuca linariifolia</i>	N	
Scented Paperbark	<i>Melaleuca squarrosa</i>	I	
White Cedar	<i>Melia azedarach</i>	N	
Tupelo	<i>Nyssa sylvatica</i>	E	
Olive	<i>Olea Europea</i>	E	
Tree Everlasting	<i>Ozothamnus ferrugineus</i>	I	
Water Gum	<i>Tristanopsis laurina</i>	N	
Chinese Elm	<i>Ulmus parvifolia</i>	I	

## HEDGES/SCREEN PLANTS

### Front of Property to 1.2m height

Sweet wattle	<i>Acacia suaveolens</i>	I
Hebe	<i>Hebe</i> sp.	E
Wax Flower	<i>Eriostemon myoporoides</i>	N
Rosemary Grevillea	<i>Grevillea rosmarinifolia</i>	N
Grevillea	<i>Grevillea</i> 'Robyn Gordon'	N
Manuka	<i>Leptospermum</i> 'Red Damask'	N
Pink flowering Hawthorn	<i>Raphiolepis</i> x <i>delacourii</i>	I
Coastal Rosemary	<i>Westringia fruticosa</i>	N

### Along Boundaries of Property to 2.5m height

Hedge wattle	<i>Acacia paradoxa</i>	I
Dwarf Lilly Pilly	<i>Aemena Smithii</i> 'Minor'	N
Swamp Sheoke	<i>Allocasuarina paludosa</i>	I
Dwarf Sheoke	<i>Allocasuarina paradoxa</i>	I
Hop bush	<i>Dodonea viscosa</i> 'Purpurea'	N
Escallonia	<i>Escallonia macrantha</i>	E
Burgan	<i>Kunzea ericoides</i>	I
Western tea myrtle	<i>Melaleuca nesophila</i>	N
Orange jessamine	<i>Murraya paniculata</i>	E
Sweet Olive	<i>Osmanthus fragans</i>	E
Pittosporum	<i>Pittosporum</i> 'James Stirling'	E
Dwarf Lilly Pilly	<i>Syzygium</i> 'Bush Christmas'	N
Sweet Viburnum	<i>Viburnum odoratissimum</i>	E
Laurustinus	<i>Viburnum tinus</i>	E

## SHRUBS

Abelia	<i>Abelia grandiflora</i>	E
Agave	<i>Agave attenuata</i>	E
Heath Myrtle	<i>Baeckea linifolia</i>	N
Dwarf Baeckea	<i>Baeckea virgata</i> 'Miniature'	N
Dwarf Banksia	<i>Banksia</i> 'Birthday Candles'	N
Silver Banksia	<i>Banksia marginata</i>	N
River Rose	<i>Bauera rubiodes</i>	N
Showy Bossiaea	<i>Bossiaea cineria</i>	I
Sweet Busaria	<i>Bursaria spinosa</i>	I
Dwarf Red Bottlebrush	<i>Callistemon</i> 'Captain Cook'	N
Bottlebrush	<i>Callistemon</i> 'Kings Park Special'	N
Dwarf bottlebrush	<i>Callistemon</i> 'Little John'	N
Drooping cassinia	<i>Cassinia arcuata</i>	I
Native Fuschia	<i>Correa alba</i>	N
Common Correa	<i>Correa reflexa</i>	I
Heath parrot Pea	<i>Dillwynia glaberrima</i>	I

Pride of Madeira	<i>Echium fastuosum</i>	E
Common Heath	<i>Epacris impressa</i>	I
Heath	<i>Erica sp.</i>	E
Grevillea	<i>Grevillea 'Australora Gold'</i>	N
Grevillea	<i>Grevillea 'Honey Gem'</i>	N
Grevillea	<i>Grevillea 'Moonlight'</i>	N
Grevillea	<i>Grevillea 'White Wings'</i>	N
Hop Goodenia	<i>Goodenia ovata</i>	I
Hebe	<i>Hebe 'Autumn Glory'</i>	E
Hebe	<i>Hebe 'Blue gem'</i>	E
Bulbin Everlasting	<i>Helichrysum scorpioides</i>	I
Silky Guinea Flower	<i>Hibbertia sericea</i>	I
Australian Indigo	<i>Indigofera australis</i>	N
Burgan	<i>Kunzea emicoides</i>	I
Prickly Tea Tree	<i>Leptospermum continentale</i>	I
Tea tree	<i>Leptospermum 'Cardwell'</i>	N
Silky tea-tree	<i>Leptospermum myrsinoides</i>	I
Dwarf Flax Leaved paperbark	<i>Melaleuca 'Snowstorm'</i>	N
Thyme Honey myrtle	<i>Melaleuca thymifolia</i>	N
New Zealand Christmas Bush	<i>Metrosideros varieties</i>	E
Twiggy Daisy Bush	<i>Olearia ramulosa</i>	I
New Zealand Flax	<i>Phormium tenax varieties</i>	E
Coast Pomaderris	<i>Pomaderris oraria</i>	N
Rosemary	<i>Rosmarinus officinalis</i>	E
Large Kangaroo Apple	<i>Solanum laciniatum</i>	I
Bird of Paradise	<i>Strelitzia reginae</i>	E
Thryptomene	<i>Thryptomene saxicola 'Paynei'</i>	N
Golden spray	<i>Viminaria juncea</i>	I
Winged Westringia	<i>Westringia 'Wynabbie Gem'</i>	N

#### GROUNDCOVERS/GRASSES

Native Daisy	<i>Brachycombe multifida</i>	N
Common Apple Berry	<i>Billardiera scandens</i>	I
Cushion Bush	<i>Calocephalus brownii</i>	N
Common Everlasting	<i>Chrysocephalum Apiculatum</i>	I
Small Leaved Clematis	<i>Clematis microphylla</i>	I
Silver Bush	<i>Convolvulus cneorum</i>	E
Moroccan Glory Bind	<i>Convolvulus mauritanicus</i>	E
Wallaby Grass	<i>Danthonia sp.</i>	I
Pale flax-lily	<i>Dianella longifolia</i>	I
Dwarf Flax Lily	<i>Dianella 'Little Rev'</i>	I
Flax Lily	<i>Dianella revoluta</i>	I
Tasmania Flax Lily	<i>Dianella tasmanica</i>	I
Kidney Weed	<i>Dichondra repens</i>	I
Wild Iris	<i>Diets species</i>	E
Nodding saltbush	<i>Einadia ssp. Nutans</i>	I
Common Love-grass	<i>Eragrostis brownii</i>	I

Blue Grass	<i>Festuca glauca</i>	E
Red fruited saw Sedge	<i>Gahnia sieberiana</i>	I
Prostrate Grevillea	<i>Grevillea 'Poorinda Royal Mantle'</i>	N
Coral Pea	<i>Hardenbergia violacea</i>	I
Spreading Guinea Flower	<i>Hibbertia procumbens</i>	I
Guinea Flower	<i>Hibbertia scandens</i>	N
Everlasting Daisy	<i>Helichrysum bracteatum</i>	N
Knobby Clubbrush	<i>Isolepis Nodosa</i>	I
Running Postman	<i>Kennedia prostrata</i>	I
Pink flowering Tea-tree	<i>Leptospermum 'Pink Cascade'</i>	N
Lavender	<i>Lavandula angustifolia</i>	E
Mat Rush	<i>Lomandra longifolia</i>	I
Fine Leaf Mat Rush	<i>Lomandra 'Tanika'</i>	I
Native Flax	<i>Linum marginale</i>	I
Weeping Grass	<i>Microlaena stipoides</i>	I
Creeping Boobialla	<i>Myoporum parvifolium</i>	N
Mondo Grass	<i>Ophiopogon species</i>	E
Long Purple Flag	<i>Patersonia occidentalis</i>	I
Native Pelargonium	<i>Pelargonium australe</i>	I
Fountain Grass	<i>Pennisetum alopecuroides</i>	N
Common Tussock Grass	<i>Poa labillardieri</i>	I
Coastal Tussock Grass	<i>Poa poliformis</i>	N
Cotton lavender	<i>Santolina chamaecyparissus</i>	E
Scaevola	<i>Scaevola 'Mauve Clusters'</i>	N
Kangaroo Grass	<i>Themeda triandra</i>	I
Lemon Scented Thyme	<i>Thymus x citriodora</i>	E
Native Violet	<i>Viola hederacea</i>	I

#### LAWN GRASS MIXES

Fall fescue 'Sunlover'	E
Fine fescue/fine rye 'Shademaster'	E

APPENDIX (D)

PROHIBITED PLANTING LIST

Common Name	Botanical Name
<b>TREES</b>	
Radiata pine	<i>Pinus radiata</i>
Sweet Pittosporum	<i>Pittosporum undulatum</i>
Box Maple	<i>Acer Negundo</i>
<b>SHRUBS</b>	
Arum Lily	<i>Zantedeschia aethiopica</i>
Arum Lily	<i>Zantedeschia italicum</i>
Black Berry	<i>Rubus sp.</i>
Boneseed	<i>Chrysanthemum monolifera</i>
Boxthorn	<i>Lycium ferocissimum</i>
Privet	<i>Ligustrum sp.</i>
Cape Wattle	<i>Paraserianthus lophantha</i>
Cotoneaster	<i>Cotoneaster sp.</i>
Flax-Leaf Broom	<i>Genista linifolia</i>
Gorse	<i>Ilex europaeus</i>
Mirror Bush	<i>Coprosma repens</i>
Myrtle-leaf Milkwort	<i>Polygala myrtifolia</i>
<b>GROUNDCOVERS/GRASSES</b>	
African Lily	<i>Agapanthus orientalis</i>
African lily	<i>Agapanthus praecox</i>
Angled onion	<i>Allium triquetrum</i>
Spider Plant	<i>Chlorophytum Comosum</i>
Asparagus Fern	<i>Myrsiphyllum scandens</i>
Banana Passionfruit	<i>Passiflora mollosima</i>
Blue Periwinkle	<i>Vinca major</i>
Cape Ivy	<i>Delaira odorata</i>
Dolichos	<i>Dipogon lignosis</i>
English Ivy	<i>Hedera helix</i>
Morning Glory	<i>Ipomoea indica</i>
Nasturtium	<i>Tropaeolum majus</i>
Pampas Grass	<i>Cortaderia selloana</i>
Bridal Creeper	<i>Myrsiphyllum</i>
Wandering Jew	<i>Tradescantia fluminensis</i>

APPENDIX (E)

## PLANTS TO BE PROVIDED

### Lot Size

The following schedule includes the indicative recommended minimum number of plants and lawn area to be provided as part of the landscape works on lots of different sizes. The percentage of indigenous/native species identified in the table below reflects the appropriate balance between the use of indigenous/native species and the use of exotic material on each home site.

Experience to date tells that the survival rate of smaller sized trees is significantly greater. The DRC will accept 300mm pot sized trees

Lot size m <sup>2</sup>	Breakdown of vegetation	% of Indigenous/native Species
400 – 599	5 No. 45 litre trees 50 x 140mm pot size shrubs 50m <sup>2</sup> mulched shrub bed 70m <sup>2</sup> grassing establishment	3 Trees or 70% (Minimum 2 in the front garden) 30 Species Hedges/Shrubs or 60% 50% of total area
600 – 799	7 No. 45 litre trees 60 x 140mm pot size shrubs 60m <sup>2</sup> mulched shrub bed 80m <sup>2</sup> grassing establishment	5 Trees or 70% (Minimum 3 in the front garden) 36 Species Hedges/Shrubs or 60% 50% of total area
800 – 999	9 No. 45 litre trees 70 x 140mm pot size shrubs 70m <sup>2</sup> mulched shrub bed 90m <sup>2</sup> grassing establishment	6 Trees or 70% (Minimum 4 in the front garden) 42 Species Hedges/Shrubs or 60% 50% of total area
> 1000	10 No. 45 litre trees 70 x 140mm pot size shrubs 70m <sup>2</sup> mulched shrub bed 100m <sup>2</sup> grassing establishment	7 Trees or 70% (Minimum 5 in the front garden) 42 Species Hedges/Shrubs or 60% 50% of total area

Percentages shall be used when additional vegetation to the minimum listed above is proposed. In lieu of grassing establishments or lawn areas, native grasses are recommended for water conservation and to minimise maintenance.

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