VILLAGES OF

Rothwell

DESIGN GUIDELINES

JUNE 2017

DACLAND / A REAL SENSE OF PLACE

enviro DEVELOPMENT™

DESIGN GUIDELINES

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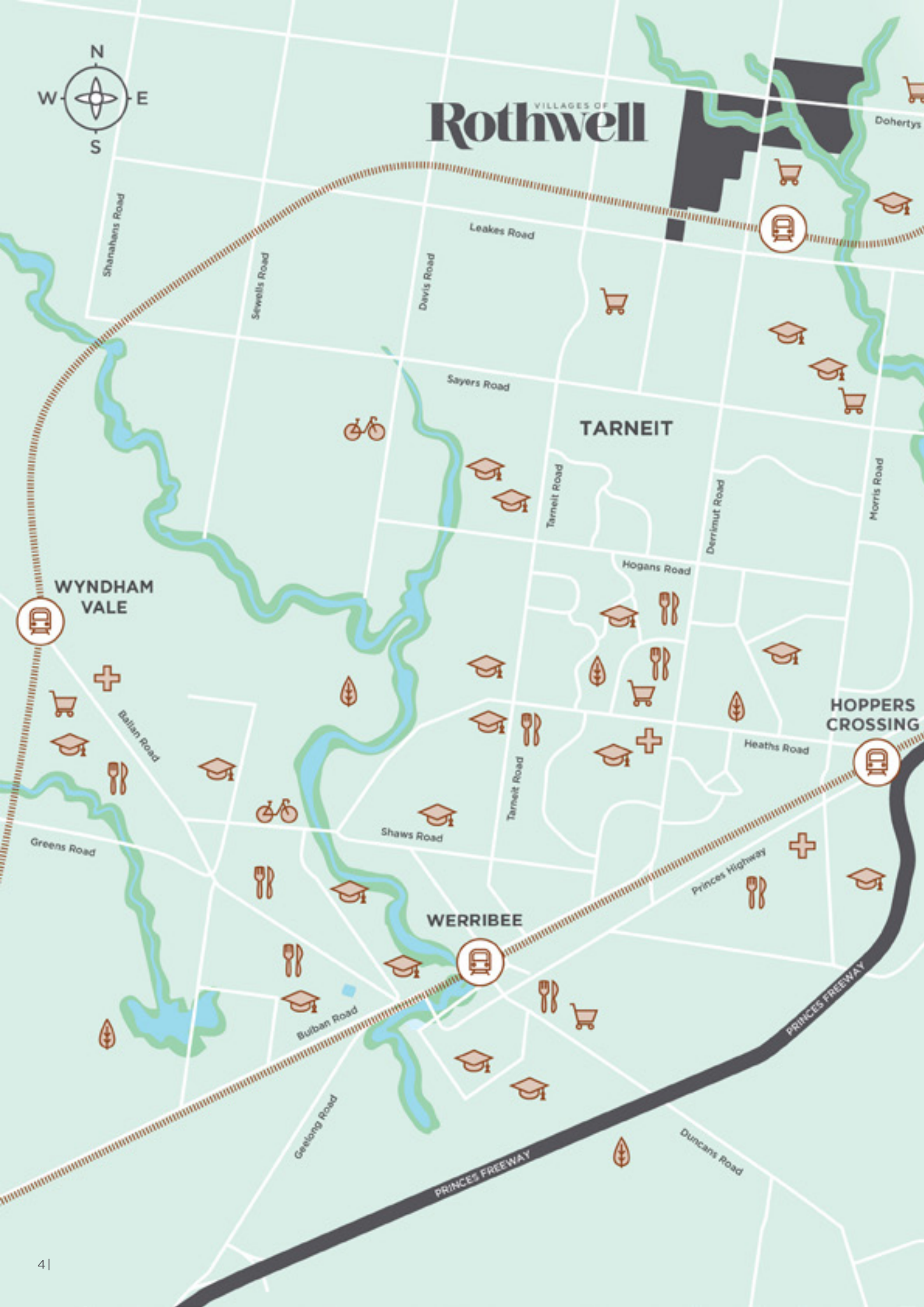
1. ABOUT ROTHWELL

Rothwell's exceptional mix of prime location, natural abundance and inspired design sets a new standard of living in the west. Its plentiful rivers and rich natural heritage create a beautiful setting for Dacland's stylish design.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Rothwell
Dohertys
Leakes Road
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Derrimut Road
Morris Road
Hogans Road
WYNDHAM VALE
Ballan Road
Greens Road
Shaws Road
Tarneit Road
HOPPERS CROSSING
Heaths Road
Princes Highway
WERRIBEE
Bulban Road
Geelong Road
Duncans Road
PRINCES FREEWAY
PRINCES FREEWAY

2. LOCATION

Rothwell's prime location means it's a short stroll to Tarneit station and central shopping centre. Combined with the convenience of shops, schools and services within this gracefully designed community, Rothwell will appeal to those with a sense of genuine quality, and promises residents a lifetime of sophisticated living.

3. PURPOSE OF THE DESIGN GUIDELINES & ENVIRODEVELOPMENT ACCREDITATION

To achieve a high quality of design and construction at Rothwell, specific safeguards have been implemented by Dacland to protect the interests of residents.

The Design Guidelines serve as reassurance for residents expecting a high quality of built form by minimising the potential risk of disharmony occurring between neighbouring dwellings.

Rothwell, being an accredited EnviroDevelopment, achieving six leaves of sustainability requires the introduction of additional mandated design guidelines to help purchasers contribute to creating a sustainable community.

EnviroDevelopment is a nationally recognized independent scientific certification program delivered by the Urban Development Institute of Australia. This highly coveted certification is presented to communities that excel in sustainability, and go beyond the minimum compliance standards to further benefit future residents living in the community.

The Design Guidelines may be amended from time to time at the developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals.

4. DESIGN APPROVAL

Approval is required from the Design Approval Committee (DAC) for the construction of all new dwellings, garages, fences, sheds and any other structures on any allotment within Rothwell.

Upon receiving approval from the DAC, the applicant must then obtain building approval for the dwelling from the local council/independent building surveyor and/or any other governing authority. It is the responsibility of the applicant to ensure all proposed works meet relevant authority requirements and to ensure that the required permits are obtained.

The DAC will assess all designs and endorse the submission documents if they comply with the Design Guidelines. Any conditions imposed by the DAC must be complied with.

If the design submission does not comply with the Design Guidelines, the DAC will advise the applicant on the areas of non-compliance. Applicants will then be required to submit amended plans to gain approval.

Submissions will be assessed against the current version of the Design Guidelines. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the DAC. The DAC also reserve the right to waive or vary any requirement of the Design Guidelines.

The DAC will endeavour to assess submissions within 10 business days.

Approval Process

1 **PURCHASE YOUR LAND**

2 **DESIGN YOUR DWELLING**

3 **SUBMIT PLANS TO THE DAC**

4 **RECEIVE APPROVAL FROM THE DAC**

5 **OBTAIN BUILDING PERMIT**

6 **COMMENCE CONSTRUCTION**

7 **COMPLETE CONSTRUCTION**

A Certificate of Occupancy must be obtained prior to occupation.

8 **COMPLETE FENCING, DRIVEWAY & LANDSCAPING**

Fencing must be completed prior to occupancy. Driveway must be completed within 3 months of receiving Certificate of Occupancy. Landscaping must be completed within 120 days of receiving Certificate of Occupancy.

9 **ADDITIONAL WORKS**

Any proposed extensions or outbuildings that were not included with the original submission to the DAC require approval and may also require relevant authority approval (such as a Building Permit).

5. SUBMISSION REQUIREMENTS

A copy of the following must be submitted to the DAC, either via post or email.

1. **Site Plan (scale 1 : 200)**
   - Must indicate all boundary setback dimensions, total site coverage and floor areas, site contours, north point, easements, vehicle crossover, driveway and other non-permeable surfaces, fencing details, ancillary items, any proposed outbuildings and details of any proposed retaining walls.
2. **Floor Plans (minimum scale 1 : 100)**
   - Must indicate all key dimensions and internal layout including rooms, pergola, decks, terraces, balconies, verandahs, windows and doors, openings and ancillary items.
3. **Elevations (minimum scale 1 : 100)**
   - Must include all 4 elevations and indicate building heights, finished floor-to-ceiling levels, roof pitch, eaves depth, external finishes, ancillary items, existing ground levels, proposed earthworks and details of any proposed retaining walls.
4. **External Colour and Material Selection**
   - Must include details of all proposed external colours and materials including brands, colour names and colour swatches where possible.
5. **Signed driveway and fencing template (refer to section 18)**
6. **Completed waste management checklist (refer to section 19)**
7. **Completed energy efficient form (refer to section 20)**
8. **Completed application form (refer to section 17)**

Note:

- Plans & elevations must also be submitted for any proposed verandahs, carports, sheds or similar.
- If submitted via post, plans must be provided in A3 format.
- All documents submitted via email must be in pdf format.
- It is the purchasers' responsibility to ensure that proposals comply with applicable building regulations and any applicable planning and/or authority requirements along with current Victorian energy rating standards prior to construction.
- Approval from the DAC is not an endorsement that proposals comply with the above–mentioned requirements.

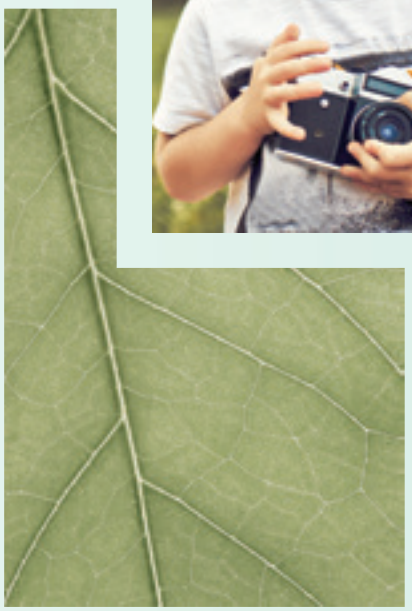
For enquiries, please contact the DAC on (03) 9699 2133

Submit applications to:

rothwell@sheltonfinnis.com.au

OR

Rothwell Design Approval Committee
339 Ferrars Street
Albert Park VIC 3206



6. SETBACKS

Dwelling position on the lot should be carefully considered. Appropriate setbacks can promote passive surveillance while maintaining sufficient privacy from the street and adjoining properties. Setbacks must comply with Part 4 of the Building Regulations 2006 and Clause 54 of the Wyndham Planning Scheme as applicable.

a. The following setbacks will generally be required:

Local Street:
Minimum setback from the front street boundary: 4.0m

Boulevard Street:
Minimum setback from the front street boundary: 5.0m

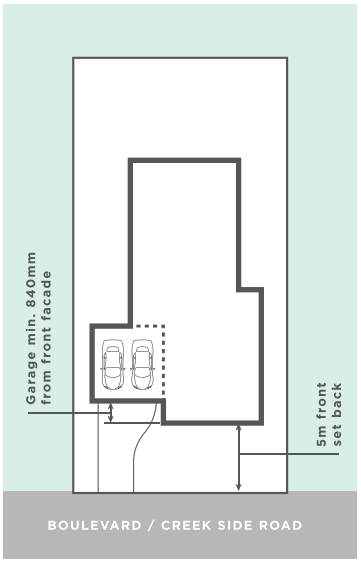
Creek Interface:
Minimum setback from the front street boundary: 5.0m

Side Street:
Minimum setback from boundary: 2.0m

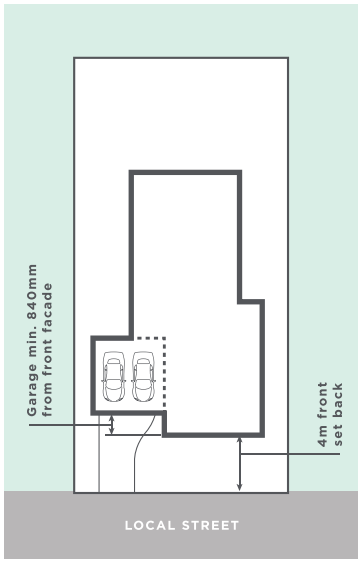
Garages:
Must be set back behind the front wall of the dwelling by at least 840mm and at least 5.0m from the front boundary.

b. The following may encroach into the minimum front street setback by up to 2.5m:

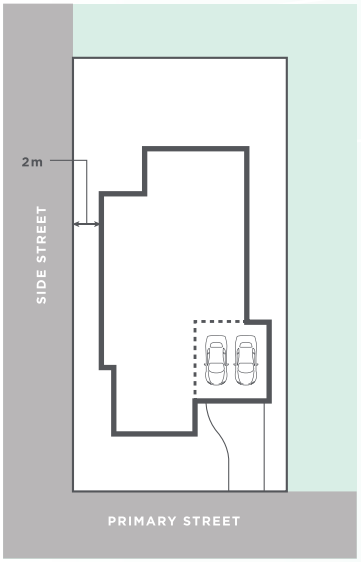
- porches, verandahs and pergolas with a maximum height of less than 3·6m above natural ground level
- eaves, fascia and gutters
- sunblinds and shade sails
- screens referred to in Residential Code (Res Code) regulation 419 'overlooking' clauses (5)(d) or (6)
- decks, steps or landings less than 800mm in height.



Front Setback
(Boulevard and creek interface)



Front Setback
(Local)



Side Setback

c. Side or rear boundary (when not a side street interface):

Minimum setback from the boundary:

- Where the wall is 3.6m – 6.9m the setback from a side or rear boundary must be a minimum of 1.0m plus an additional distance calculated at the rate of 300mm for every metre of height over 3.6m
- The driveway must be set back from the closest side boundary by at least 400mm to allow for landscaping strip.

d. The following may encroach into the minimum side and rear setbacks by up to 500mm (when not a side street interface):

- porches and verandahs
- masonry chimneys
- sunblinds
- screens referred to in regulation 419(5)(d) or 419(6)
- flues and pipes
- domestic fuel tanks and water tanks
- heating and cooling equipment and other services.

e. The following may encroach into the minimum side and rear setbacks (when not a side street interface):

- landings with an area of not more than $2m^2$ and less than 1m high
- unroofed stairways and ramps
- pergolas
- shade sails
- eaves, fascia, gutters not more than 600mm in total width
- walls and carports constructed on the boundary.

f. Walls on the boundary:

A wall may be constructed on or within 200mm of a side or rear boundary, provided that the wall does not exceed any of the following:

- a length of 10.0m plus 25% of the remaining length of the boundary of an adjoining lot
- an average height of 3.2m
- a maximum height of 3·6m.

g. Lots less than $300m^2$:

The Small Lot Housing Code has been applied to lots less than $300m^2$.

Small lots within Rothwell may be defined as either Type A or Type B lots under the code.

Small lots must also comply with the requirements of these Design Guidelines. In the case of conflict between the Small Lot Housing Code and these design guidelines, the requirements of the Small Lot Housing Code prevail.

Note:

- In certain circumstances, setback requirements may vary from the above. Factors which may affect setback requirements could include (but are not limited to) existing neighbours or other applicable Building Regulation and/or Planning Scheme requirements.
- Local streets are defined as 16m or less wide in cross section.
- Boulevard streets are defined as those greater than 16m wide in cross section.
- Creek interface lots are defined as lots directly across from the creek corridor.

Well planned.

7. DWELLING DESIGN

Dwelling designs reflecting an appropriate contemporary, high quality response will result in establishing the desired neighbourhood character for Rothwell.

Requirements:

a. Front elevations are designed to include windows and other features (such as verandahs, projections, varying roof form and materials) which sufficiently address the street frontage. Large areas of blank or non-articulated walls will not be permitted.

b. Mock period style features will not be permitted.

c. Double storey homes must incorporate articulation between the ground and first floor through definition of physical depth of the facade, including but not limited to material variation.

d. Sliding windows are not permitted to front elevations or to elevations facing a road or reserve.

e. The main entry must be located on the front elevation, facing the primary frontage.

f. Where the dwelling has direct creek corridors or reserves interface, porches, verandas and pergolas to the front of the dwelling are encouraged. These should large enough to create a usable space that encourages outdoor living and interaction to the street. Lightweight materials are also preferred.

g. Pitched roofs including 450mm eaves are encouraged.

h. Hipped roofs must be pitched at 20° – 30°.

i. Alternative roof forms such as skillion or flat roofs or gable features must demonstrate high architectural integrity when assessed in context of the proposed dwelling.

DAC approved dwelling designs:

Image courtesy of Porter Davis

Image courtesy of Porter Davis

Image courtesy of Boutique Homes

Non-articulated front façade will not be approved

8. GARAGE DESIGN

The location and treatment of garages and garage doors should contribute positively to both the dwelling design and the streetscape design.

Requirements:

a. All lots must provide vehicle accommodation in the form of an enclosed garage.

b. Garages must not dominate the façade and must have a panel lift/sectional door to the street frontage.

c. Garage doors must not exceed 5.2m in width.

d. Triple garages will not be permitted.

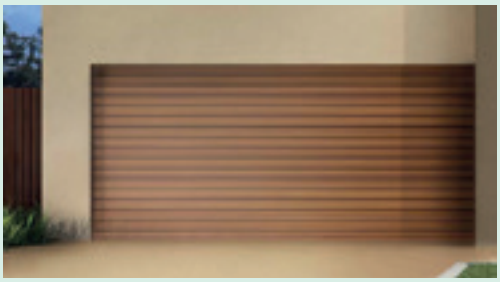
e. Lots less than 10.5m wide must have a single garage.

f. Garages must be set back behind the front wall of the dwelling by at least 840mm and at least 5.0m from the front boundary.

g. Garages located on the side street elevation of a corner lot will be considered on an individual basis by the DAC. Proposals must comply with applicable setback and car parking requirements.

h. Only one garage and crossover is permitted per lot.

DAC approved dwelling designs:



Timber look sectional/panel lift

Colorbond sectional/panel lift

Well planned.

9. CORNER LOTS

It is essential that homes on corner lots are designed to address their prominent position within the streetscape and contribute to the creation of an attractive, safe living environment.

Requirements:

a. Side elevations facing a road or reserve must include sufficient detailing which matches and complements the design of the front elevation ('corner treatment'). This must wrap around to the secondary street facade for at least 3m or to the point where the side fence returns to the dwelling.

b. Window/s must be included within the corner treatment.

c. Refer to fencing section in this document for specific requirements regarding corner lot fencing.

d. Locating bathrooms and laundries on ground floor corner elevations is discouraged.

DAC approved corner treatment solutions:

Wrap-around feature

Windows must be included within the corner treatment

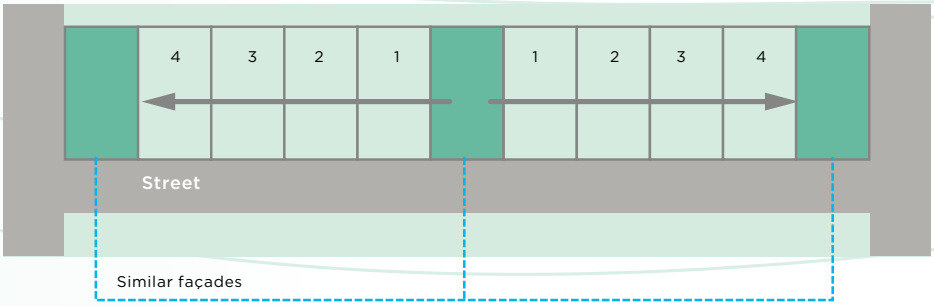
10. FAÇADE VARIATION

Variety in façade designs contributes to the visual appeal of a community and protects the investment of residents.

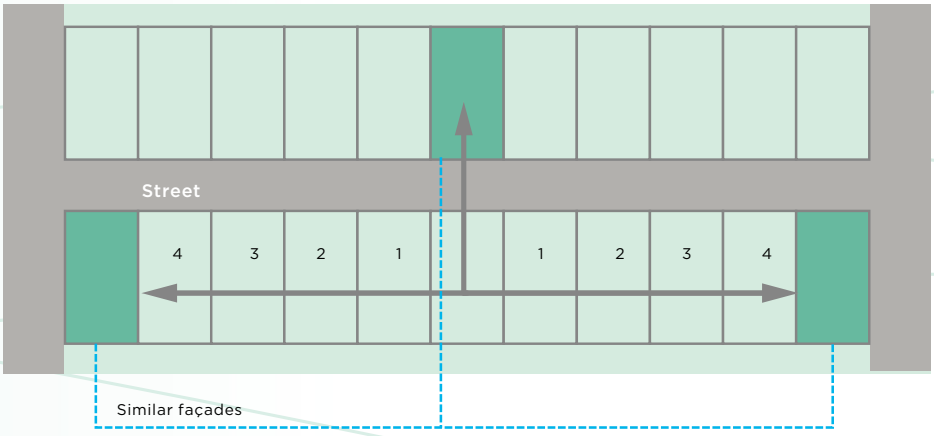
Requirements:

a. Two dwellings of the same or overly similar front façade may not be built within view of each other, or in close proximity to each other, as determined by the DAC. (Applicable to allotments within 4 lots of each other). This provision does not apply to townhouse or medium density developments.

Scenario 1



Scenario 2



11. COLOURS & MATERIALS

An important element in maintaining a high quality of residential neighbourhood character is the considered use of external building materials, colours and other related finishes. This ensures durability and will maintain Rothwell's appeal for many years to come.

Requirements:

a. A minimum of two materials must be used on nominated façades. No single material can comprise greater than 70% of the façade. This applies to all front elevations and elevations which face a street or reserve.

Note: Items such as the roof, garage door or windows cannot be included as a second material.

b. Preferred materials are:

- Face brickwork
- Rendered lightweight cladding or masonry
- Weatherboards/cement composite materials (such as scyon cladding) in contemporary clean line styles. If used, these materials cannot comprise more than 50% of an elevation
- Timber cladding
- Selective use of stone or tile cladding.

c. The use of metal corrugated roofing is encouraged. Masonry, slate or terracotta tiles are also permitted.

d. Light to medium roof colours are required to minimise heat absorption and associated energy costs. Colour that is darker than RGB 808080 will not be permitted.

e. Garage door profile and colour must complement the design and colour scheme of the dwelling. A natural timber colour or finish is preferred.

f. External colours should be natural, earthy tones which will blend with the natural landscape. A highlight colour may be permitted to small area of a façade. Colours must be generally consistent with or equivalent to those shown in example colour palettes on page 17.

g. The use of heritage colours or bright colours (such as Dulux G25 Olive or Dulux R54 Raspberry) is not permitted.

R54 Raspberry | G25 Olive

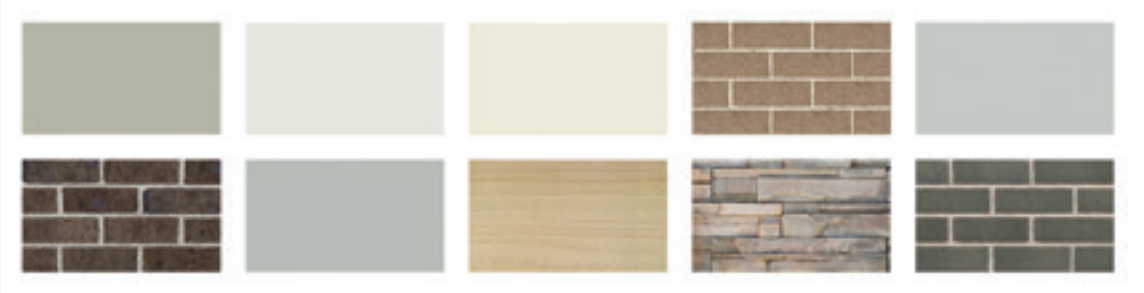
h. External windows and doors should avoid reflective, frosted, coloured or patterned film on glass unless approved by the DAC.

i. Security shutters, sunblinds, shade sails or canvas awnings are not permitted where visible from public areas.

Example colour & material palettes

PRIMARY (60%-70%)

Should generally comprise 60%-70% of a street elevation



HIGHLIGHT (10% if used)

12. FENCING

Requirements:

a. Side and rear boundary fencing must be constructed from capped timber palings with exposed posts.

Capped timber palings with exposed post

b. Side and rear boundary fencing must be 1.80m to 1.95m in height, constructed using 125mm x 75mm posts with 2.4m post spacing.

c. Side boundary fencing must stop at least 0.5m behind the front façade. Fencing is not permitted along the side boundaries in the front yard.

Note: Hedges may be planted to define the property boundaries.

d. Side boundary fencing must return at 90° to abut the dwelling or garage at least 0.5m behind the front façade (return fence). These fences, including any gates, must be constructed from capped timber palings with exposed posts to match the boundary fencing, or from a complementary timber style such as merbau slats. Return fences/ gates must be set back to allow access to meter boxes.

e. Corner lots: Fencing along a side boundary which abuts a road must not extend for more than 65% of the total length of the lot.

f. Corner lots: Fencing along a side boundary which abuts a road must be painted or stained.

- If painted: a neutral colour must be used. A second colour may be used on fence posts if preferred (must be a darker tone than the rest of the fencing).

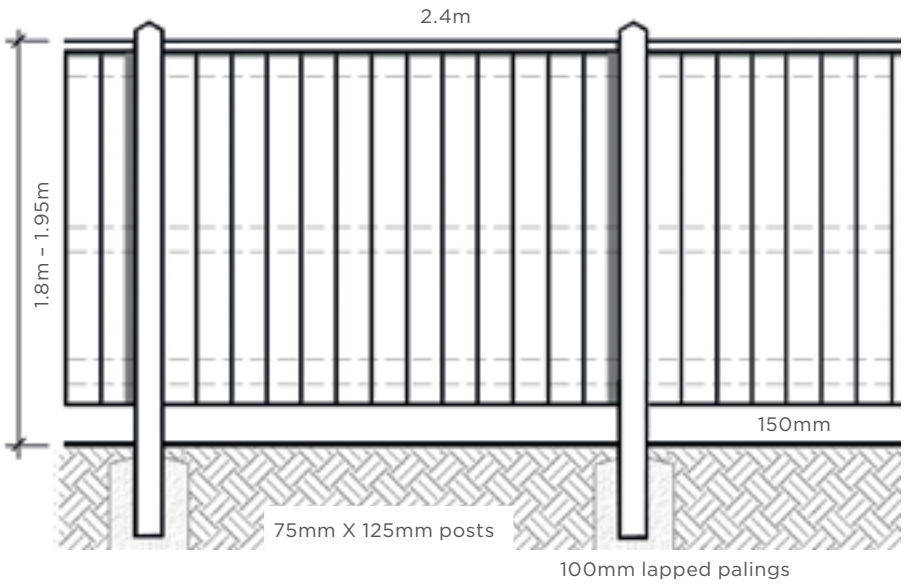
g. Fencing treatments on lots with direct open space or reserve interface on the side boundary should be the same as corner lots.

h. Fencing along the front boundary is strongly discouraged.

Consistent style and positioning of fencing throughout a community forms a common link which enables the streetscape to interact as a whole and emphasises individual characteristics of each dwelling.

DAC approved corner fencing treatments:

Side & rear boundary fencing elevation:



13. DRIVEWAYS

Driveways should be constructed to blend with proposed dwelling façade colours in subdued and natural tones consistent with the DAC approved colour palette in this document.

Requirements:

a. The driveway may match the width of the garage and must taper as it approaches the front boundary so that it generally matches the width of the crossover. Excessive concreting in the front yard will not be permitted.

b. Permeable material is encouraged (except loose material such as gravel).

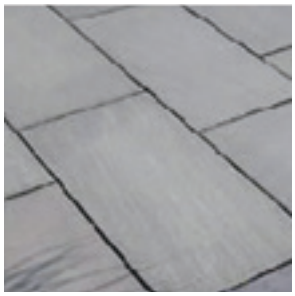
c. Other permitted finishes for driveways are:

- exposed aggregate
- pavers
- stamped or stencilled surfacing
- coloured concrete consistent with streetscape pavement.

d. Driveways must be constructed from a matt finish. (Shiny or reflective surfaces are not permitted.)

e. Only one driveway is permitted per lot.

DAC approved driveway finishes:


Coloured concrete

'Crazy stone' pavers

Bluestone pavers

Exposed aggregate

DAC approved permeable driveway:

Pavers in gravel bed

TurfGrid or EcoTrihex[1]

Resin bound stone paving[2]

Grass pavement

1 *www.adbrimasonry.com.au*
2 *www.mpspaving.com.au*

It's all part of how Dacland creates quality communities that residents feel proud to call home.

14. LANDSCAPING

These guidelines ensure all private gardens are well designed to create attractive visual spaces between lots and within each house. Plants that present well in all seasons are encouraged at Rothwell.

Requirements:

a. Front garden landscaping must be completed to an acceptable standard within 120 days of receiving your Certificate of Occupancy.

b. Letterboxes must match and complement the dwelling design. A robust structure of an appropriate height (such as a rendered pillar style) located close to the front boundary is encouraged. Letter boxes must clearly display the street number.

c. All areas forward of the return fencing must be landscaped.

d. No more than 40% of the landscaped area (including driveways) is to comprise hard surfaces such as paving, except with the approval of the DAC. Permeable surface treatments such as pebbles, stepping pavers in gravel bed, crushed rock and lawn are strongly encouraged.

e. Planting must be provided to the 400mm landscaping strip between the driveway and closest side boundary.

f. All garden bed planting must be contained within a mulched bed and densely planted to ensure good coverage of growth. A minimum of 3 plants per square metre is required.

g. A minimum of two deep-rooted trees for each front garden is required.

h. A front garden consisting of different hierarchy, texture and colour of planting is strongly encouraged. Refer to appendix for front garden requirements for Rothwell.

i. All landscape design must avoid planting of invasive species as per WONS (Weeds Of National Significance), weeds on the National Environmental Heritage List (Department of Environment and Heritage), State declared species, and those incorporated in the relevant planning scheme.

j. A minimum of 80% of plant species must be selected from the appendix of this design guideline.

DAC approved front garden planting suggestions

15. SERVICES & OUTBUILDINGS

The appropriate integration of service items is an important factor to consider, not only in relation to function but also the potential impact on the streetscape and neighbouring properties.

Requirements:

a. All ancillary items and services, including but not limited to water tanks, air conditioners, clotheslines, bins, satellite dishes, antennas and service meters should be sited unobtrusively and away from public view. Details must be indicated on house plans as part of the application for DAC approval.

b. All external plumbing including spa pumps/motors are to be concealed from public view. Downpipes and gutters are exempt from this requirement. Gutter and downpipe treatment must complement the dwelling colour scheme.

c. Air-conditioning units are to be located below the roof ridge line and towards the rear of the property to minimise visual impact. Their colouring must blend with the adjoining wall or roof colour. Units must be low profile types and where appropriate, fitted with noise baffles.

d. Roof fixtures are not permitted on the front elevation. Solar panels may be flat or integrated with the roof pitch of north facing roofs on front elevations.

e. Internal windows furnishings must be fitted within 3 months of occupancy. Sheets, blankets or similar materials will not be permitted.

f. Security shutters, sunblinds, shade sails or canvas awnings are not permitted where visible from public areas.

g. Sheds and outbuildings must be designed and located to minimise visibility and potential impact on neighbouring properties and the streetscape. The DAC will assess these structures on their merits, however structures which are deemed to be of an excessive size will not be approved.

h. The size and design of ancillary structures, such as pergolas and verandahs must be unobtrusive and consistent with/complementary to the dwelling design.

i. No signs, including ‘For Sale’ signs may be erected other than a ‘Home for Sale’ sign which may be erected after completion of construction of a dwelling.

16. SUSTAINABILITY

Rothwell, being an accredited Envirodevelopment requires the introduction of additional mandated guidelines.

This nationally recognized accreditation is an independent measure of best practice and sustainability of the community across a number of measures represented by leaves, including:

Waste – Implementation of waste management procedures and practices to reduce the amount of waste sent to landfill and recycling efforts.

Materials – Utilisation of environmentally responsible materials and construction methods to lower environmental impacts of material usage.

Ecosystems – Protection and enhancement of Rothwell's native ecosystems and ecological function, and rehabilitation of degraded sites.

Energy – Implementation of measures to optimise energy reduction across the community beyond current regulatory requirements.

Water – Implementation of measures which reduce the use of potable drinking water across the community beyond current regulatory measures.

Community – Encouragement of healthy and active lifestyles, communityspirit, local facilities and alternative transport modes.

At Rothwell, all homes should incorporate sustainable design initiatives. These guidelines will help purchasers contribute to creating a sustainable community which will benefit future residents at Rothwell.

Well planned.

Requirements:

a. Dark coloured roofs are not permitted as they absorb more heat and cause Urban Heat Island effect. Light to medium roof tones must be used. Colour that is darker than RGB 808080 will not be permitted.

b. All lots over 350m^2 should achieve "Silver" performance levels under the Livable Housing Australia's Livable Housing Design Guidelines, as outlined in the official website *www.livablehousingaustralia.org.au/designguidelines.*

c. All dwellings over 300m^2 must include a rainwater tank of minimum capacity (2000L) and plumbed for laundry and irrigation uses.

d. All homes must incorporate fixtures & appliances with the following requirements:
- Showerheads that use ≤6 litres per minute.
- Taps to bathrooms, kitchen and laundry that use ≤6 litres per minute.
- Dishwashers (where installed) with a water consumption of ≤14 litres per use.

e. During the construction of all homes, builders are required at incorporate the following waste management practices at minimum:
- Use of skips bins rather than cages.
- Keep maintenance of waste records.
- Contractors are required to transport waste to a licensed recycling centre.
- Prioritise the selection of materials and products which work to minimise packaging and/or incorporate recycled packaging.
- Design dwellings to maximise use of standard sizes of materials wherever possible.

Residents must complete the checklist in section 19 of this Design Guidelines and submit as part of DAC approval process.

f. To maximise solar access and energy efficiency, indoor habitable rooms and private open space must face north. Security shutters, sunblinds, shade sails or canvas awnings are not permitted where visible from public areas.

g. All homes should endeavour to reduce energy consumption through design such as:
- Naturally ventilated living spaces, such as operable windows with fly screen in habitable rooms.
- Minimum National Construction Code complaint insulation levels of insulation.
- Use of draught seals.

h. Greenhouse gas emissions for each home must be at least 20% better than required Federal and State government regulations, such as the National Construction Code, or standard practice.

To reduce greenhouse gas emissions, residents are given the choice of a range of potential energy/greenhouse gas initiatives to choose from.

Residents must complete the checklist in section 20 of this Design Guideline and submit as part of DAC approval process.

Rebates and incentives maybe available in Australia to reduce the up-front cost of solar units. See the following website for details: *www.yourenergysavings.gov.au/rebates*

i. Low emission material and finishes are products that do not release significant pollutants (Volatile Organic Compounds-VOC) into the environment that causes illness and allergic reactions.

Low emission paints and sealants must be used on over 95% of surfaces.

Examples of DAC approved products:

Low emission paint. DULUX Professional Enviro2 Paints: Refer data sheet online *www.dulux.com.au/specifier/product/dulux-interior-products/walls/product-detail?product=2108*

Low emission sealant: Bostik firecaulk: Refer data sheet online *www.bostik.com.au/construction-trade-products-catalogue-sheet-28682-bostik_firecaulk-m-0-g-0.html*

j. Information and tips regarding energy efficiency are available on Sustainability Victoria's website: www.sustainability.vic.gov.au

enviro DEVELOPMENT™

17. APPLICATION FORM

Lot Number:_____ **Street:**_____

Owner Details:_____

Name/s:_____

Contact Number:_____

Email:_____

Postal Address:_____

Builder Details:_____

_____

Company:_____

Contact Person:_____

Contact Number:_____

Email:_____

Postal Address:_____

Applicant Details (if different from above):_____

_____

_____

Company:_____

Contact Person:_____

Contact Number:_____

Email:_____

Postal Address:_____

Attachment checklist:

- ◯ Site plan
- ◯ Floor plan/s
- ◯ Elevations
- ◯ External colours & materials
- ◯ Signed driveway & fencing template

Submit applications to:

rothwell@sheltonfinnis.com.au

OR

Rothwell Design Approval Committee
339 Ferrars Street
Albert Park VIC 3206

18. DRIVEWAY & FENCING TEMPLATE

I/we, being the property owners of lot _____, hereby confirm that I/we will comply with the requirements of the Rothwell Design Guidelines, including those for the driveway and fencing.

Driveway:

- Will be constructed prior to occupancy.
- Will be offset from the closest side boundary.
- Will generally match the width of the crossover at the front boundary.
- Will not have an excessive amount of concreting in the front yard.
- Will be constructed from material listed in the driveway section, or an alternative which has been approved by the DAC.
- Will be constructed as per the DAC approved plans.

Fencing:

- Will be constructed in accordance with the Rothwell Design Guidelines and the relevant fencing template (including fence height, location, style and material).

Name: _____

Signed: _____ Date: _____

Name: _____

Signed: _____ Date: _____

This template is to ensure lot owners are aware of construction timeframe and requirements for driveways and fencing. Please fill in this form and submit to the DAC.

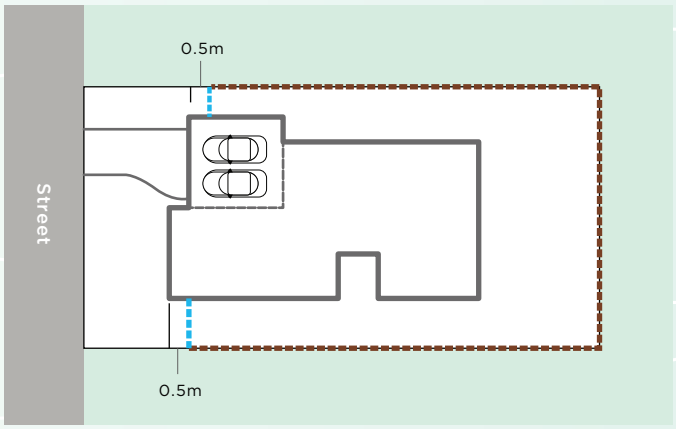
Submit applications to:

rothwell@sheltonfinnis.com.au

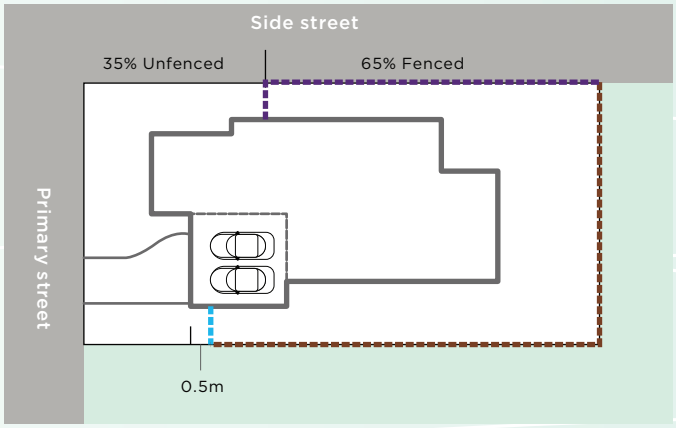
OR

Rothwell Design Approval Committee
339 Ferrars Street
Albert Park VIC 3206

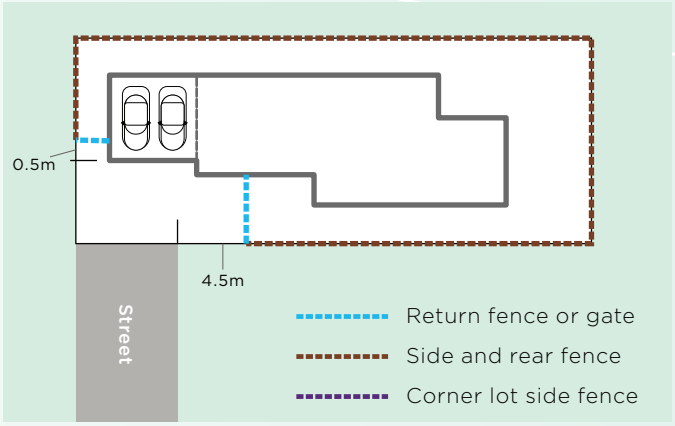
Standard Lot



Corner Lot



Irregular Lot



Tick which applies

- ◯ Standard lot
- ◯ Corner lot
- ◯ Irregular lot

19. WASTE MANAGEMENT CHECKLIST

This checklist ensures that homeowners and builders are aware of practices and minimum requirements for waste management at Rothwell. Please complete the checklist and submit as part of the DAC approval process.

Waste Management Practices: (please tick)

- ◯ Will use skip bins rather than cages during the construction period.
- ◯ Will keep maintenance of waste records throughout the building process.
- ◯ Will ensure all contractors transport waste to a licensed recycling centre.
- ◯ Will not have excessive concreting in the front yard.
- ◯ Will prioritise the selection of materials and products which work to minimise packaging and/or incorporate recycled packaging design dwellings to maximise use of standard sizes of materials wherever possible.

20. GREENHOUSE GAS REDUCTION CHECKLIST

From June 2017, all homes in Rothwell will be incorporating a minimum of 20% reduction in greenhouse gas emissions, compare to required Federal and State government regulations.

The following table outlines a range of different energy initiatives and the greenhouse gas emissions attributable to them.

Residents can choose any combination from the table to achieve the required 20% reduction.

This checklist must submitted as part of DAC approval process.
Greenhouse Gas Emissions Reduction Checklist: (please tick)

GREENHOUSE GAS REDUCTION CHECKLIST CONTINUED

✓	ENERGY INITIATIVES	ENVIRODEVELOPMENT PERCENTAGE REDUCTION	GREENHOUSE GAS REDUCTIONS TONNES OF GHG PER PERSON
	HEATING AND COOLING – FIRSTRATE SCORES		
◯	6 Star Home – Efficient AC (EER 3.5, COP 3.65)	3%	0.23
◯	6 Star Home – Gas Heating (80% efficient) and no A/C (or Evaporative or ceiling fans)	10%	0.87
◯	6.5 Star – Efficient AC (EER3.5, COP 3.65)	9%	0.81
◯	6.5 Star – Gas Heating (80% efficient) & no A/C	18%	1.59
◯	7 Star – Efficient AC	13%	1.11
◯	7 Star – Gas Heating	20%	1.78
◯	8 Star – Efficient AC	19%	1.72
◯	8 Star – Gas Heating	24%	2.14
◯	9 Star – Efficient AC	26%	2.28
◯	9 Star – Gas Heating	28%	2.48
	LIGHTING		
◯	4W/m2 (LED and Compact Fluoro)	3%	0.27
◯	3.5W/m^2	5%	0.40
◯	3W/m2 (Fully LED Lighting)	6%	0.54
◯	2.5W/m^2 (Optimal Daylight and smart LED design)	8%	0.67
	COOKING APPLIANCES		
◯	Gas Oven	7%	0.60
◯	Induction Cook-top	4%	0.34
	EFFICIENT APPLIANCES (WITHIN ONE STAR OF BEST AVAILABLE)		
◯	Dishwasher	1%	0.08
◯	No Dryer	2%	0.20
◯	Washing Machine	4%	0.35
◯	Refrigerator	1%	0.13
	SOLAR OFFSET		
◯	1kW solar system	19%	1.67
◯	1.5kW solar system	27%	2.38
◯	2kW solar system	37%	3.27
◯	3kW solar system	54%	4.76
	HOT WATER		
◯	High Efficiency Solar Hot Water	4.5%	0.40
◯	Efficient Heat Pump Hot Water	1%	0.10
	TOTAL REDUCTION (PLEASE COMPLETE)		

21. APPENDIX

Front landscape design

Front gardens contribute to the appeal and attractiveness of the street and overall community. The following pages show a number of front garden landscape design options that are consistent with the Rothwell Village design guidelines. They are intended as a useful guide.

All front gardens must adhere to the following planting size and density requirements:

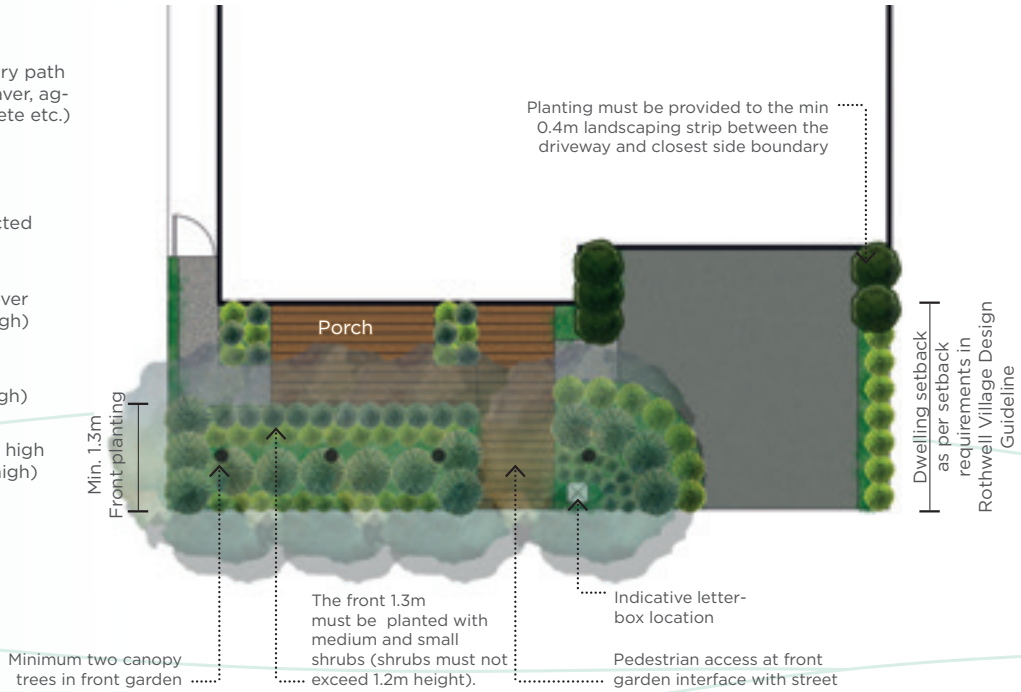
- The front 1.3m of each lot must use medium and small shrubs (shrubs must not exceed 1.2m height).
- Minimum 2 canopy trees for each front garden is required. Refer to canopy trees section in the DAC Approved Plant List that follows. Tree root zones should be away from the dwelling to avoid damage to footings.
- Garden beds to the front 1.3m of lots must have a density of minimum 3 plants per m^2.
- Minimum 300mm clear zone from title boundary to planting required. Mulching recommended to retain moisture in top soil.

Note: Images and symbols in this document are for suggestions only.

Front landscape layout - Option 1 (Formal)

Legend

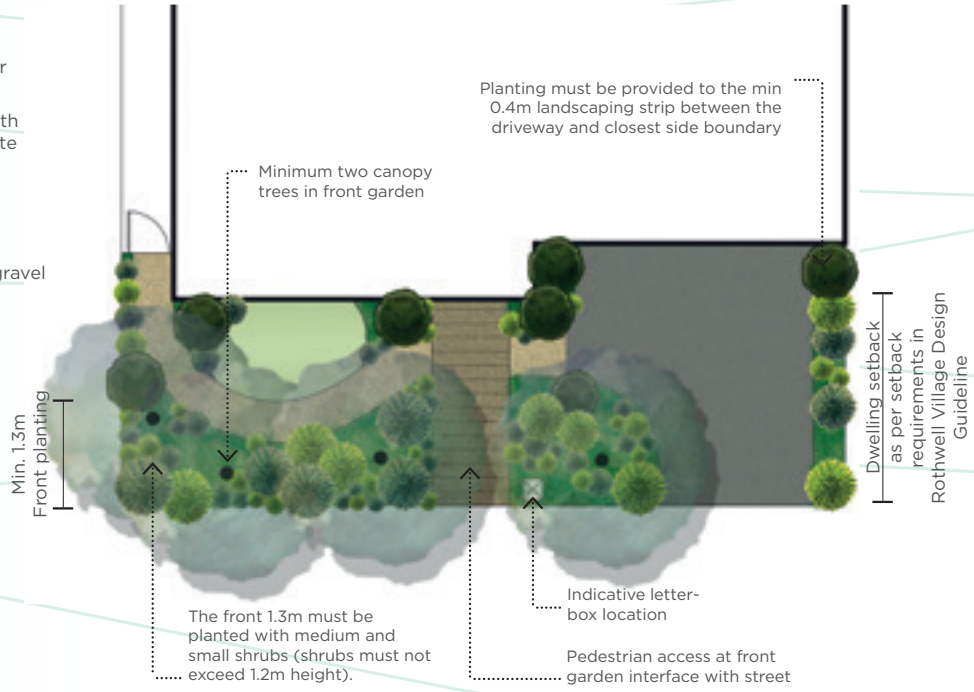
- Pedestrian entry path (Eg. timber, paver, aggregate concrete etc.)
- Driveway
- Stone/compacted gravel path
- Low groundcover (up to 0.5m high)
- Medium shrub (0.5 to 1.2m high)
- Small tree and high shrub (+1.2m high)
- Canopy tree (6.0m+ high)



Front landscape layout - Option 2 (Informal)

Legend

- Lawn / groundcover
- Pedestrian entry path (Eg. paver, aggregate concrete etc.)
- Driveway
- Stone/compacted gravel path
- Low groundcover (up to 0.5m high)
- Medium shrub (0.5 to 1.2m high)
- Small tree and high shrub (+1.2m high)
- Canopy tree (6.0m+ high)



Well planned.

DAC approved plant list

This plant list has been specifically prepared to help ensure a healthy growth of your garden in the Tarneit area.

BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	PLANTING DENSITY
CANOPY TREES (+6.0m high)			
*Acacia implexa***	Lightwood	12 x 7m	as shown
*Angophora hispida**	Dwarf Apple	7 x 5m	as shown
Citrus x lisbon	Lemon Tree	6 x 4m	as shown
Corymbia citriodora 'Dwarf Pink'*	Dwarf Lemon Scented Gum	7 x 3m	as shown
Corymbia ficifolia 'Fairy Floss'*	Dwarf Pink Flowering Gum	6 x 4m	as shown
Corymbia ficifolia 'Wildfire' *	Dwarf Red Flowering Gum	6 x 4m	as shown
*Cupaniopsis anacardioides**	Tuckeroo	8 x 5m	as shown
Eucalyptus leucoxylon 'Eukie Dwarf'*	Dwarf Yellow Gum	5 x 3m	as shown
Jacaranda mimosifolia	Jacaranda	10 x 8m	as shown
Lagerstroemia indica x faurie 'Natchez'	Crepe Myrtle 'White'	7 x 5m	as shown
Lagerstroemia indica x faurie 'Tuscarora'	Crepe Myrtle 'Hot Pink'	8 x 4m	as shown
Malus floribunda	Flowering Crab Apple	6 x 5m	as shown
Olea europea	Olive Tree	6 x 8m	as shown
Pistacia chinensis	Chinese Pistachio	8 x 6m	as shown
Pyrus betulaefolia 'Southworth'	Ornamental Pear Southworth Dancer	8 x 6m	as shown
Robinia pseudoacacia x ambigua 'Decaisneana'	Pink Robinia	8 x 5m	as shown
SMALL TREES / HIGH SHRUBS (+1.2m high)			
*Banksia ericifolia x spinulosa**	Giant Candles	5 x 4m	as shown
*Bursaria spinosa***	Sweet Bursaria	3 x 4m	as shown
Callistemon 'Bekta Beauty'*	Bottlebrush (Red flower)	1.5 x 1.2 m	as shown
Callistemon 'Burgundy Jack'*	Bottlebrush (Crimson flower)	2.5-3 x 1.5-2m	as shown
Choisya ternata	Mexican Orange Blossom	2 x 2m	as shown
Citrus sinensis 'Late Lane'	Navel Orange Tree	3 x 4m	as shown
*Correa alba**	White Correa	1.5 x 1m	as shown
*Dodonaea viscosa**	Hop Bush	2 x 2m	as shown
Dodonaea viscosa 'Purpurea'*	Purple-leaf Hop Bush	2 x 2m	as shown
Echium candicans	Pride of Madeira	2 x 2m	as shown
Gleditsia tricanthos 'Elegantissima'	Honey Locust Elegantissima	4 x 3m	as shown
*Goodenia ovata***	Hop Goodenia	1.5 x 2m	as shown
Lagerstroemia indica x faurie 'Zumi'	Crepe Myrtle 'Dark Lavender'	4 x 3m	as shown
Lagerstroemia indica x faurie 'Yuma'	Crepe Myrtle 'Pale Lavender'	4 x 3m	as shown
Laurus nobilis	Bay Tree	3 x 3m	as shown
Murraya koenigii	Curry Leaf Tree	3 x 4m	as shown
Punica granatum	Pomegranate	3 x 4m	as shown
Stretlitzia reginata	Bird of Paradise	1-2 x 1-2m	as shown
Westringia 'Glabra Cadabra'*	Westringia cultivar	1.5 x 1.5m	as shown
Westringia 'Naringa'*	Westringia cultivar	2 x 1.5m	as shown
*Westringia fruticosa**	Coastal Rosemary	2 x 2m	as shown

BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	PLANTING DENSITY
MEDIUM SHRUBS / TUFTS / SUCCULENTS (0.5 to 1.2m high)			
Agave attenuata	Fox-tail Agave	0.5-1 x 0.5-1m	3/m²
Banksia integrifolia 'Roller Coaster'*	Banksia Roller Coaster	0.7 x 1.5-2.5m	2/m²
Brachyscome multifida 'Break-o-Day'*	Cut-leaf Daisy	0.5 x 0.5-1m	3/m²
Callistemon 'Little John'*	Bottlebrush cultivar	0.7 x 0.5m	3/m²
Convolvulus cneorum	Silverbrush	0.5 x 0.5m	3/m²
Correa 'Dusky Bells'*	Correa Dusky Bells	0.5 x 2.5m	2/m²
*Correa reflexa**	Native Fuchsia	1.2 x 1m	3/m²
*Correa pulchella**	Salmon Correa	1 x 1.5m	3/m²
Dianella revoluta 'Revelation'*	Flax Lily 'Revelation'	0.8 x 0.8m	3/m²
Erigeron karvinskianus	Seaside Daisy	0.5 x 1m	2/m²
Liriope muscari 'Isobella'	Liriope Isobella	0.5 x 0.5m	3/m²
Liriope muscari 'Royal Purple'	Liriope Royal Purple	0.5 x 0.5m	3/m²
Lomandra 'Lime Tuff'*	Lime Tuff Lomandra	0.5 x 0.5m	3/m²
Lomandra 'Seascape'*	Seascape Lomandra	0.5 x 0.5m	3/m²
Lomandra confertifolia 'Little Pal'*	Little Pal Lomandra	0.6 x 0.6m	3/m²
*Lomandra longifolia***	Spiny Head Mat Rush	0.9 x 0.9m	3/m²
Phorium 'Tenax Flamin'	Flax 'Flamin'	0.8 x 1m	2/m²
Westringia 'Blue Gem'*	Westringia cultivar	1.2 x 1.2m	2/m²
*Westringia glabra**	Violet Rosemary	1 x 1m	2/m²
LOW GROUNDCOVERS (up to 0.5m high)			
Acacia aculeatissima 'Prostrate'*	Snake Wattle	0.3 x 1.5m	2/m²
Carpobrotus glaucescens *	Angular Pigface	Prostrate x 2m	3/m²
*Carpobrotus rosii or C. modestus**	Pig Face	Prostrate x 2m	3/m²
*Chrysocephalum apiculatum***	Common everlasting	0.2 x 1m	3/m²
Convolvulus mauritanicus	Convolvulus	Prostrate x 1m	3/m²
Dianella 'Cassa Blue'*	Dianella cultivar	0.3 x 0.3m	3/m²
Dianella 'Little Rev'*	Dianella Cultivar	0.3 x 0.3m	3/m²
Festuca glauca	Blue Fescue	0.5 x 0.5m	3/m²
*Grevillea x gaudichaudii**	Prostrate Grevillea	0.3 x 2-3m	2/m²
Hardenbergia 'Meema'*	Dwarf Native Sarsaparilla	0.4 x 1m	2/m²
*Hibbertia scandens**	Snake Vine	0.3 x 1-2m	3/m²
*Myoporum parvifolium**	Creeping Boobialla	0.2 x 2m	2/m²
CLIMBERS			
*Hardenbergia violacea**	False Sarsaparilla	2m	as shown
*Hibbertia scandens**	Snake Vine	1-2m	as shown
*Kennedia rubicunda**	Dusky Coral Pea	1-2m	as shown
*Pandorea jasminoides**	Bower of Beauty	2m	as shown
Pandorea pandorana 'Snow Showers'*	Wonga Vine	2m	as shown

* Native species ** Indigenous species

Design style 1: “formal” garden

Design ideas

- Use concrete or stone finish paving.
- Use formal rectangular and designed shapes in the design layout.
- Shrubs can be planted and clipped to maintain a formal hedge (Westringia cultivars are included in the species list for this).
- Use rows of single species with contrasting foliage texture and colour.
- Tree planting layout to complement the formal garden style, for example regularly spaced in a row.
- Consider planting up to 3 canopy trees in an 18m wide frontage.

Suggested planting combinations

Note, for gardens facing the creeks, a natural Australian feel is encouraged and can be achieved by using predominantly native species from the species palette.

Canopy trees
Corymbia citriodora ‘Scentuous’
Corymbia ficifolia ‘Wildfire’
Cupaniopsis anacardioides
Jacaranda mimosifolia
Malus floribunda
Pyrus betulaefolia ‘Southworth’

Small trees / Large shrubs
Lagerstroemia indica x faurie ‘Zumi’
Stretlitzia reginata
Dodonaea viscosa ‘Purpurea’
Goodenia ovata
Westringia ‘Naringa’

Medium shrubs
Agave attenuata
Convolvulus cneorum
Dianella revoluta ‘Revelation’
Correa pulchella
Erigeron karvinskianus
Liriope muscari ‘Royal Purple’
Lomandra ‘Lime Tuff’
Phorium ‘Tenax Flamin’
Westringia glabra

Low groundcovers
Convolvulus mauritanicus
Dianella ‘Cassa Blue’
Festuca glauca
Hibbertia scandens

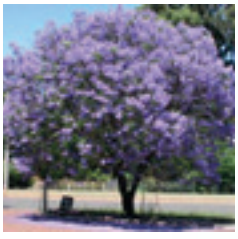
Climbers
Pandorea jasminoides

Plants and Materials

Agave attenuata

Liriope muscari ‘Royal Purple’

Westringia ‘Naringa’ Hedge


Jacaranda mimosifolia

Exposed aggregate paving

Pandorea jasminoides

Timber decking

Cupaniopsis anacardioides

Correa pulchella

Lomandra ‘Lime Turf’

Design style 2: "informal" garden

Design ideas

- Use natural stone or stone finish paving.
- Use compacted gravel paving.
- Use curvilinear shapes in the design layout.
- Avoid the use of straight lines.
- Place plants to spill over the edge of paths.
- Use clumps of plants in the layout with complementary leaf textures, colours and heights.
- Consider planting 3 canopy trees in an 18m wide frontage, randomly placed to achieve a dappled shade effect in the summer.

Suggested planting combinations

Note, for gardens facing the creeks, a natural Australian feel is encouraged and can be achieved by using predominantly native species from the species palette.

Canopy trees

Corymbia citriodora 'Dwarf Pink'
Corymbia ficifolia 'Wildfire'
Jacaranda mimosifolia
Lagerstroemia indica x faurie 'Natchez'
Robinia pseudoacacia x ambigua 'Decaisneana'

Small trees / Large shrubs

Banksia ericifolia x spinulosa
Correa alba
Choisya ternata
Dodonaea viscosa
Lagerstroemia indica x faurie 'Zumi'
Strelitzia reginae
Westringia cultivars

Medium shrubs

Banksia integrifolia 'Roller Coaster'
Brachyscome multifida 'Break-of-Day'
Callistemon 'Little John'
Correa 'Dusky Bells'
Dianella revoluta 'Revelation'
Liriope muscari 'Isobella'
Lomandra 'Seascape'
Westringia glabra

Low groundcovers

Acacia aculeatissima 'Prostrate'
Carpobrotus glaucescens
Dianella 'Little Rev'
Festuca glauca
Grevillea x gaudichaudii
Hardenbergia 'Meema'
Hibbertia scandens
Lomandra 'Seascape'

Climbers

Hardenbergia violaecea

Plants and Materials

Curvilinear pathways with 'overgrown' planting

Corymbia ficifolia 'Wildfire'

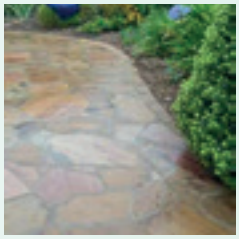
Hibbertia scandens

Westringia 'Blue Gem'

Gravel path

Choisya ternata

Strelitzia reginae

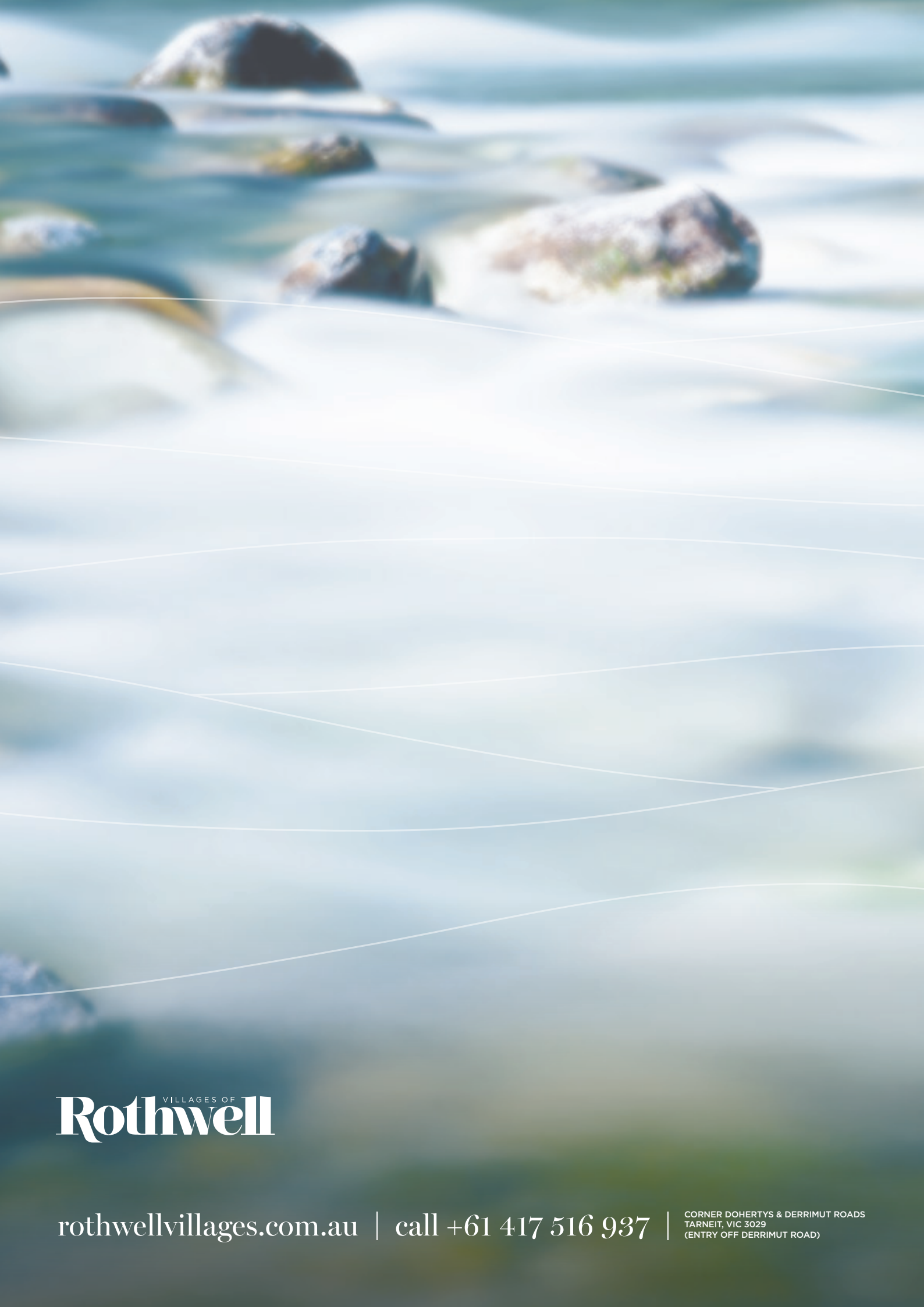

Natural stone paving

Lagerstroemia indica x faurie 'Zumi'

Brachyscome multifida 'Break-of-Day'

VILLAGES OF
Rothwell

“Living well
and beautifully
and justly are all
one thing”
SOCRATES



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(ENTRY OFF DERRIMUT ROAD)