

# DESIGN GUIDELINES

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BROADSTEAD KILMORE

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# 1.0 — Introduction

These design guidelines have been prepared to assist Broadstead purchasers and their builders / designers to construct well designed, high quality homes.

These guidelines will help create a premium community that is consistent in its vision and welcoming to its residents.

## 1.1 — The Vision

A great design will help you add value to your home, increase sustainability, improve your quality of life, and foster a high standard of presentation for Broadstead. These guidelines are not intended to limit design but help ensure that Broadstead presents with harmonious streetscapes, wide country homesteads and creates a community that all residents can be proud of.

**The key design elements that purchasers and home builders should address include:**

- Siting and orientation
- Architectural style and built form
- Fencing and landscaping
- Sustainability

Additional design requirements may also apply to lots in key locations including landscaping embellishments, double storey builds and fencing design. For more information, please read these guidelines carefully and refer to your contract of sale.

By purchasing an allotment at Broadstead, you are making a promise to your neighbours and the community that you will uphold this vision by complying with these design standards. By signing a contract of sale for your allotment, you commit to complying with these standards during and after the construction of your house.

## 1.2 — The Process

The plans for all new buildings and outdoor works must be approved by the Design Assessment Panel (DAP) before applying for a Building Permit or starting construction.

The DAP is appointed by Jinding to oversee and implement the objectives of the Broadstead Design Guidelines.

The Design Guidelines may be changed from time to time at the DAP's discretion. Applications will be assessed against the current version of the Design Guidelines.

Interpretation and application of these Design Guidelines is at the sole discretion of the DAP. The DAP's decisions are final. No claims shall be made to the Developer, DAP or their representatives with respect to the decisions made.

The DAP reserves the right to vary or waive the requirements of the Design Guidelines if it believes that a proposal (or an element of a proposal) that is not strictly in accordance with the wording of the Design Guidelines nonetheless makes a positive contribution to the overall objectives of the built form and/or streetscape at Broadstead.

## 1.2 — The Process (Continued)

*The following steps detail the design approval process at Broadstead.*

### STEP 1 – PURCHASE YOUR LAND

Once you've purchased your preferred lot from Jinding, you can view all the relevant documentation you and your builder will need to build your new home via the Broadstead Buyers Portal.

### STEP 2 – DESIGN YOUR HOME

Your builder will work with you to design your home to comply with the Broadstead Design Guidelines. Your architect, builder and/or designer will also need to take into consideration the Building Envelope Plan and Plan of Subdivision. You should also ensure that you have complied with any applicable building codes, council by-laws and other local authority requirements.

**m** Please note, any guideline that is marked by an 'm' represents a mandatory requirement.

### STEP 3 – SUBMIT YOUR PLANS FOR APPROVAL

When you are ready to make your submission to the DAP, you can lodge your house plans, colour schedules and landscape plans via the Broadstead Buyers Portal, <https://portal.broadsteadkilmore.com.au>. There will be a link on the Buyers Portal that will take you to the DAP assessment form. Usually, the designer or builder you are using will submit the plans of your house and garden for design approval. They can do all the work, and you will be notified when the approval is granted.

The submission should be in pdf form and contain all the required information detailed in the checklist. Generally, your design will be reviewed within 10 working days of your initial submission, provided that all documents are submitted correctly.

In some cases, plans may need to be resubmitted. Specific feedback on your design will be provided to help facilitate approval if this occurs. If resubmission is required, for ease of processing please ensure that any alterations are highlighted.

Once your design is assessed and approved, you and your builder will be issued with a stamped, approved set of plans.

### STEP 4 – BUILDING PERMIT APPLICATION BY YOUR BUILDER

Once you've received your design approval, a Building Permit must be obtained from either the Shire of Mitchell or a licensed building surveyor. Your registered building surveyor will require your home design to comply with any legal or statutory requirements on the Plan of Subdivision and will require evidence of your DAP approval. If any further design modifications are made, you will be required to resubmit plans to the DAP for reassessment.



Artists Impression

1.2 –  
The Process  
(Continued)

**STEP 5 – CONSTRUCTION**

Once received, a Building Permit allows you to commence construction. In accordance with the Contract of Sale, construction of your home must commence within 6 months of settlement of your lot. Completion of your home, including garage, driveway, fencing and retaining walls, should occur within 18 months of beginning. During the construction period, construction must not pause for more than three (3) months in total.

**STEP 6 – CERTIFICATE OF OCCUPANCY**

The Certificate of Occupancy certifies that a home can be lived in. Your builder will typically look after this on your behalf. After receiving the Certificate of Occupancy, all front gardens must be landscaped in accordance with these guidelines within 6 months. Fencing must be constructed within 3 months.

A note for your builders, is that all kerb and footpath rectification works must be completed within 3 months of receiving your Certificate of Occupancy. Your driveway and crossover must be completed before you move into your new home. We want to ensure that the streetscapes at Broadstead are well maintained for all residents to enjoy.

1.3 –  
Exemptions

You may ask the DAP to exempt your design from one or more standards. The DAP may endorse proposed works which do not comply with the standards, if it finds the works will result in a better outcome and not cause significant detriment to any neighbours. Please note that the DAP only has the power to waive some of the standards.

To apply for an exemption, note this when you complete your application. Specify the design control and explain the specific design reasons why your proposal should be exempted.

**If the DAP has the power to grant a waiver of the specified control, it will apply the following four tests to your design:**

- The proposal meets the general intent of the standards;
- The variation will not cause significant detriment to the streetscape or your neighbours;
- The design of the proposal is in keeping with the character of the area;
- There is no practical alternative.

If the DAP grants an exemption, it will detail in the letter of approval which standards have been waived and why.

1.4 –  
Changes From The Endorsed Plans

What is built sometimes differs from that shown in the endorsed plans. If you wish to change what is built, either before or during construction, simply send the DAP revised plans for re-endorsement. These will usually be approved, with little delay.

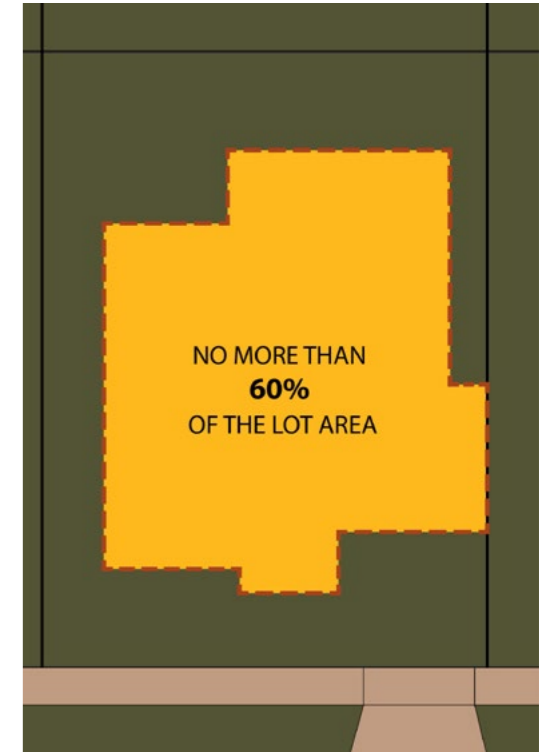
If the audit shows your house and garden differs from the plans endorsed for your lot:

- You must seek approval for the changes or reconstruct the work to accord with the endorsed plans.
- You may be liable for liquidated damages.

# 2.0 — Lot Planning

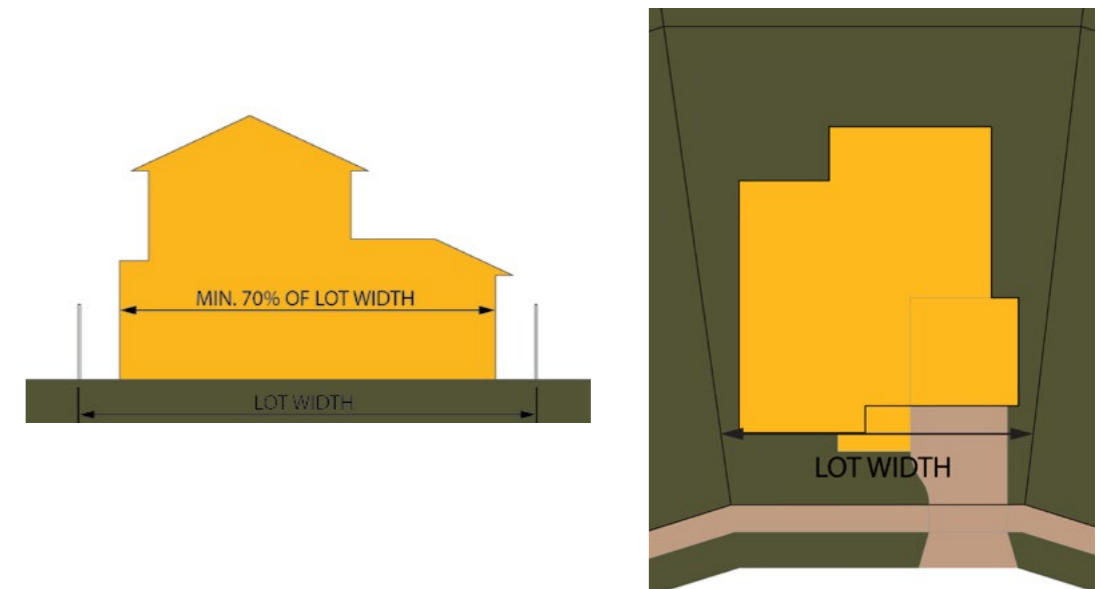
2.1 –  
Lot Coverage

**m** The **built area** must cover no more than 60% of the lot's area.



2.2 –  
Frontage Width

**m** The total width of the front of the building must occupy at least 70% of the width of the lot at the lot's front boundary.



2.3 —  
Front Setback

- m Refer to Building Envelope for required minimum front setback.

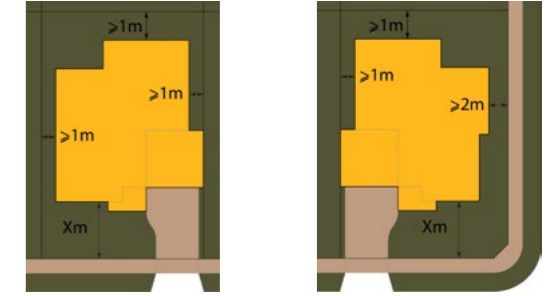
2.4 —  
Side & Rear  
Setbacks

- m Refer to Building Envelope for required minimum setback from the side and rear boundary of the lot. Also refer to the relevant Residential Development Standards (ResCode) for further information.

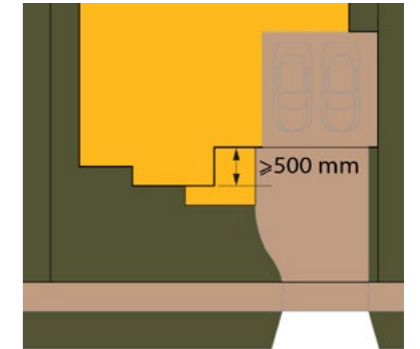


2.5 —  
Garage Setbacks

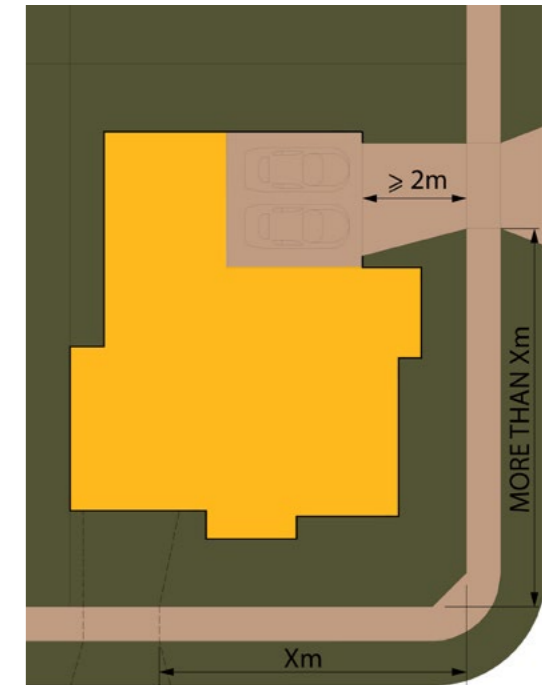
- m Refer to Building Envelope for required minimum setback from the front boundary of the lot.



- m The front wall of a garage must be set back from the front wall of the house at least 500 mm.



- m On a **corner lot**, the garage may face a **secondary street**, if:
  - (a) it is set back from the lot's side boundary at least 2.0 m; and
  - (b) it is further from the street corner than if it were on the **primary street**.



2.6 —  
Use Of The  
Setback Areas

- m Entry features no higher than 3.6 m above **finished surface level**, such as a verandah, porch, portico and balcony, may extend into the front setback up to 1.0 m.
- m Eaves, gutters and fascias may extend into any setback area up to 600 mm.
- m Elements such as pergolas and sunblinds may extend into side and rear setback areas up to 500 mm.

# 3.0 — Home Design

## 3.1 — Style

- m The style of the house must be a modern interpretation of a traditional Victorian country house. Examples of suitable houses are shown below:



Austin — by LPD



Yale on the Amira — by Metricon



Devonport — by Dennis Family Homes



Bellevue — by Porter Davis Homes



Davenport — by Metricon



Bayville — by Metricon

Techniques to achieve this home style include:

- A visual emphasis on the habitable side of the house, created by the street-facing gable and post supported verandah. (Austin, by LBD)
- A visual emphasis on the habitable side, emphasised by the walls in the front yard and the doubled posts to the verandah. (Yale on the Amira, by Metricon)
- A strong focus on the front entrance, using a gable, verandah and doubled posts. (Devonport, by Dennis Family Homes)
- The strong contrast between the colours of the roof and the walls highlight the gable over the front door. (Bellevue, by Porter Davis Homes)
- The white weatherboards of the upper level contrast with the dark grey of the ground floor, giving a more domestic scale to the house. (Bayville, by Metricon)
- The strong repeated forms, tactile materials and careful colour scheme give this house a high level of visual interest. (Bayville, by Metricon)

## 3.2 — Verandahs

To create a relationship between your home and the street, homes at Broadstead are encouraged to incorporate a column supported verandah. If incorporated, the verandah must:

- m Incorporate a roof of the same material as the main roof. The profile must be straight or bullnosed.
- m Incorporate columns at least 110 mm square, with no brackets or simple brackets.
- m Incorporate flooring of timber or tiles, at least 50 mm above ground level.
- m Homes identified in key locations must include a column supported verandah at least 1.8 m deep and at least 3.5 m wide. Refer to **9.5 Inviting Streetscapes and Homes** and **Building Envelope Plan** to find out whether your lot applies to the Inviting Streetscapes and Homes requirement.

## 3.3 — Windows

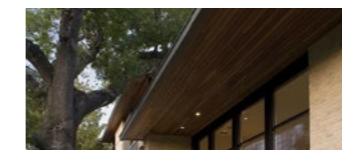
- m The window openings in a façade facing a street must be vertically proportioned.
- m The windows in a façade facing a street must be double-hung or casement type. Sliding windows are prohibited in a façade facing a street.
- m Frames of windows in façades facing a street must be at least 50 mm wide, and may be made from timber or aluminium. Glazing bars on the outside of the glass, matching the depth and profile of the frame, are encouraged.
- m The colour of the frames may be natural timber, or finished in any light to moderate tone. Dark grey or black tones are prohibited.
- m Window furnishings on a facade facing a street should be roller blinds, sheers or shutters. Temporary window treatments or vertical blinds are not permitted.
- m Any security screens visible to the street must be of a simple profile.

## 3.4 — Articulation

- m Every façade facing a street or **park** must be at least moderately **articulated**. Some examples of elements that help to articulate a façade are shown below:



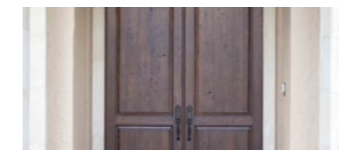
Verandahs



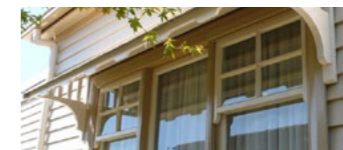
Deep Eaves



Balconies



Recessed Doorways



Window Canopies



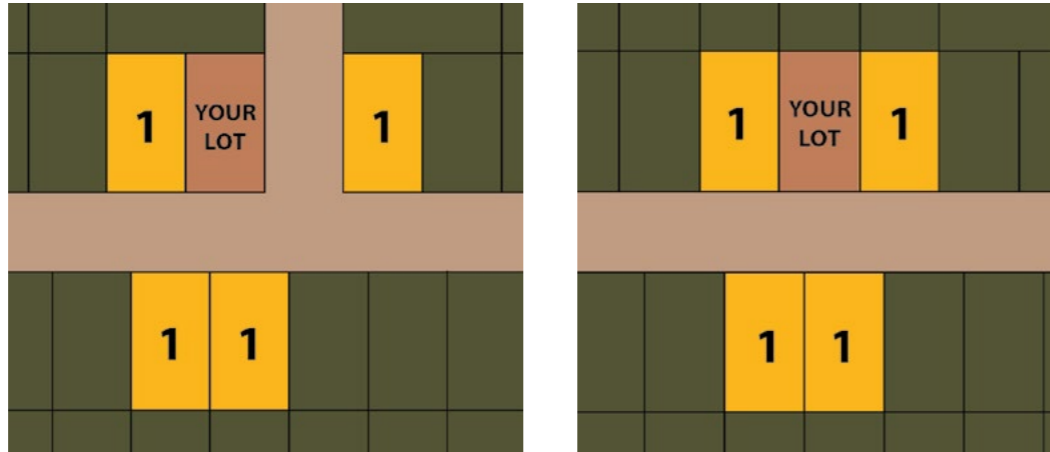
Bay Windows

Techniques to **articulate** a façade include:

- Stepping the façade with recessed or projecting areas.
- Adding a structure that gives depth to the façade, such as a verandah, bay window, balcony, awning, or sunshade.

**3.5 – Distinctive Appearance**

**m** The front façade must not be identical or very similar to the houses on the lots next door, that is, to the left and right on the same side of the street, and directly opposite. This includes buildings constructed, under construction and in applications already received by the DAP.



Techniques to vary the façade's appearance include:

- Alter the shape of the façade, using wall articulation, roof shape, and by adding features such as gables, verandahs and porches.
- Change the roof and wall materials.
- Vary the colours of roof materials, wall materials, window frames, window glass and garage doors.
- Modify the shape, size and placement of elements such as windows, columns and doors.

**3.6 - Secondary Façade On Corner Lots**

**m** The features, details, materials and colours of a façade facing a secondary street or park must be similar to the front façade.

**3.7 - Ceiling Height**

**m** Rooms fronting the Public Realm in identified key locations must have a minimum ground floor ceiling height of 2700 mm or 2550 mm for lots 300 m<sup>2</sup> or less. Refer to **9.5 Inviting Streetscapes and Homes** and **Building Envelope Plan** to find out whether your lot applies to the Inviting Streetscapes and Homes requirement.

**3.8 - Prohibited Materials**

**m** The following materials must not be used in any area visible to the public:

- Glass that is reflective, frosted, coloured, stained, leadlight or patterned
- Removable film on glass
- Unpainted metalwork
- Unpainted cement sheeting
- Mouldings made from lightweight foam or fibre-reinforced concrete (FRC)
- Infill panels above openings
- Unscreened stumps
- Bright colours on walls and roofs, except if used as a highlight colour on the walls, and only with DAP approval
- Coffered or rectangular relief pattern garage doors
- Roller shutters over windows and doors, if the roller box is visible
- Plain, stamped or stencilled concrete
- Painted driveways
- Gravel driveways
- Shiny or reflective surfaces on driveways
- Letterboxes on a single narrow pole
- Hexagonal or diamond grills on windows or doors
- Historical or ornate style bar security doors or windows



Film on glass



Lightweight mouldings



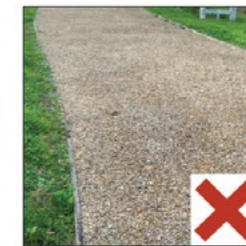
Bright colour on walls



Unpainted metal work



Stamped concrete



Gravel driveway



Coffered garage door



Letterbox on a single narrow pole

3.9 — Colours

**m** The colours used on external walls and windows must be from the palette of muted, earthy colours shown below, or must use similar colours.



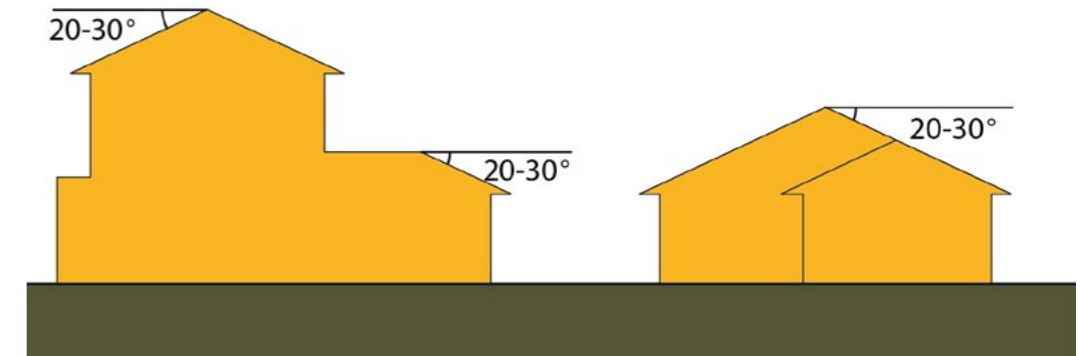
**m** The colour scheme of the house's exterior must have moderate tonal contrast, avoiding being very light, very dark or a strong black and white contrast.

# 4.0 — Roofs & Walls

4.1 — Roofs

**m** The main roof, as seen from public space, must be hipped or gabled. Other roof types, such as a mansard, dual pitch, flat, skillion or curved roof, may be considered on merit.

**m** All roof planes must have the same pitch, with the pitch being between 20-30°. Other roof types may be considered on merit.



**m** A verandah roof must have a pitch of more than 12°.

**m** A skillion roof may be used at the rear of a building, with a pitch between 5-15%.

**m** The roof material must be: prefinished and coloured sheet metal (e.g. Colorbond); slate; or tiles made from concrete or clay.



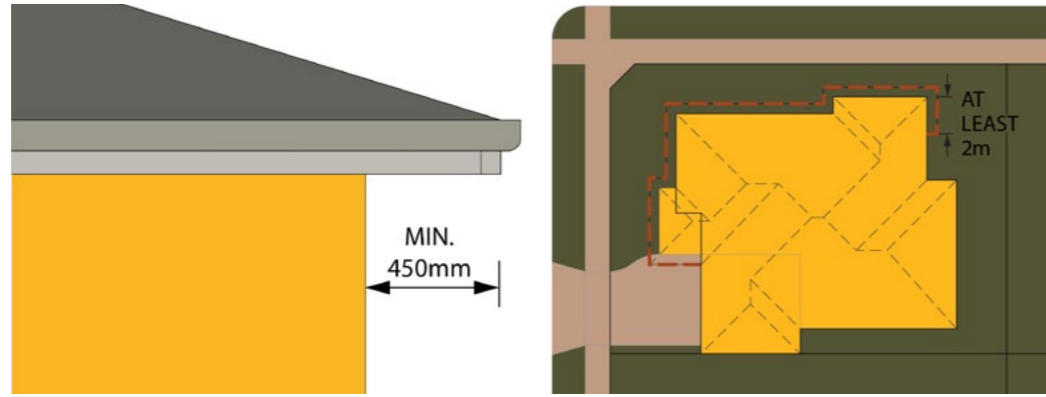
**m** The colour of the roof must be moderate, avoiding bright colours.

**m** The profile of roof tiles must be flat to low. High profile tiles, such as half-round ones, are prohibited.



4.2 – Eaves

- m** On a single storey house, eaves at least 450 mm deep must be provided over the front façade and any façade facing a secondary street or park. They must extend along the sides of the house at least 2.0 m. Eaves do not need to be provided over the front wall of a garage or over a verandah on the same floor level.
- m** A gabled roof over the front façade must project from the wall at least 200 mm to the face of the bargeboard.



- m** On a house of two or more storeys, eaves at least 450 mm deep must be provided around the entire house.



Artists Impression

4.3 – Walls

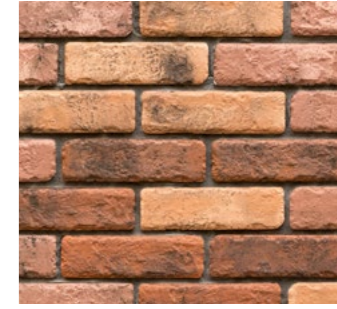
- m** The front façade must be made of at least two complementary wall materials. If only two materials are used, any one material must typically cover more than 10% of the wall area, and be prominent.
- m** The external surface of the front façade, and of the side walls for at least 3 m behind the front façade, must be made from one or more of the following materials:
  - weatherboard;
  - face brick;
  - tiles; or
  - rendered masonry

Flat metal or cement sheets are prohibited. Other materials may be considered on merit.

Some examples of suitable materials are shown below:



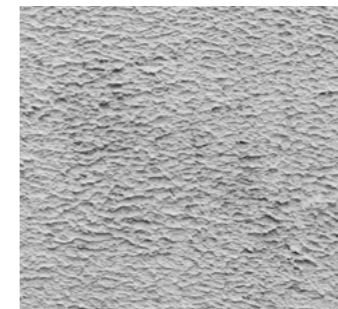
Brickwork



Tiles



Rough Render



Textured Render



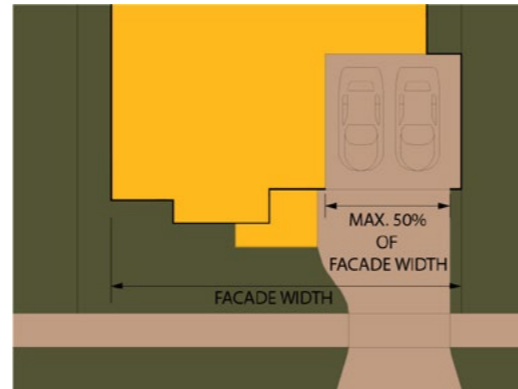
Weatherboard



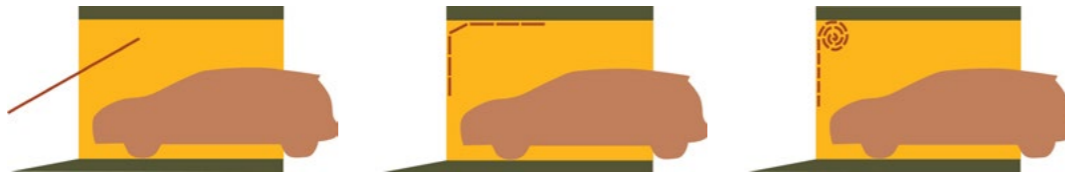
# 5.0 — Garages & Driveways

## 5.1 — Garages

- m** The opening in the front wall of the garage in a lot with vehicle access from a street must be between 3.0 m and 6.0 m, and no wider than 50% of the width of the front façade. The width of the opening is unrestricted if vehicle access is from a lane.



- m** A garage must have a tilting, sectional or roller door.



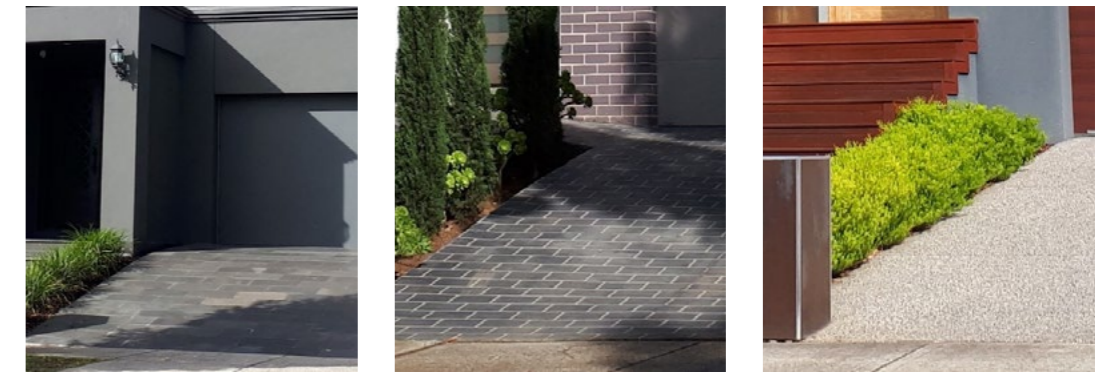
- m** The colour of the garage door or doors must complement the front façade.



## 5.2 — Driveways

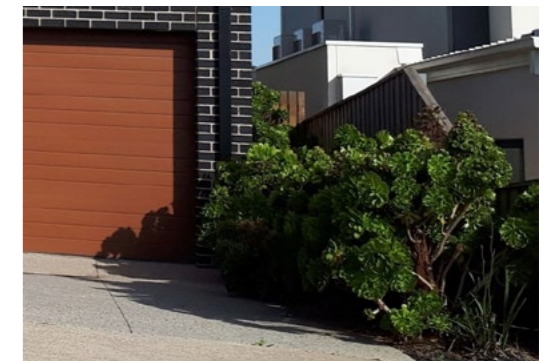
- m** Only one driveway is permitted per allotment.
- m** The driveway must be no wider than 3.0 m at the front boundary of the lot.
- m** The driveway must have a matte finish, and be made from: stone; brick; in-situ concrete with an exposed aggregate finish; in-situ concrete coloured throughout with pigment; or concrete pavers.
- m** The tone of the driveway must be between RGB 100, 100, 100 and RGB 200, 200, 200 (mid-grey to light grey).

RGB 100, 100, 100	RGB 200, 200, 200
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## 5.3 — Garden Bed Beside Driveways

- m** The area between the driveway and the nearest side boundary must be a garden bed at least 500 mm wide.



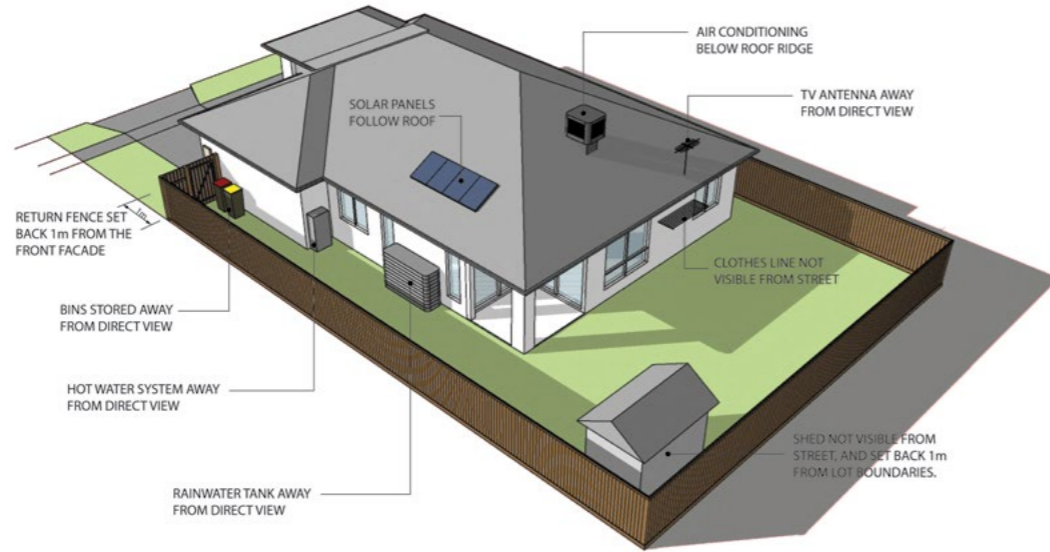
# 6.0 — Outbuildings & Accessories

## 6.1 — Outbuildings

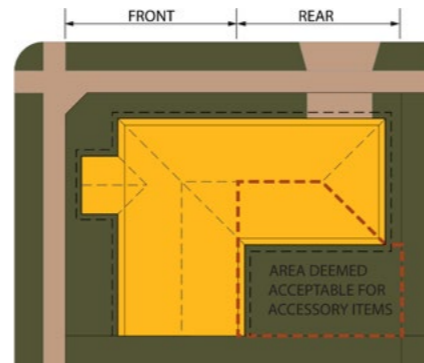
**m** Outbuildings must use materials and colours to complement those used on the main dwelling.

## 6.2 — Accessory Items

**m** On a lot with one street frontage, **accessory items** must be inconspicuous when viewed from the street. Items will be deemed to be inconspicuous if located in the rear 50% of the lot, fully **screened**, or inside a building.



**m** On a **corner lot**, any **accessory items** must be inconspicuous when viewed from all adjacent streets. Items will be deemed to be inconspicuous if it is: located in the rear 50% of the lot and on the side of the house opposite the secondary street; fully **screened**; or inside a building.



## 6.3 — Air Conditioning Units

**m** Air conditioning units on the roof must match the colour of the roof, be positioned below the roof ridge line and not be visible from streets or **parks**.



**m** External condensers of split air conditioning units, and all associated piping and cabling, must be mounted away from public view or be **screened**.



**m** Items mounted on a roof, such as solar panels, or items protruding through it, such as vents, must not be on a roof plane facing a street, or on a gable roof within ten metres of the front façade.



# 7.0 — Outdoor Spaces

## 7.1 — Landscaping Of The Front Yard

- m** A landscape plan of the front yard must be submitted as part of the application, showing the species of plants to be used, where they are to be planted, the total number of each species, and the size of each plant, either as pot size or trunk diameter.
- m** At least 20% of the area of the front yard must be garden beds. Beds must be mulched with at least 25 mm depth of bark, other organic material, or stones, and edged with a long-lasting material.
- m** Plants in garden beds must be planted densely enough to ensure minimal visibility of mulch within two years.
- m** At least one **tree** must be planted in the front yard, and one in the rear yard. The trees must have a mature height of at least 5 m, and be at least 2 m high when planted.



For additional Landscaping information refer to section 9.0 Appendices. Details include model front garden designs, a materiality schedule and street hedging.

## 7.2 — Front Yard Fencing

The front boundary of the lot must be marked by a fence, wall, hedge, or a combination of these.

- m** A fence, wall or hedge up to 1200 mm high is required on the front lot line.

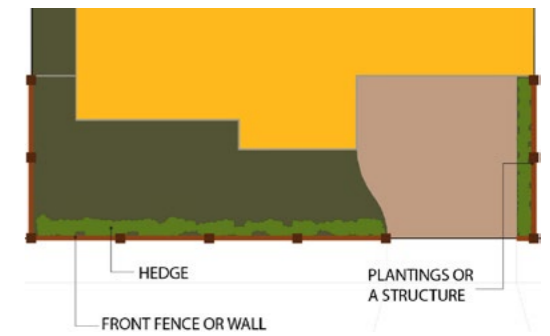


- m** A front fence may be made from timber or metal posts and rails, with the infill being: wooden or metal pickets or balusters; woven wire; laser-cut metal panels; or plain strand wire. It must have a plinth made from rendered masonry, stone, or wood. When viewed in elevation, the ratio of solids to void must be less than 1:2.
- m** A wall may be made from: face brick; rendered masonry; or solid metal panels. It must have no voids or a low proportion.



## 7.2 — Front Yard Fencing (Continued)

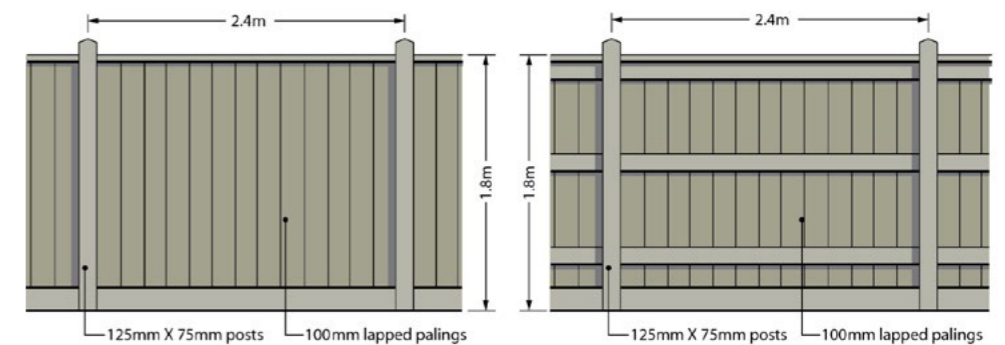
- m** Fencing of the rear yard for privacy must be made of timber palings and be no more than 1.8 m high above **natural ground level**.



## 7.3 — Rear Yard Fencing

- m** Fencing of the rear yard for privacy must be made of timber palings and be no more than 1.8 m high above **finished surface level**.
- m** Rear yard fencing must be set back at least 1 m from the nearest front corner of the house.
- m** The maximum combined height of a fence and **retaining wall** must be no more than 2.0 m.
- m** On a corner lot, the side fence next to a **secondary street** must be set back at least 4 m from the front corner of the house, or the length of the first habitable room, whichever is the greater.

This type of fence is shown below:



- m** Each return fence and gates must be made from 25 mm horizontal hardwood timber slats with a 10 mm gap between slats.

## 7.4 — Access To The Rear Yard

- m** Access must be provided to the rear yard by a gate in the return fence or by a rear door in the garage.

## 7.5 — Private Open Space

- m** Where possible, private open space must face north, east or west.

## 7.6 — Swimming Pool

- m** A swimming pool must not be prominent if visual from the public realm. The pool must be fenced to comply with safety regulation, including to block physical access and not be climbable.

## 7.7 — Letterbox

- m** The letterbox must be traditional in style, substantial, and constructed from metal, timber, brick or rendered masonry. It must clearly display the street number.



Simple pillar letterboxes

Fence and wall inserts

# 8.0 — A Community For Every Generation

## 8.1 — Environmental Sustainability

### A. LIVEABILITY CONSIDERATIONS

Applicants are encouraged to submit designs that are environmentally responsible. The orientation of your lot will determine the best siting of the house on the lot. A building's orientation plays a large part in achieving the optimum solar access for your home during winter. Lots on the north side of a street will have sunny backyards – good for private outdoor living. Lots on the south side of a street will have sunny front yards – good for show piece gardens. Lots facing east-west will have sunny side yards – these houses should be sited to leave the largest possible outdoor living space along the northern boundary.

Dwellings can become more liveable by considering the orientation of rooms and windows, shading of windows and walls, ceiling heights, sustainable building materials, cross flow ventilation, covered open spaces, insulation and water efficient fixtures. Eave design can act as excellent shading devices during warmer months. Implementing these features can also result into substantial financial savings for the homeowner. Double storey homes must respect the privacy of neighbouring dwellings, including potential overshadowing issues that may arise as a result of siting choices. It is the responsibility of applicants with double storey proposals to ensure their design has demonstrated these factors and to receive approval from the relevant authority and/or building surveyor prior to construction.

### B. SOLAR HEATING PANELS

Solar Heating Panels can help generate renewable electricity by converting energy from the sun. These are strongly encouraged at Broadstead because they offer a relatively cost effective way to reduce your outgoing utility bills, while also benefiting the environment.

### C. RAINWATER TANKS

Rainwater storage is encouraged at Broadstead and can help reduce your outgoing utility bills, while providing water for your garden. To help calculate the size of water storage that you may require please contact the Department of Sustainability and Environment.

### D. ENERGY RATINGS

It is the applicants' responsibility when building a home to comply with Victoria's energy rating requirements. Dwelling designs should be assessed by a licensed energy rating company and they in turn will make recommendations regarding insulation and other resource saving measures. Dwellings must achieve the minimum standard as currently legislated.

Visit [sustainability.vic.gov.au](http://sustainability.vic.gov.au) to learn more about the sustainable initiatives you can consider in your new home.

## 8.2 — Creating Good Neighbours

You and the owners of the lots abutting yours are likely to be neighbours for years. At Broadstead, we've created a community where neighbours can connect and build good relationships at the local parks and walking trails, or even via a friendly conversation over the fence.

This guide has been created to help all new residents settle into their new community and to provide some tips to create a space where all feel welcomed.

### A. PARKING

Most land lots and homes have been designed to accommodate two vehicles. Vehicles are not permitted in your front yard, on footpaths, or on vacant land. Driveways can be used to park cars but are not intended for the long-term storage of boats, caravans, or containers. These are also not permitted to be parked on the street.

### B. GARDENS

To keep Broadstead looking great, a landscape design standard has been created. Front gardens should be kept tidy with your lawn, including verges, kept mown and free of weeds. Garden beds and plants should also be maintained regularly.

### C. WASTE

Rubbish bins are to be kept behind fences or away from public view, except on the day of rubbish collection. Once your rubbish has been collected, please ensure prompt collection of your bins and that they are once again stored out of public view.

### D. LAUNDRY

Clothes drying facilities must be located away from, or screened, from public view.

### E. NOISE

We're a community of friends and neighbours. In the interest of positive neighbour relations, please consider those around you and always keep noise to a respectable level.

### F. WINDOW FITTINGS

Homes should be fitted with curtains, blinds, or shutters. Please ensure visually prominent security screens (e.g., diamond grills), or vertical blinds are not installed on doors or windows facing any street frontage.

### G. FENCING

Fencing is the responsibility of the property owners. If you share a fence with a neighbour, it's a good idea to consult them on the cost and timing of any shared boundary fences and retaining walls. That way you can make arrangements that suit both households.

Due to privacy laws, Jinding can not disclose purchaser details, but you can request this information from the Mitchell Shire Council website. Throughout the construction of your land lots, Jinding will host 'welcome events' which are a great opportunity to meet your neighbours. Another alternative, you can agree to pass on your details to your neighbours through the sales team or customer relations, and we can provide your details.

Please contact Customer Relations at [customerrelations@jinding.com.au](mailto:customerrelations@jinding.com.au) with your best contact details and the lots you wish to get in contact with.

### H. ADDITIONALLY

Any changes that you make on your lot that may impact your neighbours land should be discussed with your neighbour first. This includes changes to soil levels on the boundary of the lot. It is also your responsibility to not let increased volumes of stormwater discharge into other lots.

Maintaining appealing streetscapes is essential to Broadstead even during the construction phase. We ask that you consider the following information and ensure your builder is also aware of the expectations so that Broadstead always presents well and is welcoming to its visitors. We thank you in advance for your cooperation.

#### **A. LOT MAINTENANCE**

While waiting for construction to commence on your land lot, you must not allow any rubbish including site excavations and building materials to accumulate. Please maintain the lot to avoid excessive growth of grass or weeds.

#### **B. CONSTRUCTION**

Please ensure your building site is clean and safe at all times. Waste generated during construction is significant, with the costs often passed on to the home-owner. We encourage you to talk to your builder about how to reduce waste from construction of your house. Adopting a waste management strategy can reduce the amount of waste. Sorting and recycling can reduce the waste going to the tip.

Your builder should provide a secure enclosure to contain rubbish for the duration of your construction period. Bins, construction materials and site facilities should not impede on neighbouring properties, roads, footpaths, or public spaces.

#### **C. EROSION AND SEDIMENT CONTROLS**

It is important that construction activities do not have an adverse impact on the significant environment and natural features. Your builder will be required to implement appropriate erosion and sediment control measures on your lot to avoid adverse impacts

#### **D. COUNCIL ASSETS**

Please ensure the council land directly surrounding your lot is not damaged during your home construction.

The road and verge in front of your lot including the concrete footpath, and services such as water meters, telecommunication boxes and electrical pillars are assets owned by Mitchell Shire Council or service authorities.

These assets cannot be altered without the correct approval from council or the relevant service authority. Council inspects these assets at the completion of construction, when assessing the Certificate of Occupancy to ensure no damage or alteration has occurred. It is the responsibility of the landowner to ensure that any required asset protection permits are obtained prior to the commencement of building works.

The purchaser shall not place any rubbish including site excavations and building materials on adjoining land, reserves or any waterways.

Please also protect any street trees, nature strips and kerbs during the building works.

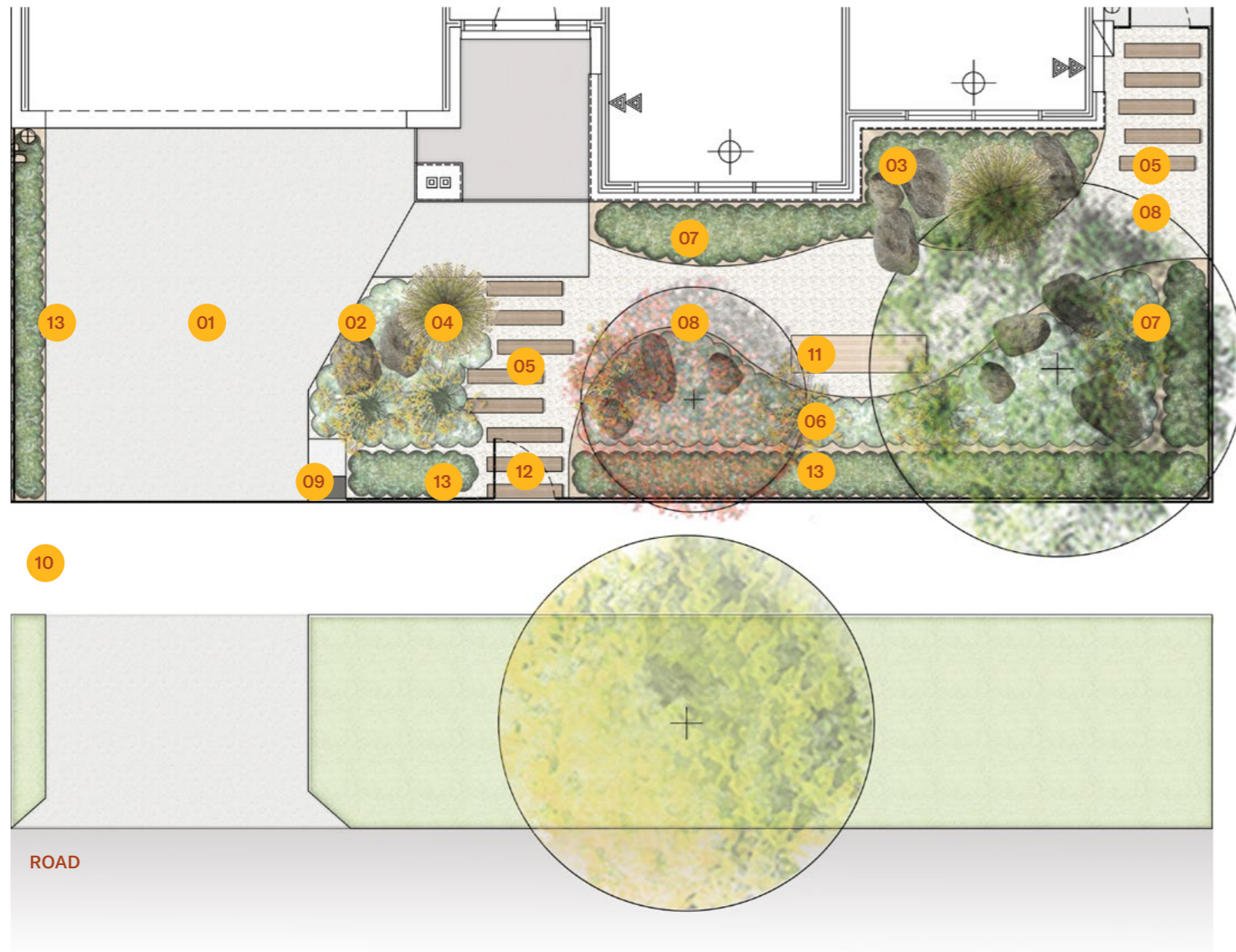
#### **D. REPORT ILLEGAL DUMPING OR DAMAGED PROPERTY**

To help minimise rubbish on site, if you witness illegal dumping of rubbish, soil, concrete etc, please take a photo and submit a report to the relevant local authority via the Snap, Send, Solve app. [www.snapsendsolve.com](http://www.snapsendsolve.com)

## 9.0 — Appendices

9.1 — Native Style Garden

9.1A — Native Style Garden Model Front Garden Designs







- 01 Driveway and entry paving
- 02 Low level planting
- 03 Feature boulders
- 04 Feature planting
- 05 Timber sleeper or concrete steppers through gravel
- 06 Ground cover planting
- 07 Medium height planting
- 08 Small tree
- 09 Letterbox
- 10 Footpath
- 11 Bench seat
- 12 Front entry gate & fence
- 13 Hedge planting

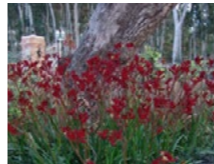



- N Native species
- ☀ Partial or full sun
- 💧 Suitable for pot planting
- 🌸 Flowering display
- 🚰 Requires regular water/keep moist
- 💧 Requires well drained soils

9.1B — Native Style Garden Planting Schedule







List A - Ground Covers (140mm Pots at 850mm CTS)

			
<b>Grevillea Obtusifolia</b> <i>Grevillea Gingin Gem</i> Mature Size: 0.3 X 2.0M	<b>Casuarina Glauca 'Cousin It'</b> <i>Cousin It Groundcover</i> Mature Size: 0.2 X 1.5M	<b>Eremophila Glabra 'Kalbarri Carpet'</b> <i>Prostrate Emu Bush</i> Mature Size: 0.4 X 1.5M	<b>Seneci Serpens</b> <i>Dwarf Blue Chalk Sticks</i> Mature Size: 0.2 X 0.6M
N ☀ 💧	N ☀ 💧	N ☀ 💧	N ☀ 💧 🚰

List B - Low Planting (140mm Pots at max 400mm spacings)

			
<b>Anigozanthos 'Ruby Velvet'</b> <i>Kangaroo Paw</i> Mature Size: 0.6 X 0.6M	<b>Correa Glabra 'Ivory Lantern'</b> <i>Rock Correa</i> Mature Size: 0.6 X 0.6M	<b>Conostylis Candicans</b> <i>Cotton Heads</i> Mature Size: 0.3 X 0.4M	<b>Poa Labillardieri 'Eskdale'</b> <i>Tussock Grass</i> Mature Size: 0.7 X 0.5M
N ☀ 💧	N ☀ 💧	N ☀ 💧 🌸	N ☀ 💧




List C - Medium Planting (Min 5L Pots at max 800mm spacings)

					
<b>Acacia Cognata 'Limelight'</b> <i>Dwarf River Wattle Limelight</i> Mature Size: 0.8 X 1.0M	<b>Correa Glabra 'Ivory Lantern'</b> <i>Rock Correa</i> Mature Size: 0.6 X 0.6M	<b>Westringia 'Grey Box'</b> <i>Coastal Rosemary</i> Mature Size: 0.4 X 0.4M	<b>Banksia Ashbyi - Ashby's Banksia</b> <i>Banksia Ashbyi Dwarf</i> Mature Size: 0.8 X 1.0M	<b>Callistemon Viminalis 'Red Alert'</b> <i>Weeping Bottlebrush</i> Mature Size: 2.0 X 1.5M	<b>Syzygium Australe 'Bush Christmas'</b> <i>Lilly Pilly</i> Mature Size: 2.5 X 2.0M
N ☀	N ☀	N ☀ 💧	N ☀ 💧	N ☀ 💧	N ☀ 💧

- N Native species
- ☀️ Partial or full sun
- 💧 Suitable for pot planting
- 🌸 Flowering display
- 🚰 Requires regular water/keep moist
- 💧 Requires well drained soils

**9.1B – (Cont.)  
Native Style Garden  
Planting Schedule**

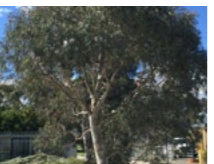
**List C - Medium Planting Continued** (Min 5L Pots at max 800mm spacings)

		
<b>Grevillea 'Spirit Of Anzac'</b> <small>Grevillea Mature Size: 2.5 X 2.0M</small>	<b>Westringia 'Aussie Box'</b> <small>Coastal Rosemary Mature Size: 0.8 X 0.8M</small>	<b>Adenanthos 'Pencil Perfect'</b> <small>Woolly Bush Mature Size: 2.5 X 2.0M</small>
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">💧</span>	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">☀️</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">💧</span>	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">☀️</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">💧</span>

**List D - Feature Plants** (Minimum 8L Pot size)

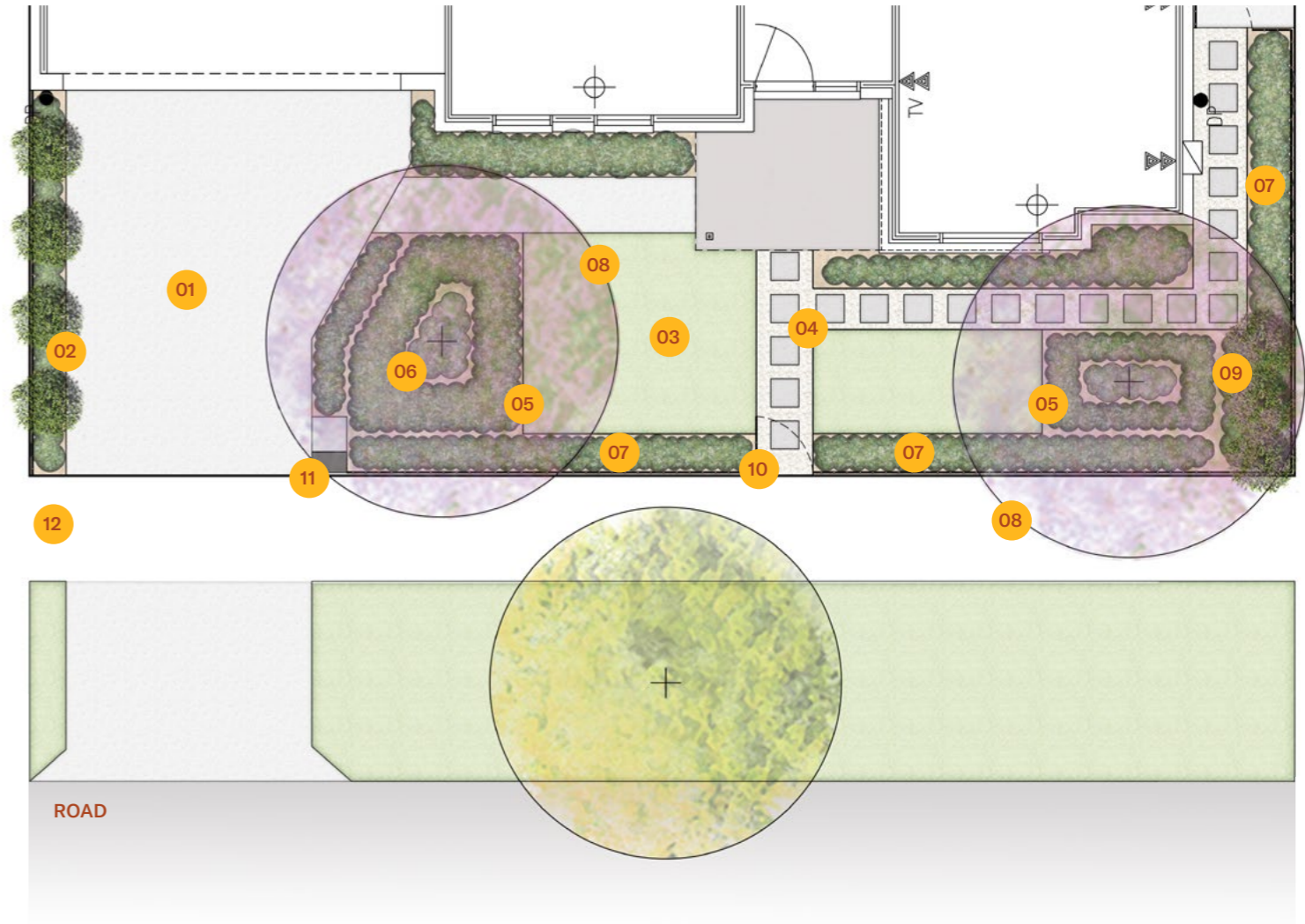
			
<b>Xanthorrhoea Resinosa</b> <small>Small Grass Tree Mature Size: 0.6 X 0.6M</small>	<b>Leucophyta Brownii</b> <small>Cushion Bush Mature Size: 1.0 X 1.0M</small>	<b>Doryanthes Excelsa</b> <small>Gynea Lily Mature Size: 2.5 X 1.5M</small>	<b>Anigozanthos 'Yellow Gem'</b> <small>Kangaroo Paw Mature Size: 1.5 X 1.0M</small>
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">☀️</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">💧</span>	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">☀️</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">🌸</span>	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">☀️</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">🌸</span>	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">💧</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">🌸</span>

**List D - Small Trees** (Minimum 45L Pot size)

					
<b>Xanthorrhoea Resinosa</b> <small>Lightwood Mature Size: 7.0 X 5.0M</small>	<b>Eucalyptus Caesia</b> <small>Silver Princess Mature Size: 7.0 X 4.0M</small>	<b>Eucalyptus Mannifera 'Little Spotty'</b> <small>Dwarf Brittle Gum Mature Size: 7.0 X 5.0M</small>	<b>Eucalyptus Victrix 'Little Spotty'</b> <small>Coolibah Mature Size: 7.0 X 5.0M</small>	<b>Eucalyptus Pulverulenta 'Baby Blue'</b> <small>Silver-Leaved Mountain Gum Mature Size: 6.0 X 3.0M</small>	<b>Melaleuca Viridiflora</b> <small>Broad-Leaved Paperbark Mature Size: 6.0 X 3.0M</small>
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">☀️</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">💧</span>	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">☀️</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">🚰</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">🌸</span>	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">💧</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">🌸</span>	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">💧</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">🌸</span>	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">💧</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">🌸</span>	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">💧</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">🌸</span>







**9.2 –  
Contemporary Style Garden**

**9.2A –  
Contemporary Style Garden  
Model Front Garden Designs**



















- |   |   |   |
|---|---|---|
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">01</span> Driveway and entry paving                | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">05</span> Edging between garden bed and turf | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">09</span> Feature planting         |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">02</span> Medium height planting                   | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">06</span> Ground cover planting              | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">10</span> Front entry gate & fence |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">03</span> Turf area                                | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">07</span> Hedge planting                     | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">11</span> Letterbox                |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">04</span> Concrete steppers with pebbles or gravel | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">08</span> Small tree                         | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">12</span> Footpath                 |



-  Native species
-  Flowering display
-  Partial or full sun
-  Requires regular water/keep moist
-  Suitable for pot planting
-  Requires well drained soils

**9.2B — Contemporary Style Garden Planting Schedule**






















**List A - Ground Covers** (140mm Pots at 850mm CTS)







			
<b>Grevillea Obtusifolia</b> <i>Grevillea Gingin Gem</i> Mature Size: 0.3 X 2.0M	<b>Casuarina Glauca 'Cousin It'</b> <i>Cousin It Groundcover</i> Mature Size: 0.2 X 1.5M	<b>Eremophila glabra 'Kalbarri Carpet'</b> <i>Prostrate Emu Bush</i> Mature Size: 0.4 X 1.5M	<b>Westringia 'Coastal Creeper'</b> <i>Coastal Creeper Rosemary</i> Mature Size: 0.3 X 0.7M
  	  	  	  

**List B - Low Planting** (140mm Pots at max 400mm spacings)

			
<b>Westringia 'Grey Box'</b> <i>Coastal Rosemary</i> Mature Size: 0.4 X 0.4M	<b>Lomandra Longifolia 'Evergreen Baby'</b> <i>Spiny Head Mat Rush</i> Mature Size: 0.4 X 0.4M	<b>Conostylis Candicans</b> <i>Cotton Heads</i> Mature Size: 0.3 X 0.4M	<b>Poa Labillardieri 'Eskdale'</b> <i>Tussock Grass</i> Mature Size: 0.7 X 0.5M
  	  	   	  












**List C - Medium Planting** (Min 5L Pots at max 800mm spacings)

					
<b>Acacia Cognata 'Limelight'</b> <i>Dwarf River Wattle Limelight</i> Mature Size: 0.8 X 1.0M	<b>Viburnum Odoratissimum 'Dense Fence'</b> <i>Sweet Viburnum</i> Mature Size: 2.5 X 2.0M	<b>Limonium 'Perezii Blue'</b> <i>Sweet Viburnum</i> Mature Size: 2.5 X 2.0M	<b>Rosmarinus officinalis 'Benenden Blue'</b> <i>Rosemary Benenden Blue</i> Mature Size: 1.0 X 1.0M	<b>Kniphofia Uvaria</b> <i>Red Hot Poker</i> Mature Size: 0.8 X 0.5M	<b>Syzygium Australe 'Bush Christmas'</b> <i>Lilly Pilly</i> Mature Size: 2.5 X 2.0M
 	 	 	  	  	  

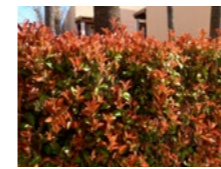













-  Native species
-  Flowering display
-  Partial or full sun
-  Requires regular water/keep moist
-  Suitable for pot planting
-  Requires well drained soils

**9.2B — (Cont.) Contemporary Style Garden Planting Schedule**



















**List C - Medium Planting Continued** (Min 5L Pots at max 800mm spacings)

		
<b>Raphiolepis Indica 'Oriental Pearl'</b> <i>Oriental Pearl Indian Hawthorn</i> Mature Size: 0.8 X 1.0M	<b>Acanthus Mollis</b> <i>Oyster Plant</i> Mature Size: 0.8 X 1.0M	<b>Euphorbia Characias Subsp. Wulfenii</b> <i>Mediterranean Spurge</i> Mature Size: 0.8 X 1.0M
  	 	  

**List D - Feature Plants** (Minimum 8L Pot size)

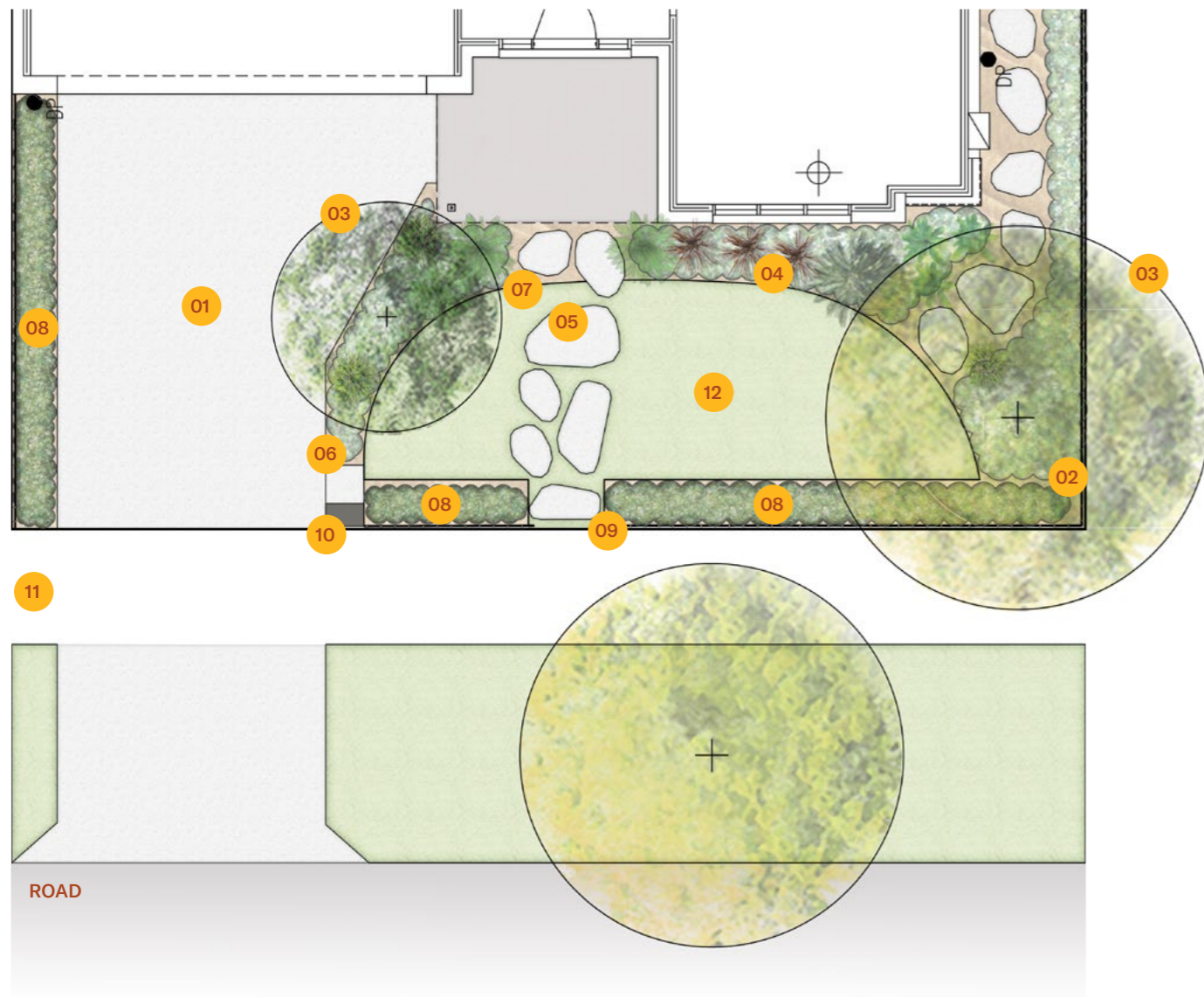
			
<b>Photinia x Fraseri</b> <i>Hedging Photinia</i> Mature Size: 1.5 X 2.5M	<b>Laurus Nobilis 'Baby Bay'</b> <i>Baby Bay (Clipped)</i> Mature Size: 2.0 X 1.0M	<b>Doryanthes Excelsa</b> <i>Gynea Lily</i> Mature Size: 2.5 X 1.5M	<b>Furcraea Foetida Variegata</b> <i>Mauritius Hemp Jet Stream</i> Mature Size: 1.5 X 1.5M
  	 	  	 

**List D - Small Trees** (Minimum 45L Pot size)

				
<b>Waterhousea Floribunda</b> <i>Weeping Lilly Pilly</i> Mature Size: 7.0 X 4.0M	<b>Cupaniopsis Anacardioides</b> <i>Tuckaroo</i> Mature Size: 8.0 X 5.0M	<b>Gleditsia Triacanthos 'Sunburst'</b> <i>Honey Locust</i> Mature Size: 8.0 X 5.0M	<b>Bauhinia x Blakeana</b> <i>Deep Purple Orchid Tree</i> Mature Size: 4.0 X 3.0M	<b>Magnolia Grandiflora 'Teddy Bear'</b> <i>Magnolia Teddy Bear</i> Mature Size: 4.0 X 2.5M
 	   	 	  	 

9.3 –  
Cottage Style Garden

9.3A –  
Cottage Style Garden  
Model Front Garden Designs







- 01 Driveway and entry paving
- 02 Low level planting
- 03 Small tree
- 04 Feature planting
- 05 Concrete steppers
- 06 Ground cover planting
- 07 Edging between garden bed and turf
- 08 Hedge planting
- 09 Front fence
- 10 Letterbox
- 11 Footpath
- 12 Turf area





- N Native species
- ☀ Partial or full sun
- 💧 Suitable for pot planting
- 🌸 Flowering display
- 🚰 Requires regular water/keep moist
- 💧 Requires well drained soils

9.3B –  
Cottage Style Garden  
Planting Schedule







List A - Ground Covers (140mm Pots at 850mm CTS)







			
<b>Grevillea Obtusifolia</b> <i>Grevillea Gingin Gem</i> Mature Size: 0.3 X 2.0M	<b>Trachelospermum Jasminoides</b> <i>Chinese Star Jasmine</i> Mature Size: 0.4 X 2.0M	<b>Eremophila Glabra 'Kalbarri Carpet'</b> <i>Prostrate Emu Bush</i> Mature Size: 0.4 X 1.5m	<b>Westringia 'Coastal Creeper'</b> <i>Coastal Creeper Rosemary</i> Mature Size: 0.3 X 0.7M
N ☀ 💧	☀ 💧 🌸	N ☀ 💧	N ☀ 💧

List B - Low Planting (140mm Pots at max 400mm spacings)

			
<b>Westringia 'Grey Box'</b> <i>Coastal Rosemary</i> Mature Size: 0.4 X 0.4M	<b>Origanum Vulgare</b> <i>Oregano</i> Mature Size: 0.5 X 1.0M	<b>Conostylis Candicans</b> <i>Cotton Heads</i> Mature Size: 0.3 X 0.4M	<b>Alternanthera Dentata 'Little Ruby'</b> <i>Little Ruby</i> Mature Size: 0.4 X 0.8M
N ☀ 💧	☀ 🚰 💧	N ☀ 💧 🌸	N ☀ 💧








List C - Medium Planting (Min 5L Pots at max 800mm spacings)

					
<b>Eremophila Nivea 'Spring Mist'</b> <i>Emu Bush Spring Mist</i> Mature Size: 1.2 X 1.2M	<b>Lomandra x 'Lime Tuff'</b> <i>Lime Tuff Mat-Rush</i> Mature Size: 0.5 X 0.5M	<b>Acacia Cognata 'Limelight'</b> <i>Dwarf River Wattle Limelight</i> Mature Size: 0.8 X 1.0M	<b>Viburnum Odoratissimum 'Dense Fence'</b> <i>Sweet Viburnum</i> Mature Size: 2.5 X 2.0M	<b>Lavandula Pedunculata 'Sensation Rose'</b> <i>French Lavender</i> Mature Size: 1.0 X 0.6M	<b>Diates Grandiflora</b> <i>Wild Iris</i> Mature Size: 1.0 X 1.0M
N	N ☀	N ☀	☀ 💧	💧 🌸	☀ 💧 🌸




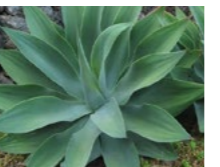











-  Native species
-  Flowering display
-  Partial or full sun
-  Requires regular water/keep moist
-  Suitable for pot planting
-  Requires well drained soils

**9.3B – (Cont.)  
Cottage Style Garden  
Planting Schedule**

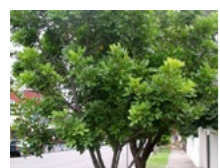













**List C - Medium Planting Continued** (Min 5L Pots at max 800mm spacings)

		
<b>Dianella Tasmanica 'Tasred'</b> <i>Tasred Flax Lily</i> Mature Size: 0.7 X 0.7M	<b>Lomandra Longifolia 'Katrinus'</b> <i>Katrinus Mat-Rush</i> Mature Size: 0.7 X 0.7M	<b>Acca Sellowiana 'Coolidge'</b> <i>Pineapple Guava</i> Mature Size: 2.5 X 2.0M
	 	

**List D - Feature Plants** (Minimum 8L Pot size)

				
<b>Dianella Caerulea</b> <i>Blue Flax-Lily</i> Mature Size: 0.5 X 0.5M	<b>Aloe Plicatilis</b> <i>Fan Aloe</i> Mature Size: 1.5 X 1.2M	<b>Laurus Nobilis 'Baby Bay'</b> <i>Baby Bay</i> Mature Size: 2.0 X 1.5M	<b>Agave Attenuata</b> <i>Century Plant</i> Mature Size: 0.7 X 0.7M	<b>Photinia x Fraseri</b> <i>Hedging Photinia</i> Mature Size: 1.5 X 2.5M
 	 	 		  

**List D - Small Trees** (Minimum 45L Pot size)

			
<b>Cupaniopsis Anacardioides</b> <i>Tuckaroo</i> Mature Size: 8.0 X 5.0M	<b>Gleditsia Triacanthos 'Sunburst'</b> <i>Honey Locust</i> Mature Size: 8.0 X 5.0M	<b>Olea Europaea 'Tolley's Upright'</b> <i>Upright Olive</i> Mature Size: 5.0 X 3.0M	<b>Citrus x 'Meyer'</b> <i>Meyer Lemon</i> Mature Size: 3.0 X 2.0M
   	 		  

**9.4 –  
Materiality Schedule**

**Garden Edging**



Timber edging. Treated pine garden edging or aluminium garden edging 'formboss' or similar.



Hot dipped galvanised finish



Rusted 'corten' steel finish

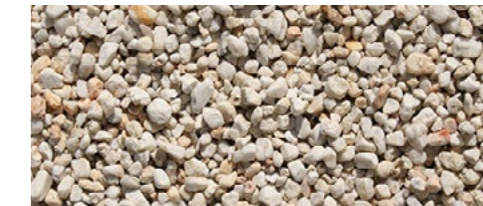
**Aggregate Gravel Mulch**



Concept image



Pea gravel (14 mm Dia) Mulch



Sand gravel (15 mm Dia) Mulch

**Pre Cast Concrete Steppers**



Concept image



Pre cast exposed aggregate concrete paver (600 x 600 mm)



Pre cast exposed aggregate concrete paver -alternate colour (600 x 600 mm)

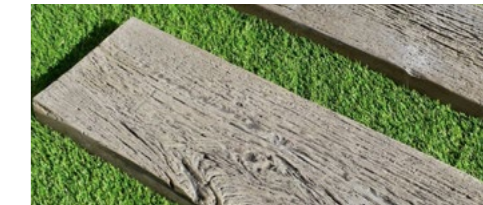
**Timber Sleepers**



Concept image



Concept image



Treated pine sleepers

**Stone Boulder**



Concept image



Granite stone boulder (400-700 mm dia)



Bluestone stone boulder (400-700 mm dia)

**Crazy Pave Stone Steppers**



Concept image



Bluestone organic stepper (600 mm dia. min)

**Compacted Gravel Path**



Concept image



Concrete consolidated and compacted 'Tuscan Toppings'

**9.5 – Inviting Streetscapes And Homes**

Picturesque streetscapes and generous front gardens set the scene for Broadstead. To foster a high standard of presentation across the masterplan selected streets will be framed by feature hedges and shrubs. These will be installed by the developer. Celebrating traditional country living, verandah's protect your home from damaging rain and sun, increase curb appeal and provide a space to socialise and form neighbourly connections. These are mandated, along with ground floor ceiling heights for rooms facing the Public Realm in the locations below.



**KEY**



**Acca Sellowiana 'Coolidge'**  
Pineapple Guava  
Mature Size: 2.5 X 2.0M

**Rosmarinus Officinalis**  
Rosemary  
Mature Size: 1.2 X 1.0M

**Viburnum Odoratissimum 'Dense Fence'**  
Sweet Viburnum  
Mature Size: 2.5 X 2.0M

**Syzygium Australe 'Bush Christmas'**  
Lilly Pilly  
Mature Size: 2.5 X 2.0M

**Verandahs & Ceiling Heights**  
Homes must include a column supported verandah at least 1.8 m deep and at least 3.5 m wide. Rooms fronting the Public Realm must have a minimum ground floor ceiling height of 2700 mm or 2550 mm for lots 300 m<sup>2</sup> or less.





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