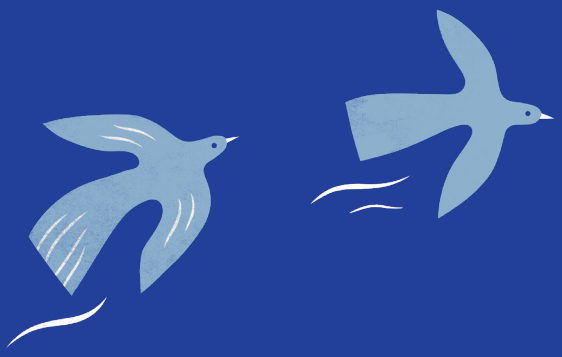


WATSONS REACH

DIGGERS REST

DESIGN GUIDELINES

CONTENTS

1.0 INTRODUCTION

1.1 WATSONS REACH COMMUNITY VISION

As the Developer, our objective is to create a sustainably conscious master-planned community that residents are proud to call home where everything they need for modern living is close by.

1.2 PURPOSE OF DESIGN GUIDELINES

To ensure all homes are built to a high standard. To improve the quality of built form and ensure harmony between the built form and the streetscape is created and preserved. Encourage diversity of housing to embrace neighbourhood character. Protection from inappropriate development, whilst future proofing your lifestyle. Encourage compliance with best practice sustainability requirements. To ensure the community is built to a high visual standard and is well maintained and presents well for many years to come.

1.3 DESIGN ASSESSMENT PANEL

All homes built at Watsons Reach must be approved by the Watsons Reach Design Assessment Panel (DAP) prior to lodging for any Building Permit or commencing any construction work. The DAP is appointed by the developer to oversee and implement the objectives of the Design Guidelines and ensure Watsons Reach is well presented and protects and enhances the lives of all residents who call it home.

The DAP may exercise its discretion and can provide dispensation or vary a requirement if it is assessed to be beneficial to the urban design and vision.

Design approval from the DAP does not exempt any building from statutory regulations, and it is the owner's responsibility to ensure compliance with all relevant regulations. It is the purchasers' responsibility to provide a copy of these design guidelines to their selected architect, building designer, builder and building surveyor.

No claims shall be made to the Developer, the DAP, or their representatives with respect to the decisions made.

Designs that comply with the guidelines may be given a notice of approval, or approval with conditions requiring the rectification of minor deviations.

The panel will use its best endeavours to assess proposals in the shortest possible time, generally within 10 business days of receipt of a fully completed and compliant application.

Building plan approval from the local Council, relevant Building Surveyors and/or any other relevant authorities required by the authority approval process must then be obtained.

1.4 CONSTRUCTION OF YOUR HOME

1.4.1 An Approved Design must be obtained within 6 months after settlement; and

1.4.2 The construction of your home must be complete within 12 months of the later of:

a) Registration of the Land Title; or

b) the date on which the Approved Design is obtained.

For the purposes of this requirement, the completion date of the construction is taken as the date on the Occupancy Permit issued by your Building Surveyor

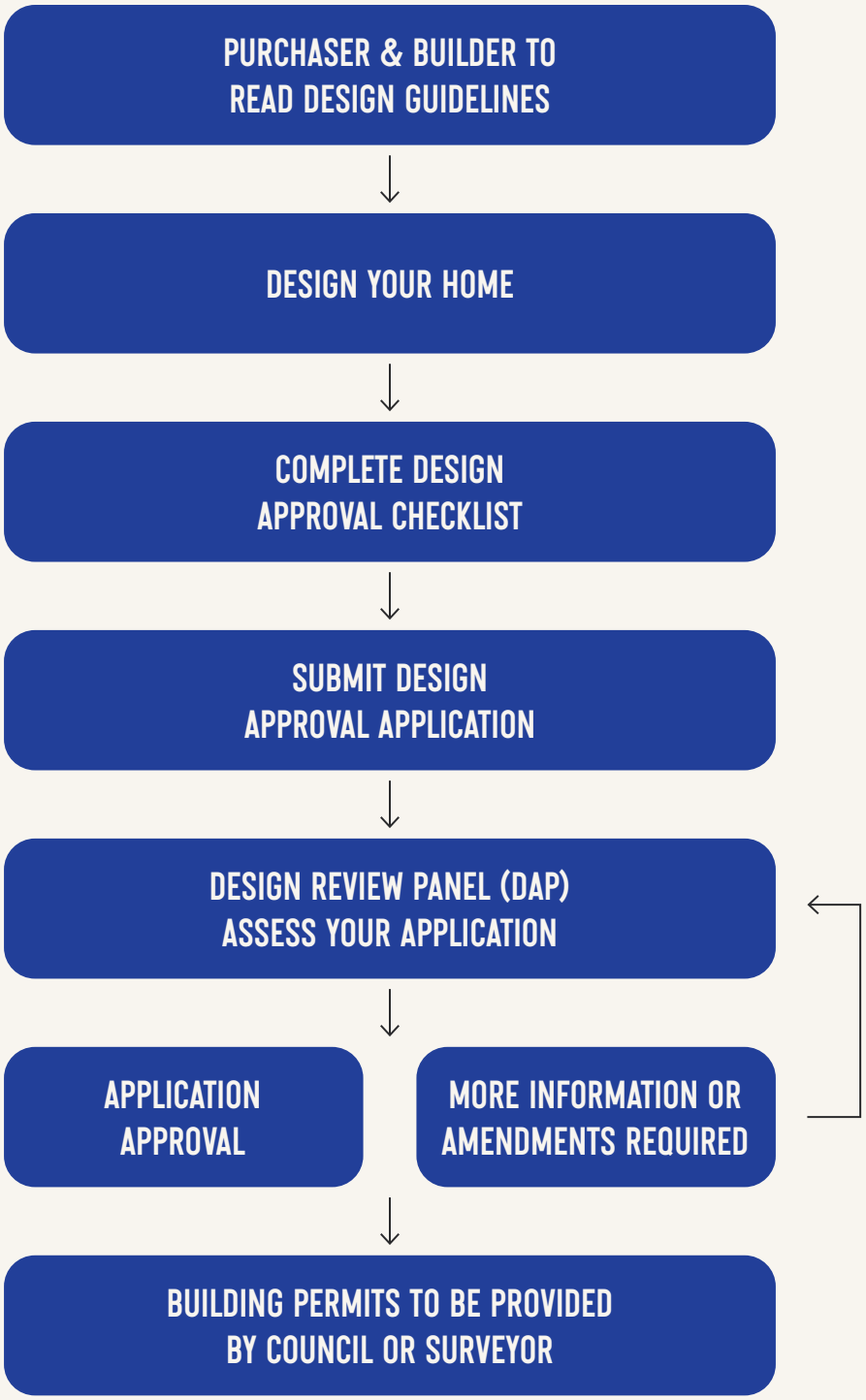
1.4.3 Landscaping must be complete within 3 months from occupancy permit.

Any damage to the footpath, kerb, cross-over, nature strips (including street trees) or adjoining property during construction must be rectified to the relevant Statutory Authority Standards.

If you are proposing to construct any structure over an easement within your lot, you are required to obtain Build over Easement approval from the relevant authorities.

1.5 DESIGN APPROVAL PROCESS

The approval process can be summarised in the following flow chart:



1.0 INTRODUCTION

1.6 DESIGN APPROVAL APPLICATION REQUIREMENTS

Step 1: Choose your builder/ architect, house design and façade.

Step 2: Complete the Design Approval Checklist with your builder/architect and ensure you meet both Design Guidelines and Plan of Subdivision restrictions.

Step 3: Compile the documentation required for the Design Approval Application and submit the completed application for approval, including:

- Design Approval Application Form must be provided with initial and subsequent applications.
- Completed Design Approval Checklist.
- Proposed house plans conforming with DAP requirements.

Step 4: The DAP will review each complete application to ensure your home complies with the Design Guidelines. If your application requires amendments, the DAP will provide written advice detailing the areas requiring clarification (**Step 5**). Applications to the DAP will only be reviewed if all the requirements have been submitted. Approval will not be granted on a part application. If any design changes are made after DAP approval, all documentation must be resubmitted for approval.

In the instance of a conflict between two or more standards, the DAP will assess the application on its merits and compliance in general with these standards. The DAP also reserves the right to approve variations or dispensations to these standards if submitted designs are considered to achieve the objectives conveyed by these Design Guidelines.

The decision to approve or not approve an application (**Step 6**) is solely at the decision of the DAP and does not set a precedent for future applications.

The DAP's approval does not constitute a building permit nor replace the need for a building permit (**Step 7**). A building permit must be obtained from a Building Surveyor prior to commencement of construction.

Applications submitted must strictly comply with the restrictions on the Plan of Subdivision. The developer cannot vary Plan of Subdivision Restrictions, and any designs approved by the DAP do not override restrictions on any Plan of Subdivision.

All submissions must be in PDF format. Submissions must include:

- A siting plan of the home on the lot with dimensions and setbacks from all boundaries, proposed fencing, rainwater tank and driveway location. NOTE: the proposed home must be the only dwelling constructed on the lot.
- Floor plans showing the layout of the home showing all rooms, windows, external doors, external fixtures and nominated floor levels.
- Full elevations indicating wall heights, all external finishes and colours, including garage door specifications.
- A plan showing the landscaping proposed for your lot to comply with the landscape requirements for the site.
- Landscaping designs should incorporate plants that are native and suitable to the local climate. A minimum of 1 canopy tree must be included within the landscape design of the front yard.

1.7 SMALL LOT HOUSING CODE

These Guidelines apply to all single dwelling lots at Watsons. Lots that provide a single dwelling and have an areas less than 300 square metres are also subject to the requirements of the Small Lot Housing Code (SLHC). In the event of any clash between the SLHC requirements and these Design Guidelines, the SLHC shall take precedence. The DAP will not assess proposals against the requirements of the SLHC.

SLHC lots are therefore exempt from the following sections detailed in these Design Guidelines:

2.1 Setbacks	4.6.6 - Garages	5.2.1 - Landscaping
	4.6.7 - Garages	5.2.2 - Landscaping
	4.6.8 - Garages	5.2.3 - Landscaping
	4.6.9 - Garages	5.2.4 - Landscaping
	4.6.11 - Garages	

1.8 OTHER APPROVALS

The requirements detailed in this document are in addition to, and not in lieu of, any other legal requirements. Approval by the DAP does not exempt the plans from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation. Separate approval must be obtained from the relevant authorities. It is the responsibility of the owner to ensure any other approvals, authorisation permits, or other requirements are obtained and satisfied.

1.0 INTRODUCTION

1.9 SUBMITTING YOUR APPLICATION

The application requirements listed, allow the DAP to thoroughly assess house designs to ensure higher quality outcomes for your neighbourhood.

When you are ready to make your submission for Design Approval, you can lodge it on the Design Approval Portal at www.ngdd.com.au

As well as being a handy source of information, this portal will help Owners, Designers, Builders and Developers to lodge and track the progress of a submission from the initial lodgement through to approval.

Generally, the DAP will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission.

Allowance has been made for two submissions for each Design Approval application. Each additional submission may incur an administration fee, at the sole discretion of the DAP. New submissions for a lot that has already had an application approved may also incur an administration fee.

Handy Hint: Incomplete submissions are the single greatest cause of delays in obtaining a Developer's Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

1.10 RE-SUBMISSIONS

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

1.11 DEFINITIONS

1.11.1: Public Realm is any land that is within the ownership of a public body, including Council and servicing authorities.

1.11.2: An Inline Lot is any lot that has only one boundary that abuts the Public Realm.

1.11.3: Primary Frontage is the boundary that abuts the Public Realm.

1.11.4: A Corner Lot is any lot that has more than one boundary that abuts the Public Realm.

1.11.5: On corner lots, the primary frontage is the shorter one adjacent to the street.

1.11.6: For irregular lots, the Lot Width is the width of the lot at the front building line. (The front building line does not include the entry feature of a dwelling).

1.11.7: A habitable room is a living room or a bedroom.

1.11.8: Natural Ground Level means the finished surface level of the ground after engineering works associated with the subdivision have been completed.

1.11.9: The front building line is the external face of the front most habitable room wall. Entry features, porches, porticos etc. do not form part of the front building line.

1.11.10: Front Garden refers to the whole area between the front boundary of a lot and the dwelling, garage & return fence.

PLANNING AND ENVIRONMENT ACT 1987

This plan/document is endorsed in accordance with Condition No. 21 of Permit No. P23991

Sheet No. 7 of 22
Date: 09/07/2025

Signature for the Responsible Authority:
Rutvik Muley

2.0 DWELLING SITING

2.1 SITING & SERVICING

Homes must comply with the relevant setbacks and Building Envelopes defined by ResCode, the Plan of Subdivision or any other relevant mechanism.

2.1.1: For lots less than 300m2, where a Building Envelope does not apply, the dwelling siting must be in accordance with SLHC or planning permit, as applicable.

2.1.2: Only one dwelling is permitted per lot.

2.1.3: Lots under 1000m2 cannot be further subdivided.

2.1.4: No dwelling may exceed two storeys in height.

2.1.5: Any dwelling on a lot, must be set back no less than 4 metres from the main street frontage.

2.1.6: Garages must be set back at least 5.5m from the front boundary.

2.1.7: In circumstance where:

- the depth of the lot is 25 or less; and
- the lot has a rear easement that is at least 3m wide

the garage setback from the front boundary may be reduced, subject to written consent from the Responsible Authority.

Please note that the DAP cannot provide dispensation from this requirement without written consent from the Responsible Authority.

2.1.8: Verandahs, porches, balconies and pergolas up to 3.6 metres in height, may encroach into the minimum front setback by up to 1.5 metres.

2.1.9: On corner lots, buildings must be set back a minimum of 2.0 metres from the secondary/side street frontage.

2.1.10: On corner lots, buildings must be set back a minimum of 2.0 metres from the secondary/side street frontage.

2.1.11: Single storey dwellings must have a minimum setback from each side of 1 metre at ground floor level, however dwellings constructed to the boundary may be considered if in compliance with the Victorian Building Regulations and Building Code of Australia.

2.1.12: Double storey dwellings must have side setbacks of a distance complying with the Victorian Building Regulations and Building Code of Australia.

2.1.13: Any dwelling on a lot, must be set back no less than 1.5 metres from the rear boundary.

2.1.13: Eaves, fascia, gutters, chimneys, flue pipes, water tanks and heating or cooling or other services may encroach no more than 500mm into the setbacks around the whole dwelling excluding garage walls on the boundary.

3.0 ENVIRONMENTAL SUSTAINABLITITY CONSIDERATION

3.1 BEST PRACTICE STANDARDS

There are several cost-effective ways to make a home sustainable and achieve cost-effective living. However, we recommend that you consider the following terms in your planning.

3.1.1: Orientation: Proper orientation of the home to the sun can help maximise natural light and heat gain during the winter and reduce heat gain during the summer. Habitable rooms and open living areas should be positioned where there is a northern aspect

3.1.2: Insulation: High-quality insulation in walls, floors, and roofs can reduce heat loss and improve thermal comfort in the home.

3.1.3: Windows: High-performance windows with low-e coatings, insulated frames, and multiple panes can improve energy efficiency and comfort by reducing heat loss in winter and heat gain in summer.

3.1.4: Ventilation: Proper ventilation is essential for indoor air quality and the health of the occupants. Passive homes use mechanical ventilation systems with heat recovery to maintain fresh air without excessive heat loss..

3.1.5: Air-tightness: An air-tight building envelope reduces the amount of air leakage and helps maintain a comfortable indoor temperature and humidity level.

3.1.6: Shading: Proper shading of windows and walls can reduce heat gain in the summer and prevent glare and overheating. One way this can be achieved is by incorporating eaves to the entire home..

3.1.7: Thermal mass: Incorporating thermal mass materials such as concrete, brick, or stone can help store heat during the day and release it at night, reducing the need for additional heating.

3.1.8: Renewable energy sources: Renewable energy sources such as solar panels or wind turbines reduce dependence on non-renewable energy sources.

3.1.9: Water: Drought tolerant plants / permeable surfaces / rainwater tanks to reduce the demand on town water.

3.1.10: Low embodied energy materials: Sourced locally, natural materials, avoid concrete. .

3.2 PASSIVE DESIGN

Purpose / Objective:

To create homes that are energy-efficient, while providing a comfortable and healthy living environment for the occupants. Passive home design uses natural heating, cooling and lighting sources to reduce the need for artificial energy consumption and thus leading to the potential of decreased energy costs. Passive home design can be optimised taking into consideration the below factors.

- Orientation
- Ventilation
- Shading

The goal of a passive design is to create a home which is not only energy efficient, but comfortable, healthy and enjoyable.

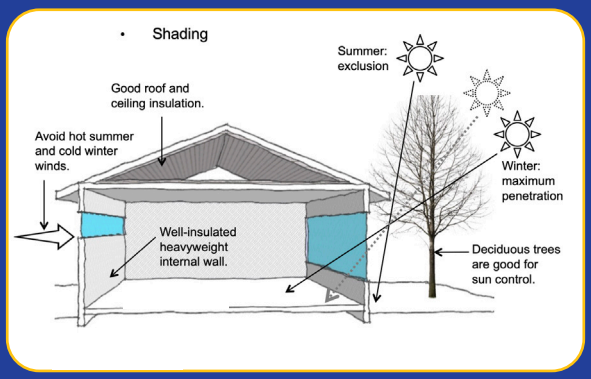


Diagram 3.2

3.0 ENVIRONMENTAL SUSTAINABILITY CONSIDERATION

3.3 ACTIVE DESIGN

Purpose / Objective:

As opposed to passive design, active home design considers the use of mechanical devices to distribute energy throughout the home. Optimal active design also focuses on the materials used within the construction of home, as well as the selection of appliances. The below factors are crucial to maximising the overall energy efficiency of your home through active design:

- Improved insulation
- Energy efficient heating and cooling units
- Sustainable building materials and methods
- Water efficient fixtures and fitting

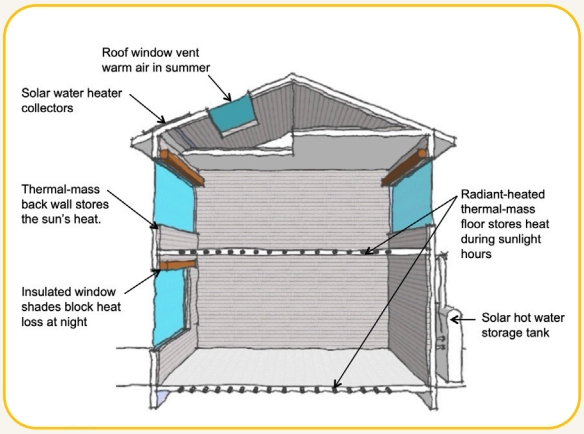


Diagram 3.3

3.4 ENERGY & WATER BEST PRACTICE RECOMMENDATIONS

- A minimum 7 star NatHERS Rating (NCC 2022)
- Double glazed windows or low-e windows to be installed to all windows and doors
- Rooftop Solar system with a minimum of 3kw
- Solar hot water units
- Shower heads with a WELS rating of 3 star
- Toilets with a WELS rating of 4 star
- Washing machines with a WELS rating of 4 star
- Dishwashers with a WELS rating of 5 star
- Low flow tapware to bathrooms, kitchens and laundry
- LED lighting throughout the entire home
- Draught seals around all doors and windows
- Insulation to comply with the minimum requirements as outlined in the National Construction Code 2022.

3.5 LIVING IDEAS

- Reuse materials and furniture to avoid waste.
- Recycling everyday items such as boxes and packaging materials for future use.
- Shop local to support local economy and reduce environmental impacts of transportation.
- Reduce reliance on driving by working from home, embracing active transportation and sustainable culture within the community.
- Use programmable or smart appliances which allow you to schedule appliance use off peak.

4.0 DWELLING DESIGN

4.1 HOME DESIGN

Façade design and articulation of your home must comply with the following requirements:

4.1.1: Provide a contemporary design, which complements other homes within the street.

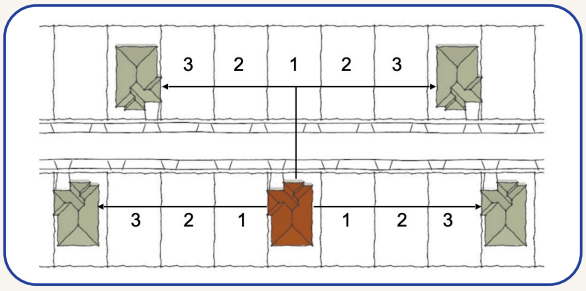
4.1.2: The dwelling façade design must not be repeated within three housing lots on either side and also across the street. Medium Density dwellings are exempt from this. **Refer to Diagram 4.1.2.**

4.1.3: Orientation of the home must be towards the primary street frontage with the entrance covered by a portico, porch or entry feature. For lots with two street frontages such as corner lots, the shorter width frontage is referenced as the primary frontage.

4.1.4: Period reproduction styles such as Victorian, Colonial, Georgian, Federation and Art Deco are not permitted unless assessed for architectural merit and approved by the Design Approval Panel. **Refer to Diagram 4.1.4.**

4.1.5: Homes must have windows facing the primary street frontage and be appropriately articulated as elements of the façade. Large blank areas and unarticulated walls will not be approved.

Diagram 4.1.2



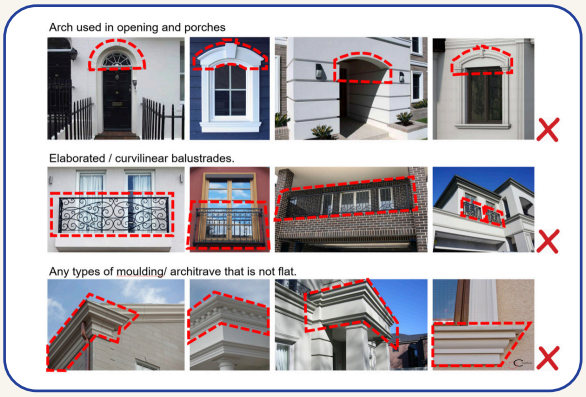


Diagram 4.1.4

4.2 HOUSE FRONTAGE

4.2.1: Surrounding the front door, all dwellings must have a verandah, portico, porch or other similar entrance feature, which complements the overall dwelling design.

4.2.2: The main pedestrian entry (front door) must be visible from the main street frontage.

4.2.3: External glazing visible from public realm must not contain leadlight, stained / reflective glass or patterned film.

4.2.4: Meter boxes must not be visible from the street frontage.

4.0 DWELLING DESIGN

4.3 BUILDING MATERIALS

4.3.1: External building materials should be in muted and neutral tones to enhance streetscape, to the satisfaction of the Design Assessment Panel.

Diagram 4.3.1 gives examples of appropriate tones. This list is not exhaustive and should be used for reference only:

Exposed timber, masonry and stone are encouraged. Render and brickwork may be used in conjunction with these materials.

4.3.2: Façades must utilise a minimum of 2 external building materials.

4.3.3: Each material must make up maximum 70% of the total area of the façade. This calculation does not include openings such as doors, windows and garage doors.
Refer to diagram 4.3.3.

An example list of appropriate materials includes:

- Brick
- Hebel
- Stacked stone
- Sandstone or masonry block
- Weatherboard (Painted)
- Lightweight cladding
- Timber cladding
- Render
- Other materials approved by the Design Review Panel

4.3.4: No exposed stumps to the dwelling.

4.3.5: Any façade that faces the public realm must not include infill or recessed panels above doors, windows or garage doors. The finish above the opening must match the finish on either side of the opening, unless the DAP considers the panels to be part of an allowable design element.

4.3.6: Materials used on the front façade of a non-corner allotment must return a minimum of 1 metre to the sides of the dwelling, including walls on a boundary.
Refer to Diagram 4.3.6.

4.3.7: Roller shutters and/or bars on windows are not permitted where window can be seen from the public realm.

4.3.8: Kit homes and dwellings constructed of second hand materials are not permitted, except with the approval of the DAP.

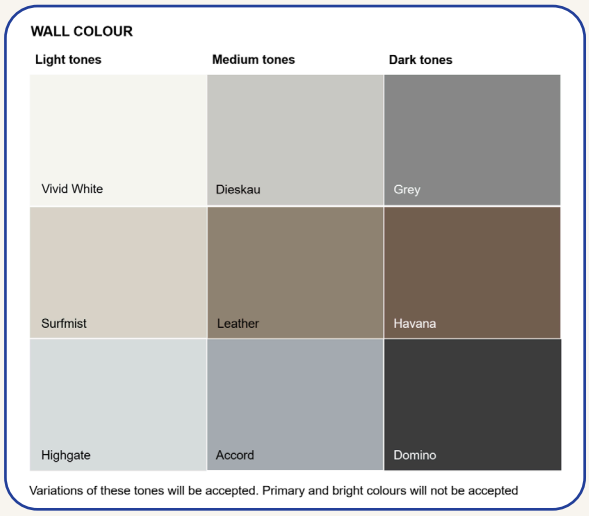


Diagram 4.3.1

Diagram 4.3.3

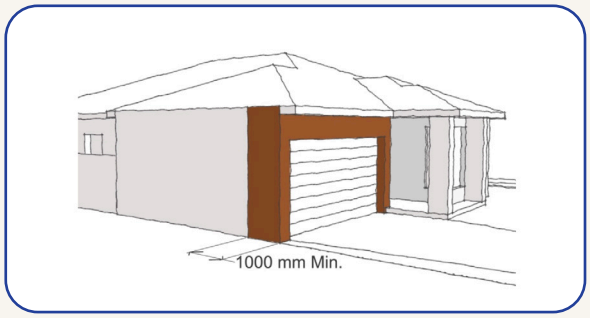


Diagram 4.3.6

4.0 DWELLING DESIGN

4.4 ROOF DESIGN

4.4.1: Roof cladding must complement the style of your home. Acceptable materials include pre-finished, corrugated roof sheeting in lighter colours and roof tiles.

4.4.2: Roof materials and rainwater fixtures, including gutters, flashing, fascias and cladding, must be matte finish and non-reflective. Galvanised zincalume or unfinished roof materials and rainwater fixtures are not permitted.

4.4.3: Pitched roofs must have a minimum pitch of 20 degrees.

4.4.4: With the exception of Medium Density lots, all pitched roofs must include a minimum 450mm eaves to the front and secondary street facades, including the garage.

4.4.5: Ground floor eaves must return to the side elevations that face another lot for a minimum of 1m. **Refer to diagram 4.4.5.**

4.4.6: With the exception of Medium Density lots, double storey dwellings must include eaves around the entire perimeter of the second storey. **Refer to diagram 4.4.6.**

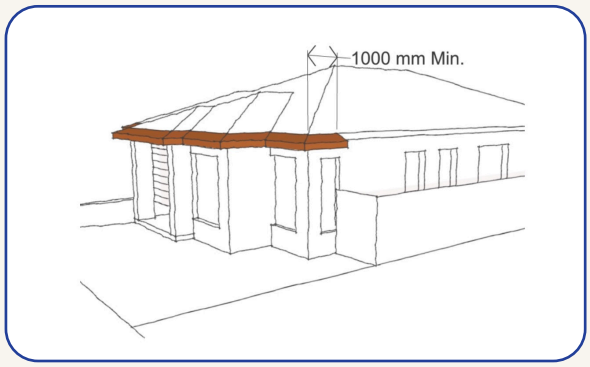


Diagram 4.4.5

Diagram 4.4.6

4.5 CORNER LOT SPECIFIC GUIDELINES

4.5.1: Dwellings on corner lots must address the secondary frontage by incorporating the same or similar design features to those used on the primary frontage. Acceptable features may include:

a) Windows with matching head heights.

b) Highlight materials and finishes that wrap around from the primary façade.

c) Other treatments, to the satisfaction of the DAP, such as stepped walls, pergolas, roof features, etc.

4.5.2: Dwellings on corner lots must include eaves to all sides facing the Public Realm, unless otherwise approved by the DAP.

4.5.3: Materials/features used on the front façade must extend to the secondary frontage for a minimum of 3m. **Refer to diagram 4.5.3.**

4.5.4: Corner dwellings should have a habitable room with a clear view to secondary streetscape.

4.5.5: Corner features must be forward of the return fence and/or readily visible from the Public Realm. Please note that blank walls forward of the return fence are not permitted.

Diagram 4.5.3

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Sheet No. 14 of 22
Date: 09/07/2025

Signature for the Responsible Authority:
Rutvik Muley


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Sheet No. 15 of 22
Date: 09/07/2025
Signature for the Responsible Authority:
Rutvik Maley

4.0 DWELLING DESIGN

4.6 GARAGE

4.6.1: All lots must incorporate a fully enclosed garage. Carports and open sided garages are not allowed.

4.6.2: Garages accessed from the primary frontage of a lot must be integrated into the overall form of the dwelling.

4.6.3: Garages must be stepped back a minimum of 500mm from the front building line. **Refer to diagram 4.6.3.**

4.6.4: Garages that are not accessed from the primary frontage may be detached, at the discretion of the DAP. Detached garages must match or complement the dwelling in materials, colours and finishes and must have a roof form consistent with the dwelling.

4.6.5: The garage must be constructed of sectional or tilt panels that are complementary to the external colour scheme Roller doors are not permitted if they are visible from the public realm.

4.6.6: Garage door openings on single storey homes must not exceed 40% of the width of the lot frontage.

4.6.7: For two storey dwellings, garage door openings that exceed 40% of the width are discouraged. Notwithstanding, they will only be permitted where balconies or windows are provided above the garage.

4.6.8: Front loaded lots with a lot width of 12.5m or more must provide a double garage door.

4.6.9: Single storey dwellings on lots with a frontage of 10.5m or greater but less than 12.5m, a double garage with a maximum door width of 4.8m may be permitted, if meeting with 4.6.7 above.

4.6.10: Garages on corner lots must not be located on the corner where the primary and secondary frontages meet.

4.6.11: Garages located on the secondary frontage must be set back a minimum of 5m from the secondary street frontage.

4.6.12: Garages should not be constructed over easements.

4.6.13: Garages are not permitted adjacent to boundaries abutting public open space.

4.6.14: Triple garages are strongly discouraged. In addition to the other requirements in this section, triple garages will only be allowed where:

a) The dwelling is either a single storey and the combined garage door openings do not exceed 40% of the effective lot width, or the dwelling is on a corner lots with an effective width of at least 20m; and

b) Garages must comprise either one double and one single garage element, or three single garage elements with a column/pillar dividing at least two of the elements, and

c) The wall that contains the third door must be stepped back at least 500mm from the other front wall of the garage.

4.7 DRIVEWAYS

4.7.1: Each lot is limited to one crossover

4.7.2: Driveways must taper to the width of the crossover at the boundary

4.7.3: The driveway must be set back a minimum of 400mm from the side boundary to provide a strip for landscaping. **Refer to diagram 4.7.3.**

4.7.4: Driveways must be constructed from:

a) Exposed aggregate; or

b) Coloured concrete; or

c) Stamped / stencilled concrete; or

d) Any other DAP approved finish

4.7.5: Plain (uncoloured) driveways are not permitted.

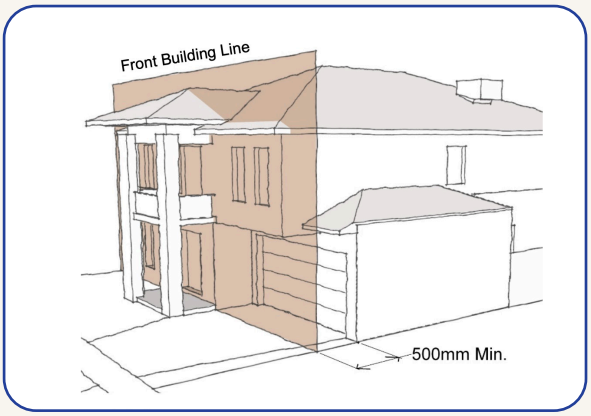

Diagram 4.6.3

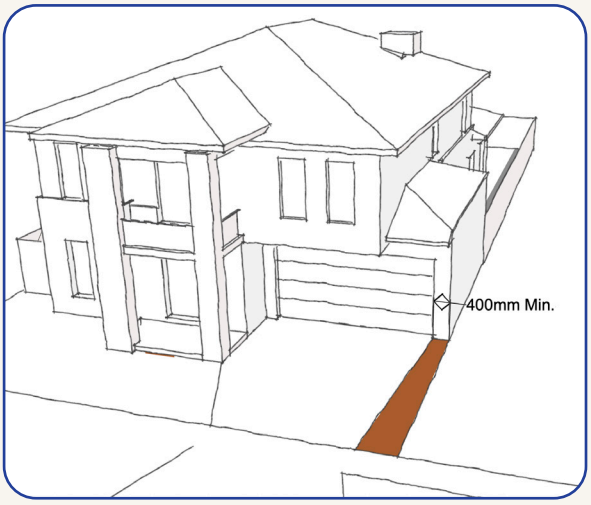

Diagram 4.7.3

5.0 FENCING & LANDSCAPING

5.1 FENCING

Front Fence

5.1.1: Front fences are not permitted unless they are located on the rear boundary of an adjoining lot. **Refer to diagram 5.1.1.**

Side & Rear Fence

5.1.2: Side and rear fences must be:

a) Constructed with timber posts, a 150mm bottom plinth, lapped timber palings, and timber capping; and a maximum height of 1.95m above natural ground level; and

b) Terminated 1m behind the closest façade wall,

c) Returned to meet the closest side wall of the dwelling or garage (return fence).

Corner Lot Fence

5.1.3: Corner fences must be:

a) Constructed with exposed timber posts, a 150mm bottom plinth, lapped timber palings, and timber capping; and a maximum height of 1.95m above natural ground level; and

b) Constructed such as any rails are not on the public realm side of the fence; and

c) Terminated a minimum of 3m behind the closest façade wall of the dwelling or 1m behind any corner treatment, whichever is greater; and

b) Returned to meet the closest side wall of the dwelling or garage (return fence).

Return Fence

5.1.4: The return/wing fence and any gate must be:

a) Constructed to match the boundary fence; and

b) Located at least 1m behind the closest façade wall for a side/rear fence. **Refer to diagram 5.1.4.**

c) Located at least 3m behind the closest façade wall for a corner fence.

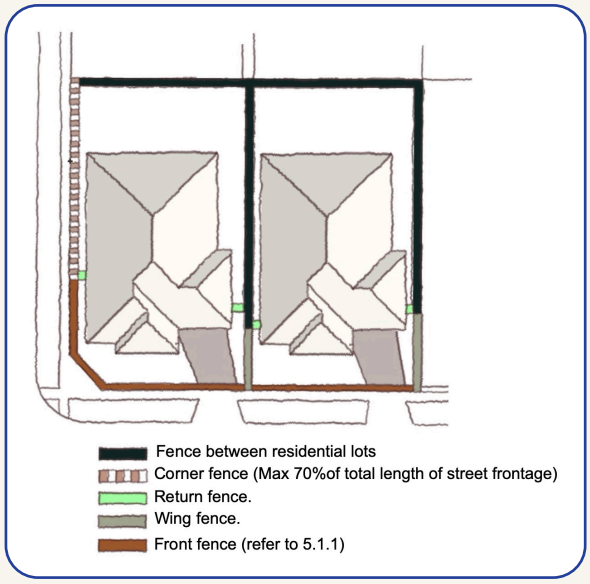

Diagram 5.1.1

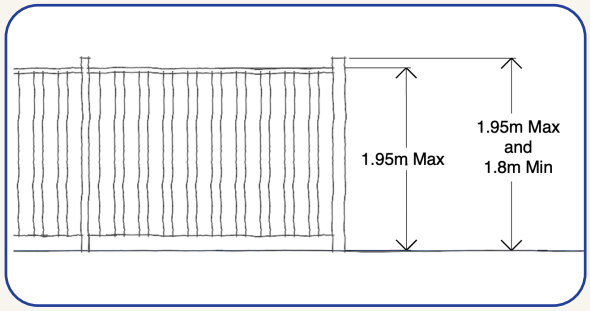

Diagram 5.1.2

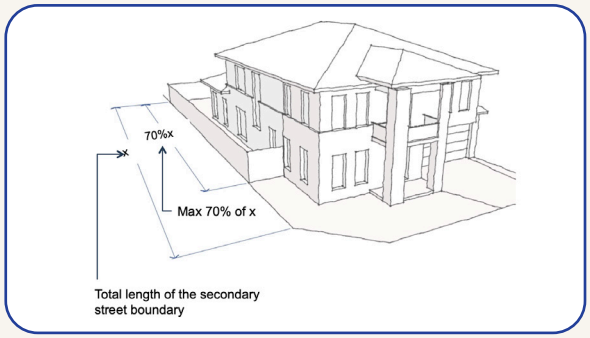

Diagram 5.1.3

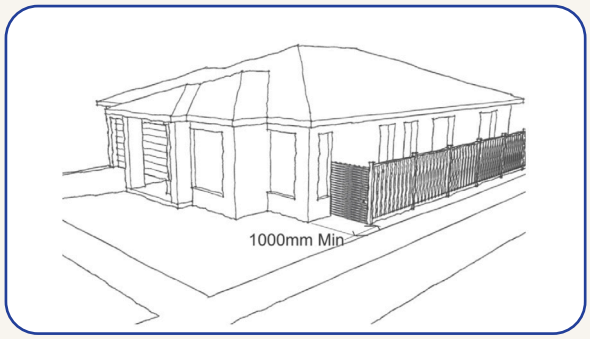

Diagram 5.1.4

5.0 FENCING & LANDSCAPING

5.2 LANDSCAPING

These Design Guidelines also incorporate a series of requirements for your front garden that will ensure that streets are attractive and coordinated.

The landscape works to the front garden and nature strip are part of the design approval process. A landscape plan must be approved as part of the Developer Approval process and must incorporate the following:

5.2.1: Front gardens must be planted with a minimum of one canopy tree per standard residential lot frontage combined with a lower scale planting. The canopy tree(s) should have a minimum mature height of 4m and an installation height of 2m.

5.2.2: Impermeable hard surface materials must not exceed 40% of the front garden area including the driveway and front path.

5.2.3: A minimum softscape area of 60% of the total front garden area is to be installed. The softscape should consist of drought tolerant turf, garden beds and permeable surface materials including decorative stone aggregate or pebbles.

5.2.4: At least 30% of the soft scape area must consist of planted garden beds containing:

a) A minimum of 5 medium to large shrubs (from 200mm pot size at installation); and

b) A minimum of 20 smaller shrubs or ground cover plants (from 150mm pot size at installation).

5.2.5: Consideration should be given to the cultivation of existing soil in the garden beds to a 200mm depth, the addition of imported topsoil and fertiliser to the garden bed, and the covering of the garden beds with pine bark or similar mulch.

5.2.6: All garden bed areas within the front yard must be edged using brick, timber, or steel edges.

5.2.7: The nature strip(s) outside the lot is/are included as part of the works required for successful completion of the landscaping. Nature strips must achieve neat and even grass coverage and any damage caused during construction of the dwelling must be rectified. Artificial turf is not permitted in the nature strip.

5.2.8: Plant species are to be selected from the Species List delivered from Council's Landscape Guidelines.

5.2.9: Plant species are to be hardy, appropriate to the site and have reasonable drought tolerance.

6.0 SERVICES & ANCILLARY ITEMS

6.1 SERVICE EQUIPTMENT

6.1.1: Satellite dishes, antennae or external receivers must be:

a) Located to the rear of the dwelling; and

b) Not readily visible from the public realm

6.1.2: Heating and cooling units must be:

a) Located to the rear of the dwelling; and

b) Not readily visible from the street; and if located on the roof, Heating and Cooling Units must be

c) Positioned below the ridge line

d) Positioned to the rear of the roof and

e) Coloured to match the roof as far as practical.

6.1.3: Photovoltaic cells, solar panels and the like may be located to maximise their efficiency as long as they integrate with the roof form.

6.2 SCREENING

6.2.1: Ancillary structures and elements must be located so that they are not readily visible from the public realm. This includes items such as:

a) Rubbish bin storage areas

b) Washing lines

c) Hot water systems

d) Any water storage tanks

e) Spa pumps

f) External plumbing other than that for rain water

g) Sheds and outbuildings

6.2.2: Trucks, commercial vehicles exceeding 1.5 tonnes, recreational vehicles, trailers, caravans, boats, horse floats or other like vehicles must be located so that they are not readily visible from the public realm when parked or stored on the lot.

6.3 SIGNAGE

6.3.1: Signs to advertise the sale of a vacant lot are not permitted unless approved by the Developer

6.3.2: One sign only may be erected to advertise the sale of a completed dwelling.

6.3.2: Signs for dwelling names and home businesses are not permitted.

6.0 SERVICES & ANCILLARY ITEMS

6.4 FIBRE TO THE HOME

6.4.1: Connection to the Watsons' fibre to the home service is mandatory. Please refer to www.nbnco.com.au for more details on the specific requirements.

6.5 WASTE MANAGEMENT

6.5.1: Waste management initiatives and practices are essential during the construction phase of the dwelling. Builders are to include recycling practices where possible, which include but are not limited to:

a) The use of skips rather than cages

b) Maintenance of waste records

c) Use of contractors who transport waste to a licensed recycling centre

d) Select materials and products which minimise and/or recycle packaging

e) Maximise the use of standard sizes of materials wherever possible

6.5.2: Disposal of all hazardous substances, pollutants and contaminates is to be in accordance with all state regulatory requirements. Where these materials are treated or used on site, they must be in accordance with a sanctioned remediation process.

6.6 MAINTENANCE OF LOTS

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

6.6.2: The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land, reserve or in any waterway.

6.6.3: Crossover and Footpath Protection

6.6.4: It is the responsibility of the landowner to ensure that any required asset protection permits are obtained prior to the commencement of building works.

6.6.5: Street tree protection

6.6.6: It is the responsibility of the landowner to ensure that any street trees and/or nature strips are protected during all building works.

6.7 RAINWATER TANKS

6.7.1: All dwellings must incorporate a rainwater storage tank that is connected to all toilets and to garden irrigation.

6.7.2: The rainwater storage tank must be located such that it is not readily visible from the public realm. The size and location of the tank must be nominated on the Site Plan submitted for approval.

6.7.3: For lots that are smaller than 300m2, each dwelling should incorporate a minimum 2000lt tank where space permits.

6.7.4: For lots that are 300m2 or larger, each dwelling must incorporate a minimum 3000lt tank.

PLANNING AND ENVIRONMENT ACT 1987

HUME CITY COUNCIL

This plan/document is endorsed in accordance with Condition No. 21 of Permit No. P23991

Sheet No. 21 of 22
Date: 09/07/2025

Signature for the Responsible Authority:
Rutvik Muley

PLANNING AND ENVIRONMENT ACT 1987

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This plan/document is endorsed in accordance with Condition No. 21 of Permit No. P23991

Sheet No. 22 of 22
Date: 09/07/2025

Signature for the Responsible Authority:
Rutvik Muley

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