

MELTON PLANNING SCHEME			
This is the document referred to in Planning Permit			
No.	PA2017/5710	Pages	1 of 36
Condition	7		
<i>Roseanne</i>			
Signature of Responsible Authority		12/03/2020	Date



WESTWOOD

# DESIGN GUIDELINES

**Version 5 - February 2020**  
(Stages 1 - 6 and 8)

[westwoodland.com.au](http://westwoodland.com.au)





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# 1. ABOUT WESTWOOD

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Located just northwest of Melbourne, ancient volcanic deposits have left behind rich soil that's nourished the crops of early settlers, yielded precious metals to prospectors and nurtured the herds of graziers. Generations of families have flourished here, surrounded by an abundance of nature – including the Westwood pear.

The prosperity of this land can be traced back to its fertile soil. Today, this unique site is also rich in opportunity, providing the perfect foundation for both individuals and families to grow and belong. To usher in a new era, we're going to celebrate the future generations who will call Westwood home, while valuing the continued abundance and diversity that living here brings.



## OUR VISION

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The vision for Westwood is to create interconnected intimate residential villages centred on a civic arbour: “The Walk”. We celebrate the region’s heritage to deliver a diverse range of housing opportunities within a framework of sustainability and connectivity within beautifully crafted landscapes.

## OBJECTIVES AND PRINCIPLES

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Westwood is based on principles and goals that ensure a premium design paradigm focused around 3 key pillars:

### **Heritage and Culture**

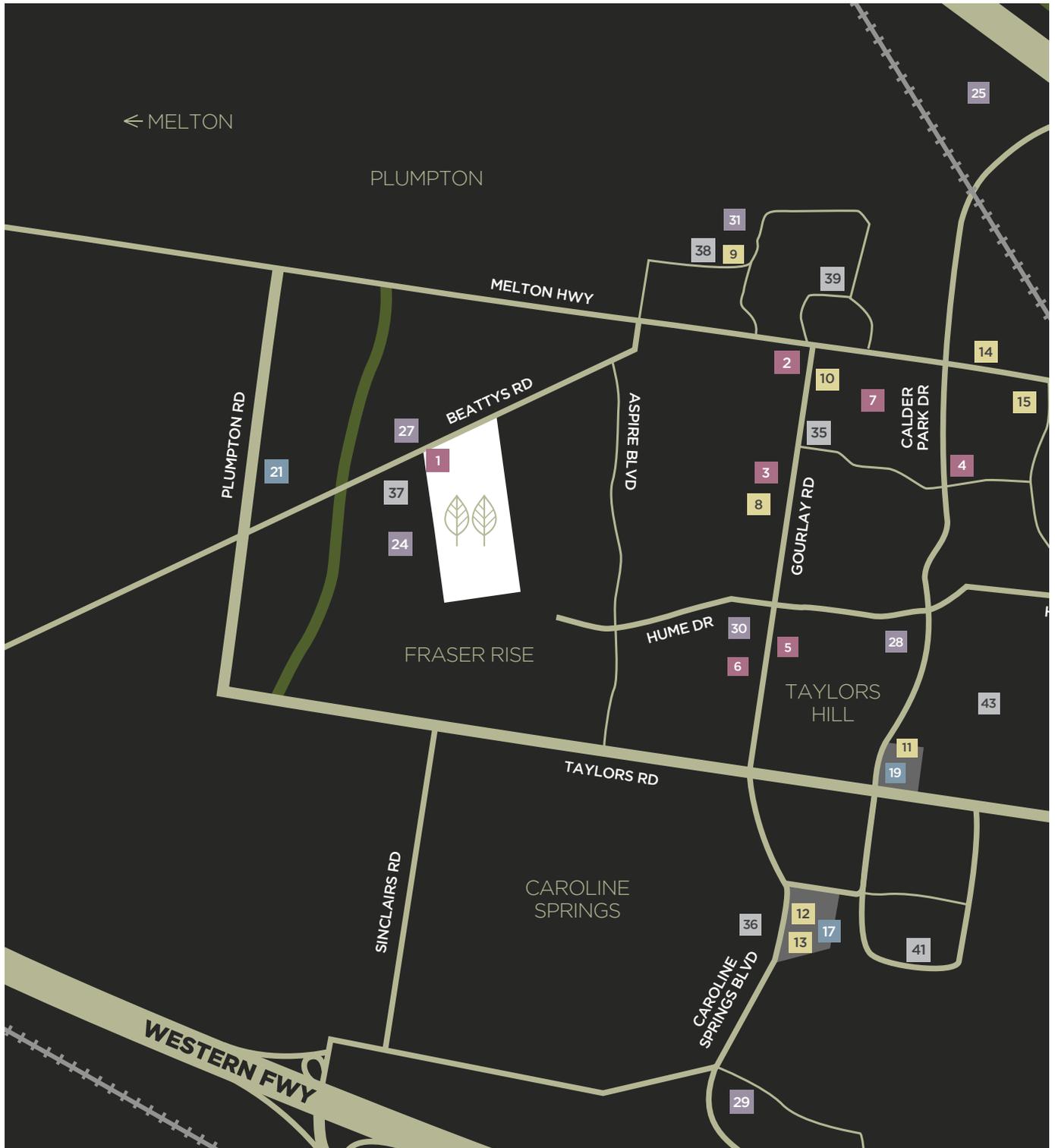
A community that respectfully celebrates the traditional owners, early settlers and prospectors, and the Sant Family.

### **Social and Community**

Westwood will be an integrated community across 3 villages of interconnected neighbourhoods. A variety of lot locations and sizes creates housing diversity and an abundance of choice and assures a distinguishable “Sense of Place”.

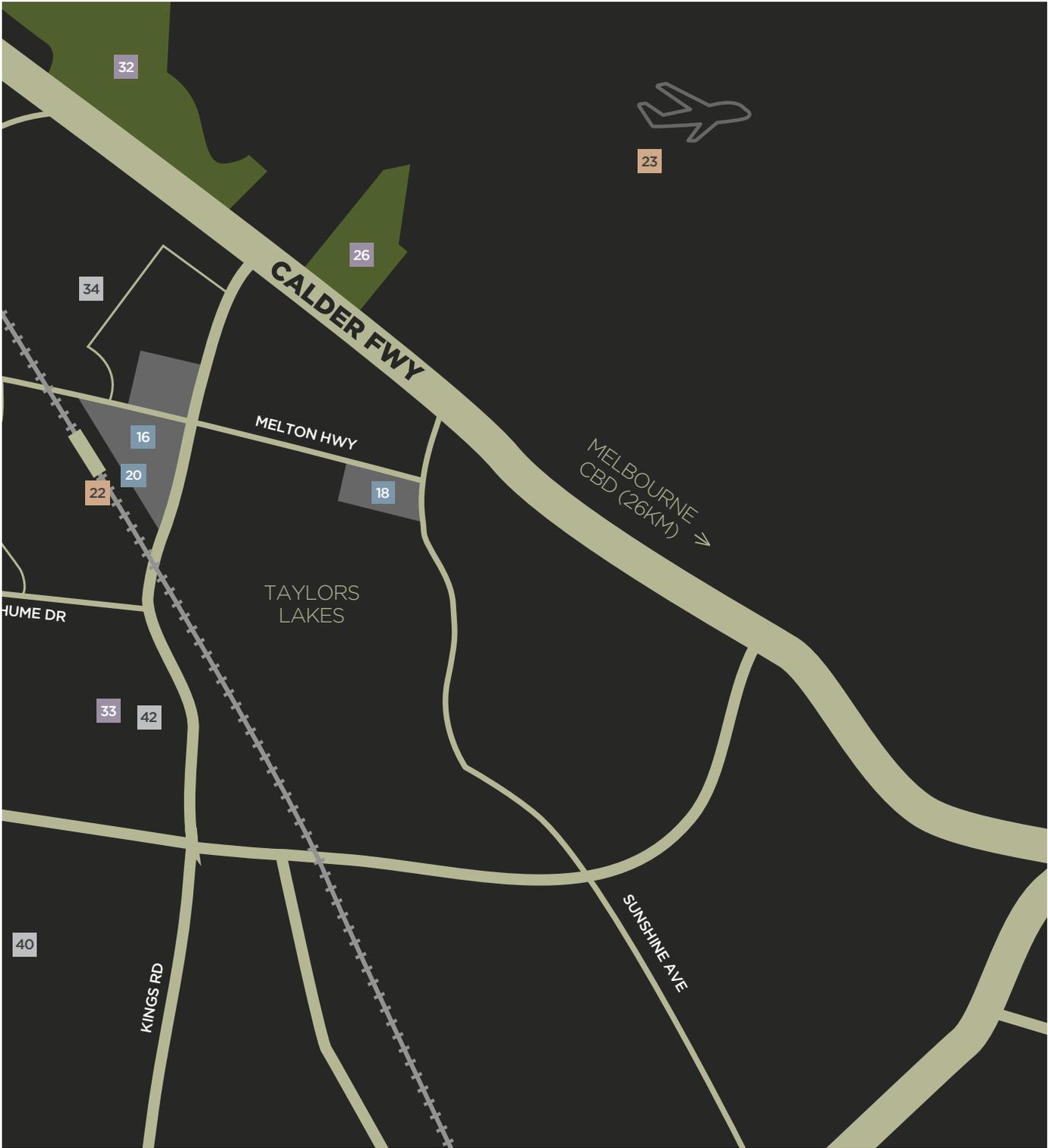
### **Environment and Sustainability**

A composition, distribution and extent of the proposed sustainable housing, open spaces, and enhancement of landscapes and watercourses through the reintroduction of remnant vegetation.



## 2. THE LOCAL AREA

Westwood's key proximity to established amenities as well as future developments makes it a desirable address for families. Neighbouring the suburbs of Caroline Springs and Taylor's Hill means an abundance of comforts and conveniences are readily available. From shopping centres to recreational facilities – everything is within reach.



COMMUNITY & CHILDCARE CENTRES

FOOD & RETAIL

MEDICAL SERVICES

SPORT & RECREATION

TRANSPORT

EDUCATION

# 3. PURPOSE OF THE GUIDELINES

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To achieve a high quality of design and construction at Westwood, specific safeguards have been implemented by Dahua and Dacland to protect the interests of residents and add value to your investment. The Design Guidelines also implement the UDIA's 6 Leaf EnviroDevelopment certification. This nationally recognised accreditation is an independent measure of best practice and sustainability represented by leaves, including:



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



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



**Ecosystems** - Protection and enhancement of Westwood's native ecosystems and ecological function and rehabilitation.



**Energy** - Implementation of measures to optimise energy reduction across the community beyond current regulation requirements.



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



**Community** - Encouragement of healthy and active lifestyles, community, spirit, local facilities and alternative transport modes. Westwood's Community design welcomes diversity of people and adapts to their changing needs.

At Westwood, all homes should incorporate sustainable design initiatives. These initiatives will ultimately save residents money through improved building standards, energy efficiency and add value through the life cycle of the home, including resale.

Information and tips regarding energy efficiency are available on Sustainability Victoria's website [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au)

The Design Guidelines serve as reassurance for residents expecting a high quality of built form by minimising the potential risk of disharmony occurring between neighbouring dwellings. Only one dwelling is permitted for all allotments (excluding super lots).

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

Where applications for dwellings are subject to the Small Lot Housing Code (SLHC) the provisions of these guidelines rank below those of the SLHC. Any conflict between provisions the SLHC shall prevail. Small lot houses must accord with Councils' Street Tree Planting and Removal Policy.

## 4. DESIGN APPROVAL

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

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

The DAC will assess all designs and endorse the submission documents if they comply with the

Design Guidelines. Any conditions imposed by the DAC must be complied with.

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

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

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

## APPROVAL PROCESS

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1. PURCHASE YOUR LAND
2. DESIGN YOUR DWELLING
3. SUBMIT PLANS TO THE DAC
4. RECEIVE APPROVAL FROM THE DAC
5. OBTAIN PLANNING PERMIT (IF REQUIRED)
6. OBTAIN BUILDING PERMIT
7. COMMENCE CONSTRUCTION
8. COMPLETE CONSTRUCTION

A Certificate of Occupancy must be obtained prior to occupancy.

### 9. COMPLETE FENCING, DRIVEWAY & LANDSCAPING

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

### 10. ADDITIONAL WORKS

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

# 5. SUBMISSION REQUIREMENTS

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

**1. Completed application form**

(refer to section 17)

**2. Signed driveway and fencing template**

(refer to section 18)

**3. Site Plan (scale 1 : 200)**

Must indicate all boundary setback dimensions, total site coverage and floor areas, site contours, north point, easements, vehicle crossover, driveway and other non-permeable surfaces, fencing details, ancillary items, any proposed outbuildings and details of any proposed retaining walls.

**4. Floor Plans (minimum scale 1 : 100)**

Must indicate all key dimensions and internal layout including rooms, pergola, decks, terraces, balconies, verandahs, windows and doors, openings and ancillary items.

**5. Elevations (minimum scale 1 : 100)**

Must include all 4 elevations and indicate building heights, finished floor-to-ceiling levels, roof pitch, eaves depth, external finishes, ancillary items, existing ground levels, proposed earthworks and details of any proposed retaining walls.

**6. External Colour and Material Selection**

Must include details of all proposed external colours and materials including brands, colour names and colour swatches where possible.

**7. The Greenhouse Gas Emissions Reduction checklist**

(refer to section 18)

Must include any details of sustainable design initiatives referred to in section 6.

**8. The Potable Water Reduction Checklist**

(refer to section 18)

**NOTE:**

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

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

**SUBMIT APPLICATIONS TO:**

DAC@westwoodland.com.au

**OR**

Shelton Finnis Architects  
399A Ferrars Street  
South Melbourne VIC 3205

## 6. SOLAR ACCESS & ENERGY EFFICIENCY

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Correct orientation of homes is environmentally responsible, and can have a major impact on reducing electricity usage, ongoing energy costs and increase your enjoyment of your home. All homes must comply with Victoria's energy rating requirements as currently legislated (an Energy Rating Certificate will be required prior to obtaining a Building Permit).

### Requirements:

- a. Where possible, maximise the northern aspect of living areas and private open spaces (courtyards, verandahs etc) and locate bedrooms and service spaces to the south.
- b. Light to medium roof colours are required so as to minimise heat absorption and associated energy costs (refer to section 12).
- c. All homes should incorporate environmentally sustainable design initiatives such as (but not limited to) double glazed windows or glass doors, water tanks, eave overhangs, passive air-conditioning systems, sustainable building materials and solar panels. Any initiatives should be included in submission requirements (refer to section 5).

Rebates may be available. Check at:  
[www.yourenergysavings.gov.au](http://www.yourenergysavings.gov.au)

- d. Greenhouse gas emissions and potable water consumptions for each home must be at least 20% better than required by Federal and State government regulations, such as the National Construction Code, or standard practice. To reduce greenhouse gas emissions and water consumptions, residents are given the choice of a range of potential energy/greenhouse gas initiatives to choose from. Refer to the checklist in section 18 of this document.

Residents must complete this checklist and submit as part of the DAC approval process.

Rebates and incentives may be available in Australia to reduce the up-front cost of solar units. See the following website for details [www.yourenergysavings.gov.au/rebates](http://www.yourenergysavings.gov.au/rebates)

### NOTE:

Information and tips regarding energy efficiency are available on Sustainability Victoria's website:  
[www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au)

# 7. SETBACKS

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

## Requirements:

- a. The following front setbacks will be required:

### Local Street (1)

Minimum setback from the front street boundary: **4.0m**

### Boulevard or Green Street (2)

Minimum setback from the front street boundary: **5.0m**

### Public Amenity Interface

Minimum setback from the front street boundary: **5.0m**, unless the lot is a Small Lot Housing Code Allotment (refer below).

### Lots with a Depth of 21m and less

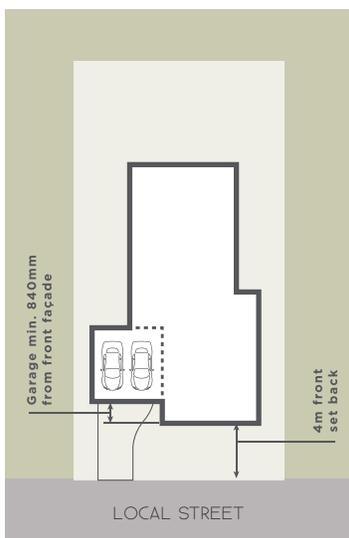
Minimum setback from front street boundary: **3.0m**

## Small Lot Housing Code Allotments

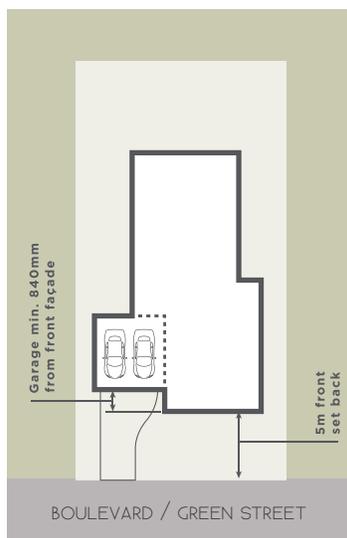
Minimum front set back from street for lots less 300sqm **as per Small Lot Housing Code**, unless where sited along Local Streets where the frontage is comprised primarily of conventional allotments, when a 4m front setback must be adopted.

## Garages

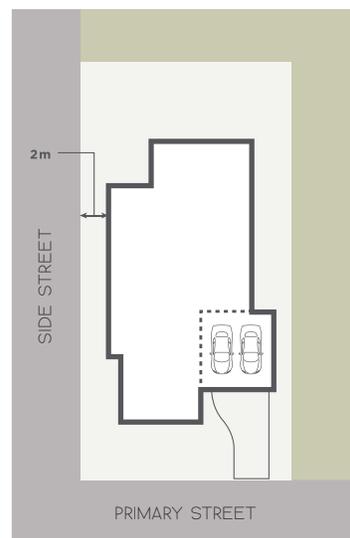
Must be set back behind the front wall of the dwelling by **at least 840mm** and **at least 5.0m** from the front boundary



1. Front setback for local street interface



2. Front setback for boulevard and green street interface



3. Front and side setback for corner lots

**b. Side street (3) or rear boundary (when not a side street interface) minimum setback:**

- A 2.0m setback is required on all lots adjacent a side street or public amenity interface
- A 1.0m setback on one side boundary is required on all lots with a frontage equal to or greater than 10.5m width
- The driveway must be set back from the closest side boundary by at least 400mm to allow for landscaping strip
- All lots must employ a 2.0m minimum rear setback

**c.** The following may encroach into the minimum front street setback by up to 1.5m:

- Porches, verandahs and pergolas with a maximum height of less than 3.6m above natural ground level
- Eaves, fascia and gutters
- Decks, steps or landings less than 800mm in height
- Security screens on front façades are not permitted

**d.** Where it can be demonstrated that a larger Porch / Verandah would aid the architectural / streetscape response of the dwelling, an additional encroachment into the minimum front setback of 2.0m may be considered if these structures have a minimum depth of 1.8m and occupy no less than 25% of street frontage.

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

- Porches and verandahs
- Masonry chimneys
- Sunblinds
- Screens referred to in regulation 419(5)(d) or 419(6)

- Flues and pipes
- Domestic fuel tanks and water tanks
- Heating and cooling equipment and other services

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

- Landings with an area of not more than 2m<sup>2</sup> and less than 1m high
- Unroofed stairways and ramps
- Pergolas
- Shade sails
- Eaves, fascia and gutters not more than 600mm in total width
- Walls and carports constructed on the boundary.

**NOTE:**

- In certain circumstances, setback requirements may vary from the above. Factors which may affect setback requirements could include (but are not limited to) existing neighbours or other applicable Building Regulation and/or Planning Scheme requirements.
- All setback requirements for lots less than 300sqm as per Small Lot Housing Code unless identified for variation.
- Local streets are defined as 16m or less wide in cross section.
- Boulevard streets are defined as those greater than 16m wide in cross section.
- A public amenity interface lot is defined as lots directly across from public open space or a reserve, including waterways, The Walk or community facility. Side street setbacks also apply (ie 2m).
- Lots with a depth of 21m or less will be subject to site specific consideration to decrease front setbacks to a minimum of 3m.

# 8. DWELLING DESIGN

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

## Requirements:

- a. Front elevations are designed to include windows and other features (such as verandahs, projections, varying roof form and materials) which sufficiently address the street frontage. Large areas of blank or non-articulated walls will not be permitted.
- b. Mock period style features will not be permitted.
- c. Double storey homes must incorporate articulation between ground and first floor.
- d. Sliding windows are not permitted to front elevations or to elevations facing a road or reserve.
- e. The main entry must be located on the front elevation, facing the primary frontage.
- f. Where the dwelling has direct open space or landscape reserve interface, porches, verandahs and pergolas to the front of the dwelling are strongly encouraged. These should be large enough to create a usable space that encourages outdoor living and interaction with the street. Lightweight materials are also preferred.
- g. All pitched roofs must incorporate a minimum eave of 450mm to the front façade and a return of 3m or to the first habitable room (whichever is greater). Dwellings on corner lots must include a continuous eave of 450mm on both the primary and secondary street frontage for the entire length. Double storey dwellings must incorporate continuous eaves on all sides.
- h. All pitched roofs (including hipped and gable) must be pitched at 20° – 30°.
- i. Alternative roof forms such as skillion or flat roofs or gable features must demonstrate high architectural integrity when assessed in context of the proposed dwelling.



Image courtesy of Porter Davis



Image courtesy of Porter Davis



Image courtesy of Boutique Homes



Non-articulated front façades will not be approved

# 9. GARAGE DESIGN

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

## Requirements:

- a. All lots must provide vehicle accommodation in the form of an enclosed garage.
- b. Garages must not dominate the façade and must have a panel lift/sectional door to the street frontage. Windows to garages will not be permitted.
- c. Garage doors must not exceed 5.2m in width.
- d. Triple garages will not be permitted.
- e. Lots less than 12.5m wide must have a single garage.
- f. Garages must be set back behind the front wall of the dwelling by at least 840mm and at least 5.0m from the front boundary.
- g. Garages located on the side street elevation of a corner lot will be considered on an individual basis by the DAC. Proposals must comply with applicable setback and car parking requirements.
- h. Only one garage and crossover is permitted per lot.
- i. The architectural character of the garages should adopt the same prevailing character of rooflines of the dwelling.



Timber look sectional/panel lift



Colorbond sectional/panel lift

# 10. CORNER LOTS

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

## Requirements:

- a. Side elevations facing a road or reserve must include sufficient detailing which matches and complements the design of the front elevation ('corner treatment'). This must wrap around to the secondary street façade for at least 3m or to the point where the side fence returns to the dwelling.
- b. Window/s must be included within the corner treatment.
- c. Refer to fencing section in this document for specific requirements regarding corner lot fencing.
- d. Locating bathrooms and laundries on ground floor and upper level corner elevations is discouraged.
- e. Corner dwellings should include a habitual room with a clear view to secondary streetscapes



Wrap-around feature



Windows must be included within the corner treatment

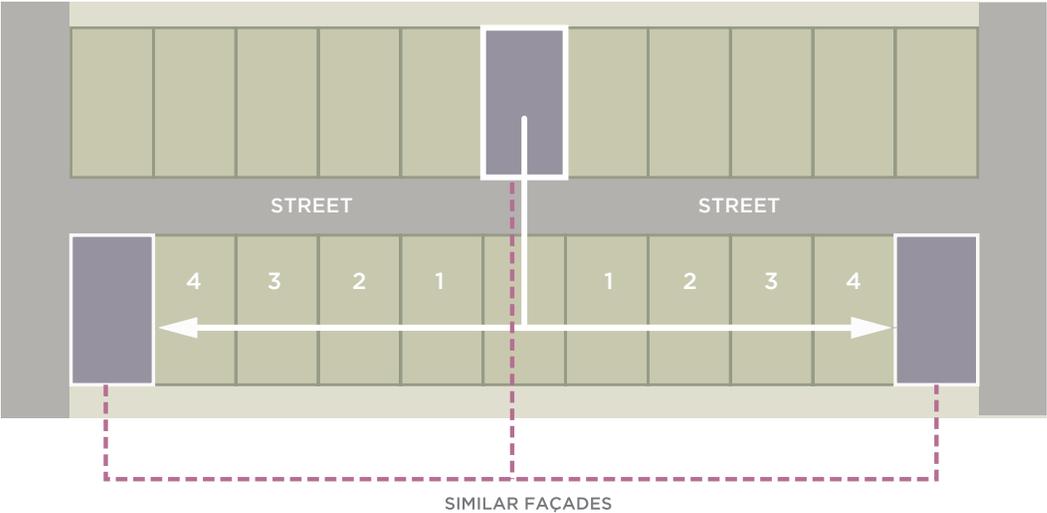
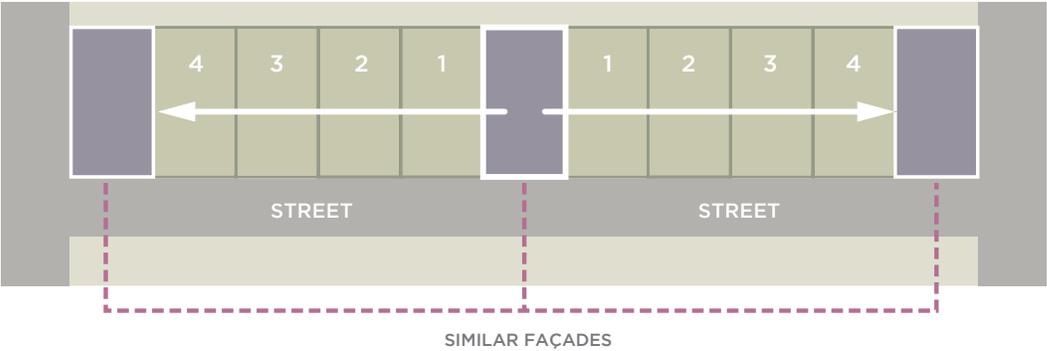
# 11. FAÇADE VARIATION

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

**Requirement:**

Two dwellings of the same or overly similar front façade may not be built within view of each other, or in close proximity to each other, as determined by the DAC. (Applicable to allotments within 4 lots of each other. See below diagrams for examples of acceptable configurations).

**NOTE:**  
This provision does not apply to townhouse or medium density developments.



# 12. BUILDING COLOURS & MATERIALS

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

## Requirements:

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

### NOTE:

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

- b. Preferred materials are:
- Face brickwork
  - Rendered lightweight cladding or masonry
  - Weatherboards/cement composite materials (such as Scyon cladding) in contemporary clean line styles. If used, these materials cannot comprise more than 50% of an elevation
  - Timber cladding
  - Selective use of stone or tile cladding.
- c. The use of metal corrugated roofing is encouraged. Masonry, slate or terracotta tiles are also permitted.
- d. Roof should be a neutral, subdued colour. Light to medium roof tones are preferred.
- e. Garage door profile and colour must complement the design and colour scheme of the dwelling. A natural timber colour or finish is preferred.

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

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

R54 Raspberry

G25 Olive

- h. External windows and doors should avoid reflective, frosted, coloured or patterned film on glass unless approved by the DAC.
- i. Security shutters, sunblinds, shade sails or canvas awnings are not permitted where visible from public areas.
- j. Dark coloured roofs absorb more heat and cause Urban Heat Island effect. Therefore, all roofs should be in a neutral and subdued colour. Light to medium roof tones must be used (refer to opposite page).
- k. During the construction of all homes, builders are required to incorporate the following waste management practices at minimum:
- Use skips bins rather than cages
  - Maintain waste records
  - Ensure contractors transport waste to a licensed recycling centre
  - Prioritise the selection of materials and products which minimise packaging and/or incorporate recycled packaging

- Design dwellings to maximise the use of standard sizes of materials wherever possible.
- I. Low emission material and finishes are products that do not release significant pollutants (Volatile Organic Compounds - VOC) into the environment and cause illness or allergic reactions.

**NOTE:**

Low emission paints and sealants must be used on over 95% of surfaces. Refer to **Green Star - Design & As Built V1.2, Section 13 - Indoor Pollutants** for more details.

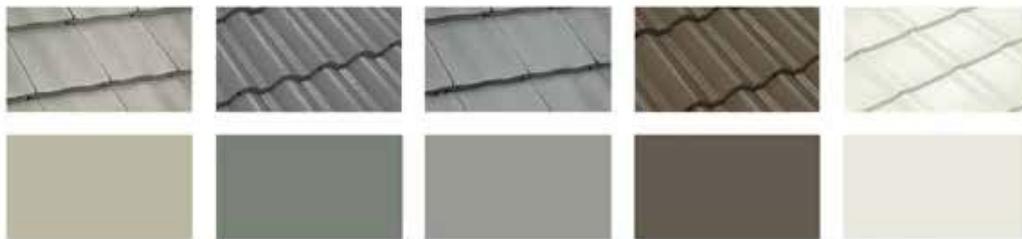
**Examples of DAC approved products:**

- **Low emission paint**  
DULUX Professional Enviro2 Paints. Refer to their data sheet online.  
[www.dulux.com.au](http://www.dulux.com.au)
- **Low emission sealant**  
Bostik firecaulk. Refer to their online data sheet at: [www.bostik.com.au](http://www.bostik.com.au)

**Example of acceptable colour & material palettes**

**ROOF**

Tiles or colorbond



**PRIMARY (60%-70%)**

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



**SECONDARY (30%-40%)**

Should generally comprise 30%-40% of a street elevation



**HIGHLIGHT (10% IF USED)**



# 13. FENCING

## Requirements:

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



Capped timber palings with exposed post

- b. Side and rear boundary fencing must be 1.80m to 1.95m in height, constructed using 125mm x 75mm posts with 2.4m post spacing.
- c. Side boundary fencing must stop at least 0.5m behind the front façade. Fencing is not permitted along the side boundaries in the front yard.

### NOTE:

Hedges may be planted to define the property boundaries.



- d. Side boundary fencing must return at 90° to abut the dwelling or garage at least 1.0m behind the front façade (return fence). These fences, including any gates, must be constructed from capped timber palings with exposed posts to match the boundary fencing, or from a complementary timber style such as merbau slats. Return fences / gates must be set back to allow access to meter boxes.

- e. **Corner lots:** Fencing along a side boundary which abuts a road must not extend for more than 65% of the total length of the lot or be setback a minimum of 4.0m from the dwelling front façade (whichever is greater).

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

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

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

- h. Fencing along the front boundary is strongly discouraged.

- i. Fence must be completed prior to occupancy.

### NOTE:

Lots fronting 'the walk' are subject to separate fencing requirements.

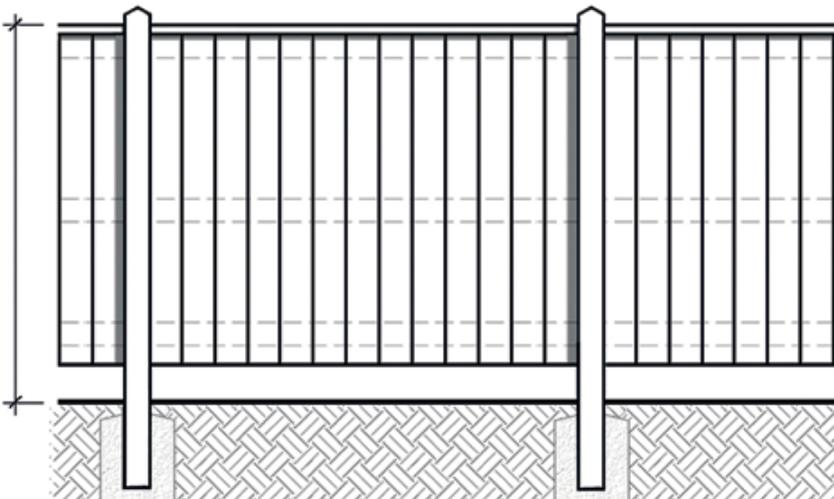


CONSISTENT STYLE AND POSITIONING OF FENCING THROUGHOUT A COMMUNITY FORMS A COMMON LINK WHICH ENABLES THE STREETScape TO INTERACT AS A WHOLE AND EMPHASISES INDIVIDUAL CHARACTERISTICS OF EACH DWELLING.

DAC approved corner fencing treatments:



Side & rear boundary fencing elevation:



100mm lapped palings

# 14. DRIVEWAYS

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

## Requirements:

- a. The driveway should be the same width as the garage door and may taper as it approaches the front boundary so that it generally matches the width of the crossover. Excessive concreting in the front yard will not be permitted.
- b. Permeable material is encouraged (except loose material such as gravel).
- c. Other permitted finishes for driveways are:
  - Exposed aggregate
  - Pavers
  - Stamped or stencilled surfacing
  - Coloured concrete consistent with streetscape pavement.
- d. Driveways must have a matte finish. (Shiny or reflective surfaces are not permitted.)
- e. Only one driveway is permitted per lot.
- f. Driveway must be completed within 3 months of receiving Certificate of Occupancy.

## DAC approved driveway finishes:



Coloured concrete



'Crazy stone' pavers



Bluestone pavers



Exposed aggregate

## DAC approved permeable driveway:



Pavers in gravel bed



TurfGrid or EcoTrihex<sup>1</sup>



Resin bound stone paving<sup>2</sup>



Grass pavement

<sup>1</sup> [www.adbrimasonry.com.au](http://www.adbrimasonry.com.au)

<sup>2</sup> [www.mpspaving.com.au](http://www.mpspaving.com.au)

# 15. FRONT LANDSCAPING

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

## Requirements:

- a. Front garden landscaping must be completed to an acceptable standard within 120 days of receiving your Certificate of Occupancy.
- b. Letterboxes must match and complement the dwelling design. A robust structure of an appropriate height (such as a rendered pillar style) located close to the front boundary is encouraged. Letter boxes must clearly display the street number.



- c. All areas forward of the return fencing must be landscaped.
- d. No more than 40% of the landscaped area (including driveways) is to comprise of hard surfaces such as paving. Permeable surface treatments such as pebbles, stepping pavers in a gravel bed, crushed rock or lawn are strongly encouraged. A minimum soft landscape area of 60% of the total garden area to be included and, at least 30% of the softscape area must consist of planted garden bed.

- e. Plants must be within the 400mm landscaping strip between the driveway and closest side boundary.
- f. All garden bed planting must be contained within a mulched bed and densely planted to ensure good coverage of growth. A minimum of 3 plants per square metre is required.
- g. A minimum of two deep-rooted trees for each front garden is required.
- h. A front garden consisting of different hierarchy, texture and colours is strongly encouraged.
- i. Species selection must avoid vegetation referred to in 'Weeds of National Significance' [www.environment.gov.au](http://www.environment.gov.au) and 'Invasive Plant Classifications (Vic)' [www.agriculture.vic.gov.au](http://www.agriculture.vic.gov.au)

## DAC approved front garden examples



# 16. SERVICES & OUTBUILDINGS

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

## Requirements:

- a.** All ancillary items and services including, but not limited to, water tanks, air conditioners, clotheslines, bins, satellite dishes, antennas and service meters should be sited unobtrusively and away from public view. Details must be indicated on house plans as part of the application for DAC approval.
- b.** All lots over 300m<sup>2</sup> must include a rainwater tank of minimum capacity (2000L), the tank is to capture runoff from a minimum of 100m<sup>2</sup> of roof area and be plumbed for a minimum of toilet flushing and irrigation uses.
- c.** All external plumbing including spa pumps/motors are to be concealed from public view. Downpipes and gutters are exempt from this requirement. Gutter and downpipe treatment must complement the dwelling colour scheme.
- d.** Air-conditioning units are to be located below the roof ridge line and towards the rear of the property to minimise visual impact. Their colouring must blend with the adjoining wall or roof colour. Units must be low profile types and where appropriate, fitted with noise baffles.
- e.** Roof fixtures are not permitted on the front elevation. Solar panels may be flat or integrated with the roof pitch of north facing roofs on front elevations.
- f.** Internal window furnishings must be fitted within 3 months of occupancy. Sheets, blankets or similar materials will not be permitted.
- g.** Security shutters, sunblinds, shade sails or canvas awnings are not permitted where visible from public areas.
- h.** Sheds and outbuildings must be designed and located so as to minimise visibility and potential impact on neighbouring properties and the streetscape. The DAC will assess these structures on their merits. However, structures which are deemed to be of an excessive size will not be approved.
- i.** The size and design of ancillary structures, such as pergolas and verandahs, must be unobtrusive and consistent with/ complementary to the dwelling design.
- j.** No signs, including 'For Sale' signs may be erected other than a 'Home for Sale' sign which may be put up after completion of construction of a dwelling.





A PLACE TO  
PUT DOWN ROOTS

# 17. DAC APPLICATION FORM

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Lot Number: \_\_\_\_\_ Street: \_\_\_\_\_

## OWNER DETAILS

Name/s: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Email: \_\_\_\_\_

Postal Address: \_\_\_\_\_

## BUILDER DETAILS

Company: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Email: \_\_\_\_\_

Postal Address: \_\_\_\_\_

## APPLICANT DETAILS (IF DIFFERENT FROM ABOVE)

Company: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Email: \_\_\_\_\_

Postal Address: \_\_\_\_\_

### Attachment checklist:

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

### SUBMIT APPLICATIONS TO:

DAC@westwoodland.com.au

### OR

Shelton Finnis Architects  
399A Ferrars Street  
South Melbourne VIC 3205

# 18. DRIVEWAY & FENCING TEMPLATE

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

### Driveway

- Will be completed within 3 months of receiving Certificate of Occupancy.
- Will be offset from the closest side boundary.
- Will generally match the width of the crossover at the front boundary.
- Will not have an excessive amount of concreting in the front yard.
- Will be constructed from material listed in the driveway section, or an alternative which has been approved by the DAC.
- Will be constructed as per the DAC approved plans.

### Fencing

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

Name: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

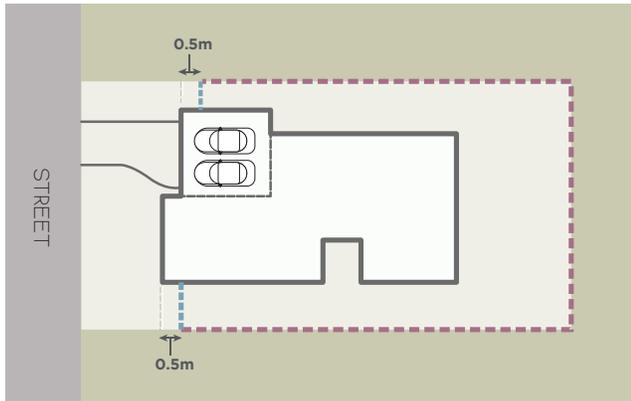
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**This template is to ensure lot owners are aware of construction timeframes and requirements for driveways and fencing. Please fill in this form and submit to the DAC along with the other required items outlined in section 5.**

SUBMIT APPLICATIONS TO:  
DAC@westwoodland.com.au  
**OR**  
Shelton Finnis Architects  
399A Ferrars Street  
South Melbourne VIC 3205

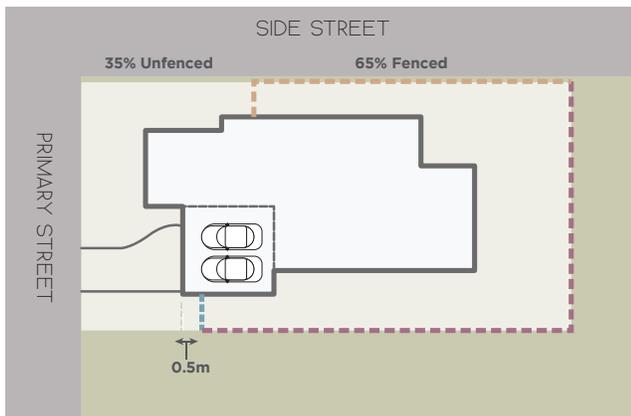
Indicate below which best describes the interface of your lot and the fence type you will require.

(please tick)



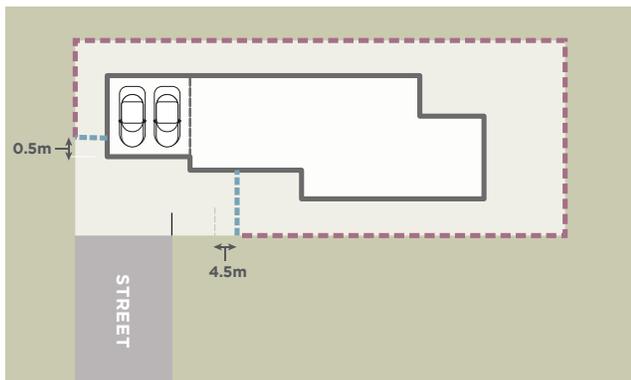
### STANDARD LOT

- - - - - Return fence or gate
- - - - - Side and rear fence



### CORNER LOT

- - - - - Return fence or gate
- - - - - Side and rear fence
- - - - - Corner lot side fence



### IRREGULAR LOT

- - - - - Return fence or gate
- - - - - Side and rear fence

Greenhouse Gas Emissions Reduction Checklist			
	EnviroDevelopment Percentage Reduction (Heating and Cooling - FirstRate Scores)	Greenhouse Gas Reductions (Tonnes of GHG per person)	Check box (please tick)
6 Star Home - Efficient AC (EER 3.5, COP 3.65)	3%	0.23	
6 Star Home - Gas Heating (80% efficient) and no A/C (or Evaporative or ceiling fans)	10%	0.87	
6.5 Star - Efficient AC (EER3.5, COP 3.65)	9%	0.81	
6.5 Star - Gas Heating (80% efficient) & no A/C	18%	1.59	
7 Star - Efficient AC	13%	1.11	
7 Star - Gas Heating	20%	1.78	
8 Star - Efficient AC	19%	1.72	
8 Star - Gas Heating	24%	2.14	
9 Star - Efficient AC	26%	2.28	
9 Star - Gas Heating	28%	2.48	
<b>Lighting</b>			
4W/m <sup>2</sup> (LED and Compact Fluoro)	3%	0.27	
3.5W/m <sup>2</sup>	5%	0.40	
3W/m <sup>2</sup> (Fully LED Lighting)	6%	0.54	
2.5W/m <sup>2</sup> (Optimal Daylight and smart LED design)	8%	0.67	
<b>Cooking Appliances</b>			
Gas Oven	7%	0.60	
Induction Cook-top	4%	0.34	
Gas Oven	7%	0.60	
<b>Efficient Appliances (within one star of best available)</b>			
Dishwasher	1%	0.08	
No Dryer	2%	0.20	
Washing Machine	4%	0.35	
Refrigerator	1%	0.13	
<b>Solar Offset</b>			
1kW solar system	19%	1.67	
1.5kW solar system	27%	2.38	
2kW solar system	37%	3.27	
3kW solar system	54%	4.76	
<b>Hot Water</b>			
High Efficiency Solar Hot Water	4.5%	0.40	
Efficient Heat Pump Hot Water	1%	0.10	

<b>Total Greenhouse Gas Reductions</b>	%	
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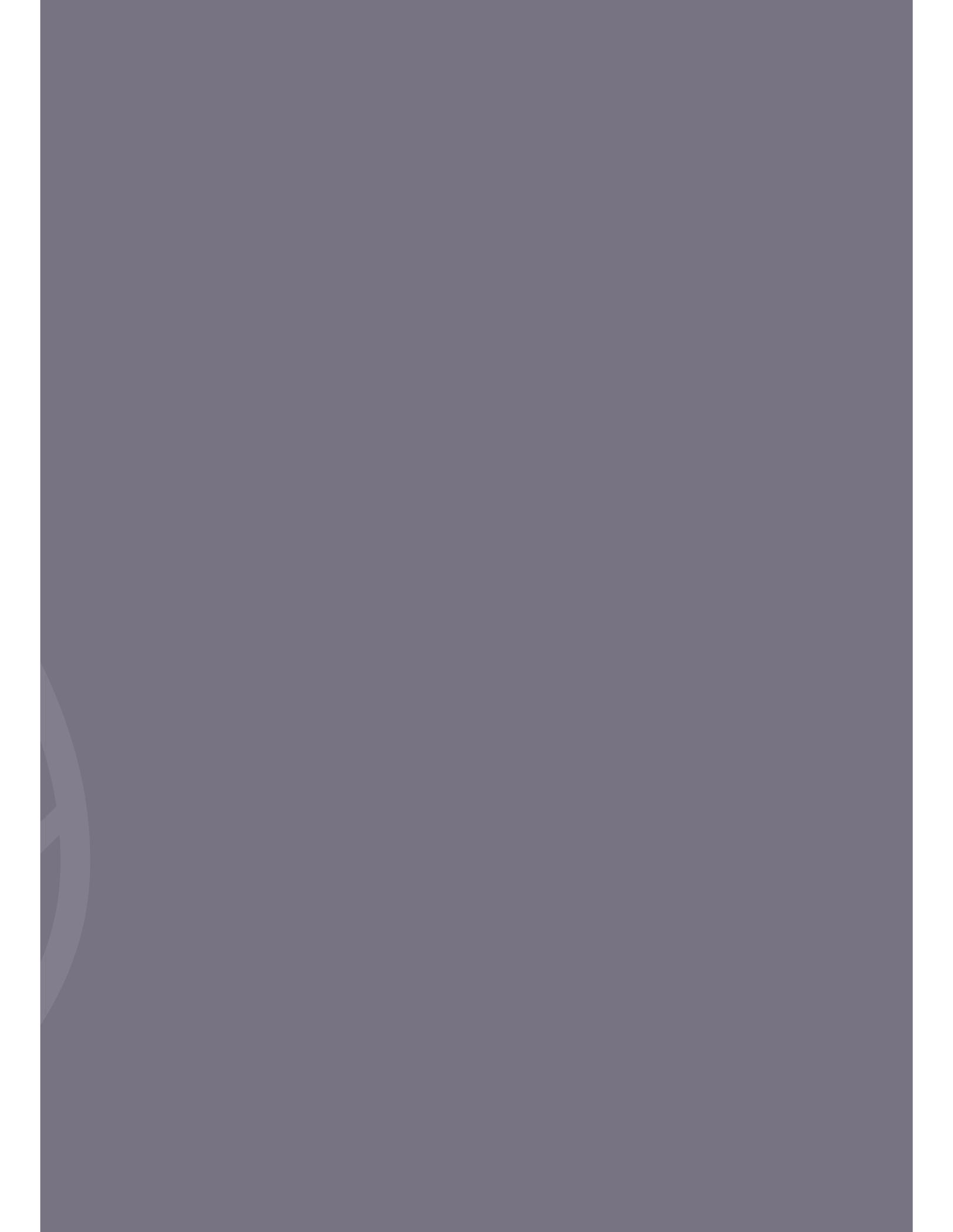
Water Reduction Checklist			
	Enviro Development Percentage Reduction	Water Reduction (Litres)	Check box (please tick)
Showers $\leq$ 7.5L/min	29%	4,367L/annum	
Taps 6 Star (WELS)	16.2%	2,433L/annum	
Dishwater 3 Star (WELS)	6%	910L/annum	
Washing Machine 4 Star (WELS)	45.1%	6,790L/annum	
<b>Total Water Reduction</b>	%		













[westwood@rpmrealestate.com.au](mailto:westwood@rpmrealestate.com.au)  
0437 699 633

Land Sales Office  
Open 7 days, 11am - 5pm  
235 Beattys Rd, Fraser Rise

[westwoodland.com.au](http://westwoodland.com.au)