



WARRALILY DESIGN AND SITING GUIDELINES

FEBRUARY 2020



Warrality
ARMSTRONG CREEK

CONTENTS

1. INTRODUCTION	2	6. GENERAL DWELLING AND LANDSCAPING INFORMATION	20
1.1 The Warralily Vision	2	6.1 Screening	20
1.2 Purpose of the Guidelines	2	6.2 Clothes Lines and Drying Areas	20
1.3 Small Lot Housing Code	2	6.3 Parking of Heavy Vehicles, Boats and Caravans, etc.	20
1.4 Submission Requirements and Development Approval Process	3	6.4 Design and Timing of Dwelling Construction	20
2. SITING AND ORIENTATION	5	6.5 Landscaping at Warralily	21
2.1 Lots < 300 sqm	5	6.6 Design and Timing of Landscaping Works and Landscaping on privately owned allotments and adjoining nature strips	21
2.2 Lots > 300 sqm	5	6.7 Aluminium Roller Shutters, Battened Screens or Louvred Screens to Windows	21
2.2.1 General	5	6.8 Window Furnishings	21
2.2.2 Corner Lots - Specific	5	6.9 Maintenance of Lots	22
2.2.3 Floor Area and Front Setbacks	7	6.9.1 Vacant Lots	22
2.2.4 Side Setbacks	7	6.10 Signage	22
2.2.5 Conventional Allotments	8	6.11 Driveway Crossover and Footpath Protection During Dwelling Construction	23
2.2.6 Corner Allotments (Lots with Secondary Street or Reserve Frontage)	8	6.12 Street Tree Protection During Dwelling Construction	23
2.2.7 Rear Loaded Allotments	9	6.13 Commercial and Non-Residential Uses	23
2.2.8 Battle-axe Allotments	9	6.14 Sheds, Outbuildings and Ancillary Items	23
3. DWELLING DESIGN	10	7. LANDSCAPING REQUIREMENTS TO ALL ALLOTMENTS	24
3.1 Architectural Character Mandatory Standards	10	7.1 Landscaping Plans	25
3.2 Building Materials and Colour Palette	12	7.1.1 Submission of Landscaping Plans	25
3.3 Facade Assessment	12	7.1.2 Landscaping Design Detail Requirements	25
3.4 Garages	13	7.1.3 Landscaping Regulations and Standards	26
3.5 Driveways and Paving	14	7.2 Completion of Landscaping	28
3.6 Letterboxes	14	7.3 Street Tree Protection During Dwelling and Landscaping Construction	28
4. FENCING	15	7.4 Maintenance of Private Gardens and Nature strip(s)	28
4.1 Front Fencing	15	APPENDIX LIST	
4.2 Typical Side and Rear Fencing	15	Appendix A Prohibited Plant Species	30
4.3 Corner Lot Fencing (Warralily and Promenade Only)	15	Appendix B Warralily Design and Siting Application Form	33
4.4 Corner Lot and Reserve Side Fencing (Coast Only)	16	Appendix C Home design & Siting Application Form	33
4.5 Side Boundary Brush Fencing adjoining Barwon Water Reserve and Carter Road (Warralily and Promenade only)	17	Appendix D Landscaping Design Application Form	34
4.6 Side and Rear Boundary Reserve Fencing abutting Council Reserve known as The Link (Promenade only)	17	Appendix E Landscaping Plan Minimum Design Requirement Guidance	35
5. PLUMBING AND ANCILLARY EQUIPMENT	18	Appendix F Landscape Plan Template	36
5.1 Recycled Water and Associated Plumbing	18		
5.2 Water Efficiency	18		
5.3 Rain Water Tanks	18		
5.4 Air Conditioning Units	18		
5.5 TV Antennas and Satellite Dishes	19		
5.6 Fibre to the Home Network and Smart Wiring	19		
5.7 Environmentally Sustainable Design	19		
5.8 Solar Water Heating and Solar Voltaic Cells	19		

1: INTRODUCTION

1.1 THE WARRALILY VISION

Warralily represents the future of community living in the Armstrong Creek region. The vision is to create a truly modern and livable community that sets the benchmark for urban communities. The focus of the design is to ensure that the urban environment is in harmony with the natural environment. Throughout Warralily, many significant features have been maintained and celebrated to bring a distinctive sense of place to the emerging community. Warralily gives all families the opportunity to create a home that suits their lifestyle needs and enjoy a happy, healthy lifestyle in a place that's rich with all the facilities needed such as sporting facilities, schools and shopping, set in a stunning landscape of wide-open spaces and natural beauty.

Warralily is also Geelong's first and largest master planned community. When complete, Warralily will host an array of facilities to support residents and those residing in the broader Armstrong Creek suburb, including sports and recreation, community centres, schools plus shopping centres and dining precincts, providing a strong economic benefit for the region. When fully developed, it will contain around 4,000 homes and be home to around 15,000 residents.

1.2 PURPOSE OF THE GUIDELINES

The key purpose of these design guidelines is to achieve a consistently high quality of homes and landscaping that realises the Warralily vision.

The guidelines are intended to assist you in considering the design of your home and private garden and how this can contribute to and enhance the overall character of the development. The guidelines will help you through the initial

consideration, design process and building of your new home. The guidelines will not only enhance your building experience, but will underpin the overall amenity of Warralily and contribute to creating a vibrant community that you will proudly call home.

These design guidelines may be amended from time to time to reflect changes in design and building trends and amendments to legislation affecting building approvals.

1.3 SMALL LOT HOUSING CODE

Warralily has a rich and diverse mix of land sizes on offer to cater for a wide range of accommodation needs.

Whilst the majority of lots within Warralily allow for conventional housing options, there are some lots that have been designed to accommodate boutique style housing. Dwellings on these lots are required to be designed in accordance with City of Greater Geelong's Small Lot Housing Code (SLHC) – a document that forms part of the City of Greater Geelong Planning Scheme.

This document can be found at:

<http://www.mpa.vic.gov.au/planning-activities/greenfields-planning/small-lot-housing-code/>. (Please ensure that you select the latest version.)

The Warralily Design Guidelines are to be applied in conjunction with the SLHC.

All housing and landscaping plans still require approval by the Warralily Design Review Panel (WDRP).



1.4 SUBMISSION REQUIREMENTS AND DEVELOPMENT APPROVAL PROCESS

The siting and design of your home is required to be approved by the WDRP before obtaining building permits. It is mandatory that all plans and other relevant drawings are submitted to the WDRP for approval.

The design of your landscaping for the front garden, forward of the homes front building line, is also required to be approved by the WDRP prior to any front landscaping commencing. It is mandatory that all front landscaping plans and other relevant documents are submitted to the WDRP for approval.

Please note: Developer approval of your house plans and developer approval of your landscaping plan are two separate approval processes. It is not a requirement to have a developer approved landscaping plan as a pre-requisite to enable you to achieve a building permit for your house plans.

To obtain the Developers approval, you must forward the Warralily Design and Siting Application Form (found in Appendix C at the rear of this document) and attach the documentation listed on the form for approval to:

Email: warralily@newland.com.au
Post: Warralily Design Review Panel
C/- Newland Developers Pty. Ltd.
497 Blackburn Road
Mt. Waverley, Vic., 3149

The submission for the siting and design of your home must include:

- A siting plan of the home on the lot with dimensions and setbacks from all boundaries. The site plan must also provide detail of the proposed location, material and colour of all proposed fencing and driveways;
- Floor plans that show the layout of the home indicating all rooms, windows, external doors, external fixtures, internal living area dimension, overall house dimensions and nominated floor levels;
- Full elevations indicating wall heights and all external finishes including garage door type;

- Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries;
- Colour selection (External Only);
- Fence design as per the Warralily standard requirements.

The submission for the landscaping for the front garden of your home must include:

- Landscaping Plan for front garden, forward of the homes front building line, demonstrating all proposed hard and soft landscaping, and which also details the proposed nature strip treatment (refer to Appendix D);
- A full planting schedule including botanic and common names for all plants to be used as well as relevant pot sizes and proposed locations on the plan;
- Fence design as per the Warralily standard requirements.

A checklist of submission requirements is provided as part of the Home Design and Siting Application Form included in Appendix C and the Landscaping Design Application Form included in Appendix D.

The WDRP will assess all designs and either provide a notice of approval or specify how the submission conflicts with the guidelines. Designs that substantially comply with the guidelines may be given a notice of approval with conditions requiring the rectification of minor design elements. Furthermore, the WDRP may make suggestions intended to improve the design.

The WDRP will endeavor to assess proposals in the shortest possible time and generally within 10 business days of receipt of a fully completed and compliant application. You must then obtain the approval of the building plans from the local Council or relevant Building Surveyor and/or any other relevant authorities required by the authority approval process.

1.5 DESIGN & APPROVAL FLOW CHART - CONVENTIONAL LOTS

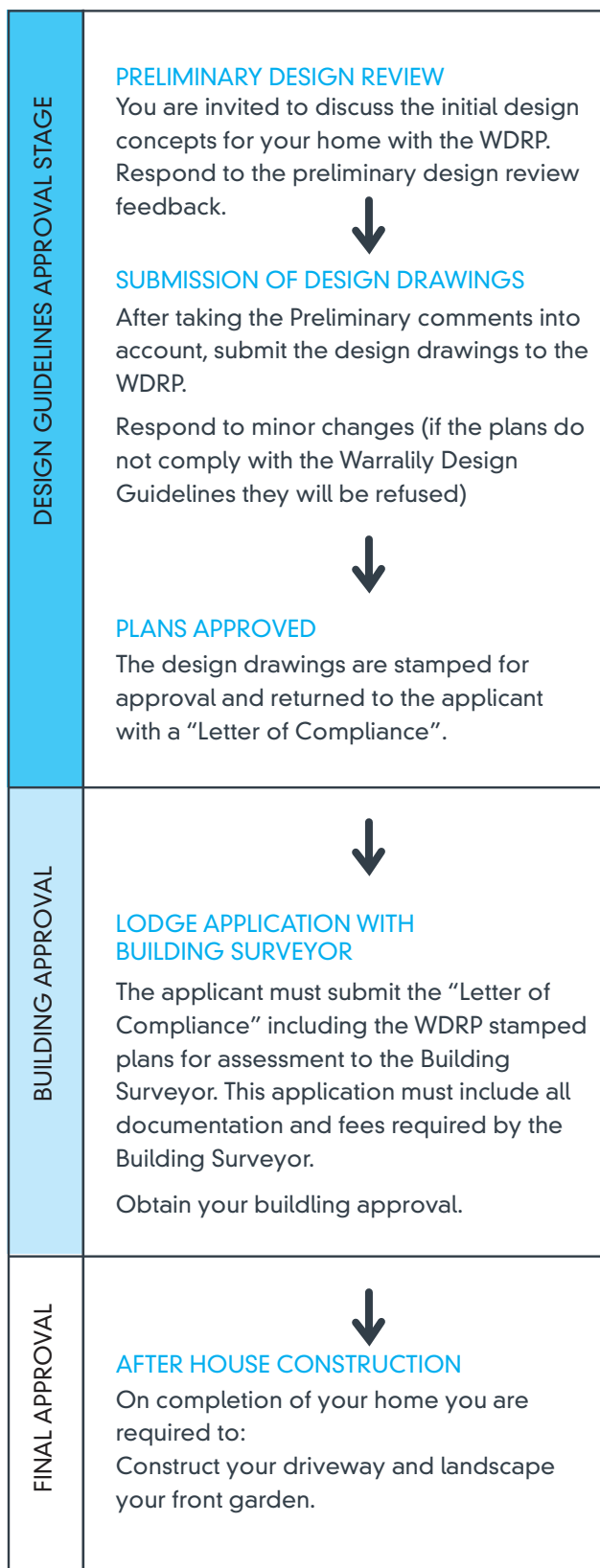


FIGURE1.1

1.6 PROCESS FLOW CHART - SMALL LOT HOUSING CODE LOTS



FIGURE1.2

IF YOUR LOT DOES NOT INCLUDE THE RELEVANT RESTRICTION ON TITLE, COUNCIL MUST ASSESS YOUR HOUSE DESIGN FOR APPROVAL VIA THE PLANNING PERMIT APPROVAL PROCESS



2: SITING AND ORIENTATION

WHERE POSSIBLE, EACH DWELLING SHOULD BE DESIGNED TO MAXIMISE THE ADVANTAGES AND NATURAL CHARACTERISTICS OF THE SITE. SOLAR ANGLES, VIEWS, PREVAILING BREEZES, RELATIONSHIP TO THE STREET, OPEN SPACE, LANDSCAPING AND ADJOINING DWELLING TYPE AND LOCATIONS SHOULD ALL BE CONSIDERED TO CREATE A RESPONSIVE DESIGN SOLUTION IN KEEPING WITH THE INTENT OF THE WARRALILY VISION.

2.2 ALL LOTS (UNLESS BEING ASSESSED AND MEETING REQUIREMENTS OF SLHC)

2.2.1 GENERAL: ALL LOTS

- A front (primary) boundary is deemed to be part of the lot with the street frontage being the smallest dimension, unless the Building Envelope Plan indicates otherwise;
- Only one dwelling may be built on any one lot unless specified in the applicable Plan of Subdivision;
- Each dwelling must be set back from the front boundary according to lot size and type as per Table 1 in section 2.2.3 unless otherwise specified in the applicable Plan of Subdivision;
- Garages located on the primary street frontage must be located a minimum of 0.5 metres behind the main facade of the dwelling (porch, portico or verandah is not classified as the main facade) unless otherwise noted or approved to vary this guideline by the WDRP;

- Building envelopes have been applied to some lots in this development. Where building envelopes have been prepared on the plans of subdivision, these buildings envelopes will indicate the area on each lot where a building can be sited;
- Parapet walls on the “build to boundary” side will not be permitted.

2.2.2 CORNER LOTS:

For the purpose of these guidelines, a corner lot is to be defined as a lot with a secondary boundary facing a road or an open space reserve at the discretion of the WDRP. Corner lots have significant impact on neighborhood character and, therefore, considerable attention is required to ensure that a desirable outcome is achieved for both the home owner and Warralily as a whole.

It is important that corner lots address their prominent position in the streetscape while contributing to the creation of an attractive, safe living environment. They form a gateway to adjoining streets and reserves, therefore it is essential that the dwelling addresses both street and/or reserve frontages with articulation of the built form including varying materials, window and door openings.

It is also important that corner lot homes are articulated to provide an appropriate corner feature to your home that will “turn the corner” for both single and two storey dwellings. Two or more of the following building elements must be incorporated into the design of all corner lot homes as a corner feature –

- Feature Windows – to match front facade (or other style as approved by WDRP);
- A mixture of feature building materials incorporated – to match front facade;
- A return balcony or pergola;
- An articulated step back or setback with feature building materials incorporated;
- Replicated front porch/portico.
- Other alternative submissions will be considered by the WDRP.

Construction

Blank walls to the secondary facade will not be approved.

Corner lot dwellings must also include 450 mm eaves to both primary and secondary street or reserve frontages unless otherwise approved by the WDRP.

Corner allotments with proposed crossovers intended to be located on a secondary street frontage may be considered by the WDRP on an individual basis, separate Council approval may be required.



FIGURE 2.1 - EXAMPLES OF DWELLINGS PERMITTED AND NOT PERMITTED ON CORNER ALLOTMENTS



2.2.3 FLOOR AREA AND FRONT SETBACKS

The minimum floor area and front setbacks for each house (unless lots are being assessed and meet the requirements of the SLHC) must be in accordance with the following table:

LOT SIZE m ²	MINIMUM FLOOR AREA (dwelling, excluding garage, decks, portico, etc.)	FRONT SETBACK (Unless otherwise specified by a registered building envelope)
<330m ²	100m ² (10.7sq)	A minimum of 4.5 m and a maximum of 6.5 m from the front boundary. A porch, verandah, portico or pergola may encroach into the front setback a minimum of 600 mm and no more than 1.5 m forward of the front wall to which it is attached.
330m ² – 450m ²	120m ² (12.90 sq)	A minimum of 4.5 m and a maximum of 6.5 m from the front boundary. A porch, verandah, portico or pergola may encroach into the front setback a minimum of 600 mm and no more than 1.5 m forward of the front wall to which it is attached.
451m ² >	150m ² (16.14sq)	A minimum of 4.5 m and a maximum of 6.5 m from the front boundary. A porch, verandah, portico or pergola may encroach into the front setback a minimum of 600 mm and no more than 1.5 m forward of the front wall to which it is attached.

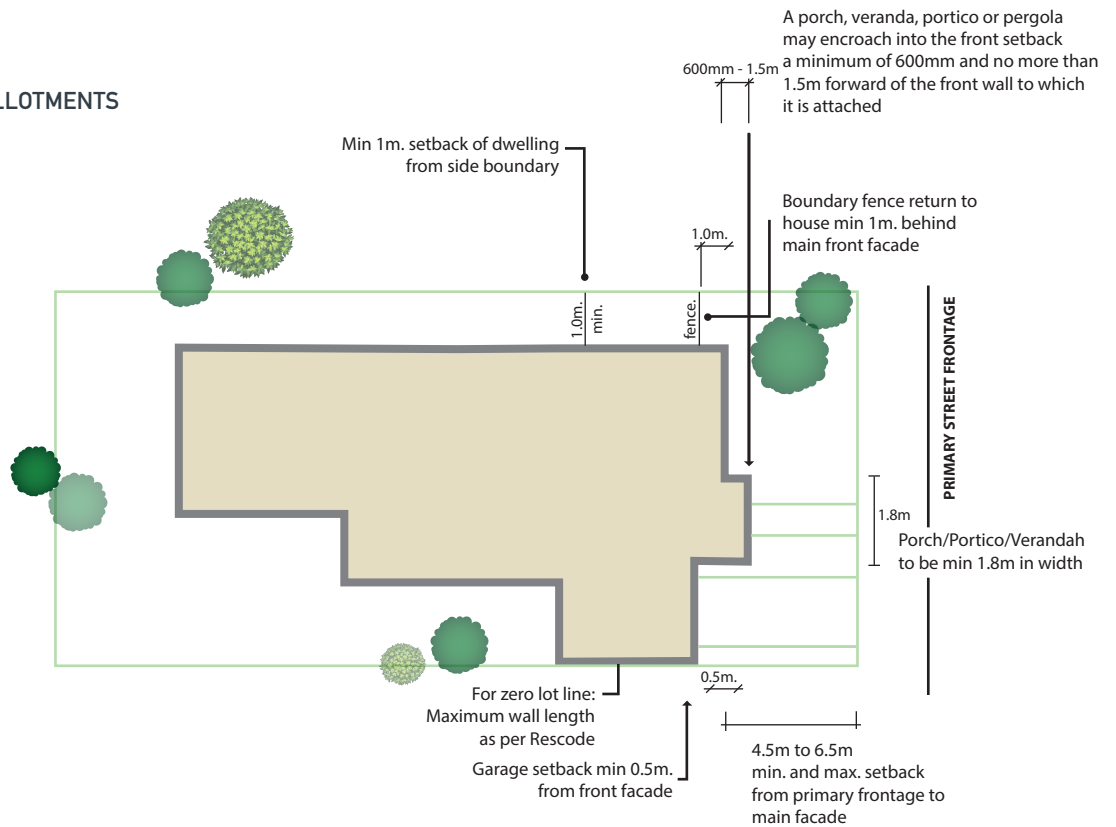
TABLE 1 - FLOOR AREA AND FRONT SETBACK

2.2.4 SIDE SETBACKS

Unless otherwise specified by a registered building envelope or lots being assessed and meeting the requirements of the SLHC, side setbacks need to allow for adequate landscaping and clear pedestrian access around the dwelling. Generally, single storey dwellings must have a minimum side setback of 1 metre at ground floor level, however zero lot line construction may be considered if it accords with all relevant authority standards including building envelope plans. This also applies to boundary setbacks on double storey developments.

On corner lots, buildings must be set back a minimum of 2.0 metres from the secondary street frontage (the smaller lot dimension generally defines the primary frontage). Refer Figure 2.3 for details.

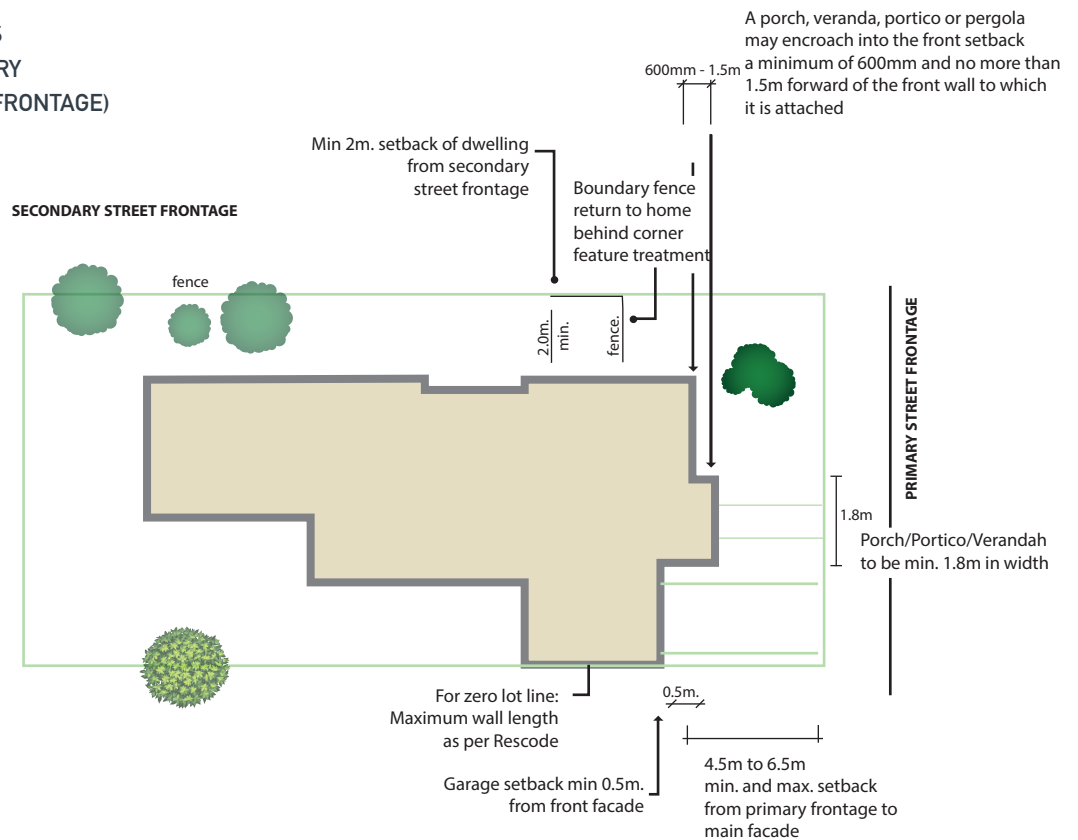
2.2.5 CONVENTIONAL ALLOTMENTS



CONVENTIONAL LOT DESIGN PLAN

FIGURE 2.2

2.2.6 CORNER ALLOTMENTS (LOTS WITH SECONDARY STREET OR RESERVE FRONTAGE)

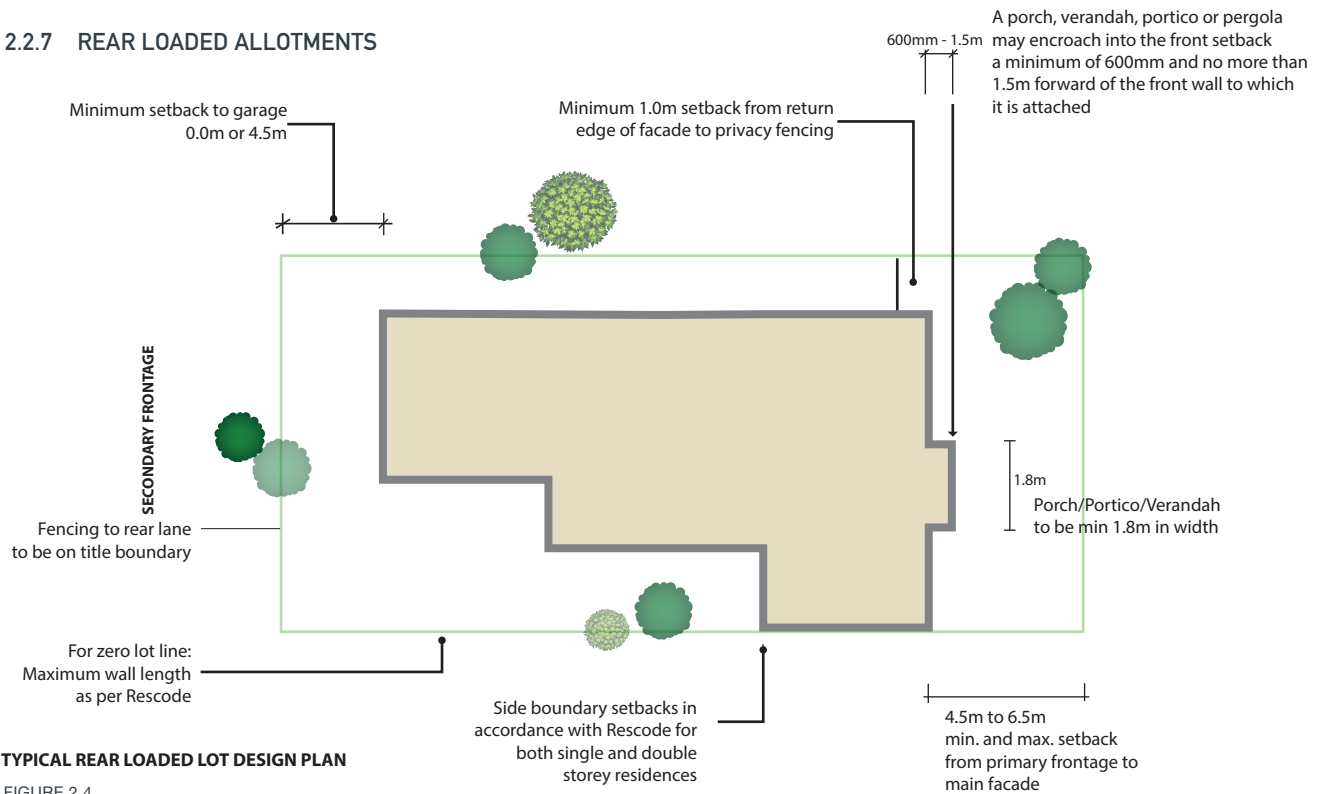


TYPICAL CORNER LOT DESIGN PLAN

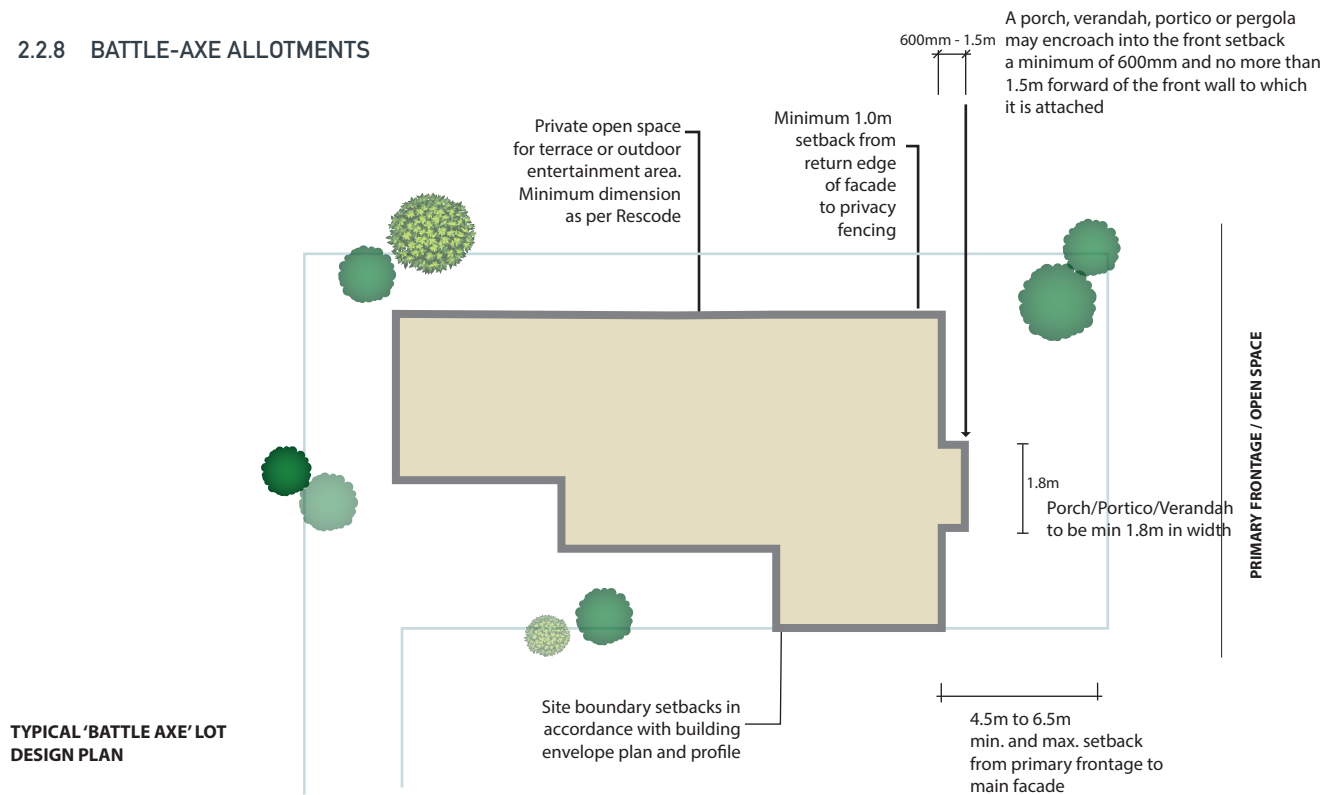
FIGURE 2.3



2.2.7 REAR LOADED ALLOTMENTS



2.2.8 BATTLE-AXE ALLOTMENTS



3: DWELLING DESIGN

3.1 ARCHITECTURAL CHARACTER MANDATORY STANDARDS

All lots including those that are subject to the SLHC are to follow these requirements:

- No dwelling may exceed two storeys in height;
- Designs featuring a mixture of lightweight materials – e.g. Weatherboard, shadow clad or colorbond or similar products are encouraged. Period style facades and elements are not permitted;
- Ceiling heights for all dwellings must not be less than 2.4 metres above floor level;
- All dwellings must have a porch, verandah, portico, pergola or other similar entrance feature surrounding the front entrance, entry porches, verandahs, porticos and pergolas must be sympathetic to the overall dwelling design;
- Kit homes and dwellings constructed of second hand materials are not permitted, except with the approval of the WDRP (i.e. second hand bricks);
- The main pedestrian entry (front door) or access way to the main pedestrian entry must be visible from the primary street frontage;
- Unless otherwise specified or considered as meeting the overall objectives of the guidelines by the WDRP, all roofs must be designed having a minimum eaves width of 450 mm. On single storey dwellings, eaves to the frontage of the dwelling must return and continue a minimum distance of 3 m along the connecting return wall and or walls from the said frontage. Walls constructed on side boundaries (zero lot line) may be exempt from the eaves requirements unless otherwise directed by the WDRP. Double storey dwellings must include eaves around the entire perimeter of the second level. Corner lot dwellings must include minimum 450 mm eaves to both primary and secondary street or reserve frontage unless otherwise approved by the WDRP;
- Roof pitches are to be a minimum of 22 degrees. Alternate roof forms including combinations will be considered by the WDRP provided it can be demonstrated that they comply with the overall objective and intent of the guidelines. Alternative roof forms, e.g. Skillion, are encouraged and will be considered on their merit by the WDRP;
- Roofing materials must complement the design and style of the proposed dwelling. Roof sheeting is to be non-reflective (muted tones only). Untreated galvanised or zinc finished, tray deck or fibre cement roof materials will not be approved;
- Roof construction of the garage must be incorporated within the main roof form of the dwelling except with the approval of the WDRP;
- Standard Aluminum sliding window frame or doors will not be permitted to any elevation visible from the street or public open space, unless approved by the WDRP. Windows should complement the overall house design;



- The ground floor of a dwelling must be 300 mm higher than the lowest finished surface level of the lot. This is readily achieved using waffle pod construction (slab on ground);
- It is preferred that where practicable, garages are designed to minimise their visual impact to the streetscape. All garages must be constructed in harmony with the main dwelling by using materials and colours which reflect the overall architectural theme and vision of Warralily. In assisting to minimise the visual impact of the garage as a dominant feature to the dwelling facade, the guidelines encourage roof construction of the garage to be incorporated within the main roof form of the dwelling. This intention also extends to the appearance and materials proposed for the garage door in order to ensure it too reflects the visual connectivity with the proposed dwelling.



FIGURE 3.1 EXAMPLES OF DWELLING DESIGNS MEETING DESIGN GUIDELINES

3.2 SPECIAL REQUIREMENTS FOR ALL LOTS

- The front facade must include a minimum 80% of other materials other than face brick to the front façade.
- Where a fully rendered front façade is proposed a minimum 3 different complimentary colours will be required. A minimum of one other material other than face brickwork will also be required.
- To provide greater streetscape presence for your home, the porch/portico or verandah should be a minimum 40% of the home's width (excluding the garage).

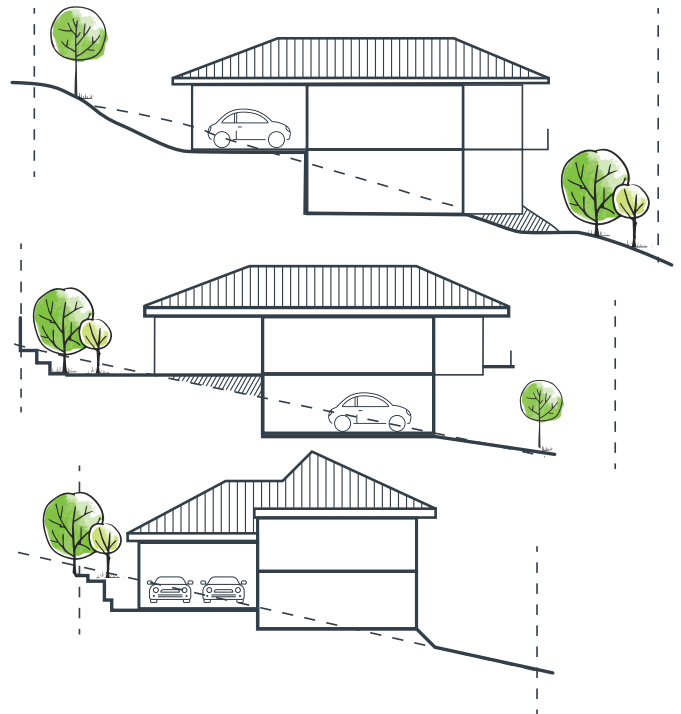


3: SLOPE CONSIDERATION

Houses and garages should be sited and designed to take advantage of the natural slope conditions.

Split level designs, for example, can be designed to follow the fall of the land and avoid unsightly and earthworks. Some lots will include specific building envelopes to ensure that views are maintained and neighbours views are protected as best of possible. Unsightly cut or fill should be avoided and limited to 1.0m in depth. Consideration must be given to neighbours properties. Landscaped terraces are preferred, subject to DAP.

- The front facade must include a minimum 80% of other materials other than face brick to the front façade.
- Where a fully rendered front façade is proposed a minimum 3 different complimentary colours will be required. A minimum of one other material other than face brickwork will also be required.
- To provide greater streetscape presence for your home, the porch/portico or verandah should be a minimum 40% of the home's width (excluding the garage).



3.2 BUILDING MATERIALS AND COLOUR PALETTE

An important element in maintaining a high quality of residential neighbourhood character is the control of external building materials, colours and other related finishes. These need to be durable which in turn will reduce future maintenance, repairs and will maintain the development's appeal for many years to come.

External walls of each dwelling must be constructed using the following materials;

- Face brickwork;
- Rendered or bagged brickwork/concrete block, but must be painted or coloured;
- Weatherboards, composite cladding materials and cement sheeting (painted, rendered or similar textured finish);
- Shadow clad or other lightweight material approved by the WDRP;
- Selected stone;
- Muted colours and finishes shall be used to blend with the natural setting of Warralily;
- External windows and doors other than those utilized in an entrance situation are not to contain reflective, frosted, coloured or patterned film on glass unless governed by authority and/or ResCode requirements or approved by the WDRP.



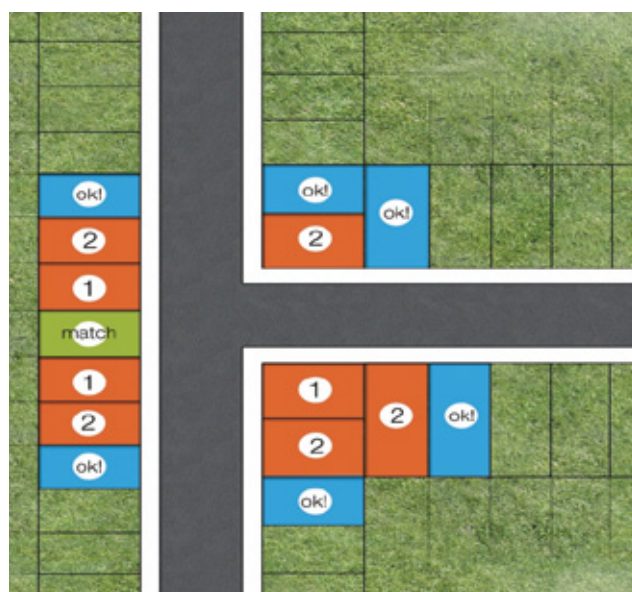
FIGURE 3.2 EXAMPLES OF EXTERNAL MATERIALS & FINISHES

3.3 FACADE ASSESSMENT

In order to protect your investment and your neighbour's investment, two dwellings of the same or similar front facade design shall not be built within 3 dwellings (including the subject property), this would include lots either side, opposite and other street frontages where applicable (Refer Figure 3.3).

No concept designs and/or facade only submissions will be accepted, i.e. submissions must include all information as requested on the Design Approval Application form to initiate the approval process.

The final facade assessment decision will be at the discretion of the WDRP.



(MATCH = FIRST APPLICATION RECEIVED BY THE WDRP)

FIGURE 3.3 FACADE ASSESSMENT



3.4 GARAGES

It is preferred that where practicable, garages are designed to minimise their visual impact to the streetscape. All garages must be constructed in harmony with the main dwelling by using materials and colours which reflect the overall architectural theme and vision of Warralily. In assisting to minimise the visual impact of the garage as a dominant feature to the dwelling facade, the guidelines encourage roof construction of the garage to be incorporated within the main roof form of the dwelling. This intention also extends to the appearance and materials proposed for the garage door in order to ensure it too reflects the visual connectivity with the proposed dwelling.

- The garage must be constructed at the same time as the dwelling;
- Garages located on the primary street frontage must be located either on the side boundary or a minimum of 200 mm (allowing for guttering) or 1.0 metre off that side boundary unless otherwise noted or approved to vary this guideline by the WDRP;
- Garages located on the primary street frontage must be set back a minimum of 0.5 metres behind the primary frontage facade of the dwelling unless otherwise approved by the WDRP;
- Swing in garages may be permitted subject to special consideration by the WDRP. The standard front setbacks will still apply. All garage walls addressing primary street frontage must be designed to address the said street frontage, i.e. with the inclusion of windows, first floor construction directly over, building articulation, combined roof forms and material finishes that complement the adjoining dwelling;
- Unenclosed sides of garages are not permitted to face a street frontage but may be located behind garages and residences. The WDRP reserves the right to limit the area of an unenclosed garage under roof;
- Garage design must match or complement the home in respect to materials, roof pitch, design, colour, external appearance and quality of construction;
- Garage doors shall not be more than 6 metres in width. Roller doors are not permitted to the front of garages. (See Figure 3.4);
- Three or more garage spaces will be assessed on the architectural merits by the WDRP. Any 3rd garage must be set back 0.5 m behind the double garage;
- The garage on lots with a frontage equal to or greater than 12.51 metres must be capable of accommodating a minimum of two vehicles unless approved by the WDRP. Tandem garages will not be considered to meet this requirement.
- The garage on lots with a frontage equal to or less than 12.50 metres must be capable of accommodating a minimum of one vehicle, with an additional area available on the lot to accommodate a second vehicle.



FIGURE 3.4 - EXAMPLES OF APPROVED AND NON-APPROVED GARAGE DOORS

3.5 DRIVEWAYS

- Driveways must be fully constructed prior to occupying the dwelling;
- Driveway material colours should consist of muted tones. A colour sample of the proposed driveway material must be provided with the application submission. Plain un-coloured/natural concrete driveways will not be permitted; exposed aggregate is highly encouraged;
- Driveways shall match the width of the street crossover at the property boundary (generally 3 m) and can expand to the maximum width of the garage door or doors;
- Driveways will have a minimum 0.5 metres setback from the side boundary for landscaping irrespective of whether the side boundary is fenced or not;
- It is recommended that you install a 0.1 metre diameter PVC conduit under the driveway to accommodate future irrigation requirements for the garden bed required between the driveway and side boundary;
- Driveways must be constructed of one of the following:
 - Natural stone or slate;
 - Brick and/or concrete pavers;
 - Coloured, saw-cut, or exposed aggregate concrete;
 - Asphalt with brick borders.

EXPOSED AGGREGATE



CONCRETE PAVERS/SAW-CUT COLOURED CONCRETE



FIGURE 3.5 EXAMPLES OF APPROVED DRIVEWAY FINISHES

3.6 LETTERBOXES

Letterboxes should be designed to complement and match the dwelling, using the similar materials, colours and finishes.



FIGURE 3.6 - EXAMPLES OF APPROVED AND NON-APPROVED LETTERBOXES



4: FENCING

4.1 FRONT FENCING

Front fences are not encouraged within Warralily, however it is likely that residents will want them for lots that front directly onto a reserve. They are not to exceed 1.2 metres in height, except for posts which may extend to 1.35 metres. Front fences should continue along both side boundaries and connect with the side boundary paling fence located a minimum 1.0 metre behind the front facade of the house. Front fencing shall be a minimum of 30% transparent (i.e. not a solid mass).

All front fence styles must be submitted to the WDRP for consideration. Fence styles that will be considered are:

- Vertical Timber Slat Fencing
- Flat Steel Slat Panels
- Post and Wire
- Masonry with steel infill

4.2 TYPICAL SIDE AND REAR FENCING

Unless otherwise specified in these guidelines, fence construction between adjoining lots must be generally lapped timber paling in accordance with Figure 4.1 below and as a minimum will incorporate the following elements:

- The fence height must be a minimum of 1.8 metres and a maximum of 1.95 metres;
- The fence must remain 1 metre behind the front facade and return to abut the dwelling.

Adjoining owners are solely responsible for the construction and maintenance or replacement of fencing between adjoining lots.

Subject to the approval of the WDRP, retaining walls or courtyard defining walls may be acceptable in the zone between the front boundary and the front of the dwelling, but must be complementary in material finish and design to the main dwelling.

No Colorbond fencing will be considered.



FIGURE 4.1

4.3 CORNER LOT FENCING (WARRALILY, PROMENADE AND CENTRAL PRECINCTS ONLY)

Corner lot timber fencing at Warralily, Promenade and Central Precincts (where the property's side/secondary boundary is abutting a road reserve or park) must be capped timber paling constructed in accordance with Figure 4.2 and must incorporate the following elements:
(Excludes Lots 10726 and 10747)

- The fence height must be a minimum of 1.8 metres and a maximum of 1.95 metres;
- The fence must incorporate a timber plinth and timber capping;
- The fence must remain behind the Corner Feature (see Clause 2.2) and return to abut the dwelling unless another return fencing treatment is approved by the WDRP;
- Wherever permitted, gates must be consistent with or complementary to the adjoining fencing details;
- Minimum 120 mm x 120mm Exposed posts.

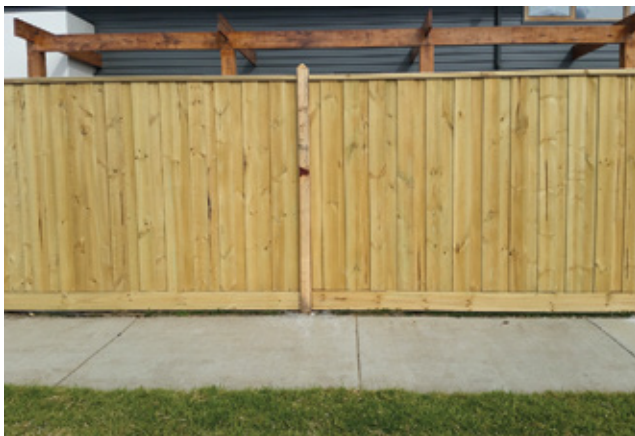


FIGURE 4.2

4.4 CORNER LOT AND RESERVE SIDE FENCING

Coast Corner lot fencing (where the property's side/secondary boundary is abutting a road reserve or park) must be brush fencing with timber posts in accordance with Figure 4.3 and must incorporate the following elements:

- The fence height must be a minimum of 1.8 metres and a maximum of 1.95 metres high, post spacing of 2.4 metres, 125 mm x 125 mm hardwood or Cyprus pine posts and brush infill to a specification approved by the WDRP;
- The fence must remain behind the Corner Feature (see Clause 2.2) and return to abut the dwelling;
- Wherever permitted, gates must be consistent with or complementary to the adjoining fencing details to a specification approved by the WDRP;
- The WDRP may consider and approve a part transparent fence design at its absolute discretion where the fence is abutting a park.



FIGURE 4.3



4.5 SIDE BOUNDARY BRUSH FENCING ADJOINING BARWON WATER RESERVE & CARTER ROAD, WARRALILY AND PROMENADE ONLY.

Corner fencing (where the property's side boundary is directly abutting the Barwon Water north south reserve must be brush fencing with timber posts in accordance with Figure 4.4 and must incorporate the following elements:

- The fence height will be approximately 1.8 metres high, 120 mm x 120 mm hardwood or Cyprus pine posts, with brush infill to a specification approved by the WDRP;
- The fence must remain behind the Corner Feature (see Clause 2.2) and return to abut the dwelling unless another return fencing treatment is approved by the WDRP;
- Wherever permitted, gates must be consistent with or complementary to the adjoining fencing details to a specification approved by the WDRP.



FIGURE 4.4

PLEASE NOTE: THIS SECTION IS ONLY RELEVANT TO LOTS 01, 113, 114, 146, 1000, 1019, 1401, 1516, 1517, 1536, 1551, 1552, 1557, 1558, 1567, 1600, 1601, 1607 1629, 1630, 1646, 1701, 1944, 1943, 1900, 1902, 1551 AND 1556

4.6 SIDE AND REAR BOUNDARY RESERVE FENCING, ABUTTING COUNCIL RESERVE KNOWN AS THE LINK (PROMENADE ONLY).

Side and rear fencing where the property's side or rear boundary is directly abutting the Council Reserve known as The Link in Promenade must be fenced with exposed timber posts in accordance with Figure 4.5 and must incorporate the following elements:

- Capped timber paling fence approximately 1.95 metres high, exposed post at a spacing of 2.7 metres, with an 840mm wide Colorbond infill installed at the end of every 3rd bay and where appropriate at the end of runs as shown below;
- For a corner lot, the fence must remain behind the Corner Feature of the home (see Clause 2.2) and return to abut the dwelling unless another return fencing treatment is approved by the WDRP;
- Wherever permitted, gates must be consistent with or complementary to the adjoining fencing details to a specification approved by the WDRP.



FIGURE 4.5

PLEASE NOTE: THIS SECTION IS ONLY RELEVANT TO LOTS 4032, 4015, 4014, 10226, 10225, 10224, 10223, 10219, 10218, 10117, 10116, 10115, 11014, 11015, 11016, 11013, 11216, 11228, 11620, 11619, 11601, 11708, 11709, 11725, 11726, 11142, 111041, 11201, 11215, 10736, 10735, 10536, 10535, 10320, 10319 AND 10301.

5: PLUMBING & ANCILLARY EQUIPMENT

5.1 RECYCLED WATER AND ASSOCIATED PLUMBING

Warralily has been designed with a “Third Pipe” recycled water network that will enable each property to reduce the demand of potable water resources. Class A Water (Recycled Water) is now available. Dwellings must connect all toilets to the “Third Pipe” recycled water network and provide a minimum of two garden tap outlets, one to the frontage area of the site and the other in the rear area of the site. All garden tap outlets must be connected to the “Third Pipe” recycled water network and colour coded accordingly.

- All external plumbing including spa pumps/motors are to be concealed from public view. Downpipes and gutters are exempt from this requirement;
- No exposed plumbing waste piping is permitted;
- Gutters and downpipe treatment must complement the house colour and are to be non-reflective (muted tones only);
- Untreated galvanised or zinc finished materials will not be approved due to reflection issues caused by light coloured or untreated surfaces;
- Recycled water taps and purple piping is not to be painted under any circumstances, it must remain purple in colour;
- Signage which says “do not drink” that is affixed to the recycled water taps/pipe must not be removed under any circumstances.

5.2 WATER EFFICIENCY

Water re-use and conservation in today’s climate are very important considerations when designing your home. Solutions may include the use of rainwater tanks; low water use plants in the garden, water re-use systems and the use of low water use shower heads and toilets, etc. More information on these important issues can be obtained from the City of Geelong (www.geelongaustralia.com.au), or Barwon Water (www.barwonwater.vic.gov.au).

5.3 RAIN WATER TANKS

Rain water tanks are encouraged as an environmental initiative however they must be positioned to restrict them from public view.

5.4 AIR CONDITIONING UNITS

Air conditioning units and exposed componentry thereof are to be located below the roof ridge line and towards the rear of the property to minimise visual impact and should not be positioned on the secondary frontage roof elevation of a corner lot. They are to be colour toned to match adjoining wall or roof colour. The units shall be of low profile type and wherever appropriate, be fitted with noise baffles.

Final position of units to be considerate of lot location, i.e. proximity to retail, parkland, etc. In these areas, air-conditioning units should be positioned to minimise visual impact.

5.5 TV ANTENNAS AND SATELLITE DISHES

An antenna will be required to be installed to watch Free to Air television. Any antenna are generally to be contained within the roof space and not visible. Where antennas are to be externally mounted, they are to be located at the rear of the dwelling, below the roof line to minimise visual impact from public viewing.

Satellite dishes for pay TV services are to be located toward the rear of the dwelling and below the ridgeline. The intent is to minimize the visual impact from adjoining streetscape and general public areas.



5.6 FIBRE TO THE HOME NETWORK AND SMART WIRING

Recognising technological advances in home communications, Warralily will be equipped to provide Fibre to the Home (FTTH) network.

The optic fibre network provides the following services:

- Internet
- Telephone services
- Access to future fibre ready services such as Internet Protocol Television (IPTV)

Homes at Warralily should be wired in accordance with FTTH wiring standards to ensure they can be connected to the above services.

5.7 ENVIRONMENTALLY SUSTAINABLE DESIGN

This development encourages good environmental design as it positively contributes to the reduction of greenhouse gases, biodiversity, conservation and water cycle management and we encourage good environmentally sustainable design.

5.8 SOLAR WATER HEATING AND SOLAR VOLTAIC CELLS

Solar Water Heating and Voltaic Cells are an efficient method of energy conservation and are highly encouraged. Solar hot water piping for dwellings or swimming pools is permitted provided that pipes are generally located on the roof of the home to minimise the visual impact from public viewing. To the extent that it will not reduce the solar efficiency of the home, the placing of units should be located to minimise visual impact from public viewing. Tanks for such systems are not permitted to be located on the roof and must be screened from public view.

6: GENERAL DWELLING & LANDSCAPING INFORMATION

6.1 SCREENING

To avoid detracting from the visual quality or the character of the streetscape, unsightly items and equipment must be screened from the street and public view.

Ground mounted and mobile equipment such as heating and cooling units, hot water services, rubbish disposal bins/containers, trailers, etc. shall be screened from public view and shall not be visible from the street or parkland. Under no circumstance, can a trailer or other unsightly objects be stored or parked forward of the homes front building line or on any nature strip or street.

6.2 CLOTHES LINE AND DRYING AREAS

Clothes lines and drying areas shall be located so that they are not visible to public viewing. Consideration should be given to using an extend-a-line which can be stored when not in use.

6.3 PARKING OF HEAVY VEHICLES (TRUCKS OR COMERCIAL VEHICLES), BOATS, TRAILERS AND CARAVANS ETC

Trucks or commercial vehicles (exceeding 1.5 tones) and all recreational vehicles including but not limited to boats and caravans shall be parked or stored on private residential occupied lots and must be screened from public view when parked or stored. Under no circumstances can such vehicles, trailers or other unsightly objects be stored or parked forward of any homes front building line or any naturestrip or street and no dismantling, assembling, repairs or restorations of commercial vehicles, boats, trailers or caravans is permitted on the land unless carried out at the rear of a dwelling house on the land in a location which is screened from public view.

6.4 DESIGN AND TIMING OF DWELLING CONSTRUCTION

The siting and design of your home is required to be approved by the WDRP before obtaining building permits for any dwelling. It is mandatory that all plans and other relevant drawings are submitted to the WDRP for consideration and approval.

6.5 LANDSCAPING AT WARRALILY

The landscape character at Warralily is generated by three components:

- The existing landscape assets, including significant retained vegetation and conservation reserve areas;
- New landscaping to public areas such as the creek corridor, street trees, wetlands areas and public parks;
- Landscaping on privately owned allotments and adjoining nature strips.

The first two elements will be installed by the developer and later maintained by the City of Greater Geelong. Private gardens are to be installed, maintained and managed by individual allotment owners. Private gardens will feature a diverse mix of native and exotic plants suited to the local environment. Additionally, nature strips must be maintained by the individual owners who abut them.

6.6 DESIGN AND TIMING OF LANDSCAPING WORKS AND LANDSCAPING ON PRIVATELY OWNED ALLOTMENTS AND ADJOINING NATURE STRIPS

The design of your landscaping for the front garden of your home including the treatment of the front (and side nature strip for a corner allotment), forward of the homes front building line, is required to be approved by the WDRP prior to any front landscaping works commencing. It is mandatory that all front landscaping plans and other relevant documents are submitted to the WDRP for consideration and approval.



All landscaping to the front of the dwelling including landscaping to the adjoining nature strip/s must be completed to the satisfaction of the WDRP within 6 months of a certificate of occupancy being issued for the dwelling on the lot, in accordance with Clause 7.0 of these guidelines.

6.7 ALUMINIUM ROLLER SHUTTERS, BATTENED SCREENS OR LOUVRED SCREENS TO WINDOWS

The use of aluminium roller shutters to windows is prohibited. The installation and use of any proposed Shutters, Battened or Louvred Screens must be approved by the WDRP.

6.8 WINDOW FURNISHINGS

Internal window furnishings which can be viewed by the public should be fitted within three (3) months of occupancy of your home. Sheets, blankets, or similar materials for which window furnishing is not their primary use, are not permitted.

6.9 MAINTENANCE OF LOTS

6.9.1 VACANT LOTS

The Purchaser shall not allow any rubbish including household rubbish, 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 (6" or higher) of grass or weeds upon the lots.

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

Prior to the issue of a Certificate of Occupancy of any dwelling, the Developer or its agents retain the right to access any lot at any time without creating any liability for trespass or otherwise to remove rubbish, maintain, slash or mow a lot and the Purchaser must meet the Developer's reasonable costs of doing so.

The purchaser shall not leave the land in a state of disrepair, including allowing excessive weeds, rubbish or debris to remain on the land, or permit the deterioration of the land or any of the improvements erected or to be erected thereon.

Furthermore, City of Greater Geelong Local Law 2014 (Clause 14 (2)) requires the following:

- Owners are responsible for ensuring that grass/weeds on their property do not exceed a maximum height of 4" during the bushfire danger period (November to March).

For non-compliance:

- A warning letter is sent to the owner by Council and they are given 2 weeks to mow their grass;
- If grass is not mown in the 2 week timeframe, an infringement notice may be issued;
- If the owner is still non-compliant, Council will send a maintenance company to mow the grass and bill the owner accordingly.

Outside fire danger period (April to October) grass/weeds must be kept maintained at a maximum height of 6" or less. Should the owner not comply, the Council will issue a \$300 on the spot fine.

6.9.2 ESTABLISHED HOMES

Council Local Laws Officers inspect established houses and if weeds/grass exceed a maximum height of 6" –

- A letter will be sent to owners who do not maintain their established properties accordingly and they may incur an infringement fine of \$300.
- If a property is not maintained and concerned neighbours complain, an infringement fine of \$300 may apply.

6.10 SIGNAGE

Signage is not permitted on residential lots with the following exceptions:

- Display home signage with the written approval of WDRP;
- Builders or tradespersons identification (maximum 600 mm x 600 mm) required during dwelling construction. These signs must be removed within 10 days of the issue of the Certificate of Occupancy for any dwelling;
- One sign only advertising the sale of a complete dwelling is permitted. These signs must be removed within 10 days of the property being sold and only one sign is to be erected per lot and is to be no larger than 6 ft. by 4 ft.;
- There are to be strictly no signs erected for the purposes of advertising the sale of a vacant lot other than any sign that relates to the sale of such lot by the Developer;
- All other signs must be submitted to the WDRP for consideration and approval must be granted prior to the sign being erected.

6.11 DRIVEWAY CROSSOVER AND FOOTPATH PROTECTION DURING DWELLING CONSTRUCTION

Prior to commencement of building works, the landowner must ensure they have applied for and obtained an Asset Protection Permit from City of Greater Geelong. If, after building works are completed, any damage has been caused to City of Greater Geelong assets, the Purchaser must make good any damage to the satisfaction of City of Greater Geelong. It is advisable for landowners to ensure that their builder is aware and made liable for any damage to the above items within the terms of their individual contracts.

6.12 STREET TREE PROTECTION DURING DWELLING CONSTRUCTION

Street trees are a key part of any landscape and, over time, provide great amenity value to the immediate and wider local environs. All street trees are installed by the developer and maintained for a period of two years. It is the responsibility of the landowner to ensure that the tree is protected during all building works.

Street trees will be regularly monitored by both the developer and City of Greater Geelong to ensure that trees have not been damaged as a result of the building process. Tree replacement will be at the landowner's expense.

6.13 COMMERCIAL AND NON-RESIDENTIAL USE

Any proposed commercial or non-residential use (i.e. Convenience Shop, Office, Medical Centre and Childcare Centre) is required to be approved by the WDRP.

6.14 SHEDS, OUTBUILDINGS, TEMPORARY OR RELOCATABLE BUILDINGS AND ANCILLARY ITEMS

Sheds, outbuildings and ancillary items should not be visible from the public realm and must not exceed a maximum height of 3.6 m at the ridgeline, measured from natural ground level, and have a maximum height of any perimeter wall, excluding the gable infill, of 2.4 m measured from the natural ground level. A minimum 1.0m setback from any side or rear boundary will need to be achieved.

Any proposed shed or outbuilding must be constructed from quality materials. Untreated galvanised zinc finished, tray deck or fibre cement or second hand materials are not permitted, except with the approval by the WDRP (ie: second hand bricks).

No temporary or relocatable buildings or structures including storerooms, garden sheds, pergolas, swimming pools and spas can be erected on any lot unless they are for use in connection with an existing dwelling house.

Any proposed shed, outbuilding or ancillary item is required to be approved by the WDRP before obtaining any statutory building or planning permits. Any submission must include a site plan, elevation plans and schedule detailing external finishes, colours and external fixtures.



7: LANDSCAPING REQUIREMENTS TO ALL ALLOTMENTS

PRIVATE GARDENS ARE TO BE INSTALLED, MAINTAINED AND MANAGED BY INDIVIDUAL ALLOTMENT OWNERS. PRIVATE GARDENS WILL NEED TO FEATURE A DIVERSE MIX OF NATIVE AND EXOTIC PLANTS SUITED TO THE LOCAL ENVIRONMENT. ADDITIONALLY, THE FRONT NATURE STRIP (AND SIDE NATURE STRIP FOR A CORNER ALLOTMENT) MUST BE LANDSCAPED (IN ACCORDANCE WITH THESE GUIDELINES) AND MAINTAINED TO A HIGH STANDARD BY THE INDIVIDUAL OWNERS WHO ABUT THEM.

7.1 LANDSCAPING PLANS

7.1.1 SUBMISSION OF LANDSCAPING PLANS

The design of your landscaping for the front garden of your home forward of the home's front building line including the treatment of the nature strip(s) is required to be approved by the WDRP. It is mandatory that all front garden landscaping plans, together with a completed Warrally Landscaping Design Application form (Appendix D), are submitted to the WDRP for consideration and approval. No landscaping works forward of the front building line of any dwelling can commence until the landscaping plans have been approved by the WDRP.

The Design Review Panel will endeavour to assess proposals in the shortest possible time and generally within fifteen (15) working days of receipt of application, if all required documentation is provided. Applications cannot be assessed until all of the above information is available. The Developer reserves the right to request further information or suggested improvements/amendments to any landscaping design if the plans, as submitted, do not meet the minimum landscaping requirements as set out below.

7.1.2 LANDSCAPING DESIGN DETAIL REQUIREMENTS

Any Landscaping Plan submitted for consideration must meet the minimum requirements as detailed in the Landscaping Regulations and Guidelines detailed below (Refer section 7.1.3) and be drawn at a scale of 1:100. The plan must diagrammatically demonstrate any proposed landscaping forward of the home's front building line (including the treatment of the nature strip(s)) as well as a schedule detailing all planting, surfaces and finishes proposed to be used in the garden. The plan must include the following detail:

- Detailed design of any landscaping demonstrating the proposed layout of the garden including the location of all plantings, surfaces and finishes proposed to be used. The plan should also provide dimensions of any proposed garden beds and/or structures proposed;
- Planting schedule detailing all proposed plant species (botanic names and common names to be provided) including quantities of each species, spacing of plantings, height and pot size of the required mature tree and pot size of any shrubs and/or ground covers to be used;
- Surfaces and finishes schedule detailing all materials and structures proposed to be installed such as turf/grassing, garden bed edging, paving materials, decking, mulches, river rocks, toppings, retaining walls, planter boxes, etc.;

- Details for any proposed fence including any gate structure between side boundary fence and dwelling must be provided (height, material and colour);
- Proposed treatment to the front nature strip(s) that abuts your lot.

Plans may be altered at any time, but must be approved and endorsed by the WDRP prior to installation.

Appendix A contains a list of Recommended Plants for use at Warralily. Selection of plants from this list is recommended, but not mandatory.

Appendix B contains a list of Prohibited Plants, plants that must not be used at Warralily due to either their invasive nature or potential to dilute the genetic character of local indigenous planting. This control is mandatory.

Appendix D provides guidance for garden design to assist in landscaping design plan submission.

7.1.3 LANDSCAPING REGULATIONS AND STANDARDS

The Landscaping Regulations and Standards have been designed to create an attractive open streetscape, complementing street trees and public parks, conservation reserves and the Armstrong Creek Corridor at Warralily.

The purpose of the requirements is to assist residents and property owners in the design and development of their new home and landscaping to meet the minimum landscaping requirements and standards to ensure not only eligibility for the landscaping rebate (if applicable), but to also enhance the amenity and overall presentation of the Warralily community.

All proposed landscaping to private allotments at Warralily should provide for a suitable response to the blending of native and exotic plant species, characteristic of the Australian coastal town character. These controls seek to preserve the local genetic pool by encouraging the use of native plant material with local provenance whilst allowing the use of exotic plant species.

Furthermore, Warralily has been designed with a “Third Pipe” recycled water network that will enable each property to reduce the demand of potable water resources. Class A Water (Recycled Water) is now available and each dwelling must provide a minimum of two garden tap outlets, one to the frontage area of the site and the other in the rear area of the site. All garden tap outlets must be connected to the “Third Pipe” recycled water network and colour coded accordingly.

The following regulations and guidelines apply to landscaping on all private allotments forward of the front building line of the dwelling and must be adhered to in all circumstances including in order to claim any landscaping rebate if included in the Contract of Sale:

- All areas forward of the building line of the dwelling must be landscaped and accordance with any WDRP approved plan;
- It is encouraged that 60% of plants used in the gardens of dwellings be locally indigenous plant material and, where possible, planting should be selected from the Warralily Approved Plant list;
- No plants on the Warralily Prohibited Plant List are to be used and any outbreak of inadvertently introduced Prohibited plant species is to be eradicated in a timely manner;
- All areas of the landscaping that are not paved are to be landscaped using plants, grass, shrubs, groundcovers or trees. No more than 40% of the landscaped area (excluding driveways) is to comprise hard surfaces such as paving, except with the approval of the WDRP;
- All garden beds must be edged and be a minimum of 500 mm in width. Garden beds must be provided with a minimum of 100 mm of topsoil prior to any planting and be mulched after planting to a depth of no less than 100 mm with a high quality mulching material;



- The landscaping must feature garden beds with a minimum of:
 - 1 x advanced tree species to be installed at a minimum height of 2 metres at the time of planting unless otherwise approved;
 - 10 x medium to large shrubs/plants with a minimum pot size of no less than 200 mm;
 - 15 x smaller shrubs/plants with a minimum pot size of no less than 150 mm; and
 - 10 x ground cover or 10 x additional smaller shrubs/plants with a minimum pot size of no less than 150 mm.
- Assessment of the density of plants will be considered on its merits, if the lot is assessed under the SLHC.

Relevant planting details as required in section 7.1.2 of the landscaping guidelines must be provided and noted in planting schedule.

- The garden must contain a mixture of free draining surfaces such as:
 - Grass
 - Garden beds containing trees, shrubs or ground covers
 - River pebbles or toppings or similar
- Taps must be fixed to a wall, fence or other WDRP approved permanent structure;
- Fencing forward of the building line of the dwelling is not permitted, except in accordance with Section 4 of these guidelines;
- The approved nature strip(s) treatment will need to be completed. All nature strip(s) must be grassed using either Instant Turf or topsoiled and seeded with established growth prior to landscaping completion. Any other proposed landscaping treatment must be approved by the WDRP;
- Landscaping must continue to be well maintained at all times. All landscaping must be kept weed free and any grass should not exceed 6" at any given time;
- If fitted, an Irrigation System must be connected to the recycled water mains and should service all landscaped areas that are not paved. Any irrigation system must comply with Barwon Water regulations for recycled water usage and be fitted with approved and tested backflow prevention devices if required by Barwon Water;

- Taps and water meter must be screened from public view. If timber treatment is proposed, the screen must have a high quality finish. Untreated Pine is not permitted unless otherwise approved by the WDRP. If planting is proposed to screen the taps and water meter, the plants must be mature at the time of planting and provide adequate screening so these structures are not visible from public view. Additional planting (of an appropriate size/height) may need to be provided if it is determined by the WDRP that the taps and meter are not sufficiently screened at the time of landscaping completion inspection;
- Recycled water taps and purple piping is not to be painted under any circumstances, it must remain purple in colour; and any signage which says "do not drink" that is affixed to the recycled water taps/pipe must not be removed under any circumstances;
- Driveways will have a minimum 0.5 metres setback from the side boundary for landscaping irrespective of whether the side boundary is fenced or not;
- It is recommended that you install a 0.1 metre diameter PVC conduit under the driveway to accommodate future irrigation requirements for the garden bed required between the driveway and side boundary;
- Any proposed structure, i.e. decking, planter box, etc., should have a high quality finish;
- The location and style of any proposed Letterbox must be provided. The style of the letterbox must comply with the Design Guidelines. Single post letterboxes are not permitted;
- Any proposed grassed area must be Instant Turf or topsoiled and seeded with established growth prior to landscaping completion;
- Driveway must be exposed aggregate or coloured concrete or other treatment as approved by the WDRP. No plain concrete will be accepted. The material and colour for the driveway must be included on the plan, regardless of who will be installing it;
- Materials and finishes for any proposed street tree plinth boxes must be noted on the plan.

Landscaping plans not meeting these regulations and standards, but with architectural merit may be considered for approval by the WDRP at their discretion.

7.2 COMPLETION OF LANDSCAPING

All landscaping to the front of the dwelling including landscaping to the adjoining nature strip(s) must be completed to the satisfaction of the WDRP within 6 months of a Certificate of Occupancy being issued for the dwelling on the lot, in accordance with Clause 7.0 of these Guidelines.

In addition to this, in order to claim any landscaping rebate (if applicable to your lot) offered under the Contract of Sale, purchasers must complete construction of the dwelling and landscaping to front garden of the dwelling, forward of the front building line, including any driveway and paths and nature strip/s, and submit the application of completion together with a completed Landscaping Rebate Application form (Appendix E) to the WDRP within 24 months from settlement of the lot, if applicable. If this requirement is not met, you will not be eligible for the landscaping rebate.

7.3 STREET TREE PROTECTION DURING DWELLING AND LANDSCAPING CONSTRUCTION

Street trees are a key part of any landscape and, over time, provide great amenity value to the immediate and wider local environs. All street trees are installed by the developer and maintained for a period of two years. It is the responsibility of the landowner to ensure that the tree is protected during all building works. Street trees will be regularly monitored by both the developer and CoGG to assess and ensure that trees have not been damaged as a result of the building process. If street tree replacement is required as a result of any tree being damaged during the home building process, all replacement costs will be at the landowner's expense and the costs of replacement and two years maintenance will be deducted from the landscaping rebate if required.

7.4 MAINTENANCE OF PRIVATE GARDENS AND NATURE STRIP(S)

As per the City of Greater Geelong Local Law 2014 (Clause 14 (2)), maintenance requirements for all lots are as follows:

Vacant lots:

Owners are responsible for ensuring that grass/weeds on their property do not exceed a maximum height of 4" during the bushfire danger period (November to March). Outside the fire danger period (April to October), grass/weeds must not exceed a maximum height of 6".

Established homes:

Owners are responsible for ensuring that grass/weeds on their property do not exceed a maximum height of 6".

Please note that if the above requirements are not met, City of Greater Geelong may issue infringement notices and fines may be applicable. Please contact City of Greater Geelong for further detail on penalties.





APPENDICES

APPENDIX A: RECOMMENDED PLANT SPECIES

TREE SPECIES

ORIGIN	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H X Wm)
EVERGREEN			
Aus	Acacia implexa	Lightwood	5-15 x 4-7
Aus	Acacia pycnantha	Golden Wattle	3-10 x 2-5
Aus	Allocasuarina littoralis	Black Sheoke	4-8 x 2-5
Aus	Allocasuarina verticillata	Drooping Sheoke	4-11 x 3-6
Exotic	Arbutus unedo "Pink Pearls"	Pink Flowered Strawberry Tree	5 x 4
Aus	Corymbia ficifolia	Red Flowering Gum	9
Aus	Eucalyptus leucoxydon ssp connate	Yellow Gum	10-20 x 6-20
Aus	Eucalyptus viminalis	Manna Gum	10-20 x 8-15
Aus	Exocarpos cupressiformis	Cherry Ballart	3-8 x 3-5
Exotic	Magnolia "Little Gem"	Dwarf Magnolia	4 x 2.5
Exotic	Michelia doltsopa	Sweet Michelia	10 x 7
DECIDUOUS			
Exotic	Acer campestre	Field Maple	9 x 6
Exotic	Acer negundo	Box Elder	10 x 8
Exotic	Gleditsia triacanthos "Elegantissima"	Elegantissima Honey Locust	4 x 3
Exotic	Lagerstroemia indica	Crepe Myrtle	5 x 3
Exotic	Malus ioensis "Plena"	Bechtel Crab Apple	6 x 4.5
Exotic	Melia azederach	White Cedar	10 x 6
Exotic	Pyrus ussuriensis	Manchurian Pear	9 x 7
Exotic	Pyrus calleryana "Chanticleer"	Chanticleer Callery Pear	11 x 6
Exotic	Ulmus parvifolia "Todd" Chinese	Elm	10 x 11
SHRUB SPECIES			
Aus	Acacia paradoxa	Hedge Wattle	2-4 x 2-5
Exotic	Agave attenuate	Agave	0.6 x 0.6
Aus	Baloskion tetraphyllum	Tassel Cord-rush	1.7
Aus	Banksia ericifolia	Coast Banksia	5-6 x 4
Exotic	Bergenia "Bressingham White"	Saxifrage, Pigsqueak	0.6 x 0.6
Aus	Bursaria spinosa	Sweet Bursaria	2-8 x 2-4
Exotic	Bystropogon canariensis	Canary Island Smoke Bush	2 x 1
Aus	Callistemon ssp.	Bottlebrush	4
Aus	Cassinia aculeate	Dogwood	2-4 x 1-2
Exotic	Ceanothus "Blue Cushion"		0.9 x 2
Exotic	Choisya ternate	Mexican Orange Blossom	1.5 x 3
Aus	Chrysocephalum ferrugineus	Shrub Everlasting	2-6 x 1-3
Exotic	Cistus ssp.	Rock Rose	1.5 x 1.8
Exotic	Clivia nobilis	Fire Lily	0.6-0.8
Aus	Coprosma quadrifida	Prickly Currant-bush	2-4 x 1-1.5
Exotic	Cotinus coggygria "Velvet Cloak"	Velvet Cloak Smoke Bush	2.2 x 2
Aus	Dillwynia cinerascens	Grey Parrot-pea	0.6-1.5 x 0.5-1.5
Aus	Dodonaea viscosa	Giant Hop-bush	1-3 x 1-3



APPENDIX A: RECOMMENDED PLANT SPECIES

TREE SPECIES

ORIGIN	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H X Wm)
SHRUB SPECIES (cont)			
Aus	<i>Epacris impressa</i>	Pink Heath	1.2 x 1
Exotic	<i>Euonymus alatus</i>		2 x 2
Exotic	<i>Euryops pectinnatus</i> "Bright Eyes"	Hop Goodenia	2 x 2
Aus	<i>Goodenia ovate</i>	Hop Goodenia	1-2.5 x 1-3
Aus	<i>Grevillea</i> "Robyn Gordon", "Poorinda Pride"	Grevillea	1.5 x 1.5
Aus	<i>Gynatrix pulchella</i>	Hemp-Bush	2-4 x 1.5-3
Aus	<i>Hakea nodosa</i>	Yellow Hakea	1-3 x 2-4
Aus	<i>Hardenbergia violacea</i>	Happy Wanderer	0.4
Exotic	<i>Hibiscus syriacus</i>	Rose of Sharon	3 x 2
Aus	<i>Hymenanthera dentate</i>	Shrub Violet	2-4 x 1-2.5
Exotic	<i>Kolkwitzia amabilis</i>	Chinese Beauty Bush	3 x 2
Exotic	<i>Laurus nobilis</i> "Miles Choice"	Mile's Bay Laurel	2-5 x 5-10
Exotic	<i>Lavandula dentate</i>	French Lavender	1.4 x 1.5
Aus	<i>Leptospermum continentale/laevigatum</i>	Prickly/Coast Tea-tree	1-4 x 1-2
Aus	<i>Leucophyta brownie</i>	Cushion Bush	1 x 1
Exotic	<i>Loropetalum chinense</i> "Pink"	Fringe Flower	1.8 x 1.5
Aus	<i>Melaleuca ericifolia</i>	Swamp Paperbark	4 x 3
Aus	<i>Metrosideros excelsa</i> "Pink Lady"		4 x 3.5
Exotic	<i>Michelia yunnanensis</i>	Michelia	1.8 -3.6 x 1.8
Aus	<i>Olearia axillaris</i>	Coast Daisy-bush	1-2 x 1-2
Exotic	<i>Osmanthus x burkwoodii</i>	Burkwood Osmanthus	1.8-3 x 1.8
Aus	<i>Ozothamnus ferrugineus</i>	Shrub Everlasting	2-6 x 1-3
Aus	<i>Pandorea pandorana</i>	Wonga Vine	10 x 3
Aus	<i>Rhagodia candolleana</i> ssp. <i>Candolleana</i>	Seaberry Saltbush	2 x 2
Exotic	<i>Salvia leucantha</i>	Mexican Bush Sage	1.2 x 1.5
Aus	<i>Solanum laciniatum</i>	Kangaroo Apple	1-3 x 1-3
Exotic	<i>Strelitzia reginae</i>	Bird of Paradise	2 x 1
Aus	<i>Westringia fruticosa</i> (many cultivars)	Coast Rosemary	1.5 x 1.5
Aus	<i>Xanthorrhoea johnsonii</i>	Grass Tree	5 x .5

APPENDIX A: RECOMMENDED PLANT SPECIES

TREE SPECIES

ORIGIN	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H X Wm)
GROUND COVER, CLIMBER AND TUSSOCK SPECIES			
Aus	Anigozanthos ssp.	Kangaroo Paw	1 x 0.5
Aus	Arthropodium milleflorum	Vanilla Lily	0.3
Aus	Atriplex paludosa ssp. Paludosa	Marsh Saltbush	1 x 2-3
Aus	Banksia blechnifolia		0.25 - 0.45
Aus	Baumea acuta	Pale Twig-rush	0.2 - 0.4 x 1
Aus	Brachyscome multifida	Cut-leaf Daisy	0.3 x 0.5
Aus	Carex ssp.	Sedge	0.8 x 0.6
Aus	Carpobrotus modestus/rossi	Inland Noonflower/Pigface	0.06 - 0.5 x 1
Aus	Chrysocephalum apiculatum	Common Everlasting	0.05 x 0.3-0.4
Aus	Correa reflexa	Common Correa	1 x 1.5
Aus	Dianella ssp	Flax Lily	1
Exotic	Dietes ssp.	Wild Iris	.8 x .8
Exotic	Disphyma crassifolium	Purple Dew-Plant	.02-.3
Aus	Distichlis distichophylla	Australian Salt-grass	0.3 x >1
Aus	Ficinia nodosa (Isolepis nodosa)	Knobby Clubrush	1 x 0.8
Aus	Gahnia radula	Thatch Saw-sedge	1-2 x .5-2
Aus	Hardenbergia violacea	Purple Coral-pea	0.15-0.3 x 1
Aus	Hypericum gramineum	Small St John's Wort	0.3 x 0.2
Aus	Juncus ssp.	Rush	1
Aus	Kennedia prostrata	Running Postman	0.2
Exotic	Liriope gigantea	Giant Turflily	.4 x .9
Aus	Lomandra ssp.		0.5 x 0.7
Aus	Myoporum parvifolium	Creeping Boobialla	0.10 x 2
Exotic	Osteospermum species	African Daisy	0.5
Aus	Pandorea "Lady Di"	White Bower Vine	3 -5m
Aus	Pimelea humilis	Common Rice-flower	0.5
Aus	Prostanthera rotundifolium	Native Mint Bush	0.8 x 0.8
Aus	Scaevola aemula	Fan Flower	0.5
Aus	Senecio pinnatifolius	Variable Groundsel	0.2-0.5 x 0.5-1.2
Aus	Wahlenbergia communis	Tufted Bluebell	0.15-0.6 x 0.15



APPENDIX B: PROHIBITED PLANT SPECIES

TREE SPECIES

BOTANICAL NAME	COMMON NAME
TREE SPECIES	
<i>Acacia saligna</i>	Golden Wreath Wattle
<i>Acacia sophorae</i>	Coast Wattle
<i>Cytisus palmensis</i>	Tree Lucerne or Tagasaste
<i>Fraxinus rotundifolia</i>	Desert Ash
<i>Melaleuca armillaris</i>	Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus radiata</i>	Monterey (Radiata) Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Pyracantha crenulata</i>	Pyracantha
<i>Rhamnus alaternus</i>	Italian Buckthorn
<i>Salix</i> species	Willows
GROUNDCOVER, CLIMBER & TUSSOCK SPECIES	
<i>Asparagus asparagoides</i>	Smilax/Bridal Creeper
<i>Asparagus scandens</i>	Asparagus Fern
<i>Cortaderia selloana</i>	Pampas Grass
<i>Delairea odorata</i>	Cape Ivy
<i>Dipogon lignosus</i>	Dolichos Pea
<i>Hedera helix</i> English	Ivy
<i>Lonicera japonica</i>	Japanese Honeysuckle
<i>Passiflora mollissima</i>	Banana Passionfruit
<i>Senecio angulatus</i>	Climbing Groundsel
<i>Sollya heterophylla</i>	Blue Bell Creeper
<i>Tradescantia fluminensis</i>	Wandering Jew
<i>Vinca major</i>	Blue Periwinkle
SHRUB SPECIES	
<i>Chrysanthemoides monilifera</i>	Bonseed
<i>Coprosma repens</i>	Mirror Bush
<i>Cotoneaster</i> species	Cotoneaster
<i>Erica lusitanica</i>	Spanish Heath
<i>Genista linifolia</i>	Flax Leaf Broom
<i>Genista monspessulana</i>	Cape Broom
<i>Hakea suaveolens</i>	Sweet Hakea
<i>Ligustrum vulgare</i>	Privet
<i>Polygala myrtifolia</i>	Myrtle Leaf Milkwort
<i>Rubus fruticosus</i> spp.agg.	Blackberry
<i>Ulex europaeus</i>	Gorse
HERBS	
<i>Crocasmia x crocosmiiflora</i>	Montbretia
<i>Foeniculum vulgare</i>	Fennel
<i>Freesia leichtlinii</i>	Freesia
<i>Watsonia meriana</i>	Bulbil Watsonia

APPENDIX C: HOME DESIGN AND SITING APPLICATION FORM

LOT NO. _____

STREET NO. AND NAME _____

OWNER'S NAME _____

EMAIL ADDRESS _____

CURRENT POSTAL ADDRESS _____

HOME PH. NO. _____ MOBILE PH. NO. _____

APPLICANT CONTACT NAME AND NUMBER _____

Documentation required to be submitted for approval to Warralily Design Review Panel.

ATTACHED

1. Site Plan (min. scale 1:200) indicating setback dimensions for all buildings, total footprint and floor areas, vehicle crossover, driveway and building envelope ☐
2. Floor Plans (min scale 1:100) showing key dimensions, window positions and roof plan ☐
3. All Elevations (min scale 1:100) indicating building heights, roof pitch, eaves depth, schedule of all external finishes and colours and all external building equipment (e.g. garden sheds, pergolas, BBQ areas) ☐
4. Fence design drawings where relevant, showing location, height, materials and colour ☐
5. Schedule of external colours and materials ☐

Note: All of the above to be provided in A3 format.

The Design Review Panel will endeavour to assess proposals in the shortest possible time and generally within ten (10) working days of receipt of application, if all of the above documentation is provided.

Applications cannot be assessed until all of the above information is available. No facsimile submissions will be accepted. The Developer also reserves the right to request further information.

It is the responsibility of the owner to ensure that the proposed building works comply with overlooking provisions as stated by local Council and State Government requirements, i.e. ResCode.

Please submit the above documentation to:-

Email: warralily@newland.com.au

Post: Warralily Design Review Panel
C/- Newland Developers Pty. Ltd.
497 Blackburn Road
Mt. Waverley, Vic., 3149



APPENDIX D: LANDSCAPING DESIGN APPLICATION FORM

LOT NO. _____

STREET NO. AND NAME _____

OWNER'S NAME _____

EMAIL ADDRESS _____

CURRENT POSTAL ADDRESS _____

HOME PH. NO. _____ MOBILE PH. NO. _____

APPLICANT CONTACT NAME AND NUMBER _____

Documentation required to be submitted for approval to Warralily Design Review Panel.

ATTACHED

1. Landscaping Plan – (Min scale 1:100) in accordance with part 7 of these guidelines



Note: All of the above to be provided in A3 format.

The Design Review Panel will endeavour to assess proposals in the shortest possible time and generally within ten (10) working days of receipt of application, if all of the above documentation is provided.

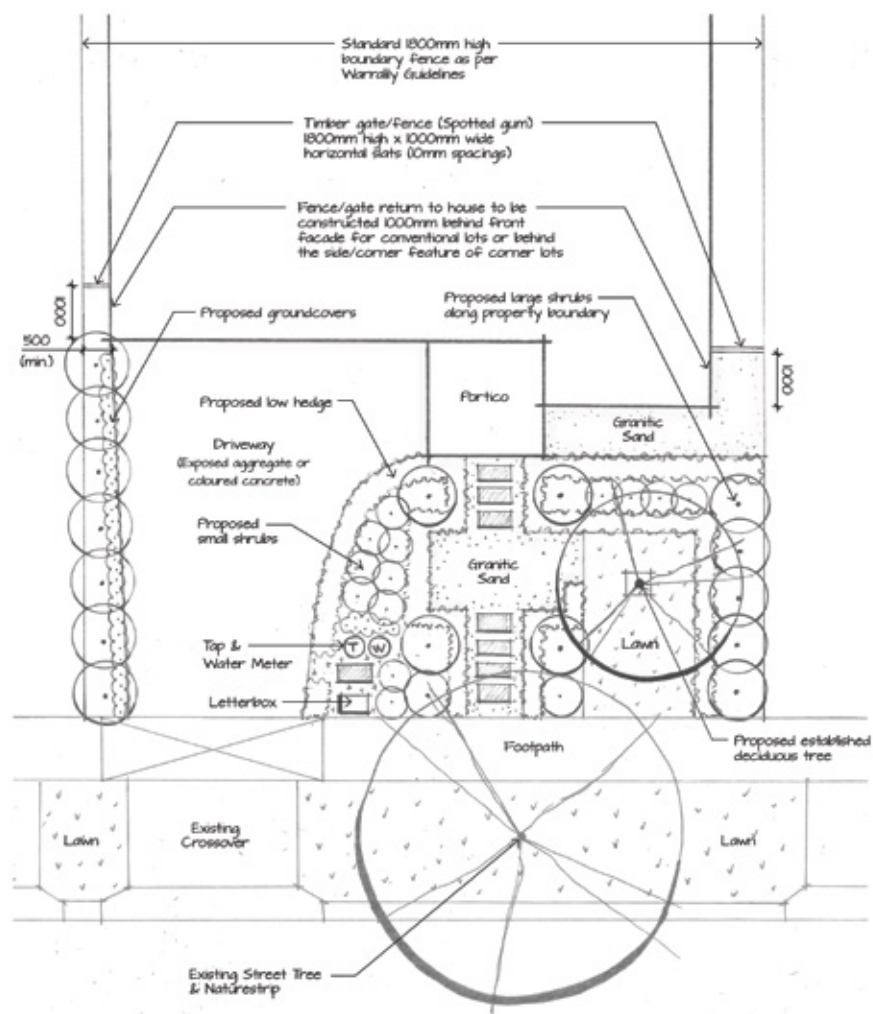
Applications cannot be assessed until all of the above information is available. No facsimile of submissions will be accepted. The Developer also reserves the right to request further information or improvements to proposed landscaping design if the plans, as submitted, do not meet the minimum landscaping requirements as set out in part 7 of these guidelines.

Please submit the above documentation to:-

Email: warralily@newland.com.au

Post: Warralily Design Review Panel
C/- Newland Developers Pty. Ltd.
497 Blackburn Road
Mt. Waverley, Vic., 3149

APPENDIX E: LANDSCAPING PLAN MINIMUM DESIGN REQUIREMENT GUIDANCE



Planting Schedule					
Symbol	Botanical Name	Common Name	Container Size	Mature Size (H x W)	Quantity
Established Trees					
	<i>Magnolia 'Greenback'</i> (Minimum 2.0m height at time of planting)	Greenback Magnolia	45 Litre	5 x 3m	1
Medium - Large Shrubs					
	<i>Choisya ternata</i>	Mock Orange	200mm	3 x 3m	10
Small Shrubs					
	<i>Lavandula angustifolia</i>	Lavender	50mm	1 x 1m	10
	<i>Westringia 'Grey Box'</i>	Native Rosemary	50mm	1 x 1m	10
Groundcovers					
	<i>Gerdania augusta 'Radicans'</i>	Rock Gerdania	50mm	0.3 x 1m	5
	<i>Viola hederacea</i>	Native Violet	50mm	0.2 x 1m	5

Applicant Checklist	
☐	I confirm that all plant species and quantities listed above conform with the Warrally Landscaping Guidelines and that no prohibited species will be planted.
☐	I confirm that the total area of hardscaping comprises less than 40% of total landscaped area.
☐	I confirm that all garden beds are edged and are a minimum of 500mm wide.
☐	I confirm that all garden beds are to be provided with 100mm topsoil prior to planting.
☐	I confirm that all garden beds are to be mulched after planting to a minimum depth of 100mm with the mulch type specified in the Surfaces & Finishes Schedule.
☐	I confirm that taps and water meters will be screened from public view prior to the completion of landscape works.
☐	I have attached the completed Landscape Design Application Form (Appendix D - Warrally Design & Siting Guidelines).

Surfaces & Finishes Schedule		
Symbol	Material	Minimum Depth (mm)
Softscape		
Total Area: 35m ²		
	Granitic sand pavement (lightly compacted)	100mm
	Organic mulch (Eucalyptus)	100mm
	Lawn (Topsoiled & seeded with growth established OR Instant Turf)	75mm
Hardscape		
Total Area: 4m ²		
	Bluestone pavers (with concrete footing)	100mm
	Timber edging (Jarrah)	50mm

Scale:
1:150 @ A1
1:100 @ A3
0 1000mm 2000mm

Address:

North:
Date:

APPENDIX F: LANDSCAPE PLAN TEMPLATE

Building Line

Property Boundary

Footpath

Back of Kerb

Planting Schedule					
Symbol	Botanical Name	Common Name	Container Size	Mature Size (H x W)	Quantity
Established Trees					
Medium - Large Shrubs					
Small Shrubs					
Groundcovers					

Applicant Checklist	
☐	I confirm that all plant species and quantities listed above conform with the Warrally Landscaping Guidelines and that no prohibited species will be planted.
☐	I confirm that the total area of hardscaping comprises less than 40% of total landscaped area.
☐	I confirm that all garden beds are edged and are a minimum of 500mm wide.
☐	I confirm that all garden beds are to be provided with 100mm topsoil prior to planting.
☐	I confirm that all garden beds are to be mulched after planting to a minimum depth of 100mm with the mulch type specified in the Surfaces & Finishes Schedule.
☐	I confirm that taps and water meters will be screened from public view prior to the completion of landscape works.
☐	I have attached the completed Landscape Design Application Form (Appendix D - Warrally Design & Siting Guidelines).

Surfaces & Finishes Schedule		
Symbol	Material	Minimum Depth (mm)
Softscape		
Total Area:		
Hardscape		
Total Area:		

Scale
1: 50 @ A1
1: 100 @ A3
0 1000mm 2000mm

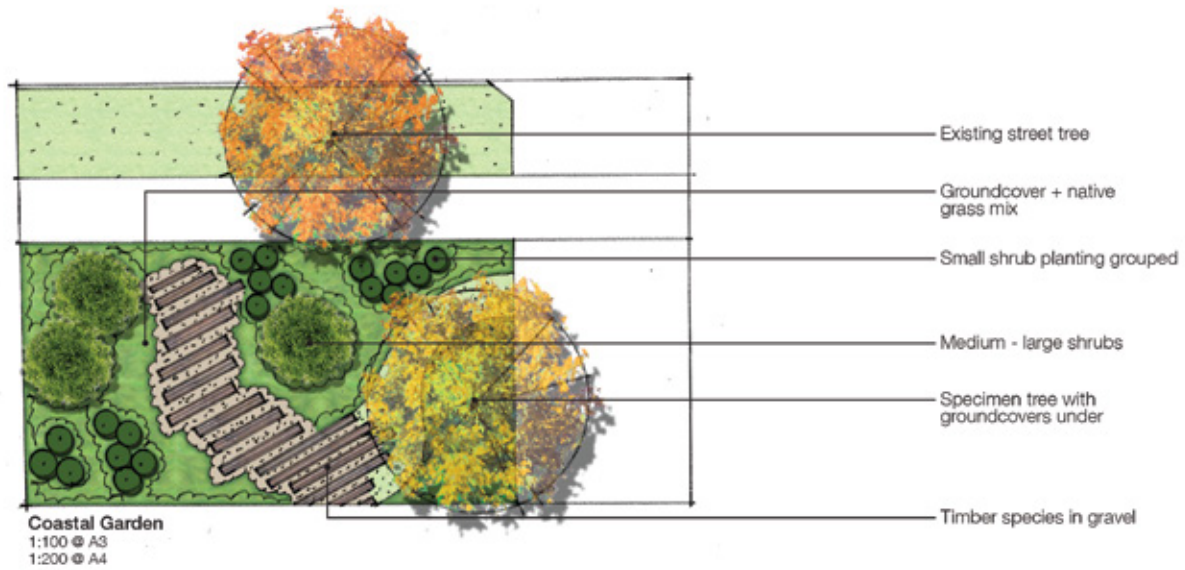
Address: _____

North:

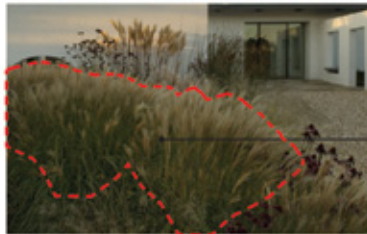

Date: _____



APPENDIX F: LANDSCAPE PLAN TEMPLATE



- Medium - large shrub species
- Small shrub species
- Groundcover mix



- Ornamental grass species



- Path through planting



- Grouped shrub planting

Disclaimer:
Design plans are for information and illustrative purposes only. They represent only a small example of different garden styles. Individual garden designs must be in keeping with overall Design Guidelines documentation.

If you require assistance with your garden design there are contact details for some local independent garden designers available at the Warralilly sales office.

APPENDIX F: LANDSCAPE PLAN TEMPLATE

Trees	Common Name	Pot Size	Mature H x W	Densities	Qty.
<i>Banksia integrifolia</i>	Coast Banksia	25lt	15m x 4m	N/A	
<i>Banksia serrata</i>	Old Man Banksia	25lt	12m x 3m	N/A	
<i>Melaleuca lanceolata</i>	Moonah	25lt	8m x 4m	N/A	
<i>Olea europaea</i>	Olive	25lt	7m x 5m	N/A	

Total:



Shrubs	Common Name	Pot Size	Mature H x W	Densities	Qty.
<i>Leucophyta brownii</i>	Cushion Bush	150mm	1m x 1m	1/m ²	
<i>Westringia fruticosa</i>	Native Rosemary	150mm	2m x 4m	1/m ²	

Total:



Ground Covers	Common Name	Pot Size	Mature H x W	Densities	Qty.
<i>Banksia 'Birthday Candles'</i>	Birthday Candles Banksia	Tubestock	0.6m x 1.3m	4/m ²	
<i>Brachyscome multifida</i>	Cut-leaved Daisy	Tubestock	0.4m x 1m	4/m ²	
<i>Carpobrotus glaucescens</i>	Karkalla	Tubestock	0.2 x 1m	4/m ²	
<i>Chrysocephalum apiculatum</i>	Common Everlasting	Tubestock	0.5m x 0.7m	4/m ²	

Total:



Grasses	Common Name	Pot Size	Mature H x W	Densities	Qty.
<i>Miscanthus sinensis zebrinus</i>	Zebra Grass	Tubestock	1.5m x 1m	4/m ²	
<i>Poa poliformis 'Kingsdale'</i>	Poa 'Kingsdale'	Tubestock	0.6m x 0.6m	4/m ²	
<i>Pennisetum alopecuroides 'nafray'</i>	Nafray	Tubestock	1m x 0.6m	4/m ²	

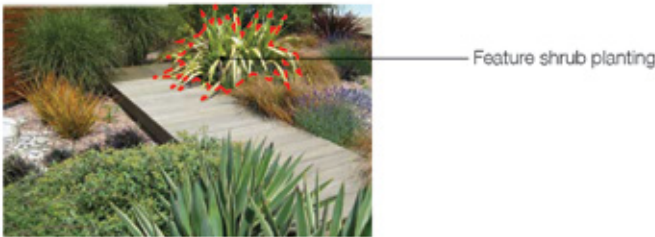
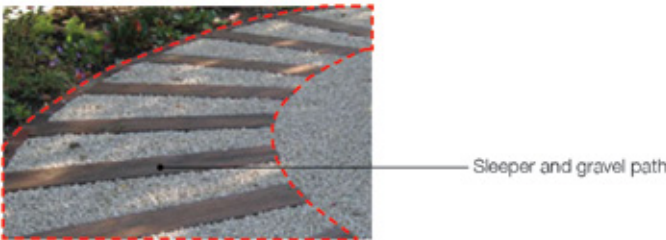
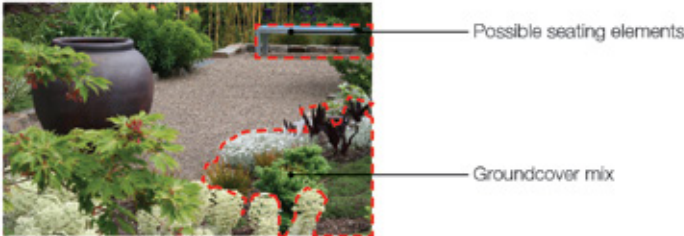
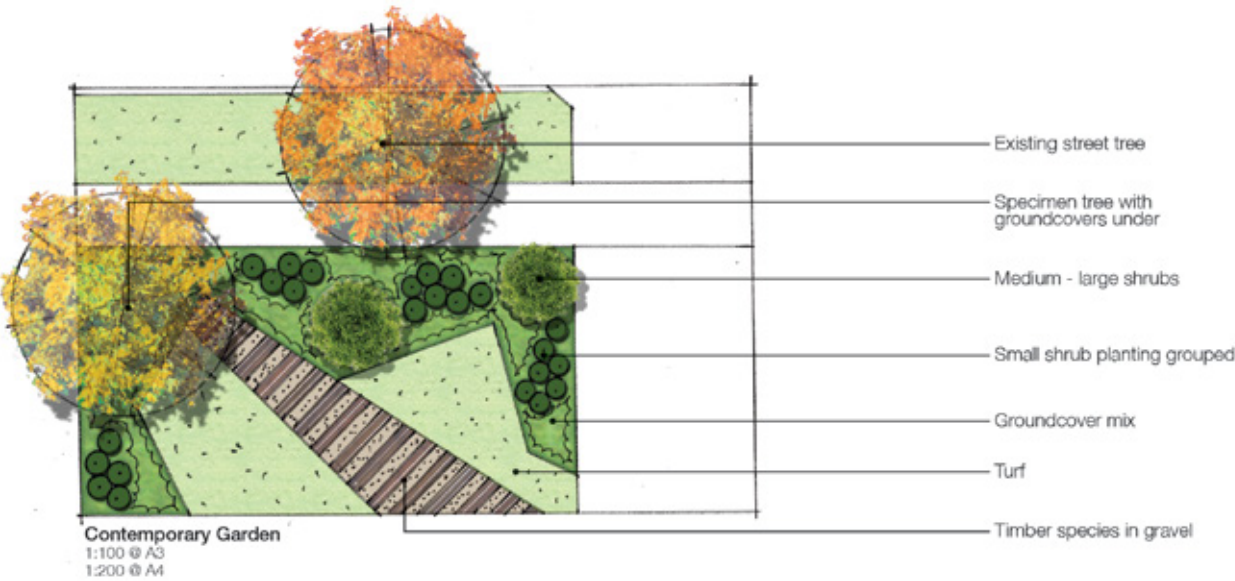
Total:



Coastal Garden



APPENDIX H: GARDEN DESIGN GUIDANCE



Contemporary Garden

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If you require assistance with your garden design there are contact details for some local independent garden designers available at the Warrally sales office.

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