

# RIVERSIDE

At The Grove

It's everything you've been working towards. That life by the river. Where everything makes sense. The kids are happy. And your beautiful new home amongst nature provides you with the fulfilment you just know you wouldn't have anywhere else.

You will never be more than a few minutes' walk from water. By Werribee River, with 11 hectares of wetlands, playgrounds and picturesque picnic spots, it will feel as though your garden extends in every direction. Add to that bridges, outlooks and around 75,000 new plants, and there will always be something to notice, check out, or admire over time.

Have that outdoors' lifestyle everyone aspires to but still be close to every convenience. That's because Riverside is part of an already thriving community of families who all strive to get more from life.

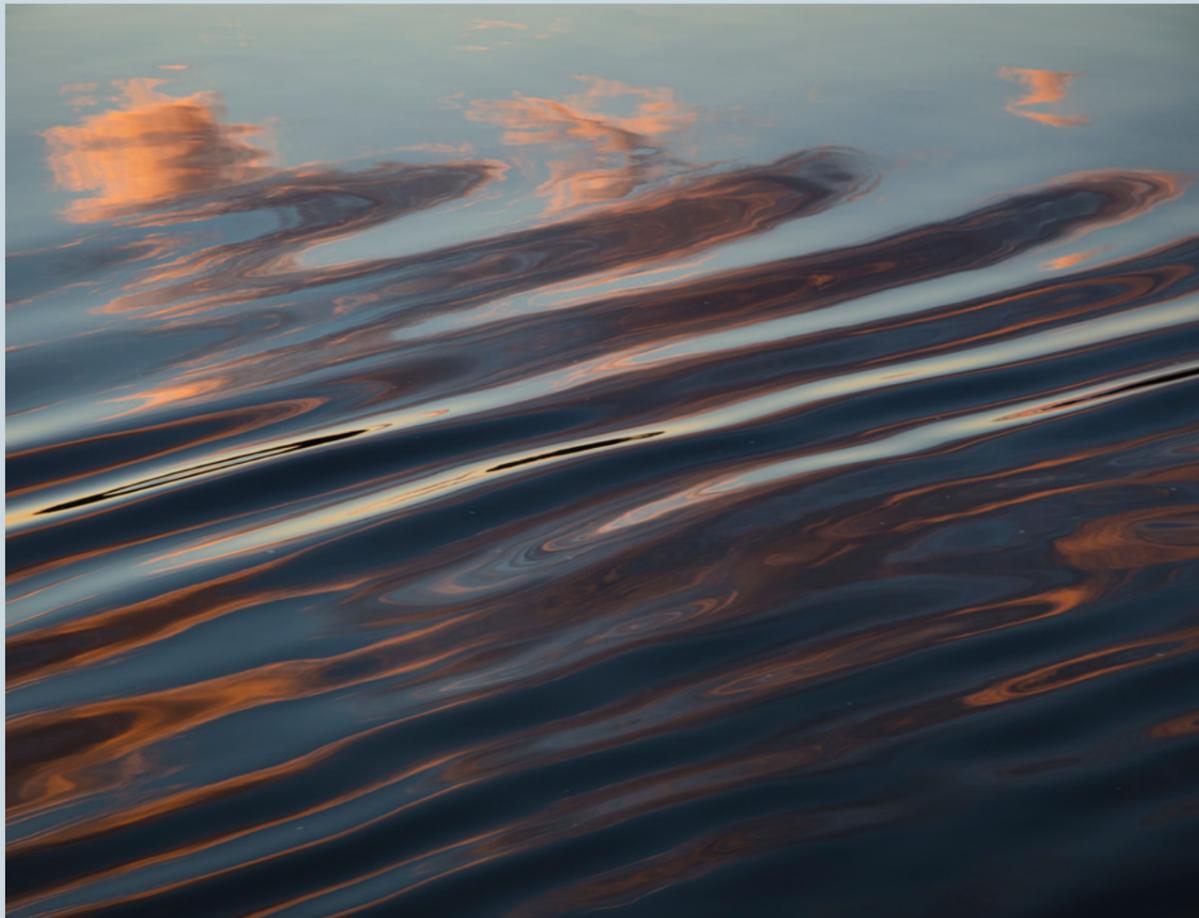
# Premium waterfront living

Riverside at The Grove, in the City of Wyndham is the last neighbourhood in this very popular community to be designed and developed by Frasers Property Australia. Located on the banks of Werribee River, bordered on the other side by Davis Creek and home to a vast wetlands, this will be a place of outstanding natural beauty and those building here will want to keep it that way.

To help achieve this, Design Guidelines apply to the planning and development of all vacant residential lots. The principal aim being to create a coherent vision for the Riverside community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed so homes at Riverside are built to a high standard whilst encouraging a variety of housing styles and compatibility with the streetscape.

Your quality of life has also been addressed, with Building Envelopes designed for all allotments so that homes are appropriately sited, to help limit overlooking and overshadowing. These can be found within the MCP or the Plan of Subdivision in your Contract of Sale. Lots 300sqm and under are also subject to the Small Lot Housing Code as designated on the Plan of Subdivision.

Each individual house design should contribute to your lifestyle, while enhancing the surrounding environment and adding to the community feel of the Riverside neighbourhood. For this reason, these Guidelines are in place so owners can construct innovative yet appropriately designed homes, that are a pleasure to live in, address sustainability and add to what promises to be the west's most beautiful precinct of all.



# Our Approach

The Design Assessment Panel (“DAP”) will be responsible for the review and approvals of your house plans.

All proposed building works including houses, garages, outbuildings and fencing are required to be approved by the DAP in relation to these Guidelines prior to seeking a Building Permit.

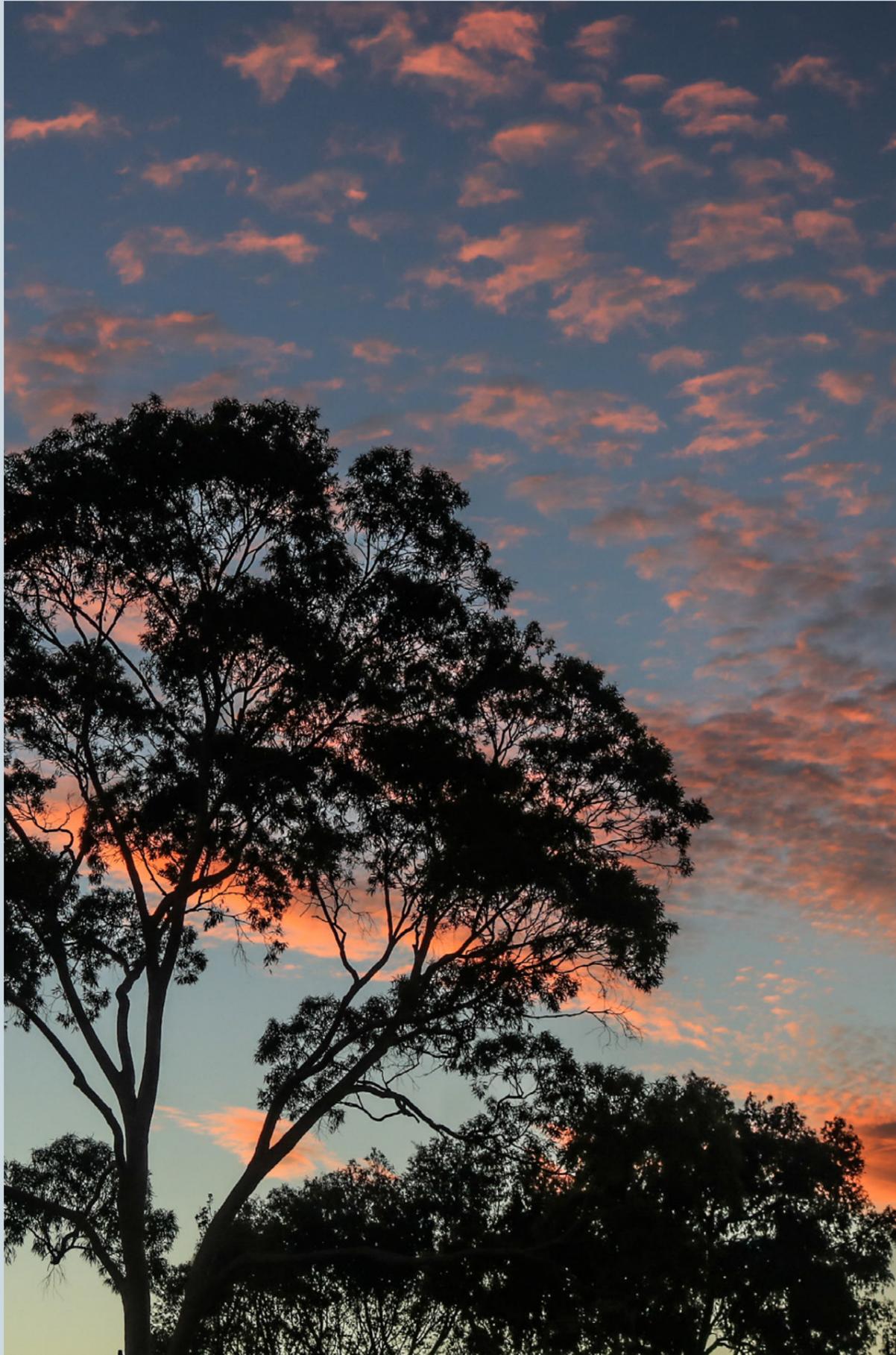
Each home built at Riverside will undergo a review by the DAP based on its adherence to the Guidelines, set-out below, and how it relates to the overall vision for Riverside. The DAP will exercise its discretion and will approve outside of these guidelines assessed on its architectural merit.

It is important to note that Covenants or Restrictions on the Plan of Subdivision and MCPs cannot be changed by the DAP and therefore must always be adhered to.

The Guidelines are subject to change at any time without notice. Building Envelope details for each lot can be found within the Building Envelope Diagram for each stage.

The Design Guidelines will cease to apply eight years after Statement of Compliance, at which time the appropriate local and state government statutory regulations will continue to apply.





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# 1. Prior to Build

## Approval Process

Homes must be designed in accordance with the Guidelines and approved by the DAP.

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### Step One Submission

Designs are to be submitted in email format to the DAP for approval as follows:

- House floor plans (1:100 scale)
- Elevations from four sides (1:100 scale)
- Roof plan
- Schedule of external materials
- Completed Check List (refer Appendix A of Guidelines).
- Site plan (1:200 scale) showing:
  - Setbacks from all boundaries
  - Building Envelope
  - External features including driveways, paths, fencing and outbuildings
  - Landscaping

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### Step Two Plan Approval

When all documents are submitted (refer Appendix A) and meet compliance, allow approximately 10 working days for approval.

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### Step Three Non-Compliance

Plans that do not comply with the Guidelines will be returned with a detailed list of non-compliance highlighted. Amended plans can be resubmitted for approval.

Any alterations made to the resubmission other than the initial non-compliance should also be highlighted on the plans or detailed in an accompanying letter.

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### Step Four Building Permit

Once approval for your house design is received, you must apply for a building permit.

A Building Permit can be applied for from the City of Wyndham or a Private Building Surveyor.

Note: Design approval from the DAP does not exempt the plans from any building or statutory regulations. Separate approval must be obtained from the relevant authorities. Approval by the DAP does not infer compliance under the Building Code of Australia, Rescode and other applicable planning or building regulations.

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### Step Five Construction

Once a Building Permit has been obtained, and all legal and conveyancing requirements have been met, construction of your house may commence.

# 2. Placing the Home

## Locating

### Aims

The careful siting of houses and garages is important for a number of reasons:

- Ensuring best visual presentation from the street
- Maximising the benefits of solar access
- Promoting energy efficiency
- Minimising overlooking
- Respecting the privacy and amenity of neighbours

### Must-haves

One dwelling only is permitted per lot. Dual occupancy and further subdivision are not allowed. This excludes those lots designated for multiple dwellings or medium density housing.

- Maximum allowable encroachment into the front setback is 1.5m which includes eaves, fascia's and gutters.

## House orientation

### Aims

An energy smart home takes advantage of the sun's free warmth and light. Well designed homes reduce the demand on heating and cooling.

For the purpose of these design guidelines, a corner lot is defined as:

- having two street frontages, or
- has a side boundary that adjoins a walk path (10m road reserve), or
- has a side boundary that adjoins a reserve.

### Must-haves

- Homes at Riverside must achieve an energy rating. This needs to be in accordance with the Victoria Home Energy Rating System and be provided in line with obtaining a Building Permit.
- Houses must face the front boundary and present an identifiable entrance to the street. Where lots are adjoining open space, parks or wetlands, house design must positively address both frontages. In the case of any lot where more than one boundary abuts a road, the shortest of the boundaries which abuts a road is the front boundary. Where there is a splayed corner on a lot, that part of the boundary which is created by the splay (i.e. the corner section) shall be disregarded. The front boundary is also determined by the Building Envelope setback. Refer to the Plan of Subdivision for confirmation.
- Dwellings on corner lots with entrances on side streets must address both frontages.

### Considerations

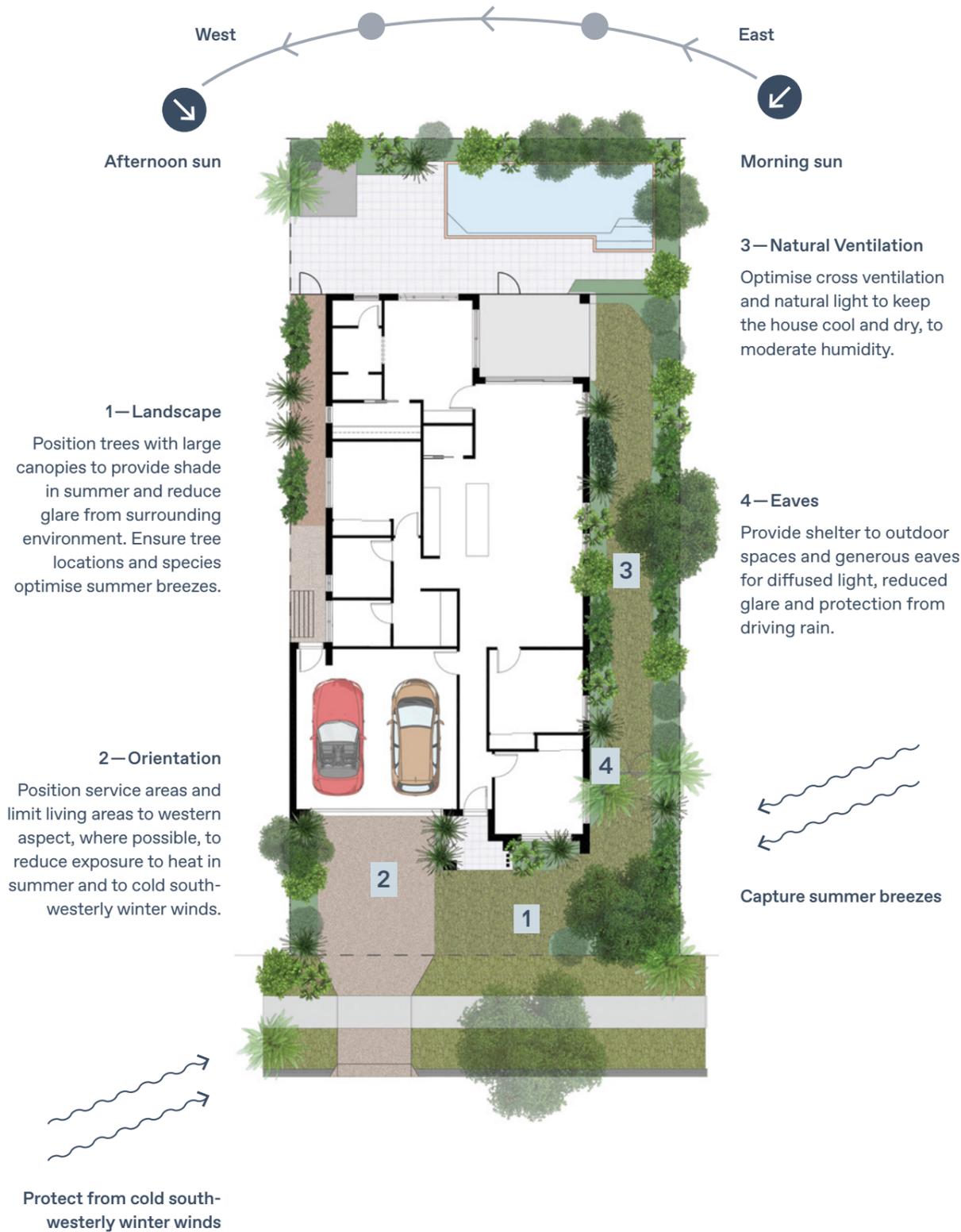
Where possible, houses should be sited so that the habitable rooms and private open spaces face northwards to receive maximum solar efficiency.

Protect from cold south-westerly winter winds and capture north-easterly summer breezes. With these in mind, position service areas and limit living areas to western aspects where possible.

Optimise cross ventilation and natural light to moderate humidity to keep the house cool and dry.

Provide shelter to outdoor spaces and generous eaves for diffused light, reduced glare and protection from driving rain.

# Example of climatically responsive house orientation and design



# Building envelopes

## Aims

In order to maintain standards and ensure all structures comply, construction outside of the Building Envelope is subject to approval by the DAP, and also subject to Council approval. Council approval will not guarantee the DAP's approval unless the DAP has agreed prior to seeking Council approval.

## Must-haves

- All minimum setbacks must be as shown inline with the MCP and the Building Envelope plan contained within your Contract of Sale.
- All buildings, including garages, must be contained within the Building Envelope specified for that allotment and in accordance with the profile diagrams.
- Entry recesses will not be regarded as a step in the façade.

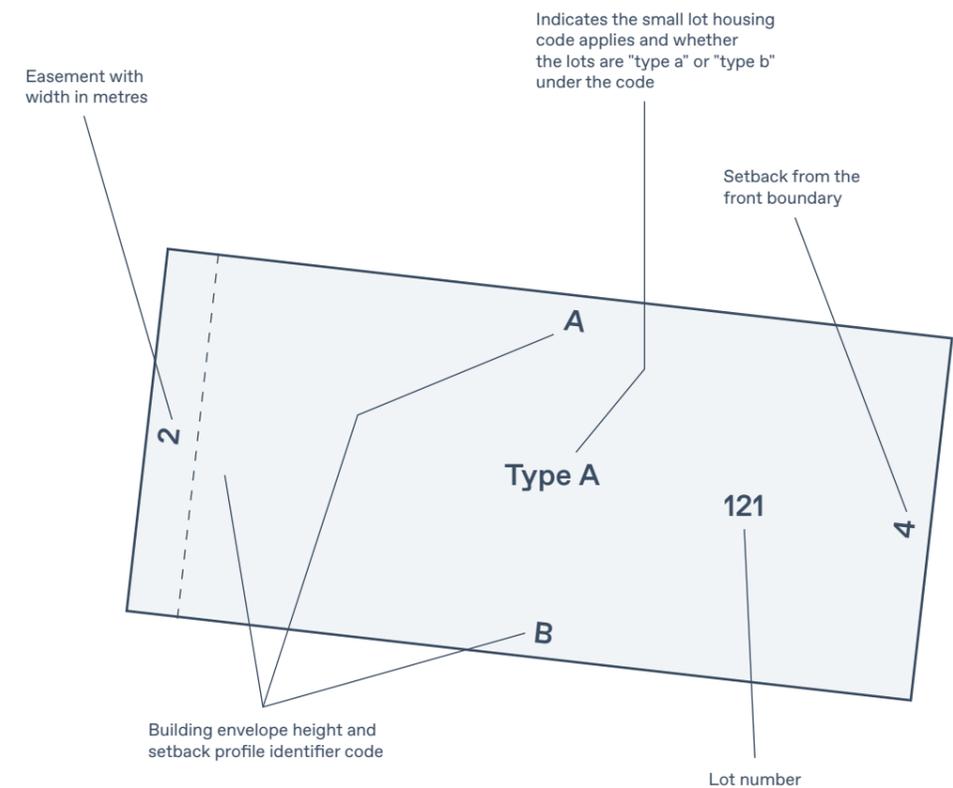
## Considerations

Ensure your home is designed to be well sealed and ventilated, with high levels of insulation.

- Familiarise yourself with the Nationwide House Energy Rating Scheme and what it means for the thermal performance of your home. All standalone homes in Victoria must achieve at least a 6 Star rating, but the higher the star rating the more energy efficient and comfortable the home will be.

Consider the size and location of your windows. Large unprotected windows to the north and west will make your home feel too warm in summer.

Diagrams illustrating the interpretation of the building envelope and the annotation with respect to all edge lots in this stage development



# 3. The Home

## Architectural style & frontage

### Aims

For you to choose a home style that fits in with your neighbourhood.

The built form is to be contemporary that incorporates simplistic use of materials. It should also combine a mix of light weight elements with solid forms and materials.

High standards of house design will be required, and a variety of styles are encouraged. Designs should be responsive to the individual attributes of the allotment, having regard to any slope or vegetation.

Designs that break the front of the dwelling into distinct visual elements will be supported. The inclusion of projections integral to the design and style of the dwelling are encouraged.

Although classic/traditional/historical reproduction styles are discouraged, fine examples which harmonize with the contemporary feel may be approved at the discretion of the DAP.



Proportion, 80% of the lot frontage. Credit: Carlisle



Hamptons Style. Credit: Porter Davis



Front Façade Materials. Credit: Carlisle



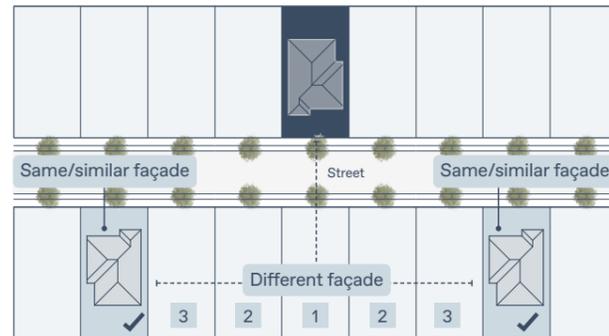
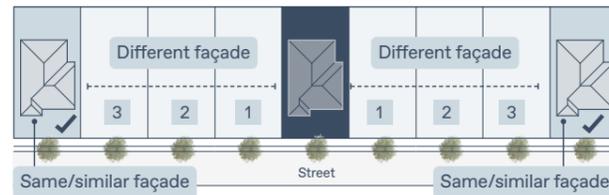
Front Door Visibility. Credit: Carlisle

## MUST HAVES

- The house façades may not be the same as one within three lots either side or across the street, unless:
  - It is approved in writing by the DAP and/or
  - The house is part of a row of terraced homes or a medium density development.
- Front entries should be clearly visible from the street and include protruding elements such as a covered verandah or portico treatment.
- Your home must have habitable room windows located on the front façade and provide a clear view to the primary streetscape. They should be appropriately articulated as elements within the façade design and not comprise single highlight windows. (Highlight windows include feature windows with sills more than 1500mm above floor level.)
- Visible side street windows must match the style and quality of the front windows.
- Lightweight infills are not permitted above any window openings along façades directly visible from the street or public open space/reserves. Infills are permitted above garage doors where the colour matches the garage door colour.
- Reflective window tints are not permitted to publicly visible façades.
- External security blinds and roller shutters are not permitted.
- Where a home is 13m wide or greater, at least one of the following is required:
  - A setback in the front façade of a minimum 840mm. This step must be in addition to the garage; or
  - A portico/verandah with a minimum area of 10sqm. The porch must also have a minimum 1.2m depth at some point; or
  - A verandah for the full length of the frontage (excluding the garage).
- There is no minimum dwelling size however dwellings must be proportional to the allotment size with width. To this end dwellings on lots 16m or less in width are required to be a minimum width of 80% of the lot width. Lots over 16m in width are required to have a minimum width of 14.5m.

## Considerations

Windows visible from a public area should be fitted with internal curtains, blinds or shutters.



13m or greater frontage house with façade articulation (porch)

*Credit: Porter Davis*

## Materials

### Aims

Wall and façade materials should enhance the visual quality of streetscapes within Riverside. The use of a combination of finishes that complement your architectural style is encouraged to add to your home's individuality and interest.

All external materials and colours must suit the character of the neighbourhood and be submitted to the DAP for approval.

### MUST HAVES

- At least 20% of the front of your home must contrast with the main finish. The 20% is calculated excluding windows, doors, garage doors and other openings. For homes on corners and rear accessed lots, this requirement applies to all façades visible from the street.
- Your front façade must include a covered verandah/porch (min. dimension of 1.2m) and a minimum of two different wall materials to add variation, detail and interest.
- Changes in materials and colours are to occur at logical points deemed by the DAP. Render that terminates in the middle of a wall is not acceptable.
- All external surfaces are to be in a finished state (painted or coated) prior to occupation of your home.
- For homes on a corner and rear accessed lots, the materials and colours must continue for all façades visible to the street.
- Bright or fluorescent colours will not be approved, unless they are deemed complementary to the design of the dwelling at the discretion of the DAP.
- In very rare instances, homes may be approved with one material finish, subject to design and architectural merit and at the discretion of the DAP.
- Single storey colour and material requirements apply to the second storey.

### Considerations

When selecting timber, look for products with a Forestry Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) logo. This ensures that your timber has been sourced from sustainably managed forests. Avoid Merbau timbers and other endangered species.

All materials rely on energy use in their extraction, production and installation. However, you can reduce the effect on the environment of your homes' construction by choosing materials with a lower environmental or 'embodied carbon' footprint.

The front rooms of single storey homes must have a minimum ceiling height of 2550mm. Double storey designs have minimum ceiling heights for the second storey in accordance with Building Regulations.

## Eaves & roof

### Aims

Roofing form and controls are to provide visual interest and enhance the building design. Eaves in particular add significant appeal to your home.

### MUST HAVES

- All roofs must be constructed of masonry, terracotta or non-reflective metal.
- All gutters, rain head overflows and down pipe profiles or treatments must complement the design of the home.
- Eaves are to be a minimum of 300mm deep for those sections of roof visible from the street and must return around the front façade to a minimum of 6m.
- Eaves are required to the whole length of the dwelling which faces a side street and must return a minimum of 4m.
- Eaves are not required to wrap around garage walls on boundary or to parapets subject to merit.
- Double storey homes with a pitched roof must include a minimum 300mm eave to all sides of the dwelling on the upper storey.
- A minimum roof pitch of 22.5 degrees is required unless it is a skillion, in which case it must have a minimum roof pitch of 17 degrees. Flat roofs must be concealed with a parapet if visible from any public spaces.

### Considerations

Lighter coloured roofs are recommended to reduce heat island effect.

Eaves are recommended to all sides of the home.

To maximise the efficiency of your solar photovoltaic panels, ensure they are facing north wherever possible.

## Parapet walls

### MUST HAVES

- Any parapet wall must terminate at a logical point.

### Considerations

Free floating parapet ends are strongly discouraged.

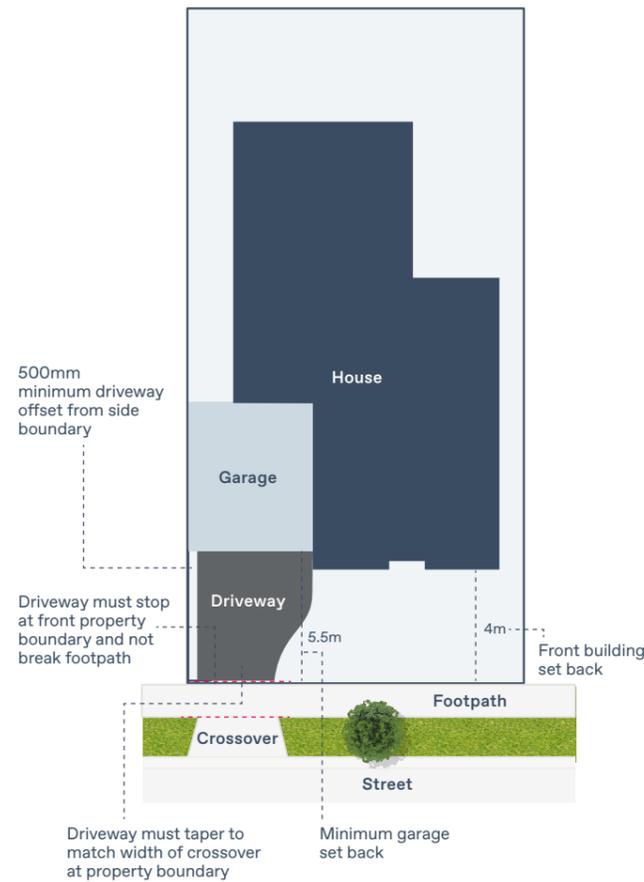
## Garages & carports

### Aims

Off street parking is important to creating a welcoming community. However, much more than afterthoughts or add-ons, these buildings should complement the overall look and feel if we are to have a cohesive streetscape.

### MUST HAVES

- If garages are free standing and/or visible from the street, they must match the roof form and be constructed of the same materials as the house.
- The garage door is a major visual element of the streetscape and doors facing the street must be of a colour that complements the house.
- All homes must allow for double garage car accommodation where the front boundary of the allotment is 12.5m or greater.
- Garages must be constructed within the Building Envelope and sited a minimum of 5.5m from the front boundary, unless stated otherwise on the Building Envelope Diagram. This setback also applies for entry to the garage from the side street boundary.
- Garage openings must not occupy more than 40% of the width of the allotment frontage. For dwellings of two or more storeys, on allotments with a frontage width of less than 12.5m, the garage opening must not exceed 25% of the area of the front façade of the dwelling. The area of the front façade will be measured from a two dimensional elevation plan of the façade excluding the area of the roof of the dwelling.
- Double garages cannot exceed 7m in width (internally).
- Single and double garages must be setback a minimum of 840mm from the front or building line, unless otherwise noted in the Building Envelope Diagram.
- No roller doors are permitted.
- A triple garage is permitted if the lot width has a 20m frontage or more. It must be setback a further 1560mm from the double garage and include additional features to enhance its appearance.
- Garages accessed from the rear of the property must be setback 500mm min from the property line. Rear accessed garages can be detached but must match the look of the dwelling.



### Considerations

It is preferable for garages to be constructed under the main roof of the house. Free standing garages need to comply with the requirements under must-haves.

## Porch, portico & verandah

### Aims

Much more than part of the entrances, these additions should be well considered to visually enhance the façade.

### Must-haves

- Your home must have a porch, portico or verandah with a minimum dimension of 1.2m and 4sqm which provides adequate weather protection.
- Eaves are not required to verandahs or porticos.
- Homes greater than 13m wide have additional requirements (see pg 18).

## Corner and rear access lots (double & single storey)

### Aims

If your home is located on a corner, its design must positively address both the front and side streets, along with any other frontage visible from public open space areas. A consistent architectural style should be used for all visible façades.

Where the DAP considers the dwelling design does not properly or adequately address the street corner and both street frontages, additional treatments may be required to obtain its approval.

### Must-haves

- For corner and rear accessed allotments, windows that are readily visible from the street must be consistent in style and proportion. These include windows of the front elevation, on the ground floor forward of the corner fence and on the upper storey.
- A feature window must be provided at ground floor level to the secondary street frontage of your home within the first 4m from the front façade and provide a clear view to the secondary streetscape. Highlight windows are not acceptable.
- Front, side street, reserve and rear laneway facing second storey façades must incorporate a habitable room window. They should also incorporate balconies and/or additional setbacks and articulation.
- Double storey dwellings must provide variation in materials between the upper and lower storeys to articulate the corner of both façades.
- Articulation of some form is required to the upper floor side street elevation.
- Double storey homes on corner lots must have a minimum 20% glazing to the upper floor that faces the secondary frontages, measured as an area of the upper floor wall elevation.
- Upper floor windows facing a side street are to be clear glass only.
- Design elements such as verandahs, detailing, feature windows and materials, used on the primary frontage, must continue on that part of the secondary frontage visible to the public realm.



Porch min 1.2m depth. Credit: Porter Davis



Double Storey Corner Treatment. Credit: Porter Davis

# 4. Outside the home

## Letterboxes, retaining walls, driveways

### Aims

Letter boxes are a repeating element in the streetscape. With consistent detailing and careful selection these will help to visually link the individual homes and provide a cohesive streetscape character. With this in mind, use simple contemporary letterboxes which complement the dwelling and landscape style. The same could be said of retaining walls and driveways.

### Must-haves

- Single post supporting letterboxes will not be approved.
- Retaining walls forward of the dwelling are permitted where they:
  - Compliment the style and colour scheme of the home.
  - Are no higher than 600mm.
  - Have been approved by the DAP.
- The driveway must be offset a minimum of 500mm from the nearest side boundary to allow for landscaping. This must include vegetation.
- Driveway width must match back to the width of the constructed crossover at the title boundary and be completed prior to moving into your home.
- Materials are to consist of:
  - Exposed aggregate concrete; or
  - Brick, slate or natural stone pavers; or
  - Only coloured concrete.
- Only one crossover and driveway will be permitted for each lot (unless shared) or otherwise considered by the DAP. Approval from Council will also need to be sought.

## Sustainability

### Aims

The design of homes at The Grove should minimise the impact on the environment and promote sustainable living. All homes are to be developed with a focus on reducing energy and water usage.

### Must-haves

- All homes must be fitted with a minimum of 2.5kW of solar panels. The location of solar panels must be shown on the plans submitted to the DAP. See Victorian Government information to see if you are eligible for solar panel rebate.

### Considerations

- All homes should consider installing a minimum 2,000 litre rainwater tank, which must be connected to supply water to all toilets and the laundry within the dwelling.
- The design of the home should consider the position of windows and doors to enhance natural ventilation and improve the efficiency of the home.
- Select water fixtures, fittings and appliances with the highest possible WELS rating for your needs and budget.
- Consider choosing a solar hot water system.
- LED lighting is the most efficient choice and should be selected wherever possible
- Pick the highest energy star rated appliances possible for your needs and budget.
- Ensure you have sufficient space to store your general waste, recycling and green waste bins.
- Consider choosing low emission paints and sealants wherever possible.
- Consider installing double glazing or high-performance glass wherever possible. Installing blackout curtains can also assist with keeping the home cool in summer and warm in winter.

### Links

For more tips and information, visit:

- Sustainability Victoria—You and Your Home [www.sustainability.vic.gov.au/You-and-your-home](http://www.sustainability.vic.gov.au/You-and-your-home)
- Australian Government—Your Home [www.yourhome.gov.au](http://www.yourhome.gov.au)
- Nationwide House Energy Rating Scheme (NatHERS) [www.nathers.gov.au](http://www.nathers.gov.au)
- Solar Rebate—Home Owners [www.solar.vic.gov.au/solar-panel-rebate](http://www.solar.vic.gov.au/solar-panel-rebate)
- Solar Rebate—Investors [www.solar.vic.gov.au/solar-rental-properties](http://www.solar.vic.gov.au/solar-rental-properties)



Credit: Boutique Homes



Credit: Porter Davis

# Fencing

## Aims

Here at The Grove we want to enhance the park-like character of the estate.

### Must-haves

- For selected lots facing reserves and other selected areas there may be additional special fencing requirements. Refer to your Contract of Sale for details.
- Fencing other than optional front fencing is to be constructed prior to you moving in to your home.
- Side boundary fencing is not to come forward of 2.0m plus the minimum front setback from the front boundary allotment.
- Side and rear fencing to be 1.8m (max 2.0m) in height, including any capping.
- All fences are to be in timber (standard treated pine paling fence with plinth and capping).
- Fences on corner lots must terminate at least 6m back from the façade. A lower fence from this point can be used following the Design guidelines. The transition between high fence to low fence not to be raked. If no lower front fence is adopted, side fence must return to the dwelling to allow for corner treatment

### Mandatory Side Fencing to Corner and Rear Access Lots.

- The following fencing is required for corner lot treatment:
  - Be constructed of 1.8m high standard treated pine paling fence (100 x 16mm) with Iron bark feature posts at each 2.4m centres. Suggested to be oiled.
  - Not exceed 60% of the length of the side boundary taken from the rear boundary.
  - On sloping sites fences should be stepped.
  - All fencing shall be set true and plumb.
  - Fences on corner lots must not extend beyond the point indicated on the relevant council approved building envelope plan contained in your MCP or the Plan of Subdivision.
- Must return to the dwelling to allow for corner treatment.

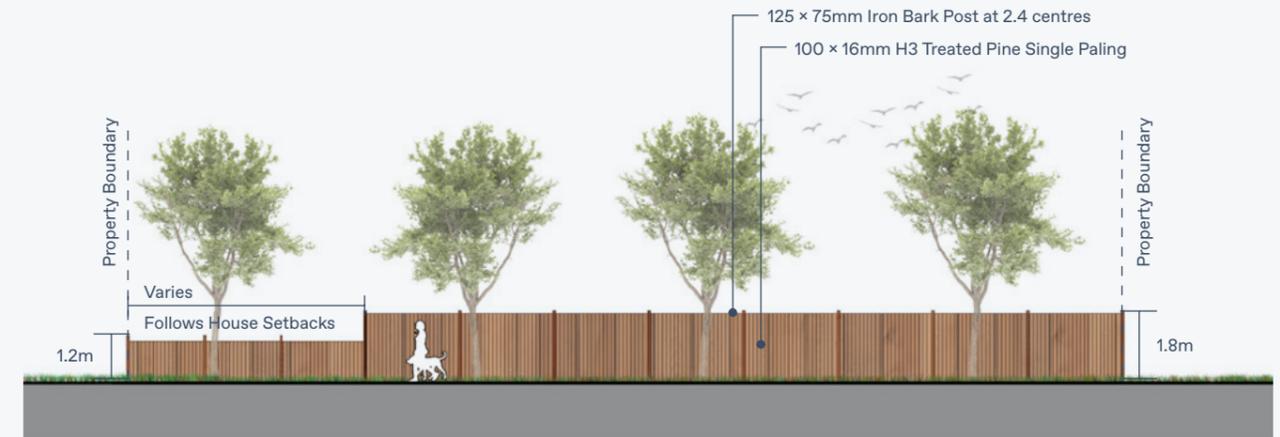
### Optional Decorative Front Fences and Retaining Walls.

- Front fences and retaining walls are permitted where they:
  - Compliment the style and colour scheme of the home.
  - Are no higher than 1m.
  - Are 50% transparent.
  - Return along the side boundaries to connect back to the side fences or walls of your home.
  - Have been approved by the DAP.
  - Side boundary fencing forward of the building line is prohibited unless a front fence is erected. The side fencing is then to be 1.0m maximum height including any capping and constructed as per the side boundary fencing requirements.
  - If you choose to fence the front of your lot, you must submit fencing layout and design drawings for approval by the DAP before commencing construction (see fencing guideline attachment).
  - Chain mesh or chain link fencing systems will not be approved.

### Considerations

Consider treating your fence with a good quality oil in natural colour (transparent) to enhance the appearance of your fence and preserve the timber.

### Corner Treatment Fencing



### Standard Side and Rear Fencing



## Other essentials

### Must-haves

- You must ensure that your home is connected to all available in ground services according to the service provider's standards, including the purple pipe system for recycled water and the broad band optic fibre network if present.
- After settlement, the owner is responsible for the maintenance of the allotment, even if no construction has begun. Council Infringement Notices may be issued if the lot is not neat and tidy.
- You are required to maintain your nature strip.

- Any additions, fixtures, equipment, sheds, outbuildings or pergolas must be located to the rear of your home out of sight from your street or any public reserve. This includes (but is not limited to) satellite dishes, external hot water services, solar hot water systems with roof mounted tanks, water tanks, spa pumps, heating and cooling units, rubbish disposal containers, rain water tanks, washing lines and solar pool heating coils. Solar panels for heating water or generating energy are exceptions to this requirement.
- Evaporative cooler units must be low profile 'countour' type and the same colour as your roof, placed at the rear. Ensure the top of the unit is below the roof ridgeline.
- Exposed plumbing (other than downpipes) is not acceptable.
- Any shed, outbuilding or pergola greater than 10sqm in area, that is more than 3m in height, must complement the finish of your home and be approved by the DAP.

## Landscaping

### Aims

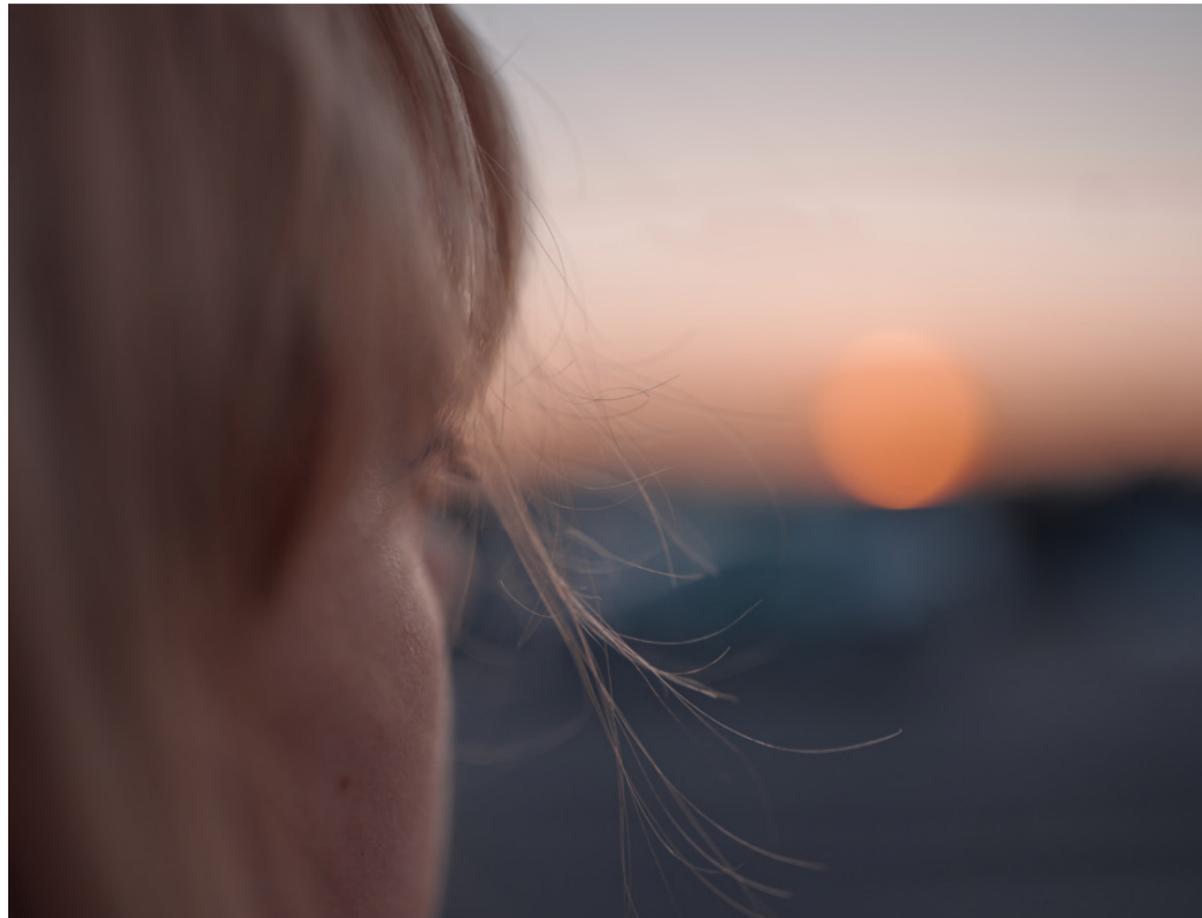
- Frasers encourages the use of a variety of indigenous and native vegetation as landscaping main elements with the inclusion of a few exotic deciduous species and other feature highlighting items.
- Landscape design and plant selection should minimise the need for garden watering and improve the Estate biodiversity.
- Indicative landscape plans must be submitted as part of the design approval process.

### Must-haves

- All parts of the lot not built or paved that are visible from the street or open space must always be maintained, kept neat and tidy with no excessive weed growth. This includes nature strips which are the responsibility of the lot owner.
- Artificial turf must not be used in the front landscaping.
- Front landscaping, as well as any garden areas within public view, must be completed within three months of the Certificate of Occupancy being issued.
- Garden beds are to contain organic or pebble mulch.
- No less than 20% of your front garden is to be garden beds.
- No more than 60% of your front garden is to be hard paved. This includes the driveway.
- The front landscaping must include a small tree or shrub that is a minimum height of 1m at installation and 2m in height at maturity.

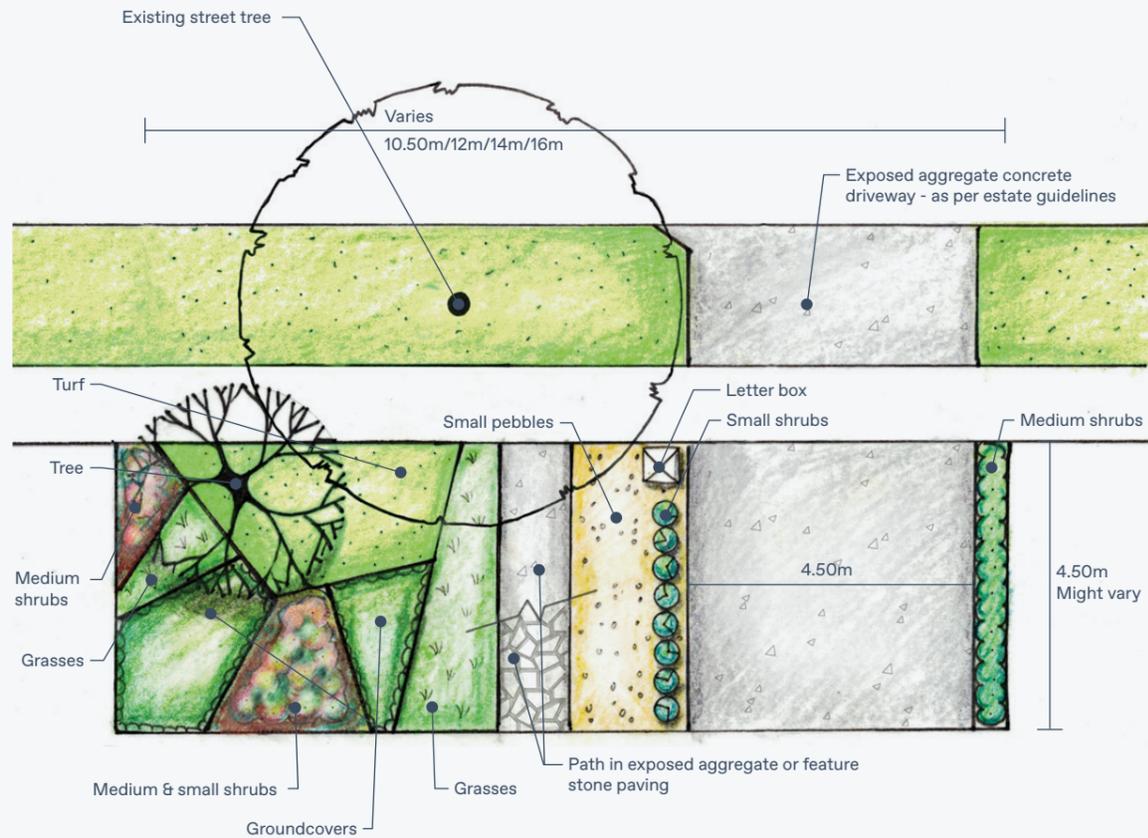
### Considerations

- The following front landscape packages have been designed by landscape architects specifically for The Grove to enhance the natural surrounds and to provide inspiration for your home. Each package features a variety of trees, plants and materials to compliment your house design and the neighbourhood streetscape.
- Position trees with large canopies to provide shade in summer and reduce glare from the surrounding environment. Ensure tree locations and species optimise summer breezes.
- To reduce irrigation water use, we recommend installing a waterwise garden. The Recommended Species List has plants that are low maintenance, and most are native to the area.
- If choosing different species please consider planting species also native to the local area.
- When purchasing plants from the Recommended Species List or other species always consult with the seller (nursery) or your gardener on the best soil preparation and ameliorations to ensure the thriving of your garden.
- The first 3 months are crucial for your newly installed garden growth and successful establishment, therefore ensure plenty of care and necessary watering during this period, especially if it is within the drier and warmer months of the year.
- Install a rainwater tank connected to your roof for garden irrigation.
- Food waste is one of the biggest contributors to landfill emissions. By installing a compost bin or worm farm, you can reduce your waste to landfill whilst also producing a fertiliser for your garden.



# Lot Front Gardens Contemporary Garden

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## Groundcovers



**Common Name**  
Flax Lily  
**Botanical Name**  
*Dianella caerulea*  
'Cassa Blue'



**Common Name**  
Blue Tussock  
**Botanical Name**  
*Poa poiformis*



**Common Name**  
Red Flax Lily  
**Botanical Name**  
*Dianella tasmanica* 'Tasred'



**Common Name**  
Blue Chalksticks  
**Botanical Name**  
*Senecio mandraliscae*

## Small Shrubs



**Common Name**  
Fox Tail Agave  
**Botanical Name**  
*Agave attenuata*



**Common Name**  
Flame Lily  
**Botanical Name**  
*Doryanthes excelsa*  
'Gymea Lily'



**Common Name**  
Velvet Kangaroo Paws  
**Botanical Name**  
*Anigozanthos hybrid*  
'Ruby Velvet'



**Common Name**  
Mat Rush  
**Botanical Name**  
*Lomandra longifolia*  
'Lime Tuff'

## Medium Shrubs



**Common Name**  
Orange Jessamine  
**Botanical Name**  
*Murraya paniculata*



**Common Name**  
Bird of Paradise  
**Botanical Name**  
*Strelitzia reginae*



**Common Name**  
Emerald Gem  
**Botanical Name**  
*Phormium 'Dwarf Green'*

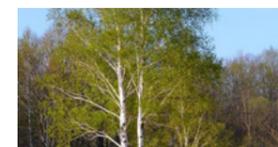


**Common Name**  
Coastal Rosemary  
**Botanical Name**  
*Westringia fruticosa*

## Trees



**Common Name**  
Dwarf Apple Gum  
**Botanical Name**  
*Angophora hispida*



**Common Name**  
Upright Silver Birch  
**Botanical Name**  
*Betula pendula* 'Fastigiata'



**Common Name**  
Trident Maple  
**Botanical Name**  
*Acer buergerianum*

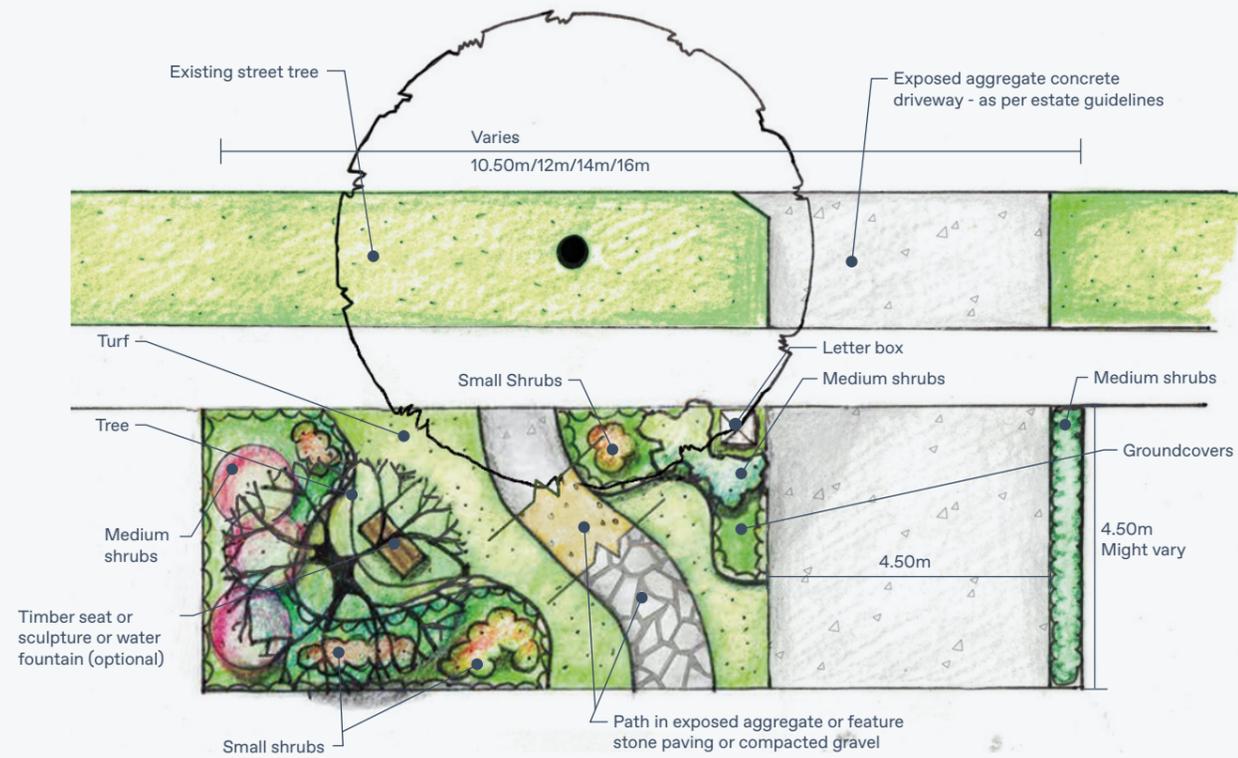


**Common Name**  
Snow Gum  
**Botanical Name**  
*Eucalyptus pauciflora*  
'Little Snowman'

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# Lot Front Gardens Native Garden

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## Groundcovers



**Common Name**  
Pigface  
**Botanical Name**  
*Carpobrotus glaucescens*



**Common Name**  
Purple Coral Pea  
**Botanical Name**  
*Hardenbergia violacea*



**Common Name**  
Grevillea Compacta  
**Botanical Name**  
*Grevillea lanigera*  
'Mount Tamboritha'



**Common Name**  
Boobialla  
**Botanical Name**  
*Myoporum parvifolium*  
'Yareena'

## Small Shrubs



**Common Name**  
River Wattle  
**Botanical Name**  
*Acacia cognata* dwarf  
'Mini Cog'



**Common Name**  
Cushion Bush  
**Botanical Name**  
*Leucophyta brownie*



**Common Name**  
Little Eric  
**Botanical Name**  
*Banksia ericifolia* 'Nana'



**Common Name**  
Aussie Blue Grass  
**Botanical Name**  
*Lomandra glauca*  
'Blue Ridge'

## Medium Shrubs



**Common Name**  
Bottlebrush  
**Botanical Name**  
*Callistemon viminalis* 'Slim'



**Common Name**  
Aussie Box  
**Botanical Name**  
*Westringia fruticosa*



**Common Name**  
White Correa  
**Botanical Name**  
*Correa alba*

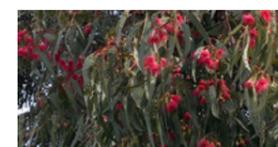


**Common Name**  
Coconut Ice  
**Botanical Name**  
*Grevillea bipinnatifida* x  
*banksia*

## Trees



**Common Name**  
Coastal Banksia  
**Botanical Name**  
*Banksia integrifolia*



**Common Name**  
Small Fruited Yellow Gum  
**Botanical Name**  
*Eucalyptus leucoxydon* 'Rosea'



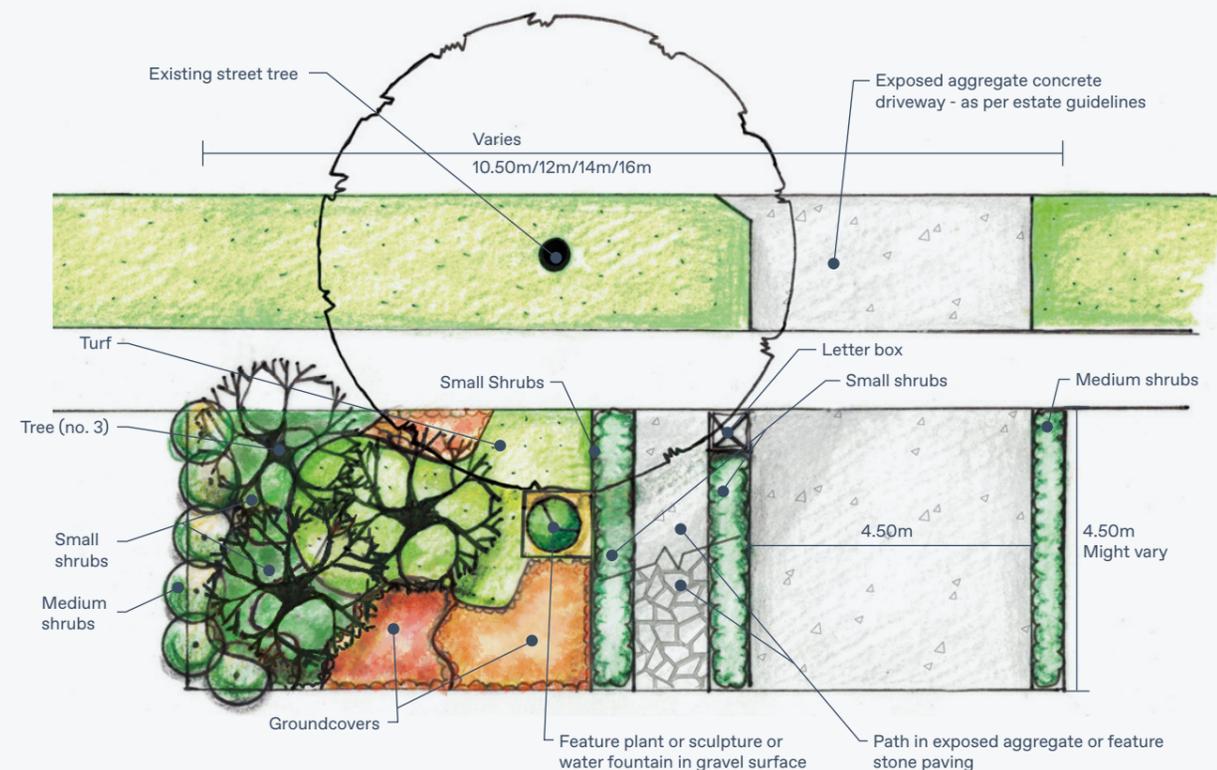
**Common Name**  
Silver Princess  
**Botanical Name**  
*Eucalyptus Caesia*



**Common Name**  
Mealy Gum  
**Botanical Name**  
*Eucalyptus pleurocarpa*  
'Tallerack'

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# Lot Front Gardens Cottage Garden



## Groundcovers



**Common Name**  
Catmint  
**Botanical Name**  
*Nepeta racemosa*  
'Walker's Low'



**Common Name**  
Lamb's ear  
**Botanical Name**  
*Stachys byzantina*



**Common Name**  
Rock Daisy  
**Botanical Name**  
*Brachyscome multifida*



**Common Name**  
Society Garlic  
**Botanical Name**  
*Tulbaghia violacea*

## Small Shrubs



**Common Name**  
English Lavender  
**Botanical Name**  
*Lavandula angustifolia*



**Common Name**  
Japanese Windflower  
**Botanical Name**  
*Anemone japonica*



**Common Name**  
Lily Turf  
**Botanical Name**  
*Liriope muscari green*



**Common Name**  
Hebe Pretty in Pink  
**Botanical Name**  
*Hebe hybrid 'Pretty n'pink'*

## Medium Shrubs



**Common Name**  
Rock Correa  
**Botanical Name**  
*Correa glabra 'Ivory Lantern'*



**Common Name**  
Orange Jessamine  
**Botanical Name**  
*Murraya paniculata*



**Common Name**  
Cape Jasmine  
**Botanical Name**  
*Gardenia augusta 'Florida'*



**Common Name**  
Aussie Box  
**Botanical Name**  
*Westringia fruticosa*

## Feature Plants



**Common Name**  
Portuguese Laurel  
**Botanical Name**  
*Prunus lusitanica*



**Common Name**  
Smokebush  
**Botanical Name**  
*Cotinus coggygria*



**Common Name**  
Port Wine Magnolia  
**Botanical Name**  
*Michelia figo*



**Common Name**  
Weeping Spring Cherry  
'Pendula Rubra'  
**Botanical Name**  
*Prunus x subhirtella*

## Trees



**Common Name**  
Purple leafed Plum  
**Botanical Name**  
*Prunus x blireana*



**Common Name**  
Teddy Bear Magnolia  
**Botanical Name**  
*Magnolia grandiflora*  
'Little Gem'



**Common Name**  
Ornamental Pear Tree  
**Botanical Name**  
*Pyrus calleryana 'Capital'*



**Common Name**  
Coral Bark Maple  
**Botanical Name**  
*Acer palmatum 'Sango Kaku'*

# Recommended species list

## Groundcovers



**Common Name**  
Black Mondo  
**Botanical Name**  
*Ophiopogon Japonicus*  
'Nigrescens'



**Common Name**  
Creeping Rosemary  
**Botanical Name**  
*Rosmarinus officinalis*  
'Prostratus'



**Common Name**  
Carpet Bugle  
**Botanical Name**  
*Ajuga reptans*



**Common Name**  
She-oak  
**Botanical Name**  
*Casuarina glauca prostrate*



**Common Name**  
Star Jasmine  
**Botanical Name**  
*Trachelospermum jasminoides*



**Common Name**  
Prickly Spider Flower  
**Botanical Name**  
*Grevillea juniper 'Prostrate'*



**Common Name**  
Golden Creeping Jenny  
**Botanical Name**  
*Lysimachia nummularia aurea*  
'Goldilocks'



**Common Name**  
Fan Flower  
**Botanical Name**  
*Scaevola albida*  
'Mauve Clusters'

## Grasses/Small Shrubs



**Common Name**  
Natal Lily  
**Botanical Name**  
*Clivia miniata*



**Common Name**  
Firecracker Plant  
**Botanical Name**  
*Russelia equisetiformis*



**Common Name**  
Spanish Iris  
**Botanical Name**  
*Diets bicolor*



**Common Name**  
Coastal Rosemary  
**Botanical Name**  
*Westringia fruticosa 'Mundi'*



**Common Name**  
Mat Rush  
**Botanical Name**  
*Lomandra hystrix 'Katie Belles'*



**Common Name**  
Red Sensation Cordyline  
**Botanical Name**  
*Cordyline australis*  
'Red Sensation'



**Common Name**  
Fountain Grass  
**Botanical Name**  
*Pennisetum alopecuroides*  
'Red Head'



**Common Name**  
New Zealand Flax  
**Botanical Name**  
*Phormium tenax purpurea*

## Medium Shrubs



**Common Name**  
Glossy Abelia  
**Botanical Name**  
*Abelia x grandiflora*



**Common Name**  
Rosemary grevillea  
**Botanical Name**  
*Grevillea rosmarinifolia*



**Common Name**  
Dwarf Lilly Pilly  
**Botanical Name**  
*Acmena smithii 'Minor'*



**Common Name**  
Royalty Free Leucadendron  
**Botanical Name**  
*Leucadendron laureolum x salignum 'Inca Gold'*



**Common Name**  
Candelabra aloe  
**Botanical Name**  
*Aloe arborescens*



**Common Name**  
Conebush  
**Botanical Name**  
*Leucadendron 'Safari Sunset'*



**Common Name**  
Common Box  
**Botanical Name**  
*Buxus sempervirens*



**Common Name**  
Mexican Bush Sage  
**Botanical Name**  
*Salvia leucantha*

## Trees



**Common Name**  
Japanese Maple  
**Botanical Name**  
*Acer palmatum*



**Common Name**  
Wilga  
**Botanical Name**  
*Geijera parviflora*



**Common Name**  
Flame Tree  
**Botanical Name**  
*Brachychiton acerifolius*



**Common Name**  
Honey Locust  
**Botanical Name**  
*Gleditsia triacanthos var. inermis 'Ruby Lace'*



**Common Name**  
Dwarf Lemon Scented Gum  
**Botanical Name**  
*Corymbia citriodora*  
'Scentuous'



**Common Name**  
Natchez Crape Myrtle  
**Botanical Name**  
*Lagerstroemia indica x L.fauriei 'Natchez'*



**Common Name**  
Red Flowering Gum  
**Botanical Name**  
*Corymbia ficifolia 'Wildfire'*



**Common Name**  
Crab Apple  
**Botanical Name**  
*Malus ioensis 'Plena'*



## Design guidelines checklist

Lot No: \_\_\_\_\_

Street Address: \_\_\_\_\_  
 \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Mobile No: \_\_\_\_\_

Home Ph: \_\_\_\_\_

Work Ph: \_\_\_\_\_

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

Owner's Address: \_\_\_\_\_  
 \_\_\_\_\_

Builder's Name: \_\_\_\_\_

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

Contact No: \_\_\_\_\_

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

Signature of Owner/Builder: (Please circle) \_\_\_\_\_  
 \_\_\_\_\_

Date:    /    / \_\_\_\_\_

Documentation required to be submitted for approval to the Design Assessment Panel.

- 1 Site plan (1:200 scale)
  - Setbacks from all boundaries
  - Building Envelope
  - External features including driveways, paths, fencing and outbuildings
  - Landscaping
- 2 House floor plans (1:100 scale)
- 3 Elevations from four sides (1:100 scale, front, rear and both sides)
- 4 Schedule of external materials

Each box is to be ticked.  
 Applications cannot be assessed until all of the above information is available.

Please submit the above documentation via email:  
[FPA.Approvals@frasersproperty.com.au](mailto:FPA.Approvals@frasersproperty.com.au)

A copy of this form must be included with the lodgement of plans for approval.



