December 2022

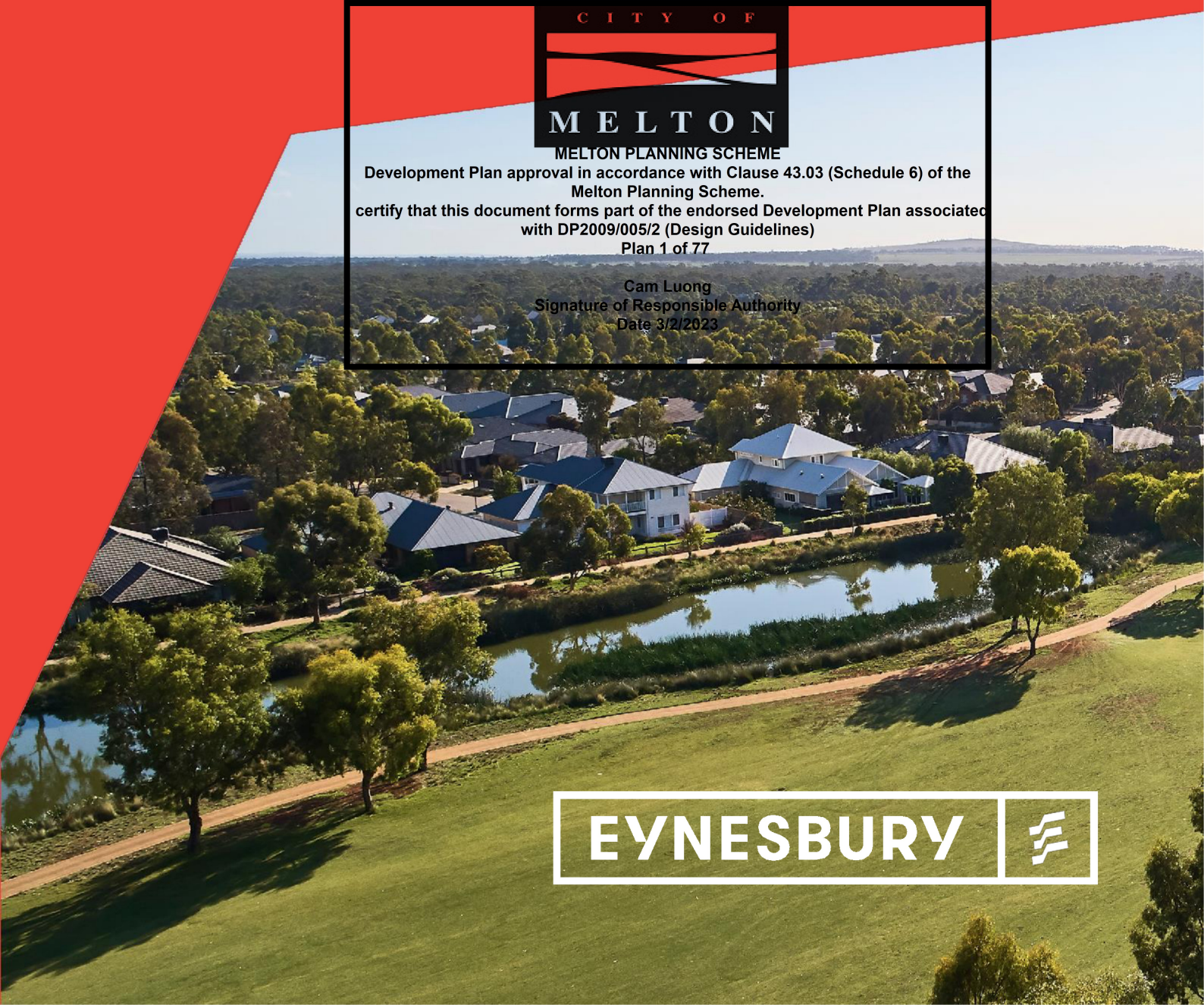
EYNESBURY TOWNSHIP

DESIGN GUIDELINES

CITY OF MELTON

MELTON PLANNING SCHEME
Development Plan approval in accordance with Clause 43.03 (Schedule 6) of the Melton Planning Scheme.
certify that this document forms part of the endorsed Development Plan associated with DP2009/005/2 (Design Guidelines)
Plan 1 of 77

Cam Luong
Signature of Responsible Authority
Date 3/2/2023



EYNESBURY

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WELCOME TO EYNESBURY

Welcome to Eynesbury, Victoria's first self-contained, fully serviced township in over 50 years.

Unlike other residential developments, a protected rural and natural environment of unique quality surrounds Eynesbury. It's this separation from suburbia that makes Eynesbury unique, and gives it true claim to be a town rather than a suburb. Only 40 kilometres from Melbourne's CBD, and minutes from major commercial centres of Werribee and Melton, it is a perfect setting for a relaxed sense of community.

Eynesbury has important history, dating back over 150 years, starting with the use of the property as one of Victoria's earliest pastoral stations. The heritage listed homestead and its associated staff quarters, stables, formal gardens and lake all contribute to this special Australian Country Town. Recreational facilities, including parks, public facilities and services are all centred on a superb golf course.

The character of the Australian Country Town inspires the township of Eynesbury. Attractive streetscapes are characterized by canopy trees and wide nature strips, exquisite architecture, with verandahs opening towards the street, low fences giving privacy without excluding neighbours, and an environment receptive to community activities and outdoor recreation. In easy proximity are community halls, football ovals, parks and playgrounds, and typically, a friendly local shopping strip.

THE EYNESBURY STYLE

The Eynesbury Style is built around the concept known internationally as New Urbanism. New Urbanism is a new idea with very old roots. It's a return to the way towns were made 70 or more years ago; before the advent of dormitory suburbs, huge shopping centres and concentrated business districts. Instead, the traditional town is small enough to enable residents to walk to shops and places of recreation. They contain elements like the traditional corner shop; a place where you could safely ask your children or grandchildren to walk to; and pick up a paper, a carton of milk or a loaf of bread; with a sense of community and neighbourliness. Traditional towns are compact and convenient, giving a better quality of life and a better quality of environment. Eynesbury seeks to achieve these objectives, and create better street environments.

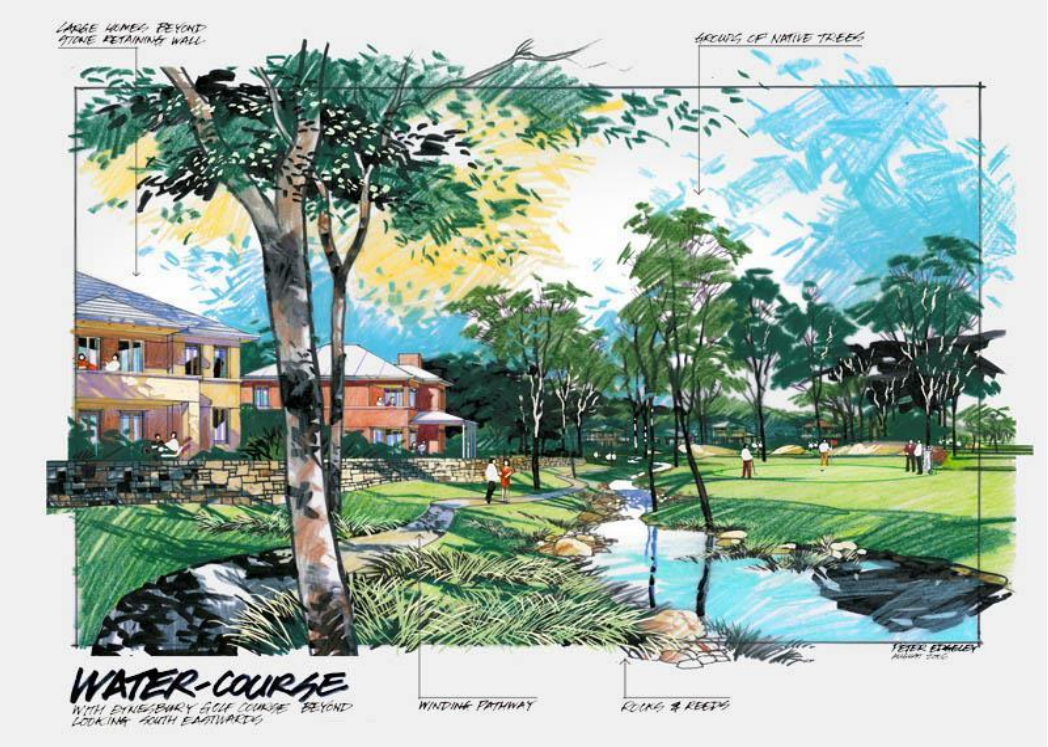
Eynesbury is unique to other new residential subdivisions. Typically, new subdivisions prohibit front fencing, whereas within Eynesbury low traditional fencing is required; allowing residents to better claim and use their front yards, creating more visually pleasing streetscapes. Elevated verandahs create another layer of usable indoor/outdoor space between the street and the privacy of the interior. Eynesbury has lanes at the rear of many allotments. These lanes allow houses to have full width, uninterrupted gardens to the street.

The architecture of the Australian Country Town inspires the Architectural Style, with steep pitched roofs, simple building forms, quality windows and façade details, lush landscaping, simple fencing, shady eaves overhangs and generous verandahs.

TYPICAL EYNESBURY FACADE TREATMENT

TYPICAL HOUSING FRONTING THE GOLF COURSE AT EYNESBURY
Housing features traditional design elements, set in an integrated landscape featuring public walkways.

TYPICAL HOUSING AT EYNESBURY
Streetscape design features uniform fencing, elevated verandahs and porches, traditional façade detail including quality windows, and attention to details such as eaves overhangs and detailing. Steep roof forms are encouraged. Street trees are planted in drifts, replicating natural tree groupings.



ELEMENTS OF EYNESBURY

Golf course allotments (categorized as Dual Frontage allotments) are required to have housing designed so that both the street frontage and golf course facades are of high quality. Deep porches, balconies, verandahs and loggias are encouraged.

TOWNHOUSES FACING A PARK IN STAGE 1 OF EYNESBURY

The Eynesbury layout allows for a variety of housing types, including terrace and townhouse style housing. Cars are parked in garages off a rear lane, leaving the entrance front open to the park without the need for vehicular crossings

SUSTAINABILITY AND PASSIVE SOLAR DESIGN

OVERVIEW

As noted in the Project Overview above, Eynesbury is designed to allow the achievement of state of the art sustainability practices. The allotment orientation allows the design of housing with optimum orientation, and the architectural controls require the provision of both eaves and verandahs to control solar gain.

ENERGY CONSERVATION

All houses at Eynesbury must achieve the legislated minimum 6 star energy rating as defined under the FirstRate energy rating system. This is the penultimate rating available under this system. Presently, Victorian legislation requires that all houses achieve a 6 star energy rating plus provide for water saving measures, and be provided with either a solar hot water service or rainwater tank. Eynesbury meets the water saving measures through the provision of reticulated recycled water, therefore provision of solar hot water is not required but is encouraged.

The 6 star energy rating is determined by a combination of features including

- Orientation
- Shading of openings
- Quality of window and door systems, with consideration of sealing, thermal resistance and type of glazing
- Use of self-closing and sealing mechanical exhaust systems
- Use of details such as vented eaves to expel excess heat in roof spaces
- Wall, floor and roof construction with consideration of insulation levels and thermal mass

Rating is undertaken using the FirstRate computer analysis program, and must be undertaken by a consultant trained and accredited in use of the rating system.

In order to achieve the target rating, house siting and planning must be considered with solar efficient design principles in mind as follows:

- Where possible, living areas should face north. North facing windows are to be protected with eaves designed to exclude summer sun while allowing entry of winter sun.

- Minimize windows facing west, and provide such windows with a comprehensive shading system, either adjustable awnings, external blinds, fixed overhangs and verandahs, or pergolas with vegetation over.

- Provide deciduous planting to provide summer shade to exposed elevations.

- Residential design may incorporate insulated thermal mass to stabilize internal temperature and allow for re-radiation of heat to the interior during colder periods. This can be achieved using insulated concrete floor slab and insulated masonry internal walls.

- In some cases, high performance windows with thermally resistant frame design and double glazing may be required to achieve the required ratings.

In rating the performance of a dwelling, the analysis report will provide recommendations for improvement in the design where the rating falls below the required standard.

MATERIALS SELECTION

It is recommended that building materials be selected that are sustainable, recyclable and have a low embodied energy (ie. the energy required for manufacture). Materials selection should also have regard to long term durability, toxicity and safety.

RECOMMENDED SUSTAINABLE DESIGN MEASURES

The choice of appliances has a significant impact on the energy consumption and environmental impact of the house. The Eynesbury Development Standards focus on reducing Greenhouse gas emissions and the following items provide guidelines for development. They are divided into mandatory Sustainability Requirements and Configuration Requirements, and suggestions for further energy conservation. These measures are suggestions only. They are not mandatory.

MANDATORY REQUIREMENTS

Item	Comments	Sustainability Recommendation	Configuration Requirements	Sustainability Option
Home Cooling Systems	Housing meeting the 6 star energy rating requirements, and meeting the verandah, eaves and pergola controls, will have reduced requirements for heating and cooling.	Evaporative cooling systems are permitted. Air-conditioning systems (compressor based systems, either split systems or ducted split systems) should be selected based on energy efficiency.	Evaporative cooling units must be located on the rear roof section of the house. A LOW PROFILE evaporative cooling unit shall be installed if the unit must be installed on a roof face that is visible from the street. Ceiling fans should be provided where floor to ceiling heights permit, these can significantly reduce the need for artificial cooling.	

NON-MANDATORY REQUIREMENTS

Item	Comments	Sustainability Recommendation	Configuration Requirements	Sustainability Option
Kitchen Hotplates Dishwasher		To be fuelled by natural gas. To have minimum 4 star energy rating and AAA water use rating or better		
Hot Water Service		Gas boosted solar hot water heating may be provided, with a minimum 70% efficiency rate	Solar hot water units to be placed, where possible, on north facing roof faces Water storage tank to solar hot water systems are to be located within roof spaces Exposed services to be limited and painted to match roof finishes to reduce visual impact as much as possible.	
Water Supply Systems		Fit flow restrictors to all showers, kitchen sinks and laundry taps. The flow restrictors should be rated to reduce the water flow to between 7.5 and 9 litres per minute.		
Laundry		.		Drying cupboards that use a duct outlet or hydronic radiant panel from a central heating system are encouraged in place of the use of clothes dryers
Home Heating Systems	Housing meeting the 6 star energy rating requirements, and meeting the verandah, eaves and pergola controls, will have reduced requirements for heating and cooling.	Where heating is installed it should be gas fired. All heating appliances should have a minimum star rating as follows: <u>Heating System</u> <u>Star rating</u> Gas/log space heater 3.5 star Gas convection heater 4 star Central Ducted Heating 5 star Where ducted heating is installed a minimum duct insulation level of R1.5 is recommended. Where gas/log space heaters are used, ceiling fans and/or heat shifting duct work is recommended.		

Item	Comments	Sustainability Recommendation	Configuration Requirements	Sustainability Option
Lighting	The choice of lighting can have a significant impact on energy consumption and the environmental impact of the house. The sustainability options, while not mandatory, are considered minimum design standards for the Eynesbury house.			• Use the lowest wattage light needed to adequately light up an area • Choose light fittings that allow most of the light through so that a lower wattage bulb can be used • Use timers, daylight controls and motion sensors to switch outdoor security lights on and off automatically • Use simple automation systems and sensors to automatically turn lights on and off in utility areas such as bathrooms • Use solar powered lighting for garden lights • Fluorescent lamps are ideal for areas where lighting is required for long periods of time • Incandescent lamps are suitable for areas where lighting is used infrequently. • Use halogen lights mainly for highlighting features such as paintings or for special purposes directly over cooking areas.
Recycled Water	A dual water supply system will be implemented throughout the development. There will be two separate water mains, one supplying drinking water, the other supplying recycled water.	Recycled water must be plumbed directly for toilet flushing and garden irrigation.	All work associated with the recycled water system shall be carried out in accordance with the Plumbing Industry Commission Recycled Water Plumbing Guide 2005	
Materials Selection	Materials must be selected from the Eynesbury Materials list. Materials will be	Materials must be selected such that an appropriate balance is achieved between low embodied energy, low toxicity, recyclability, ability		

Item	Comments	Sustainability Recommendation	Configuration Requirements	Sustainability Option
	added to this list from time to time, and application can be made to the DRP to use materials not scheduled in this list.	to support reduction in building energy usage, and low impact on the natural environment in manufacture and use.		

T E C H N O L O G Y P R O V I S I O N C O D E

An optic fibre network will be implemented throughout the development. The optic fibre network is anticipated to provide the following services:

- Internet Access
- Telephone services
- Pay TV and Video on Demand Services
- Free to air TV

This system eliminates the need for antennae and satellite dishes to Eynesbury residences.

Any house at Eynesbury must be constructed in accordance with OptiComm requirements outlined in the " OptiComm Fibre Network Building Overview"

THE HISTORY OF EYNESBURY

Eynesbury has a special place in Victorian history. The estate was taken out by Simon Staughton as part of the Exford run in 1841, and in 1863 the property totalled more than 101,000 acres (40,000 hectares). After 1870 the family subdivided the property into four sections, Exford, Nerowrie, Staughton Vale and Eynesbury, each with its own homestead. The Eynesbury parcel totalled 18,000 acres.

Eynesbury homestead was built by Simon Thomas Staughton, the eldest son of Simon Staughton. Staughton rose to become a Member of the Legislative Assembly of the Colony of Victoria, and had a distinguished career both as a pastoralist, politician and soldier, seeing service in the Boer War.

At first, the estate only contained a few relatively humble buildings. The earliest of these, the original overseer's cottage, was built in the 1850s and now forms part of the Discovery Centre precinct, overlooking the lake near the Homestead. The Homestead itself was built in the early 1870s, together with the stables and staff quarters. The two-storey home was extended in the 1880s with symmetrical wings containing a Billiard Room and formal Dining Room, resulting in the configuration seen today. The Billiard Room, with its impressive Alcock and Sons table, survives today virtually intact, including the original wall papers, paintwork and furnishings.

Some of the ancillary structures, such as the timber water tank, meat house and killing shed were added, and these have been retained and restored, adding to the fascinating character of the homestead precinct.

The risk that Eynesbury might be absorbed and obliterated by urban sprawl has led to a commitment to honour the qualities of this environment with a township development that protects its singular qualities, and creates a place set within, and contained by, a rural and bushland boundary. The variety of structures and landscapes is evidence of the rich history of the property, all available for the enjoyment of residents and their guests and creating the unique environment that is Eynesbury.

T H E T O W N P L A N I N D E T A I L

THE CHARACTERISTICS OF THE AUSTRALIAN COUNTRY TOWN

The town of Eynesbury is modelled on traditional Australian urban environments, using as a starting point the classic Australian country town.

The best Australian country towns have an urban structure that is readily identifiable. This visual structure is informed by an articulation into areas or zones of distinct character:

THE TOWN CENTRE

This area contains:

- The commercial strip, with its wide, shady verandahed promenade footpaths. The building forms are subsumed by linking the buildings together in a terrace form, shielding the frontage with the verandah element over the public footpath, and giving prominence to the shopfronts.
- The public building precincts, frequently blended within the commercial strip. The public buildings adopt a more singular iconic character and are positioned to achieve prominence within the urban environment (either on corners, a prominent axis or fronting an open space). These structures may be placed within a commercial strip, in which case the absence of verandahs and the provision of a formal façade or portico differentiates it from its setting. This includes both municipal structures and churches, churches are slightly differently placed as they often occur as focal points within the residential matrix.

THE RESIDENTIAL PRECINCTS

Refer to:

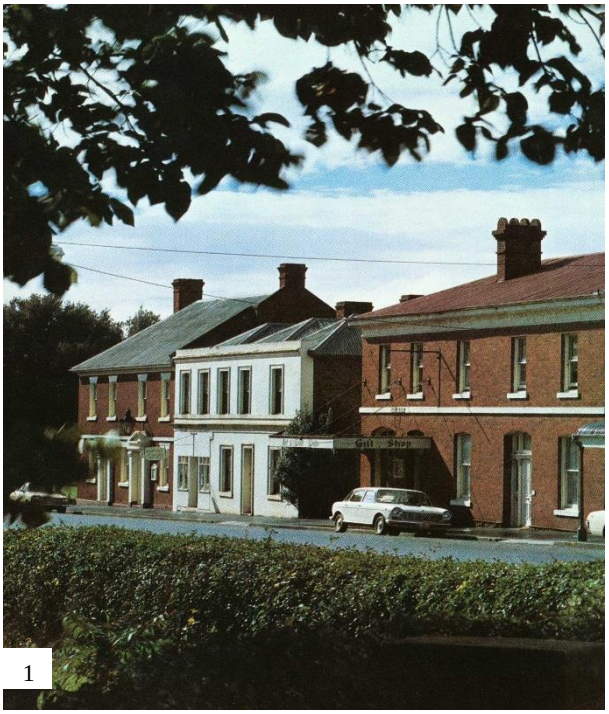
- The Residential precincts are marked by uniform architectural character and style, uniform fencing heights, clustered drift style street tree planting, and preference for semi-transparent fencing backed by vegetation. These areas often contain small retail and public facilities (eg. churches, public halls, sporting facilities) in prominent locations (street corners and so on) providing for local requirements.

TRANSITIONAL ZONES

- Transitional zones are those areas where the rural or bush precinct surrounding the town contains a lower density of individual houses on larger blocks at the boundaries of the formal township grid.

The Australian country town has characteristics now strongly valued in making a usable and user friendly urban environment.

- It is compact in form, and fosters easy access (potentially by foot or bicycle) to services and between areas.
- There is ready access to an unspoiled natural environment and more formally landscaped areas, encouraging recreation, health and well-being.
- Its streetscapes have a consistent character, and the constituent buildings with their street front verandahs, enclosed but visible front yards, and intimate scale, foster social interaction



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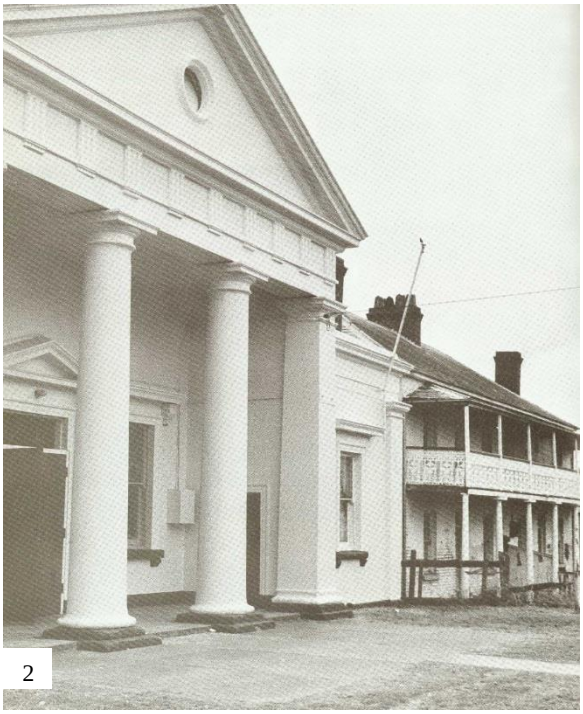

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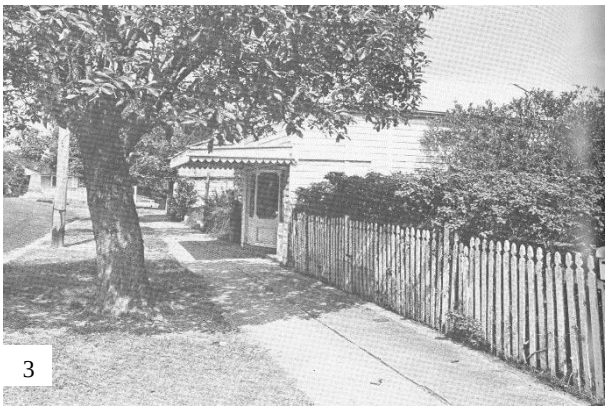

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IMAGES FROM TYPICAL AUSTRALIAN COUNTRY TOWNS

1. The main commercial strips provide a different scale and relationship to the street than the residential precincts behind the main street.

2. Public buildings are marked by more imposing architectural scale and detail.
3. The residential streetscapes are marked by low fencing, generous street planting and simple but well detailed architecture.
4. Various periods and styles of housing are represented in the townscape, tied together by a common approach to detailing, materials, roof pitches and elevation of the ground floor level.

THE EYNESBURY CODE

1. OVERVIEW

The Eynesbury Style seeks to build on the strength of traditional Australian urban forms while superimposing a contemporary concern for environmental sustainability. The design characteristics valued at Eynesbury include creation of a 'soft' building profile fostered by pitched roofs, and significant eaves overhangs. Attention to detail and proportion, including use of well-proportioned good quality windows and doors. Provision of usable transition spaces between the street and interior, including deep and elevated verandahs. Usable and claimable front yards. Taking full advantage of having garage access from rear lanes, and using fencing to secure and protect front yard space.

2. APPLICATION OF DESIGN CONTROLS

Typically, the street image of a traditional Australian house is defined by the front part of the building, a few front rooms behind a formal façade. Only those parts of the house that are visible from the street or public reserves/open spaces are subject to these design controls.

3. BUILDING ELEMENTS CONTROLLED BY THIS GUIDE

In traditional Australian country towns, a few key elements define the street frontage appearance. It is these elements that are subject to control.

- Façade Composition
- Wall heights and Materials
- Roof Pitch
- Eaves Overhangs
- Eaves Detail
- Window and Door Construction and Proportions
- Verandah and porticos: extent and construction
- Façade shading devices such as canopies and pergolas
- The front and side fences

The township of Eynesbury will use these design features to create a coherent urban environment. While it is obviously preferable for the residence to be designed in a coherent and integrated manner, some allowances for slight modifications may be provided at the discretion of the DRP to allow parts of the house that are not visible from the street, laneways or public open spaces to be designed to suit particular functional requirements.

4. THE EYNESBURY CODE AND STANDARD HOUSE DESIGNS

Australian Country Towns were traditionally composed of standard builder designed housing. These houses exhibit simplicity, use of detail and materials, and understanding of proportion that is lacking in most contemporary designs. However, the basic plan forms are not dissimilar to contemporary home plans, and the code is designed to allow existing designs to be readily adapted to meet the required aesthetic and form criteria.

THE TOWN PLAN

The Eynesbury Masterplan has been designed under the principles of 'New Urbanism'. This is a philosophy that promotes the creation of self-sustaining, integrated town environments as an antidote to placeless urban sprawl. New Urbanism promotes:

WALKABILITY

- Most key areas are within a 10-minute walk of home or work

CONNECTIVITY

- An interconnected street grid network that disperses traffic and eases walking

MIXED USE AND DIVERSITY

- A mix of shops, offices, apartments and homes on the one site. Mixed use throughout neighbourhoods, within blocks and within buildings

MIXED HOUSING

- A range of types and sizes available within a compact area.

QUALITY ARCHITECTURE AND URBAN DESIGN

- Emphasis on beauty, aesthetic quality, human comfort and creating a sense of place. Design that is derived from the local designs, that builds on and advances the best of this tradition.

TRADITIONAL NEIGHBOURHOOD STRUCTURE

- Higher density of development towards the centre of the town, with lower density at the edges. A clear centre and edge to each precinct.
- Use of public spaces such as gardens and squares at the centre of precincts, providing a both a visual focus, and a centre for community activities.

SMART TRANSPORTATION OPTIONS

- Provision of a network of roads, bicycle paths and footways to allow a choice of transport modes and easy and safe communication between precincts.
- Town Centre areas set up to encourage foot traffic and reduce impact of vehicles.
- Extensive footways and bicycle paths between residential precincts and town centre and recreation areas.
- Ready access to public transport.

SUSTAINABILITY

- Eco friendly technologies, including water recycling
- High levels of energy efficiency including a 6-star energy rating for housing
- Less use of fossil fuels
- More walking and cycling possible, less driving required.

THE DESIGN APPROVAL PROCESS

A Design Review Panel (DRP) assesses all applications to build at Eynesbury against the controls set out in this document.

The Design Review Panel will use and interpret the Design Guidelines to:

- Promote the objective of a township with a traditional Australian rural town character
- Deliver certainty about the required design and urban character outcomes
- Monitor and control the development of streetscapes
- To promote 'variety within consistency' in housing product: a consistency of detail, proportion and character, and a variety in façade composition and feature materials

No fee will be charged for the initial assessment. If an additional assessment is required (pergolas, sheds, swimming pools etc.) or a resubmission amendment is still not compliant with the design controls, the DRP reserves the right to charge the purchaser/applicant $140 plus GST for any additional works required due to any non-compliance. The fee is subject to change at the DRP's discretion.

It will be the responsibility of the purchaser/designer to ensure the design meets the standards. If subsequent assessments are required, the final/conditional approval will not be issued until either the purchaser or the applicant pays the fees. It will be the responsibility of the purchaser to delegate who is responsible for the payment, and not the DRP.

1. ASSESSMENT CRITERIA

Submissions will be assessed for compliance against the Eynesbury Design Guidelines. Exemptions from aspects of the controls may be made from time to time at the discretion of the DRP, but only where the proposal meets the overall spirit of these guidelines.

Approved plans will be stamped 'Approved' and returned for submission to the Building Surveyor. The Building Surveyor must ensure that the contract drawings comply with the stamped documents.

2. RENOVATIONS, EXTENSIONS AND MODIFICATIONS

Any renovations, extensions and modifications to approved designs or existing homes and landscaping excluding plant replacement and garden bed changes must be assessed by the DRP prior to installation.

3. DESIGN APPROVAL VERSUS BUILDING APPROVAL

The Design Guidelines have been endorsed as part of the Section 173 agreement for the township, but this does not exempt the applicant from compliance with the associated building and statutory regulations. It is the builder's responsibility to ensure compliance with these regulations.

TYPICAL EYNESBURY DWELLING STYLE

YOU'VE NOW SELECTED YOUR ALLOTMENT – WHAT TO DO NEXT?

Now that you have read and understood the Eynesbury Style and Approval Process, what do you need to do next?

1. Determine the Design Controls of the Allotment – Classic, Premium
2. Determine the Type Allotment – Standard, Town House, Dual Frontage, Rear Loaded
3. Determine the Additional Overlays that apply to your allotment – Reserve Facing, Fencing, Battleaxe
4. Choose a home from your preferred builder that conforms to these Guidelines **or** design your own (when building your own home, you must possess an 'Owner-builders' licence)
5. Review the Building Controls for your site against your chosen design
6. Review the Design Controls for your site against your chosen design
7. Review any additional Overlay Controls for your site against your chosen design
8. Ensure your dwelling is designed in accordance with regulations associated with sustainability and energy efficiency and recycled water
9. Ensure your dwelling is designed in accordance with regulations associated technological provisions – Opticomm Fibre Network
10. Ensure your façade has been designed in accordance with the approved façade materials and colour palettes found within this document
11. Prepare a full set of drawings for application

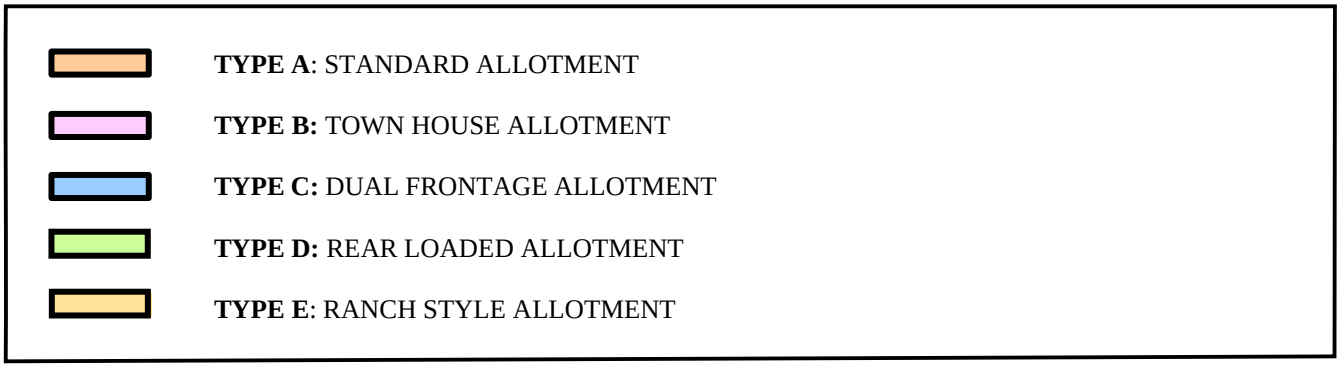
1. DETERMINING THE ALLOTMENT TYPE, THE DESIGN CONTROLS AND ANY ADDITIONAL DESIGN CONTROL OVERLAYS.

The **Lot Selection Plan (allotment types) and Lot Attributes Plan (Building envelope and Overlays)** will provide information on your selected lot. The requirements set out on these plans must be adhered to. House Designs must address these requirements foremost other-wise approval will not be granted.

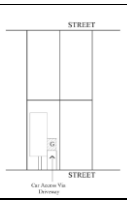
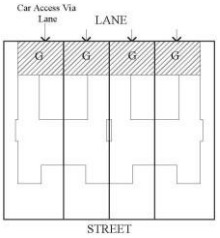
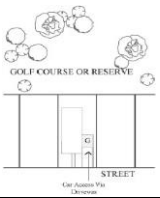
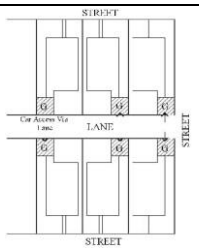
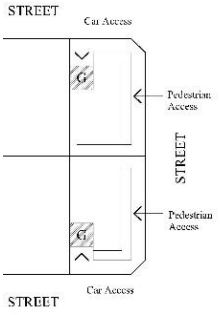
NOTE: In the case where there is a conflict between the setbacks listed in the Design Control Tables for specific allotment types, the setbacks noted on the Allotment Attributes plan will prevail.

2. UNDERSTANDING THE ALLOTMENT TYPES:

Type A: Standard Allotments: House allotments with driveway access to the garage directly from the street. Standard Allotments that are less than 13 metres in width must only accommodate a single width garage, with an opportunity for a tandem space in front of the garage. Standard Allotments 13 metres in width or greater can accommodate a double width (or larger) garage, however, the overall garage door width must be no more than 40% of the lot width.
Type B: Town House Allotments: Narrow allotments suitable for terrace or townhouse construction. A house on a lot less than 300 square metres in size, which are typically proposed as part of a multi unit proposal on a superlot, are to comply with the Town House Allotment requirements.
Type C: Dual Frontage Allotments: Allotments with a frontage to both a street and a park, reserve or golf course.
Type D: Rear Loaded Allotments: Allotments with a lane at the rear, requiring garages to be located at the rear, accessed from the lane.
Type E: Ranch Style Allotment: House allotments with driveway access to the garage directly from the secondary (narrower) street frontage with the pedestrian entry presenting to the primary (wider) street frontage.



3. ALLOTMENT TYPE DEFINITIONS

TYPE A: STANDARD ALLOTMENTS	
Standard house lots with garage accessed from the primary street frontage. Crossover locations on the Masterplan depict the optimised location; however, a crossover may be relocated at the cost of the Owner, and subject to the approval of Council.	
TYPE B: TOWNHOUSE ALLOTMENTS	
Lots located with attached or semi-detached housing Townhouses may rise to three levels. The third level may be expressed as an attic storey. The townhouses must be designed to achieve either the appearance of simple clustered two or three storey row houses (terraces), or single storey townhouses (terraced row houses). Alternately the terraces may be broken up into clusters and expressed as large houses. Townhouse allotments must be rear loaded.	
TYPE C: DUAL FRONTAGE ALLOTMENTS	
These are lots that have two frontages, one to a street, the other to a reserve, golf course or other open space. These lots provide a service area for clothes drying, bin storage, etc which is concealed from both frontages. Houses on these allotments need to present an attractive façade to both frontages.	
TYPE D: REAR LOADED ALLOTMENTS	
These lots have both street and lane frontages. The garage must be accessed from the rear boundary, either placed on the rear boundary or set a minimum of **4 metres** from the boundary. The location of the garage to the rear eliminates the impact of crossings and driveways on the streetscape, and enhances the presentation of the front façade to the street.	
TYPE E: RANCH STYLEALLOTMENTS	
These lots have driveway access to the garage directly from the secondary (narrower) street frontage with the pedestrian entry presenting to the primary (wider) street frontage.	

4. THE OVERLAY CONTROLS APPLY ONLY TO CERTAIN LOTS:

Overlay C: Classic Standard Allotment
Overlay P: Premium Standard Allotments
Overlay N: North Facing Allotments
Overlay D: Double Storey Allotments
Overlay F: Fencing Overlay
Overlay R: Allotments Adjoining Public Reserves
Overlay H: Habitable Element Above Garage
Overlay B: Battleaxe Block Overlay

C	**CLASSIC STANDARD ALLOTMENT**	P	**PREMIUM ALLOTMENT**
F	**FENCING OVERLAY**	N	**NORTH FACING ALLOTMENT**
R	**ALLOTMENTS ADJOINING PUBLIC RESERVE**	H	**HABITABLE ELEMENT ABOVE GARAGE OVERLAY**
D	**DOUBLE STOREY ALLOTMENT**	B	**BATTLEAXE ALLOTMENT**

NOTE: Each allotment may be subject to more than 1 overlay. Refer to Attributes and Lot Selection Plans

Note: Refer to Appendix 1 for Examples of the Application of the Eynesbury Code

5. UNDERSTANDING THE PREMIUM AND CLASSIC ALLOTMENT OVERLAYS

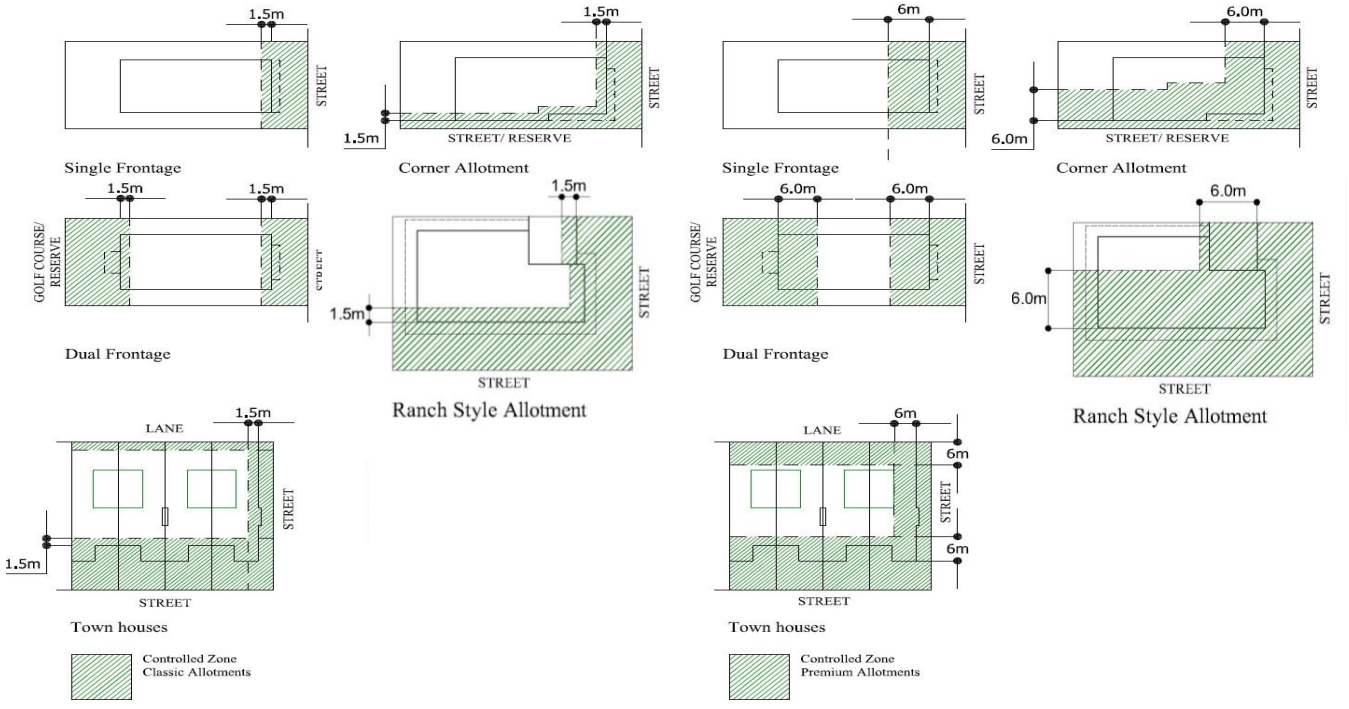
General Description	This overlay determines the standard of key elements of the house. These elements need only be provided in the controlled zones of the house, as follows:

Overlay C: Classic Allotments

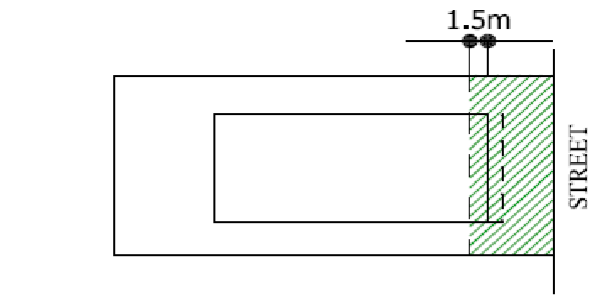
Additional Control Category	**Additional Control**
Roof Pitch	Minimum 22.5 degrees Excludes verandahs, which must be pitched, but may be constructed at a shallower angle to suit headroom requirements at the outer edges.
Eaves Overhang	Not less than 450mm
Ceiling Heights	Minimum 2400mm Ceilings to ground floor only
Verandahs	Verandahs and Porticos are to be provided to not less than 25% of width of the dwelling facing the street, with a depth of not less than 1.8 metres. On lots less than 10 metres in width, verandahs are to be provided to not less than 40% of width of the dwelling facing the street, with a depth of not less than 1.8 metres.

Overlay P: Premium Allotments

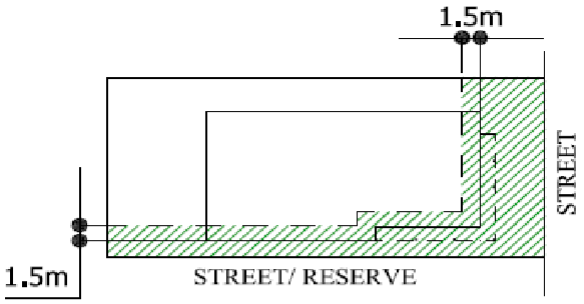
Additional Control Category	**Additional Control**
Roof Pitch	Minimum 27 degrees Excludes verandahs, which must be pitched, but may be constructed at a shallower angle to suit headroom requirements at the outer edges.
Eaves Overhang	Not less than 600mm
Ceiling Heights	Minimum 2700mm Ceilings to ground floor only
Verandahs	Verandahs and Porticos are to be provided to not less than 40% of width of the dwelling facing the street, with a depth of not less than 1.8 metres.



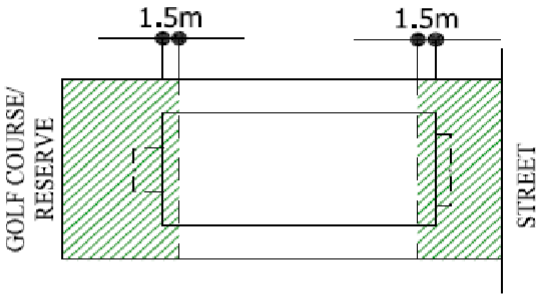
CLASSIC ALLOTMENTS



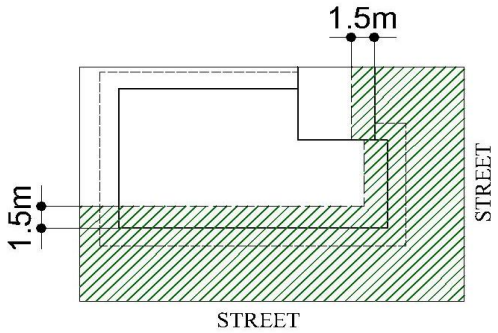
Single Frontage



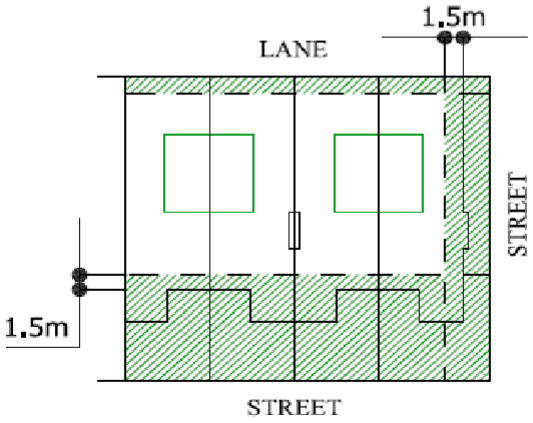
Corner Allotment



Dual Frontage



Ranch Style Allotment

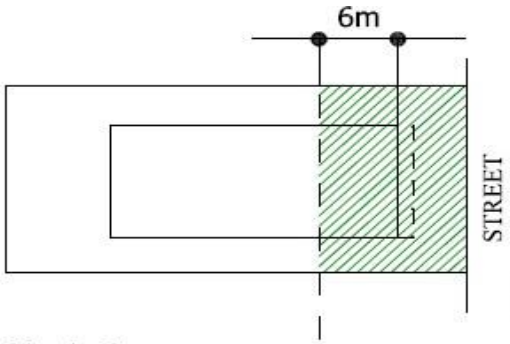


Town houses

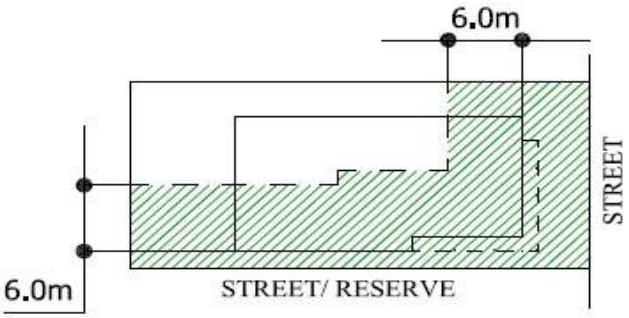
Controlled Zone
Classic Allotments

Note: Allotments adjacent to linear reserves will be assessed based on the level of fencing provided adjacent to the reserve. Allotments adjacent to open space reserves, must address both frontages.

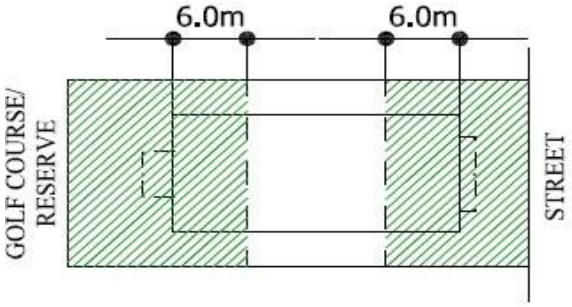
PREMIUM ALLOTMENTS



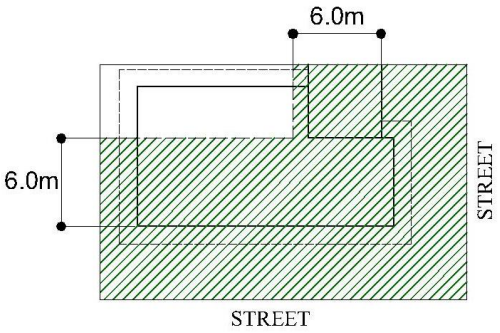
Single Frontage



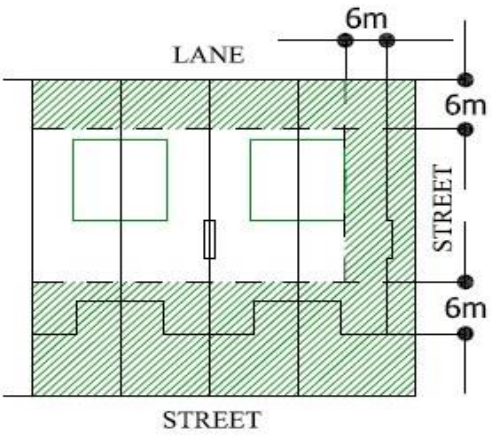
Corner Allotment



Dual Frontage



Ranch Style Allotment



Town houses

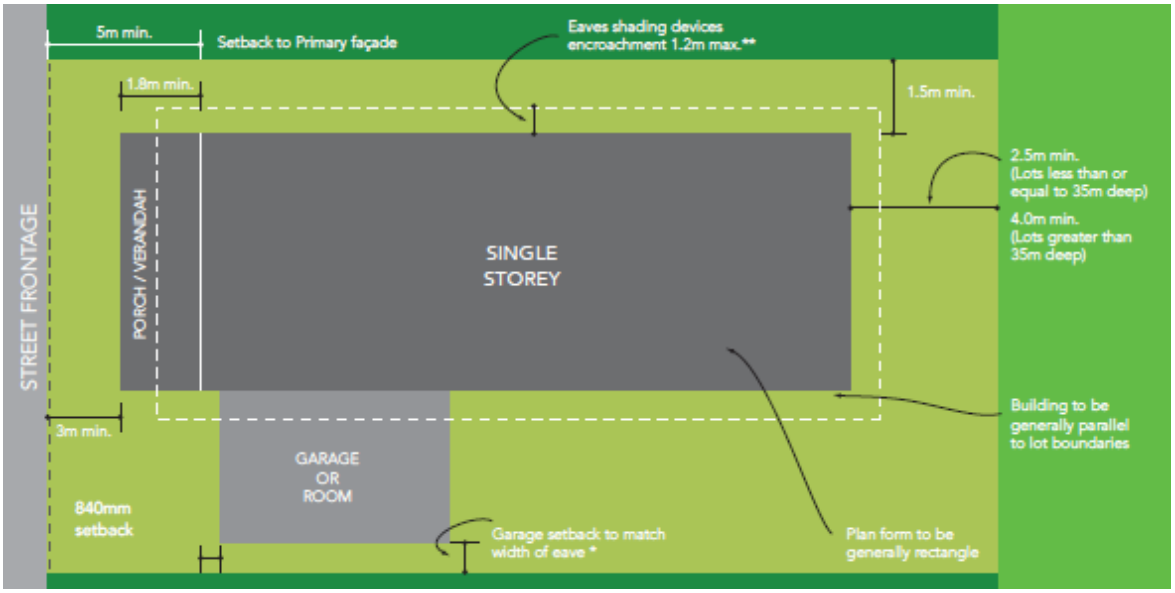
Controlled Zone
Premium Allotments

Note: Allotments adjacent to linear reserves will be assessed based on the level of fencing provided adjacent to the reserve. Allotments adjacent to open space reserves, must address both frontages.

6. UNDERSTANDING THE DESIGN CONTROLS FOR ALLOTMENTS

Requirement	STANDARD ALLOTMENTS (TYPE A)	
Front Setback	3m Verandah, 5m Dwelling (unless otherwise noted on Building Envelope plan)	
Side Setback	Garages – 0-200mm or 1.5m	
	Single Storey	***Double Storey***
	1.5m	2.5m
Corner Allotments	***Single Storey***	***Double Storey***
	2m Min setback from side street	3m Min setback from side street
Rear Setback	Minimum 2.5m – Lots Less than or equal to 35m Minimum 5m – Lots Greater than 35m	
Garage	960mm minimum from main building line Garages are permitted to have a zero setback for designed without eaves, or where it aligns exactly with the adjoining allotment garage. Maximum length on boundary 10m Maximum height on boundary 3.6m Single width garage on lots less than 13m in width Double (or larger) width garage on lots 13m in width or greater to be no more than 40% of lot width.	
Site Coverage	60% Maximum Allotments greater than 900m2 – not less than 25%	
POS	If Primary Living areas upstairs, a deck, terrace or Balcony of not less than 10m2	
Wall Heights	Maximum 2 storeys Wall heights to comply with ResCode requirements	
Dwelling height	Maximum 10m	
Design Controls	Classic or Premium Controls apply	
Allotment Type	Allotment Type Controls apply	

Note: Eaves/sunshades, retractable awnings or other projections not substantially enclosed at the sides are permitted to encroach into setbacks no more than 1.2m.

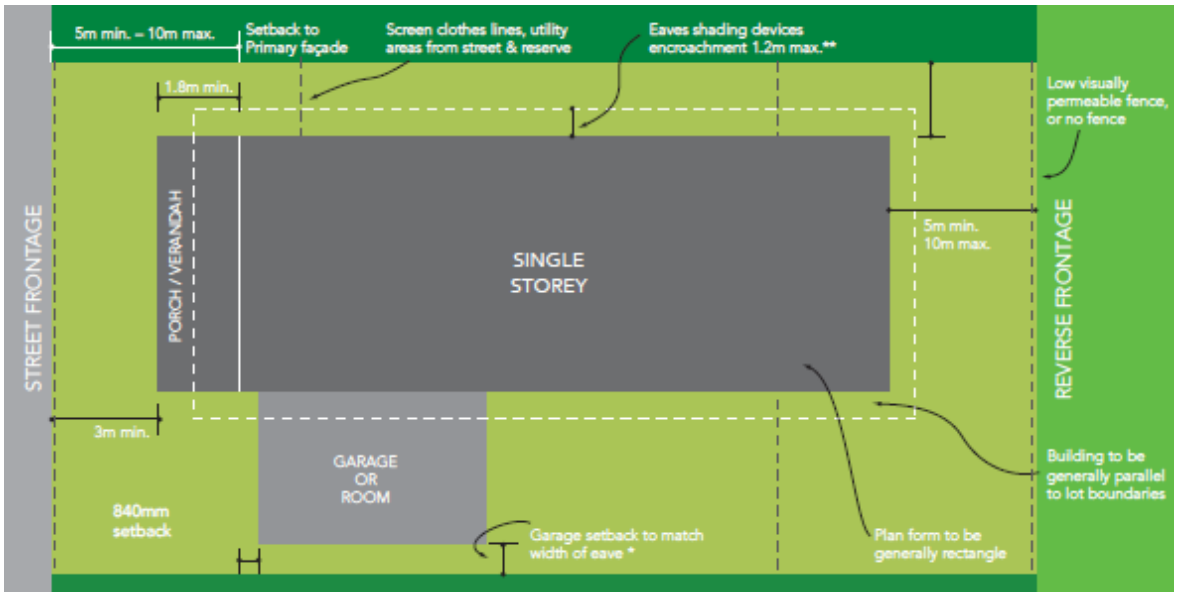


Requirement	TOWN HOUSE ALLOTMENT (TYPE B)	
Front Setback	2m Verandah, 4m Dwelling (unless otherwise noted on Building Envelope plan)	
Side Setback	0-200mm or 1m	
	Single Storey:	***Double Storey:***
	1.5m adjacent to park or footway	2.5m adjacent to park or footway
	2m adjacent to side street	3m adjacent to side street
Garage	960mm minimum from main building line if facing primary street frontage Maximum height on boundary 3.6m Permitted to occupy Maximum 80% of rear boundary on rear loaded products The maximum garage width should be no greater than 80% of the rear boundary where the rear boundary width is 8m or greater	
Site Coverage	70% Maximum	
POS	Minimum dimension of 4m	
Permeability	Not less than 20%	
Wall Heights	Maximum 3 storeys Wall heights to comply with ResCode requirements	
Townhouse height	Maximum 13.5m	
Design Controls	Classic or Premium Controls apply	
Allotment Type	Allotment Type Controls apply	

Note: Eaves/sunshades, retractable awnings or other projections not substantially enclosed at the sides are permitted to encroach into setbacks no more than 1.2m.

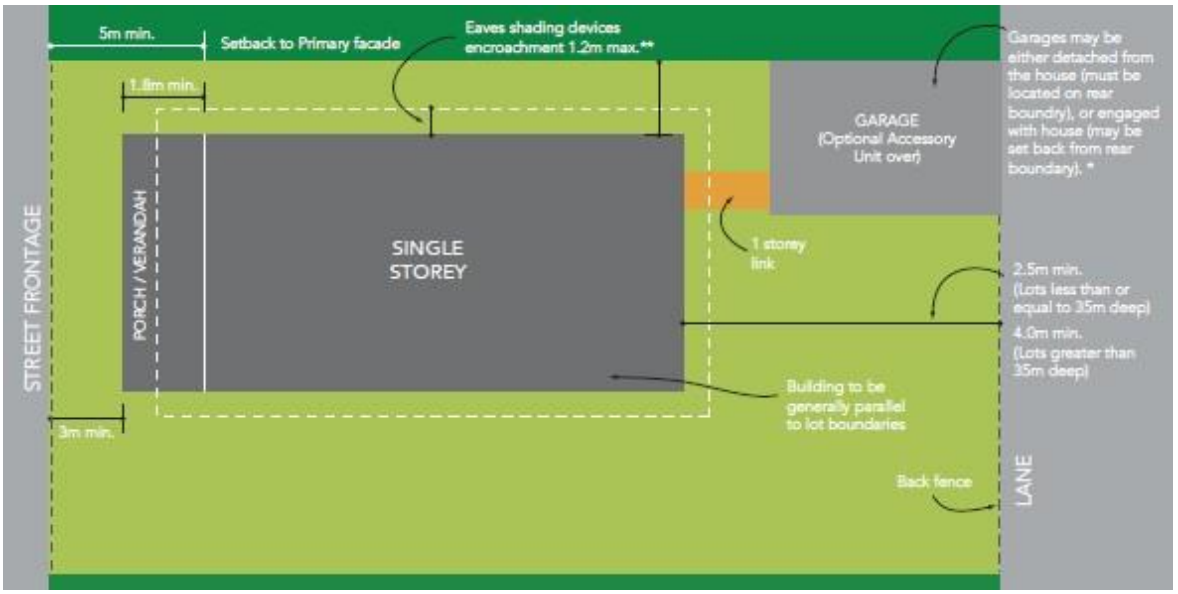
Requirement	DUAL FRONTAGE ALLOTMENTS (TYPE C)	
Front Setback	3m Verandah, 5m Dwelling, 10m maximum (unless otherwise noted on Building Envelope plan)	
Side Setback	Garages – 0-200mm or 1.5m	
	Single Storey	***Double Storey***
	1.5m	2.5m
Corner Allotments	***Single Storey***	***Double Storey***
	2m Min setback from side street	3m Min setback from side street
Rear Setback	As per Building Envelope Plan	
Garage	960mm minimum from main building line Garages with a zero-side setback may be designed without eaves, or where it aligns exactly with the adjoining allotment garage. Maximum length on boundary 10m Maximum height on boundary 3.6m	
Site Coverage	60% Maximum Allotments greater than 900m2 – not less than 25%	
POS	If Primary Living areas upstairs, a deck, terrace or Balcony of not less than 10m2	
Wall Heights	Maximum 2 storeys Wall heights to comply with ResCode requirements	
Dwelling height	Maximum 10m	
Design Controls	Classic or Premium Controls apply	
Allotment Type	Allotment Type Controls apply	

Note: Eaves/sunshades, retractable awnings or other projections not substantially enclosed at the sides are permitted to encroach into setbacks no more than 1.2m.



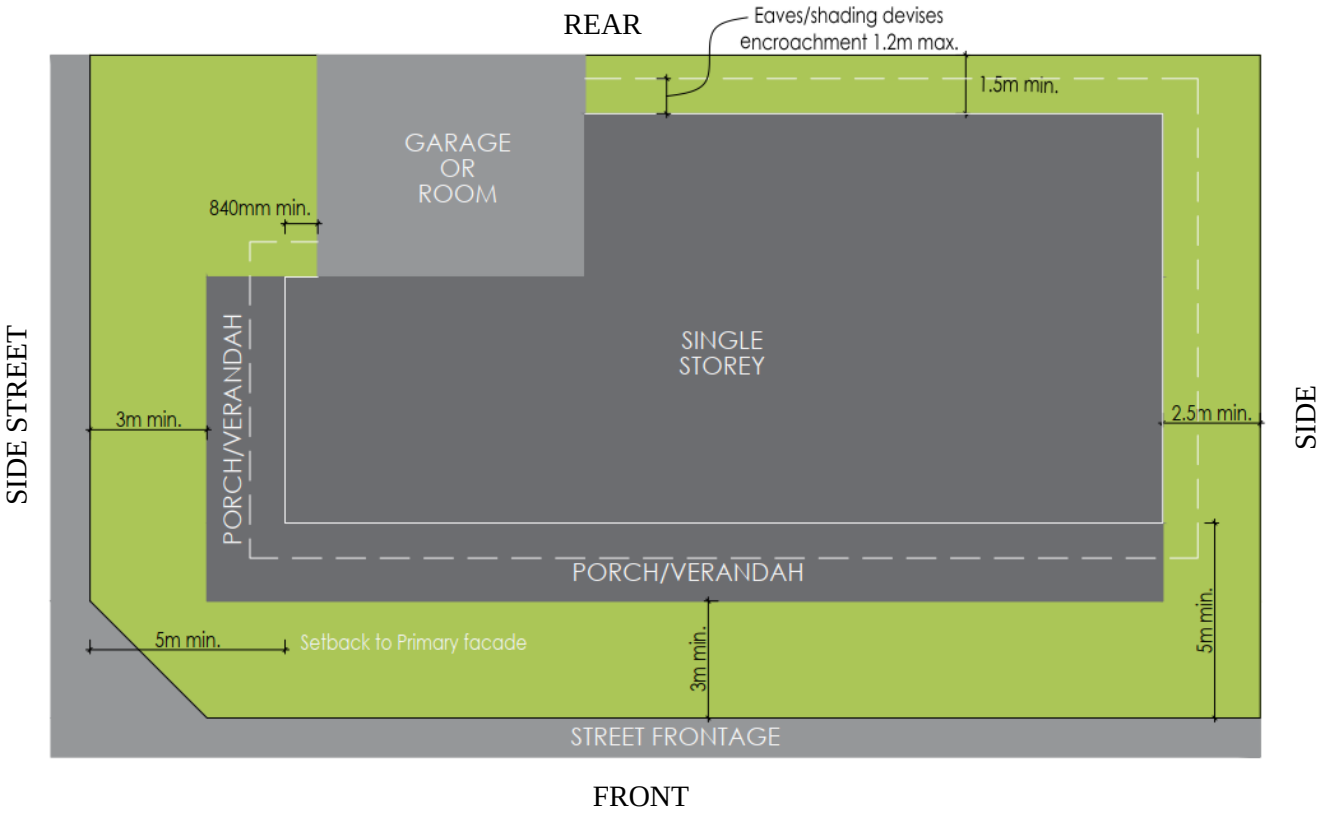
Requirement	REAR LOADED ALLOTMENTS (TYPE D)	
Front Setback	3m Verandah, 5m Dwelling (unless otherwise noted on Building Envelope plan)	
Side Setback	Garages – 0-200mm or 1.5m	
	Single Storey	***Double Storey***
	1.5m	2.5m
Corner Allotments	***Single Storey***	***Double Storey***
	2m Min setback from side street	3m Min setback from side street
Rear Setback	Minimum 2.5m – Lots Less than or equal to 35m Minimum 4m – Lots Greater than 35m Double Storey Elements – 5m minimum	
Garage	960mm minimum from main building line Garages may be either detached or engaged with the dwelling. If detached, must be located on the rear boundary. If engaged, must be setback a minimum 4m from rear boundary Maximum length on boundary 10m Maximum height on boundary 3.6m	
Site Coverage	60% Maximum Allotments greater than 900m2 – not less than 25%	
POS	If Primary Living areas upstairs, a deck, terrace or Balcony of not less than 10m2	
Wall Heights	Maximum 2 storeys Wall heights to comply with ResCode requirements	
Dwelling height	Maximum 10m	
Design Controls	Classic or Premium Controls apply	
Allotment Type	Allotment Type Controls apply	

Note: Eaves/sunshades, retractable awnings or other projections not substantially enclosed at the sides are permitted to encroach into setbacks no more than 1.2m.



Requirement	RANCH STYLE ALLOTMENTS (TYPE E)	
Setback for Long Boundary Facing Street (Front)	3m Verandah, 5m Dwelling (unless otherwise noted on Building Envelope Plan)	
Rear Setback	Garages – 0-200mm or 1.5m	
	Single Storey	***Double Storey***
	1.5m	2.5m
Setback for Short Boundary Facing Street (Side)	***Single Storey***	***Double Storey***
	3m Min setback from side street	3m Min setback from side street
Side Setback	Minimum 2.5m – Lots Less than or equal to 35m Minimum 5m – Lots Greater than 35m	
Garage	840mm minimum from main building line Garages are permitted to have a zero setback for designed without eaves, or where it aligns exactly with the adjoining allotment garage. Maximum length on boundary 10m Maximum height on boundary 3.6m Single width garage on lots less than 13m in width Double (or larger) width garage on lots 13m in width or greater to be no more than 40% of lot width.	
Site Coverage	60% Maximum Allotments greater than 900m2 – not less than 25%	
POS	If Primary Living areas upstairs, a deck, terrace or Balcony of not less than 10m2	
Wall Heights	Maximum 2 storeys Wall heights to comply with ResCode requirements	
Dwelling height	Maximum 10m	
Design Controls	Classic or Premium Controls apply	
Allotment Type	Allotment Type Controls apply	

Note: Eaves/sunshades, retractable awnings or other projections not substantially enclosed at the sides are permitted to encroach into setbacks no more than 1.2m.



7. UNDERSTANDING OF THE ADDITIONAL ALLOTMENT OVERLAYS

Overlay F: Fencing Overlay

General Description	This overlay applies to all allotments within Eynesbury. The front fence returns the concept of the 'front yard', a fundamental aspect of country towns. The front yard is an area designed to be able to spend time in, being part of the community. To achieve this, it needs to be defined and not incorporated into the road reserve. The front yard is not intended to be private open space. It should define the front boundary.

Allotment Type	Additional Control
Standard Allotment	**Front Boundary:** Provide 1000mm transparent picket, baluster, 4mm diameter wire golf course fencing or 3.2mm diameter woven wire fencing – 150mm plinth, 900mm pickets/balusters, 1200mm posts **Side Boundary:** Provide 1.8m timber paling fence, tapering/stepping down over a maximumof 50% of the front setback requirement for the full height fence. Full height fences are to start in line with the front façade wall.
Town House Allotment	**Front Boundary:** Provide 1000mm transparent picket, baluster, 4mm diameter wire golf course fencing or 3.2mm diameter woven wire fencing – 150mm plinth, 900mm pickets/balusters, 1200mm posts **Side Boundary:** Provide 1.8m timber paling fence, tapering/ stepping down over a maximumof 50% of the front setback requirement for the full height fence. Full height fences are to start in line with the front façade wall.
Dual Frontage Allotment	**Front Boundary:** Provide 1000mm transparent picket, baluster, 4mm diameter wire golf course fencing or 3.2mm diameter woven wire fencing – 150mm plinth, 900mm pickets/Balusters, 1200mm posts **Rear Boundary:** 1000mm transparent golf course or reserve fencing – provided by developer unless otherwise stipulated in land contract **Side Boundary:** Provide 1.8m timber paling fence, tapering/ stepping down over a maximumof 50% of the setback requirement for the full height fence. Full height fences are to start in line with the front and rear façade walls **Screen Fencing:** 1.8m screen fencing required to enclose private open space. To be solid or transparent. To return a minimum 1m behind each frontage.
Rear Loaded Allotment	**Front Boundary:** Provide 1000mm transparent picket, baluster, 4mm diameter wire golf course fencing or 3.2mm diameter woven wire fencing – 150mm plinth, 900mm pickets/Balusters, 1200mm posts **Side Boundary:** Provide 1.8m timber paling fence, tapering/ stepping down over a maximumof 50% of the front setback requirement for the full height fence. Full height fences are to start in line with the front façade wall **Rear Laneway Fencing:** Provide 1.8m timber paling fence, capped with exposed posts.
Corner Allotments	**Front Boundary:** Provide 1000mm transparent picket, baluster, 4mm diameter wire golf course fencing or 3.2mm diameter woven wire fencing – 150mm plinth, 900mm pickets/Balusters, 1200mm posts – to continue to the corner of the dwelling. **Side street:** Provide 1.8m timber paling fence with exposed posts, timber capping
Reserve Adjoining Allotments (Open Space Reserves)	**Front Boundary:** Provide 1000mm transparent picket, baluster, 4mm diameter wire golf course fencing or 3.2mm diameter woven wire fencing – 150mm plinth, 900mm pickets/Balusters, 1200mm posts - to continue to the corner of the dwelling. **Reserve side:** Provide 1.8m timber paling fence with exposed posts, timber capping and tapering/ stepping down over a maximum of 50% of the front setback requirement for thefull height fence

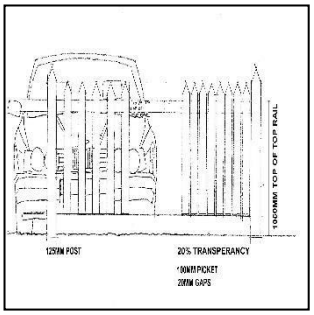
Allotment Type	Additional Control
Ranch Style Allotment	**Front Boundaries:** Provide 1000mm transparent picket, baluster, 4mm diameter wire golf course fencing or 3.2mm diameter woven wire fencing – 150mm plinth, 900mm pickets/Balusters, 1200mm posts **Side and Rear Boundary:** Provide 1.8m timber paling fence, tapering/ stepping down over a maximumof 50% of the front setback requirement for the full height fence. Full height fences are to start in line with the front façade wall
Battleaxe Allotment	**Front Boundary:** Provide 1050mm transparent picket, baluster, 4mm diameter wire golf course fencing or 3.2mm diameter woven wire fencing – 150mm plinth, 900mm pickets/Balusters, 1200mm posts - **Side Boundary:** Provide 1.8m timber paling fence, tapering down over a maximum of 50% of the front setback requirement for the full height fence. Full height fences are to start in line with the front façade wall **Fencing to access lane:** Provide 1.8m timber paling fence. Sections forward of the gates, are to include exposed posts, capping rail Where a battleaxe allotment is in effect a rear loaded dwelling, then any fence built along a road reserve boundary must meet the requirements of side boundaries for a conventional corner allotment. **Entrance Gates:** The gate for the entrance to the battleaxe laneway must be a full height gate located at 5.4m from the side boundary or where the neighbouring property full height fence starts

Additional Fencing notes:

- All fencing must be constructed within 3 months of the certificate of occupancy being issued on your home. Refer to your contract of sale for any fencing rebates.
- Fencing may be left unpainted, or painted in neutral grey, grey/brown or white tones, using an appropriate timber stain, or semi opaque or opaque timber finish.
- Side fences may exceed the minimum height where there are sound reasons of privacy, with the approval of the DRP.
- Side fences may be treated with timber lattice or frameworks to promote growth of climbing plants.
- Connecting fence between the sidewall of the dwelling and the side boundary fence is to be a height equal to side fences. It is to be constructed of material and colours, which complement the dwelling.
- Metal fences including pool type tubular metal, cast iron, wrought iron etc. are not permitted.
- Front fence heights are to be 900-1000mm height to the top of the rail
- Picket fencing to have a minimum 20% transparency
- Picket fences may be capped
- Baluster fencing to have a top and bottom rail with a minimum 50% transparency. Baluster fencing may be constructed inclusive of a plinth
- Where a Balustrade forms part of the Verandah, a solid hedge with a minimum 300mm height along the front boundary must be provided in lieu of a front fence. The Balustrade must have a nominal height of 900mm above the floor level of the verandah and must be provided to the full length of the Verandah with an opening no more than 1800mm for access from the entry pathway.

Standard Side Boundary Fencing

Front Fencing



Typical Picket Style Fencing

Baluster Fencing

Overlay R: Reserve Overlay

This overlay applies where one or more boundaries of the allotment adjoin a public reserve. It is designed to provide for some passive supervision of the reserve and to protect the private open space of the allotment. There are different reserves throughout the township. Linear and open space reserves.

This overlay provides controls to ensure that reserve areas are provided with appropriate passive supervision from adjoining properties. In addition, private open space areas to allotments adjoining reserves are provided with an appropriate level of privacy.

Additional Control Category	Additional Control
Dual Frontage	House design is to allow for at least 2 windows from habitable rooms overlooking the reserve. Sill heights to be no more than 800mm above internal floor level with a glazed area of minimum 1sqm
	Locate private open space away from reserve or street. Use building form or fence screen to provide privacy
Townhouse Allotment	House design is to allow for at least 2 windows from habitable rooms overlooking the reserve. Sill heights to be no more than 800mm above internal floor level with a glazed area of minimum 1sqm
	Locate private open space away from reserve or provide a solid 1.8m fence to section. Private open space to be located a minimum 4m from boundary
Rear loaded Allotment	House design is to allow for at least 2 windows from habitable rooms overlooking the reserve. Sill heights to be no more than 800mm above internal floor level with a glazed area of minimum 1sqm
	Locate private open space away from reserve

Overlay D: Double Storey Overlay

This overlay requires that the residence on the allotment is of two storeys in height. The overlay seeks to give visual impact to buildings in prominent or focal locations within the township.

Additional Control Category	Additional Control
Maximum Height	Residences on allotments with this overlay must be 2 storeys in height, with the upper floor comprising at least 50% of the ground floor area and generally arranged so that the 2 storey part is positioned close to the street frontage. Heights and setbacks shall confirm with the design controls set out for the allotment type.

Overlay B: Battleaxe Block Overlay

This control applies to rear loaded allotments where the garage is accessed via a battleaxe extension behind the adjoining allotment linking to an adjacent street. This overlay regulates the layout and configuration of the battleaxe extension.

Additional Control Category	Additional Control
Battleaxe laneway	The battleaxe laneway shall not contain any construction. A gateway shall be provided to the end of the battleaxe facing the street. The gateway is to be set back from the footpath not less than 5.4m or where the neighbouring property full height fence starts. The area between the gateway and the footpath is to be treated with suitable landscaping, arranged to soften the visual impact of the flanking fence lines. Battleaxe laneways providing vehicular access to garages shall be paved in a manner suitable for vehicular traffic. In cases where the battleaxe contains an easement, consent to build and or erect a structure over the easement and or asset is required from the relevant authority.

Overlay H: Habitable Element Above Garage Overlay

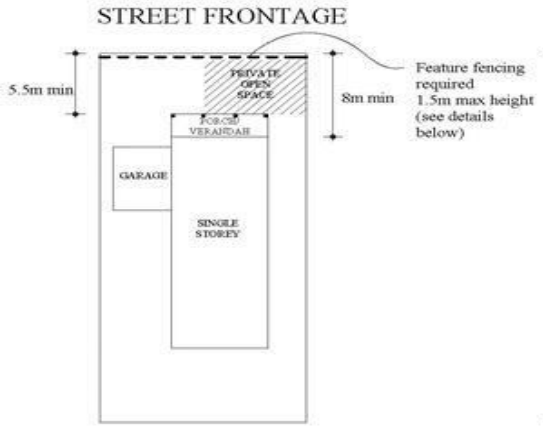
This overlay requires that allotments located adjacent to laneways are required to contain a habitable element above the garage to provide passive surveillance of the abutting laneway environment. In these cases, the usual screening requirement for habitable room windows is discouraged, provided unreasonable overlooking adjoining properties is avoided. For allowable setbacks, zero setback to rear lane from upper floor is allowed and side setback to upper floor is to be 1m on one side. These habitable elements cannot include kitchen/ food preparation areas.

Additional Control Category	Additional Control
Habitable Room Screening	The usual requirement for screening of habitable room windows up to 1.7m above floor level is discouraged provided it can be demonstrated no unreasonable overlooking of adjoining and nearby allotments will occur.

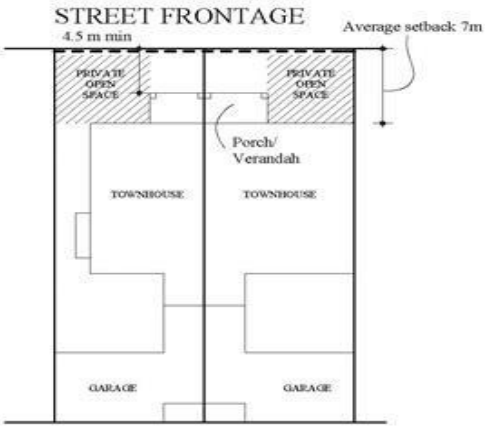
Overlay N: North Facing Allotments Overlay

This overlay applies to selected north facing allotments.

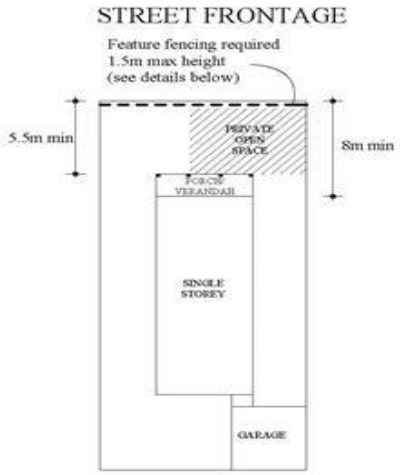
Control Category	Control
Setbacks, Fencing, Private Open Space, Landscaping	Allotments with north facing areas towards the street require attention to fencing to afford privacy to these more exposed private open spaces. Front boundary setbacks North facing private open space Raised floor levels, front boundary screen barriers to achieve privacy to exposed north facing private open space Refer to North Facing Allotments: Supplementary Controls below



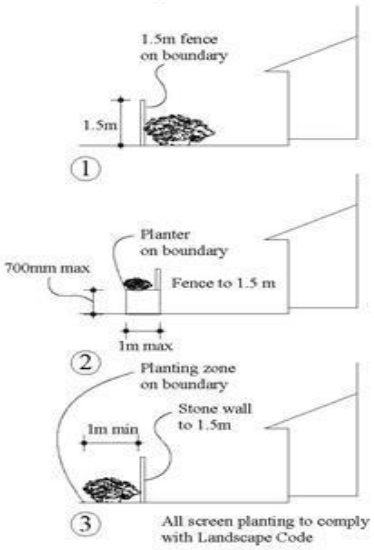
Type A: Standard North Facing Allotments



Type B: Townhouse North Facing Allotments



Type D: Rear Loaded North Facing Allotments



Fence Options for North Facing Allotments

Note: Fencing to street frontages to comply with Fencing options diagram. Fencing to other boundaries to comply with Section 2.4 Architectural Design Code
Private open space is to be located adjacent to primary living areas. Where primary living area is upstairs, a deck, terrace or balcony of not less than 10 sq metres is to be provided

North Facing Allotments: Supplementary Controls

ARCHITECTURAL DESIGN CODE

The Architectural Design Code controls the detail of the buildings, including materials, detailing and composition and proportion. The code promotes a design derived from the designs of the traditional Australian Country Town.

APPLICATION OF THE ARCHITECTURAL DESIGN CODE

The requirements of the Architectural Design Code apply to those parts of the building within the control zone applicable (Classic or Premium), as well as those that are visible from the street and publicly accessible areas.

Materials other than those specified may be used with the approval of the Design Review Panel(DRP). Variations to this code may be granted by the DRP in cases of architectural merit, site conditions or other extenuating circumstances. In the event that DRP allows a variation, relaxation or waiver of the application of the Design Guidelines, this will not set a precedent nor imply any such action will apply again
The code controls apply to all elements of the building:

Basic Building Shell

- Walls
- Windows and doors
- Floors
- Roofs

Accessory Elements

- Verandah, Pergolas and Shading Devices

Outbuildings and buildings for Vehicle Storage and Circulation

- Garages, Carports and Driveways

Landscape Structures, Fences

BASIC BUILDING SHELL

PLAN FORM AND SITING
Houses should be generally sited parallel to the side boundaries, except where allotments are tapered in which case the house façade should be generally parallel to a line drawn between the ends of the street boundary of the allotment.

FAÇADE MATERIALS AND DETAIL
Façade materials and detail must comply with the detailed requirements set out below.

TYPICAL EYNESBURY FACADE TREATMENT

WALLS

Item	Materials and Colours	Configuration	Comments
Wall materials			
Weatherboards **Bricks** **Mortar Joints** Struck Flush Weathered Rolled	• Weatherboard • Fibre Cement Weatherboards • Hardies 'Primeline' weatherboards • CSR Weathertex • Hardies 'Linea' Hardies 'Hardiplank' is not permitted. Bricks selected are to be based on traditional Australian Country styles. Natural muted tones are permitted. Bold vibrant 'modern-day' bricks will not be approved	Wall articulation in the form of stringcourses and bands are encouraged, but must be consistent with general wall and trim colours, and the overall effect of the wall articulation must be simple and reinforce the building form. Square Edge, smooth face bricks are acceptable Tumbled bricks and bricks with textured or patterned faces are not permitted Mortar must preferably be a traditional mix with white sand and lime to give a generally light colouring.	Bricks must be selected with the colour bases of Reds, Medium-Dark Browns, Creams Brick colours and textures vary from time to time due to the variation in the raw materials used by the brick manufacturer. A full list of approved/non-approved bricks is available from the DRP **Raked joints are not permitted.**
Render Finishes			
	Renders must be in a neutral grey and natural or sandstone like colours (buff, light beige, sandstone cream).	Renders may be applied as smooth render. Paint to rendered surfaces must be matt or low sheen.	Rendering to facades is not mandatory
Wall Articulation			
Corner Allotments **Material Transitions**	Front and side facades of buildings on corner lots must be similarly detailed and use similar materials. Materials must not change within a storey at corners or within **1500mm** of a corner on classic Allotments, and **6000mm** on a Premium Allotment.		












Weatherboard **Render** **Flush Joints** **Dressed Sandstone** **Ledgestone (Column (and feature only**

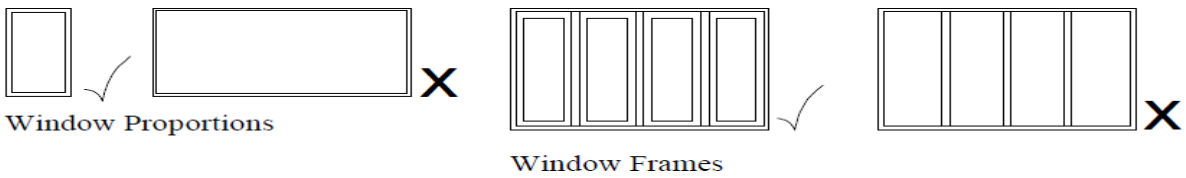
WINDOWS AND DOORS

Item	Materials and Colours	Configuration	Comments
Windows			
This control applies only to windows and doors visible to the street and located within the control zone **Permitted Window Types**	Windows are to be substantial in frame thickness. Preferred materials are: Timber High quality aluminium	Suggestions for windows are as follows: Southern Star Windows: 200+ Series (no100 Series permitted within control zone) A & L Windows: Armadale awning windows Double glazed awning windows Double hung Casement Box bay windows Face of wall casement Awning Frames to be proportioned such that the longest lengths extend vertically. Horizontally oriented windows are to be articulated with mullions and sashes such that these articulating elements have a vertical proportion, as defined above. Alternatively, if no are mullions provided, plantation shutters are to be installed as a mandatory requirement Glazing bars and colonial bars shall match the profile and depth of the main sash frame and beading. Glazing bars that are thin 'stuck on' strips or captured between double-glazing are not permitted. Some manufacturers provide products with 'stuck-on' bars. Provided the bars do not create the appearance of being 'stuck on', they may be considered.	Windows with light, visually flimsy framing present a cheap visual appearance to the street. Use of appropriate member sizes and sash inserts improves visual solidity. Sliding windows are not permitted within the controlled zone of the house. Windows must present a vertical proportion to the street Excessive use of glass results in building forms disruptive to the coherence of the urban environment. Windows openings must be properly trimmed and finished.
Trims			
	Wall trims (corner staves, architraves) roof trims (fascias, eaves linings & exposed rafters) & window trims to be of timber or fc sheet, coloured to match general trim colour	Minimum dimensions: 12 mm thick, 90 mm wide to corner staves and architraves. Barge boards not less than 200 mm wide, 25 mm thick.	Openings to be defined, use of a uniform colouring to trims allows use of a variety of wall colours while still providing a visual coherence.

Item	Materials and Colours	Configuration	Comments
Doors			
Entry Doors **Premium allotments** **Classic allotments** **Preferred External Door Types (i.e. Not the front entry door)** **Sidelights**	Timber, solid paint finish to door leaf and frame.	Recessed panels, painted in solid paint. Entry doors to be a minimum 2300mm high (Unless otherwise approved by the DRP) Entry doors to be a minimum 2040mm high (Unless otherwise approved by the DRP) Bi-Part Doors French doors Bi-Fold Doors Note that sliding doors with substantial appearance may be approved for use in non-control zones Side lights and fanlights shall be glazed with clear or plain etched glass. More elaborate treatments with bevelled glass or leadlight may be acceptable where the effect is simple.	Entry doors must have a solid and substantial appearance. Doors must have an appropriate scale and detail Front doors must be simple in character and detail Flush panel doors, panelled doors with non-rectangular panels and fussy mouldings are not permitted.

ACCEPTABLE FRONT ENTRY DOORS:

Some Doors appear too modern, ensure the door chosen reflects to correct style and has a vertical appearance



APPROPRIATE WINDOW SOLUTIONS

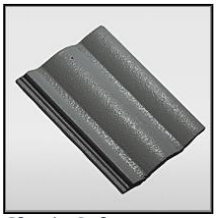
Ensure windows appear vertical and have a substantial frame. No ‘stick-on’ glazing bars

ROOF FORMS AND ROOF ACCESSORIES

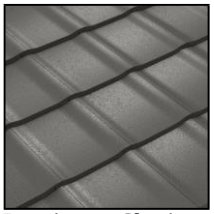
Item	Materials and Colours	Configuration	Comments
Roof			
Premium or Classic	*corrugated galvanized iron *corrugated colorbond iron (slate grey, light grey) *Asphalt shingles *Natural slate (uniform grey tones) *Zincalume	Roofs shall have a simple, symmetrically pitched hip or gable form. Steeper pitches are possible, attic villa styles are encouraged. Hip and gable roof forms, and composites of these are permitted. Mansard, dual pitch, skillion, flat and curved roofs are not permitted without dispensation from the DRP.	Traditional Australian Country Towns have building stock dating from the nineteenth and early twentieth century, and typically have buildings with roof pitches not less than 30 degrees. Such roof pitches allow the roof form to be in visual balance with the lower walls of the building. While this pitch is preferred these controls allow minimum pitches of 22.5 degrees (classic allotments) and 27 degrees (premium allotments)
Premium or Classic	**Tiles** *Selected flat concrete tiles. *Selected Marseilles pattern terra cotta tiles. *Selected flat (Strata type) terra cotta tiles.	Skylights, vent stacks, and other roof protrusions must not be placed on a roof facing a street or where they are visible from nearby streets. Skylights shall be flat in profile.	Roof heights must be adequate to allow full wall heights and steeper traditional roof pitches and forms
Classic Only	* Selected curved profile concrete tiles		Roof colours to be uniform in silvers and neutral greys.
Premium and Classic			
Single Storey	Parapet roof forms are not permitted		
Double Storey	Parapet roof forms are permitted over garages only where the first floor of the dwelling covers a minimum of 50% of the garage width.		

Acceptable Roof Tiles:

Premium or Classic



Classic Only



Premium or Classic

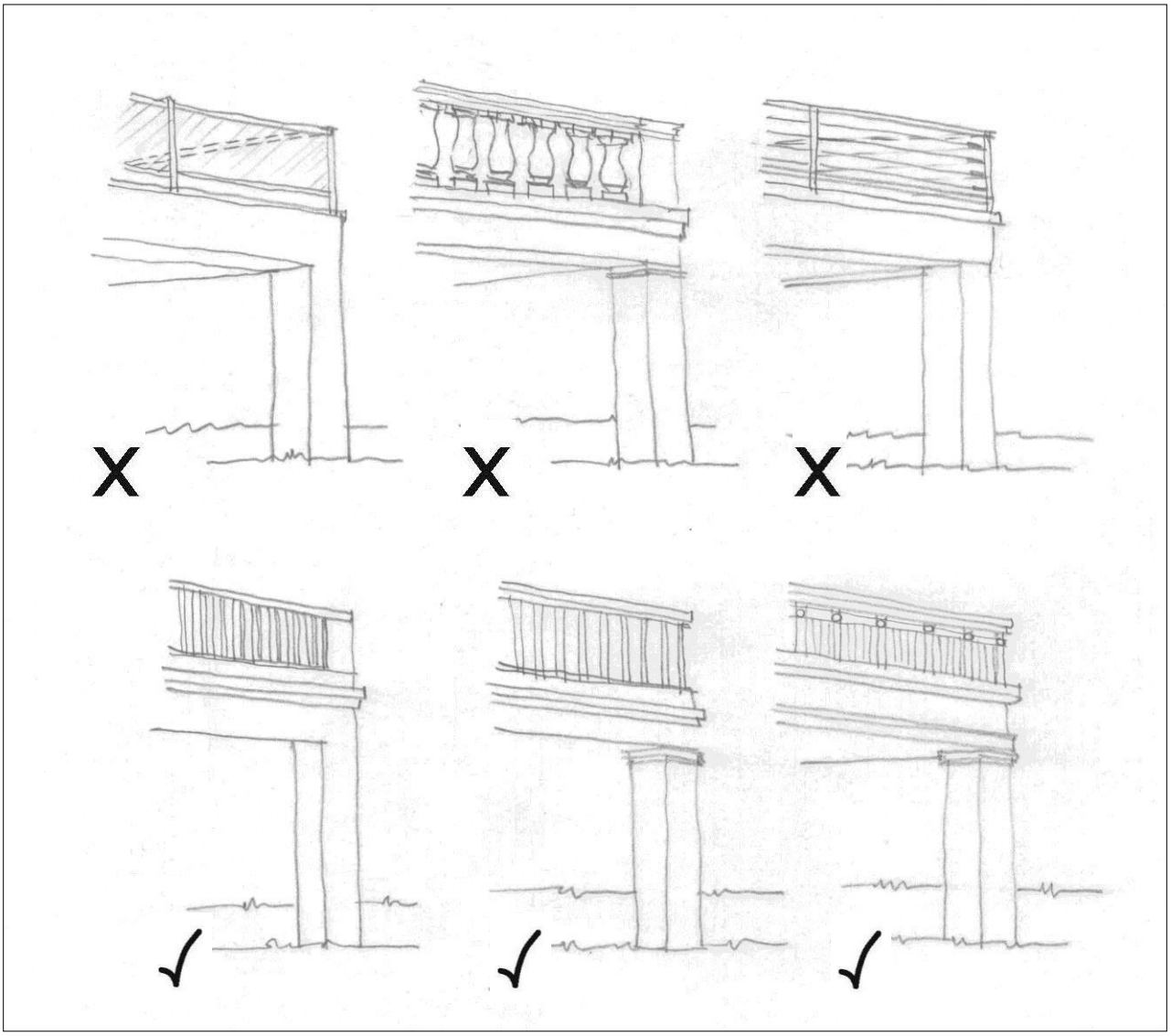
Premium or Classic

Item	Materials and Colours	Configuration	Comments
Eaves			
	Eaves shall be constructed in timber and/or approved fibre cement linings. Only approved metal fascia systems are permitted. No eaves are required for a roof above a verandah. A minimum 200 mm overhang is required to the bargeboard above gables to the front facade.	Eaves overhangs are mandatory, except to garages where a parapet is provided, or roof edges over garage walls on boundaries. **Premium allotments**: Eaves overhangs must be at least 600 mm. **Classic allotments**: Eaves overhangs must be at least 450 mm. Eaves must have either: Expressed rafter ends with lining boards, or Hardigroove or plygroove lining panels as above. Appropriate lining is to be used for eaves in accordance with BCA.	
Fascias, Barge Boards and Gable Ends			
	Timber or metal fascia systems may be permitted. Gable end details such as finials are not permitted.	Fascias may be plain or beaded.	Square profile gutters, and gutters with ribbed profiles are not permitted.
Gutters			
	Gutters must be painted to match either the roof colour or the trim colours	Gutter profiles must be of the following profiles * Quad * ½ round * Ogee *Downpipes are to be rectangular or round. *Chain downpipes also permitted	Square profile gutters, and gutters with ribbed profiles are not permitted.
Chimneys			
Use of chimneys is encouraged; however, there are to be no exposed metal flues.	To match wall materials	Rectangular masonry or masonry effect shafts. Cowls as required for decorative gas log fires are permitted if the maximum projection of the cowl above the chimney shaft is not more than 300 mm.	Vane type cowls with projecting wings are not permitted

ACCESSORY ELEMENTS

VERANDAHS, PORTICOS AND SHADING DEVICES

Item	Configuration	Materials and Colours	Comments
Verandahs			
Size of Verandahs: Width: **Premium** **Classic**	Verandahs are mandatory, Verandahs must be open at both ends Minimum 40% of the width of the building facing the street Minimum 25 % of the width of the building facing the street Alternatively, a pergola of equal width may be substituted, if there is a usable paved terrace under. Verandahs may return to the side of dwellings, and protect side entry points.	Verandahs and/or pergolas are to be constructed of timber with trims and details painted in a single colour, in lighter tones. Fussy or elaborate picking out of detail is not permitted.	Verandahs of a habitable dimension are a fundamental part of the character of housing in traditional country towns. They provide a protected transition zone between the street and the building interior.
Size of Verandahs: **Depth (Premium and Classic)**	Minimum depth of 1.8metres Maximum depth of 3.0metres Permitted to extend further into the main volume of the building form to allow creation of screened outdoor rooms, sleepouts etc.		**Verandah and portico structures must be constructed in such a way as to ensure that they are large enough to furnish and occupy.**
Verandah roof forms	Verandahs may have a simple pitched roof, or concave curved roof. Bullnose verandahs are permitted on Townhouse allotments where the garage is at the rear of the lot and rear loaded allotments. The Bullnose must match the entire width of the façade, be constructed under the roof form and where the ceiling height is 2700mm minimum.	The roof of the bullnose must match the dwelling roof material.	The form of verandahs must be simple and not fussy in detail. Complex fretworks and lacework are not permitted.
Construction of: **Columns and Beams**	Posts: Timber verandahs to have timber posts not less than 110mm square. Fascias not less than 180mm deep. Posts may have stop chamfers, base and capital details, but not turned details. Columns: Masonry piers must be not less than 300mm square in plan. Verandah beams: Beams over masonry columns must align with the outside face of the piers or columns. All piers and columns must continue to the eave/roof line.		Verandahs should be constructed of substantial members to achieve a strong reading to the street.



Balustrade Designs

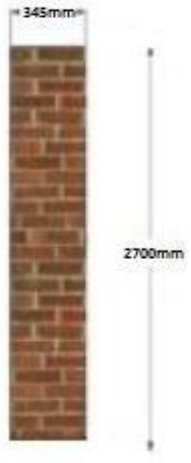
1. Non-compliant glass balustrade
2. Non-compliant moulded concrete or render balustrade
3. Non-compliant steel and wire balustrade
4. Compliant balustrade with masonry corner piers and timber balusters
5. Compliant simple timber balustrade
6. Compliant simple wrought iron balustrade

Also permitted:

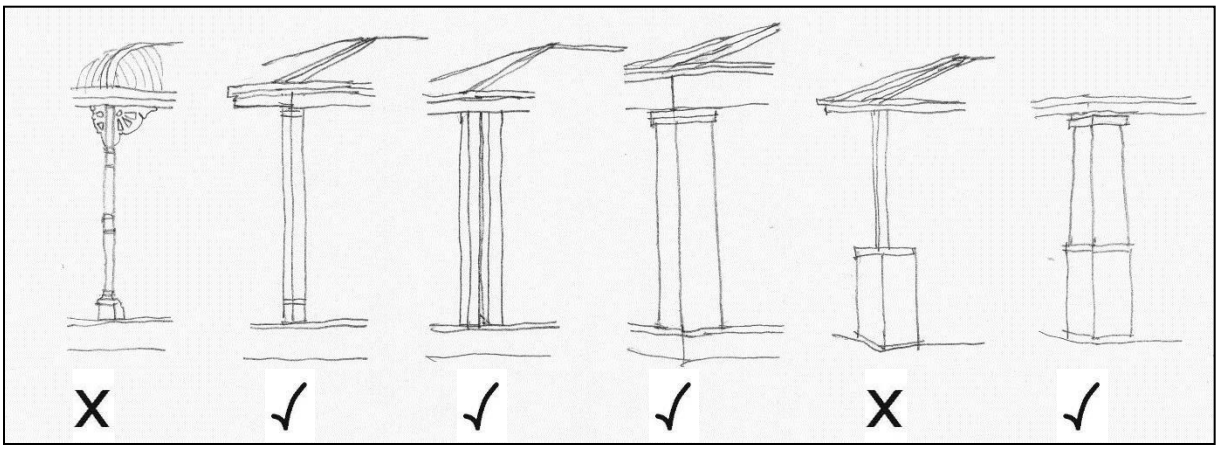
- Simple solid rendered balustrade
- Combination of simple wrought iron with masonry corner piers and deep handrail

Also, not permitted

- Ornate wrought iron, or any cast iron or aluminium panels
- 'Pool fence' style tubular metal balustrades

Item	Configuration	Materials and Colours	Comments
Balustrades			
	Balusters must be vertical. Spaces between balusters must not exceed 125mm The top rail must be a minimum of 1000mm above the finished floor level of the verandah The following balustrades will **not** be permitted: * Precast cement ornamental balusters * Glass balustrades * Aluminium or iron ornamental lace *Complex timber fretworks *Solid Rendered Balustrade	Wooden balustrades shall be painted a light contrasting colour to generally match windows and trims. Iron balustrades shall be painted black or dark grey. Wrought iron with simple vertical members (hollow or solid sections) are permitted.	
Pergolas			
	Posts to be minimum of 110mm square Beams not less than 180mm x 32mm timber.		Pergolas may be used in place of verandahs, particularly to north facing homes where a verandah may prevent the achievement of the required energy ratings. **Pergolas must appear as a substantial and integrated part of the visual character of the home.**
Porticos and Balconies	Double storey columns are not permitted. Two tiers of columns may be used if they are backed by two tiers of balcony or verandah. Classical style pediments are not permitted. Circular columns are not permitted Masonry columns must be square or rectangular in plan and have a minimum width of 300mm and a width to height ratio of 1:8. Columns must not be the total depth of the portico or balcony and must be free standing to allow useable access to the area.	Columns may have simple mouldings to top and base.	 Calculation – 1:8 345mm x 8 = 2700mm The minimum height of the column

Brick or rendered piers must not be used on the façade should the neighbouring property on either side have developer approval for a design with brick or rendered piers. Home designers and builders are strongly encouraged to use timber posts throughout the Eynesbury Township.



COMPLIANT AND NON-COMPLIANT VERANDAH POSTS

ACCEPTABLE DOUBLE STOREY COLUMN AND BALUSTRADE TREATMENT

Item	Configuration	Materials and Colours	Comments
Window Awnings			
		Fabric window awnings may be installed, colours may be plain or striped in bands not less than 50 mm wide on a white or off-white background.	
Shutters			
Use of shutters is encouraged, representing a traditional method of sun control and shading.	Shutters must measure half the width of the windows they adjoin, or must be capable of fully covering the window they adjoin. Blades must be not less than 45mm in width. Frames must be not less than 38 mm thick, base rails not less than 90 mm wide, side rails and head rails not less than 50 mm.	Shutters may be manufactured in Timber, PVC or metal. Colours must match window and trim colour. Rolling shutters however, are not permitted	Shutters, if used, must not have a flimsy 'louvre door' appearance and must at least appear to be capable of operation.
Mailboxes			
	Mailboxes must be integrated/concealed within the front fence and provided with street number identification.		

ACCESSORY ELEMENTS: SHUTTERS & AWNINGS

INTERGRATED LETTERBOXES:

General External Accessories
The following items must not be visible from the street, reserves or the golf course. • Clothes lines • Split system air-conditioning equipment • Rubbish Bins • In-window air conditioners • Above ground swimming pools The following items may be visible from the street, but consideration should be given to sensitive siting of these structures: • Solar panels • Recreation and play equipment • Evaporative Cooling Units – To be low profile and located towards to the rear of the dwelling.

BUILDINGS FOR VEHICLE STORAGE
GARAGES, CARPORTS & DRIVEWAYS

Many of the allotments at Eynesbury feature rear access lanes, freeing the street frontages from the imposition of garages and the associated crossings and driveways. However, for those allotments that have street frontage access to garages, the following design rules apply:

- The maximum width of the garage facing the street is 6.5 metres – larger garages will be considered on their individual merit. They are to appear as an extension to the façade using windows or similar. ***Garages are not to dominate the façade.***
- The garage is to be setback a minimum 960mm from the primary façade of the house
- The garage must match the materials and finishes of the house.
- The roof line of the garage should be attempted to be separated from the roof line of the dwelling
- The garage roof pitch is to match the pitch of the roof to the house, or where a flat roof is provided, a simple (straight) parapet must be provided to conceal the roof as viewed from the street frontage. See Roof Forms Section for more details.
- Garage eave overhangs are to match the overhang of the house. Detached garages must have eaves overhang not less than 450mm.
- Triple garages are permitted on allotments facing rear laneways and on allotments over 20 metres wide. On Front loaded allotments, triple garages must comprise of either one double and one single garage element or three single garage elements with a column or pillar dividing at least two of the elements. The third garage must be setback a minimum 960mm behind the main car garage.

Garages located on lanes or side boundaries must comply with the following controls:

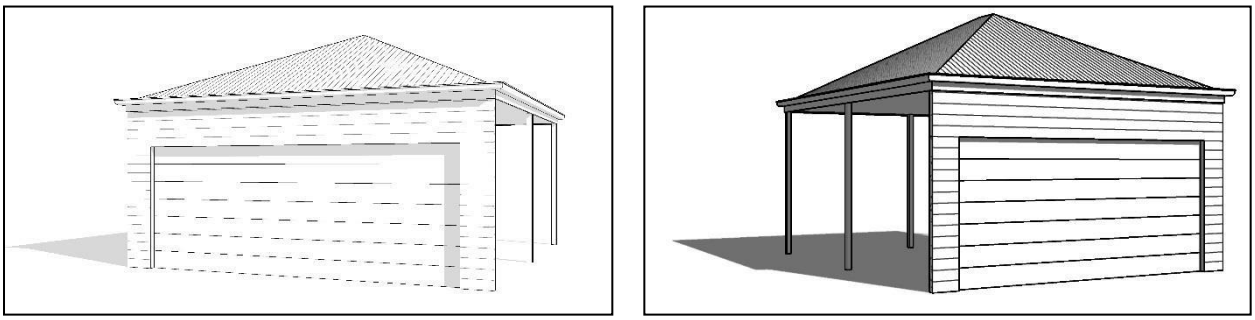
- The garage must be constructed in the same material and palette as the house design
- The garage may have a pitched roof matching the detail and finish of the house, or a flat roof concealed by a parapet (controlled zone only). See Roof Forms Section for more details.
- If a parapet wall treatment is desired above the garage door, the parapet wall must wrap around the sides of the garage extending back not less than 1 metre with a well resolved transition to he pitched roof behind.
- On large lots the garage may be detached and accessed by a drive down the side of the house. If located towards the rear of the lot, fencing and gates must be provided.

Item	Configuration	Materials and Colours	Comments
Garage Appearances			
	Garages are to appear as structures separate to the dwelling, and must not visually dominate the dwellings. Garages shall match the general character, proportion and detail of the dwelling facades style. Long, horizontally proportioned garage doors are not permitted.	Garage doors are to be constructed of timber with a paint finish, or metal as below. Panel lift doors may be constructed in metal but must have a smooth finish. **Roller doors are not permitted.**	Garages in traditional urban environments are generally either placed to the rear of the site and accessed by a long driveway, or accessed from a lane at the rear of the property. The objective of this control is to ensure that garages do not dominate the presentation of houses at Eynesbury, and that they integrate with the visual character of the precinct.

NON-COMPLIANT ROLLER DOOR

COMPLIANT PANELLIFT DOORS

Item	Configuration	Materials and Colours	Comments
Accessory Units			
			Accessory units (ie. student bedrooms or self-contained flats) located on the rear lanes positioned over the garages, are encouraged. Accessory units must comply with the siting guidelines and be designed to match the building facades, in colour and detail.
Carports			
	Carports must be designed with a pitched roof to compliment the façade detail. Carports must only accommodate one car, or two in tandem configuration. Larger forms of these structures are not permitted.	Colours are to match that of the dwelling.	The Eynesbury Style discourages double carports unless in a tandem configuration.
Driveways			
'In' and 'out' driveways	In and out driveways are generally discouraged on all allotments, however the DRP may consider proposals for larger allotments.		
Treatments for Driveways	Driveways must be appropriately edged and adequately landscaped to edges.	Acceptable surface treatments include: *Washed aggregate concrete in stone and grey tones - precast borders optional *Precast pavers in sandstone or light grey tones *Gravel *Granitic Sand *Brick pavers (selected from the materials list) *Plain coloured concrete (Classic allotments only).	



ACCEPTABLE CARPORT DESIGNS

ACCEPTABLE DRIVEWAY MATERIALS

EXTERNAL STRUCTURES

Item	Configuration	Materials and Colours	Comments
Outdoor Structures			
	Outdoor structures are permitted in rear yards, including * Sculptures * Landscape features * Cubby houses and sandpits * Glasshouses * Garden Pergolas * Pool Enclosures * Pools Outdoor structures are permitted in front yards, but limited to: *Small landscape features		Where a pool is adjacent to the Golf Course, appropriate screening is to be provided for privacy
Garden Sheds	Detached Garden sheds are limited to: 3m wide x 6m deep x 2.4m high to the top of the eave/gutter They are to be located within the building envelope. Garden sheds must be pitched to match the dwelling pitch or less	They are to be constructed in colorbond or similar, in colours that complement the dwelling	Details are to be supplied to the DRP for approval including heights, materials and locations **Any sheds constructed with an area greater than 10m² must obtain a building permit.**
Outbuildings	Detached outbuildings are permitted on lots that are greater than 799m² in area. The outbuilding must be built within the building envelope. Maximum plan dimensions are 6m x 12m. Roof pitch must match the main dwelling. Overall height must not exceed the main dwelling.	Roof and wall materials and colours must match the main dwelling.	Details are to be supplied to the DRP for approval including heights, materials and locations

LANDSCAPING DESIGN CODE

The landscape character at Eynesbury will be generated by three components:

- The existing landscape assets, including significant retained elements such as the Grey Box Woodland.
- New landscaping to public areas such as streetscapes and public parks
- Landscape on privately owned allotments

The first two elements will be installed, maintained and managed by Eynesbury Property Development Pty Ltd, and later by the City of Melton. Private gardens are to be maintained and managed by individual allotment owners. The following regulations and guidelines apply only to landscape on private allotments.

The Landscaping Objective at Eynesbury is to protect and enhance the both the rich cultural historical and environmental significance of the area. The guidelines are implemented to successful develop a consistent Eynesbury character, and to ensure that vegetation selection and arrangement is appropriate to the development of the Eynesbury Township.

The controls relate to the visual and environmental sensitivity of the site and the desire to build upon the rural aesthetic, homestead character and respond to the adjacent Grey Box Woodland and Werribee River.

1. STREETSCAPES

The streetscape at Eynesbury is viewed as an extension of the residential landscape, and will continue the commitment shown to the locally indigenous vegetation. The blending of streetscape and residential gardens is viewed as integral to developing a consistent Eynesbury character.

2. DESIGNING YOUR GARDEN

Private gardens designs must consist of a minimum of 20% permeable areas. Gardens must be designed with a balance of both lawn and plant species. A minimum of 60% of plants used in the front garden should be locally indigenous plant material. Your garden must be a suitable response to the blending of native and exotic plant species, characteristic of the Australian Country Town character. The use of irrigation systems connected to the recycled water mains in encouraged.

The Eynesbury Township has been designed to suit the nature of the existing Grey Box Woodland. A prohibited plants listing has been created, to avoid introducing potentially damaging weed species.

Synthetic or ‘fake’ grass is not to be used in areas that are visible to public view.

Landscaping to the front of your home must be completed within 6 months of the certificate of occupancy being issued. Refer to your contract of sale for landscaping rebates.

APPENDICES RELATING TO MANDATORY CONTROLS

The following Appendices are Referenced in the Eynesbury Regulations and controls. They are essential supporting documents to the Regulations and Controls

APPENDIX 1 **Examples of Application of the Eynesbury Code**

APPENDIX 2 **Landscape Design Guidelines and Controls**

APPENDIX 3 **Examples of Garden Designs**

APPENDIX 4 **Recommended Plants List**

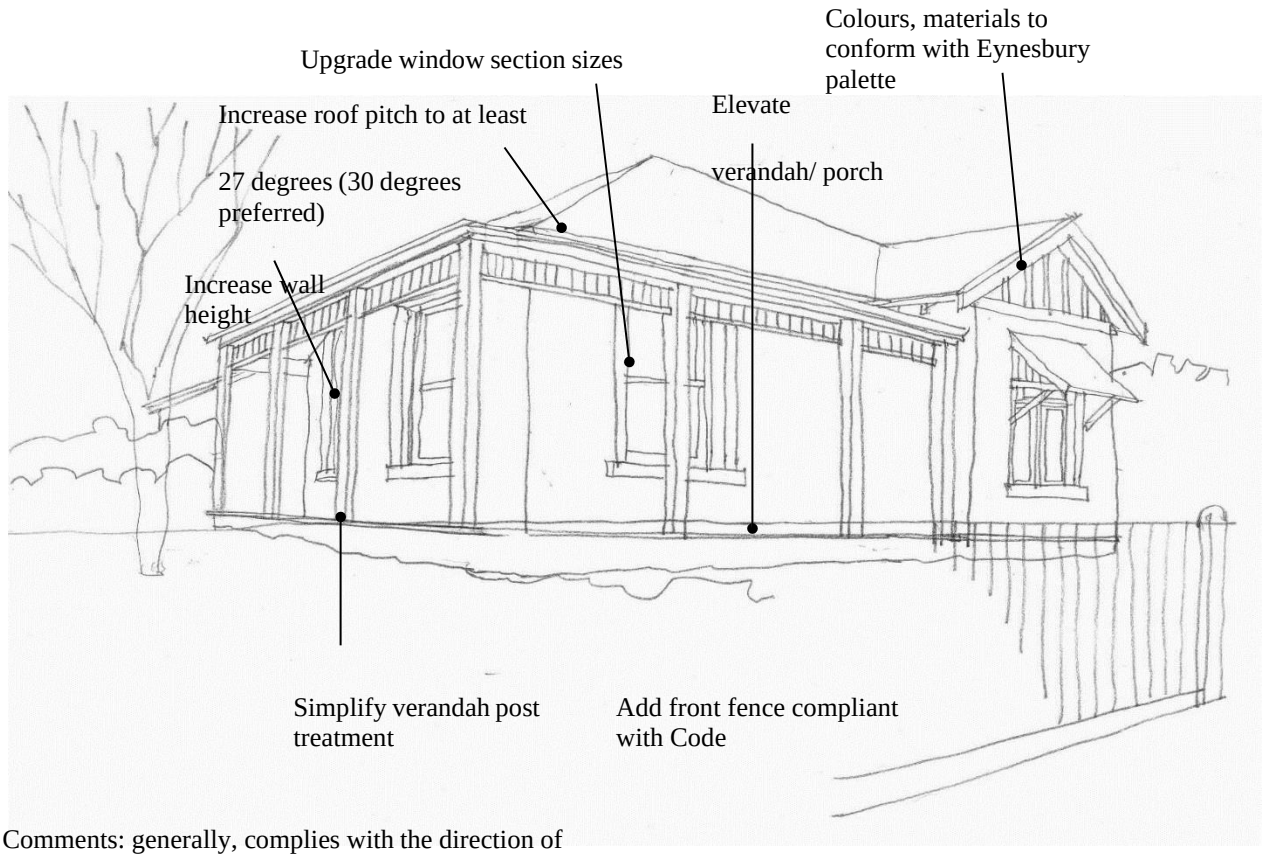
APPENDIX 5 **Prohibited Plants List**

APPENDIX 1. EXAMPLES OF THE APPLICATION OF THEEYNESBURYCODE

The following illustrations show standard contemporary residential designs altered to meet the Eynesbury Code. The annotations highlight areas of non-conformance addressed by the design alterations. In most cases existing designs that are based on a traditional building vernacular can, with some care, be adapted to be compatible with the Australian Country Town character mandated by the Code.

TYPICAL HOUSE BEFORE AMENDMENT TO COMPLY WITH CODE

TYPICAL HOUSE AFTER AMENDMENT TO COMPLY WITH CODE



Comments: generally, complies with the direction of the controls, minor change required to increase wall heights and simplify verandahs and increase depth.

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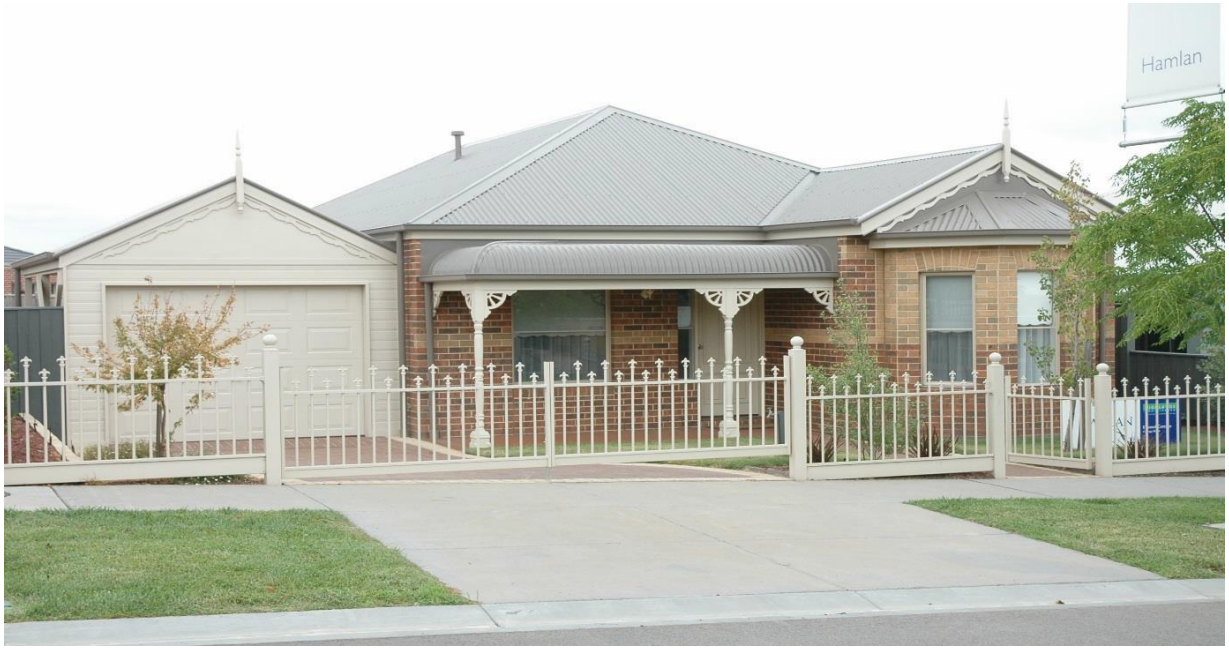

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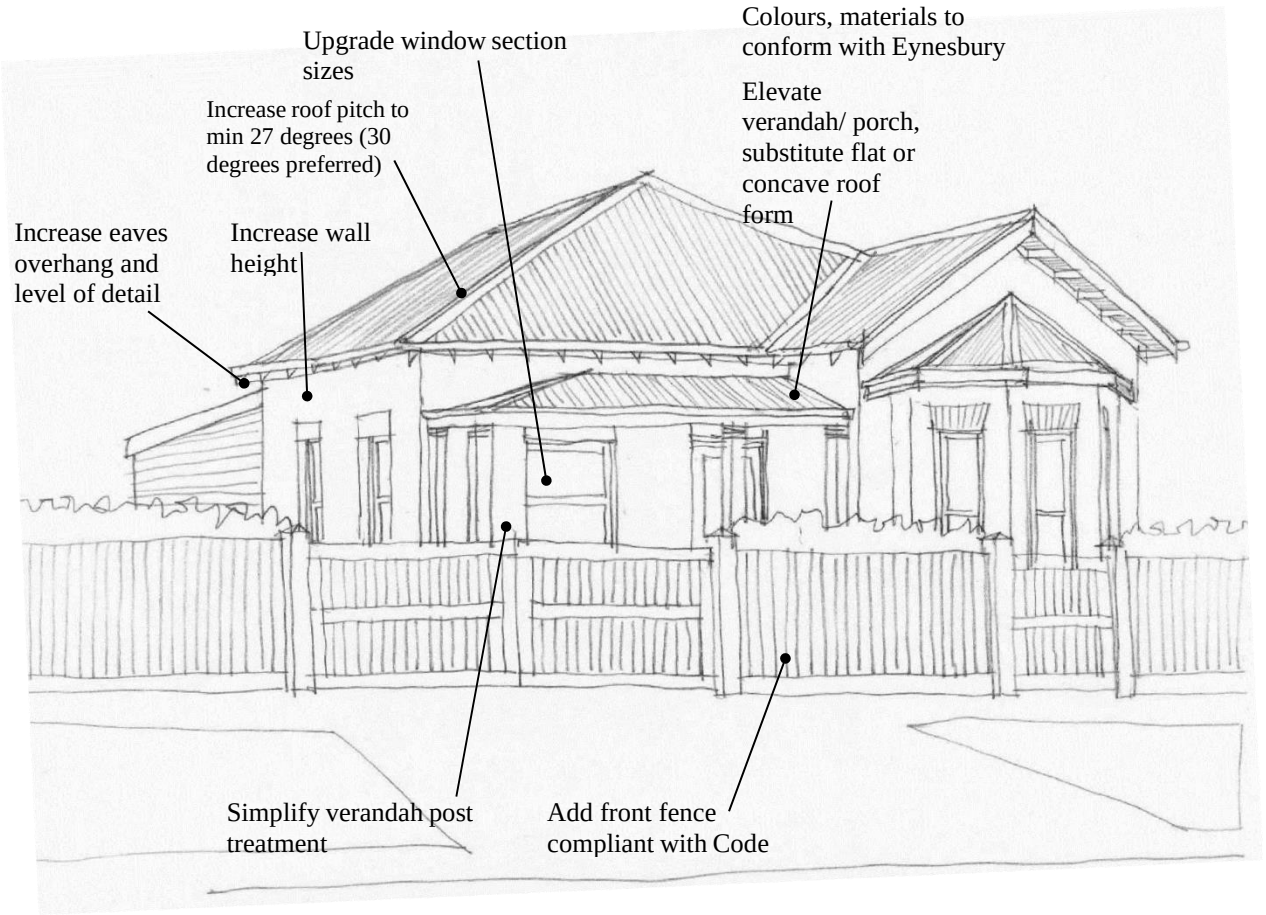

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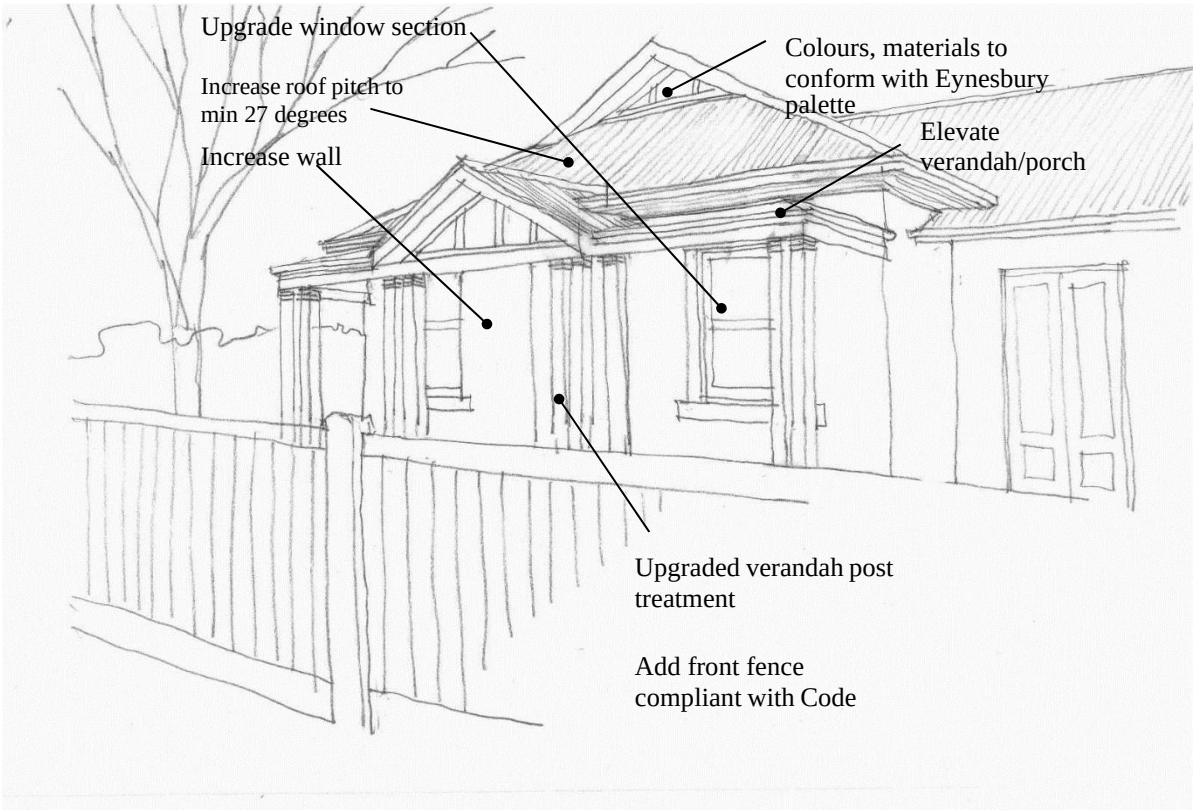

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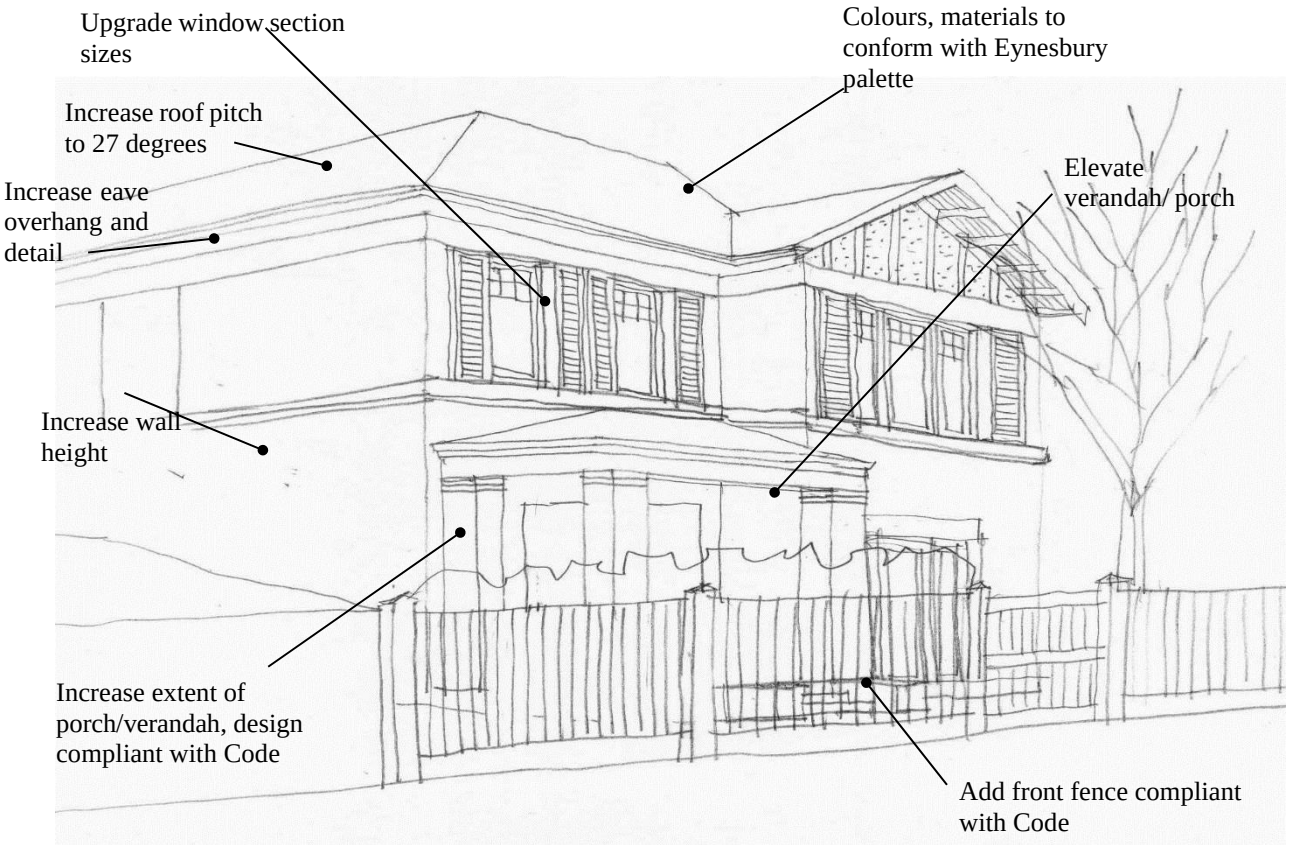

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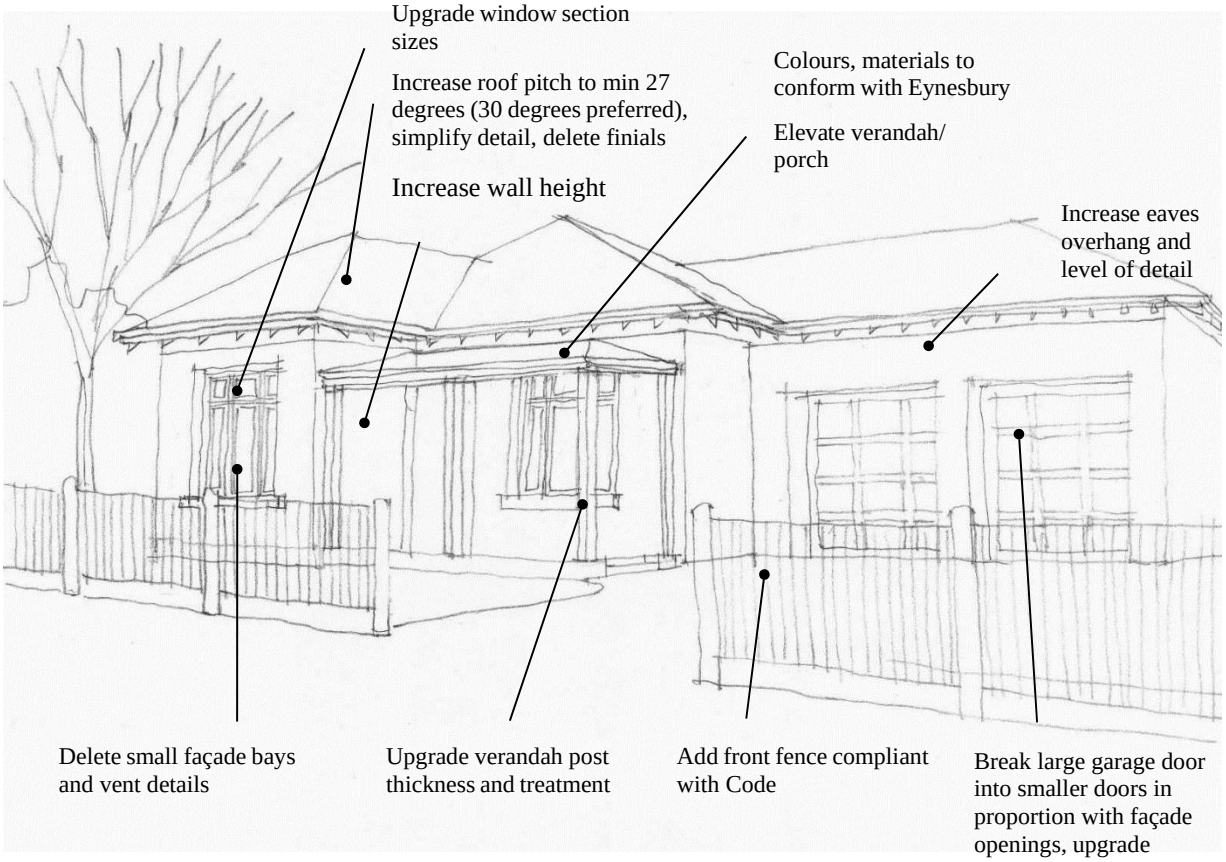

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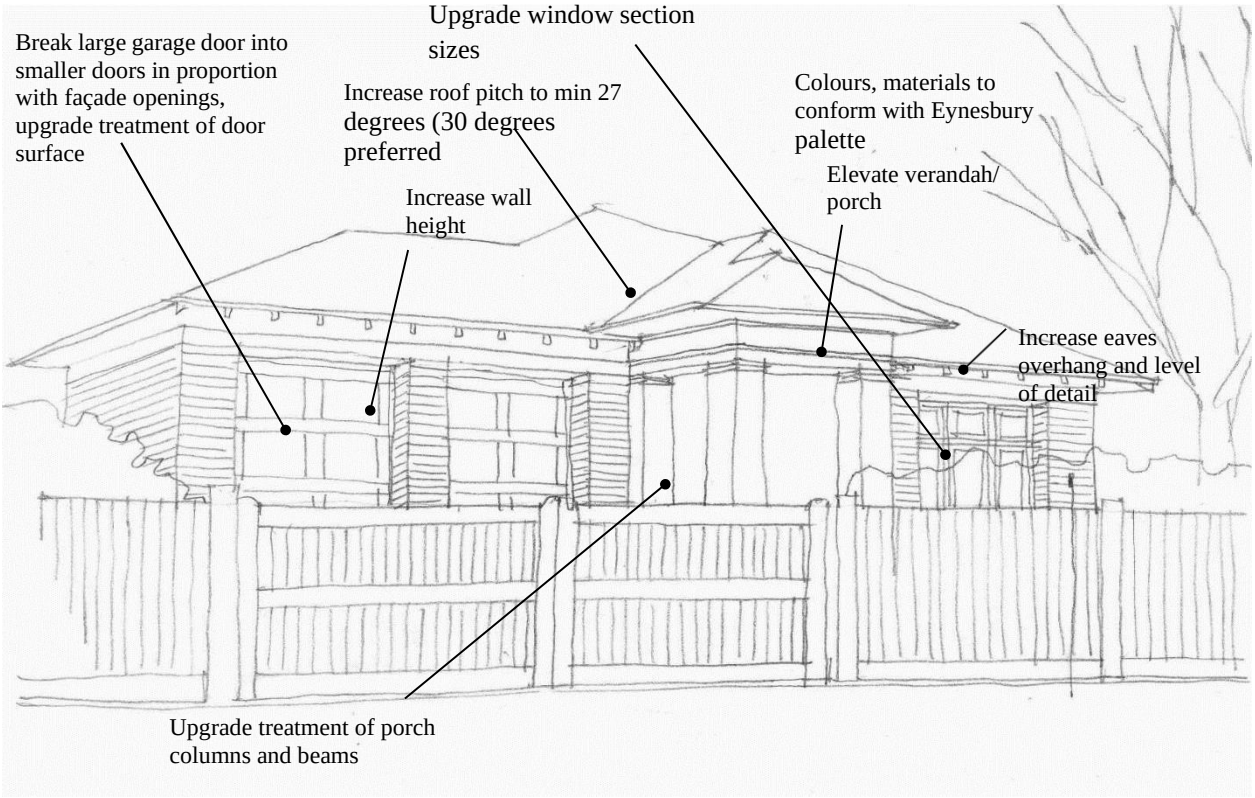

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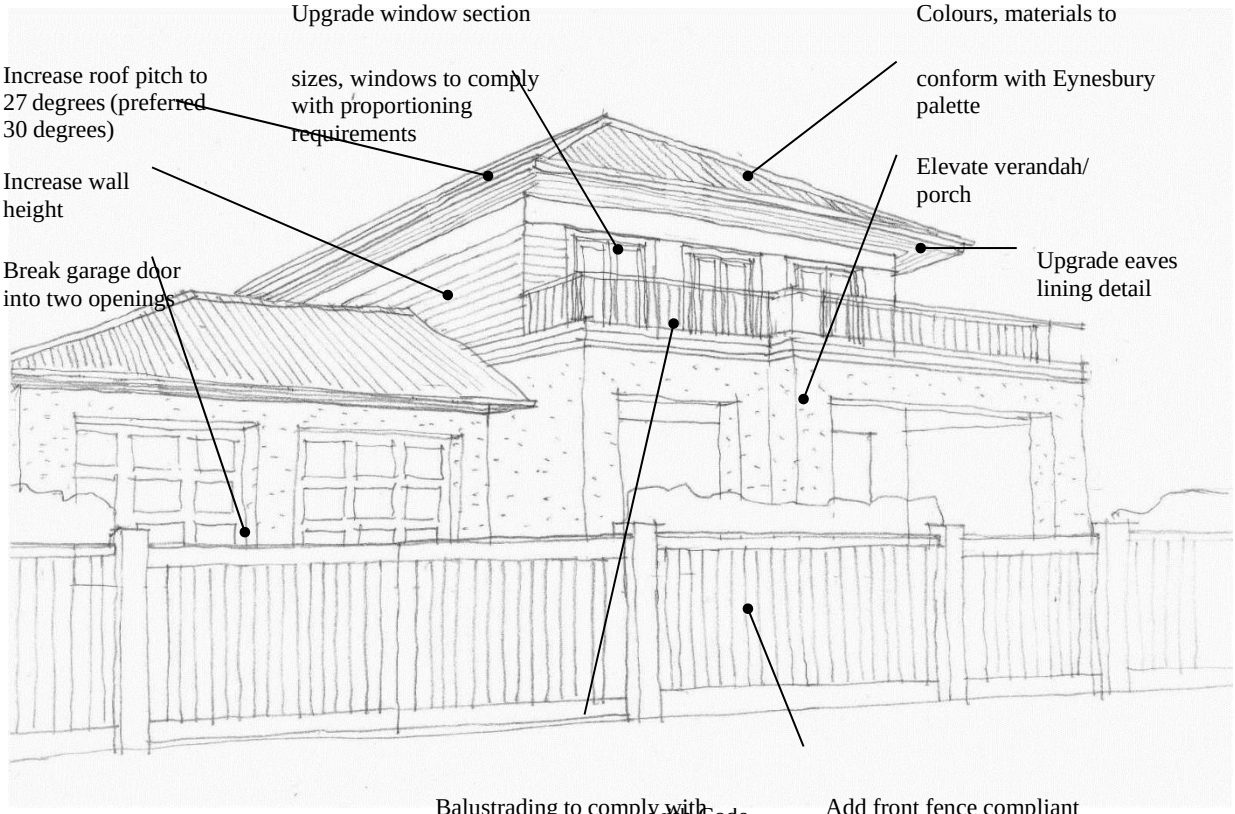

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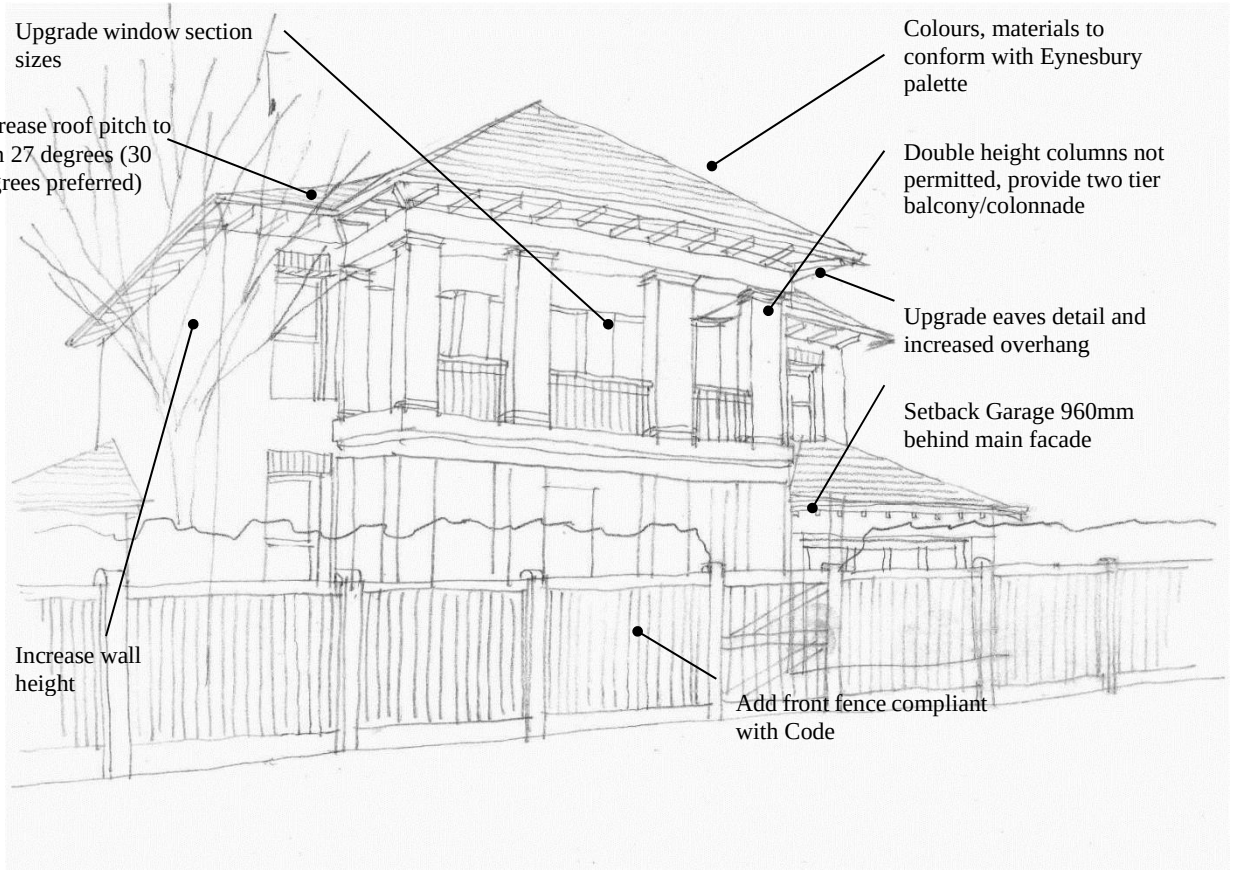

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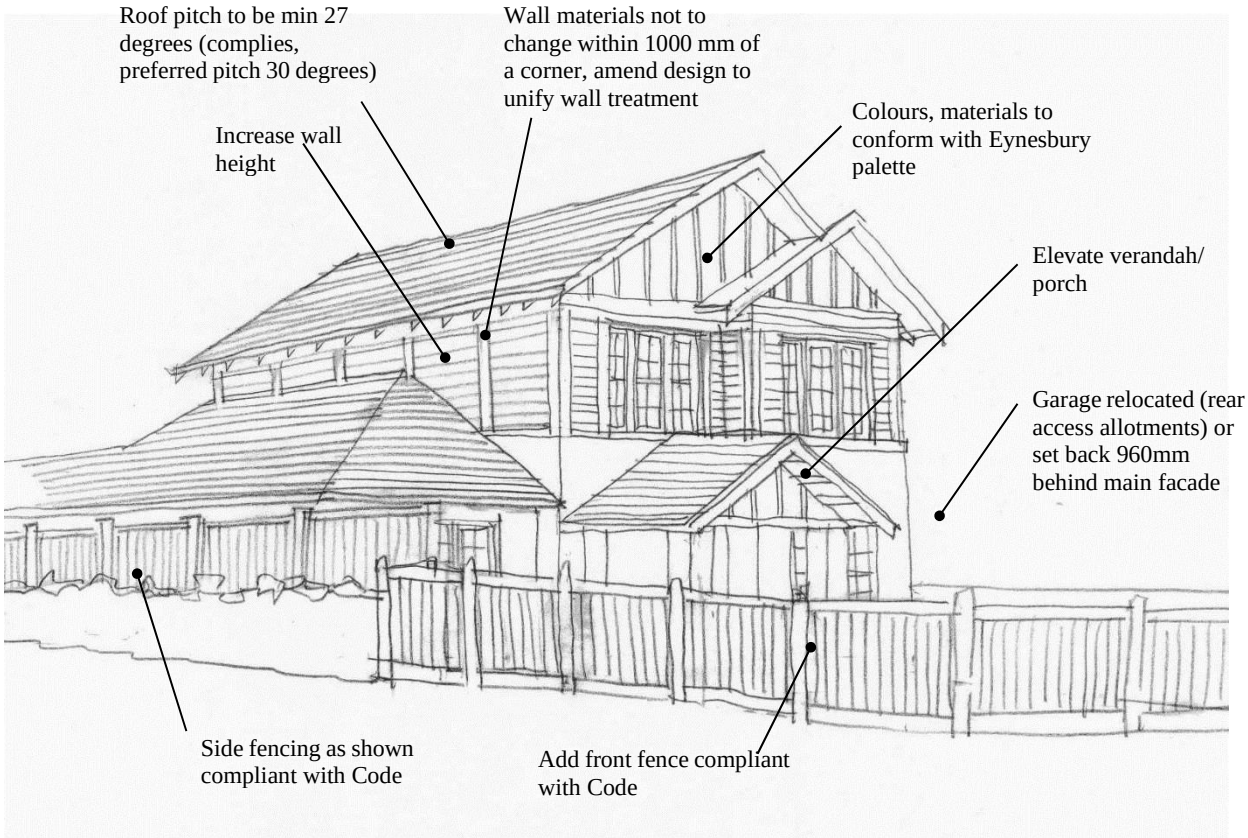

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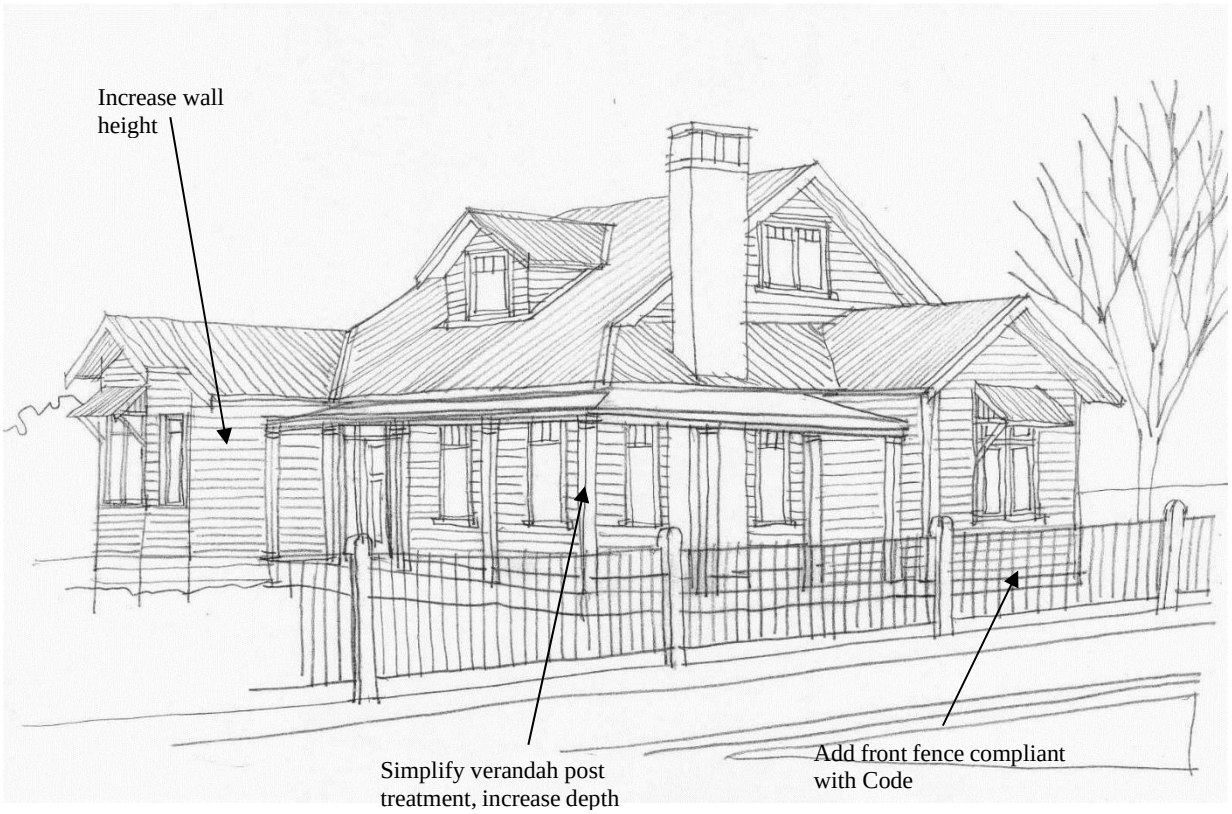


APPENDIX 2 LANDSCAPEDESIGNGUIDELINES AND CONTROLS

A 2.1 EYNESBURY LANDSCAPING PRINCIPLES & VISION

Eynesbury is a site of both historical and environmental significance. It is the desire to protect and enhance these rich cultural and environmental sites that the landscape vision draws inspiration.

The following guidelines and vegetation controls aim to establish a framework for the successful development of a consistent Eynesbury character, and to ensure that vegetation selection and arrangement is appropriate to the development of the Eynesbury Township.

The controls relate to the visual and environmental sensitivity of the site and the desire to build upon the rural aesthetic, homestead character and respond to respond to the adjacent Grey Box Forest and Werribee River.

A2.2 STREETSCAPES AT EYNESBURY

The streetscape at Eynesbury will be characterised by informal and dense native tree plantings that form a continuous canopy along the road.

Additionally, the streetscapes may where appropriate feature the addition of rain gardens/bio-depressions. The rain gardens will collect and partially treat road run-off, while creating an attractive landscape feature. They will be edged with local stone and planted with grasses tussocks and sedges.

The streetscape at Eynesbury is viewed as an extension of the residential landscape, and will continue the commitment shown to the locally indigenous vegetation. The blending of streetscape and residential gardens is viewed as integral to developing a consistent Eynesbury character.

A2.3 VEGETATION CONTROL GUIDELINES

RESIDENTIAL

1. To help achieve the Eynesbury landscaping principles and vision, locally indigenous plant material should comprise a minimum of 60% of the total plant material used in residences. To preserve the local genetic pool all indigenous material should be of local provenance.

2. To avoid introducing potentially damaging weed species, the Eynesbury Prohibited Plant List is to be strictly adhered to. Effort should be made to eradicate any occurrence of prohibited species in a timely and thorough manner.

Whilst the majority of the following guidelines are in general flexible standards and subject to the discretion of the Site Liaison Officer, the above controls are to be adhered to.

A2.4 CLIMATE & SOILS

Although there is often significant local variation in soil types across the Basalt Plains. The soils present at Eynesbury are relatively rich, the result of the many lava flows in the last million or so years from the volcanoes that occurred to the north and west of Melbourne.

These soils are most typically heavy clays, easily waterlogged and often have many lava rocks on or close to the surface. These soil characteristics do not support vegetation well through extended drought periods because of their immense adsorptive capacity. Winters on the plains are often cold and frosty: summers hot and dry. Sub zero nights occur in winter, while temperatures in excess of 38°C with hot, dry north-westerly winds can be expected in summer. Rainfall is spread fairly evenly throughout the year. Falls of between 500-550mm per annum is typical to Eynesbury, which is well below the Melbourne average.

A2.5 THE BENEFITS OF GROWING INDIGENOUS PLANTS

Aside from their ecological benefits, indigenous plants should be planted for their wonderfully diverse and attractive forms. In recent times we have learnt a lot about indigenous and native plants. We better understand their adaptation to local climates and soils, and even their complex relationships to a particular local species. We know that because of their local adaptations that a well-designed indigenous garden will require less maintenance, less water and less work, than a conventional garden.

Take a walk through your local indigenous plant nursery and you will discover a wide range of spectacular flower, bark and foliage types, the rival of most exotic species. More importantly for the home gardener the array of species available today no longer means that going indigenous, unfairly limits your choice of garden style or expression.

Indigenous plants can be used to create a variety of formal and informal garden settings. Indigenous plants have been used to striking effect in gardens ranging in style from cottage to courtyard, to contemporary designs. With very little effort you'll find an indigenous plant perfect for your border, fence, trellis, rockery, lawn or container. The options are endless.

Banksia marginata
Silver Banksia

Chrysocephalum semipiapposum
Clustered Everlasting
A valued source of nectar for adult butterflies

Wahlenbergia communis
Tufted Bluebell
Excellent species for massed effect. A great addition to either bush or cottage gardens.

A2.6 PLANNING YOUR GARDEN

A2.6.1 EXISTING CONDITIONS

All great gardens have one thing in common, planning. The most important features to consider are those that determine whether your plants live or die. A basic plan of your house and lot is a great place to start. Begin by roughing out the area to scale and identifying north. Next, mark in any existing features, like building envelopes, driveways, taps or existing plants that will be retained. Finally consider the micro-climatic conditions that are prevalent across the site. Identify which portions or the garden are likely to receive sun or shade, additional moisture or even greater exposure to prevailing winds.

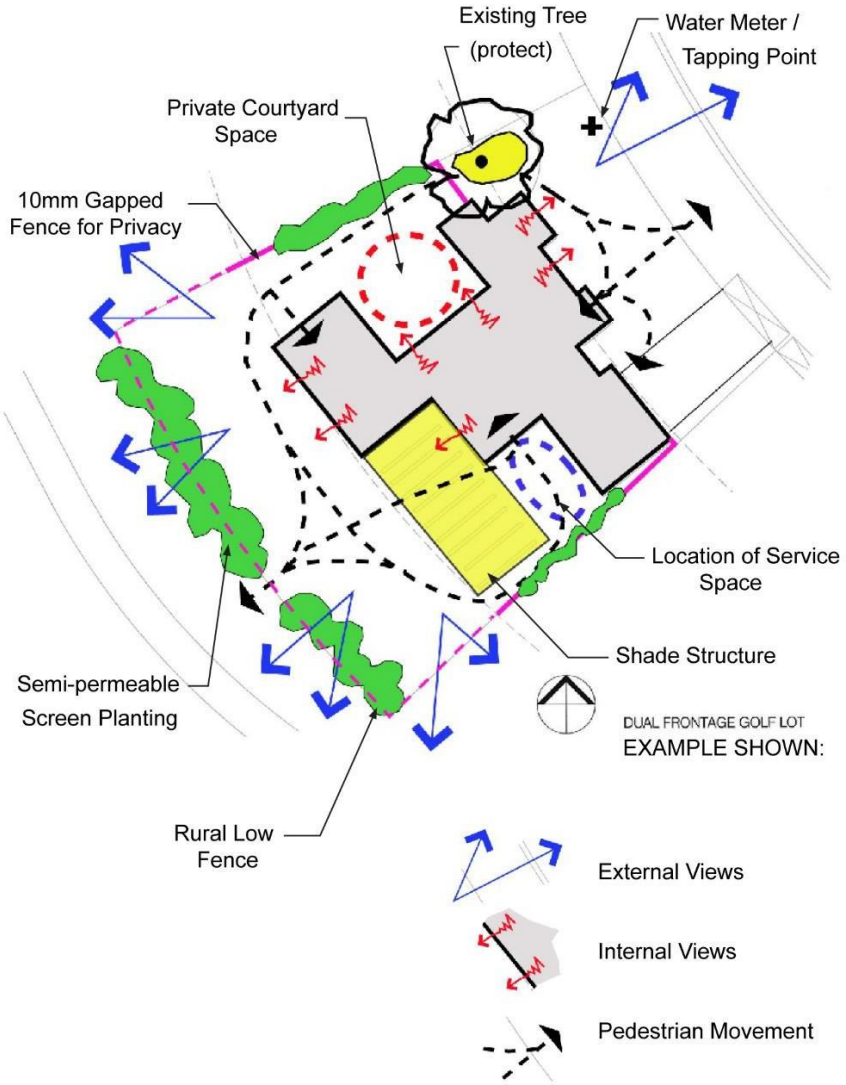
A2.6.2 DESIGN STYLE

Once the existing conditions are identified, design can begin. Start by considering how the space might be used, by who, and what style and form it might take. Look around for ideas. If unsure, magazines and gardening books can be a great source of inspiration.

When choosing a style, locate the major elements that will define your garden and select plants that will suit the spaces. Some examples of how this might work are included in the following pages, Section 6.3.

- Use plant size at maturity as a guide to prevent over-crowding.
- Pay particular attention to the stated growth requirements or tolerances of the plants you are considering.
- Some may prefer a full sun aspect but may tolerate some shade.
- It is important to match the microclimatic conditions of your garden with the plants you select.

SAMPLE EXISTING CONDITIONS PLAN



A2.7 EXOTIC PLANT SPECIES & EYNESBURY

While the Eynesbury landscape aims to promote the use of indigenous species, exotic plants are not prohibited with the exception of those contained within the Prohibited Species List.

There are a number of circumstances where exotic species useful in design. Deciduous trees can provide protection to patio or entertaining areas in summer, while also enabling desirable light to enter in winter. Deciduous vines can have a similar effect.

Additionally, exotic species can create stunning contrasts when used in conjunction with native species. A selection of those deemed most suitable are included in Section 6.5 Approved Plant List.

Parthenocissus quinquefolia
Virginia Creeper

Kniphofia 'Winter Cheer'
Red Hot Poker

Hebe
'Wiri Jewel'

Eucalyptus caesia subsp. Caesia
Silver Princess

A2.8 PLANT SOURCING

Local native plants are most commonly available from specialist plant nurseries in the western region. These nurseries typically propagate their stock from plant material sourced from within the region. This is an important distinction, as many species are widespread. Plants bearing the same name, but not grown from local seed are often common to nurseries. The planting of these non-indigenous plants is discouraged as their inclusion can result in the contamination of the local gene pool. The consequence of such contamination can be the eventual loss of often unique local plant forms that have evolved over many thousands of years. Additionally, the non-local forms may not feature the same adaptations and fail to prosper in the landscape. Useful local nursery contacts are provided below.

A2.9 PLANTING

1. Remove all weeds from the area, and cultivate lightly.
2. Prior to planting, water both the planting hole and pot thoroughly. When soils become dry they can be difficult to re-wet.
3. Gently remove the plant from the pot, taking care to support both its aerial shoots and its root system.
4. Inspect the root system for signs of any roots that are girdling and either tease these gently or sever them cleanly, and remove.
5. Site the plant to its correct depth so that the finished surface of the potted soil sits flush with that of the surrounding and backfill, gently firming the soil in place.
6. Create a well around the newly planted specimen and water.

A2.10 MULCHING

The use of organic mulch is recommended. Mulches aid with initial weed suppression and help to retain soil moisture, particularly in the dry summer months. A layer of decomposed bark or similar is ideal, and should be spread evenly to depth of between 50-75mm for maximum effect. However, many other suitable products are available and perform the same function. Others worthy of consideration include decomposed granite, pebbles or scoria, mushroom products and sugar cane mulches.

A2.11 HOW TO BEST PLANT & MAINTAIN INDIGENOUS FLORA

At Eynesbury, the cooler, wetter months from May through October offer the best opportunity to establish plants with a minimum of effort. However, given regular irrigation throughout the summer, then spring or summer can prove successful and offer rapid growth. The addition of water storing granules and a good mulch layer at planting will aide establishment, as will ongoing weed management. While indigenous species have evolved with the local soils, in some cases soil improvement may be required. On heavy clays, the addition of gypsum will benefit plant growth, helping to break up the soil. While similarly coarse sands may require the addition of organic matter to aide with water retention and nutrient supply.

Although indigenous plant species often require less maintenance than non-local species, they still require some care. Natural bush is shaped continuously by processes such as grazing and wild-fire. Processes that many species respond to with renewed vigor. Consequently, pruning can benefit the indigenous garden. Like grazing, pruning promotes new vigorous growth and helps with the maintenance of a compact shape. Similarly, while indigenous plants often possess useful climatic adaptations, in general it will be necessary to water newly planted specimens over at least the first summer to ensure establishment.

A2.12 OPTIONAL IRRIGATION SYSTEM

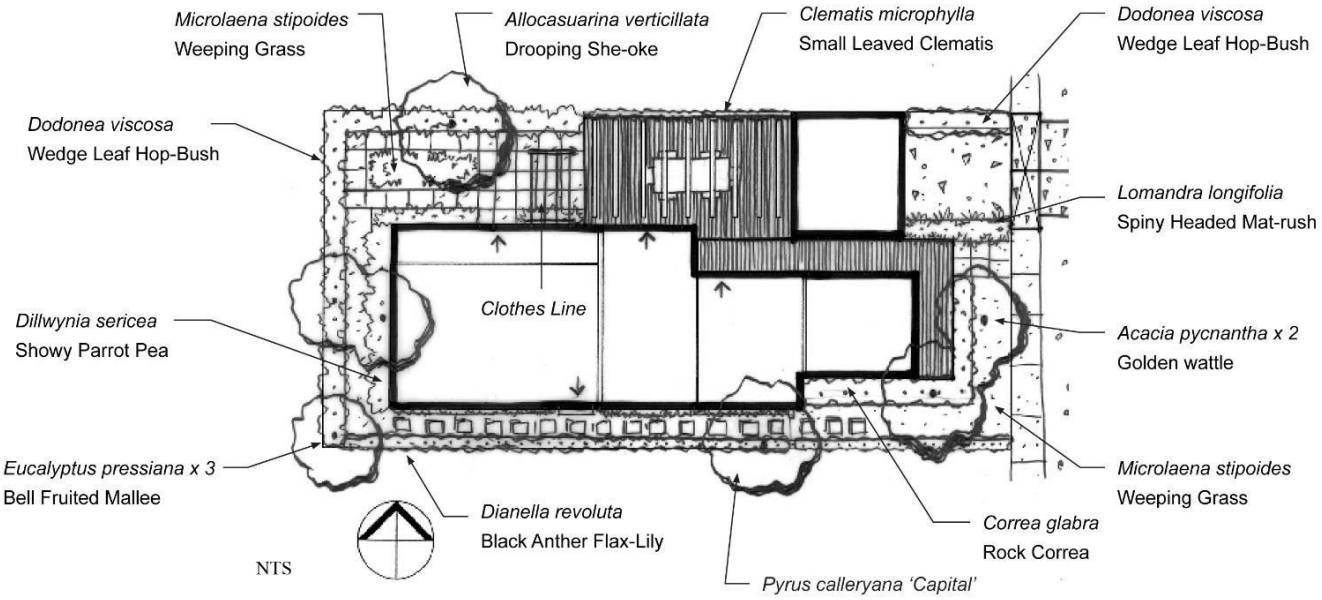
Another consideration when planning your new garden is whether or not to install an irrigation system. Irrigation systems can prove to a great time saving device. Automatic systems can even look after your garden in your absence as well as saving water. Information on what type of system best suits your needs can often be obtained directly at point of sale.

APPENDIX 3.
EXAMPLES OF GARDEN DESIGNS

A3.1 EXAMPLE GARDEN DESIGNS

The following four designs are representative of the diversity of garden styles achievable using an indigenous plant palette. The designs are examples of what is possible within the bounds of a front or rear yard. They provide a useful guide to plant spacing, species selection and some possible plant combinations you might like to try.

A3.1.1EAST - WEST ORIENTATED LOT FORMAL DESIGN STYLE

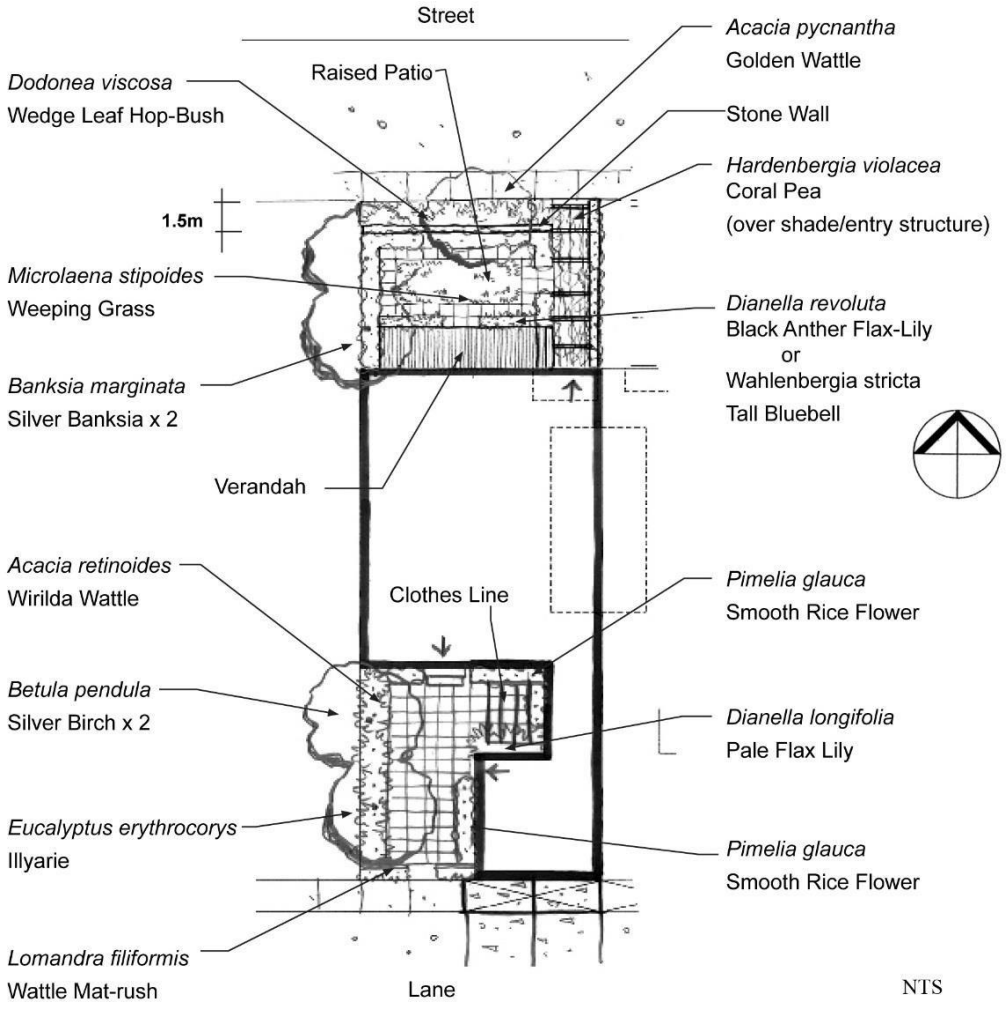


The design features strong lines and a rigid geometrical base. It combines clipped shrubs with contrasting architectural foliage's. The plant palette is intentionally simple. Where screening is required dense shrub species like Dodonea have been used. Bordering the deck with covered pergola where space is at a premium, Clematis is grown on a trellis to create privacy. Alternatively, the use of deciduous vines like Parthenocissus may prove useful in situations like this where protection from summer sun is sought but natural light prized in winter. Where lawn would normally feature Microlaena has been substituted. Patios and decks are a fantastic location for potted flowers herbs or striking exotics. The result is a low maintenance garden with a focus on outdoor entertaining. The Clothes line depicted is of the fold-away variety and is positioned in the rear courtyard to limit its visual impact.

A 3.1.2 NORTH FACING TERRACE LOT COURTYARD STYLE

Not unlike the previous formal garden in arrangement the courtyard style differs primarily due to its reduced size and the intimate nature of its spaces. The plant palette is simple, with much of the planting positioned around the garden edge to maximise useable space.

The northern boundary features a clipped hedge of Dodonea, behind which a 500mm stacked rock wall is positioned as per the required setback. The effect is the creation of a semi-private space. In addition, both the front verandah and finished patio level are raised to provide a sense of ownership for the occupier. Microlaena has been used a lawn substitute. This could be partially paved with Microlaena planted between the pavers to soften the finish.



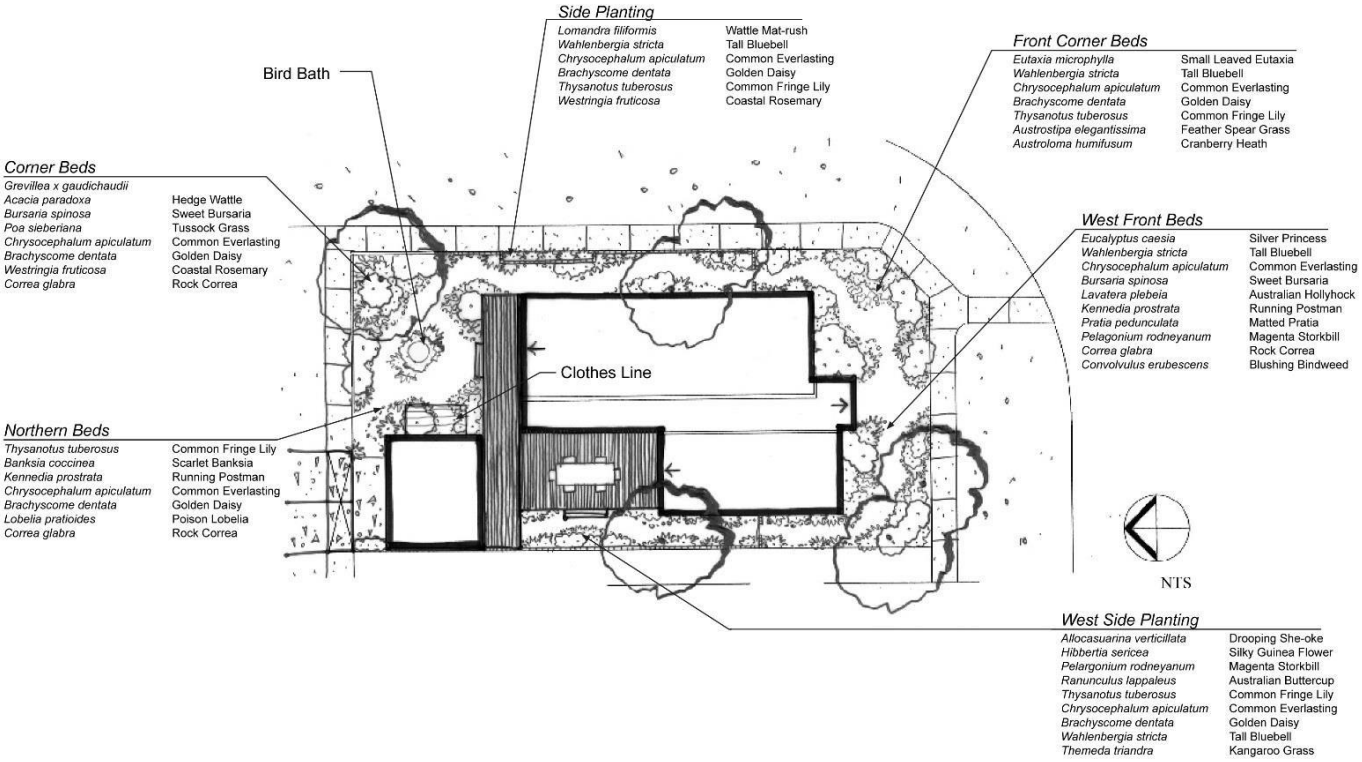
Streetscape Patio Design
& Private Space Screen Planting Design

Applicable to North Facing lots. These lots will feature deeper setbacks and the measured use of screening techniques to allow for useable private open space at the front of the house. (Refer to Section 3.2 Residential Siting Controls for Setback information).

In order to cater for public interaction and resident privacy, the following landscape techniques may be used:

• A low barrier fence is allowable, but must be setback 1.5m from the boundary. It may take the form of either a raised planter or stacked stone wall to a height of 500mm.
• In addition, screen planting can be employed to further enhance privacy.
• The patio floor level shall be raised 500mm above ground level to create a sense of ownership for the occupier.

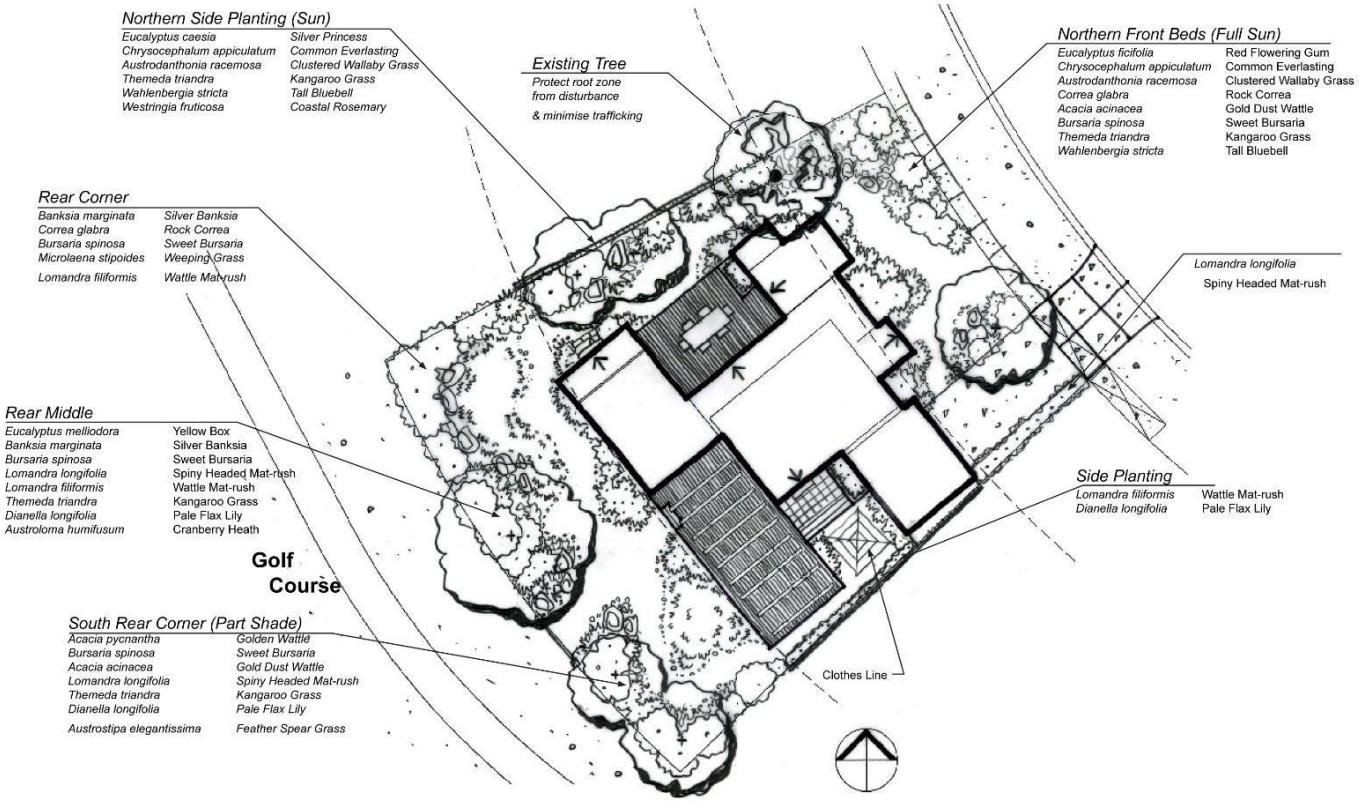
A 3.1.3 NORTH - SOUTH ORIENTATED CORNER LOT INFORMAL COTTAGE DESIGN



Characterised by its floristic diversity, the cottage style garden is created through the dense planting of forbes, grasses and wildflowers. Informal gravel paths are a feature, while a combination of small trees and shrubs provide a height contrast to the lower herbaceous species. Within beds, plants are arranged in ascending height to create depth and visual interest, this is known as layering.

Services like the clothes line are positioned to the rear where their visual impact is minimised. Note particularly the fence corner setback and stepped fence treatment to the east.

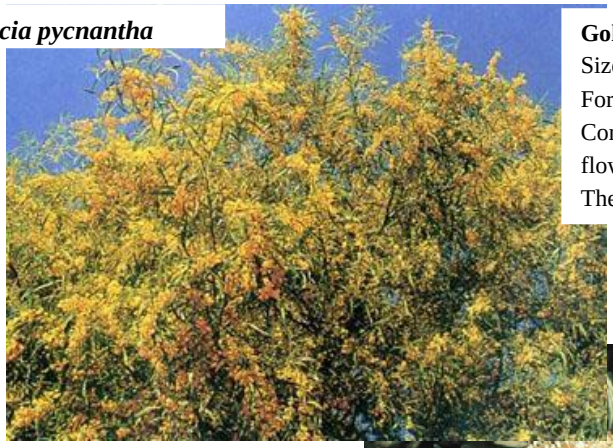
A 3.1.4 DUAL FRONTAGE GOLF / OPEN SPACE LOT BUSH GARDEN STYLE



Similar to the cottage style in principle layout, the bush garden however comprises a more natural mix of grasses, groundcovers, shrubs and trees. As with the cottage garden the layering of plants is an important feature. In response to the dual frontage, a semi-permeable planting is featured at the rear to create a measured degree of privacy while also allowing views to the golf course. As in this case the rear of the property is highly visible, the clothes line has been located in a screened courtyard to lessen its impact. For similar reasons fencing to the course boundary is low and rural in character.

A3.2 FEATURE PLANT SPECIES
RESIDENTIAL GARDEN TREES

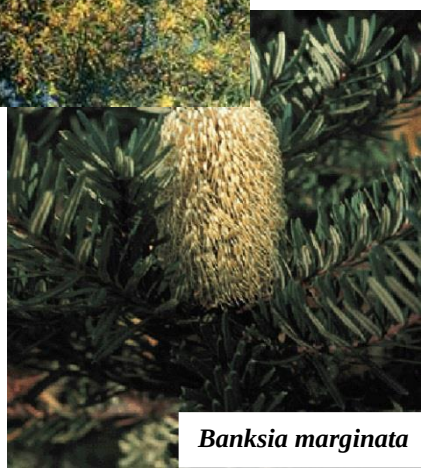
Acacia pycnantha



Golden Wattle
Size: 3-6 x 2-5m
Form: Attractive shrub or small tree.
Comments: Smooth barked with masses of bright yellow flowers, the sickle shaped leaves have prominent central veins. The Australian Floral Emblem.

Eucalyptus caesia

Silver Princess
Size: 4-6 x 3-7m
Form: Slender, attractive single or multi-stemmed Eucalypt.
Comments: Graceful weeping habit, silver grey to white bark with pendulous red flowers.



Banksia marginata

Silver Banksia
Size: 2-6 x 1-4m
Form: Dense small tree.
Comments: Full sun to partial shade. A valuable source of nectar for wildlife, and an excellent screening plant. Pruning encourages attractive woolly brown new growth.

Red Flowering Gum
Size: 4-7 4-6m
Form: Open and broadly rounded. Pyramidal with pendulous lower branches when young. Eventually becoming a large tree.
Comments: The leaves turn scarlet (brilliantly so in areas with cooler climatic conditions) in autumn.

Lagestroemia indica

Crepe Myrtle
Size: 4-6 x 3-5m
Form: Upright vase shape.
Comments: Leathery green leaves, turning reddish-orange in autumn. Masses of pale pink flowers to 20 cm long and 20 cm wide in mid-summer to early autumn.

Eucalyptus ficifolia

Pyrus calleryana 'Capital'
Callery Pear
Size: 10 x 4m
Form: Narrow Columnar and compact.
Comments: A narrow, compact tree with a strong central leader. Pyrus calleryana 'Capital" is an excellent choice for narrow restricted areas.

Dianella revoluta

Black Anther Flax Lily
Size: 0.5 x 0.5m
Origin: Widespread grassland, forest and heath sp.
Form: Tufted perennial, spreading by rhizomes.
Comments: Blue star shaped flowers, borne on branched stems to 1metre. August to May. Shiny dark blue berries follow.

Eutaxia microphylla

Small Leaved Eutaxia
Size: 1.5 x 1.5m
Origin: Grass and box woodlands.
Form: Upright shrub.
Comments: Profuse yellow and red pea-flowers from August to October.

Whalenbergia stricta

Tall Bluebell
Size: 0.9 x 0.4m
Origin: Found in all states except NT.
Form: Erect clumping branched perennial.
Comments: Light blue flowers with a white throat to 25mm wide, Aug to Jan.

Chrysocephalum apiculatum

Common Everlasting
Size: 0.3 x 1-2m
Origin: Widespread in grassland and dry forest, all states.
Form: Dense spreading herb.
Comments: Terminal clusters of rounded, bright yellow flower-heads most of the year.

Kenedia prostrata

Running Postman
Size: 0.05 x 5m
Origin: Widespread, all Australian states.
Form: Small evergreen groundcover or climber.
Comments: Flowers erect scarlet to crimson, with a yellow base. Bourne in pairs from winter to spring.

APPENDIX 4 RECOMMENDEDPLANTS LIST

Medium-Large Trees (12+m)			
Botanic Name	**Common Name**	**HxW**	**Indig.**
Acacia mealnoyxlon	Blackwood	10-20 x 4-15	Yes
Allocasuarina luehmanii	Buloke	5-15 x 5-10	Yes
Eucalyptus melliodora	Yellow Box	10-25 x 8-20	Yes
Eucalyptus microcarpa	Grey Box	10-25 x 10-15	Yes
Eucalyptus ovata	Swamp Gum	8-25 x 8-20	Yes
Eucalyptus viminalis	Manna Gum	10-50 x 8-15	Yes
Zelkova serrata 'Green Vase'		14 x 10	No
Small-Medium Trees (6-12m)			
Botanic Name	**Common Name**	**HxW**	**Indig.**
Acacia dealbata	Silver Wattle	6-12 x 5-8	Yes
Acacia implexa	Lightwood	5-12 x 4-7	Yes
Acacia mearnsii	Black wattle	10 x 8	Yes
Allocasuarina littoralis	Black She-oak	6-8 x 2-5	Yes
Allocasuarina verticillata	Drooping She-oak	6-10 x 3-6	Yes
Betula pendula	Silver Birch	10 x 6	No
Eucalyptus ficifolia	Red Flowering Gum	4-7 x 4-6	No
Jacaranda mimosifolia	Jacaranda		No
Lagerstroemia indica	Crepe Myrtle	4-6 x 3-5	No
Parrotia persica	Persian Witch Hazel	10 x 7	No
Pyrus calleryana 'Capital'		10 x 4	No
Tall shrubs (4-6m)			
Botanic Name	**Common Name**	**HxW**	**Indig**
Acacia paradoxa	Hedge Wattle	2-4 x 2-5	Yes
Acacia pycnantha	Golden Wattle	3-6 x 2-5	Yes
Banksia marginata	Silver Banksia	2-6 x 1-4	Yes
Callistemon viminalis 'Dawson River'		5-6 x 3-5	No
Eucalyptus caesia subsp. caesia	Silver Princess	4-6 x 3-7	No
Eucalyptus erythrocorys	Illyarrie	4-6 x 4-7	No
Eucalyptus forrestiana	Fuchsia Gum	3-6 x 3-6	No
Eucalyptus pressiana	Bell Fruited Mallee	1.5-4 x 3-6	No
Medium-small shrubs (1-4m)			
Botanic Name	**Common Name**	**HxW**	**Indig.**
Acacia acinacea	Gold-Dust Wattle	2 x 3	Yes
Acacia cognata 'Green Mist'	Weeping Beauty	1 x 2	No
Acacia retinoides	Wirilda Wattle	3-4 x 3-4	Yes

Agave attenuata	Century Plant		No
Argyranthemum ‘Hybrid cultivars’	Marguerite Daisies	1.5 x 2	No
Banksia coccinea		3-4 x 2.5	No
Buddleia davidii	Butterfly Bush	2-3 x 2	No
Bursaria spinosa	Sweet Bursaria	2-4 x 2-3	Yes
Callistemon viminalis ‘Captain Cook’		1.5 x 1.2	No
Correa glabra	Rock Correa	1-3 x 1-3	Yes
Dodonea viscosa	Wedge Leaf Hop-bush	1-3 x 1-3	Yes
Dillwynia glaberrima	Smooth Parrot Pea	1-2 x 1-2	Yes
Dillwynia sericea	Showy Parrot Pea	1.5 x 1.0	Yes
Eutaxia microphylla	Small Leafed Eutaxia	1.5 x 1.5	Yes
Eutaxia microphylla var diffusa	Mallee Bush Pea	1.2 x 1.2	Yes
Grevillea ‘Robyn Gordon”		1.5 x 2.0	No
Hebe ‘Hybrid cultivars’		1.5 x 2	No
Hymenanthera dentata	Tree Violet	2-4 x 1-2	Yes
Lavandula angustifolia	English Lavender	1 x 1	No
Lavatera plebeia	Australian Hollyhock	2.5 x 1-2	Yes
Rosmarinus officennalis	Rosemary	1.5 x 1.5	No
Westringia fruticosa ‘Wynnabbie Gem’	Coastal Rosemary	1.5 x 1.5	No
Low shrubs, Groundcovers, Herbs			
Botanic Name	**Common Name**	**HxW**	**Indig.**
Acrotriche serrulata	Honey Pots	0.5 x 1.0	Yes
Ajuga australis	Austral Bugle	0.3 x 0.5	Yes
Anigozanthus ‘Bush Gem’ hybrids	Kanagroo Paw	0.5 x 0.6	
Arthropodium strictum	Chocolate Lily	0.5 x 0.4	Yes
Austroloma humifusum	Cranberry Heath	0.5 x 1.0	Yes
Banksia spinulosa ‘Birthday Candles’		0.5 x 1.0	No
Bossiaea prostrata	Creeping Bossiaea	Prostrate	Yes
Brachyscome dentata	Golden Daisy	0.3 x 0.6	Yes
Bulbine bulbosa	Bulbine Lily	0.5 x 0.3	Yes
Calocephalus citreus	Lemon Beauty Heads	0.5 x 1.0	Yes
Chrysocephalum apiculatum	Common Everlasting	0.3 x 1-2	Yes
Chrysocephalum semipapposum	Clustered Everlasting	0.3-1 x 1-3	Yes
Convolvulus erubescens	Blushing Bindweed	0.3 x 0.5	Yes
Cryptandra amara	Bitter Cryptandra	0.6 x 0.5	Yes
Darwinia citriodora	Lemon Scented Darwinia	1.0 x 1.5	No
Dianella longifolia	Pale Flax Lily	0.6 x 0.5	Yes
Dianella revoluta	Black-anther Flax Lily	0.4 x 1.0	Yes

Dichondra repens	Kidney Weed	Prostrate	Yes
Gaura Lindheimeri	Butterfly Bush	1.2 x 1	No
Grevillea x gaudichaudii		Prostrate	No
Hemerocallis 'Hybrid cultivars'	Day Lily	0.4 x 0.5	No
Hibbertia sericea	Silky Guinea Flower	0.6 x 0.6	No
Kennedia prostrata	Running Postman	Prostrate	Yes
Kniphofia 'Winter Cheer'	Red Hot Poker	0.6 x 1.0	No
Lobelia pratioides	Poison Lobelia	Prostrate	Yes
Myoporum parvifolium	Creeping Boobialla	Prostrate	No
Pelargonium australe	Austral Storksbill	0.6 x 1.0	Yes
Pelargonium rodneyanum	Magenta Storksbill	0.3 x 0.5	Yes
Pimelea glauca	Smooth Rice-Flower	0.6 x 0.6	Yes
Pratia pedunculata	Matted Pratia	Prostrate	Yes
Pultenea pedunculata	Matted Bush Pea	Prostrate	Yes
Ranunculus lappaleus	Australian Buttercup	0.5 x 0.2	Yes
Stylidium graminifolium	Grass Triggerplant	0.6 x 0.3	Yes
Thysanotus tuberosus	Common Fringe Lily	0.4 x 0.3	Yes
Wahlenbergia communis	Tufted Bluebell	0.5 x 0.2	Yes
Wahlenbergia stricta	Tall Blueball	1.0 x 0.5	Yes
Grasses			
Botanic Name	**Common Name**	**HxW**	**Indig.**
Austrodanthonia caespitosa	Common Wallaby Grass	0.4 x 0.4	Yes
Austrodanthonia racemosa	Clustered Wallaby Grass	0.2	Yes
Austrodanthonia setacea	Bristly Wallaby Grass	0.3 x 0.4	Yes
Austrostipa bigeniculata	Tall Spear grass	0.3-1 x 1	Yes
Austrostipa elegantissima	Feather Spear Grass	1 x 0.8	Yes
Carex brevicaulis	Short Stem Sedge	0.2	Yes
Carex inversa	Knob Sedge	0.3	Yes
Carex tasmanica		0.4	Yes
Dietes bicolor		1.2 x 1.0	No
Dietes grandiflora	Wild Iris	1.2 x 1.0	No
Festuca glauca	Blue Fescue	0.3 0.3	No
Lomandra filiformis	Wattle Mat-rush	0.3 x 0.3	Yes
Lomandra longifolia	Spiny Headed Mat-rush	1.0 x 1.2	Yes
Microlena stipoides	Weeping Grass	0.3 x 0.6	Yes
Phormium 'Bronze Baby'	Purple N.Z. Flax	0.8 x 0.6	No
Poa labillardierei	Tussock Grass	0.8 x 1.2	Yes
Poa sieberiana	Tussock Grass	0.3 x 0.4	Yes
Themeda triandra	Kangaroo Grass	0.4 x 0.8	Yes
Xanthorrea minor	Small Grass Tree	0.6 x 1.0	Yes
Rushes and sedges			
Botanic Name	**Common Name**	**HxW**	**Indig**
Amphibromus nervosus	Swamp Wallaby Grass	0.25	Yes
Juncus bufonis	Toad Rush	0.3 x 0.3	Yes
Juncus flavidus		1.0 x 1.0	Yes
Climbers			

Botanic Name	Common Name	HxW	Indig.
Clematis microphylla	Small leaved clematis		Yes
Hardenbergia violacea	Coral Pea		No
Hibbertia scandens	Snake Vine		No
Parthenocissus quinquefolia	Virginia Creeper		No
Vitus coignetiae	Ornamental Grape Vine		

APPENDIX 5 PROHIBITEDPLANTS LIST

Botanic Name	**Common Name**
Acacia baileyana	Cootamundra Wattle
Acacia longifolia var. longifolia	Sallow Wattle
Acacia sophorae	Coast Wattle
Acer pseudoplatanus	Sycamore Maple
Agapanthus praecox	Agapathus
Agrostis capillaris	Brown Top Bent Grass
Allium triquetrum	Society Garlic
Alstroemeria aurea	Alstroemeria
Cardaria draba	Hoary Cress
Coprosma repens	Mirror Bush
Cotoneaster sp.	Cotoneaster
Crataegus monogyna	Hawthorn
Crocosmia x crocosmiiflora	Montbretia
Cynara cardunculus	Artichoke Thistle
Cytisus sp.	Broom
Echium plantagineum	Paterson's Curse
Foeniculum vulgare	Fennel
Fraxinus sp.	Desert and Claret Ash
Freesia leichtinii	Freesia
Gazania sp.	Gazania, African Daisy
Genista sp.	Broom
Hakea suaveolens	Sweet Hakea
Hedera helix	Ivy
Holcus lanatus	Yorkshire Fog
Ilex aquifolium	Holly
Ipomoea indica	Morning Glory
Juncus acutus	Sharp Rush
Juncus effusus	Soft Rush
Leptospermum laevigatum	Coastal Tea-tree
Lonicera japonica	Japanese Honeysuckle
Lycium fercoissimum	Boxthorn
Melaleuca armillaris	Giant Honey Mrytle
Nassella neesiana	Chilean Needle Grass
Nassella trichotoma	Serrated Tussock Grass
Oenothera glaziovana	Evening Primrose
Passiflora mollissima	Banana Passionfruit
Pennisetum alopecuroides	Swamp Foxtail Grass
Pennisetum clandestinum	Kikuyu
Pennisetum villosum	Feathertop
Physalis viscosa	Prairie Ground Cherry
Pittosporum undulatum	Sweet Pittosporum
Polygala myrtifolia	Myrtle Leaf Milk-wort
Prunus cerasifera	Cherry Plum
Pyracantha crenulata	Pyracantha
Rosa rubiginosa	Sweet Briar

Rubus fruticosus	Blackberry
Salix sp.	Willow
Solanum sp.	Nightshades
Sollya hetrophylla	Bluebell Creeper
Tradescantia sp.	Wandering Jew
Ulex europaeus	Gorse
Vinca major	Blue Periwinkle
Zantedeschia aethiopica	Arum Lily