

THE
VILLAGE
MENANGLE

DESIGN GUIDELINES

Version 3, October 2024



CONTENTS

1. The Village by Mirvac
Design Vision and Purpose
 2. Heritage Significance of Menangle
 3. Design, Planning and
Construction Process
 4. House Design & Siting
Considerations
 5. House Style Guide
 6. Façade Repetition
 7. Landscape Design
 8. Sustainability
 9. Services and Ancillary Items
- Appendix A - Land Subject to
these Design Guidelines
- Appendix B - DRP Application
Checklist
- Appendix C - DRP Assessment
Application Form

1. THE VILLAGE BY MIRVAC DESIGN VISION AND PURPOSE

Mirvac is one of the leading brands in the Australian residential property market, consistently delivering sustainable community focused neighbourhoods and quality designed and built homes.

It is Mirvac's intention to establish a unique masterplanned community development The Village by Mirvac, within the historical suburb of Menangle.

This set of Design Guidelines has been developed by Mirvac in consultation with Wollondilly Shire Council to assist land owners in optimising the design outcome and presentation of their home so that it sits comfortably within the context of the Heritage and Landscape Conservation Areas.

The intent of these Design Guidelines is to achieve a high-quality design outcome across the masterplanned community, which complements and respects the natural landscape character of Menangle and the surrounding existing built form. Application of the Guidelines to your home design will promote a cohesive streetscape appeal, aimed at maintaining the site's identity as a distinctive and highly desirable community to live, whilst enhancing the investment and future value of homes.

To create an attractive and unique sense of place, these Design Guidelines will establish a consistent look and feel for all new homes throughout the project. The heritage, rural and village character will be expressed through the choice of materials, colours, landscaping, and integration of traditional architectural forms evident in the local area. The vision for The Village by Mirvac is to be an extension of the existing Menangle Village.

At The Village by Mirvac, residents will have the opportunity to experience life in perfect balance - a new home that reflects a modern and comfortable lifestyle within a heritage context.

These Design Guidelines are specifically for owners who purchase land at The Village by Mirvac, within the Heritage and Landscape Conservation Areas as outlined in Wollondilly Shire Council's land zoning maps. (Refer to Appendix A for the extent of The Village by Mirvac estate land subject to these Design Guidelines.)

These Design Guidelines will also guide you through an approval process which seeks to achieve an optimum outcome within a minimum timeframe.

2. HERITAGE SIGNIFICANCE OF MENANGLE

Menangle's story begins with the traditional owners, the Dharawal and Gandagara people before writing its way into Australian history books as the birthplace of the wool, dairy and agricultural industry in the mid-1800s.

Established as a private village, built by the Macarthur family in 1866, Menangle's pivotal place in history remains evident today, its tree-lined streets and buildings a testament to a thriving rural community built around agriculture and a railway line.

You can still see the Menangle school established in 1967 which was recently re-developed and opened by Council and St James Anglican Church perched on the hillside overlooking the village below. The Menangle Store, built in 1904 originally selling meat butchered on the premises, fresh bread and drapery, remains a favourite stop for those taking the slow scenic route through the Macarthur Region.

Most famed of all is the Camden Park Estate Central Creamery and Rotolactor which revolutionised dairy production in the 50s, now awaiting a proposed rejuvenation and reinvention alongside The Village by Mirvac.

3. DESIGN, PLANNING AND CONSTRUCTION PROCESS

These Design Guidelines provide essential information on the objectives, guidance and controls that have been implemented to achieve The Village by Mirvac vision.

You are invited to review this document in detail as it is included in your Land Sale Contract.

Compliance within the Design Guidelines will be assured by way of security, in the form of a compliance bond, required at the time of settlement. Upon successful compliance with these Design Guidelines and completion of your home and landscaping, the security will be returned.

The Village by Mirvac is located within the Wollondilly Shire Local Government Area, in the suburb of Menangle.

All homes within The Village by Mirvac are part of Menangle's Landscape and Heritage Conservation Areas and will be required to comply with the Wollondilly Local Environmental Plan 2011 (LEP 2011) and Wollondilly Shire Council's Development Control Plan 2016 (DCP 2016), particularly Vol 1, part 5 Colonial Heritage, part 6.3 Heritage Conservation Area and Landscape Conservation Area - Menangle; and Vol 4 Residential Development.

The Village by Mirvac Design Guidelines have been established to provide further guidance and support.

Compliance with all relevant planning controls and these Design Guidelines is required, to ensure development approval is achieved.

For more information regarding council planning documents please contact:

Wollondilly Shire Council

Web: www.wollondilly.nsw.gov.au

Email: council@wollondilly.nsw.gov.au

Phone: (02) 4677 1100

In addition to the planning controls, your Subdivision Plan and Section 88B Instrument included in your Land Sale Contract may provide additional restrictions, positive covenants and other requirements which will need to be complied with.

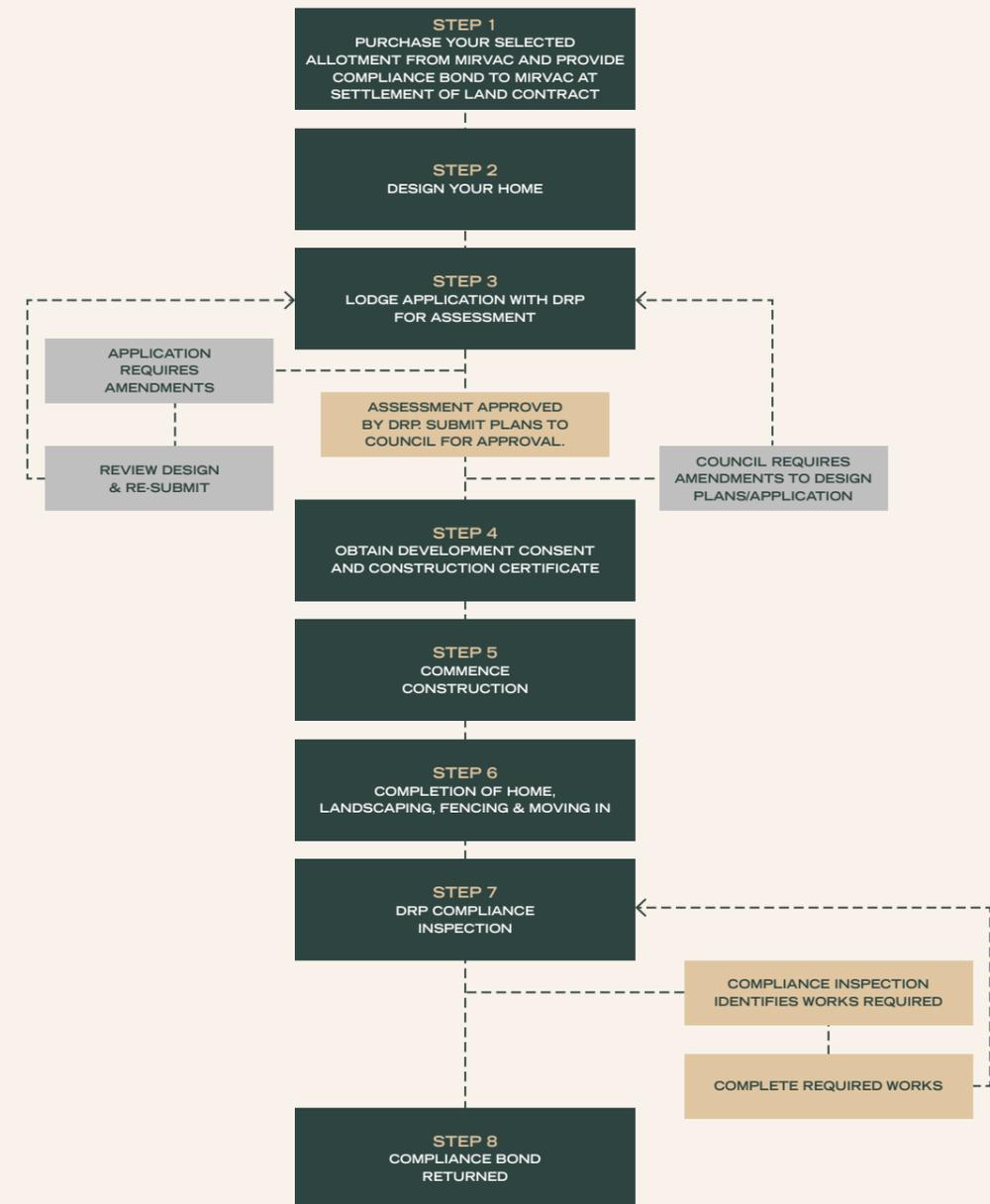
Approval Process

A Development Review Panel (DRP) has been established to review and approve all new dwellings and associated landscaping, subject to compliance with these guidelines.

To enable the DRP to make a determination, the documents included within the DRP application check list must be submitted for approval prior to lodgement of a Development Application and Construction Certificate application with Council.

Set out step by step below is the process for buying your land, achieving development approval and constructing your new home at The Village by Mirvac.

Land Purchase, Design Approval, Construction and Moving In



3. PLANNING PROCESS (CONTINUED)

STEP 1 Land Purchase

- Purchase your selected land lot from Mirvac.
- Provide your \$4,000 Compliance Bond at the settlement of your Land Sale Contract in accordance with the Special Conditions.
- Settle on your land lot following registration of the land.

STEP 2 Design Your Home

- Ensure your architect/designer and builder are aware of the requirements within The Village by Mirvac Design Guidelines in addition to all Council and other statutory requirements and any restrictions, positive covenants and other requirements stipulated within the Section 88b Instrument. The Section 88b Instrument will be annexed to your Land Sale Contract. You should also ensure that you have complied with any applicable building codes, Australian standards and any other required compliance.
- It is recommended that you begin the search for builders and/or architects early to ensure there are no delays in obtaining approvals and constructing your new home.

STEP 3 Submit plans for approval to the Mirvac Development Review Panel (DRP)

- Complete your house Development Application plans and supporting documentation (refer to Appendix B for the planning documents required to support your application) and submit to the DRP via TheVillageDRP@mirvac.com ensuring that the DRP Assessment Application Form and DRP Application Checklist accompany the application.
- If your DRP application requires any additional information or amendments, you will receive an email from the DRP. Your application will need to be revised and resubmitted in full as required.

STEP 4 Obtain Development Consent and Construction Certificate

- As part of your Development Application you will be required to submit your DRP approved plans to Wollondilly Shire Council. Wollondilly Shire Council will assess your application and issue your Development Consent.
- Prior to commencing construction, a Construction Certificate is also required. Your Construction Certificate application can either be lodged with Wollondilly Shire Council concurrently with or following your Development Application or submitted to an accredited building certifier.
- If any amendments are made to your application, you will be required to resubmit your application to the Mirvac DRP for reassessment and approval.

STEP 5 Construction

- When Wollondilly Shire Council or an accredited building certifier has issued the Construction Certificate and you have settled on your land, you are ready to start construction.
- In accordance with your Land Sale Contract, construction of your home must commence within 12 months of settling on your land and must be completed within 12 months of construction commencement.
- In accordance with your Land Sale Contract, your land lot is to be well maintained, free from rubbish and debris from the time of settlement and throughout construction. We recommend that you install security fencing around your property as early as possible.
- It is recommended that you refer to these Design Guidelines regularly to ensure all requirements are met.

STEP 6 Completion of Home, Landscaping and Fencing and Moving In

STEP 7 DRP Compliance Inspection

- Once your home landscaping, driveway and fencing is completed in accordance with your approved plans, contact the DRP via TheVillageDRP@mirvac.com to arrange a compliance inspection. At the time of inspection, all lawn and plants must be alive and maintained, free from weeds.
- If further works are required following your compliance inspection, you will receive an email from the DRP notifying you of the works required.

STEP 8 Compliance Bond Returned

- Once the DRP has inspected your completed home and any additional works required (where applicable), your compliance bond will be returned.

4. HOUSE DESIGN AND SITING CONSIDERATIONS

Specific considerations apply to certain allotment siting conditions; these address issues such as allotment access, building heights, site coverage, cut/fill, shadowing, streetscape presentation, private open space and boundary setbacks. Refer to Wollondilly Shire Council's planning controls for these specific siting requirements.

The height of new dwellings are governed by the LEP 2011. Please note that dwellings on the western side of the railway line can have a maximum building height of 6.8m (single storey) and dwellings on the eastern side can have a maximum building height of 9m (double storey) as shown in the plan below.

WOLLONDILLY SHIRE COUNCIL

Web: www.wollondilly.nsw.gov.au
Email: council@wollondilly.nsw.gov.au
Phone: (02) 4677 1100



This masterplan was prepared on 19/11/20 for the information of prospective purchasers only and is subject to change. Purchasers must make and rely on their own enquiries. To the extent of inconsistency between this masterplan and the conditions of the Contract For Sale of Land relating to the lots, the Contract for Sale takes precedence in all instances. 1. Utility Services - The location of roads and drainage structures, utility services, including sewer lines shown on the plan are based on design information only. The final position of utility services 'as constructed' may vary from these locations. 2. Landscaping and Embellishments - The depiction of landscaping, footpath paving, street tree planting, the embellishment of parks, playgrounds and alike on the plan is indicative only and are subject to change. The depictions on the plan do not necessarily reflect final designs which require the input and approval of various authorities. 3. Development application (DA 10.2019.296.001) has been lodged for the area shown as 'Historical Camden Park Estate Central Creamery and Rotolactor' (Creamery). The Creamery may be subject to further statutory approvals and is subject to construction. The delivery of the Creamery will not be owned or managed by Mirvac and timings and outcome are outside of Mirvac's control and subject to change and delay. The Creamery may not be complete at the time of settlements. Purchasers should make and rely on their own enquiries in relation to the Creamery. 4. Mirvac does not give any warranty or make any representations, expressed or implied about the completeness or accuracy of any information in this document or provided in connection with it. This document is not binding on Mirvac and is not intended to be relied upon. Mirvac expressly disclaims any and all liability relating to, or resulting from, the use of, or reliance on, any information contained in this document by any persons. Prepared as at 19/11/20.

5. HOUSE STYLE GUIDE

DESIGN VISION

The intent of these Design Guidelines is to achieve a high-quality design outcome across the development, which complements and respects the natural rural character of the site and surrounding built form and landscape.

Application of these Design Guidelines to your home design will promote a cohesive streetscape appeal, aimed at maintaining the site's identity as a distinctive and highly desirable environment to live, whilst enhancing the investment and future value of homes.

These Design Guidelines will also assist in establishing a consistent look and feel for all new homes throughout the masterplanned community that complement the surrounding environment.

The colonial heritage and rural village character of Menangle will be expressed through the choice of materials, colours and landscaping, and integration of traditional architectural forms evident in the existing established area.

The following controls apply to all dwellings within The Village by Mirvac and are in addition to the controls within Wollondilly Shire Councils planning controls.

Typical façade example envisaged by these Design Guidelines is provided below.



5.1 DWELLING DESIGN

Design objectives

- To ensure each home is designed to compliment its surroundings and achieve a cohesive streetscape.
- To ensure house designs are sympathetic to the heritage setting of Menangle.
- To achieve a high level of street surveillance by the promotion of street facing windows.
- To ensure all homes are designed so that all facades present well when viewed from public areas.

General controls

- Front entries should be located on the street facing façade of the house.
- A minimum of 450mm eaves must be provided.
- Raised ceiling heights of approx. 2.6m are encouraged to reduce roof form dominance.
- Garage doors can be metal or timber and must be panel lift or sectional overhead style doors. Roller doors are not permitted.
- Highlight windows on garage doors are encouraged and must be in line with the above configuration.

5. HOUSE STYLE GUIDE (CONTINUED)



SPECIAL CONTROLS – CORNER LOTS

- A home on a corner lot or adjoining public open space must be designed to address each of the front and side streets and any adjacent public open space (continued timber feature, wrap around porch, symmetrical windows, fence setback). Variation in building materials and colours are encouraged to assist in creating interest to secondary facades facing the street or open space.
- All treatments on a corner lot or adjoining public open space will be reviewed by the DRP and additional treatment may be required.
- To avoid large lengths of fencing along the streetscape, street facing fences on corner lots must be articulated to provide a minimum 1m deep by 1.5m wide recess every 10m. Planting should be incorporated into the recess.

5.2 WALL MATERIALS

Design objectives

- To promote a controlled variety of materials that complement the materials and finishes of the existing historical dwellings within the Menangle Village and soften the streetscape.

Controls

- Please refer to the DCP for acceptable wall materials.
- A combination of complementary materials and colours must be used on all walls facing a street or public open space - with a minimum of 2 materials and minimum of 2 colours and a maximum of 4 materials and a maximum of 4 colours used to compose these facades.
- External walls that are not visible from the street or public open spaces should be constructed in colours and materials consistent with the front façade of the home.
- Obscured, frosted or tinted glazing is not permitted to windows facing a street or public open space. (Obscured glazing to entry doors and sidelight windows is acceptable.)
- Where timber posts are proposed to street or public open space facing facades, raised stirrups are not to be used and should be minimum 115mm.
- Where weatherboards are proposed, wider profile boards are encouraged (min 180mm).

5.3 COLOURS

Design objectives

- To promote a controlled variety of colours which complement the surrounding landscape and existing historical dwellings.
- To encourage a colour palette that builds upon the traditional colours within the DCP.
- To encourage a colour palette based upon neutral and muted tones, with light and dark contrast colours to provide individuality to each home.

The colour selection palette provides an indication of acceptable brick and paint colours at pages 14-16. Note, selections are not limited to the bricks and paint colours noted in these guidelines, but should be similar colours/tones. Final approval is subject to the DRP.

Controls

Proposed colour schemes must be consistent with the colour palettes outlined on pages 15-16 of these Design Guidelines:

- Bright or fluorescent colours are not permitted.
- Ancillary items such as roof plumbing, pergolas, balustrades and other minor architectural features items must complement the colour of the façade.

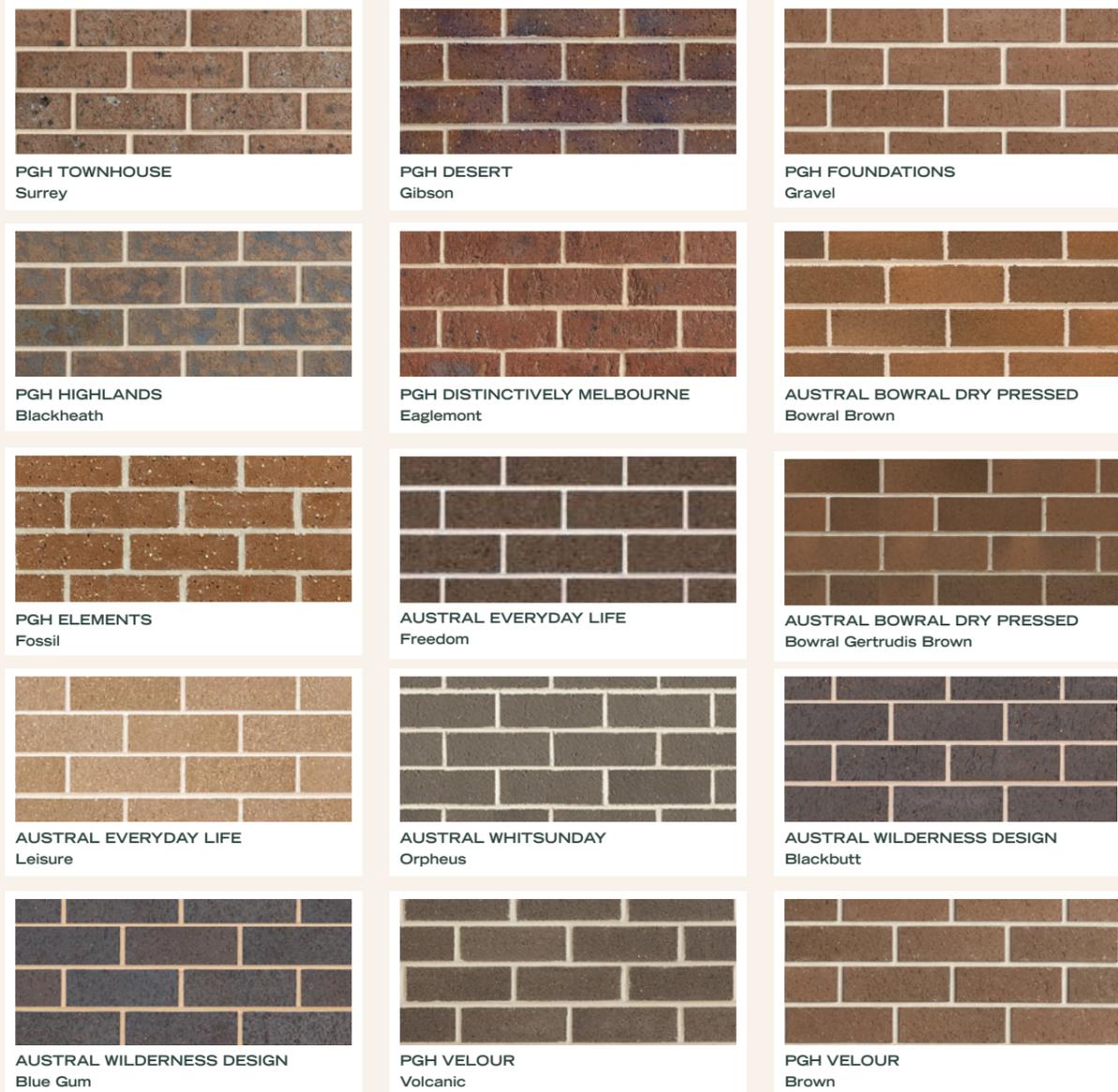
- All colour schemes must be approved by the DRP prior to submission for Development Application Approval.
- Complementary dark colours are permissible, however should not make up main body colours or roofs.
- The colour of garage doors must complement the palette used on the house façade. Refer to main body colour palette on page 16 for list of approved colours.
- Solar Panel frames and any additional ancillary roof mounted equipment on the roof should be the same colour as the roof wherever possible.

Schemes with feature colours and materials are encouraged to provide your home with a sense of individuality, whilst maintaining uniformity and reference to the surrounding landscape and historical buildings, are encouraged. Accent materials for fascia, gutters and window trim should be complementary to the colour palette of your home.

5. HOUSE STYLE GUIDE (CONTINUED)

FACE BRICK PALETTE

Selections are not limited to the bricks below, but should be of similar colours/tones.



Colours may vary on screen or print. Please refer to actual samples for true colour and finish.

MAIN BODY PAINT AND ACCENT PAINT COLOUR PALETTE

Garage door should be from main body palette.



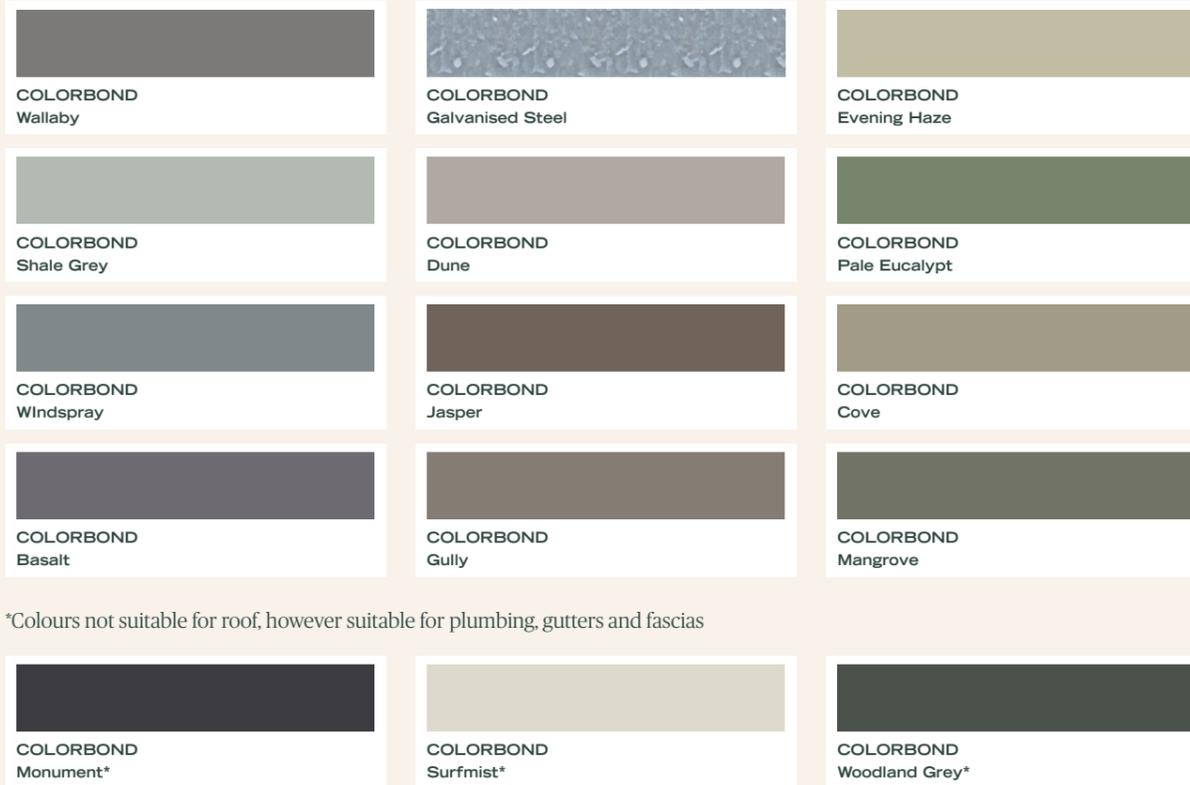
ACCENT PAINT COLOUR PALETTE



Indicative colours only. Colours may vary on screen or print. Please refer to actual samples for true colour and finish.

5. HOUSE STYLE GUIDE (CONTINUED)

ROOF AND PLUMBING COLOUR PALETTE



*Colours not suitable for roof, however suitable for plumbing, gutters and fascias

Indicative colours only. Colours may vary on screen or print. Please refer to actual samples for true colour and finish.

5.4 ROOFS

Roof styles and form are a prominent feature of the home providing visual interest, whilst addressing the functional aspects of shading and water collection. High pitch roof lines, including a combination of gable, dutch gable and hip elements are encouraged.

Design objectives

- To encourage simple and well-proportioned roof lines to create shadow and interest to the façade.
- To encourage roof forms that complement the historic context of the surrounding built form.

Controls

- Roof lines must be finished in one of the following materials listed above in colours outlined in the schedule:
 - Terracotta roof tiles
 - Terracotta look concrete tiles
 - Corrugated steel roof sheet.
- Photovoltaic Solar Panels are encouraged, and the number of panels and orientation should be clearly noted on the elevations submitted with your DRP application.

5.5 OTHER FAÇADE FEATURES

Design objectives

- To ensure that ancillary features are complimentary and do not detract from the facades streetscape appeal.

Controls

- Only mesh style security doors are permitted similar to Trend Prowler Proof Forcefield security doors.
- Security door frame colours must match the window frames.
- Security blinds or shutters will not be permitted.
- External lights shall complement the façade, blending in with the colours and style of the home.
- The colour of the external face of all window furnishings are to compliment the homes façade colour palette, except for timber blinds which shall be a clear cedar finish.

6. FAÇADE REPETITION

Design Objectives

To avoid a monotonous streetscape by controlling facade repetition.

Controls

- A dwelling must not have the same façade design as another dwelling within three lots in both directions on the same side or opposite side of the street (refer to figure 1 below).
- In the event that more than one application of the same façade design has been submitted for lots within close proximity, approval will be given to the first complete application to be received. Applications will be assessed strictly in order of receipt.
- Submissions can be made to the DRP to determine whether a similar style façade is proposed to be used within a street. Similar facades will only be allowed if the DRP is satisfied there is sufficient variance in the appearance, which may be achieved through variation of colours and materials.

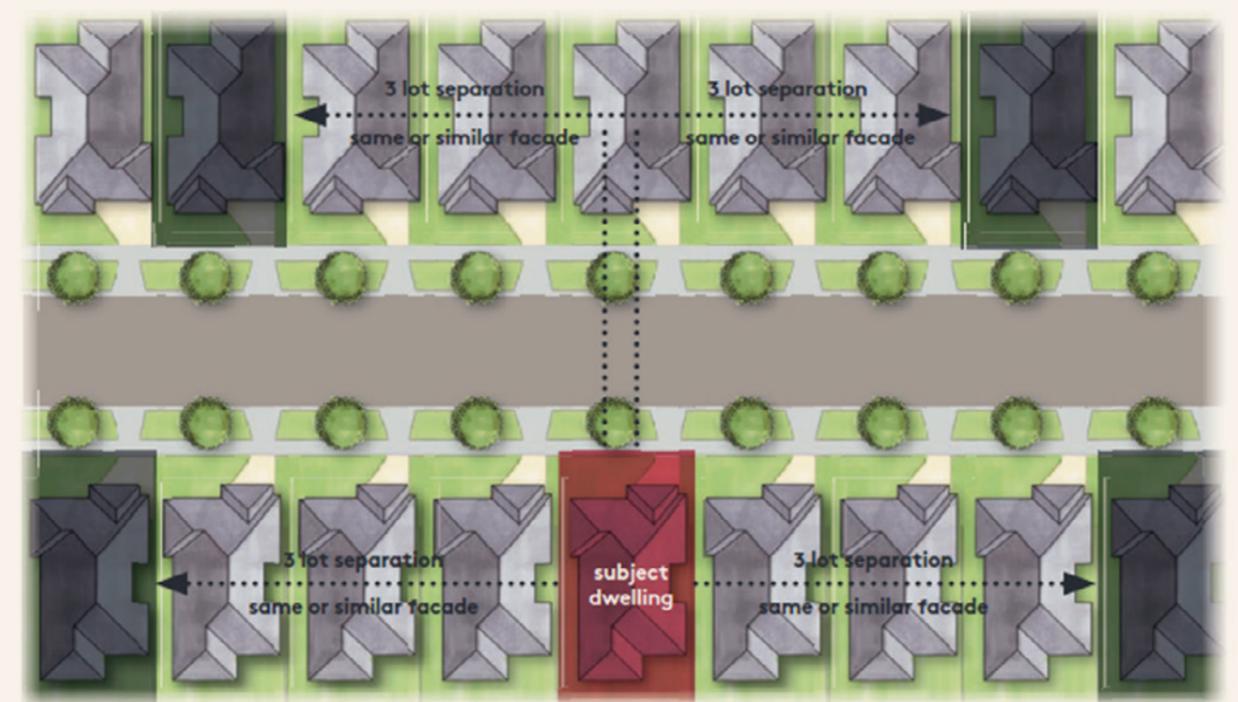


Figure 1 - Façade Repetition Guide

7. LANDSCAPE DESIGN

All homes require a quality landscape design outcome and suitable plant selection to enhance the streetscape and complement the Landscape Conservation Area.

It is recommended that owners consult qualified landscape designers, local nurseries and horticulturists to optimise landscape design outcomes. To assist you with the design and selection of plant species for your front garden, and ensure high quality leafy green streets, the DRP has prepared 5 front garden design themes:

- Edible Garden
- Cottage Garden
- Classic Garden
- Native Garden
- Native Grassland Garden

One of these landscape themes must be selected and the landscape plan accompanying your DRP application must reflect this. Refer to the Front Garden Design Themes at 7.1.

Objectives

- To establish a visual coherence throughout the streetscapes using aesthetically pleasing landscape treatments to areas visible from a public place.
- To incorporate rural style fencing that references and complements the surrounding rural settling.
- To minimise areas of hardstand (eg driveways and paving) and maximise the use of soft landscape (eg garden beds, turf, and permeable surfaces), particularly in areas facing public open space, including streets, parks and public walkways.
- To encourage utilisation of soft landscaping (shrubs etc) to screen services such as water meters and electrical boxes.
- To provide opportunities for increased levels of privacy if required by individual allotments.
- To encourage the use of local native and low-water use planting.



Figure 2 - Sandstone log retaining wall

General landscape controls

- In accordance with your Section 88b Instrument in your Land Sale Contract, all areas visible from the street must be landscaped (including all turf, fencing, driveways and entry pathways) within 3 months of occupation of a dwelling.
- Landscape designs must accompany your DRP application as set out in Section 3. Planning Process prior to the lodgement of your development application with council.
- The Compliance Bond will be held by the DRP until all landscaping and construction works are complete in accordance with your approved plans and have been inspected by the DRP.
- Landscape materials and colours should complement the house façade and demonstrate a consistent landscaping theme. Front gardens must be landscaped and planted in accordance with the Section 7.1 Front Garden Themes.
- Consideration must be given to any service easements that have planting restrictions, particularly in respect of tree plantings - information is available from the relevant service authority.
- Avoid the use of invasive weed species. Refer to Wollondilly Council's List of acceptable Tree Species document available online (<https://www.wollondilly.nsw.gov.au/>) and Weeds Australia (www.weeds.org.au)
- Brightly coloured / dyed wood mulches and pebbles such as red and white are not permitted. Natural mulch and pebbles are accepted.

- Garden beds must be flush edged to present neatly, using one of the following types of edging:
 - Timber: ACQ treated pine or hardwood (only where not visible from a public place)
 - Steel: Electro-galvanised mild steel edging
 - Face brick
- Retaining walls must be sandstone log walls where visible from the street refer to Figure 2.

Lawn

- Grass lawns are to be a warm season turf variety such as buffalo and are to be maintained regularly, edged to present neatly. Natural grass is to be installed on a minimum of 100mm depth of suitable topsoil.
- Synthetic turf is not permitted.
- Turfing the verge is part of the owner scope and will need to be indicated on plans.

7.1 FRONT GARDEN DESIGN THEMES

These 5 Front Garden Design Themes are based on a generic house plan and have been designed to be easily adopted for a range of allotment sizes and configurations including corner lots. Plant lists and graphic representation of species are provided from page 28 of these guidelines.

7.1.1 FRONT GARDEN DESIGN PRINCIPLES

Layout

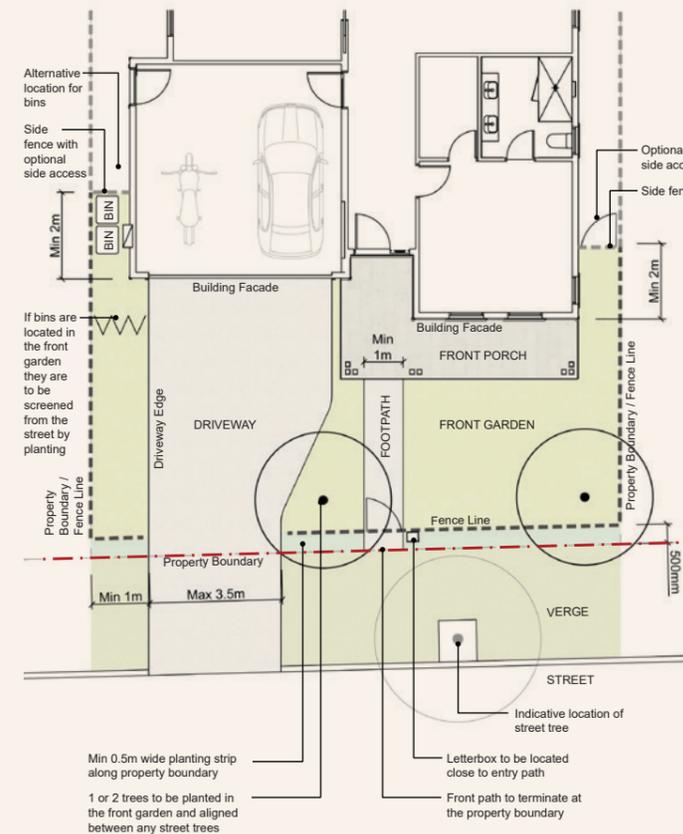
- Driveways are to be a maximum of 3.5m wide at property boundaries.
- Provide a minimum 1m wide landscaping area between the edge of the driveway pavement and the side boundary.
- Paths are to be a minimum of 1m wide.
- Paths are to terminate at the property boundary and not extend into the public domain.

- Front fencing is optional but if selected it is to be set 0.5m back from the property boundary with a planted strip in front.
- Letterboxes should be located close to entry paths and incorporated into the front fence if there is one.
- Side fences are to be set back a minimum of 2m behind the front façade of the house.
- Bins are to be screened from the street and neighbouring properties by planting.
- All fences facing the street should be presentable with paling side fronting the street

Planting Layout

- Front garden plant species shall be selected from the appropriate garden planting palettes in this design guideline. these Design Guidelines. Refer to council's DCP for controls and guidance on plant species, specifically Part 6.3, point 15 and Part 11 - Landscaping.

- At least one and ideally two trees are to be planted in front gardens, with a mature height of 5-6m and pot size of minimum 75lt. Front garden trees should be aligned between street trees where possible to form a backdrop to the street tree planting.
- Consider planting deciduous trees in front gardens to allow winter sun and light into houses.
- Lawn areas should not exceed 70% of the front yard softscape garden area.
- Min 0.5m wide planting strip required along the front property boundary.
- Front gardens consisting of a variety of plant species with varying heights, texture and colour are strongly encouraged.



Front Garden Design Principles Diagram

7.1.2 GUIDE TO DESIGNING YOUR FRONT GARDEN

- STYLE**

Choose your preferred front garden style

 - Edible Garden
 - Cottage Garden
 - Classic Garden
 - Native Garden
 - Native Grasses Garden
- ASPECT**

Determine the aspect of your garden and what areas will be sunny or shady
- SPECIES**

Choose the plant species you would like to use from the associated list
- MATERIALS**

Select your:

 - Driveway
 - Paths
 - Fence and gate
 - Letterbox

7. LANDSCAPE DESIGN (CONTINUED)

7.1.3 FRONT GARDEN STYLES

Edible Garden

Characteristics

Description

The Edible Garden style is predominantly made up of plant species that can be consumed in food and drinks.

Design Principles

The design style of the Edible Garden is geometric and structured with species planted for harvest.

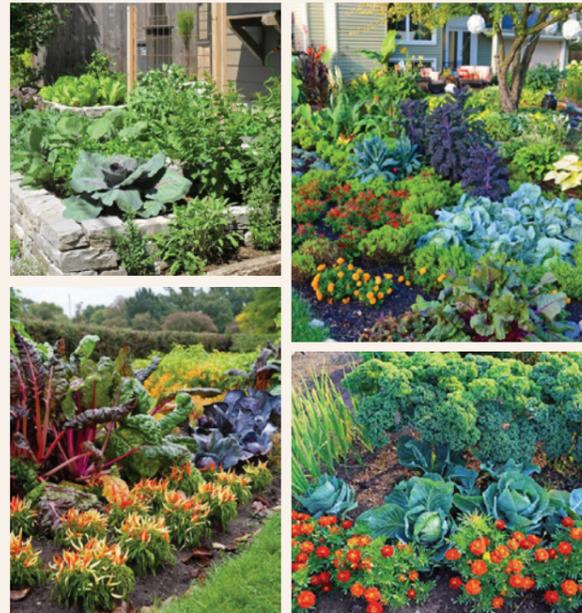
Planting Arrangement

Rows or blocks of species laid out in a formal and geometric arrangement.

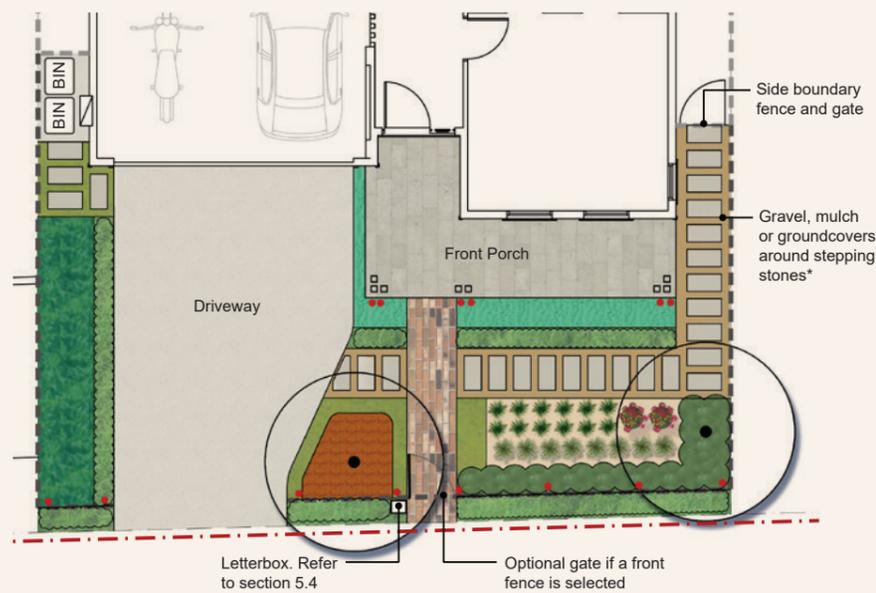
Water Usage

MEDIUM - HIGH

Indicative Images



Layout



*Stepping stones are optional. Note that stepping stones and/or gravel/pebbles should be installed down the side of dwellings in areas with limited solar access as it is difficult for turf to grow in these areas.

Cottage Garden

Characteristics

Description

The Cottage Garden style is made up of colourful flowering, textural plants that produce evocative seasonal changes and displays.

Design Principles

The Cottage Garden is designed to curve and flow around a central lawn.

Planting Arrangement

Groups of 3-5 plants of a single species planted together in a loose layout.

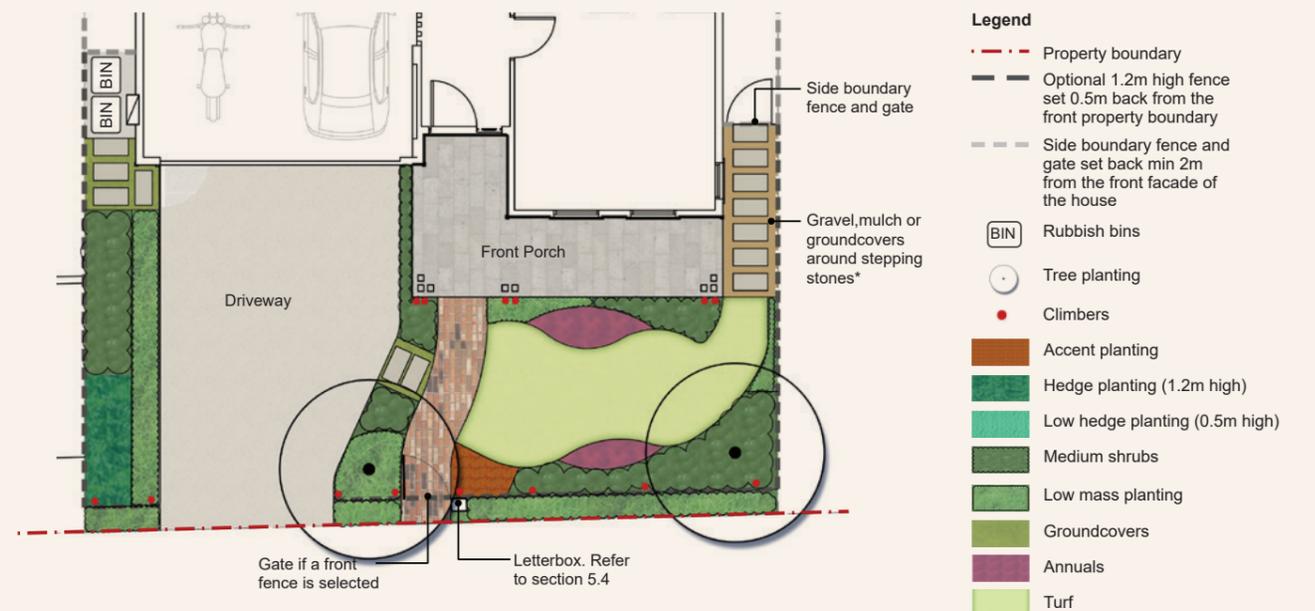
Water Usage

MEDIUM

Indicative Images



Layout



*Stepping stones are optional. Note that stepping stones and/or gravel/pebbles should be installed down the side of dwellings in areas with limited solar access as it is difficult for turf to grow in these areas.

7. LANDSCAPE DESIGN (CONTINUED)

Classic Garden

Characteristics

Description

The Classic Garden style is made up of a limited palette of species that suit being trimmed.

Design Principles

The Classic Garden is designed to be formal, simple and geometric with limited and neutral colours.

Planting Arrangement

Large blocks or rows of single plant species.

Water Usage

MEDIUM

Indicative Images



Native Garden

Characteristics

Description

The Native Garden style is made up of native species with a range of textures, colours and flowers that attract native birds and insects.

Design Principles

The Native Garden is designed to be naturalistic with subtle seasonal displays.

Planting Arrangement

Single specimen plants surrounded by random groupings of 3-5 plants per species.

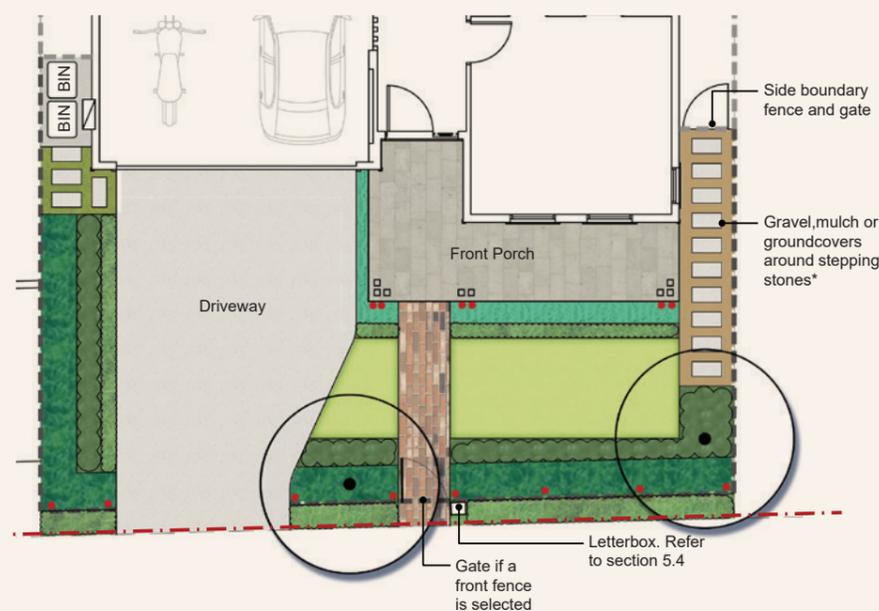
Water Usage

LOW - MEDIUM

Indicative Images



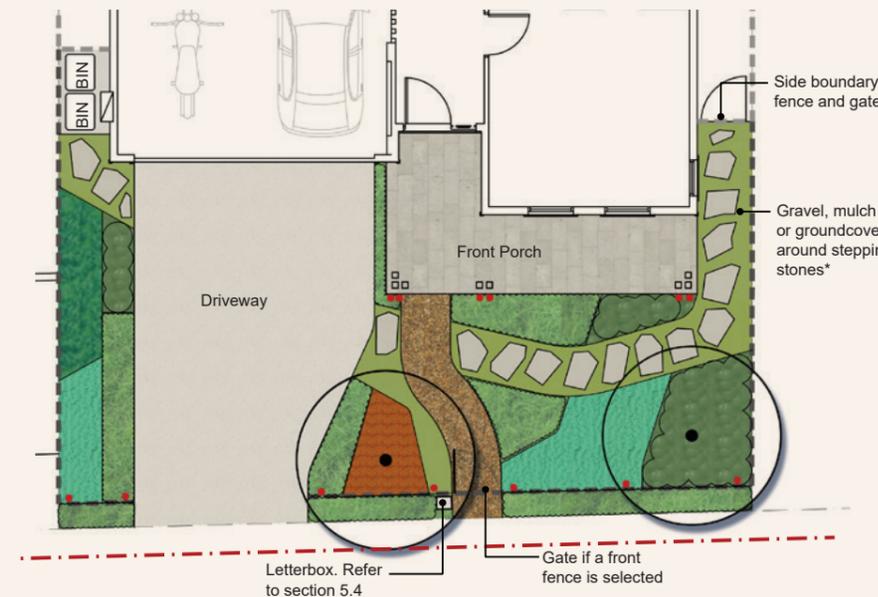
Layout



Legend

- Property boundary
- Optional 1.2m high fence set 0.5m back from the front property boundary
- Side boundary fence and gate set back min 2m from the front facade of the house
- [BIN] Rubbish bins
- Tree planting
- Climbers
- Hedge planting (1.2m high)
- Low hedge planting (0.5m high)
- Medium shrubs
- Low mass planting
- Groundcovers
- Turf

Layout



Legend

- Property boundary
- Optional 1.2m high fence set 0.5m back from the front property boundary
- Side boundary fence and gate set back min 2m from the front facade of the house
- [BIN] Rubbish bins
- Tree planting
- Climbers
- Accent planting
- Hedge planting (1.2m high)
- Low hedge planting (0.5m high)
- Medium shrubs
- Low mass planting
- Groundcovers

*Stepping stones are optional. Note that stepping stones and/or gravel/pebbles should be installed down the side of dwellings in areas with limited solar access as it is difficult for turf to grow in these areas.

*Stepping stones are optional. Note that stepping stones and/or gravel/pebbles should be installed down the side of dwellings in areas with limited solar access as it is difficult for turf to grow in these areas.

7. LANDSCAPE DESIGN (CONTINUED)

Native Grasslands Garden

Characteristics

Description

The Native Grasslands style is made up of predominantly native grasses intermixed with sandstone boulders to create a natural looking garden of textures.

Design Principles

The Native Grasslands garden is designed to look natural and sculptural.

Planting Arrangement

Single specimen plants surrounded by random groupings of 3-5 plants per species.

Water Usage

LOW

Indicative Images



Layout



*Stepping stones are optional. Note that stepping stones and/or gravel/pebbles should be installed down the side of dwellings in areas with limited solar access as it is difficult for turf to grow in these areas.

7.1.4 SPECIES SELECTION

Determine your front garden's aspect

North Facing Front Garden

A north facing front garden gets the most direct sunlight. Choose plant species from the sun tolerant planting palette associated with your choice of garden style.

South Facing Front Garden

A south facing front garden will get more sun in the summer but will be shady during winter. Choose mostly shade tolerant plant species from the planting palettes associated with your choice of garden style.

West Facing Front Garden

A west facing front garden will not get much sun in the morning but can get very hot direct sunlight in the afternoon, particularly in summer. Choose mostly sun tolerant plant species from the planting palettes associated with your choice of garden style.

East Facing Front Garden

An east facing front garden will get some direct sunlight in the morning while the sun is less strong and is then likely to be in partial shade cast from your house for the rest of the day. Choose mostly shade tolerant plant species from the planting palettes associated with your choice of garden style.

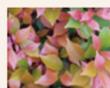
Note: If alternate or additional species are required it is recommended that they are selected from local nurseries and be species that suit the locality.

7. LANDSCAPE DESIGN (CONTINUED)

Edible Garden Plant Species - Sun Tolerant Species

TREES	 Olive <i>Olea europaea</i>
	 Orange <i>Citrus x sinensis</i>
	 Lisbon Lemon <i>Citrus limon</i> 'Lisbon Lemon'
	 Avocado <i>Persea americana</i>
	 Pomegranate <i>Punica granatum</i>
	 Mulberry <i>Morus rubra</i>
	 Almond <i>Prunus dulcis</i>
ACCENT PLANTING	 Paw Paw <i>Asimina triloba</i>
	 Midgen Berry <i>Austromyrtus dulcis</i>
	 Globe Artichoke <i>Cynara scolymus</i>
HEDGE	 Rosemary <i>Salvia rosmarinus</i>
	 Gooseberry <i>Ribes uva-crispa</i>
	 English Lavendar <i>Lavandula angustifolia</i>
LOW HEDGE	 Creeping Rosemary <i>Rosmarinus prostratus</i>
	 Garden Rhubarb <i>Rheum rhabarbarum</i>
	 Chilli <i>Capsicum annuum</i> var. <i>Annuum</i> 'Perennial'
MEDIUM SHRUBS	 Cumquat <i>Citrus cumquat</i>
	 Thimbleberry <i>Rubus parviflorus</i>
	 Dwarf Emperor Mandarin <i>Citrus reticulata</i> 'Emperor Dwarf'
LOW MASS PLANTING	 Chives <i>Allium schoenoprasum</i>
	 Native Spinach <i>Tetragonia tetragonioides</i>
	 True Cardamom <i>Elletaria cardamomum</i>
GROUND COVERS	 Pig Face <i>Carpobrotus glaucescens</i>
	 Creeping Thyme <i>Thymus praecox</i>
	 Creeping Oregano <i>Origanum vulgare</i> 'Humile'
CLIMBERS	 Passionfruit <i>Passiflora edulis</i>
	 Grape Vine <i>Vitis vinifera</i>

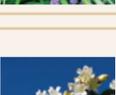
Edible Garden Plant Species - Shade Tolerant Species

TREES	 Small-leaved Lilly Pilly <i>Syzygium luehmannii</i>
	 Bay Laurel <i>Laurus nobilis</i>
ACCENT PLANTING	 True Cardamom <i>Elletaria cardamomum</i>
	 Native Ginger <i>Alpinia caerulea</i>
	 Blue Flax-lily <i>Dianella revoluta</i>
HEDGE	 Blueberry 'Southern Highbush' <i>Vaccinium</i> 'Southern Highbush'
	 Murraya 'Min-a-Min' <i>Murraya paniculata</i> dwarf
LOW HEDGE	 Lilly Pilly Allyns Magic <i>Acmena smithii</i> 'Allyns Magic'
MEDIUM SHRUBS	 Native Frangipani <i>Hymenosporum flavum</i> 'Gold Nugget'
	 Blackcurrant <i>Ribes nigrum</i>
	 Native Fuchsia <i>Correa</i> 'Dusky Bells'
LOW MASS PLANTING	 Dwarf Cardamom <i>Alpinia nutans</i>
	 Lambs Ears <i>Stachys byzantina</i>
	 Tanika Lomandra <i>Lomandra</i> 'Tanika'
GROUND COVERS	 Native Violet <i>Viola hederacea</i>
	 Peppermint <i>Mentha x piperita</i>
	 Parsley <i>Petroselinum crispum</i>
CLIMBERS	 Hardy Kiwi <i>Actinidia arguta</i>
	 Chocolate Vine <i>Akebia quinata</i>

7. LANDSCAPE DESIGN (CONTINUED)

Cottage Garden Plant Species - Sun Tolerant Species

TREES		Fried Egg Plant <i>Gordonia axillaris</i>
		Honey Locust Shademaster <i>Gleditsia 'Shademaster'</i>
		Frangipani <i>Plumeria rubra</i>
		Crepe Myrtle Townhouse <i>Lagerstroemia fauriei 'Townhouse'</i>
		Callery Pear <i>Pyrus calleryana 'Bradford'</i>
		Chinese Pistachio <i>Pistachia chinensis</i>
ACCENT PLANTING		Irish Rose <i>Aeonium atropurpureum 'Schwartzkopf'</i>
		Palm Lily <i>Cordyline fruticosa 'Rubra'</i>
		Red Hot Poker <i>Kniphofia 'Hybrida'</i>
		Firecracker Plant <i>Russelia equisetiformis</i>
HEDGE		Glossy Abelia <i>Abelia grandiflora</i>
		Sheenas Gold <i>Duranta 'Sheenas Gold'</i>
		Crimson Villea <i>Grevillea 'Crimson Villea'</i>
		Garden Heliotrope <i>Heliotropium arborescens</i>
Annuals to be chosen by home owners		

LOW HEDGE		Red Wing <i>Azalea 'Red Wing'</i>
		China Pink <i>Loropetalum 'China Pink'</i>
		English Lavendar <i>Lavandula angustifolia</i>
MEDIUM SHRUBS		Ginger Meggs <i>Streptosolen 'Ginger Meggs'</i>
		True Love <i>Gardenia 'True Love'</i>
		Mini Cog <i>Acacia cognata 'Mini Cog'</i>
DAYLILY		Daylily <i>Hemerocallis hybrid</i>
		Agapanthus Dwarf White <i>Agapanthus orientalis 'Dwarf White'</i>
LAMB'S EARS		Lamb's Ears <i>Stachys byzantina</i>
		Lindheimer's Beeblossom <i>Oenothera lindheimeri</i>
CARPET ROSE		Carpet Rose <i>Rosa 'Flower Carpet'</i>
		Treasure Flower <i>Gazania hybrida</i>
LILYTURF		Lilyturf <i>Liriope muscari</i>
		Herald's Trumpet <i>Beaumontia grandiflora</i>

Cottage Garden Plant Species - Shade Tolerant Species

TREES		Lilly Pilly <i>Syzygium luehmannii</i>
		Luscious Kanooka Gum <i>Tristanopsis laurina 'Luscious'</i>
		Sweeper Waterhousia <i>Waterhousia floribunda 'Sweeper'</i>
		Japanese Maple <i>Acer palmatum</i>
ACCENT PLANTING		Oyster Plant <i>Acanthus mollis</i>
		French Hydrangea <i>Hydrangea macrophylla</i>
		Philodendron Xanadu <i>Philodendron 'Xanadu'</i>
HEDGE		Gardenia Magnifica <i>Gardenia augusta 'Magnifica'</i>
		Murraya 'Min-a-Min' <i>Murraya paniculata dwarf</i>
		Oriental Pearl Indian Hawthorn <i>Rhaphiolepis 'Oriental Pearl'</i>
LOW HEDGE		Lilly Pill Allyns Magic <i>Acmena smithii 'Allyns Magic'</i>
		Gardenia Florida <i>Gardenia augusta 'Florida'</i>
		Lilly Pilly Tiny Trev <i>Syzygium australe 'Tiny Trev'</i>

MEDIUM SHRUBS		Native Frangipani <i>Hymenosporum flavum 'Gold Nugget'</i>
		Rhaphiolepis 'Little Bliss' <i>Rhaphiolepis fergusonii 'Little Bliss'</i>
LOW MASS PLANTING		Bugleherb <i>Ajuga reptans</i>
		Elephant's Ears 'Purpurea' <i>Bergenia cordifolia 'Purpurea'</i>
GROUND COVERS		Native Violet <i>Viola hederacea</i>
		Gardenia Radicans <i>Gardenia 'Radicans'</i>
		Baby's Tears <i>Helxine soleirolii</i>
CLIMBERS		Clematis Josephine <i>Clematis jackmanii 'Josephine'</i>
		Star Jasmine <i>Trachelospermum jasminoides</i>

7. LANDSCAPE DESIGN (CONTINUED)

Classic Garden Plant Species - Sun Tolerant Species

TREES		Magnolia Little Gem <i>Magnolia grandiflora</i> 'Little Gem'
		Irish Strawberry <i>Arbutus unedo</i>
		Crepe Myrtle <i>Lagerstroemia indica</i>
		Saucer Magnolia <i>Magnolia x soulangeana</i>
		Star Magnolia <i>Magnolia stellata</i>
ACCENT PLANTING		Sago Palm <i>Cycas revoluta</i>
		Bird of Paradise <i>Strelitzia reginae</i>
		Foxtail Agave <i>Agave attenuata</i>
		Cardboard Cycad <i>Zamia furfuracea</i>
HEDGE		Plumbago Royal Cape <i>Plumbago auriculata</i> 'Royal Cape'
		Viburnum suspensum <i>Sandankwa Viburnum</i>
		Gardenia Magnifica <i>Gardenia augusta</i> 'Magnifica'
LOW HEDGE		Rosemary <i>Salvia rosmarinus</i>
		Japanese Box <i>Buxus microphylla</i> 'Japonica'
		Box Honeysuckle <i>Lonicera nitida</i>

LOW MASS PLANTING		Chinese Anemone <i>Anemone hupehensis</i>
		Liriope Evergreen Giant <i>Liriope muscari</i> 'Evergreen Giant'
		Pittosporum Miss Muffet <i>Pittosporum tobira</i> 'Miss Muffet'
		Carpet Rose <i>Rosa</i> 'Flower Carpet'
MEDIUM SHRUBS		Twiggy Myrtle <i>Baeckea virgata compacta</i>
		Loropetalum China Pink <i>Loropetalum rubrum</i> 'China Pink'
		Tea Tree <i>Leptospermum</i> 'White Wave'
GROUND COVERS		Creeping Thyme <i>Thymus praecox</i>
		Mondo Grass <i>Ophiopogon japonicus</i>
		Storm Lily <i>Zephyranthes candida</i>
CLIMBERS		Wonga Wonga Vine <i>Pandorea pandorana</i> 'Snowbells'
		Banksia Rose <i>Rosa banksiae</i> 'Alba'

Classic Garden Plant Species - Shade Tolerant Species

TREES		Lemon Myrtle <i>Backhousia citriodora</i>
		Weeping Lilly Pilly <i>Waterhousia floribunda</i>
		Blueberry Ash <i>Elaeocarpus</i> 'Prima Donna'
		Japanese Maple <i>Acer palmatum</i>
ACCENT PLANTING		French Hydrangea <i>Hydrangea macrophylla</i>
		Oyster Plant <i>Acanthus mollis</i>
		Bromeliad <i>Alcantarea imperialis</i>
		Aloe Mighty Orange <i>Aloe hybrid</i> 'Mighty Orange'
HEDGE		Spotted Laurel <i>Aucuba japonica</i>
		Glossy Abelia <i>Abelia grandiflora</i>
		Nandina Gulfstream <i>Nandina domestica</i> 'Gulfstream'
		Murraya 'Min-a-Min' <i>Murraya paniculata dwarf</i>
LOW HEDGE		Lilly Pilly Allyns Magic <i>Acmena smithii</i> 'Allyns Magic'
		Lilly Pilly Tiny Trev <i>Syzygium australe</i> 'Tiny Trev'

MEDIUM SHRUBS		Gardenia Florida <i>Gardenia augusta</i> 'Florida'
		Raphiolepis 'Little Bliss' <i>Raphiolepis</i> 'Fergusonii Little Bliss'
		Mexican Orange <i>Choisya ternata</i>
LOW MASS PLANTING		Orange Kaffir Lily <i>Clivia hybrida</i>
		Tanika Lomandra <i>Lomandra</i> 'Tanika'
		Philodendron Xanadu <i>Philodendron</i> 'Xanadu'
GROUND COVERS		Native Violet <i>Viola hederacea</i>
		Sweet Violet <i>Viola odorata</i>
		Gardenia Radicans <i>Gardenia</i> 'Radicans'
CLIMBERS		English Ivy <i>Hedera helix</i>
		Star Jasmine <i>Trachelospermum jasminoides</i>

7. LANDSCAPE DESIGN (CONTINUED)

Native Garden Plant Species - Sun Tolerant Species

TREES		Narrow-leaved Paperbark <i>Melaleuca linariifolia</i>	MEDIUM SHRUBS		Grevillea Crimson Villea <i>Grevillea 'Crimson Villea'</i>
		Coast Banksia <i>Banksia integrifolia</i>			Spiny Saltbush <i>Rhagodia spinescens</i>
		Grafted Red Flowering Gum <i>Corymbia ficifolia 'Summer Red'</i>			Westringia Low Horizon <i>Westringia fruticosa 'Low Horizon'</i>
		Illawarra Flame Tree <i>Brachychiton acerifolius</i>	LOW MASS PLANTING		Blue Flax Lily <i>Dianella caerulea</i>
ACCENT PLANTING		Grass Tree <i>Xanthorrhoea australis</i>			Kangaroo Paw <i>Anigozanthos flavidus</i>
		Swamp Banksia <i>Banksia robur</i>			Common Everlasting <i>Chrysocephalum apiculatum</i>
		Gynea Lily <i>Doryanthes excelsa</i>			Grevillea Gin Gin Gem <i>Grevillea obtusifolia 'Gin Gin Gem'</i>
HEDGE		Native Fuchsia Coastal Pink <i>Correa alba 'Coastal Pink'</i>	GROUND COVERS		Pig Face <i>Carpobrotus glaucescens</i>
		Bottlebrush Scarlet Flame <i>Callistemon viminalis 'Scarlet Flame'</i>			Creeping Boobialla <i>Myoporum parvifolium</i>
		Austromyrtus Blushing Beauty <i>Austromyrtus 'Blushing Beauty'</i>	CLIMBERS		Wonga Wonga Vine <i>Pandorea pandorana</i>
		Green John Bottlebrush <i>Callistemon viminalis 'Green John'</i>			False Sarsaparilla <i>Hardenbergia violacea</i>
LOW HEDGE		Grevillea Pink Pearl <i>Grevillea 'Pink Pearl'</i>			
		Bottlebrush Little John <i>Callistemon 'Little John'</i>			
		Westringia 'Mundi' <i>Westringia fruticosa 'Mundi'</i>			
		Aussie Flat Bush <i>Rhagodia spinescens</i>			

Native Garden Plant Species - Shade Tolerant Species

TREES		Eumundi Quandong <i>Elaeocarpus eumundii</i>	MEDIUM SHRUBS		Native Frangipani <i>Hymenosporum flavum 'Gold Nugget'</i>
		Kanooka <i>Tristaniopsis laurina</i>			River Rose <i>Bauera rubioides 'Double Pink'</i>
		Lilly Pilly Minor <i>Acmena smithii 'Minor'</i>	LOW MASS PLANTING		Dianella Blaze <i>Dianella tasmanica 'Blaze'</i>
		Illawarra Flame Tree <i>Brachychiton acerifolius</i>			Tanika Lomandra <i>Lomandra 'Tanika'</i>
ACCENT PLANTING		Native Ginger <i>Alpinia caerulea</i>			Royal Rambler <i>Grevillea hybrid 'Royal Rambler'</i>
		Narrow-leaved Palm Lily <i>Cordyline stricta</i>		GROUND COVERS	
		Burrawang <i>Macrozamia communis</i>			Kidney Weed <i>Dichondra repens</i>
	Bird's Nest Fern <i>Asplenium australasicum</i>		Hardenbergia Meema <i>Hardenbergia violacea 'Meema'</i>		
HEDGE		Native Fuchsia <i>Correa reflexa</i>	CLIMBERS		Headache Vine <i>Clematis glycinoides</i>
		Long-leaf Wax Flower <i>Philotheca myoporoides</i>			Grape Ivy <i>Cissus rhombifolia</i>
LOW HEDGE		Lilly Pilly Allyns Magic <i>Acmena smithii 'Allyns Magic'</i>			
		Lilly Pilly Tiny Trev <i>Syzygium australe 'Tiny Trev'</i>			

7. LANDSCAPE DESIGN (CONTINUED)

Native Grassland Plant Species - Sun Tolerant Species

TREES	 Corymbia ficifolia Orange Splendour <i>Corymbia ficifolia</i> 'Orange Splendour'	MEDIUM GRASSES	 Swamp Foxtail Grass Purple Lea <i>Pennisetum alopecuroides</i> 'Purple Lea'
	 Blueberry Ash Prima Donna <i>Elaeocarpus reticulatus</i> 'Prima Donna'		 Poa Eskdale <i>Poa labillardieri</i> 'Eskdale'
	 Queensland Bottle Tree <i>Brachychiton rupestris</i>		 Kangaroo Paw Ruby Velvet <i>Anigozanthos</i> 'Ruby Velvet'
	 Chinaberry <i>Melia azedarach</i>		 Knobby Club Rush <i>Ficinia nodosa</i>
ACCENT PLANTING	 Grass Tree <i>Xanthorrhoea australis</i>	LOW GRASSES	 Blue Flax Lily Tasred <i>Dianella tasmanica</i> 'Tasred'
	 Hairpin Banksia <i>Banksia spinulosa</i> 'Bush Candles'		 Lomandra Tanika <i>Lomandra longifolia</i> 'Tanika'
	 NSW Christmas Bush <i>Ceratopetalum gummiferum</i> 'Alberys Red'		 Kangaroo Grass <i>Themeda australis</i>
HEDGE	 Grevillea Robyn Gordon <i>Grevillea</i> 'Robyn Gordon'	GROUNDCOVERS	 Grevillea Bronze Rambler <i>Grevillea</i> 'Bronze Rambler'
	 Grevillea Poorinda Beauty <i>Grevillea</i> 'Poorinda Beauty'		 Grevillea Royal Mantle <i>Grevillea</i> 'Royal Mantle'
	 Bottlebrush White Anzac <i>Callistemon citrinus</i> 'White Anzac'		 Native Daisy <i>Brachyscome multifida</i>
LOW HEDGE	 Grevillea Old Gold <i>Grevillea</i> 'Old Gold'	KANGAROO GRASS	 Kangaroo Grass <i>Themeda Mingo</i>
	 Bottlebrush Little John <i>Callistemon viminalis</i> 'Little John'		CLIMBERS
		 False Sarsaparilla <i>Hardenbergia violacea</i>	

Native Grassland Plant Species - Shade Tolerant Species

TREES	 Lilly Pilly Minor <i>Acmena smithii</i> 'Minor'	MEDIUM GRASSES	 Dianella Breeze <i>Dianella caerulea</i> 'Breeze'
	 Native Frangipani <i>Hymenosporum flavum</i>		 Dianella Ruby Green <i>Dianella caerulea</i> 'Ruby Green'
ACCENT PLANTING	 Broad-leaved Palm Lily <i>Cordyline petiolaris</i>		 Lomandra Nyalla <i>Lomandra longifolia</i> 'Nyalla'
	 Rough Tree Fern <i>Cyathea australis</i>	LOW GRASSES	 Dianella Aranda <i>Dianella caerulea</i> 'Aranda'
	 Bird's Nest Fern <i>Asplenium australasicum</i>		 Dianella Lucia <i>Dianella caerulea</i> 'Lucia'
HEDGE	 Lilly Pilly Lilliput <i>Syzygium paniculatum</i> 'Lilliput'	LOW GRASSES	 Yalba Cogon Grass <i>Imperata cylindrica</i> 'Yalba'
	 River Rose <i>Bauera rubioides</i>		 Fountain Grass <i>Pennisetum alopecuroides</i> 'Purple Lea'
	 Long-leaf Wax Flower <i>Philotheca myoporoides</i>		GROUND COVERS
 Correa Dusky Bells <i>Correa</i> 'Dusky Bells'	 Native Violet <i>Viola hederacea</i>		
 Native Thyme <i>Prostanthera incisa</i>	 Kidney Weed <i>Dichondra repens</i>		
LOW HEDGE		CLIMBERS	 Wonga Wonga Vine <i>Pandorea pandorana</i>

7. LANDSCAPE DESIGN (CONTINUED)

7.1.5 FRONT GARDEN ELEMENTS

Driveways and pathways

- Driveway and pathway materials and colours should compliment the dwelling and front garden materials and colours.
- Refer to Council's DCP for controls and guidance on driveway materials.

Examples of Acceptable Finishes

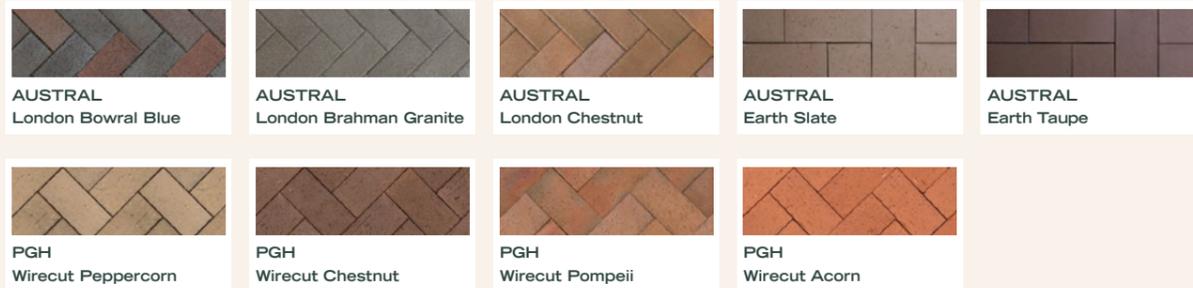
Driveway - Colour through concrete



Driveway - Concrete Resurfacing



Driveway and Path - Clay brick pavers



Letterboxes

Letterboxes are a repeating element in the streetscape that should compliment the fencing and landscape and not be dominating in the streetscape.

- Letterboxes are to be in-line with Australia Post size guidelines.
- The style, material and colour of letterboxes are to be in keeping with the house and garden designs.
- The letterbox should be incorporated into the design of the front fence or bricked pier, be a pier or a box and post letterbox with a maximum height of 1.2m.
- Letterboxes must clearly display the street number.

See below images for example styles for use in The Village by Mirvac.

Letterbox - Fence Mounted



MILKCAN
Regent 8421 White, Charcoal or Black



MILKCAN
Monza 743 White, Charcoal or Black

SANDLEFORD
Matilda, White, Charcoal, Black or Rust



MILKCAN
Canterbury 8591 White, Charcoal or Black

MILKCAN
Milton 851 Charcoal or Black

Letterbox - Pier



MILKCAN
Camden
Parcel + Mail
Charcoal Pillar

MILKCAN
Valencia Deluxe
Charcoal or
Black Pillar

MILKCAN
Madrid rendered
Pillar

MILKCAN
Austin
Parcel + Mail
Charcoal Pillar

MAILMASTER
Moderna

8. SUSTAINABILITY

Design Objectives

- To set a benchmark for sustainable living and encourage sustainable initiatives.
- To provide and encourage opportunities for residents to reduce their environmental impact.
- To provide and encourage opportunities for residents to reduce ongoing household expenses.

Controls

Thermal comfort and passive solar design

To encourage passive solar design and thermal comfort, Mirvac encourages all homes to achieve a 7 Star NatHERS rating. This may be achieved through incorporation of the following elements where necessary:

- Maximising opportunities for cross ventilation and provide high level operable windows in multi-level homes to allow for heat removal.
- Shading designed to restrict solar access to the living spaces in summer, whilst allowing beneficial solar access in winter.
- Increased rating of the wall and ceiling insulation to the required specification.
- Treated glazing or double glazing.
- Draft sealing (weather seals on external doors etc.).
- Ducted exhaust fans sealed with backdraft damper to wet areas and rangehood.

Energy Consumption and CO₂ Emission Reduction

Mirvac encourages house designs to include the following energy saving features:

- Electric heat pump hot water systems.
- LED light fittings throughout the home.
- Exterior lighting fitted with motion sensors.
- Energy efficient air conditioning systems (aim for a COP greater than 3).
- Low energy use appliances (aim for energy ratings 4 star or greater).
- Standby 'Green Switch' or Smart home automation to reduce energy whilst the home is unoccupied.
- Solar photovoltaic electricity systems, with or without battery storage

Water Conservation

To assist in achieving an overall reduction in household water usage, Mirvac encourages homes to incorporate the following measures:

- Rainwater tanks for toilet flushing and irrigation.
- Dishwasher and washing machine with a 4 Star or greater WELS rating.
- Tapware with a 4 Star or greater WELS rating.
- Toilets with a 4 Star WELS rating.
- Showers with a 3 Star WELS rating

Smart monitoring

To help track your energy consumption and energy use within the home and reduce your bills further, Mirvac encourages the use of an energy information monitoring and display system (this is a real-time energy meter connected to 6 electrical circuits with an energy information dashboard).

9. SERVICES AND ANCILLARY ITEMS

Design Objectives

- To reduce the impact of services and ancillary items on the streetscape and public areas.
- To ensure an attractive streetscape is maintained.
- To ensure an attractive interface with public open space areas is maintained.

Controls

- The location of ancillary items and services must be considered when designing your home. It is paramount that ancillary items are not visible from the street or public areas and services are suitably located and screened.
- Water meters and water taps must be located behind the building line and appropriately screened using considered landscape treatments, subject to regulatory requirements.
- Satellite dishes, television antennae, clothes lines, garden sheds and air conditioning units must be located such that they are not visible from the street or public open space. Landscaping used for screening purposes is encouraged. The location of these services must be included on the plans submitted as part of your DRP application.

Bin Storage Controls

- All homes must incorporate a suitable bin storage area that must be submitted with your DRP application.
- Consideration should be afforded to accessibility from the bin storage area to the kerbside collection area ie. avoid steps, minimise fall.
- Bin storage location should not be visible from the street.

Site Management Requirements

- Once you have purchased an allotment it is your responsibility to follow these site management requirements. Non-compliance with these requirements may result in the forfeiture of part or all of the Compliance Bond. It is recommended that you inform your builder of these site management requirements. Reference should also be made to your development consent which may specify further site management requirements in addition to working hours.

Deliveries and Storage

- All building materials, temporary toilets, rubbish and building equipment must be stored within the property boundaries at all times. All public areas, including footpaths and roads and adjoining properties and public open space areas must be kept clear at all times.
- It is your responsibility to rectify any damage caused to any areas outside of your property due to deliveries or vehicles associated with construction of your house.
- Builders and sub-contractors related to the construction of your house must not park on adjoining allotments, nature strips or surrounding public areas.

Signage

- Builder/trade persons' signs are permitted on allotments however only during the construction period.
- Any signage used for home business advertisement must meet Council's requirements.

Site Security

- It is your responsibility to provide and maintain a secure and safe site during the construction of your house, including erection of temporary fencing prior to commencement of construction works.
- Once you have settled on your allotment, Mirvac will not be held responsible for the removal of any rubbish which may have been left on your allotment.
- You are encouraged to install temporary fencing as soon as possible following land settlement to ensure your site allotment is secured.

Appendix A – Land Subject to these Design Guidelines



This masterplan was prepared on 19/11/20 for the information of prospective purchasers only and is subject to change. Purchasers must make and rely on their own enquiries. To the extent of inconsistency between this masterplan and the conditions of the Contract For Sale of Land relating to the lots, the Contract for Sale takes precedence in all instances. 1. Utility Services - The location of roads and drainage structures, utility services, including sewer lines shown on the plan are based on design information only. The final position of utility services 'as constructed' may vary from these locations. 2. Landscaping and Embellishments - The depiction of landscaping, footpath paving, street tree planting, the embellishment of parks, playgrounds and alike on the plan is indicative only and are subject to change. The depictions on the plan do not necessarily reflect final designs which require the input and approval of various authorities. 3. Development application (DA 10.2019.296.001) has been lodged for the area shown as 'Historical Camden Park Estate Central Creamery and Rotolactor' (Creamery). The Creamery may be subject to further statutory approvals and is subject to construction. The delivery of the Creamery will not be owned or managed by Mirvac and timings and outcome are outside of Mirvac's control and subject to change and delay. The Creamery may not be complete at the time of settlements. Purchasers should make and rely on their own enquiries in relation to the Creamery. 4. Mirvac does not give any warranty or make any representations, expressed or implied about the completeness or accuracy of any information in this document or provided in connection with it. This document is not binding on Mirvac and is not intended to be relied upon. Mirvac expressly disclaims any and all liability relating to, or resulting from, the use of, or reliance on, any information contained in this document by any persons. Prepared as at 19/11/20.

Appendix B – DRP Application Checklist

The Village by Mirvac DRP Application Checklist

SITE PLAN CHECKLIST

- North Point
- Scale (1:100, 1:200)
- Lot boundaries & setback dimensions (front, rear & sides)
- Building footprint (outline)
- Finished floor level
- Existing site contours
- Location of driveway & crossover
- Location of fencing & gates
- Location of retaining walls (where applicable)
- Location of swimming pools (where applicable)
- Location of services (hot water service, water tanks, air conditioning, satellite dishes, tv antennae, clothes line, garden shed etc)
- Location of outbuildings
- Location of all services and infrastructure, including water, electricity mains, stormwater, sewer pits, light poles, etc
- Shadow diagram for 9am, 12pm and 3pm
- Site coverage
- Site permeability

SECTIONS

- Scale (1:100)
- Existing ground level
- Finished ground level
- Cut and fill levels
- Ceiling heights
- Building heights relative to existing ground level
- Roof pitch

FLOOR PLAN CHECKLIST

- North point
- Scale (1:100)
- Finished floor levels
- All key internal room names
- Floor area (living, porch, balcony, alfresco, garage)
- All room and house dimensions

ELEVATIONS

- Scale (1:100)
- Existing ground level and finished ground level
- Materials and finishes
- Roof pitch and materials, including dimension of eaves
- Location of services (hot water service, solar panels, air conditioning, rainwater tank)
- Photovoltaic solar panel locations

LANDSCAPE PLAN CHECKLIST

- Driveway materials, finish and specifications (dimensions)
- Entry path including dimensions and fence line, materials and colours
- Chosen front garden landscape theme noted (refer 7. Landscape Design)
- Plant species, size, quantity and location (include imagery)
- Turf lawn extent and species
- Clothesline location
- Hot water service, rainwater tank, air conditioning unit and any screening locations
- Bin storage and screening where required (to screen bins from the street or public area)
- Fence location and type
- Note: Landscape plan to be prepared by Landscape Architect

DRP SUPPORTING DOCUMENTS

- Energy report
- Materials and finishes schedule (include colours and images)
- All roof colours and materials (full profile images to be provided)
- All fencing finishes and colours
- Garage door profile, imagery and colour
- Front door imagery and colour
- Retaining wall type including finish/colour
- Fence type including finish/colour
- Letterbox location and type

Appendix C – DRP Assessment Application Form

DRP ASSESSMENT APPLICATION FORM

Lot Number Date / /

Owner's Contact Details

Name Ph.

Email

Address

Suburb

Postcode/State

The main point of contact for all design assessment correspondence will be your builder/architect.
Please provide contact details below.

Contact Details for Builder

Company name

Email

Address

.....

Suburb

Postcode/State

Contact Details for Architect

Company name

Email

Address

.....

Suburb

Postcode/State

Front of Lot Landscaping - please indicate which front garden design theme you have selected:

- Edible Garden
- Cottage Garden
- Classic Garden
- Native Garden
- Native Grassland Garden

By submitting this application form to Mirvac I acknowledge the following:

- My building designer is aware of The Village by Mirvac Design Guidelines.
- I understand that my house design must comply with all sections of The Village by Mirvac Design Guidelines.
- Approval by the Development Review Panel (DRP) does not guarantee my design complies with the requirements of Wollondilly Shire Council and other statutory requirements and any restrictions, positive covenants and other requirements stipulated within the Section 88b Instrument.
- My house design will need to be re-submitted for assessment under The Village by Mirvac Design Guidelines if the design changes following approval.

Signed (owner) Date / /

