

Woodsong

MICKLEHAM

DESIGN GUIDELINES
APRIL 2023

Woodsong

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01

Introduction

Woodsong vision is to provide a residential estate where the community becomes one. From the initial master planning, the amenity of all residents has been carefully considered and will emerge as a highly desirable residential community.

The Design Guidelines are in place to protect the investment of your home and ensure surrounding homes are of an equally high standard. They encourage a variety of Contemporary styles and modern designs that will be harmonious to surrounding environment and provide a distinctive neighbourhood character.



02

Statutory Obligations

It is the responsibility of the Purchaser / Builder / Building Surveyor to ensure compliance with any applicable statutory requirements, such as building regulations, planning requirements and current Victorian energy rating standards. Approval from the Design Review Committee (DRC) is not an endorsement that plans comply with such requirements.

03 The Design Review Committee Approval

- 3.1 All house designs and building works including fencing, retaining walls and outbuildings require approval from the Design Review Committee (DRC). Approval from the DRC is required prior to applying for a building permit for the construction of a new dwelling.
- 3.2 The DRC will assess all designs and if they are compliant with the design guidelines, provide a letter for approval along with an endorsed copy of the plans and external colour schedule. If the design submitted does not comply, the DRC will advise the applicant on the areas of non-compliance and the required amendments. Applicants will then be required to submit amended documents in order to gain approval.
- 3.3 Please refer to the Developer Approval Application Form at the rear of this document for further information. The Application form must accompany the submission documents.
- 3.4 Before construction can commence, your house plans must be approved by the Woodson Design Review Committee (DRC) prior to the application of a building permit.
- 3.5 Design approval from the DRC does not exempt the plans from any building or statutory regulations and the plans are not checked against these requirements.
- 3.6 The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against (and must comply with) the current version of the Design Guidelines. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the DRC.
- 3.7 The DRC also reserve the right to waive or vary any requirements of the Design Guidelines, this will not set a precedent nor imply any such action will apply again.

04 Approval Process

The following steps illustrate the process to build



4.1 Site Plan (Scale 1:200)

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining wall, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed out-buildings.

4.2 Floor Plans (Scale 1:100)

Must indicate key dimensions and window positions.

4.3 Elevations (Scale 1:100)

Must include all 4 elevations and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, external finishes, existing ground levels and retaining walls.

4.4 External Colour and Material Selection

Must include brands, colour names and colour swatches where possible.

4.5 Where to Send Your Application

All applications to be sent to:

Woodsong Design Review Committee
 Taylors Development Strategists
design.guidelines@taylorsds.com.au

Ph: 9501 2800

Attachments must be in PDF format.

The DRC will endeavour to assess proposals in the shortest possible time, which is generally within 10 business days of receipt of a completed and compliant application.

05 Allowable Land

- 5.1 No more than 1 dwelling may be constructed on the lot.
- 5.2 Lots cannot be further subdivided.
- 5.3 Relocatable homes are not permitted.
- 5.4 "Dual Key" dwellings are not permitted.
- 5.5 Dual Occupancy dwellings are only permitted on lots nominated in the Council Approved Planning Permit.

06 Minimum Floor Area

- 6.1 Minimum 100m² on lots less than 350m²
- 6.2 Minimum 120m² on lots between 350m² —600m²
- 6.3 Minimum 150m² on lots over 601m²
- 6.4 Floor area excludes garages, porches, verandahs, pergolas, balconies or alfresco areas.



07 Service Connection

- 7.1 Your home must be connected to all available in ground services according to the service provider's standards. Including the purple pipe system for recycled water and NBN.



08 Construction Timeframes

- 8.1 Construction of your home is encouraged to begin within 12 months of settlement of your land. If construction does not occur within 12 months, lots must be turfed and maintained.
- 8.2 Certificate of Occupancy must be issued no later than 12 months after the commencement of construction.
- 8.3 Landscaping and fencing must be completed within 3 months of the Certificate of occupancy being issued.

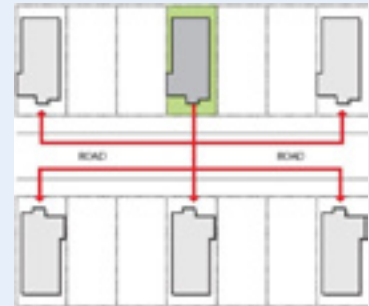
09 Siting the Dwelling

- 9.1 All homes on lots greater than 300m² must comply with siting and setbacks under Part 5 of the Building Regulations 2018, unless a building envelope is applicable. Encroachments allowed as per Rescode.
- 9.2 All homes on lots under 300m² must comply with Small Lot Housing Code
- 9.3 Your building surveyor will check your compliance with these regulations.
- 9.4 Garages must be setback a minimum 5.5m from the primary frontage (or as approved by Council) and a minimum 840mm from the main building line.



10 Identical Facades

- 10.1 Two dwellings with the same front facade must not be built within three house lots. This includes lots either side, opposite and encompassing other street frontages where applicable. Excluding Medium Density sites.



11 Architectural Style

- 11.1 Period style reproduction will be considered on its individual design merit.



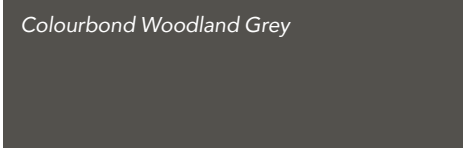
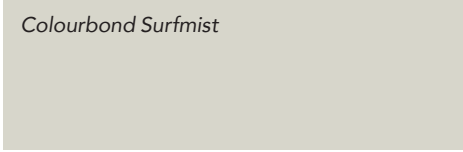
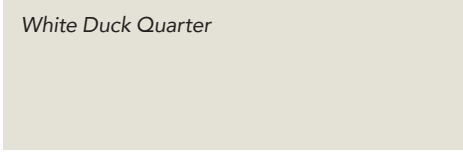
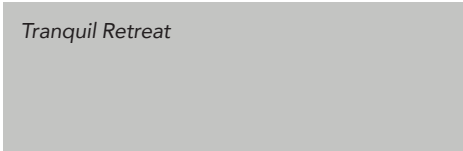
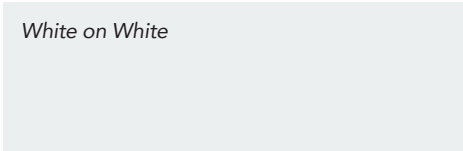
12 Facade Style

- 12.1 To ensure that dwellings constructed within the community are designed to a high-quality standard, they should be designed so that front and secondary street frontage facades are well articulated. Broad flat surfaces extending greater than 6 metres are not permitted.
- 12.2 Entries must be covered and clearly identifiable. Suggested entry features include: Porch, Portico, Verandah or Balconies.
- 12.3 Entry is to project forward of the main building line.
- 12.4 Entries must have a minimum 1.5m depth and a minimum 1.6m width;
- 12.5 One habitable room window to the facade.
- 12.6 Lots with a width of 18m or greater must have a minimum two room frontage with windows facing the primary street.
- 12.7 Single storey dwellings on lots with a width of 18m or more must have a minimum dwelling width of 13m, including garage.
- 12.8 Sliding windows are not permitted to the facade.
- 12.9 Roller shutters, vertical blinds and grill screens are not permitted.



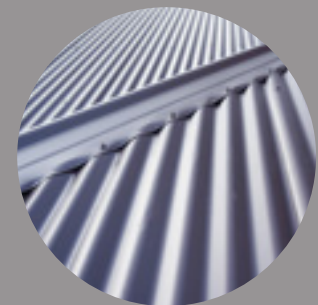
13 Materials and Colours

- 13.1** External walls of your home must be constructed from a combination of materials and colours. A minimum of two materials and colours are required and both materials and colours must equate to a minimum 30% each.
- 13.5** Unpainted metalwork is not permitted.
- 13.2** Materials used on the facade must return a minimum 1m or to the return fence line (whichever is greater) to non-corner lots.
- 13.6** Downpipes, gutters and fascia must be colour coordinated with the remainder of the dwelling.
- 13.3** Lightweight infill is not permitted above windows and doors visible to the public.
- 13.7** The external colour scheme of your home should be neutral tones that blend in with the surrounding environment. Mute tones are preferred. No bright colours.
- 13.4** The material used above windows and doors is required to match the adjoining surface.



14 Roof Design

- 14.1 Where there is a roof pitch it must be a minimum 22.5°. Where a skillion roof style is incorporated it must have a minimum pitch of 5° and be proportional to the main body of the home.
- 14.2 All roofs must incorporate eaves of a minimum 450mm to any street or open space frontages.
- 14.3 All pitched roofs to double storey homes must incorporate 450mm to the entire roof line.
- 14.4 Eaves must return to the point of the first habitable room window or 3.0m, whichever is greater.
- 14.5 Where a parapet wall is constructed, eaves are not required.
- 14.6 Roofs must be constructed from terracotta, slate or concrete tiles or pre-finished metal roof sheeting. Galvanised or zincalume is not permitted.
- 14.7 Roof colours are to be of neutral tones. Parapets, flat and curved roofs will be reviewed on architectural merit.
- 14.8 Roofing must be of low reflective materials.



15 Ceiling Heights

- 15.1 Ceiling heights to the ground floor of double storeys and all single storey homes must be a minimum 2550mm.

16 Corner Allotments & Lots Siding a Reserve

- 16.1 Treatment must be provided to side street and reserve elevations visible to the public. Both single and double storey dwellings are to be designed incorporating feature elements that address both the primary and secondary frontage. Treatment is required to the area visible to the public.
- 16.2 The secondary frontage must include feature window/s matching the style of the window/s on the primary façade.
- 16.3 At least one habitable room window, forward of the corner boundary fence return, must be presented to each frontage. If the dwelling is double storey, at least one habitable room window must be provided to each level.
- 16.4 Articulation is strongly encouraged with the use of piers, wrap around verandahs or pergola structures to the street or reserve.
- 16.5 Materials used on the primary façade must return along the secondary frontage for a minimum 3.0m.
- 16.6 Eaves are required to return the full length of the dwelling. Except where a parapet wall has been provided.
- 16.7 Blank walls facing the secondary frontage are not permitted.
- 16.8 Solar panels are encouraged to not be visible to the public realm, including side street where possible.

17 Lots Fronting a Reserve

- 17.1 Allotments facing directly to a public open space/reserve must be designed to have direct dwelling frontage to that open space.
- 17.2 Porches or porticos must project forward of the main building line and must have a minimum 1.5m depth and a minimum 1.6m width.
- 17.3 The front elevations facing the public reserve must include passive surveillance features such as windows.
- 17.4 At least one habitable room window must provide clear view to the reserve.
- 17.5 Double storey dwellings should include a balcony facing the public open space.

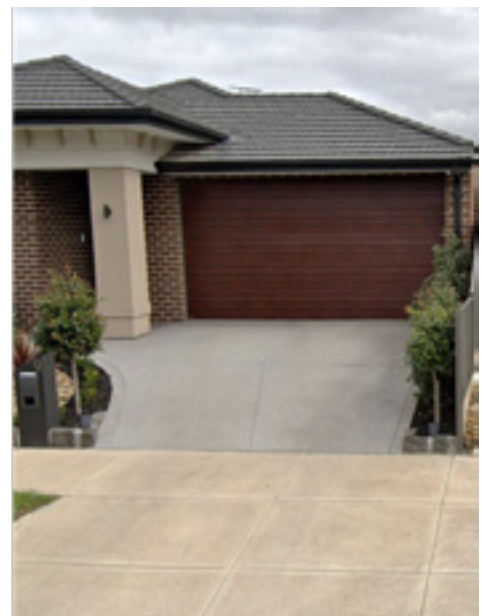
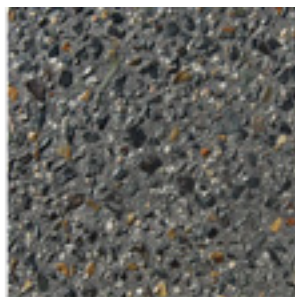
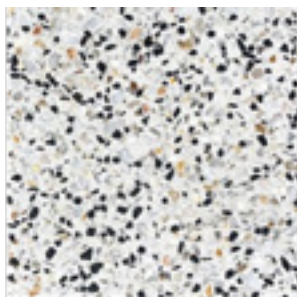
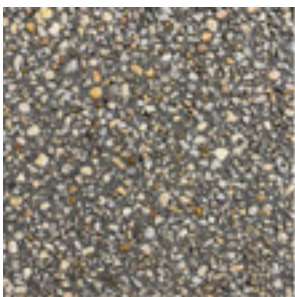
18 Garages

- 18.1 All homes must have a garage which is incorporated into the dwelling roof line.
- 18.2 The garage must be setback a minimum 5.5m from the frontage (or as approved by Council) and a minimum 840mm behind the main building line.
- 18.3 The garage door must be sectional or panel lift.
- 18.4 Roller doors are not permitted where visible to the public.
- 18.5 On lots with a width of 12.5m or greater, a double garage must be constructed. The Garage opening must not exceed 40% of the lot width for a single storey. For a double storey dwelling, garage openings should not exceed 30% of the area of the front façade of the dwelling. Where garage openings exceed 30% of the front façade of the dwelling, the second storey component above the garage must not be set back behind the garage roof.
- 18.6 Double car width garages for the two south facing lots within stage 1 east (Lots 129 & Lots 130) that are visible to the headwater reserve/front the reserve are prohibited for single story dwelling. Double car width garages for these lots can only be provided should they be delivered as two-story product.
- 18.7 Carports are not permitted.
- 18.8 Boats, caravans, motorhomes, or trailers are not permitted in the front yard or street, they must be garaged or located behind the front fence return.
- 18.9 Garages are not permitted to be constructed on the corner where the primary and secondary frontages meet.



19 Driveways

- 19.1 Driveways must be fully constructed prior to the occupation of the dwelling.
- 19.2 Only one driveway permitted per lot.
- 19.3 Acceptable driveway materials include coloured concrete, or exposed aggregate.
- 19.4 Plain concrete & Asphalt driveways and front paths are not permitted.
- 19.5 Driveway colours should be of muted tones that complement the external colour scheme of your home.
- 19.6 The driveway shall be no wider than the width of the garage opening and tapering to match the width of the crossover.
- 19.7 A minimum 500mm landscape strip is required between the driveway and the side boundary.
- 19.8 Crossover relocations are strongly discouraged and will be at the cost of the lot owner.
- 19.9 Driveway width and crossover extensions (subject to Council approval) will only be considered on irregular shaped lots or irregular sitings and a maximum of 1000mm extension is permitted.



20 Fencing

20.1 Side and rear fencing

To be constructed of capped vertical timber palings to a height of 1.8m.

20.2 Return Fencing

To return to the sides of the dwelling a minimum 1.0m from the main building line and be the same height as the side fencing. Must be painted or stained to match the façade.

20.3 Secondary Frontage Fencing

On secondary frontage lots the fencing must be a maximum 1.8m high and constructed of capped timber palings with exposed posts and must return a minimum 3.0m from the main building line. Must be painted or stained to match the façade. Muted tones are preferred. No bright colours.

20.4 Landscape planting combined with some articulation is encouraged where possible.

20.5 Headwater Reserve Fencing

Any lots that directly side onto the 'headwater reserve' shall incorporate 1.8m high semi permeable soft wood pine timber batten feature fencing, painted in the colour Dulux Monument. Front fencing shall not be permitted within a key view line from the headwater reserve and as stipulated elsewhere within these design guidelines.

20.6 Front fencing

Not permitted on lots under 800m². Front fencing may be considered for lots over 800m². Must not exceed 1.2m in height and must be at least 40% transparent. Must continue to a minimum of 1m behind the main building line. Must not be constructed on top of a retaining wall. Details to be provided with application.

20.7 No Colorbond fencing.

20.8 Fencing constructed by the Developer must not be removed or modified.



Headwater Reserve Fencing



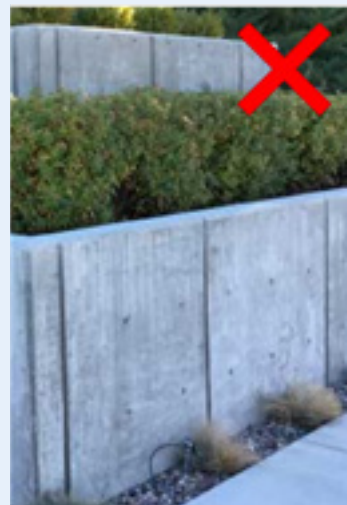
21 Sloping Land

- 21.1 Dwellings and garages must be sited and designed to take advantage of the natural sloping conditions. Dwellings must be integrated into the existing slope and mimic the natural fall of the land. Split level homes are designed to follow the fall of the land and avoid unsightly and expensive earthworks that scar the natural landscape.
- 21.2 A well-designed home on a sloping lot should have minimal excavation work and where applicable attractive retaining walls.
- 21.3 Undercroft areas visible from the primary and secondary streets must be screened. This may be achieved through battening, landscaping or a combination of both.
- 21.4 Advice should be sought from building designers experienced in a wide range of slope sensitive designs.
- 21.5 Where a site excavation is required, it should be minimised where possible.
- 21.6 We strongly recommend the use of batters to any site cut with consideration of landscaping options, as this is more visually pleasing.



22 Retaining Walls

- 22.1 The maximum permissible height for retaining walls visible to the public is 1200mm.
- 22.2 Materials for the retaining walls must take into consideration the overall design of the dwelling and can include:
 - Coloured and textured concrete sleepers
 - Stained or painted smooth sawn sleepers
 - Blockwork with a bagged and painted, rendered or stone clad finish
- 22.3 Retaining walls constructed by the Developer are not permitted to be altered or removed.
- 22.4 Unpainted timber sleepers are not permitted unless they are of a high architectural quality.
- 22.5 Unfinished concrete walls/blocks are prohibited.



23 Landscaping

- 23.1 Landscaping plays an integral part in assisting to soften the built form of the streetscape. It is also a useful element in providing privacy screening and shade during summer. The selection of planting should be appropriate for the conditions of placement, such as orientation, solar access and the topography of the land. Careful landscape and plant selection should minimize the need for garden watering.
- 23.2 Front landscape designs must be submitted at time of developer approval application. Failure to submit landscape plans will prevent an approval being issued. Hand drawn plans are acceptable.
- 23.3 Front landscaping must be completed within 12 weeks of house completion. This includes turfing and planting.
- 23.4 Impermeable hard surface areas must not exceed 40% of the front garden area including driveways and pathways;
- 23.5 A minimum softscape area of 60% of the total front garden area is to be installed, with at least 30% of the softscape area consisting of planted garden bed.
- 23.6 Garden beds should be mulched and where mulch is used, it must be of natural colour.
- 23.7 Turf should be warm season species such as Kikuyu, Buffalo or Couch grass. Artificial turf is not permitted where visible to the public.
- 23.8 A minimum of one canopy tree with a minimum mature height of 2m must be included in the front landscaping on all lots 300m² or greater.
- 23.9 Lots greater than 600m² must include an indigenous species as the canopy tree to the front yard.
- 23.10 It is the responsibility of the allotment owner to establish and maintain turf on nature strips. No crushed rock or Lilydale topping permitted.
- 23.11 Letterboxes are required to be constructed in accordance with Australia Post standards and must be designed to match the dwelling, using similar materials and colours. Must be erected prior to occupancy permit.



24

Services

- 24.1 Ancillary items are not permitted to be visible to the main street frontage or secondary frontage. These items include:
- Hot Water Services
 - Ducted Heating Unit
 - Rainwater Tanks
 - Clothes Lines
 - Sheds
 - Rubbish Bins
- 24.2 Roof mounted satellite dishes and TV aerials are to be located to the rear of the dwelling.
- 24.3 Air conditioning units are to be located away from public view and must be located below the ridge line.
- 24.4 Meter boxes and gas meters are to be located away from the public view, where this is not possible, meter boxes must be coloured to match to the wall.

25

Recycled Water

- 25.1 The dwelling must be connected to recycled water.

26 National Broadband Network

- 26.1 Woodsong will provide infrastructure to enable telecommunication providers to install cabling. All homes constructed at Woodsong must include conduits, cabling and housing and comply with NBN Co. Limited Building Ready Specifications.

27 Construction Management

- 27.1 During the construction of your dwelling, the builder must install a temporary fence and ensure that all rubbish and building waste is contained within the allotment. Regular rubbish removal must be carried out and any waste bins must be covered to prevent wind-blown matter.
- 27.2 Street trees and nature strips must be protected. Damage to nature strips, paths, kerbs, and street trees caused during the dwelling build is solely the responsibility of the lot owner and their builder, and any rectification required will be built accordingly.
- 27.3 Nature strips must be maintained at all times including weed eradication and mowing.

28 Sustainability & Efficient Living

- 28.1 The DRC supports and encourages all efforts made to reduce a household’s impact on the environment, particularly by limiting the overall energy and water consumption of the household.
- 28.2 For additional guidance please refer to the Sustainable Living Education Pack.
- 28.3 Designing, building and living in a more sustainable house has numerous long term financial, health and comfort related benefits. Environmentally conscious homes also reduce impact on the wider environment and community.

Passive Solar Design

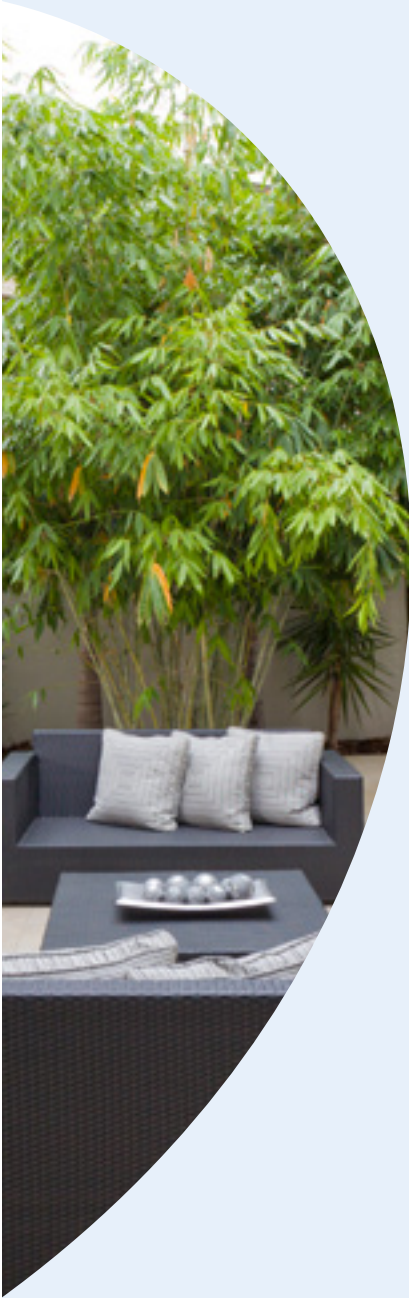
Solar Access and House Orientation

- 28.4 Aim to orientate your living rooms and kitchen towards north to capture more natural daylight. This strategy will reduce your need to use electricity for lighting. Naturally bedrooms are a lower priority when it comes to needing daylight.

Shading

- 28.5 By using sufficient shading on the northern side, preferably using eaves, you can let sunlight inside in winter but keep the heat out in summer. Eaves let the lower winter sun inside and keep the higher tracking summer sun out. Aim to shade your eastern and western facing walls and windows where possible. Eaves are recommended for all sides of your home for shading and some protection from wind and rain.





Windows

28.6 Use larger windows on the northern side of the house to let winter sunlight in but use optimal shading above them. Minimise windows and their sizes on the east and west as these are harder to shade and will expose rooms to more heat in summer.

Colours

28.7 Since lighter colours tend to reflect rather than absorb heat, aim to use a lighter coloured roof and external walls. This strategy will reduce heat gain and hence your summer cooling bills.

Insulation

28.8 Ensure you insulate roof spaces and walls well to significantly reduce greenhouse gas emissions and power bills.

Ventilation

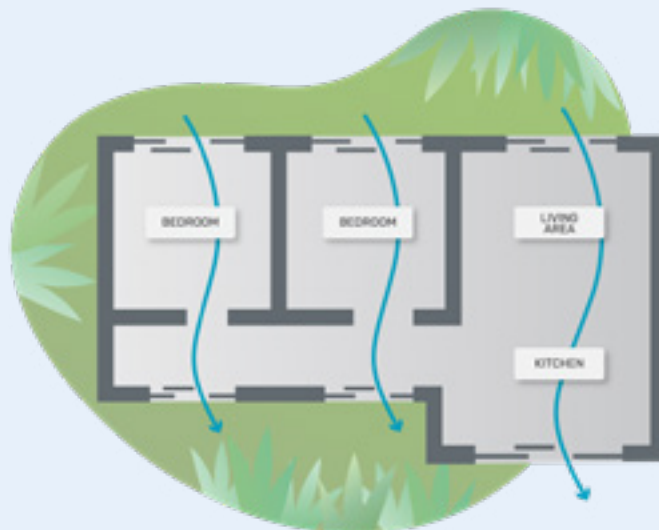
28.9 Aim to:

Position your windows to encourage cross ventilation, as air slows down if it has to travel around corners or cannot exit on thru the other side.

28.10 Use skylights with ventilation capabilities in bathrooms. Skylights can light a room during daylight hours for free and make it too sunny for mould to accumulate.

28.11 Use active ventilation systems to ventilate roof spaces.

28.12 Install ceiling fans in living areas and bedrooms.



Energy

28.13 Hot water heating, air conditioning and appliances, refrigeration and lighting contribute the most to household energy bills so aim to:

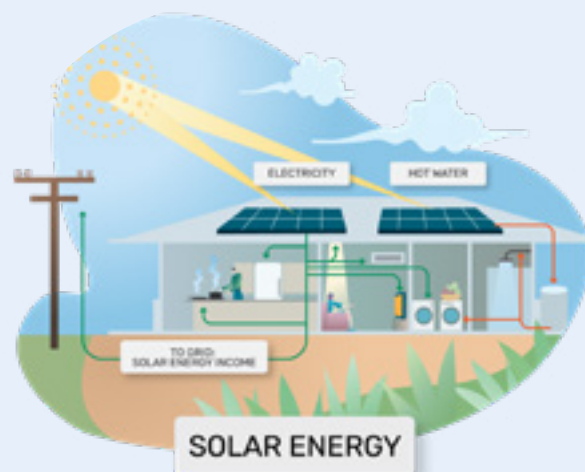
- Preference appliances with higher Star ratings such as TVs, refrigerators, dishwashers, washing machines and computer monitors.
- Use efficient LED lights. Halogen and most other lights are relatively inefficient and add heat to a room.
- If you wish to go beyond the National Construction Code minimum for Thermal Performance (for example 6.0 Stars), improve your design and aim for a 'thermal performance energy rating' of 6.5 to 8 Stars using an accredited NatHERS energy assessor to reduce your bills and increase your comfort.

Natural Gas (If Available)

28.14 If available, you may connect your house to the reticulated underground natural gas system for uses such as cooktop/oven cooking, heating and hot water boosting/heating. Using gas instead of coal-fired power station electricity can reduce greenhouse gas emissions, especially if you do not have renewable (roof top solar) energy.

Renewable Energy

28.15 By installing a rooftop solar photovoltaic (PV) energy system your home can generate electricity during the day which is better for the environment and will reduce your energy bills. Consider a 3kW to 9kW solar energy system for your roof, especially as most cars in the future will be electric and could be charged using your cheaper solar electricity. Aim to install a Solar PV system on your north, east and/or west facing roofs. A north facing pitch of around 22 to 28 degrees is optimal.



Materials

28.16 Aim to preference materials that have a lower impact such as those with independent certifications or made from natural materials. Aim to avoid materials that contain volatile organic compounds (VOC), such as many paints, finishes and adhesives which can cause irritation and allergies and impact poorly on your health.

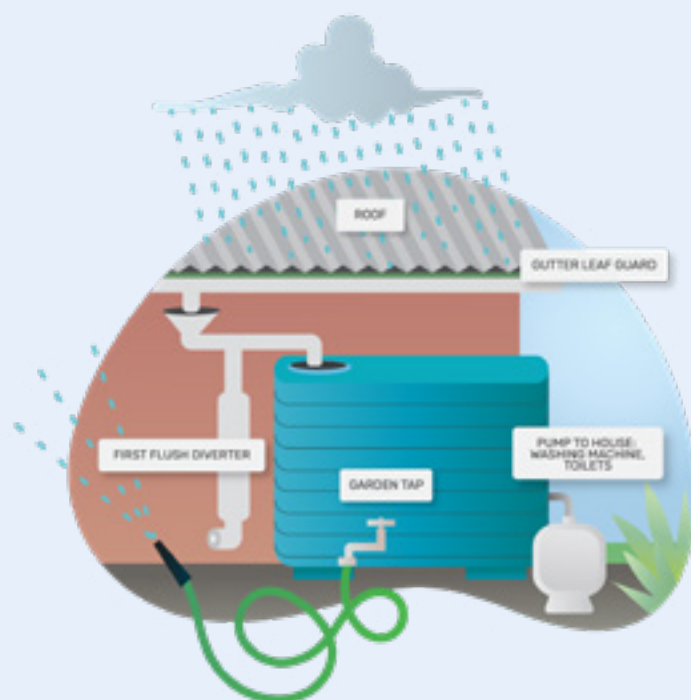
Water

Rainwater

28.17 You may install a rainwater tank and harvest free rain from your rooftops. Rainwater can be connected to your toilets and washing machine or used for watering your garden which can reduce your water bills.

28.18 To be water efficient aim to:

- Use water efficient showerheads with a minimum 3 Star Water Efficiency Labelling Scheme (WELS) rating.
- Install Water efficient toilets with 4+ Star WELS rating.
- Purchase dishwashers with 4+ Star WELS rating.



Waste Reduction

28.19 Builders can recycle at least 80% of all construction waste.

Flora and Fauna

28.20 Beyond growing plants for food production, aim to install mainly endemic native plant species as they will adapt to local climate conditions and survive summer and winter conditions better than introduced species. Local species will also require less or no watering and provide native birds and animals with the food they need to survive.

Front Landscape

28.21 Aim to landscape at least your front yard with native vegetation or grass as this will keep your house cooler in summer. Avoid planting tree species near your home that will grow tall and shade solar energy panels on your roof or drop leaves onto your roof or gutters.



29 Builders Checklist

Item	Checklist – Woodson	Yes	No	N/A
5.1	One dwelling per lot			
5.2	No further subdivision			
5.3	No relocatable homes			
5.4	No Dual Key dwellings			
5.5	No Dual Occupancy dwellings (unless nominated in Council Approved Planning Permit)			
6.1	Minimum 100m ² on lots less than 350m ² . Excluding garages, verandahs, & alfrescos			
6.2	Minimum 120m ² on lots between 350m ² —600m ² . Excluding garages, verandahs, & alfrescos			
6.3	Minimum 150m ² on lots over 601m ² . Excluding garages, verandahs, & alfrescos			
7.1	Connected to all available in ground services, including recycled water and NBN			
9.1	Lots greater than 300m ² comply with siting and setbacks under Part 5 of the Building Regulations 2018, unless a building envelope is applicable			
9.2	Lots under 300m ² comply with Small Lot Housing Code			
9.4	Garage setback a min. 5.5m from the primary frontage, and a min. 840mm from the main building line			
12.2	Entry feature projects forward of the main building line and is min. 1.5m deep and min. 1.6m wide			
12.5	At least one habitable room window to façade			
12.6	Lots 18m wide or greater: Min. two room frontage with windows to façade			
12.7	Single storey dwellings on lots 18m wide or greater: min. dwelling width of 13m, including garage			
12.8	No sliding windows on façade			
12.9	No roller shutters, vertical blinds, or grill screens			
13.1	Min. two materials and colours to façade, both materials and colours must equate to a minimum 30% each			
13.2	Materials on the façade return min. 1m or to the fence line (whichever is greater)			
13.3	No lightweight infill visible to the public			
13.4	Materials used above window and doors matches the surrounding surface			
13.5	No unpainted metalwork			
13.6	Downpipe, gutter and fascia colour co-ordinated with the dwelling			
13.7	External colour scheme of neutral tones. No bright colours.			

Builders Checklist (continued)

Item	Checklist – Woodsong	Yes	No	N/A
14.1	Pitched roof min. 22.5°. Skillion roof min. 5° and incorporated into main body of the home			
14.2	Incorporate min. 450mm eaves to any street or open space frontages			
14.3	Pitched roofs to double storey homes incorporate 450mm to the entire roof line			
14.4	Eaves return to the point of the first habitable room window or 3.0m, whichever is greater			
14.6	Roofs constructed of Terracotta, slate or concrete tiles or pre-finished metal roof sheeting, and low reflective			
14.6	No galvanised or zincalume			
15.1	Min. 2550mm ceiling heights			
16.2	Corner lot Secondary frontage includes feature window/s matching the façade style			
16.3	At least one habitable room window, forward of the corner lot boundary fence return on each storey			
16.5	Materials return to the side street/reserve elevation min. 3m			
16.6	Min. 450mm eaves to full length of secondary frontage			
16.7	No blank walls on secondary frontage			
17.4	Front elevations facing the public reserves include passive surveillance features, and at least one habitable room window with clear view of reserve			
18.1	Garage incorporated into dwelling roof line			
18.3	Garage door sectional or panel lift			
18.4	No roller doors where visible to the public			
18.5	Double garage on lots 12.5m wide or greater			
18.5	Garage opening must not exceed 40% of the lot width for a single storey and must not exceed 30% of the area of the front façade of the dwelling for double storey			
18.6	Lots 129 & Lots 130 within stage 1 east must have a single garage, unless the dwelling is double storey			
18.7	No carports			
18.9	No garage located on corner where primary and secondary frontage meet			
19.1	Driveway to be fully constructed prior to occupation.			
19.2	One driveway per lot			
19.3	Driveway constructed of coloured concrete, or exposed aggregate			
19.4	No plain concrete or asphalt			
19.6	Driveway no wider than the garage opening and tapers to match the crossover			
19.7	Min. 500mm landscape strip			

Builders Checklist (continued)

Item	Checklist – Woodsong	Yes	No	N/A
20.1	Side and rear fencing constructed of capped vertical timber palings to a height of 1.8m			
20.2	Return fencing setback a minimum 1.0m from the main building line and the same height as the side fencing			
20.2	Return fencing stained or painted to match the façade			
20.3	Secondary frontage fencing 1.8m high and constructed of capped timber palings with exposed posts and must return a minimum 3.0m from the main building line			
20.5	Headwater Reserve fencing 1.8m high semi permeable soft wood pine timber batten feature fencing, painted in the colour Dulux Monument			
20.6	Front fencing not permitted on lots under 800m ²			
20.7	No colorbond fencing			
20.8	Fencing constructed by the Developer must not be removed or modified			
21.3	Undercroft areas visible from the primary and secondary streets must be screened			
22.1	Max. 1.2m high retaining walls where visible to the public			
22.3	Retaining walls constructed by the Developer are not permitted to be altered or removed			
22.4	No low-quality unpainted timber sleepers			
22.5	No unfinished concrete walls/blocks			
23.2	Front landscape plans submitted at time of developer approval application			
23.3	Front landscaping must be completed within 12 weeks of house completion			
23.4	Impermeable hard surface areas must not exceed 40% of the front garden area including driveways and pathways			
23.5	Min. softscape area of 60% of the total front garden area is to be installed, with at least 30% of the softscape area consisting of planted garden bed			
23.6	Where mulch is used, it must be of natural colour			
23.7	No artificial turf where visible to the public			
23.8	Min. one canopy tree with a mature height of 2m to the front yard			
23.11	Letterbox constructed in accordance with Australia Post standards and designed to match the dwelling, using similar materials and colours			
23.11	Letterbox erected prior to occupancy permit			
24.1	No ancillary items visible to the public			
24.4	Meter boxes located away from the public view, but where not possible, coloured to match the wall			
25.1	Connected to recycled water			
26.1	Connected to NBN			

30 Application Form

30.1 Please detach this form and complete the details for the submission to the Woodsong Design Review Committee for plan approval.

Property Details			
Lot Number:		Street Number:	
Applicant Information (Preferred Contact)			
Name:			
Current Address:			
Telephone:		Mobile:	
Email:			
Owner(s) Details:			
Name:			
Current Address:			
Telephone:		Mobile:	
Email:			
Builder/Building Designer/Architect Details:			
Name:			
Company:			
Address:			
Telephone:		Mobile:	
Email:			

30.2 Include the following documents (tick box)

Woodsong Design Submission Requirements:			
<input type="checkbox"/>	Dimensioned Site Plan (scale 1:200), indicating all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining walls, north point, vehicle crossover, driveway, fencing details, ancillary items, and any proposed out-buildings.	<input type="checkbox"/>	Cross sections indicating details of ceiling height
<input type="checkbox"/>	All Elevations (scale 1:100). Elevations are to include building and wall heights, roof pitch, eave size, external fixtures and external surface finishes	<input type="checkbox"/>	Landscape Plan
<input type="checkbox"/>	Dimensioned Floor Plans (scale 1:100), window positions, roof plan	<input type="checkbox"/>	Application Form
<input type="checkbox"/>	Schedule of external materials, colours and finishes including driveway	<input type="checkbox"/>	Builders Checklist

**Allow a minimum of 10 working days for processing and assessment on the provision all required documentation is submitted.

Woodsong

MICKLEHAM

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Mickelham

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Information in this document is given with care but without responsibility. Purchasers and owners of allotments are responsible for the implementation of the Design Guidelines.