

FYANSFORD



Design Guidelines



PERMISSION
TO BE YOU

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1.0 OVERVIEW

1.1 Vision

Gen Fyansford is an aspirational place to live, challenging perceptions by creating excitement and intrigue around the 'next generation' of Fyansford. It Gen Fyansford stands apart from its competitors as a fresh and on trend development, while still feeling premium and exclusive

Gen Fyansford is more than just a place...It's a movement. It's something people can get behind and identify with. It's a new phase, a new way of living, offering...

...A landmark development in an evolving satellite city

...Attraction to the rejuvenated Moorabool River

...Proximity to amenities within Geelong CBD

...A Community Centre with family facilities

...A Neighbourhood Village providing shopping choices amenity and local convenience

...Landscape design that exudes luxury and privilege



1.2 Objectives

Diverse and innovative design is encouraged at Gen Fyansford. With this in mind, the Design Guidelines have been created because we are conscious of the importance of building well designed homes in your new community. They will inform and guide you through the process that is designed to bring about individual houses that sit well in the streetscape and play a part in the establishment of safe neighbourhoods. In this way, they help establish the foundations for maintaining, protecting and enhancing your most valuable asset, your home.

They will help you...

...Choose a home that best fits your land and lifestyle.

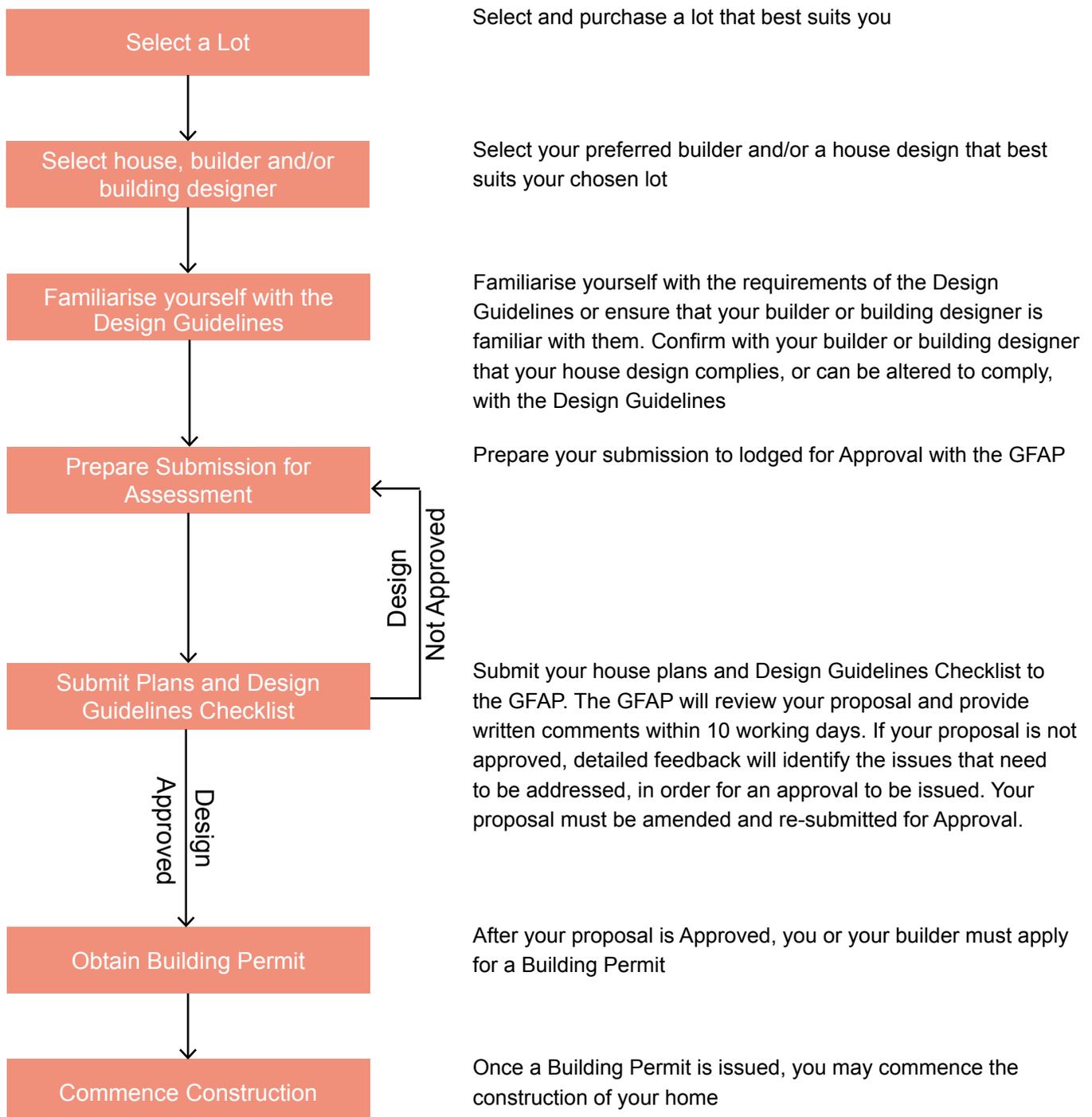
...Add value to your home and neighbourhood

...Protect your investment by ensuring a high standard of design and construction of homes and landscaping.

1.3 Design Approval Process

All homes built at Gen Fyansford must be approved by the Gen Fyansford Assessment Panel (GFAP) prior to lodging for any Building Permit or commencing any construction of works. The GFAP is appointed by the developer to oversee and implement the objectives of the Design Guidelines.

Please note that any proposal that meets the objectives of the Design Guidelines but is not strictly in accordance with the wording of the Design Guidelines may be approved if, in the opinion of the GFAP, the proposal has merit. No claims shall be made to the developer or their representatives with respect to the decisions made.



1.4 Submission Requirements

All submissions for Design Approval must include the following information...

- Site plan at 1:100, with dimensions and showing...
 - lot boundaries and any easement(s) on title
 - Proposed building footprint and all proposed setbacks
 - contours (at 0.5 metre interval or less) or spot levels
 - on-site car parking and driveways
 - other external structures and pools/spas
 - all ancillary items, including but not limited to..
 - water tanks and storage units
 - solar panels
 - television antennas
 - air-conditioning units
 - evaporative cooling units
 - heating units
 - bin storage area
 - sheds and any outbuildings.
- All floor plans, roof plans and elevations at 1:100, with dimensions and showing...
 - internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings
 - proposed floor levels to AHD
- Finishes and colour samples
 - Provide samples or images (swatches, colour photos, paint chips etc.) of all proposed external materials and colour selections
- Landscape plan at 1:100, with dimension and showing...
 - indicative extent of all hardscape and softscape
 - planting schedule that lists all proposed species referenced on landscape plan

For lots with greater than 1.5m land fall, please include the following, at 1:100...

- at least one sectional drawing that explains the extent of proposed cut and fill
- location and heights of proposed retaining walls.
- Completed Check List

1.6 Submissions

When you are ready to make your submission for Design Approval, you can lodge it on the Design Approval Portal at www.ngdd.com.au...



Users must first register to use the portal. Once this has been done, log in and simply enter the relevant details when prompted.

As well as being a handy source of information, this portal will help Owners, Designers, Builders and Developers to lodge and track the progress of a submission from the initial lodgement through to approval.

Generally, we will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission.

Handy Hint

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Design Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve

1.5 Re-Submissions

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

1.7 Timing

Construction of your home needs to start within 1 year and be completed, including garage, driveway, fencing and retaining walls within 2 years from settlement.

The landscaping of all gardens visible from the public realm (street or reserve) must be completed within 6 months of the occupancy permit being issued.

1.8 Other Approvals

The requirements detailed in this document are in addition to, and not in lieu of, any State or local government planning or building approval requirements. It is the responsibility of the property owner (or their nominated agent) to check the current planning and building requirements relevant to the property being built on, to ensure the proposed design meets all legislative requirements.

1.9 Definitions

For the purposes of these guidelines:

1. *Public Realm* is any land that is within the ownership of a public body, including Council and servicing authorities.
2. *Building Envelope Plan* means the Building Envelope detailed on the Plan of Subdivision for a particular lot.
3. A *corner lot* is any lot that has more than one boundary that abuts the public realm.
4. *Natural Ground Level* is the finished surface level of the lot shown on the preliminary Engineering Plans, as may be amended from time to time.

2.0 LOT PLANNING

With careful and appropriate consideration of how your house sits and fits on your lot, you can improve the value and quality of not only your home, but of your neighbour's too. Suitable decisions in terms of orientation, size, setbacks and space planning will result in...

- ...increased visual amenity and diversity to the street
- ...reduced overlooking and overshadowing
- ...higher levels of safety through passive surveillance
- ...more usable and well located private open space

- ...desired levels of development and density per lot
- ...improved comfort and lower on-going running costs
- ...greater interaction between residents
- ...a balanced street scale so that no individual house dominates

2.1 Lot Layout

1. Only one dwelling is permitted per lot, unless noted otherwise on the relevant Plan of Subdivision.
2. Dwellings must comply with a minimum floor area, excluding garage and all unenclosed areas, as follows (see Figure 1)...

Lot Size	Dwelling Size
$\leq 450 \text{ m}^2$	120m ²
$>450 \text{ m}^2$	150m ²
3. The dwelling must have at least one habitable room window that addresses the primary street frontage.
A habitable room is a living room or a bed room.
4. The habitable room window must have appropriate head and sill heights to provide passive surveillance to the public realm.
5. On corner lots, the primary street frontage is the shorter one adjacent to the street, unless otherwise noted on the Plan of Subdivision.

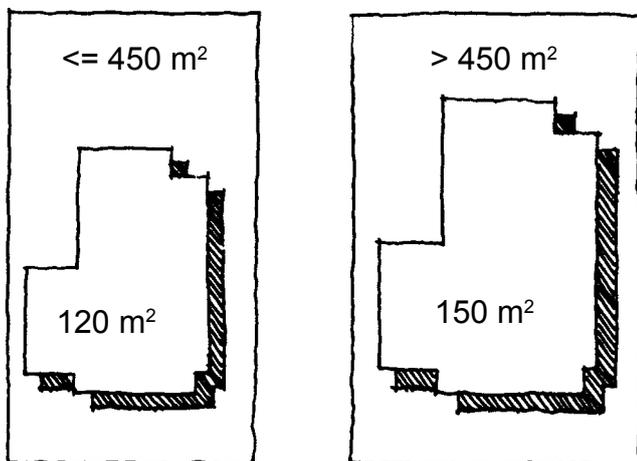


Diagram 1 - Minimum Floor Area

2.2 Building Setbacks

All dwellings must be contained within the Building Envelope Plan applied to the lot, or as specified in the MCP if a Building Envelope Plan is not applicable. Please refer to the Plan of Subdivision or MCP for lot specific details.

Generally, dwellings must be set back as follows:

Front Setbacks

1. Dwellings must generally be set back a minimum of 4.5m and a maximum of 6.5m from the front boundary.
2. In addition to this, garages must generally be set back a minimum of 5m from the front boundary so that cars may be parked between the garage and the front boundary. Refer to *Car Accommodation* for further information.

Front Encroachments

3. The following may encroach into the front setback by not more than 1.5 metres:
 - Balconies, verandahs, open porches and porticos that have a maximum height of not more than 3.6 metres above the ground level.
 - Eaves, fascia and gutters;
 - Other items as noted in the MCPs

2.2 Building Setbacks (cont)

Side Setbacks

- Generally, each dwelling must have at least one side setback of a minimum of 1m. Refer to the Building Envelope Plan for more detail.

Corner Lots

- Generally, dwellings must be setback a minimum of 2m from the secondary street frontage. Refer to the Building Envelope Plan for more detail.

Side and Rear Encroachments

- The following may encroach into the side and rear setback distances by not more than 0.5m:
 - Porches and verandahs
 - Eaves, fascia and gutters
 - Screens, but only to the extent needed to protect a neighbouring property from a direct view
 - Other items as noted in the MCPs

Landscaping Considerations

In addition to the minimum prescribed setbacks described above, consideration should be given to the mature size of any proposed planting, particularly in the front setback, to allow plenty of space for roots and branches to spread

2.3 Built Form Variety

- Similar façades are not permitted within 3 lots of each other (see Figure 2).

If any two façades are deemed to be too similar to each other, the earlier application will take precedence.

The determination of any facade variations required for approval will be at the sole discretion of the GFAP

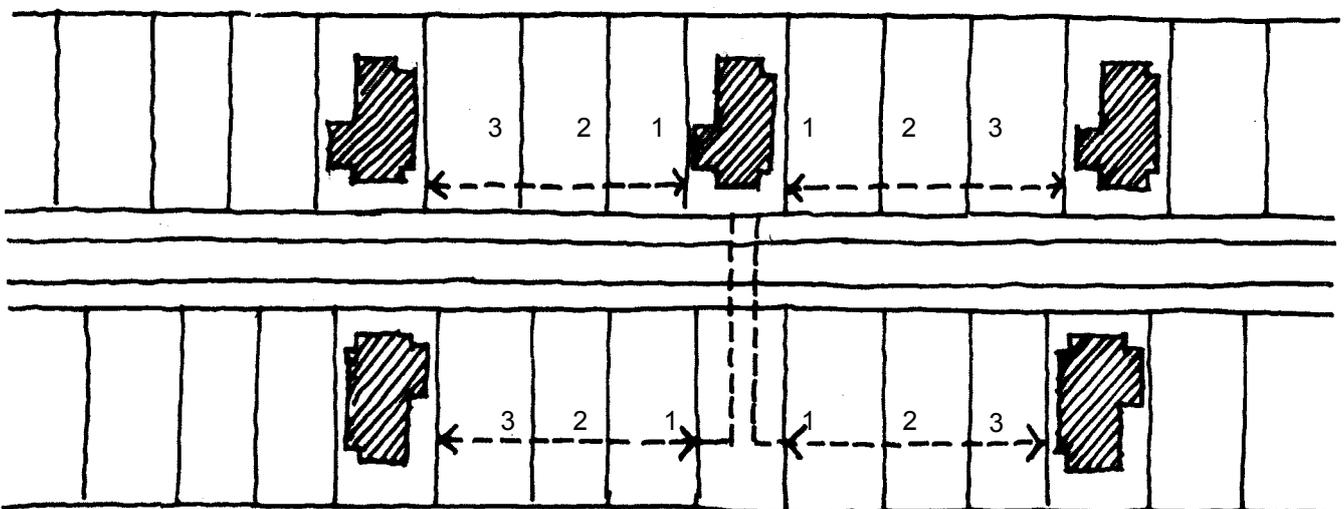


Diagram 2 - 3 Lot Separation

The physical form of your house, together with the materials and finishes that define it, should be thought of in terms of being a component of the street it is in, as well as your own, individual home. The home should read as the dominant form on the lot, with ancillary elements of secondary but integral importance to the visual feel of the street.

Appropriate built form will result in...

...high quality, contemporary design in keeping with the Gen Fyansford vision

...homes that are well articulated and proportioned to reduce the overall mass of the building

...buildings that are easily distinguishable, yet combine form a unified street

...a range of roof lines that protect from the sun, create shadows on the facade and bring visual interest and diversity to the street

...a combination of materials and texture that provide individuality and variety

...corner buildings that respond to their visually prominent position

...entries that are obvious from the street

...garages that do not dominate the street

...safer neighbourhoods through greater passive surveillance

3.1 Character and Visual Style

1. Facades must be contemporary in style.
 - Period styles, such as Edwardian and Georgian etc., are not permitted.
 - Period detailing, such as quoins, fretwork, lace work etc., are not permitted.

The GFAP will be the sole arbiter of what comprises a Period Style or Period Detail.

3.2 Massing and Articulation

1. Each dwelling must incorporate a prominent front entry point that is readily visible from the primary street frontage and complementary to the overall dwelling design.
2. The front entry point may take the form of a portico, porch, veranda or other feature, to the satisfaction of the GFAP, that has...
 - A minimum covered area of 3m²
 - A minimum depth of 1.5m
3. Two storey dwellings must incorporate elements such as balconies and / or protrusions to articulate the front façade

3.3 Corner Lots

1. Dwellings on corner lots must address the secondary frontage by incorporating the same or similar design features to those used on the primary frontage. Acceptable features may include...
 - Windows with matching head heights
 - Highlight materials and finishes that wrap around from the primary facade
 - Pergolas, Porticos, Porches, Verandas and Balconies
 - Roof Elements, such as feature gables
 - Other treatments, to the satisfaction of the GFAP
2. Corner features must be forward of the return fence and/or readily visible from the public realm.
3. In addition to the above requirements, dwellings on corner lots must include eaves to all sides not on a boundary, unless otherwise approved by the GFAP.

Please note that blank walls forward of the return fence are not permitted.

For the purposes of these Design Guidelines, a corner lot is any lot that has more than one boundary that abuts the public realm.

3.4 Roof Design

A variety of roofing forms and styles is encouraged

Flat pitched, skillion or curved roofs are encouraged and will be considered on their design merit, at the sole discretion of the GFAP

1. Hip or Gable End roofs must have...
 - a roof pitch of at least 25°
 - a minimum eaves width of 450mm to the front facade
 - the front eaves returning along the side wall for at least 1.5m on single storey dwellings
 - a minimum eaves width of 450mm to the entire upper level on two storey dwellings
2. Roof cladding must be either pre-finished metal roof sheeting or roof tiles
3. Galvanized, zincalume or unfinished roof materials or rainwater fixtures are not permitted.
4. Roof materials must be matte finish and non-reflective.

3.5 Materials and Finishes

1. The external walls of each dwelling must be constructed predominantly from...
 - Brick
 - Stone
 - Texture coated masonry or lightweight panels
 - Weather boards
 - other materials approved by the GFAP
2. Face brickwork must not account for more than 60% of the front facade (not including the garage door or windows)
3. Mono-finish facades will be considered by the GFAP on an individual basis.
4. Colour schemes should adopt a palette of muted neutral tones. External finishes, materials and colours must be approved by the GFAP.
Each application must include samples or images of the proposed colours, finishes and materials, including...
 - roofing
 - rain water fixtures (gutters, downpipes, fascias etc.)
 - external wall cladding
 - window frames
 - garage door
 - driveway

A sample of how this may be presented is included at the end of this document.
5. External glazing must not contain leadlight, stained glass, reflective glass or patterned film
6. The front facade (and secondary frontages) must not include recessed lightweight infill panels above doors, windows or garage doors.
7. Materials used on the front façade must extend to the side elevation for a minimum of 1.5m.
8. Roll down security shutters must not be visible from the public realm

3.6 Car Accommodation

1. Garages must be integrated into the overall form of the dwelling.
Stand alone car accommodation will not be approved unless the GFAP considers it to be part of a architecturally suitable design solution.
2. Garages must be enclosed. Carports and open sided garages are not allowed.
3. Garages must be stepped back a minimum of 500mm from the front wall of the dwelling. This distance is not to be measured from verandas or porches etc.
4. Garages forward of the building and garages with doors that are perpendicular to the street may be considered by the GFAP if they are a part of a overall solution to the slope of a lot.
5. Garage walls that face a street must address that frontage with appropriate design features.
Appropriate design features include
 - Garage Doors
 - Windows
 - Eaves
 Blank garage walls facing the street will not be permitted

6. Lots with a frontage of 12.5m or more must provide a double garage.
7. The width of the garage door must not exceed 6m.
8. The garage doors visible from the public realm must be either a panel lift, sectional overhead or other similar type. Roller doors are not permitted if they are visible from the public realm.

Triple Garages

9. Triple garages will be considered by the GFAP. The third garage must be set back an additional 500mm from the adjacent garage.



Diagram 3 - Garage forward of the Building Line

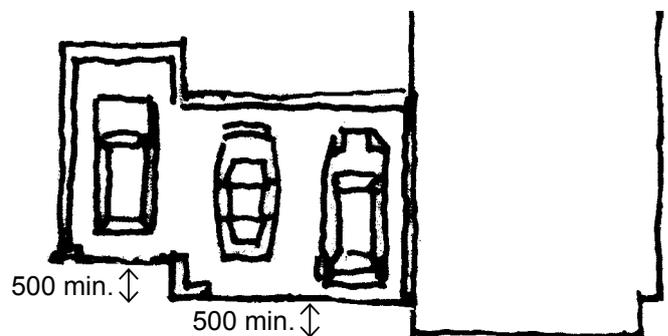


Diagram 4 - Triple Garage

4.0 OTHER EXTERNAL ELEMENTS

4.1 Driveways

Driveways, like garages, can dominate a street and detract from its visual appeal if not considered carefully. Limiting the number of crossovers per allotment and ensuring that the extent of the driveway is minimised allows for more area to be used as front garden. This in turn provides more opportunity to enhance the overall appearance of the street and soften the integration between the public street and private front garden.

1. Each lot is limited to one cross-over. Requests for crossover relocations or additional crossovers must be approved by City of Greater Geelong before the GFAP issues a Design Approval. Generally, additional crossovers will not be approved on the front boundary.
2. Driveways must be constructed from...
 - Exposed aggregate concrete
 - Coloured concrete (colour through)
 - Slate
 - Natural Stone Pavers
3. Driveway material colours should be muted
4. Plain (uncoloured) concrete driveways are not permitted
5. Driveways must not be wider than the garage door where they meet the garage and must taper to the width of the crossover at the boundary
6. The driveway must be set back a minimum of 500mm from the side boundary to provide a strip for landscaping
7. The driveway must be constructed prior to occupancy

4.2 Land Form (Retaining Walls)

The way your home sits on your lot will have a significant impact on how your home relates to the street.

Considering and using the natural topography of your lot will contribute positively to the visual quality of the street.

Incorporating split level designs avoids unsightly, high retaining walls and expensive earthworks that isolate

the home from the street rather integrating it into the public realm. Split level designs that follow the natural slope of the lot also provide opportunities for more defined space plan zoning within the home.

1. Retaining walls visible from the public realm (street or public reserve etc.) must be constructed from a material and finish to complement the house, to the satisfaction of the GFAP.

Acceptable finishes may include...

- Stone
 - Face or rendered masonry
 - Concrete sleepers with an appropriate applied finish and galvanised support columns
 - Timber retaining walls may only be used in areas that are not visible from the public realm.
2. Retaining walls must be a maximum height of 1.0m. If a higher wall is required, more than one wall must be used in conjunction with graded slopes, battering and other landscape treatment to soften the appearance of the change in levels.
 3. The extent, height and finish of all proposed retaining walls must be included in any application for Design Approval



Diagram 5 - Split Level approach to topography

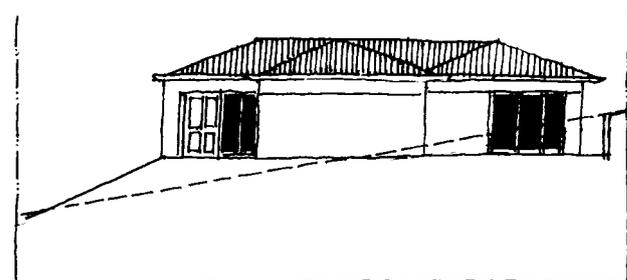


Diagram 6 - Excessive earthworks approach to topography

4.3 Fencing

The fencing requirements at Gen Fyansford have been put in place to create a landscaped definition between the front garden and the street and to ensure that fencing is not a dominant feature.

Front Fencing

1. Front fences are not permitted

Interlot Fencing (Fencing between Lots)

2. Interlot fencing must be...
 - Constructed with timber posts and lapped palings
 - A maximum of 1.8m high above natural ground level
 - Terminated a minimum of 1m behind the closest front wall of the dwelling, unless it is on the rear boundary of an adjoining lot
 - Terminated by returning to meet the closest wall of the dwelling (return fence).

Return Fencing

3. Return fences must be...
 - Constructed with materials and finishes to match or complement the adjacent fence
 - The same height as the adjacent interlot fence

Gates

- Any gate in a fence must match or complement the fence in terms of materials and finishes

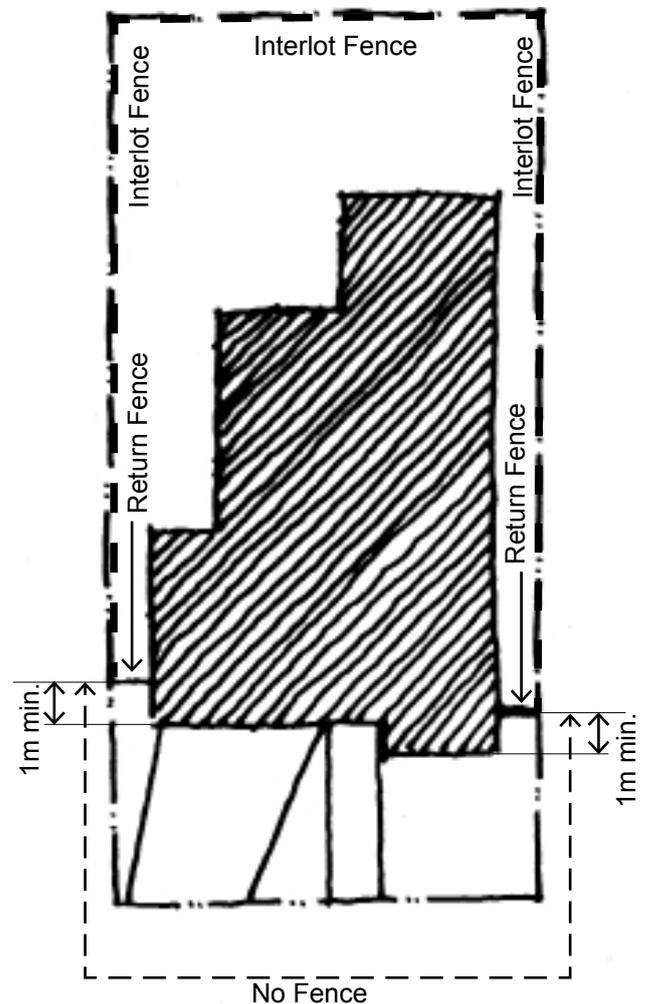


Diagram 8 - Typical Lot Fence Layout

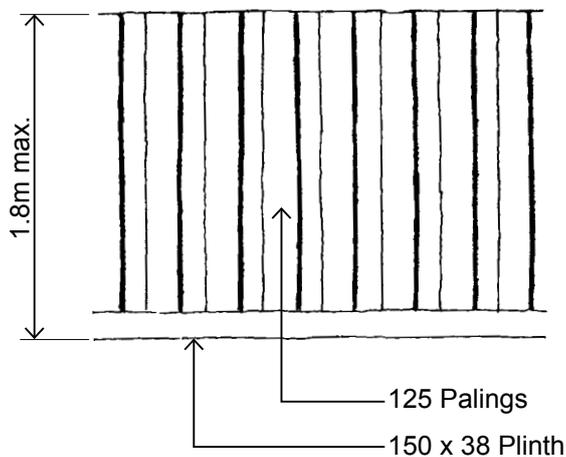


Diagram 7 - Interlot Fence elevation

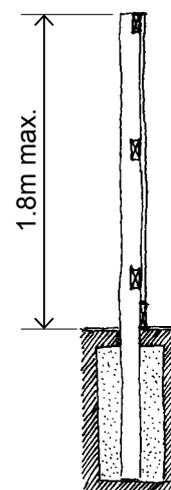


Diagram 9 - Interlot Fence Section

4.3 Fencing (cont)

Corner Fencing (Fencing to a Secondary Public Realm Boundary)

4. Corner lots need fencing to provide seclusion for private open space. As this fence is significant in terms of both its extent and its location at the start of a street, the look of these fences has been specified to bring about a degree of uniformity throughout the neighbourhood. The extent of the corner fence has been limited to minimise its impact, present more of the home to the street and allow more opportunities for passive surveillance. Corner Fencing must be...

- Constructed with...
 - Maximum 2m high, exposed timber posts
 - Maximum 1.8m high, lapped and capped palings
 - 150mm bottom plinth.
- Terminated a minimum of 3m behind the closest front wall of the dwelling
- Terminated by returning to meet the closest wall of the dwelling (return fence).

Wing Fencing (Fencing between the Return fence and the front boundary)

- Wing fences are not permitted

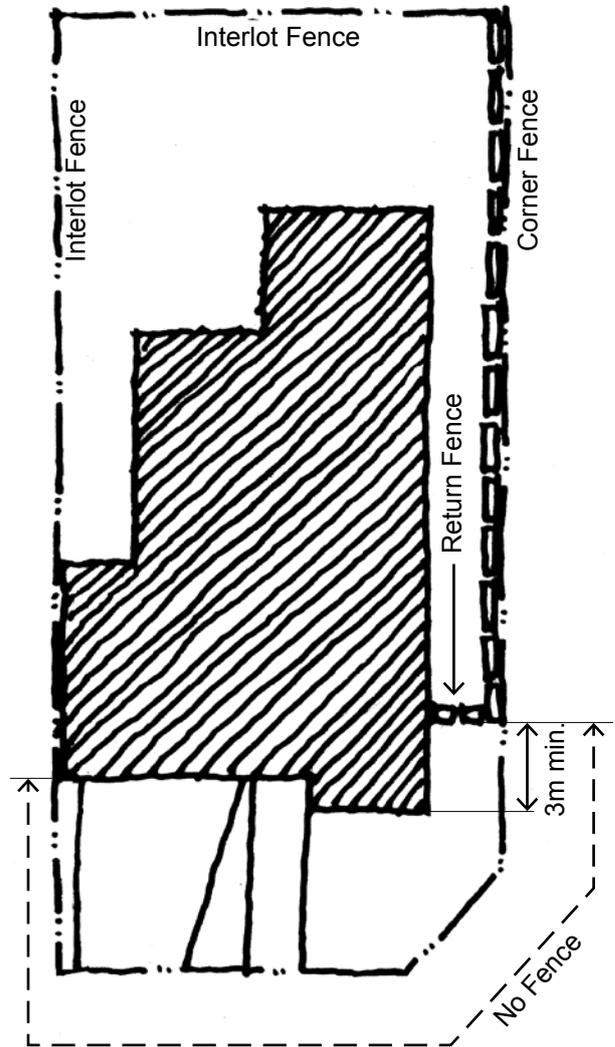


Figure 11 - Typical Corner Fence Layout

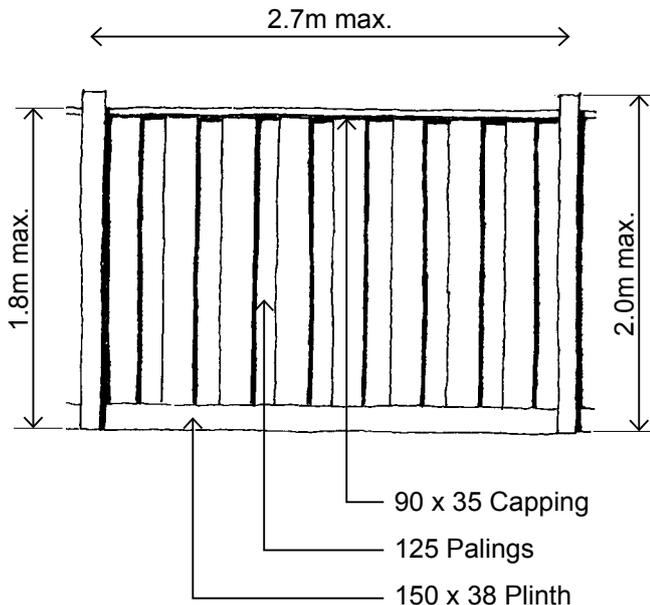


Diagram 10 - Corner Fence Elevation

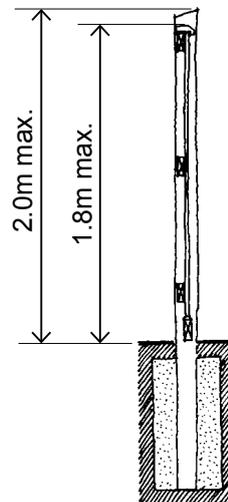


Diagram 12 - Corner Fence Section

4.4 Outbuildings & Ancillary Items

Unightly elements detract from the visual quality of a street and the public realm in general. For this reason, unattractive items and structures must be designed to be complimentary, not readily visible, or screened for the benefit of all the whole community.

Letterbox

1. Letterboxes must complement the dwelling in terms of materials, colour and style.
2. Single post supported letterboxes are not permitted

Service Equipment

3. Satellite dishes, antennae or external receivers must be:
 - located to the rear of the dwelling; and
 - not readily visible from the public realm
4. Heating and cooling units must be:
 - located towards the rear of the dwelling;
 - not readily visible from the street; and
 if located on the roof, Heating and Cooling Units must be
 - positioned below the ridge line
 - positioned to the rear of the roof and
 - coloured to match the roof.
5. Photovoltaic cells, solar panels and the like may be located to maximise their efficiency as long as they integrate with the roof form.

Screening

6. Ancillary structures and elements must be located so that they are not readily visible from the public realm. This include items such as
 - rubbish bin storage areas
 - washing lines
 - hot water systems
 - any water storage tanks
 - swimming pools
 - spa pumps
 - external plumbing other than that for rain water

7. Any trucks, commercial vehicles exceeding 1.5 tonnes, recreational vehicles, trailers, caravans, boats, horse floats or other like vehicles must be located so that they are not readily visible from the public realm when parked or stored on the lot.

Sheds and Outbuildings

8. Sheds and outbuildings must...
 - 8.1 not be readily in visible from the public realm; and
 - 8.2 match or complement the appearance of the dwelling in form, colour and materials if it is greater than 10m².

Signage

9. Signs to advertise the sale of a vacant lot are not permitted unless approved by the Developer
10. One sign only may be erected to advertise the sale of a completed dwelling.
11. Signs for dwelling names and home businesses must not exceed 200mm

Maintenance of Lots

12. The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lots.
13. The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land, reserve or in any waterway.

Crossover and Footpath Protection

14. Prior to commencement of building works the landowner must ensure they have applied for and obtained an Asset Protection Permit from City of Greater Geelong (CoGG).

Street Tree Protection

15. It is the responsibility of the landowner to ensure that the tree is protected during all building works.

4.5 Landscaping

Residential landscaping at Gen Fyansford should be designed to complement the architecture of the built form, provide an integrated designed outcome, contribute to a cohesive streetscape and respond to the local ecology and heritage of Fyansford.

Landscape treatments should be creative, dry-tolerant and low-maintenance. The gardens should be functional, to suit your lifestyle and provide opportunities for shade trees and screening.

In keeping with the eclectic character of Fyansford, a diverse plant palette with a range of indigenous, native and exotic plants has been provided to provide design flexibility, but maintain a cohesive and streetscape

By following and using these guidelines, you contribute to the quality of your community by...

...achieving a contemporary landscape outcome to the front of all homes

...defining individual boundaries from the streetscape

...minimising the area of hardstand (e.g.. driveways and paving) and maximise the amount of soft landscape (e.g.. garden beds, turf and permeable surfaces)

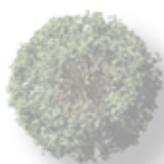
1. All front gardens must be completely landscaped in accordance with these guidelines (including all turf, soft landscape, driveways and pathways) within 6 months of issue of a Certificate of Occupancy
2. A landscape plan must be submitted and approved prior to the commencement of construction;
3. Utilise plants that are hardy and dry-tolerant. The Planting List on the following pages includes examples of these;
4. Consider locating garden beds at the edge of the lot, rather than lawn or paving.
5. All garden beds should be at least 500mm wide. This is enough for some low shrubs. Beds of 1.0m and over offer opportunities for larger shrubs to provide screening and smaller plants adding layers in front;
6. All garden beds should be densely planted to ensure good coverage of growth. Empty spaces between species should be avoided;
7. All garden beds should be mulched to help keep the soil moist. Use pine bark or other organic matter, or decorative pebbles. Scoria or Quartz should be avoided.
8. At least 40% of the front garden must be free draining surface such as grass, garden bed. This reduces rain runoff and can keep the garden cooler in summer.
9. There must be at least one mature tree for each front garden that reaches a minimum, mature height of at least 5.0 metres. This will provide shade and help reduce the local temperature on hot days or protect from frost. Consideration should be given to the mature size of the tree to allow plenty of space for roots and branches to spread.
10. At least 30% of the softscape areas must consist of planted garden bed;

5.0 FRONT GARDEN LAYOUT EXAMPLE

This garden layout is provided as a guide for setting out your front garden. It demonstrates a range of materials and can be adapted to suit a range of housing styles



LEGEND:



TREE



LARGE/SCREEN SHRUB



MEDIUM SHRUB



SMALL SHRUB



TUSOCK



SMALL SHRUB



TUSOCK



GROUNDCOVER



LAWN



PAVERS IN GRAVEL



ENTRY PAVING



TITLE BOUNDARY

The following list of excellent garden plants has been selected for good drought tolerance, and includes a mix of indigenous, native and exotic species. This list should be used as a guide, and other low water use plants outside this list will be considered if they are non-invasive. Many garden plants, such as Agapanthus, are now considered invasive weeds and should not be used..

6.1 Trees

Botanical Name	Common Name	Mature Size (HxW)	Origin
<i>Pyrus calleryana</i> Chanticleer	Ornamental Pear	11m x 6m	Exotic
<i>Pyrus betulaefolia</i> 'Southworth' Dancer	Birch-leaf Ornamental Pear	7m x 4.5m	Exotic
<i>Acacia melanoxylon</i>	Blackwood	12m x 6m	Indigenous
<i>Allocasuarina verticillata</i>	Drooping Sheoak	8m x 5m	Indigenous
<i>Eucalyptus leucoxydon</i> 'Eukie dwarf'	Yellow gum cultivar	6m x 5m	Native
<i>Eucalyptus pauciflora</i> 'Little Snowman'	Snow Gum	6m x 4m	Native
<i>Eucalyptus mannifera</i> 'Little Spotty'	Brittle Gum	8m x 5m	Native
<i>Callistemon</i> 'Kings Park Special'	Bottlebrush	5m x 3m	Native
<i>Lagetroemia indica</i>	Crepe myrtle	7m x 5m	Exotic
<i>Malus ionsis plena</i>	Crabapple	6m x 4.5m	Exotic
<i>Olea europea</i>	Olive	7m x 5m	Exotic
<i>Pistacia Chinensis</i>	Chinese Pistachio	8m x 6m	Exotic
<i>Tristanopsis laurina</i>	Watergum	8m x 5m	Native
<i>Corymbia citriodora</i> 'Dwarf Pink'	Dwarf Lemon Scented Gum	7 x 3m	Native
<i>Zelkova serrata</i> 'Wireless'	Japanese Elm	8m x 6m	Exotic

6.2 Large/Screen Shrubs (1/m²)

Botanical Name	Common Name	Origin
<i>Acacia paradoxa</i>	Hedge wattle	Indigenous
<i>Abelia x grandiflora</i>	Glossy Abelia	Exotic
<i>Alyogyne huegelii</i>	Native Hibiscus	Native
<i>Banksia marginata</i>	Silver Banksia	Indigenous
<i>Callistemon</i> 'Reeves Pink'	Reeves Pink Bottle Brush	Native
<i>Choysia ternata</i>	Mexican Orange Blossom	Exotic
<i>Correa baeuerlenii</i>	Chef's Hat Correa	Native
<i>Grevillea</i> 'Robyn Gordon'	Bottlebrush	Native
<i>Leptospermum lanigerum</i>	Woolly Tea-tree	Indigenous
<i>Leptospermum obovatum</i>	River Tea-tree	Indigenous
<i>Metrosideros excelsa</i> 'pink lady'	New Zealand christmas bush	Exotic
<i>Syzygium australe</i>	Lily Pily	Native

6.3 Medium Shrubs (3-4/m²)

Botanical Name	Common Name	Origin
Acacia cognata 'Green mist'	Dwarf Bower Wattle	Native
Agave attenuata	Agave	Exotic
Callistemon 'Little John'	Little John Bottle Brush	Native
Cistus x purpureus	Rock Rose	Exotic
Correa alba	White correa	Native
Correa reflexa	Common Correa	Indigenous
Dillwynia cinerascens	Grey Parrot Pea	Indigenous
Goodenia ovata	Hop Goodenia	Indigenous
Nandina domestica	Sacred Bamboo	Exotic
Westringia fruticosa	Native Rosemary	Native

6.4 Small Shrubs (4/m²)

Botanical Name	Common Name	Origin
Acacia paradoxa	Hedge wattle	Indigenous
Abelia x grandiflora	Glossy Abelia	Exotic
Alyogyne huegelii	Native Hibiscus	Native
Banksia marginata	Silver Banksia	Indigenous
Callistemon 'Reeves Pink'	Reeves Pink Bottle Brush	Native
Choysia ternata	Mexican Orange Blossom	Exotic
Correa baeuerlenii	Chef's Hat Correa	Native
Grevillea 'Robyn Gordon'	Bottlebrush	Native
Leptospermum lanigerum	Woolly Tea-tree	Indigenous
Leptospermum obovatum	River Tea-tree	Indigenous
Metrosideros excelsa 'pink lady'	New Zealand christmas bush	Exotic

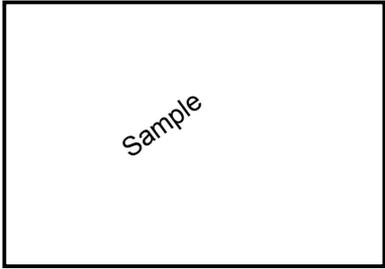
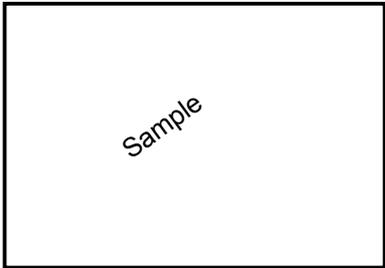
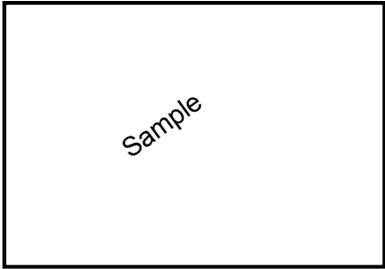
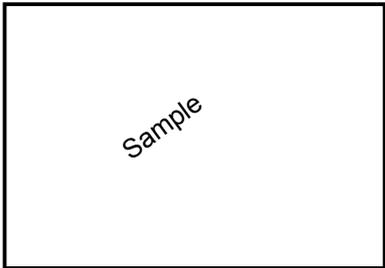
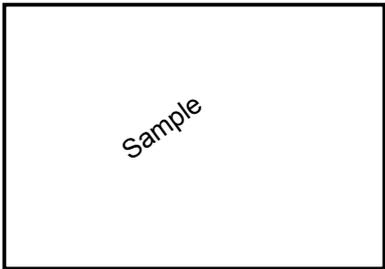
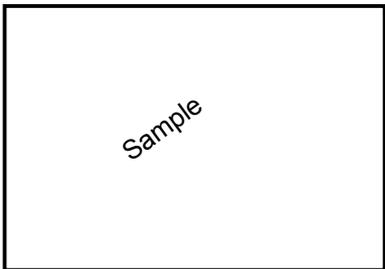
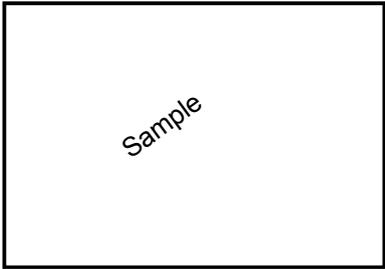
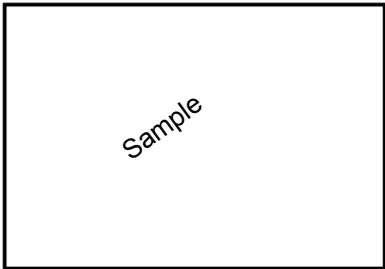
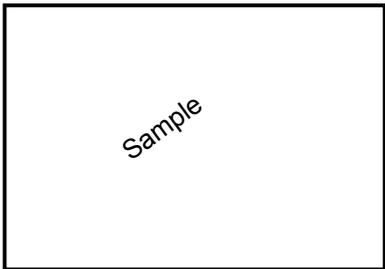
6.5 Tussocks (4/m²)

Botanical Name	Common Name	Origin
<i>Chrysocephalum appiculatum</i>	Yellow Billy buttons	Indigenous
<i>Dianella revoluta</i> 'Little Rev'	Little Rev flax lily	Native
<i>Dianella tasmanica</i>	Tasman Flax-lily	Native
<i>Ficinia nodosa</i>	Knobby Club-rush	Indigenous
<i>Liriope muscari</i>	Lily turf	Exotic
<i>Lomandra longifolia</i> 'tanika'	Spiny headed mat rush	Native
<i>Phormium tenax</i>	Flax	Exotic
<i>Poa Labilliaderi</i>	Common Tussock Grass	Indigenous
<i>Themeda triandra</i>	Kangaroo Grass	Indigenous

6.6 Ground Covers (4/m²)

Botanical Name	Common Name	Origin
<i>Myoporum parvifolium</i>	Creeping boobiala	Native
<i>Atriplex semibaccata</i>	Berry Saltbush	Indigenous
<i>Banksia</i> 'Birthday Candles'	<i>Banksia</i> 'Birthday Candles'	Native
<i>Brachyscome multifida</i>	Cut-leaf Daisy	Native
<i>Carpobrotus</i> sp	Pig Face	Native
<i>Cotyledon orbiculata</i>	Pig's ear	Exotic
<i>Dichondra repens</i>	Kidney Weed	Exotic
<i>Echeveria</i> sp.	Lip Stick Plant	Exotic
<i>Erigeron karvinskianus</i>	Seaside Daisy	Exotic
<i>Grevillea</i> 'Bronze Rambler'	Bronze Rampler Grevillea	Native
<i>Hardenbergia violacea</i>	Purple Coral-pea	Native
<i>Juniperus conferta</i>	Shore juniper	Exotic
<i>Senecio serpens</i>	Blue Chalk sticks	Exotic
<i>Trachelospermum jasminoides</i>	Star Jasmine	Exotic

Materials and Finishes Samples for Lot ___ at Gen fyansford

Wall			Gutter
Wall			Fascia
Roof			Down Pipes
Front Door			Garage Door
Windows			Driveway



The following information will be needed when you lodge your submission on www.ngdd.com.au...

Lot Details

Lot Number
Street

Owner Details

Name
Mailing Address
.....
.....
Contact Number
Email Address

Builder/Designer Details

Name
Company
Mailing Address
.....
.....
Contact Number
Email Address

Attachments

Site Plan
Floor Plans
Elevations
Landscape Plan
Materials and Colours Selections
with samples

Notification Times

Submissions will be reviewed within 10 working days of lodgment
Submissions cannot be reviewed unless all of the above information is included
Facsimile submissions will not be accepted