

design and siting guidelines

June 2015

life, point cook
an **australand** development

contents

Life, Point Cook	1
------------------	---

1. Why Have Design Guidelines	2
--------------------------------------	----------

1.1	The Value of Design	2
1.2	How the Guidelines Work	2
1.3	Sunset Clause	2

2. Approval Process	3
----------------------------	----------

3. Siting Your Home	4
----------------------------	----------

3.1	Considerations	4
3.2	Land Use	4
3.3	House Orientation	4
3.4	Building Envelopes, Setbacks from Front, Side and Rear Boundaries	5

4. Home Design	6
-----------------------	----------

4.1	Architectural Style	6
4.2	Facade Duplication	6
4.3	External Materials	6
4.4	Energy Efficiency	7
4.5	Eaves and Roofs	7
4.6	Corner Homes	7
4.7	Garages and Carports	7
4.8	Fibre Optic Connection	8
4.9	RAAF Williams Base	8

5. Landscape Design	9
----------------------------	----------

5.1	Access and Driveways	9
5.2	Fences	10
5.3	Sheds, Services and Outdoor Structures	11
5.4	Gardens and Landscaping	11
5.5	Landscaping and Native Plant Guide	12

Appendix A: Design Guidelines Checklist	15
--	-----------

Life, Point Cook

Life, Point Cook is a unique residential community designed around conservation areas, parklands and wetlands surrounded by community facilities, schools and vibrant retail and entertainment options.

Designed and delivered by Australand, one of Australia's leading developer's of award-winning communities, Life, Point Cook will protect and enhance the natural character of its surrounds.

The Life, Point Cook Design Guidelines seek to protect and enhance the character of built form within the community, providing a coherent vision for new residents and encouraging designs that respond to the site and maximise quality.

1. Why Have Design Guidelines

The aim of these Design Guidelines is to create a neighbourhood character for the Life, Point Cook community: in short, a better place for you and your family to live.

The Guidelines are designed to help ensure all homes on the project are built to a usual high standard, while encouraging a variety of housing styles compatible with the streetscape. The Guidelines will assist in providing you with peace of mind and protection for your investment.

1.1 The Value of Design

Each individual house design should contribute to the surrounding environment and to the streetscape in a positive way.

Owners are encouraged to build innovative and appropriate designs that address sustainability issues and residential image for the project.

Building Envelopes have been designed for all allotments to ensure homes are appropriately sited with setbacks and height controls to help limit overlooking and overshadowing. These will be included on each allotment's Plan of Subdivision and the Memorandum of Common Provisions.

1.2 How the Guidelines Work

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

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

In considering your house design, the DAP may exercise discretion in certain circumstances to waive or relax a requirement. However, it is important to note that Covenants or Restrictions on the Plan of Subdivision cannot be changed by the DAP.

The Guidelines are subject to change at any time without notice. Building envelope details for each allotment can be found on the Plan of Subdivision and MCP.

1.3 Sunset Clause

The design guidelines will cease to apply 3 years after statement of compliance at which time the appropriate local government statutory regulations will continue to apply.

2. Approval Process

The following steps outline the process to build your home at Life, Point Cook.

Step 1 Awareness

Homes must be designed in accordance with the Guidelines and any restrictions on your Plan of Subdivision.

Note: MCP will be registered for Life, Point Cook and is applicable for all allotments 300sqm or larger. The MCP includes all restrictions relating to your allotment, which may include items such as siting set backs, fencing, open space and site coverage. To obtain a building permit, your house design must meet all the requirements contained in the MCP, as well as any other statutory requirements, relating to the construction of your home.



Step 2 Submission

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

- House floor plans (1:100 scale)
- Elevations from four sides (1:100 scale)
- Roof plan
- Schedule of external materials
- Completed Check List (refer Appendix A of Guidelines).
- Allotments under 300sqm - small allotment housing code will apply to the allotment.
- Site plan (1:200 scale) showing:
 - setbacks from all boundaries
 - building envelope
 - external features including driveways, paths, fencing and outbuildings
 - landscaping



Step 3 Approval

You should allow 10 working days approx. for approval once all documents have been submitted (refer Appendix A) and meet compliance. Plans that do not comply with the Guidelines will be returned with comments and the areas of non-compliance highlighted. Amended plans can be resubmitted for approval.



Step 4 Building Permit

Before you apply for a Building Permit you must first gain approval of your house design from the DAP. A Building Permit can be applied for from the Wyndham City Council or a Private Building Surveyor.

Note: Design approval from DAP does not exempt the plans from any building or statutory regulations. Separate approval must be obtained from the relevant authorities.

The approval by the DAP does not infer compliance under the Building Code of Australia, Rescode and other applicable planning or building regulations.



Step 5 Construction

You can start building your home as soon as a Building Permit has been obtained and all legal and conveyancing requirements have been met.

4. Home Design

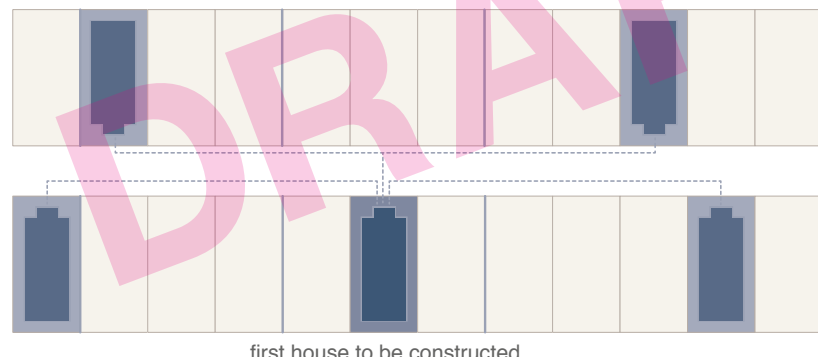
4.1 Architectural Style

High standards and a variety of home designs will be required at Life, Point Cook. Designs should be responsive to the individual attributes of the allotment, having regard for things such as site crossfall and orientation.

Designs that incorporate a number of distinct visual elements into the facade are encouraged. The inclusion of projections integral to the design and style of the dwellings such as verandahs or porticos are also recommended. Further articulation can be achieved through the use of detail and shade in the form of pergolas and extended roofing eaves.

4.2 Facade Duplication

Homes with identical facades may not be constructed in close proximity and must be separated by a minimum of four houses in any direction, excluding multiple dwellings and medium density housing. The first house constructed is allowed free selection of design with those that follow having to ensure they do not duplicate this design.



4.3 External Materials

Wall and facade materials will have a major impact on the visual quality of streetscapes within Life, Point Cook. The use of a combination of finishes that complement your home's architectural style is encouraged to add to your home's individuality and interest.

As part of the design approval process you are required to submit your wall material specifications and meet the following criteria:

- Your front facade must include a substantial covered verandah and/or a minimum of two different wall materials to add variation, detail and interest.
- All external surfaces are to be in a finished state (painted or coated) prior to occupation of your home.

4.4 Energy Efficiency

An energy smart home takes advantage of the sun's free warmth and light and, with the inclusion of energy efficient appliances and systems, will save a great deal of energy. Well designed homes reduce the demand on heating and cooling, and any style of house can be energy efficient. Energy smart homes have a combination of features which work together to ensure you achieve the highest degree of comfort with minimum energy use.

Homes at Life, Point Cook must achieve at least a 6 Star Energy Rating in accordance with statutory regulations. A 6 Star Energy Rating certificate will not be required prior to DAP approval; however a certificate will be required prior to obtaining a Building Permit.

4.5 Eaves and Roofs

Roofing form and controls are to provide visual interest and enhance the building design. Eaves in particular add significant appeal to your home. All roofs must be constructed of masonry or terracotta or non-reflective metal roofing material. All roofs must incorporate 450mm minimum width eaves to any street or public open space frontage (this does not apply to parapet walls).

4.6 Corner Homes

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

4.7 Garages and Carports

Garages and driveways have a significant impact on the streetscape. The design and location of garages should endeavour to make them an integral and unobtrusive part of the house. All homes should allow for double garage car accommodation where the front boundary of the allotment is 10.5 metres or greater. Garages must be constructed within the Building Envelope and sited a minimum of 5.5 metres from the front boundary.

It is preferable for garages to be constructed under the main roof of the house. If garages are free standing and/or visible from the street, they should match the roof form and be constructed of the same materials as the house.

The garage door is a major visual element of the streetscape and doors facing the street must be of a colour which complements the house. No roller doors are permitted to the front façade. Where the sides of the garages are constructed facing a street the side of the garage facing the street may be softened by landscaping or alternatively by the inclusion of a window (or windows) in that side wall. Triple car garages in a continuous line facing the street will not be permitted. Carports can only be constructed if they are not visible from the street.

4.8 Fibre Optic Connection

At Life, Point Cook, fibre optic cable will be installed to each allotment to provide access to high speed internet, free to air television and telecommunication services. Due to the provision of fibre, your home will require specific wiring as part of its construction. You should inform your builder to ensure that your fibre optic connection is addressed as part of your home design.

4.9 RAAF Base Williams

RAAF Base Williams Point Cook is the birthplace of the Australian Air Force and the oldest continually operating military airfield in the world.

As is the case with all airports, the potential impacts of aircraft noise are carefully considered and measured around each airport and RAAF Base Williams Point Cook is no different. A series of noise contours called ANEF contours exists for this airbase and these contours measure the potential noise impact associated with planes taking off and landing. An Australian Standard exists in relation to these contours and it states that all areas within the 20 ANEF contour require some form of acoustic treatment to mitigate noise.

Life, Point Cook sits outside of the 20 ANEF contour line and as such there is no additional acoustic treatment required to your housing. You may wish to seek your own advice in relation to potential aircraft noise or impact to amenity caused by your home's proximity to RAAF Base Williams.

There are some functional requirements associated with RAAF Base Williams Point Cook that still need to be considered and as a result there are a number of specific design requirements that are mandatory. They are:

- Any external lighting at the allotment must not be directed above the horizontal plane
- All external roof cladding and roof materials must be of low reflectance
- All buildings and development at the allotment must be not more than 15 metres in height above natural ground level.

However, with RAAF Base Williams Point Cook being in close proximity, you may wish to consider the following additional acoustic measures as a part of your 6 Star Energy Rating house design. These include:

- Utilising masonry building materials including concrete or clay roof tiles and brick walls as the predominate building material
- Double glazed windows
- The inclusion of roof sarking under your roofing material
- Roof and ceiling insulation that has acoustic qualities
- Concrete slab house construction

5. Landscape Design

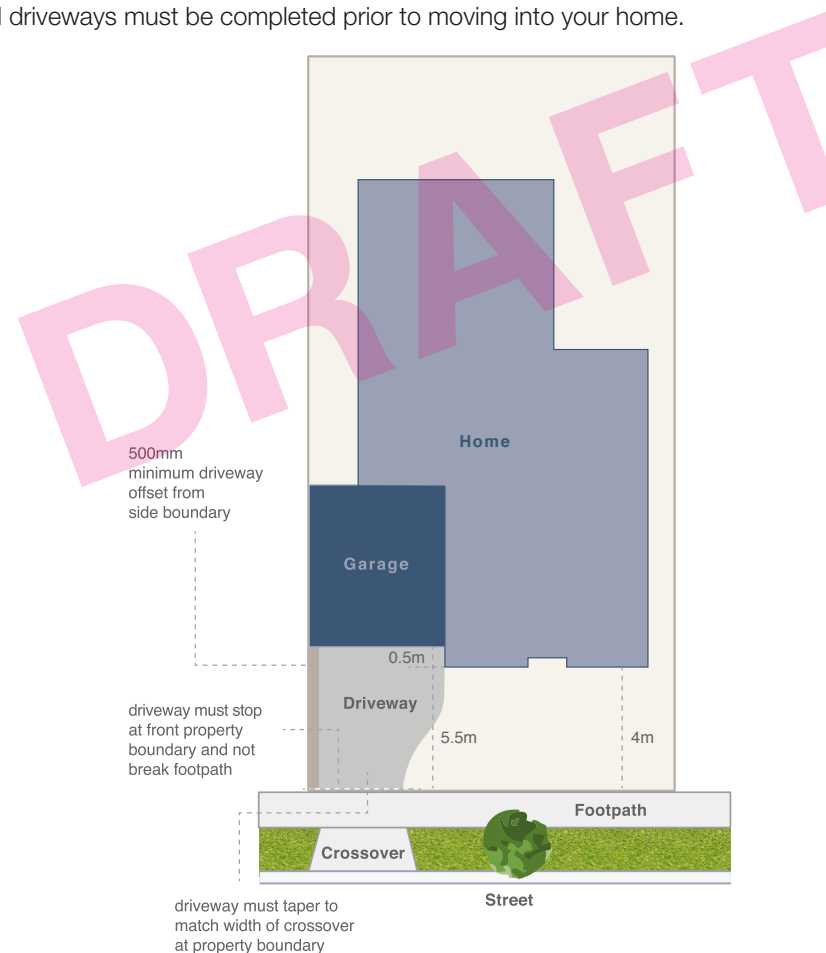
5.1 Access and Driveways

Driveways are also a major visual element and should be constructed using materials that blend with or complement each house's textures and colours.

Only one driveway will be permitted for each allotment, unless there are special circumstances, which will be considered by the DAP. Please refer to your building envelope plans to identify the location of your crossover.

Driveways to all allotments must be set back a minimum of 0.5 metres from the side boundary to allow for landscaping along the length of the driveway.

Recommended paving materials include stone, brick, exposed aggregate or concrete. All driveways must be completed prior to moving into your home.



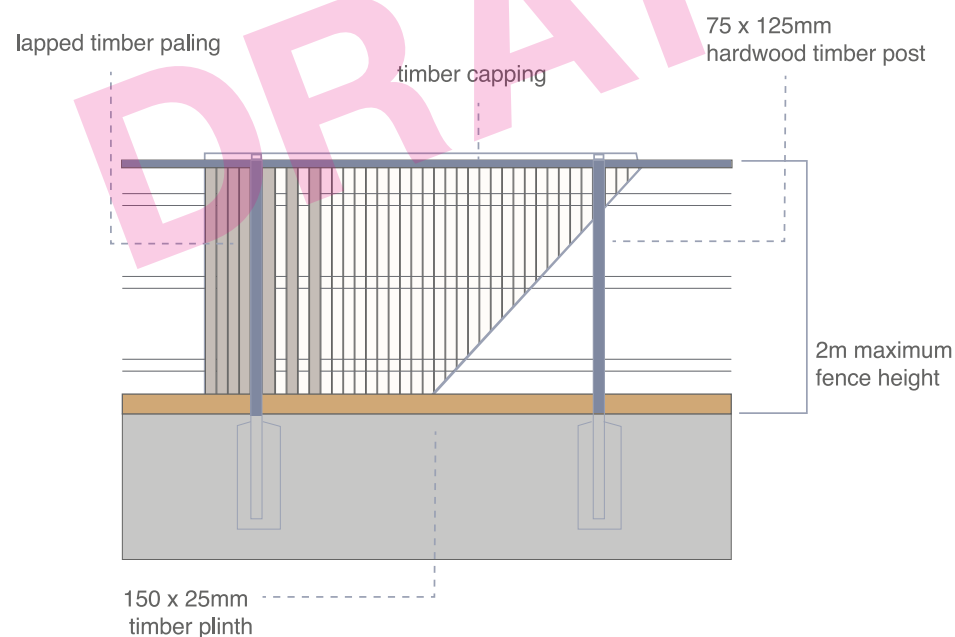
5.2 Fences

The objective of the DAP is to provide a degree of uniformity throughout the estate - avoiding an unsightly mix of various fence standards, colours and types.

Front fences must not exceed 1.2 metres in height and should be designed to complement the design of your home and any front fences on adjoining properties. Front fences must be constructed with timber or a combination of timber and masonry or stone materials and include a minimum 20% transparency. Woven wire, steel, Colorbond and Mini Orb style fences will not be permitted. A front fence includes any section of side fence located within the front building setback as shown on your building envelope.

All side and rear fences are to be constructed of timber palings with exposed posts and capped across the top to a maximum height of 2.0 metres, including the capping (excluding a screen required for overlooking purposes). Fences should be constructed prior to moving into your home.

Side and rear fencing detail example.



5.3 Sheds, Services and Outdoor Structures

External fixtures must adhere to the following principles and the location must be noted on plans to be submitted to the DAP. Clothes-lines, Garden Sheds, Rain Water Tanks, External Hot Water Services and Ducted Heating Units or similar must not be visible from the street.

Solar Water Heaters are permitted and, where possible, are to be located out of view from the front boundary and the street abutting it. The solar panels shall be located on the roof, not on a separate frame, and the storage tanks detached and located out of view from the street frontage.

Air-Conditioning Units both refrigerated and evaporative air-conditioners must be positioned so that they are not visible from the front boundary and the street abutting it. They must be painted to match the colour of the roof, be low profile units and installed as low as possible below the roof ridgeline towards the rear of the house.

Wall mounted air-conditioners must be located below the eaves line, screened so they are not visible from the front boundary and the street abutting it and suitably baffled to reduce noise.

Satellite Dishes will only be approved if located below the roofline of the house and must be screened from view from the front boundary and the street abutting it.

Rainwater Tanks must not be visible from the front boundary and the street abutting it.

External Plumbing (excluding stormwater drainage downpipes) must not be visible from abutting streets and in the case where allotments front onto parkland must not be visible from the park.

Commercial Vehicles with a carrying capacity of 1 tonne or more or any boat, caravan or trailer shall not be permitted to be parked on a allotment so that it is visible from any street or park adjacent to or abutting the allotment.

Advertising Signage is not permitted on any residential allotment except when the allotment is being sold after the completion of a dwelling.

5.4 Gardens and Landscaping

Life, Point Cook encourages a blend of indigenous vegetation and other landscape elements, integrating street nature strips with private gardens so that the streetscape presents as a landscaped garden. Landscape design and plant selection should minimise the need for garden watering. Indicative landscape plans must be submitted as part of the design approval process.

Front Gardens Front gardens, as well as any garden areas within public view, must be completed within 6 months of moving in.

5.5 Landscaping and Native Plant Guide

The following selections of native and exotic plants and trees are recommended for the Point Cook climate.

Native Garden

Embrace natural selection with native plants that reflect the Point Cook landscape. Indigenous plants will particularly thrive in the local climate and require less watering than other species.

Trees: Tuckeroo (*Cupaniopsis anacardioides*), Wolgan snow gum (*Eucalyptus gregsoniana*), Lemon-scented Teatree (*Leptospermum petersonii*), Water Gum (*Tristania laurina*)

Shrubs: Acacia (*Acacia cardiophylla*), Grey Everlasting (*Ozothamnus obcordatus*), One-sided Bottlebrush (*Calothamnus quadrifidus*), Darling Pea (*Swainsona greyana*), Bottlebrush Matthew Flinders (*Callistemon 'Matthew Flinders'*), The Hairpin Banksia (*Banksia spinulosa*), Dog Rose (*Bauera rubioides*), Old Man Saltbush (*Atriplex nummularia*), Dense-felted Eremophila (*Eremophila subfloccosa*), Rottnest Island Daisy (*Trachymene caerulea*), Golden Everlasting (*Xerochrysum bracteatum*), White Correa (*Correa alba*), Small Crowea (*Crowea exalata*)

Ground Cover: White Jasmine (*Jasminum suavissimum*), Purple Fusion (*Plectranthus argentatus*), Fairy Fan-flowe (*Scaevola cultivars*)

Hedges and Climbers:

Pinnacle (*Syzygium australe 'Pinnacle'*), Gum Vine (*Aphanopetalum resinosum*)

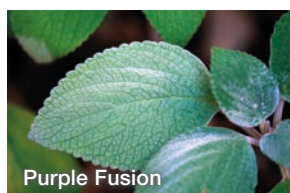
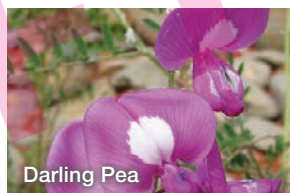
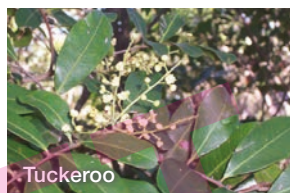


Photo: Tuckeroo - ©Peter Woodard, 2007, Photo: Darling Pea - ©Melburnian, 2008, Photo: Purple Fusion - ©Peter Halasz, 2007, Photo: The Callery Pear - ©Matthew Field, 2007, Photo: Natal Lily - ©Fanghong, 2005, Photo: Crepe Myrtle - ©Mokkie, 2014, Photo: Blue Oak Sage - ©Scott Zona, 2007, Photo: Lamb's Ear - ©Stan Shebs, 2005

Contemporary Garden

Australian natives and exotic species with an architectural appeal complemented by low maintenance and water requirements.

Trees: Mop Top Robinia (*Robinia pseudoacacia 'Umbraculifera'*), The Callery Pear (*Pyrus calleryana*), Crepe Myrtle (*Lagerstroemia indica*)

Shrubs: Lion's Tail (*Agave attenuata*), Spoonleaf Yucca (*Yucca filamentosa*), New Zealand flax (*Phormium tenax*), Big Blue Lilyturf (*Liriope muscari*), Cabbage Palm (*Cordyline terminalis*), Natal Lily (*Clivia miniata*), Canna (*Canna lily*), Bromeliad, Bamboo (*Cycad revoluta*), Mediterranean Spurge (*Euphorbia wulfenii*)

Ground Cover: Mondo Grass (*Ophiopogon japonicus*)



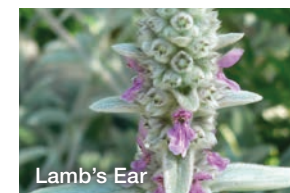
Floral Garden

Achieve burst of colour through a variety of Australian natives that feature colourful foliage and flowering plants.

Trees: Crepe Myrtle (*Lagerstroemia indica*), Crab Apple (*Malus ioensis*), Golden Wreath Wattle (*Acacia saligna*)

Shrubs: Round-leaved Mint Bush (*Prostanthera rotundifolia*), Coastal Rosemary (*Westringia fruticosa*), Lilac Hibiscus (*Alyogyne huegelii*), Cut-Leaved Daisy (*Brachyscome multifida*), Yellow Buttons (*Chrysocephalum apiculatum*), Lamb's Ears (*Stachys byzantina*), Russian sage (*Perovskia atriplicifolia*), Blue Oak Sage (*Salvia chamaedryoides*), Perez's sea Lavender (*Limonium perezii*), Leucanthemum varieties, Lavandula varieties, Prostrate Rosemary (*Rosmarinus officinalis*), Perennial Statice (*Limonium perezii*), Dusky Bells (*Correa 'Dusky Bells'*), Bush-pea (*Eutaxia obovata nana*), Dwarf River Wattle (*Acacia cognata*), Grevillea sp. (*Grevillea 'Moonlight'*) and Escallonia (*Escallonia ivelyi*)

Ground Cover: Fairy Fan-flower (*Scaevola cultivars*), Australian Bindweed (*convolvulus angustissimus*), Wild Iris (*diets grandiflora*), Creeping Boobialla (*Myoporum parvifolium*), Kangaroo Paw sp. (*Angiozanthus flavidus*), Dwarf Mat-Rush (*Lomandra 'Lime Tuff'* and *Lomandra 'Little Con'*)



Appendix A: Design Guidelines Checklist

Allotment No:

Street Address:

Owner's Name:

Mobile No: Home Ph:

Work Ph: Email:

Owner's Address:

Builder's Name:

Contact Name:

Contact No:

Email:

Signature of Owner/Builder (Please circle)

Date / /

Documentation required to be submitted for approval to the Life, Point Cook Design Assessment Panel.

- 1. Site Plan**
Including dwelling, carports, garages and outbuildings ☐
Including dimensioned setbacks from all boundaries ☐
- 2. Floor plans fully dimensioned**
House only ☐
- 3. Elevation fully dimensioned**
Front, rear and both sides ☐
- 4. Schedule of external materials and colours**
Walls and roofs of house and outbuildings ☐
Fibre optic connection ☐
- 5. Fencing**
Location, height and materials of all boundary fencing ☐
- 6. Landscape plan and planting proposal** ☐

Each box is to be ticked.

Applications cannot be assessed until all of the above information is available.

Please submit the above documentation via email: pointcook@australand.com.au

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





DRAFT

Call 13 38 38
lifepointcook.com.au

