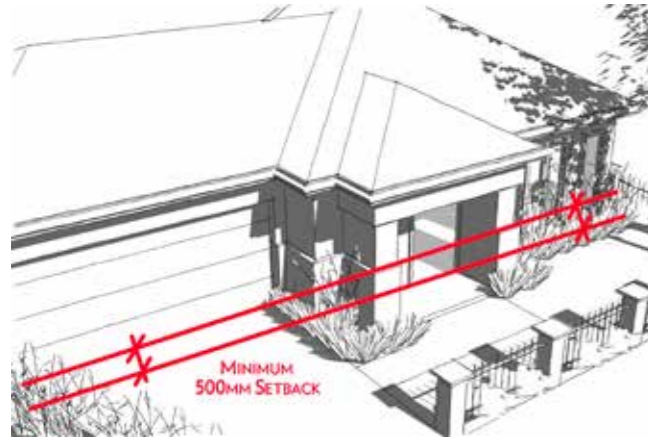


3.9 GARAGING

To reduce the impact of the garage on the streetscape, garages must be located a minimum of 500mm behind the main building line of the dwelling. A balcony, veranda or portico does not qualify as an adjacent wall.



Garages must be incorporated into the main roofline of the dwelling to reduce the visual impact the garage has on the facade.

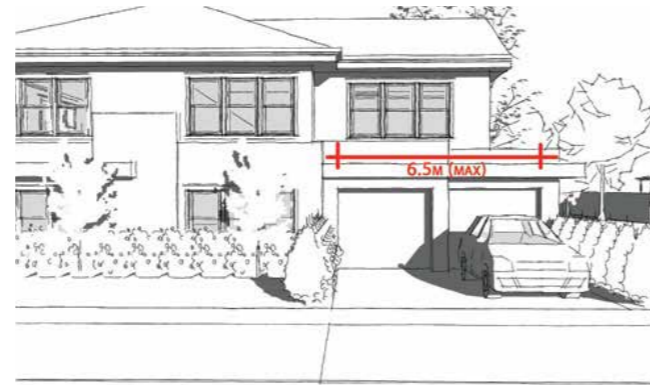


On corner allotments, garages must be located away from the road intersection to ensure the garage is not the dominant streetscape feature.

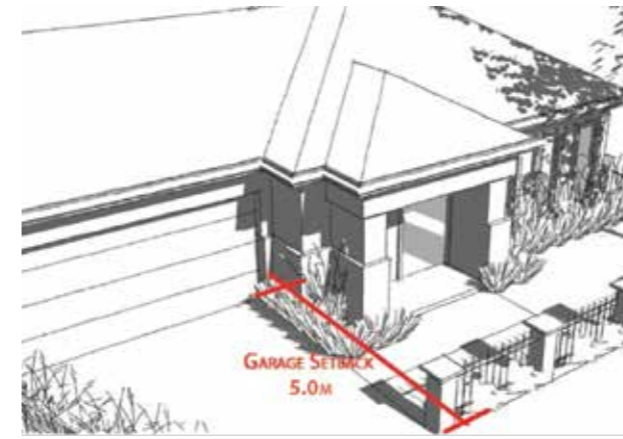
On lots with side boundaries onto reserves, garages must be located on the opposite side of the reserve.



One garage is permitted per allotment, with a maximum opening(s) of 6.5m. It is encouraged that garages do not occupy greater than 50% of the dwelling frontage.



Garages are required to be set back a minimum of 5.0m from the front boundary except where garages are located on the long boundary of corner allotments where reduced setbacks may be appropriate in certain circumstances. The Small Lot Housing Code allows a garage setback of 5m from the street front, check if this applies to your lot.



Garage roller doors are prohibited.

Commercial/recreational vehicles, boats, caravans, trucks and other mobile machinery may not be stored where they are visible from the street, and must be contained within the rear yard.

3.10 DRIVEWAYS

The driveway must be completed prior to occupancy of the dwelling. Plain asphalt or concrete driveways are not permitted. Acceptable driveway materials (or similar) include:

- Concrete
- Textured finishes
- Paving
- Exposed aggregate
- Stampcrete



3.11 FENCING

Side and rear fencing must be timber pale fencing to a maximum of 1.8m high.

For front loaded lots, fencing forward of the dwelling is not permitted.

Side boundary fencing abutting a street or public open space must be timber pale fencing with exposed posts, capping, a maximum of 1.8m high and limited to 60% of the length of that frontage.



Timber paling fence with exposed posts

Front fencing is not permitted.

Fencing between dwellings must be sympathetic to the architectural style of your home. Plain timber palings will not be permitted in this application.



Decorative fencing includes:

- Mini orb (not plain Colorbond)
- Natural timber lapped
- Paling fence with exposed timber posts on both sides and capping
- Brick
- Rendered block work
- Post and rail (not pool fencing)
- Capped steel
- Glass
- Other materials at the discretion of Satterley Property Group

3.12 SERVICES AND NON-PERMANENT STRUCTURES

Non-permanent structures such as (but not limited to) sheds, antennae, satellite dishes, ground mounted air-conditioning units, water heaters and rainwater tanks must not be visible from the public spaces and must not overshadow adjacent properties.

External roof mounted equipment such as evaporative cooling units must not be visible from the primary street frontage and must not protrude above the roof ridge line.

Services such as meters must be located to minimise visual impact on public areas and/or be screened.

External plumbing, particularly from upper storeys, must not be visible from the street. It must be concealed within the wall cavity or appropriately screened to match the architectural style of the house.

Any outbuilding structure with a flat roof and with walls and a roof exceeding 20 square metres will not be permitted unless:

- The structure is made of the same materials as the residence;
- The roof is shielded from front view by parapet walling; and
- The structure otherwise matches or complements the residence in respect of materials used, the design and external appearance, including colour and the quality of construction.

Letterboxes must complement the dwelling in terms of materials, colour and style.

3.13 FIBRE TO YOUR HOME

Fibre will be available to all homes at Botanical. There are specific guidelines for the preparation of homes in fibre estates to ensure that when residents move in to their homes they are able to access telephone broadband services and television services. Builders and homeowners will be responsible for preparing new homes to connect to the Fibre Network.

3.14 LANDSCAPING

Front yard landscaping must be completed within six months of the occupation of the dwelling. A detailed landscape plan must be submitted prior to commencing landscaping of the front yard. Refer to page 6.

A canopy tree is required to be planted within the front setback of any dwelling where the setback is 3.0m or greater.

The use of water sensitive, drought and heat tolerant landscaping is encouraged.

For energy efficient landscape design, refer to Sustainable Energy Authority Victoria's publication Sustainable Energy Info Facts Sheet at:

<http://www.sustainability.vic.gov.au/services-and-advice/households/energy-efficiency/toolbox/energy-efficiency-fact-sheets>

