



Design Guidelines

Version 1.4 July 2017



1.0 Introduction

1.1 Vision for Thornhill Park

Thornhill Park represents the future of community living in the western growth corridor of Melbourne and residents will benefit from a master-planned community that provides a number of lifestyle opportunities and advantages.

Located on the southern side of the Western Freeway approximately 30 minutes west of Melbourne CBD and with 2 kilometres of freeway frontage, Thornhill Park's position and exposure is unrivalled in the region. Residents will have convenient access to the Western Freeway and Western Ring Road, whilst the Melton and Rockbank railway stations are located just a short drive away, and excitingly a future train station is allocated right on the doorstep of Thornhill Park.

The community will be provided with a high level of facilities and amenity by way of a substantial public open space network including expansive wetlands, parklands, walking trails and sports fields. Thornhill Park will be an aspirational address for home buyers and will incorporate a vibrant town centre and community hub including private and public schools. Residents can also choose from a range of private and public schools located within a short distance of Thornhill Park.

Thornhill Park will feature an integrated landscape design combining the rustic River Red Gum woodlands with a dynamic urban character and incorporating waterways to provide an environment all residents will be proud to live. Each neighbourhood will be focused around a unique central park, all of which provide varied facilities and recreational experiences to cater for the local community. The strong and attractive vision for Thornhill Park is expressed in the Landscape Master Plan document which accompanies these Guidelines.

The key principles for Thornhill Park are:

- Homes connected to high quality parkland.
- A series of walkable neighbourhoods linked through an expansive open space network.
- A master-planned community with access to all the facilities and services residents need to thrive and prosper.
- A quality place that evokes pride and engagement.
- A modern landscape that references the agricultural and indigenous past of the western basalt plains.
- Conveniently connected to all that is great in the Western Region of Melbourne and beyond.

1.2 Purpose of the Guidelines

Welsh Developments are committed to creating beautiful communities. As part of this commitment, it is essential to ensure that the quality of the homes in Thornhill Park reflect the quality of the community being created. The key purpose of the Thornhill Park Design Guidelines ('Guidelines') is to achieve a consistently high standard of the homes and landscaping that achieves the Thornhill Park "vision". The final outcome will complement the current façades and designs of our major builder partners and will still offer flexibility in design controls to ensure your dream home can become a reality.

These Guidelines are intended to assist you in considering the design of your home and landscaping so they can contribute to, and enhance the overall character of, Thornhill Park. The Guidelines will help you navigate initial consideration and the design process of building your new home. The Guidelines will not only enhance your building experience but will underpin the amenity of Thornhill Park and contribute to creating a vibrant community that you will proudly call home. Importantly, The Guidelines strive to protect the investment you have made at Thornhill Park, for your future and your family home.

1.3 The Approval Process

To achieve a superior outcome at Thornhill Park, all building designs must be approved by the Design Review Panel (DRP) before your home qualifies for a building permit for construction. The DRP has sole discretion to waive or vary the requirements of the Guidelines if it is satisfied an alternative design achieves the intent of the Guidelines. The developer may modify the Guidelines from time to time to ensure quality design and enhancement within the neighbourhoods at Thornhill Park and adapt to new trends in the residential market.

Building designs must comply with the Building Regulations of Victoria and the Melton Planning Scheme, which will be addressed by your building surveyor.

The DRP approval process includes all proposed dwellings, garages, outbuildings and fencing.

Step 1 Review the Guidelines

In conjunction with selecting your home, familiarize yourself with these Guidelines to ensure it is consistent with the overarching vision for the estate. Feel free to ask the DRP if you have any questions.

Step 2 Submit your Plans

Plans of all buildings should be submitted via email along with the completed checklist in Section 6 of the Guidelines to:

drp@thornhillpark.com.au

The submission of plans must include:

- A siting plan of the home on the lot with dimensions and setbacks from all boundaries, proposed fencing and driveway location;
- Floor plans that show the layout of the home indicating all rooms, windows, external doors, external fixtures and nominated floor levels;
- Full elevations indicating wall heights and all external finishes including garage door type;
- Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries; Color selection (External Only).

Step 3 Approval

The DRP will review and approve plans that comply with the Guidelines within 10 working days.

Step 4 Re-submission

Where plans do not comply with the Guidelines, the DRP will advise of issues. Revised plans should then be resubmitted to the DRP explaining changes for reassessment and approval. A third submission will attract a fee of \$260 per additional submission.

Step 5 Building Permit

Following DRP approval the purchaser will obtain a building permit from Melton Council or a licensed building surveyor.

Step 6 Construction & Certificate of Occupancy

Once a building permit is issued, construction of your home may commence and a Certificate of Occupancy will be issued following completion of construction.





2.0 Dwelling Siting

Siting guidelines will ensure homes in Thornhill Park will have appropriate solar orientation and building setbacks to enhance the streetscape, ensure good passive solar design and prevent overlooking and overshadowing of adjoining homes.

2.1 Siting for aspect and energy efficiency

Dwellings should take advantage of appropriate access to natural sunlight, and living areas should be orientated to face north where possible. West facing bedrooms should be avoided.

Outdoor living areas will need to be located where they will receive direct access to natural sunlight. The planting of larger shrubs and trees should enable the winter sun to penetrate into your living areas and outdoor areas, as well as offering necessary shade in warmer months.

Further information on siting and solar access is available in Sustainable Energy Authority Victoria's publication "Sustainable Energy Info Facts Sheet" at

http://www.sustainability.vic.gov.au/resources/documents/Siting_and_solar_access.pdf.

2.2 Front Setbacks

Front setbacks on dwellings on lots less than 300sqm must comply with the Small Lot Housing Code.

Dwellings on all lots greater than 300sqm in area must have a minimum front setback of 4m unless otherwise approved by the DRP.

All homes must face the primary street frontage of the lot and present a visible entrance to the street.

Porches, porticos and verandas less than 3.6m in height should be provided and may encroach into the front setback no more than 1.5m on lots less than 300sqm and 2m on lots greater than 300sqm.

2.3 Side and Rear Setbacks

On lots greater than 300sqm, single and double storey dwellings must be setback from side and rear boundaries in accordance with ResCode.

On lots less than 300sqm, single and double storey dwellings must be setback from side and rear boundaries in accordance with the Small Lot Housing Code.

A minimum 1m setback must be provided for all lots of 10.5m width and greater, except for garage components which can be built on boundary.

Your builder will be able to advise you how ResCode and the Small Lot Housing Code requirements can be incorporated into your home design.

2.4 Corner Lots

On corner lots, homes must address both street frontages and provide the primary address to the front boundary, which is generally the shorter of the two street frontages and the same frontage to that containing the garage.

Standard front setback requirements apply to corner lots.

On secondary street frontages, dwelling setbacks must comply with ResCode requirements.

Garages facing the secondary street frontage must be set back a minimum of 2.0m from the lot boundary.

2.5 Garage siting

Except for rear-loaded lots (where garages are accessed from the rear of a lot), garages should be set back 5.0m from the primary street frontage to provide a visitor car space between the garage and front boundary and avoid cars overhanging the footpath. Garages should be set back a minimum of 0.5m behind the front building line.

On corner lots where garages are located in from the secondary street, a garage must be located at the furthest point away from the intersection of streets.

3.0 Dwelling Design

The design of each home in Thornhill Park contributes the achievement of the Vision for the community as a high quality, modern residential environment. Requirements for important aspects of home design are described below.

3.1 Building Articulation and Massing

The overall form and proportions of new homes should be articulated using variation of materials and colours, varied locations of windows, porches and porticos, larger eaves, and recessed upper storeys as shown in Figure 1.



Figure 1

Dwellings should provide genuine and well-proportioned windows to street frontages to enhance dwelling presentation and facilitate passive surveillance of streets. Double storey dwellings should provide genuine windows to ground and first levels.

All visible walls must be effectively articulated and include appropriate fenestration as shown in Figure 2.

Blank walls visible from the street or areas of public open spaces must be avoided.



Figure 2

3.2 Corner Lots

On corner lots, visible walls within the secondary street frontage should be articulated and detailed to the same standard as the front façade of the dwelling.

The front façade of a dwelling must return 4m along the secondary frontage so the dwelling engages with the secondary frontage. Side fencing on the secondary frontage should not commence within 4m of the front building line so that corner treatments are visible from the street.

Building design elements which integrate the primary and secondary elevation of the dwelling should be provided as shown in Figures 3a and 3b. This may include wrap-around verandas, feature windows, formwork or panels.



Figure 3a



Figure 3b

3.3 Roofing

Roofing is an integral part of the architecture of your home. Roof forms should be pitched or skillion and incorporate a combination of hips or gables to articulate the roofline. Flat roof may be considered at the discretion of the DRP. Plain or single-hipped roofs will not be permitted. See Figure 4 for an example.

Pitched roofs are to be designed at a minimum of 22°.

Alternative roof forms including combinations will be considered by the DRP provided they contribute to the merit of the dwelling design and the vision for Thornhill Park.

All pitched roofs are to have a continuous minimum 450mm eave along street frontages (primary and secondary).

Eaves must return a minimum of 3m from the front facade. No habitable room or window is permitted within 3m of the front facade if the distance between the eave and side boundary is less than 1m. Corner lot dwellings must continue the minimum 450mm eave to both street frontages.

Where a dwelling or garage wall is constructed to a side boundary, no eave is required.



Figure 4

3.4 Building Height

Single storey dwellings should have a maximum overall height of 6m. Double storey dwellings should have a maximum overall height of 9m.

On some lots suitable for medium density housing, taller buildings may be appropriate. The DRP will nominate lots potentially suitable for buildings taller than two storeys.

3.5 Front Façade Replication

To provide a balanced streetscape in each street, variability of dwelling facades, form and presentation is important. Repetition of identical facades immediately next to each other will not be permitted.

On lots greater than 300sqm, dwellings with the same façade should not be constructed within five contiguous lots of one another on either side of the street as shown in Figure 5.

On lots smaller than 300sqm, dwellings with the same façade should not be constructed within three contiguous lots of one another on either side of the street.



Figure 5



Dwelling with same or similar façade to have 5 lot separation



Dwelling with same or similar façade located within 5 lot separation

3.6 Balconies, Verandas, Porticos

Balconies, verandas and porticos add interest, architectural appeal and serve to activate the street. All homes are required to have at least one balcony, veranda or portico facing the street which denotes the main entry to the dwelling. These features should complement the architectural style of the dwelling, provide weather protection and have a clear path to the street as shown in Figure 6.

On lots greater than 300sqm porticos should have a minimum area of 4sqm. On lots smaller than 300sqm, porticos should have a minimum area of 3sqm.

All porticos must have a minimum depth of 1m.



Figure 6

3.7 Garages

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

One garage or carport is permitted on each lot, with a maximum width of 6.5m.

Garage doors shall not comprise more than 40% of the lot frontage.

Garage doors should not comprise more than 40% of the width of the lot for single storey dwellings, or more than 40% of the total front façade areas for double storey dwellings

Carports visible from the street must be enclosed with brick or rendered block work to match the architectural style of the house and appear as a garage. Plain steel or exposed timber carports is not be permitted.

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

3.8 Materials and Colours

To create variation and interest in the façade, a variety of materials, colours and finishes should be used on each dwelling. A minimum of two colours and/or materials should be used for the face of any wall visible from the street unless agreed by the DRP for exceptional design outcomes with demonstrated architectural merit.

Walls visible from the street may be constructed from the following materials:

- Brickwork
- Weatherboard
- Exposed timber
- Hardiplank
- Mini orb sheeting
- Painted Alucobond
- Render
- Slate tiles
- Lightweight cladding

Use of materials including plain cement sheeting; plain concrete blocks; corrugated cement sheeting; zinc or aluminium coated steel and brick bagging are not permitted on walls visible from the street.

Industrial treatments of external walls visible from the street will be considered on architectural merit by the DRP.

Lightweight materials are not permitted above openings such as doorways and windows where visible from a street or public area (except when integral to the architectural character). A complementary palette of colours selected from warm earth or pastel tones should be incorporated into dwelling presentation.

Limited use of strong, bold colours should generally be minimized, however it will be considered by the DRP where it highlights elements in a contemporary dwelling design.

3.9 Driveways

One crossover location is permitted to each lot.

Driveways shall not exceed the width of the garage - driveways should be tapered to match the crossover width as shown in Figure 7.

Plain asphalt or concrete driveways are not permitted. Driveways, pathways and porches in the front yard may be constructed from the following list of materials:

- Coloured concrete
- Textured finishes
- Paving
- Exposed aggregate
- Stamp-Crete

The driveway must be completed prior to occupancy of the dwelling.



Figure 7

3.10 Fencing

Front fencing forward of the dwelling is not permitted.

For all corner lots, side fencing on the secondary frontage should not commence within 4m of the front building line so that corner treatments in the dwelling are visible from the street.

Side and rear boundary fencing must be constructed from capped and lapped vertical timber with exposed timber posts. Fencing must be a minimum of 1.80m and maximum of 1.95m



Figure 8

For all corner lots on Wiltshire Boulevard fencing along secondary frontages must be constructed from exposed timber posts, with timber and corrugated iron detailing as shown in Figure 9.



Figure 9

Side boundary fences must finish at least 500mm behind the front wall of a dwelling. Side boundary fences must return at 90 degrees to meet the dwelling or garage at least 500mm behind the front dwelling wall. These fences should be constructed in materials that complement the materials in façade of the dwelling.

As highlighted, low front fencing may be appropriate on designated medium density housing sites within Thornhill Park. The DRP will consider suitable fencing in applications for this housing and seek direction from Melton Council.

Aluminium and Colorbond fencing is not permitted.

All proposed fencing must be shown on plans submitted to the DRP for approval.

3.11 Dwelling services and other structures

All homes in Thornhill Park will have access to an advanced 'Fibre to the Home' network by OptiComm. This will provide telephone and high speed internet services. In order to take advantage of this, all homes must be prepared according to OptiComm's requirements. Refer to www.opticomm.net.au for more information.

All dwellings in stages 1-12, 20 & lots 1301 -1309 inclusive must incorporate plumbing that allows for connection to any future recycled water supply. As a minimum, you must allow for all toilets and two garden taps (front and rear) to be connected to any future recycled water system. For all other stages, recycled water is not applicable.

Non-permanent structures such as sheds, antennas, satellite dishes, air conditioning units and rainwater tanks must not be visible from the street and must not protrude above the roofline.

Solar hot water heaters, antennas, satellite dishes, evaporative units, Photo Voltaic Cells, Solar Panels and the like cannot be located on the front elevation of the dwelling. These are encouraged to be located behind return side fencing.

External plumbing, particularly from upper storeys, must not be visible from the street or abutting public open space and must be concealed or screened.

Any outbuilding structure with a wall or roof exceeding 20sqm, 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.
- The structure otherwise matches or complements the dwelling in terms of materials, design and external appearance (including colour and the quality of construction).

3.12 Energy Efficiency

Internal light fittings such as down lights, pendants, wall mounts etc. are encouraged to allow for compact fluorescent or LED lights.

External light fittings should not result in excessive light spill.

Zone dwelling layout is encouraged to enable main living areas to be separately heated and cooled.

Your home is required to meet a 6 Star Energy Rating in accordance with the Sustainable Energy Authority's House Energy Rating Scheme. Your building surveyor will assist you in appropriately satisfying these requirements when you design your home.

3.13 Passive Design

Locate living spaces with a northern aspect to facilitate solar access in winter months.

Where possible, use shading devices such as eaves, pergolas, trees, tinted glass etc. to prevent excessive summer heating.

Where possible, locate private open space with a northern aspect and with sufficient dimensions to minimize overshadowing.

3.14 Dwelling completion timeframe

Construction of all homes should commence within 12 months of settlement must be completed within 30 months.

4.0 Landscape Style Guide

The following landscape guidelines will assist in the design and plant selection for your garden. This section provides an example layout and three plant lists that evoke different themes:

- Contemporary,
- Classic and
- Waterwise.

The style guide also includes a recommended plant list of species chosen for their suitability to this landscape and provides guidance on hard surfaces and planting procedures.



4.1 Designing your garden

The external part of your home forms space that is as precious and as useful as the internal areas if designed correctly.

It is important to design your garden as you would your house with a series of rooms for different purposes. Identify your different needs and the possible elements for inclusion in your design is encouraged. It is encouraged to use the style and architecture of your house to inform the style of the garden.

Future dwellings must locate the utilitarian areas such as bin storage, clothes lines and garden sheds in areas that are discrete or can be screened and locate the entertaining and/or play areas within easy access of the internal living spaces, in good view and using the natural aspect to provide for sun and shade.

Ensure paths follow the desired lines of access and that paving provides for flexibility of use. Planting can be used to assist in screening and differentiating different areas of use. Consider vegetable gardens, landscape features, play equipment, pet facilities, pergolas, BBQ, outdoor seating, swimming pools etc.



Ask your builder for a scaled plan of your house and land to allow you to design your garden and ensure you create a functional and beautiful outdoor space.

There are numerous garden themes you can adopt to create a cohesive design for your garden, but to create a strong design it is important to follow some basic design rules:

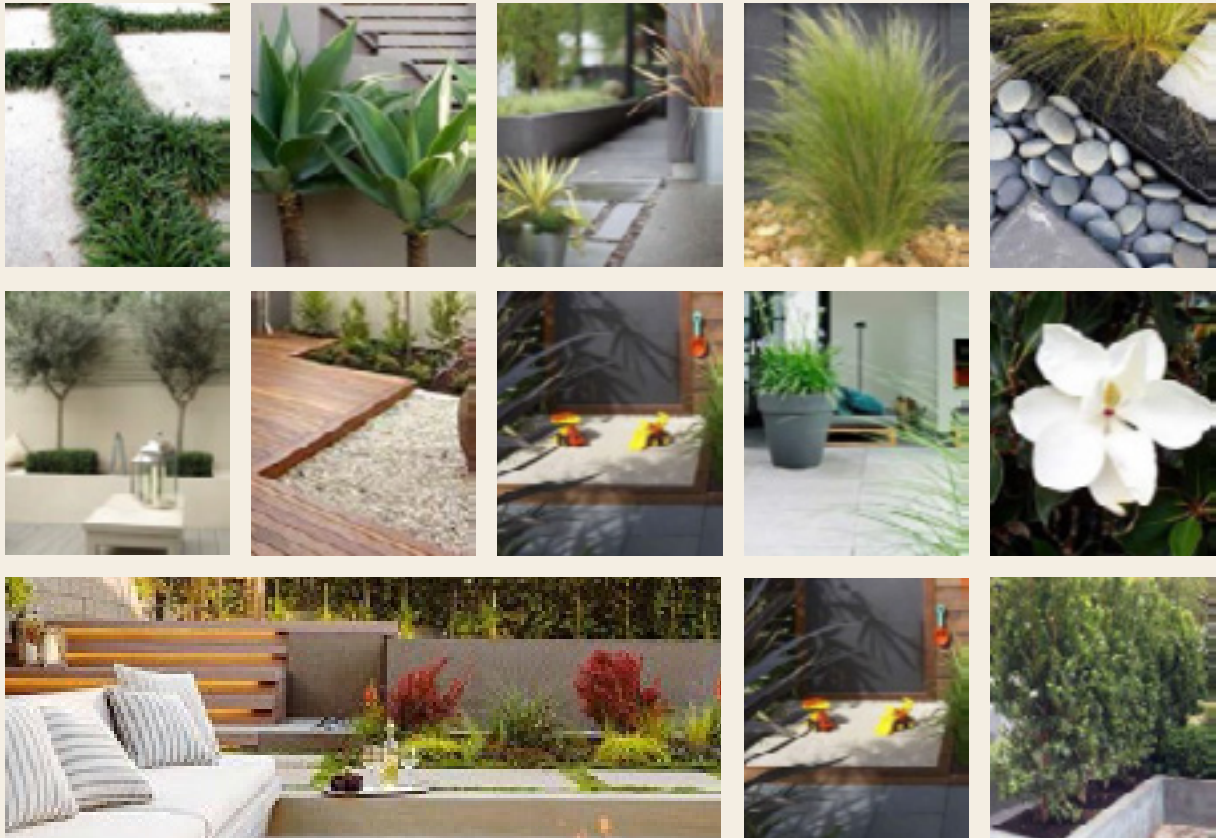
- Limit your plant palette in species, colour and foliage type
- Use single species in narrow linear area, particularly when screening
- Consider the ultimate height and width of plants you are choosing
- Create interest by layering plants and providing plants of various height, colour and foliage type
- Create focal points
- Use plants that provide seasonal change
- Avoid paths hard against buildings

A number of garden designs suitable for use at Thornhill park are illustrated in the following pages.

4.1.1 Contemporary Garden Style

Design summary

- For the low maintenance gardener
- Minimal lawn areas
- Defined garden beds/raised garden beds
- Contrasting colours and textures
- Clean lines and “architectural planting”
- Pavers, pebbles/rocks, gravel, timber, concrete



Botanical Name	Common Name	Botanical Name	Common Name
Trees		Small Shrubs	
<i>Acer platanoides</i> ‘Crimson sentry’	Crimson Sentry Maple	<i>Acacia cognata</i>	Limelight
<i>Eucalyptus leucoxylon</i> ‘eukie dwarf’	Yellow Gum Eucalyptus	<i>Convolvulus cneorum</i>	Silver Bush
<i>viminialis</i>	Manna Gum	<i>Epacris impressa</i>	Common Heath
<i>Fraxinus oxycarpa</i> ‘Raywood’	Claret Ash	<i>Leucadendron</i> ‘yellow devil’	Yellow Devil
<i>Magnolia grandiflora</i>	Little gem		
<i>Olea europaea</i>	Olive Tree	Grasses and Succulents	
<i>Pyrus calleryana</i> ‘chanticleer’	Ornamental Pear	<i>Agave attenuata</i>	Century Plant
<i>Ulmus parvifolia</i>	Chinese Elm	<i>Anigozanthos flavidus</i>	Kangaroo Paw
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	<i>Calamagrostis</i> ‘Karl Foerster’	Feather Reedgrass
		<i>Lomandra longifolia</i> ‘Tanika’	Spiny Head Mat Rush
Large Shrubs		<i>Ophiopogon species</i>	Mondo Grass Species
<i>Acmena smithii</i> ‘minor’	Dwarf Lilly Pilly	<i>Poa labillardieri</i>	Common Tussock
<i>Banksia marginata</i>	Silver Banksia	<i>Poa poiformis</i> var. <i>poiformis</i>	Coastal Tussock Grass
<i>Myoporum insulare</i>	Boobialla	<i>Senecio vitalis</i>	Chalk Sticks
<i>Westringia fruticosa</i>	Coastal Rosemary		

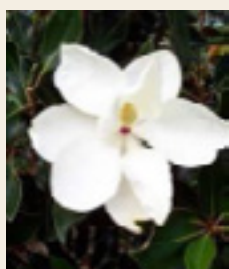
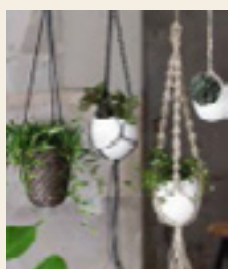
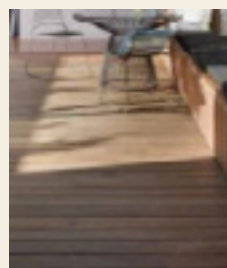
4.1.1 Contemporary Garden Style



4.1.2 Classic Garden Style

Design summary

- For the garden lover
- Softer more informal lines
- Incorporation of stone or timber pavers in lawn
- Open lawn areas
- Decorative plant species, hanging plants and herb gardens
- Pavers, timber decking, lawn, mulch, timber edge and raised and natural garden beds



Botanical Name

Common Name

Trees

Acer palmatum
Eucalyptus viminalis
Fraxinus oxycarpa 'Raywood'
Magnolia grandiflora
Lagerstroemia indica
Laurus nobilis
Olea europaea
Pyrus calleryana chanticleer
Ulmus parvifolia
Waterhousia floribunda

Japanese Maple
Manna Gum
Claret Ash
Little gem
Crepe Myrtle
Bay Tree
Olive Tree
Ornamental Pear
Chinese Elm
Weeping Lilly Pilly

Large Shrubs

Acmena smithii 'minor'
Banksia marginata
Murraya paniculata
Westringia fruticosa

Dwarf Lilly Pilly
Silver Banksia
Orange Jasmine
Coastal Rosemary

Botanical Name

Common Name

Small Shrubs

Acacia cognata
Atriplex cinera
Convolvulus cneorum
Correa alba
Banksia spinulosa
Stachys byzantine

Limelight
Coastal Saltbush
Silver Bush
White Correa
Birthday Candles
Lambs Ears

Grasses and Succulents

Dietes grandiflora
Lomandra longifolia 'Tanika'
Liriope muscari
Poa labillardieri

Wild Iris
Spiny Head Mat Rush
Lily Turf
Common Tussock

Vines and Climbers

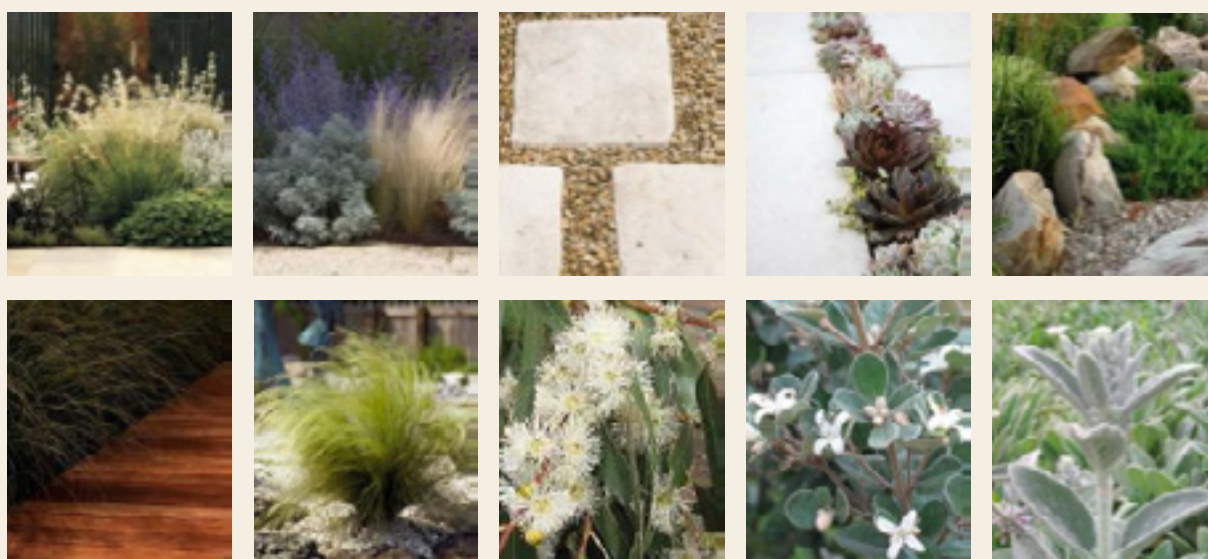
Trachelospermum jasminoides

Star Jasmine

4.1.3 Waterwise Garden Style

Design summary

- Use of recycled timber and pavers
- Stone steppers
- Softened garden edges
- Clustered textural plant species
- Pavers, gravel paths, rocks, timber and ground covers



Botanical Name

Common Name

Trees

<i>Acacia implexa</i>	Light wood
<i>Eucalyptus leucoxylon</i> 'eukie dwarf'	Yellow Gum
<i>Eucalyptus caesia</i>	Silver Princess
<i>Eucalyptus viminalis</i>	Manna Gum
<i>Laurus nobilis</i>	Bay Tree
<i>Olea europaea</i>	Olive Tree
<i>Tristanopsis laurina</i>	Kanooka
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly

Large Shrubs

<i>Adenanthos sericea</i>	Woolly Bush
<i>Artemisia absinthium</i>	Wormwood
<i>Banksia marginata</i>	Silver Banksia
<i>Myoporum insulare</i>	Boobialla
<i>Viminaria juncea</i>	Golden Spray
<i>Westringia fruticosa</i>	Coastal Rosemary

Botanical Name

Common Name

Small Shrubs

<i>Acacia cognate</i>	Limelight
<i>Agave attenuata</i>	Century Plant
<i>Atriplex cinera</i>	Coastal Saltbush
<i>Banksia spinulosa</i>	Birthday Candles
<i>Convolvulus cneorum</i>	Silver Bush
<i>Correa alba</i>	White Correa
<i>Epacris impressa</i>	Common Heath
<i>Euphorbia wulfenii</i>	Mediterranean Spurge
<i>Leucadendron</i> 'yellow devil'	Yellow Devil
<i>Nepeta cataria</i>	Cat Mint
<i>Stachys byzantine</i>	Lambs Ears

Grasses and Succulents

<i>Anigozanthos flavidus</i>	Kangaroo Paw
<i>Calamagrostis</i> 'Karl Foerster'	Feather Reedgrass
<i>Echeveria</i> varieties	Succulents
<i>Lomandra longifolia</i> 'Tanika'	Spiny Head Mat Rush
<i>Panicum virgatum</i> 'Cloud Nine'	Switch Grass
<i>Poa poiformis</i> var. <i>poiformis</i>	Switch Grass
<i>Senecio vitalis</i>	Chalk Sticks

4.2 Recommended Plant List

Scientific Name	Common Name	Mature Size	Evergreen/ Deciduous	Native/ Exotic
Trees				
<i>Acacia implexa</i>	Light wood	12 x 7m	Evergreen	Native
<i>Acer buergerianum</i>	Tridant Maple	9 x 7m	Deciduous	Exotic
<i>Acer platanoides</i> 'Crimson sentry'	Crimson Sentry Maple	7 x 4m	Deciduous	Exotic
<i>Corymbia eximia</i> 'nana'	Yellow Bloodwood	12 x 6m	Evergreen	Native
<i>Corymbia ficifolia</i>	Albany Red Flowering Gum	5 x 4m	Evergreen	Native
<i>Eucalyptus caesia</i>	Silver Princess	4-10 x 3-8m	Evergreen	Native
<i>Eucalyptus leucoxylon</i> 'eukie dwarf'	Yellow Gum	5 x 3m	Evergreen	Native
<i>Eucalyptus mannifera</i> 'little spotty'	Brittle Gum	5-10 x 3-5m	Evergreen	Native
<i>Eucalyptus ovata</i>	Swamp Gum	20 x 10m	Evergreen	Native
<i>Eucalyptus polyanthemos</i>	Red Box	10-20 x 10m	Evergreen	Native
<i>Eucalyptus viminalis</i>	Manna Gum	30 x 15m	Evergreen	Native
<i>Fraxinus oxycarpa</i> 'Raywood'	Claret Ash	15 x 10m	Deciduous	Exotic
<i>Lagerstroemia indica</i>	Crepe Myrtle	4-8 x 2-6m	Deciduous	Exotic
<i>Laurus nobilis</i>	Bay Tree	6 x 3m	Evergreen	Exotic
<i>Magnolia grandiflora</i>	Little gem	4 x 2.8m	Deciduous	Exotic
<i>Melia azaderach</i>	White cedar	6 x 4.5m	Evergreen	Native
<i>Olea europaea</i>	Olive Tree	7 x 5m	Evergreen	Exotic
<i>Pistacia chinensis</i>	Chinese Pistacho	10 x 6m	Deciduous	Exotic
<i>Pyrus betulaefolia</i> 'southworth dancer'	Dancer Pear	10-14 x 5-8m	Deciduous	Exotic
<i>Pyrus calleryana</i> chanticleer	Ornamental Pear	10-14 x 5-8m	Deciduous	Exotic
<i>Tristaniaopsis laurina</i>	Kanooka	8 x 5m	Evergreen	Native
<i>Ulmus parvifolia</i>	Chinese Elm	13 x 10m	Deciduous	Exotic
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	6 x 8m	Evergreen	Native
Large Shrubs				
<i>Acmena smithii</i> 'minor'	Dwarf Lilly Pilly	2.5 x 1.5m	Evergreen	Native
<i>Adenanthos sericea</i>	Woolly Bush	2.5 x 2m	Evergreen	Native
<i>Artemisia absinthium</i>	Wormwood	1.5 x 1.5m	Evergreen	Exotic
<i>Banksia marginata</i>	Silver Banksia	6 x 5m	Evergreen	Native
<i>Bursaria spinosa</i>	Sweet Bursaria	3 x 4m	Evergreen	Native
<i>Callistemon salignus</i>	Willow Bottlebrush	6 x 3m	Evergreen	Native
<i>Callistemon sieberi</i>	River Bottlebrush	3 x 2m	Evergreen	Native
<i>Dodonaea viscosa</i>	Wedge-leaf Hop Bush	3 x 1.5m	Evergreen	Native
<i>Indigofera australis</i>	Austral Indigo	2 x 2m	Evergreen	Native
<i>Murraya paniculata</i>	Orange Blossom Jasmine	3 x 1.5m	Evergreen	Exotic
<i>Myoporum insulare</i>	Boobialla	5 x 2m	Evergreen	Native
<i>Viminaria juncea</i>	Golden Spray	2 x 2m	Evergreen	Native
<i>Westringia fruticosa</i>	Coastal Rosemary	1.5 x 1.5m	Evergreen	Native

4.2 Recommended Plant List cont.

Scientific Name	Common Name	Mature Size	Evergreen/ Deciduous	Native/ Exotic
Small Shrubs				
<i>Acacia cognata</i>	Green Mist	1 x 2m	Evergreen	Native
<i>Atriplex cinera</i>	Coastal Saltbush		Evergreen	Native
<i>Banksia spinulosa</i>	Birthday Candles	0.6 x 1.2m	Evergreen	Native
<i>Callistemon viminalis</i> 'little john'	Dwarf Bottlebrush	1 x 1m	Evergreen	Native
<i>Convolvulus cneorum</i>	Silver Bush	1 x 0.5m	Evergreen	Exotic
<i>Correa alba</i>	White correa	1.5 x 1m	Evergreen	Native
<i>Correa glabra</i>	Rock Correa	1.5 x 1.5m	Evergreen	Native
<i>Epacris impressa</i>	Common Heath	2 x 1.5m	Evergreen	Native
<i>Euphorbia wulfenii</i>	Mediterranean Spurge	1.0 x 1.0m	Evergreen	Exotic
<i>Goodenia ovata</i>	Hop Goodenia	1 x 2.5m	Evergreen	Native
<i>Leucadendron</i> 'yellow devil'	Yellow devil	1.5 x 2m	Evergreen	Exotic
<i>Nepeta cataria</i>	Cat Mint	0.5 x 0.5m	Evergreen	Exotic
<i>Rhagodia parabolica</i>	Fragrant Saltbush	0.3-0.8 x 2m	Evergreen	Native
<i>Stachys byzantina</i>	Lambs ears	0.3 - 0.75m	Evergreen	Native
Grasses and Succulents				
<i>Anigozanthos flavidus</i>	Kangaroo Paw	0.5 x 1m	Evergreen	Native
<i>Calamagrostis</i> 'Karl Foerster'	Feather Reedgrass	0.5 x 2m	Evergreen	Exotic
<i>Dietes grandiflora</i>	Wild Iris	1 x 0.5m	Evergreen	Native
<i>Echeveria</i> varieties	Succulents		Evergreen	Exotic
<i>Liriope muscari</i>	Lily turf	0.5 x 0.5m	Evergreen	Native
<i>Lomandra longifolia</i> 'Tanika'	Spiny Head Mat Rush	0.5 x 0.6m	Evergreen	Native
<i>Panicum virgatum</i> 'Cloud Nine'	Switch Grass	0.5 x 2m	Evergreen	Exotic
<i>Panicum virgatum</i> 'Heavy Metal'	Switch Grass	0.5 x 2m	Evergreen	Exotic
<i>Poa labillardieri</i>	Common Tussock Grass	0.5-1.3m x 0.5-1.5m	Evergreen	Native
<i>Poa poiformis</i> var. <i>poiformis</i>	Coastal Tussock Grass	0.6 - 1m	Evergreen	Native
<i>Senecio vitalis</i>	Chalk Sticks		Evergreen	Exotic
Vines and Climbers				
<i>Trachelospermum jasminoides</i>	Star Jasmine		Evergreen	Exotic

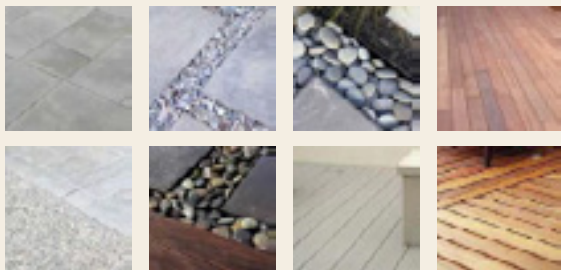
4.3 Paths and paving

Front paths, decks, porches and side access paths should reflect the landscape theme and planting that you have selected. Below are some example materials within the landscape themes to be considered for new dwellings.

Paths, decks, porches and side access paths may be constructed from one or a combination of the following materials:

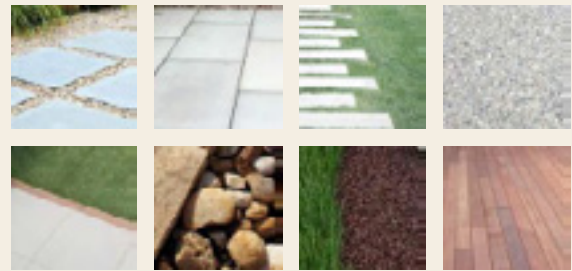
Contemporary (low maintenance)

- Natural stone paving
- Pre-cast concrete pavers
- Exposed aggregate concrete
- Natural decorative smooth pebbles in natural colours of grey
- Timber decking/recycled plastic timber decking



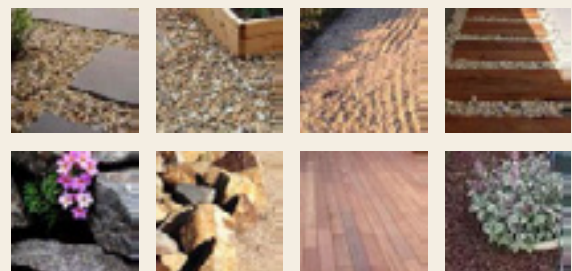
Classic (garden lover)

- Natural stone paving
- Pre-cast concrete pavers
- Exposed aggregate concrete
- Natural crushed stone aggregate or self-binding gravel (grey or brown in colour)
- Natural decorative irregular pebbles/rocks in natural colours of grey to brown
- Timber decking/recycled plastic timber decking
- Recycled pine mulch



Contemporary (low maintenance)

- Natural stone paving
- Pre-cast concrete pavers
- Natural crushed stone aggregate or self-binding gravel (grey or brown in colour)
- Natural locally sourced irregular rocks in natural colours of grey to brown
- Timber decking/recycled plastic timber decking
- Timber sleepers
- Recycled pine mulch



4.4 Garden Beds

All garden beds must have a depth of at least 200mm of top soil. Garden bed areas are to include an 80mm depth of mulch to retain moisture within the soil and suppress weed growth.

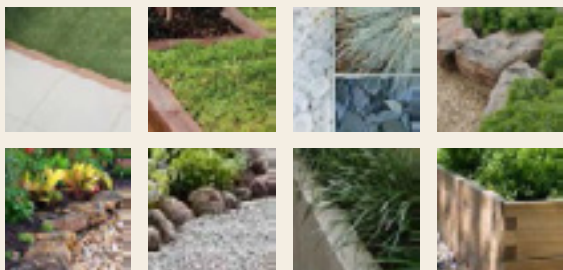
Cultivating the soil thoroughly by hand or with a rotary hoe is suggested before planting new trees or shrubs. The addition of gypsum for clay soils and compost or organic matter to soils will improve the quality and nutrients in your soil and will greatly contribute to the life and success of your plants. Mulch also helps to maintain moisture in the soil. Garden beds should be mulched with one of the following types of mulch:

- Pine bark
- Recycled hardwood mulch
- Decorative stone pebbles in natural colours, ranging from smooth formal style through to locally sourced irregular shaped rocks.

Garden beds must be flush edged to present neatly using one of the following types of edging:

- Timber: ACQ treated pine 25mm width, or Hardwood 10mm width
- Steel: Electro-galvanised mild steel edging 75-100mm depth x 3-5mm width
- Rock: locally sourced or purchased pebbles or rocks
- Concrete or timber raised planter box with 100mm minimum width

Obtain plant advice from local nurseries. Ensure plants are of good quality and thoroughly watered prior to planting.



4.5 Letterboxes

Letterboxes should be designed using materials which integrate with and complement the architectural style and material palette of the dwelling.

Stylized and single post supporting letterboxes will not be supported.

Details of letterboxes must be included on all plans lodged with the DRP for approval.

4.6 Waste management

Reducing your household excess waste through the reuse, reduce and recycle practice is encouraged. Consider locally sourced recycled materials and products to assist this process. Below are some tips for helping to manage your waste efficiently:

- Provide adequate space and access for recycling and garbage disposal
- Talk to your builder about recycling waste during the construction phase
- Minimise packaging through the materials you select
- Consider recycling waste products from the construction in your garden (such as timber cut off's and damaged bricks etc.)
- Create a worm farm or compost bin for feeding and maintaining your garden
- Reuse green waste wherever possible in the garden

4.7 Further resources

Melton Shire Council

www.melton.vic.gov.au/Home

- Sustainable Gardening Booklet
- Native Plant List

Indigenous Nurseries Location Website

www.iffa.org.au/indigenous-nurseries

Water Sensitive Urban Design

Melbourne Water Website

www.melbournewater.com.au/wsud

5.0 General Information

These Guidelines are a legally binding part of your contract and you are required to adhere to them. From time to time, designs may not comply with these guidelines, in part or in whole. While we make every effort to retain consistency, the developer, reserves the right to approve or refuse any design based on architectural merit, to allow innovative and contemporary designs to be considered.

In particular circumstances there may be special requirements in addition to this document. Where conflict occurs between this document and special requirements, the special requirements take precedence.

These design guidelines will discontinue five years from the date of settlement and will revert to any Government requirements at that time.

These guidelines are in addition to, not in lieu of, any other Government requirements. To learn about these, please refer to Part IV of the Building Regulations and the Melton Planning Scheme

6.0 Design Guidelines Checklist

The following checklist has been developed to ensure your house and landscape comply with the Guidelines. When submitting your plans in Step 2, please enclose this checklist completed for the DRP approval.

Guideline	Yes	No
House setbacks		
Are the required setbacks for your home achieved?	<input type="checkbox"/>	<input type="checkbox"/>
Does your home have the required one balcony, veranda or portico facing the street?	<input type="checkbox"/>	<input type="checkbox"/>
Corner Lot Dwellings		
Are all visible walls detailed to the same quality as the front elevation?	<input type="checkbox"/>	<input type="checkbox"/>
Roofing		
Does your roof include a combination of hips?	<input type="checkbox"/>	<input type="checkbox"/>
Does your roof achieve a minimum pitch of 22 degrees?	<input type="checkbox"/>	<input type="checkbox"/>
Does your roof meet the minimum eave requirements?	<input type="checkbox"/>	<input type="checkbox"/>
Garaging		
Is your garage located behind the front wall of the dwelling?	<input type="checkbox"/>	<input type="checkbox"/>
Is the garage set back a minimum of 5.0m from the front boundary?	<input type="checkbox"/>	<input type="checkbox"/>
Driveway		
Is the driveway an approved material as established in the guidelines?	<input type="checkbox"/>	<input type="checkbox"/>
Materials		
Is the dwelling constructed of materials identified in the guidelines?	<input type="checkbox"/>	<input type="checkbox"/>
Fencing		
Is your fencing consistent with the design guidelines?	<input type="checkbox"/>	<input type="checkbox"/>
Have you shown the type and location of fencing on your house plans?	<input type="checkbox"/>	<input type="checkbox"/>
Energy Efficiency		
Does your house meet the required 6 star energy rating?	<input type="checkbox"/>	<input type="checkbox"/>
Services and Non-Permanent Structures		
Does your home design include OptiComm requirements?	<input type="checkbox"/>	<input type="checkbox"/>
Does your home incorporate plumbing for recycled water supply?	<input type="checkbox"/>	<input type="checkbox"/>
Are there any structures such as sheds, antennas, air conditioning units and rainwater tanks visible from the street?	<input type="checkbox"/>	<input type="checkbox"/>
Are all services such as hot water heaters, plumbing, photo voltaic cells and solar panels, etc located away from the front elevation of the dwelling?	<input type="checkbox"/>	<input type="checkbox"/>

thornhillpark.com.au

Phone 1300 001 687

Visit us at the Corner of Paynes Road
and the Western Freeway, Rockbank

Open 7 Days
11am – 5pm



WELSH
developments

This document strictly serves as guidelines for the building regulations at Thornhill Park. Welsh Development retains the rights to amend these guidelines at any time and all final building decisions are made at The Developers discretion.