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DIVERSE DESIGN IS ENCOURAGED AT THE PATCH. THE PRINCIPAL AIM OF THE PATCH DESIGN GUIDELINES IS TO CREATE A COHERENT VISION FOR THIS NEW COMMUNITY AND TO GUIDE YOU THROUGH THE PROCESS.

THE GUIDELINES HAVE BEEN DESIGNED TO ENSURE ALL HOMES AT THE PATCH ARE BUILT TO A HIGH STANDARD AND ENCOURAGE A VARIETY OF HOUSING STYLES THAT ARE SYMPATHETIC TO THE LOCAL STREETSCAPE, WHILST PLAYING A PART IN THE ESTABLISHMENT OF SAFE NEIGHBOURHOODS.

1. OVERVIEW

1.1 DEVELOPER APPROVAL

All homes built at The Patch must be approved by the Design Assessment Panel (DAP) prior to lodging for any Building Permit or commencing any construction of works. The DAP is appointed by Jinding Australia (Developer) to oversee and implement the objectives of the Design Guidelines.

The Design Guidelines may be changed from time to time at the DAP’s discretion.

Applications for the Developer’s Approval will be assessed against the current version of the Design Guidelines.

Interpretation and application of these Design Guidelines is at the sole discretion of the DAP. The DAP’s decisions are final. No claims shall be made to the Developer, the DAP or their representatives with respect to the decisions made.

The DAP reserves the right to vary or waive the requirements of the Design Guidelines if it believes that a proposal (or an element of a proposal) that is not strictly in accordance with the wording of the Design Guidelines nonetheless makes a positive contribution to the overall objectives of the built form and/or streetscape at The Patch.

Allowance has been made for two submissions for each Design Approval application. Each additional submission may incur an administration fee, at the sole discretion of the DAP. New submissions for a lot that has already had an application approved may also incur an administration fee.

1.2 SUBMISSION REQUIREMENTS

All submissions for Developer Approval must be in PDF format and include the following information:

Site plan at minimum 1:200, with dimensions and showing:
- Lot boundaries and any easement(s) on title
- Proposed building footprint and all proposed setbacks
- Contours (at 0.5m interval or less) or spot levels
- On-site car parking and driveways
- Other external structures (including pools and spas)
- All ancillary items, including, but not limited to;
  - water tanks and storage units
  - solar panels
  - television antennae
  - air-conditioning units
  - evaporative cooling units
  - heating units
  - bin storage area
  - sheds and any out-buildings
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
- 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 dimensions 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

### 1.3 SUBMISSIONS

When you are ready to make your submission, 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.

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.

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Developer 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.

### DEVELOPER APPROVAL PROCESS

1. **Awareness**
   Homes must be designed having regard to the Design Guidelines.

2. **Submission**
   Once your home is designed in accordance with the Design Guidelines you may submit your plans to the DAP via the portal at www.ngdd.com.au

3. **Assessment**
   Allow 10 working days for your application to be processed. The DAP will approve your application if it complies with the Design Guidelines.

   - **3a Not Approved**
     Applications that do not comply with the Design Guidelines will be returned with the areas of non-compliance highlighted.

   - **3b Resubmission**
     Amended plans may then be resubmitted for approval. Any alterations made to the resubmission should be highlighted on the plans or in an accompanying letter.

4. **Approved**
   Following the approval you must then obtain a building permit from a building surveyor.

5. **Begin Construction**
   With a building permit, you may commence construction.
1.4 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.

1.5 TIMING
a. Construction of your home must start within 6 months of the settlement date. Completion of your home, including garage, driveway, fencing and retaining walls should occur within 18 months of settlement.
b. All front gardens must be landscaped in accordance with these Guidelines (including all turf, soft landscape, driveways and pathways) within 6 months of issue of the Certificate of Occupancy.
c. Fencing must be constructed within 30 days of the issue of the Certificate of Occupancy.

1.6 OTHER APPROVALS
The requirements detailed in this document are in addition to, and not in lieu of, any other legal or statutory requirements. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

1.7 DEFINITIONS
For the purposes of these guidelines:
- Public Realm is any land that is within the ownership of a public body, including Council and servicing authorities
- Building Envelope Plan means the Building Envelope detailed on the Plan of Subdivision for a particular lot
- A Corner Lot is any lot that has more than one boundary that abuts the Public Realm
- A Return Fence is the fence that is situated between the dwelling and the interior fence, or the dwelling and the fencing to Public Realm boundary, as per the detailed requirements of Section 3.3

1.8 SMALL LOT HOUSING CODE (SLHC)
These guidelines apply to all single dwelling lots at The Patch. Lots that provide a single dwelling and have an area less than 300m² are also subject to the requirements of the Small Lot Housing Code (SLHC). In the event of any clash between the SLHC requirements and these Design Guidelines, the SLHC shall take preference. The DAP will not assess proposals against the requirements of the SLHC.

2. LOT PLANNING

2.1 LOT LAYOUT

a. Only one dwelling is permitted per lot, unless otherwise provided on the relevant Plan of Subdivision.
b. 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 bedroom. On Corner Lots, the dwelling must have at least one habitable room window that addresses the secondary street frontage.
c. The habitable room window must have appropriate head and sill heights to provide passive surveillance to the Public Realm.
d. On Corner Lots, the primary street frontage is the shorter frontage adjacent to the street, unless otherwise noted on the Plan of Subdivision or Building Envelopes.

e. Dwellings must comply with the following minimum dwelling size, excluding garage and all unenclosed areas, unless otherwise approved by the DAP.
2.2 BUILDING SETBACKS

All dwellings must be contained within the Building Envelope Plan applied to the lot.

Generally, dwellings must be set back as follows:

FRONT SETBACKS

Dwellings must be set back a minimum of 4.0m and a maximum of 5m from the front boundary. The front setback can be reduced to a minimum of 3.0m if the lot is less than 300m². The reduced front setback will be identified on the Building Envelope Plan.

a. Garages must generally be set back a minimum of 5m from the front boundary and 0.5m minimum from the main building line:

FRONT ENCROACMENTS

b. The following may encroach into the front setback by no more than 1.5 metres:

- Balconies, verandahs, open porches, covered walkways and porticos that have a maximum height less than 3.6 metres above the ground level
- Facade treatments and / or covered balconies or verandahs on the second storey of a building that have a maximum height of less than 6.6 metres above ground level

SIDE SETBACKS

c. Generally, each dwelling must have at least one side setback of a minimum of 1m.

CORNER LOTS

d. 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 ENCROACMENTS

e. The following may encroach into the side and rear setback distances by not more than 500mm: (not within the Public Realm).

- porches and verandahs
- eaves, fascia and gutters
- screens, but only to the extent needed to protect a neighbouring property from a direct view
- domestic fuel tanks and water tanks
- heating and cooling equipment and other services.

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

a. Similar façades are not permitted within 4 lots of each other along both sides of the street.

b. The determination of this issue will be at the sole discretion of the DAP.
2.4 CHARACTER AND VISUAL STYLE

a. As a general rule, facades must be contemporary in style:
   - Period styles, such as Edwardian and Georgian etc, are not generally permitted
   - Period detailing, such as quoins, fretwork, lace work etc, are not generally permitted

There is however, scope for the use of these or similar elements as part of a contemporary design. The determination of this issue will be at the sole discretion of the DAP.

2.5 MASSING AND ARTICULATION

a. 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.

b. The front entry point may take the form of a portico, porch, verandah or other feature, to the satisfaction of the DAP, that has:
   - A minimum covered area of 3m²
   - A minimum depth of 1.5m

c. Rooms fronting the Public Realm must have a minimum ground floor ceiling height of 2700mm, or 2550mm for lots 300m² or smaller.

d. Two storey dwellings must incorporate elements such as balconies and / or protrusions to articulate the front façade.

2.6 RECYCLED WATER

a. Each dwelling must incorporate plumbing that allows for connection to any future recycled water supply.

b. 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.

2.7 CORNER LOTS

a. 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, verandahs and balconies
   - Roof elements, such as feature gables
   - Other treatments, to the satisfaction of the DAP

b. The side wall of the first level of any dwelling must not be constructed less than 900mm from the ground level wall that faces a side street.

c. Materials used on the front façade must extend to the secondary frontage for a minimum of 3m.

d. Corner features must be forward of the Return Fence and/or readily visible from the Public Realm.

e. Please note that blank walls forward of the Return Fence are not permitted.

f. In addition to the above requirements, dwellings on Corner Lots must include eaves to all sides facing the Public Realm, unless otherwise approved by the DAP.
g. Lots with a side boundary that abuts any open space are a particular type of corner lot and must incorporate the following additional features:

i. double storey dwellings (single storey dwellings will not be approved); and

ii. passive surveillance features such as large windows and/or balconies at the first storey level overlooking the adjoining open space; and

iii. fencing with a minimum 25% transparency and a maximum height of 1.5 metres if the fence is located forward of the return fence and on the boundary abutting the open space. The return fence and any fence on the rest of the abutting boundary must be a corner fence, as described elsewhere in this document.

2.8 ROOF DESIGN

A variety of roofing forms and styles is encouraged. Articulated roof shapes with elements such as hips, gables, Dutch gables and/or dormer windows are preferred.

Eaves provide shade in the summer months and allow the winter sun to penetrate the home during winter. A greater energy efficiency can generally be achieved by constructing eaves making the house more sustainable and providing the opportunity for energy savings.

Curved, or other innovative roof designs that incorporate some flat elements will be assessed on their design merit.

a. Hip or gable end roofs must have:

• A roof pitch of at least 22°, where steeper pitches are encouraged on homes with a narrow frontage
• A minimum eaves width of 450mm to the front façade
• A minimum eaves width of 450mm to the façade facing the secondary street frontage
• The front eaves returning along the side wall for at least 3m on single storey dwellings
• A minimum eaves width of 450mm to the entire upper level on two storey dwellings

b. Roof cladding must complement the style of your home.

Acceptable materials include:

• Pre-finished metal roof sheeting
• Low profile roof tiles

c. Galvanized, zincalume or unfinished roof materials and rainwater fixtures are not permitted.

d. Roof materials must be matte finish and non-reflective.

e. Walls constructed on side boundaries (zero lot line) will be exempt from the eaves requirements.

f. Corner Lot dwellings have additional roof requirements. Refer to Section 2.7 Corner Lots.

2.9 MATERIALS AND FINISHES

a. A colour and materials schedule must be included with your application for approval by the DAP.

b. The front façade must be finished with a mixture of external materials and finishes. Homes on lots 12.0m or wider must provide a contrast of 3 material or colour types. Homes on lots narrower than 12.0m must provide a contrast of 2 material or colour types.

c. Acceptable primary colours must be no greater than 70% of the front façade (not including the garage door or windows).

d. Other front façade materials may include:

• Stone
• Masonry blocks
• Weatherboard (painted)
• Lightweight cladding
• Timber cladding
• Render
• Other materials approved by the DAP

e. Aluminium sliding windows and doors are unlikely to be approved if visible from the Public Realm, unless they are manufactured from commercial or semi commercial sections.

f. No dwelling is to be built with any exposed stumps.

g. Colour schemes should adopt a palette of muted neutral tones.

h. External finishes, materials and colours must be approved by the DAP. Each application must include samples or images of the proposed colours, finishes and materials, including:

• Roofing
• Rain water fixtures (gutters, downpipes, fascias etc.)
• External walls
• Window frames
• Garage door
• Driveway

i. External glazing that is visible from the Public Realm must not contain leadlight, stained glass, reflective glass or patterned film.

j. The front facade (and secondary frontages) must not include recessed lightweight infill panels above doors, windows or garage doors.

k. Materials used on the front façade must extend to the side elevation for a minimum of 1.5m except for a Corner Lot where additional requirements apply. Refer to Section 2.7 Corner Lots

l. Roll down security shutters must not be visible from the Public Realm.
2.10 CAR ACCOMMODATION

a. Garages must be integrated into the overall form of the dwelling.

b. Garages must be enclosed. Carports and open sided garages are not allowed.

c. Lots with a frontage of 12.5m or more must provide a double garage.

d. Lots with a frontage of 10m or less must provide a single garage if the crossover is located on the front boundary. Double garages will not be approved.

e. The width of the garage door must not exceed 40% of the width of the lot frontage.

f. Garages must be stepped back a minimum of 0.5m from the front wall of the dwelling. This distance is measured from the front building line, not from verandas or porches etc.

g. The garage doors visible from the Public Realm must be either a panel lift, sectional overhead or other similar type.

h. Roller doors are not permitted if they are visible from the Public Realm.

3. OTHER EXTERNAL ELEMENTS

3.1 DRIVEWAYS

a. Each lot must have a maximum of one cross-over per frontage.

b. Driveways must be constructed from:
   - Exposed aggregate concrete;
   - Coloured-through concrete;
   - Slate;
   - Natural Stone;
   - Asphalt; or
   - Brick

c. Driveway colours should be muted.

d. Plain (uncoloured) and painted concrete driveways are not permitted.

e. The driveway must be set back a minimum of 0.5m from the side boundary to provide a strip for landscaping.

f. 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.

g. The driveway must be constructed prior to the occupancy of the dwelling.

3.2 LAND FORM (RETAINING WALLS)

a. The maximum height of any retaining wall is generally 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. Council approval may be required for retaining walls. Owners should make their own enquiry.

b. Thought should also be given to providing a landscaping strip of approximately 0.2m in front of the retaining wall to soften the height.

c. Retaining walls visible from the Public Realm must be constructed from a material and finish to complement the house, to the satisfaction of the DAP.
Acceptable finishes may include:

- Stone
- Face or rendered masonry
- Concrete sleepers with an appropriate applied finish and galvanised support columns

d. Timber sleepers are not permitted.

e. The extent, height and finish of all proposed retaining walls must be included in any application for Design Approval.

f. Refer to Council for additional retaining wall requirements.

3.3 FENCING

FRONT FENCING

a. Front fences are not permitted. Front fences may be considered for integrated housing sites only.

INTERLOT FENCING (FENCING BETWEEN LOTS)

b. Interlot fencing must be in pinelap constructed with:
   - Maximum 2m high
   - Minimum height of 1.8m
   - 150mm timber bottom plinth
   - Constructed with exposed posts and railings
   - 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)

c. Timber paling fencing is only permitted.

FENCING TO PUBLIC REALM BOUNDARY OTHER THAN THE FRONTAGE CORNER

d. Corner Fencing must be a pinelap fencing detail.
- Pinelap fencing must be constructed with:
  - maximum 2m high, exposed timber posts
  - a minimum height of 1.8m; and
  - 150mm timber bottom plinth

- All Corner Fencing must be:
  - terminated a minimum of 3m behind the closest front wall of the dwelling or 1m behind any corner treatment, whichever is greater; and
  - terminated by returning to meet the closest wall of the dwelling (Return Fence)

RETURN FENCING

e. Return Fences must be:
   - Constructed with materials and finishes to match or complement the adjacent fence
   - The same height as the adjacent fence

GATES

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

WING FENCING (fencing between the return fence and the front boundary)

g. Wing fences are not permitted.

3.4 OUTBUILDINGS AND ANCILLARY ITEMS

SHEDS AND OUTBUILDINGS

a. If less than 10m² in area, sheds and outbuildings must not be readily visible from the Public Realm.
b. If more than 10m² in area, sheds and outbuildings must:
   - match or complement the appearance of the dwelling in form, colour and materials
   - have a maximum height of 3.6m at the ridgeline, measured from natural ground level
   - have a maximum height of any perimeter wall, excluding the gable infill, of 2.4m, measured from the natural ground level

LETTERBOX

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

SERVICE EQUIPMENT

e. Satellite dishes, antennae or external receivers must be:
   - located to the rear of the dwelling
   - not readily visible from the Public Realm
f. Heating and cooling units must be:
   - located towards the rear of the dwelling
   - if located on the roof, satellite dishes, antennae, external receivers and heating and cooling units must be:
     - positioned below the ridge line
     - positioned to the rear of the roof
     - coloured to match the roof as far as practical
g. Photovoltaic cells, solar panels and the like may be located to maximise their efficiency as long as they integrate with the roof form.

SCREENING

h. Ancillary structures and elements must be located so that they are not readily visible from the Public Realm.
   This includes 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
i. 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.

SIGNAGE
j. Signs to advertise the sale of a vacant lot are not permitted unless approved by the Developer.
k. One sign only may be erected to advertise the sale of a completed dwelling.
l. Signs for dwelling names and home businesses are not permitted.

MAINTENANCE OF LOTS
m. 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.

n. The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land, reserves or in any waterways.

CROSSOVER & FOOTPATH PROTECTION
o. It is the responsibility of the Landowner to ensure that any required asset protection permits are obtained prior to the commencement of building works.

STREET TREE PROTECTION
p. It is the responsibility of the Landowner to ensure that any street trees and/or nature strips are protected during all building works.

3.5 LANDSCAPING
a. Landscape works are part of the design approval process. A Landscape Plan must be included with the submission for design approval and approved prior to the commencement of construction.
b. No more than 50% of the front garden is to comprise hard paved surfaces.
c. The front garden must contain free draining surfaces such as:
   • Grass
   • Garden beds containing trees, shrubs, tufting plants
   • Groundcovers
   • River pebbles or Lilydale toppings or similar

This reduces rain runoff and can keep the garden cooler in summer. Scoria or Quartz should be avoided.
d. On lots that are 12.5m or wider, at least one advanced evergreen tree and one deciduous tree, both with a minimum installation height of 2.0 metres, must be planted between the front building line and street boundary.
e. On lots that are less than 12.5m wide, at least one tree with a minimum installation height of 2.0 metres, must be planted between the front building line and street boundary.

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.
f. All garden bed areas within the front yard must be edged using brick, timber, steel or spaded edges and be planted with:
   • A minimum of 10 medium to large shrubs (from 0.2m pot size at installation)
   • A minimum of 20 smaller shrubs (from 0.15m pot size at installation)
   • A minimum of 20 ground cover plants (from 0.15m pot size at installation)
g. Consideration should be given to locating garden beds at the edge of the lot, rather than lawn or paving.
h. All garden beds should be at least 0.5m 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.
i. All garden beds should be densely planted to ensure good coverage of growth. Empty spaces between species should be avoided.
j. All garden beds should be mulched to help keep the soil moist. Use pine bark or other organic matter, or decorative pebbles.

3.6 ENVIRONMENTAL SUSTAINABILITY

LIVEABILITY CONSIDERATIONS
Applicants are encouraged to submit designs that are environmentally responsible.

The orientation of your lot will determine the best siting of the house on the lot. A building's orientation plays a large part in achieving the optimum solar access for your home during winter. Lots on the north side of a street will have sunny backyards – good for private outdoor living. Lots on the south side of a street will have sunny front yards – good for show
piece gardens. Lots facing east-west will have sunny side yards – these houses should be sited to leave the largest possible outdoor living space along the northern boundary.

Dwellings can become more liveable by taking into account the orientation of rooms and windows, shading of windows and walls, ceiling heights, sustainable building materials, cross flow ventilation, covered open spaces, insulation and water efficient fixtures. Eave design can act as excellent shading devices during warmer months. Implementing these features can also result into substantial financial savings for the home owner.

Double storey homes must respect the privacy of neighbouring dwellings, including potential overshadowing issues that may arise as a result of siting choices. It is the responsibility of applicants with double storey proposals to ensure their design has demonstrated these factors and to receive approval from the relevant authority and/or Building Surveyor prior to construction.

SOLAR HEATING PANELS

Solar heating panels must be located on roof planes preferably not visible from the Public Realm. The panels should follow the roof pitch. Where visible from public, solar panels will be assessed on their merits with regard to scale, form and colour.

RAINWATER TANKS

Rainwater storage is encouraged. The rainwater tank and all accessories must not be located in front of the dwelling or be visible from the street and public spaces. The rainwater tank and all accessories must be coloured to match the dwelling. To help calculate the size of water storage that you may require please contact the Department of Sustainability and Environment for appropriate storage requirements in relation to the collection area provided.

RECYCLED WATER

Recycled water will be implemented for non-drinking purposes such as toilet flushing and garden usage. All residents are required to connect their dwellings to this service to reduce the consumption of potable water. Every dwelling must incorporate dual plumbing for the use of recycled water in toilet flushing and garden watering. For more information, please visit Yarra Valley Water webpage, or visit the link below to find out about recycled water in the home at www.yvw.com.au/help-advice/recycled-water

ENERGY RATINGS

It is the applicants’ responsibility when building a home to comply with Victoria’s energy rating requirements. Dwelling designs should be assessed by a licensed energy rating company, and they in turn will make recommendations regarding insulation and other resource saving measures. Dwellings must achieve the minimum standard as currently legislated.

DEVELOPER’S RESPONSIBILITY

Whilst Jinding Australia will endeavor to ensure compliance with these Design Guidelines wherever possible, Jinding Australia will not be responsible or liable to any person for any loss, damage or injury arising whether directly or indirectly from any noncompliance with these Design Guidelines.

4. DESIGN APPROVAL CHECKLIST

THE DESIGN APPROVAL PORTAL (WWW.NGDD.COM.AU) WILL PROMPT YOU TO ENTER ALL THE INFORMATION REQUIRED TO MAKE AN APPLICATION FOR DESIGN APPROVAL AT THE PATCH.

The information required to lodge an application includes:

- Lot number and street name.
- Owner's name, address and contact details.
- Builder/Designer’s name, address and contact details.
- Applicant’s name, address and contact details, if the applicant is not any of the above parties.
- The design information listed in Section 1.3, Submission Requirements, including:
  - site plan
  - floor plan(s)
  - elevations
  - landscape plan
  - printed colour board with materials/colour/finishes samples

Please note that incomplete or partial applications will be returned without assessment.
While this brochure reflects the proposed development at the time this brochure was created, the information it contains should be used as a general guide only. The representations of the development are artistic impressions only. In particular, the designs, plans, images, view lines, dimensions, layout, sizes and areas, facilities, amenities, infrastructure, number of lots, the configuration of these and other information contained in this brochure, the marketing display suite, internet site, videos, computer applications and all plans and schedules (Property Information) may change depending on a range of variable factors including, but not limited to, council building approvals and planning consents, market conditions, finance and government and municipal requirements. As a result, the Property Information is preliminary only and subject to change without notice as the development progresses. This brochure does not constitute part of an offer or contract. We recommend that you undertake your own enquiries, obtain independent legal advice and confirm the current Property Information at the time you enter into any purchase contract. JD Wollert Bodycoats Dev Nom Pty Ltd ACN 619 799 790 and its associated entities do not make any representations or give any warranties that the information set out in this brochure is or will remain accurate or complete at all times and disclaim all liability for harm, loss, costs or damage which arises in connection with any use or reliance on the information.