

## Walls

*Objective: To create a variety of village-scale, aesthetically pleasing, high-quality wall finishes, which are well integrated with the design of the house.*

- Walls of buildings shall add to the simple, semi-rural and natural village aesthetic and respond to the Eltham mud-brick and timber building tradition.
- Homebuilders are encouraged to use lighter materials on upper levels, and to articulate the building form into smaller elements through the use of bay windows, verandas, etc.
- Homebuilders shall use materials with the appropriate thermal mass or R value for the solar orientation, e.g. a higher R value and less glazing for south-west, south-east and south-facing walls; higher thermal mass and more glazing for north-facing walls.
- The external walls of the home shall be selected from the following materials and colours:

Wall: materials and colours				
Element	Materials approved	Materials not approved	Colours approved	Colours and details not approved
Face brick and block work	Clay-fired brick Mud brick	Unfinished cement block, split-face block, Besser block, sandstone look-alike block	Autumns / apricots / reds, earthy tones; Eltham earth tones	Bright colours Contrasting colours, e.g. red and cream Quoined corners
Rendered brick or block	Cement or synthetic renders bagging – over clay brick, cement block or Hebel block		Natural earthy tones, including lime washes	Bright colours Heritage colours <sup>β</sup> Contrasting colours Quoined corners
Earth	Mud brick Rammed earth		Natural finish Render finish Eltham earth tones	
Stone	Natural stone	Synthetic stone products	Natural finish	
Timber	Natural timber weatherboards Radial-sawn weatherboards Timber plywood products <sup>α</sup> Hardboard cladding <sup>α</sup>	PVC (vinyl)/ metal weatherboards	Natural / stained finish Painted finish – natural tones, e.g. GRIMES oil acrylic range	Bright colours Heritage colours <sup>β</sup> Contrasting colours
Cement sheet	Hardboard cladding products <sup>α</sup> – Render or face finish – Nominated range only	Rough sawn profiles	Painted finish – natural earthy tones – as approved	Bright colours Heritage colours <sup>β</sup> Contrasting colours

<sup>α</sup> At the discretion of DWV architect where deemed appropriate to the design of the home.  
<sup>β</sup> Heritage colours; generally Burgundy and Green and shades similar to Colorbond 'Heritage Red' and 'Caulfield Green', and at the discretion of the DWV architect.

## Doors and windows

*Objective: To promote the use of sustainably sourced, attractive, environmentally effective windows and doors that are appropriate to the design of the home.*

- Homebuilders are encouraged to use sustainable timber for doors and windows. This means avoiding the use of rainforest products such as Meranti, Merbau, Ramin, Phillipine Mahogany, etc. For more information, refer to the *Good Wood Guide* (published by Friends of the Earth).
- Homebuilders are encouraged to source window and door sills from recycled or salvaged timber, preferably durability class 1 or 2 for longevity. Refer to links and suggested suppliers section for more information.
- Homebuilders are encouraged to source window and door timber generally from recycled and salvaged timber. This is not an easy task at the time of writing. The most sustainable windows and doors are those made from LOSP treated plantation pine, sometimes known as primed pine or Araucaria.
- Security screen doors visible from the street shall be appropriate to the design of the home. Reproduction and heritage styled security doors are discouraged.
- Double-glazing and thermally efficient glazing is encouraged, and may be required to meet energy ratings.
- Window and door compressible seals are encouraged, and may be required to meet energy ratings.
- While recycled windows and doors are encouraged, they may require upgrading for the efficiency reasons above.
- Aluminium roller shutters may be considered where they:
  - Are painted a single colour as approved by the DWV architect;
  - Are integrated into the fabric of the facade such that no bulkheads or housings are visible;
  - Any tracking is housed within the window opening.

The external doors and windows of the home must be selected from the following materials and colours:

Door and window: materials and colours				
Element	Materials approved	Materials not approved	Colours approved	Colour not approved
Door and window frames	Timber	Aluminium <sup>α</sup> Steel PVC	Natural earthy tones	Bright/contrasting colours Heritage colours <sup>β</sup>
Garage Doors	Panel lift door Timber panel door	Roller doors visible to the street frontage Roller door profile to panel doors	Greys Natural earthy tones	Bright/contrasting colours Heritage colours <sup>β</sup>
Glazing	Glass – single or double glazed	Reflective coatings	Clear Grey tint <sup>γ</sup>	Reflective coatings Contrasting tints
<b>Special Conditions</b> α Nominated aluminium-framed double-glazed window systems may be considered where an essential element of and appropriate to the house design, and providing superior environmental performance. β 'Heritage colours' generally refers to Burgundy and Green and shades similar to Colorbond 'Heritage Red' and 'Caulfield Green' at the discretion of the DWV architect. γ Additional energy efficient glazing types will be considered on application.				

## External fixtures and plumbing

*Objective: To avoid a situation where unsightly building features dominate the streetscape and views from parkland and public spaces.*

- All roof-mounted fixtures such as satellite dishes, air conditioning units, evaporative coolers (see note below), swimming pool heating and the like shall be located discretely. Homebuilders are encouraged to colour fittings to match the roof and to fit them as close to the roof as possible.
- Domestic solar hot water units and photovoltaic installations shall be located for best efficiency. When no alternative is available, they may be placed where visible from the street.
- Homebuilders are encouraged to use 'lo-line' type solar hot water systems where the hot water tank is not located on the roof, or 'close coupled' systems where the tank is concealed within the roof.
- Domestic solar hot water units and photovoltaic installations shall be installed at the same angle as the roof (30 degrees optimal angle), match the roof colour where possible, and have no conspicuous signage.
- Ground-mounted plant and equipment such as heating units, hot water services, etc. shall be screened from the street.
- The location of all external fixtures and the screening thereof shall be shown on all plans submitted for approval.
- All second-storey plumbing and services shall be concealed in roof and wall cavities.
- Wiring and service connections shall be underground.
- The committee may consider evaporative cooler units located where they are visible to the street where there is no alternative (e.g. corner lots) or to maximise the efficiency of the cooling system. This will only be permitted where the home is single storey, a low profile 'contour' type unit is used, and the unit is a similar colour as the roof. These units shall be placed as low on the roof as possible and below the ridgeline.
- Homebuilders are encouraged to use on-site waste treatment systems, greywater systems, composting toilets and water recycling units where possible.

## Fences

*Objectives: To use fences sensitively to manage privacy and security in the landscape while allowing a balance between the privacy of residents and the amenity of the streetscape. To maintain openness between the private and public interface. To use planting to soften the property boundaries.*

- Fencing shall generally be of timber. Alternatives may be considered by the committee.
- Treated pine (CCA) fencing materials shall not be used. Homebuilders are encouraged to use alternatives, including posts and plinths of plantation sugargum or windbreak cypress (most sustainable), or redgum, ironbark, box, or white cypress pine. Rails and palings may be hardwood (sustainable suppliers preferred). Refer to links and suggested suppliers attachment for more information.
- Fencing on common boundaries shall be negotiated between adjoining allotment owners who share the fence costs. Where allotments back onto public open space or yet to be released land, the cost of fencing shall be shared with DWV.
- Swimming pools and spas shall be fenced in accordance with government regulations.
- Tennis court fencing shall be black-coated chain wire. The committee may consider alternatives.
- There shall be no Fencing allowed to any street boundary.
- The first 3.0 metres of side boundaries, from the street, shall be open-style timber fencing (type 1), with a maximum height of 1.2 metres (refer appendix).
- Fencing to any other boundaries shall be either open-style timber fencing (type 1), or capped paling fence (type 2) with a maximum height of 1.95 metres (refer appendix).
- Fencing to parkland shall be galvanised wire mesh, maximum height 1.95 metres.
- Screen fencing and gates between the side of the house and the boundary fence shall be open-style timber fencing (type 1).
- Retaining walls shall be stone, rendered masonry or recycled sleepers. Maximum height of retaining walls shall be 900mm. Retaining walls over 900mm may be approved on lots 16,18,and 20, but shall be engineer designed.

## Sheds and outbuildings

*Objective: To promote the sensitive placement and design of sheds and outbuildings.*

- Approval is required for all outbuildings greater than 4 square metres in floor area.
- The design and location of all outbuildings shall be unobtrusive and generally located to the rear of allotments.
- Outbuildings shall be no more than 2.5 metres in height at external walls without approval, and shall be set back from fencing to allow access (with the exception of those abutting masonry walls on boundaries).
- Structures for housing animals/livestock shall comply with appropriate council and/or health requirements.
- Structures outside the above parameters shall require design approval and may be required to match or complement house design and materials.

## Letterboxes and signage

*Objectives: To promote clarity in the numbering of houses, in facilitating deliveries to houses, and the use of low-key, low-impact signage throughout the site.*

- Mail service. All mail and newspapers shall be delivered to individual homes only. There will be no centralised mail drop-off point.
- Letterboxes shall be constructed to Australia Post requirements and be located at the front of the house. They may be incorporated into a front fence, or freestanding if there is no fence, and shall be constructed of materials and in colours that complement the house.
- The street number shall be displayed either on or near the front door, or on the letterbox.
- Display of advertising or other signage shall not be permitted without written approval from the DWV Body Corporate. Written requests for advertising signage shall be accompanied by information on sign size, type, information and lighting proposed. The committee may consider alternatives.
- Signage where approved shall be natural finished (greyed) timber with painted or routed lettering. Lettering may be coloured. Lighting of signage shall be with the use of maximum 1.5 watts of LED light.

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## Garden design requirements

### Garden design character

*Objectives: To promote the creative and informed use of garden design to improve the quality of life for residents and visitors, and to manage the environment in such a way that there is a harmonious blend of productive and indigenous vegetation.*

- A landscape design submission shall include the following elements:
  - Location of any existing vegetation on the lot;
  - Outline of buildings and other structures;
  - Location and type of any hard surfaces, including paving, driveways, terraces and materials proposed;
  - Planting layout, including major trees and a detailed list of species;
  - Location and design of fencing;
  - Location of service areas; e.g. clothes line, rubbish bin/recycling storage, storage areas;
  - Location and design of sheds and any other structures;
  - Proposed location of swimming pools, gazebo or other features.
- All existing native vegetation shall be protected and will be required to be replaced if damaged.
- Landscaping of front gardens shall be completed within six months of the occupancy of homes.

### Plant selection

*Objectives: Planting within your garden should find a balance between indigenous native flora and productive food species. The selection of appropriate indigenous species will help maintain the ecological integrity of the remnant bushland along Diamond Creek, encourage wildlife, and help the community identify with the unique vegetation of this area.*

*The community garden will provide the opportunity to grow fruit and vegetables, although you are encouraged to include herb and vegetable beds and fruit or nut trees within your garden to increase the self-sufficiency of the village.*

- The plant selection shall be a combination of indigenous species (refer Nillumbik Shire Council's local plant booklet) and selected productive species (refer planting and species guide in appendix).
- To not compromise the efficiency of your neighbour's solar panels, all tree species that are planted for shade shall not exceed a height of 5 metres. Trees within 9 metres of the north side of dwellings or private outdoor spaces, and higher than 3.0 metres when mature, shall be deciduous.
- Planting of eucalyptus species within your garden may be inappropriate except where your backyard adjoins the creek precinct (lots 16 to 21). The planting of eucalypts and acacias higher than 5 metres to the north side of all dwellings is not encouraged.
- Lawns must be indigenous grasses, such as a combination of the following:
  - weeping grass (*Microlena stipoides*)
  - kneed wallaby grass (*Austrodanthonia geniculata*)
  - clustered wallaby grass (*Austrodanthonia racemosa*)
  - kidney weed (*Dichondra repens*)
- Productive plantings shall include fruit trees, nut trees, fruit, vegetables and herbs.
- Planting of radiata pine, sweet pittosporum, or other environmental weeds as specified by the responsible authority, and cypress or similar hedging shall not be permitted.
- It is important to have diversity within your indigenous planting to ensure the viability of the ecosystem.

## Tree preservation

*Objective: To protect all significant existing vegetation.*

- Permission to remove any tree shall be required in writing by both DWV and Nillumbik Shire Council. All existing trees and vegetation on the site shall be preserved, with the exception of trees that have been recommended for removal by a qualified arborist. Council approval may still be required, depending upon the tree size and species.
- The construction of trenching for footings and services is not permitted within the root zone or beneath the tree canopy. All service routes must be planned to avoid disturbance to tree roots.
- During construction and other works protective mesh fencing of 1.2 metres height safety mesh shall be erected around any manna gums. The fence shall be positioned 2.0 metres beyond the branch canopy spread.
- The following shall not be permitted within the protected tree zone area:



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- Soil stripping or excavation;
  - Contamination by chemicals, fuel, subsoil or any debris;
  - Storage of materials, fill or topsoil;
  - Trafficking or parking of any vehicles;
  - Location of any site facilities;
  - Alterations to ground levels;
  - Fires.

- Grasses, ferns, shrubs and groundcovers shall also be considered to be protected, with the exception of exotic or weed species. Please seek advice before removing any vegetation if you are not sure what it is.

## Storm water treatment and irrigation

*Objectives: To conserve water and reduce water use where possible – this is a key aim of the development. To create a system of surface drainage that is aesthetically pleasing and that minimises erosion.*

- Planting of indigenous species is encouraged. One of the many benefits of planting indigenous native species within your garden is that they require minimal irrigation once established.
- Stormwater runoff shall be directed into garden beds wherever possible to reduce the requirement for watering and the pressure placed on the site drainage system. Sunken garden beds in certain locations can be effective in delaying and minimising water run-off.
- Porous surfaces are encouraged, i.e. timber decking, gravel areas, indigenous lawns and mulched garden beds.
- Irrigation and garden sprinkler systems shall be limited to greywater or rainwater supplied systems. Gardeners are encouraged to maintain a downpipe-filled dipping barrel or its equivalent for filling watering cans.
- Stormwater shall be via surface drainage, e.g. open swale and gravel soaks generally.

## Surface treatment

*Objective: To reflect the surface treatments of the Eltham landscape tradition, which are characterised by informal natural materials, such as gravels, flagstones, and various recycled materials.*

### Materials

- The use of recycled materials is highly desirable as this reduces dependence on limited resources.
- When selecting a surface type, whether hard or soft, consider the usage and traffic levels.
- Minimise the area of hard paving if possible, as soft paving materials will maximise water filtration into the sub-surface, which will reduce the pressure on the overall site drainage systems.
- Homebuilders are encouraged to use locally available materials, rather than materials sourced from overseas, due to the large amount of energy used in transporting bulky materials.

## Stone

- Stone shall be Coldstream stone, Castella stone or similar light-coloured slate or stone. Bluestone and similar dark grey materials are not encouraged.
- Volcanic fieldstones may be acceptable depending upon use.

## Mulch

- Gardens shall be mulched to suppress weeds and retain moisture where possible.
- Established indigenous grass areas need not be mulched.
- Mulch shall be second grade recycled hardwood, or similar, or approved local 'bush mulch' (refer list of recommended suppliers).

## Paving

- Soft paving shall be used in preference to hard paving, due to its water permeability and reduced runoff. Paving shall be limited to 30% of the total garden area, and be selected from the following materials:
  - Local gravel or aggregate
  - Recycled brick paving
  - Concrete with recycled aggregate
  - Recycled 10mm crushed concrete aggregate
  - Concrete with recycled aggregate
- Flagstone paving may be used but material that has been transported from overseas is not encouraged (refer to *Waste Wise Guide*).

## Timber decking

- Timber decking and substructure shall be naturally class 1 or 2 durability, or treated to achieve the same protection from termites and/or decay.
- Recycled timber decking is encouraged.
- Timber decking shall not be new Merbeau, Jarrah or other endangered species (refer to the *Good Wood Guide* published by Friends of the Earth).
- Treated pine shall not be CCA treated. LOSP treated pine is encouraged as an alternative.

## Colours

- Colours of paving, concrete, driveways, etc. shall be subdued generally, to match the natural gravels and earth tones of the Eltham area.

### Changes in level

- Subtle grading shall be used in preference to abrupt level changes. This will blend level changes into the landscape, while helping to minimise erosion.

### Paths and steps

- For paths, refer paving.
- Steps shall be in recycled brick or timber, concrete or stone.
- Step risers shall be 190mm maximum, and treads no less than 240mm. Step risers and treads shall comply with the requirements of the Building Code of Australia.

### Open spaces and quiet enclaves

Throughout the village, a number of seating areas, paths and public open spaces will be provided for and maintained by the community, enabling residents and visitors to spend more time outdoors. Homebuilders are encouraged to carry this theme through into private gardens.

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## **Good connections and references**

**Embodied energy guide**

**Planting and species guide**

**Recommended reading and websites**

**Fencing**

**Recommended suppliers**

