

Driveways must be full width (ie. "car tracks" will not comply) and must be finished with concrete or clay paving bricks or exposed aggregate reinforced concrete to the street footpath; or plain uncoloured reinforced concrete in total;

- Paths must be the same material adopted for the driveway;
- Where concrete or clay paving bricks are utilised they must be in a colour that compliments the colour scheme of the dwelling; and
- Driveways and paths should occupy no more than approximately 40% of the front yard (dispensation may be given to battle-axe lots that require space for a third vehicle and/or turning space).

4. Retaining walls

Retaining walls in the front yard are to be constructed of face bricks, stone or rendered masonry of a colour that compliments the colour scheme of the dwelling.

Railway sleepers or treated timber systems will not comply.

Retaining walls cannot be more than 1 metre high, with terracing to be adopted as required.

5. Lawn

Front gardens must be top-soiled and turfed from the kerb to the house frontage (except areas comprising garden beds).

6. Garden Beds

Front gardens must have at least two garden beds with minimum combined front yard coverage of 20% area.

Garden beds must have structural borders of concrete or brick.

Garden beds are to be treated with suitable mulch not less than 75mm thick.

The garden beds in total must feature:

- 2 advanced trees at least 1.5-metres high of minimum 50-litre pot size from the Plant Species List; and
- 10 advanced shrubs of minimum 5-litre pot size chosen from the Plant Species List.

The Plant Species List will be available in April 2005. Contact the Woodlands Sales Office for details.

7. Street tree planting

Landcom will provide all street trees in the nature strip (originally). No other plantings are permissible. Except that a specimen of the same species and a similar size to the tree damaged will replace street trees damaged during house construction.

Do you have any queries before you commence?

Queries regarding compliance with the design criteria and submission of applications for the Landscaping Design Guideline financial rebate can be made to:

Woodlands Sales Office
Corner Munmorah and Jindabyne Road, Flinders
Phone: (02) 4297 2999, Facsimile: (02) 4297 2308

Landscaping & Fencing Design Guidelines

Woodlands – Life-size coastal living



Current as at March 2005



Overview

Landcom is committed to creating better communities through the development and promotion of good urban design and ecologically sustainable development.

This is consistent with our commitment to position Woodlands as one of Illawarra's premier housing estates. That is, an estate offering a variety of quality building lot and housing products for all household and family types, and at all stages of residents lives, whilst ensuring optimal and sustainable environmental and social outcomes.

As part of this commitment Landcom is offering a House Design bonus of \$7,500 and a Landscaping & Fencing Design bonus of \$5,000 (ie. a total \$12,500) to all Woodlands purchasers who comply with the conditions and criteria specified in the respective Guideline documents.

Landcom envisages that the adoption of both Guidelines by purchasers will ultimately benefit all residents at Woodlands by promoting a high standard of built form, streetscape and landscaped private spaces that will create, and maintain the amenity and safety of the estate.

This Landscaping & Fencing Design Guideline leaflet should be read in conjunction with:

- The House Design Guidelines;
- The conditions of contract ascribed to the Contract for the Sale of the Land;
- Shellharbour Council's Woodlands Development Control Plan (DCP); and
- The Building Sustainability Index (BASIX) practice notes and guidelines.

Please also note that the financial rebates for the satisfaction of the House Design Guidelines and the Landscaping & Fencing Design Guidelines are separate offers with different terms and conditions applicable.

Conditions determining eligibility

The following conditions apply regarding the Landscaping & Fencing Design Guidelines and offer of financial rebate:

- All of the Landscaping & Fencing Design Guideline components must be satisfied to enjoy the financial rebate. That is, satisfaction of each one of criterion numbers 1 to 7. No pro-rata or part payments will be considered.
- Purchasers should contact Landcom's Sales Office before construction of each landscaping and fencing specification if they are unsure as to the compliance requirements (phone contact details are found at the rear of this leaflet).
- For Landcom to consider payment of the financial rebate all of the required landscaping and fencing components must be fully completed, and the financial rebate application ("application") made to Landcom's Sales Office, within 24-months from the date of settlement of the land purchased from Landcom.
- Whether or not satisfaction of the design criteria has been achieved and the application is suitable for payment will be at Landcom's ultimate discretion, and no debate will be entered into. In this context the following criteria will guide Landcom.
- This offer is only applicable to purchasers of land from Landcom's Woodlands development where it is subject to a Special Condition of Contract within the Contract for the Sale of the Land.
- Landcom reserves the right to withdraw this offer at any time prior to exchange of contracts.

Statutory provisions

The design criteria for the Landscaping & Fencing Guideline are generally consistent with discretionary provisions contained in Shellharbour Council's Woodlands Estate Development Control Plan and the NSW Government BASIX development code.

Where there is conflict, the DCP and BASIX provisions prevail (please note, at time of formulation of Landcom's Design Guidelines no conflict was ascertainable).

Guideline Criteria

To qualify for Landcom's Landscaping & Fencing Design financial rebate each one of the following Guideline Criteria must be satisfied.

1. Fencing

General

No front fencing is permitted unless it is of an open decorative style with face brick or rendered masonry columns with colours complimentary to the residence and infill panels of tubular steel fencing.

All side and rear fencing between house lots must be solid and constructed of treated timber, with posts set in concrete footings, palings 15mm thick, a fence frame designed to prevent warping of palings, and of maximum height of 1.8 metres.

Colorbond™ (or similar) fencing is also permitted on side or rear boundaries but excluding side boundaries on corner lots, lots adjoining public reserves, or any fences visible from the street.

Side fences on non-corner lots must start 1.0 metres behind the front building façade nearest to the street.

Corner lots

For corner lots the side fencing must also be of treated timber and commence from the building line or 1.0 metres behind the nearest front façade, which ever is the furthest from the front street.

Corner lot side fencing forward from the point 1.0 metres behind the front façade is permissible, but only to the extent that it is to define private open space, can only be to a maximum height of 1.0 metres, and constructed of lapped and capped treated timber or faced/rendered brick (or rendered blockwork walls)

with complimentary colours to the residence with infill panels of lapped and capped treated timber.

Side and rear fencing abutting a road, reserve or park

Prominent fence lines facing reserves or parks must also be constructed of lapped and capped treated timber with emphasis in ensuring that the fence frame does not facilitate warping of palings.

The maximum fence height is to be 1.8 metres not exceeding 2/3 of the boundary length, the remaining 1/3 side fence from the front return must have a height of 1.0 metres.

Note well however that side fences that abut roadways must have face brick or rendered masonry columns with colours complimentary to the residence with infill panels of lapped and capped treated timber.

The use of articulated fences and landscaping to delineate boundaries is encouraged.

2. Letterboxes

Letterboxes must integrate into the front landscaping design and the construction materials and/or colour of the front façade.

3. Driveways and paths

Driveways must be constructed in the following manner:

- Driveways from the street footpath line to the street must be plain uncoloured reinforced concrete so that the driveways blend with the footpath that is being constructed by Landcom;

