

ellendale

BRISBANE

Design Standards

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1.0 The Ellendale *Vision*

Where the *city* meets *nature.*

Cedar Woods has created a vision for a contemporary and high quality new community on this unique site. The development has been named Ellendale.

Ellendale is nestled within the existing neighbourhood of Upper Kedron which has a strong natural landscape character. Housing will be specifically modern, reflecting current design trends, and be environmentally savvy whilst respecting earlier housing traditions of the area and the bush setting.

These Design Standards will help you to create a home that is a part of the Ellendale vision and give you an opportunity to visualise your future neighbourhood. The Design Standards will guide you through palette and design options, streetscape presentation and sustainability strategies which will reduce the impact of your home and lifestyle on the local environment.

These Design Standards will create a cohesive style of housing and in doing so helps to protect your investment in Ellendale.





2.0 Design Standards & *Approval Process*

Overview

To help protect the future lifestyle and investment appeal to all residents of the Ellendale community, Design Standards have been developed to promote:

- A consistent high standard of architectural design.
- The implementation of sustainable design principles.
- Landscape design that is integrated with the proposed dwelling and streetscape.

The design of each house is an important component of achieving a harmonious and cohesive community. In order to achieve a successful streetscape, dwellings must include façade treatments and use of materials that contribute and enhance the contemporary setting of the development, as well as allowing individual expression.

Additionally, front yard landscaping will integrate with the main entrance of the dwelling, the garage, adjoining properties and landscape character of the area. This allows all dwellings to be visually linked creating a unified streetscape.

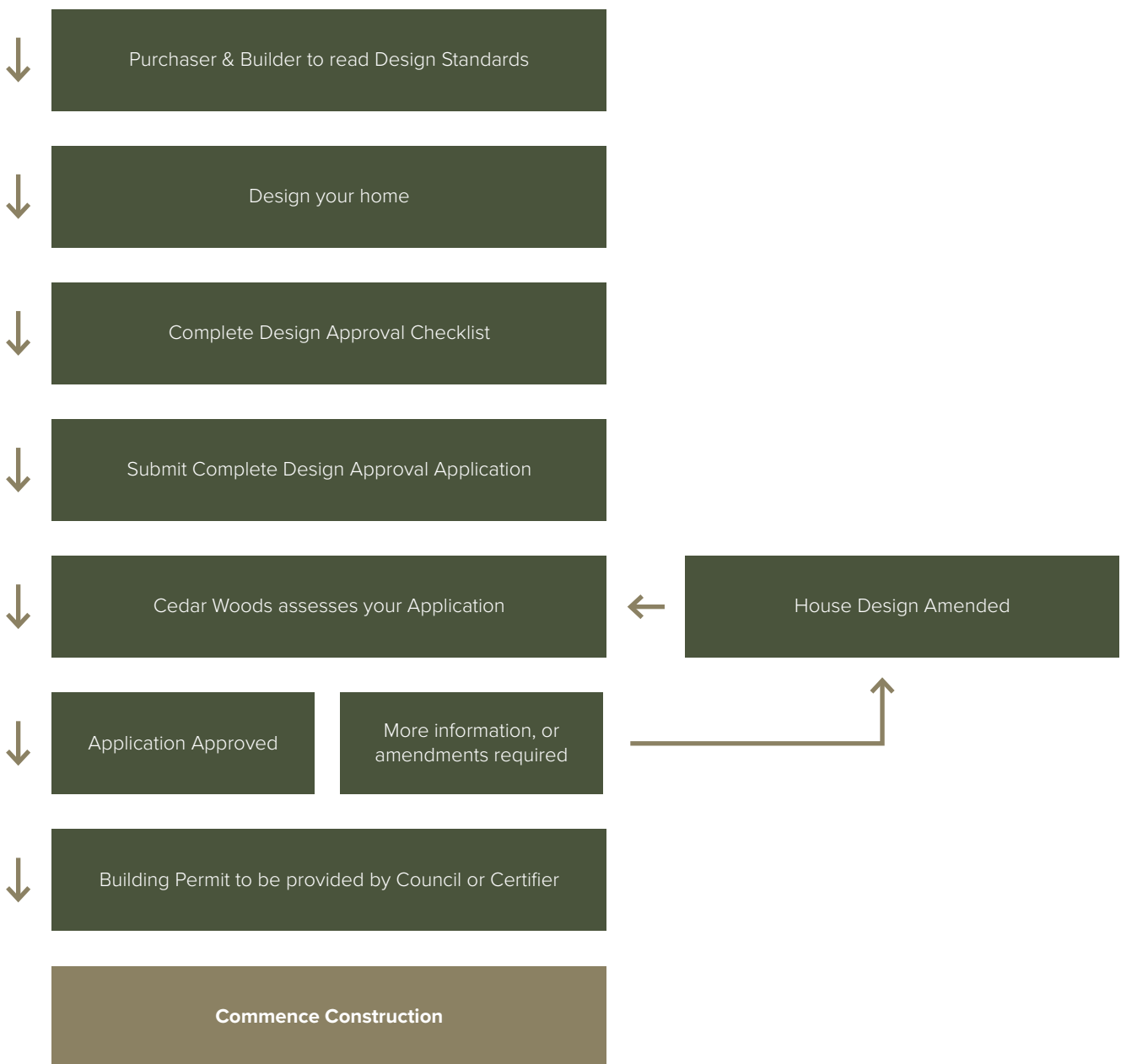
The Design Standards along with both state and local building requirements must be followed. While the proposed design will need to be approved by Cedar Woods, planning and building approvals will still be required by accredited building certifiers and statutory authorities.

Every purchaser is provided with the Design Standards in the sales contract to clearly explain the design and approval requirements for homes in the Ellendale community.

A copy should be provided to your builder/ architect to assist in the design and approval of your new home. The Design Standards can be found at our website, www.ellendale.com.au.

The Design Approval Process

The approval of house plans by Cedar Woods is required prior to submitting the application to the statutory authorities and/or a building certifier for building approval.



Step 1. Choose your lot: consider size, orientation and grading.

Step 2. Design your home: Choose your architect, building designer and/or builder. Consider house design, façade, materials, indoor and outdoor living areas.

Step 3. Complete the Design Approval Checklist with your builder and ensure you meet the Design Standards and Council requirements.

Step 4. Compile the documentation required for the Design Approval Application and submit the completed application for approval.

Applications need to have the following:

- Design Approval Checklist.
- Design Approval Application Form.
- Proposed house plans complying with the Design Standards.

Step 5. Cedar Woods will review each complete application to ensure your home complies with the Design Standards. Initial and subsequent applications can take up to 10 business days. If your application requires amendments, Cedar Woods will provide written advice detailing the areas requiring clarification. Cedar Woods reserves the right to pass on costs associated with additional processing.

Applications to Cedar Woods will only be reviewed if all the requirements have been submitted. Approval will not be granted on a part application. If any design changes are made after Cedar Woods' approval has been granted, all documentation must be resubmitted for further approval.

In the instance of a conflict between two or more elements of the Design Standards, Cedar Woods will assess the application on its merits and compliance in general with these standards. Cedar Woods also reserves the right to approve variations or dispensations to the Design Standards if submitted designs are considered to achieve the objectives conveyed by these Design Standards.

The decision to approve or not approve an application is solely at the discretion of Cedar Woods and does not set a precedent for future applications. Cedar Woods' approval does not constitute a building approval nor replace the need for a building approval. A building approval must be obtained from an accredited building certifier prior to commencement of construction.

It is important to ensure that your home complies with these Design Standards, any Council approvals, policies and local laws and other relevant legislation. Cedar Woods cannot vary Council's approvals, policies or local laws, and any designs approved by Cedar Woods do not override these. Examples of relevant Council or legislative requirements may include those pertaining to fences, lot drainage, bushfire protection, privacy and overlooking.

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3.0

Architectural &
Landscape Standards

Architectural Style

The architectural style of your home must be designed and articulated to provide interest and reflect a strong, contemporary architectural aesthetic.

The appearance of your home is one of the most influential factors on the style and character of your street. Ellendale’s character and style will be made up of your and your neighbours’ individual styles; influenced by the contemporary character that is created when combining natural materials and clean lines. These elements form a contemporary Australian style of architecture which is unique to Ellendale.

All the homes in Ellendale should achieve the following key objectives:

1. High quality materials and contemporary architecture.
2. A balanced façade with a palette of clean, crisp tones.
3. An emphasis on natural materials and colours.
4. Use of feature materials and colours.
5. Provide protection from solar gain in summer, with shaded windows and openings.

The following images are examples of architectural or façade styles that reflect the intended architectural style of homes in the Ellendale community.



The street elevations of homes (including secondary elevations on corner allotments) should not include stylistic references such as Federation, Edwardian, Colonial, Victorian, Georgian, Regency, Gothic, Italianate, Filigree, Tuscan or Queenslander replica. Such characteristics are not considered to be of contemporary Australian architectural character, and therefore are not permitted.

Your home must not contain external period decorative elements. For example, finials, fretwork, wrought iron, ornate timber works, turned posts, decorative wooden lacework, corbelling and quoins as these are not considered appropriate to contemporary Australian architectural character and therefore will not be approved.

Where mouldings are used they must be of square or rectilinear form and painted to match the render of the dwelling.

The following images are examples of architectural or façade styles and decorative elements that will not be approved.



Regency Historical



Ornate



Colonial Replica



Queenslander



Federation Historical Reference



Decorative Mouldings



Georgian Historical



Circular Window Mouldings



Circular Vents

Design & *Building Materials*

3.2.1

Walls visible from primary and secondary streets, public open spaces and walkways must have sufficient articulation or variety, with inclusion of the following:

- (a) Variation in the elevation with at least one substantial feature element such as a portico, verandah or feature wall projecting forward of the building line (1.0m or greater);
- (b) The garage should be stepped back a minimum of 840mm from the building line, however other configurations will be assessed on their merit; and
- (c) At least one habitable room should address the primary street frontage.



3.2.2

On all elevations visible from the street, infill panels above doors and windows must be constructed from the same material as the bulk of the surrounding external cladding with the exception of garage doors. Unpainted cement sheeting panels are not permitted.



3.2.3

The front façade wall material is to be coloured or painted cement render, with limited accompanying use of feature materials. Additional feature materials may include:

- Timber-cladding.
- Feature garage doors (see 3.2.6).
- Feature bricks.
- Feature tiles.
- Stone.
- Aluminium cladding.
- Feature lightweight cladding.
- Stone or masonry blockwork.
- Innovative use of highlight feature materials such as timber and metal (for example copper or zinc) will be considered on merit.

To ensure a varied selection of external materials and diversity within the streetscape, the front façade must comply with the following requirements:

- Have at least 25% render cover.
- Incorporate at least 1 and up to 3 feature materials.
- Each feature material is to comprise no less than 20% cover.
- Face brick must not exceed 30% cover.
- All other feature materials must not exceed 50% cover.

Windows and doors (including frames), piers, fascias, mouldings and the like are not included as an additional external building material and will not be included when calculating the front façade area. The front façade area includes only walls facing a street.

The above combination and ratio of materials is to be used as a guide to achieve a contemporary façade. Approval of any material, combination or ratio of materials is at the discretion of Cedar Woods.

3.2.4

Where there is articulation the render must extend to the first point of articulation. Where there is no articulation, render must extend to a minimum of 4.0m.

3.2.5

Feature materials and colour finishes used for the front façade must return by a minimum of 800mm on the side elevations, except where utilising a built to boundary setback.

3.2.6

Feature garage doors are subject to approval by Cedar Woods and restraint is encouraged when choosing feature door materials and colours. Patterned designs, as well as ornate and periodic specific styles are not permitted.

3.2.7

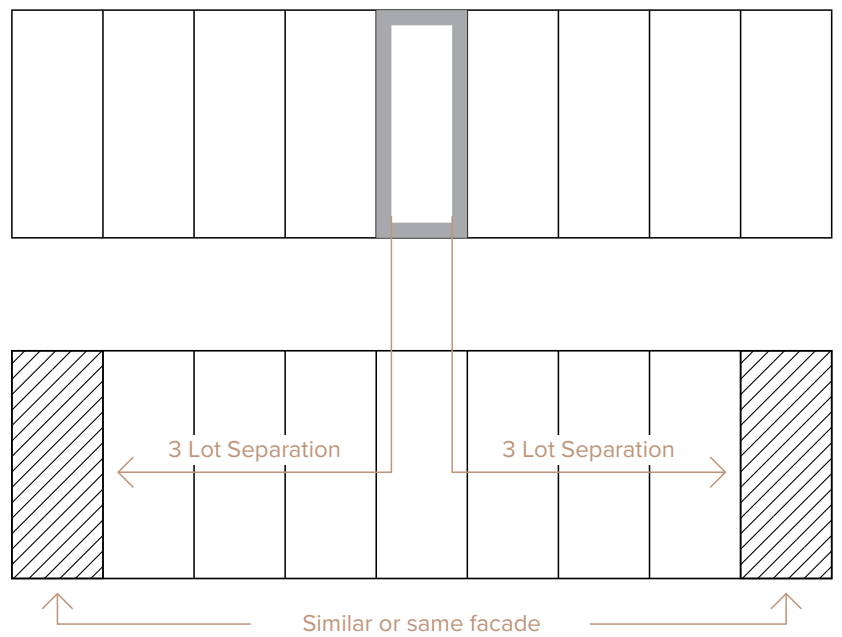
Thin stone cladding (less than 20mm thick) and stick on cladding is not permitted. Where stone cladding is permitted it is to look structural, and where applied to a corner the proprietary system must have a corner stone.



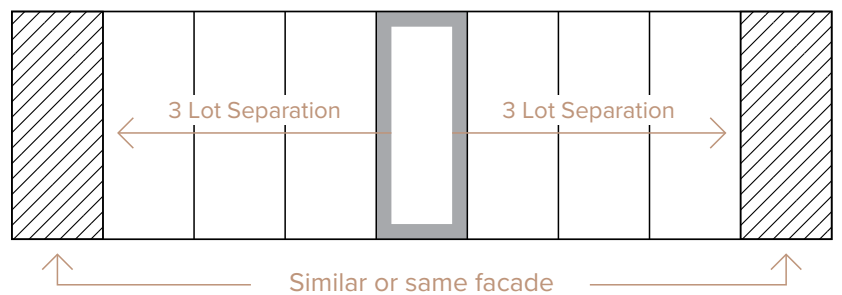
3.2.8

Façades must not be identical or indistinguishable within three house lots, along both sides of the street. In the event that two applications request the same or similar façades, façade approval will be granted to the first application received.

Both sides of street



Same side of street



3.2.9

The following materials or finishes will generally not be accepted on any element or feature on your home, including the side and rear facades:

- Exposed or painted steel posts (permitted on both sides and rear).
- Face brickwork that is excessively mottled or textured.
- Double height face brickwork unless done as a feature element.
- Unpainted galvanised metal or zincalume.
- Leadlight or stained glass.
- Reflective glass or reflective tinting is not permitted. Coloured and textured glass is generally not acceptable but may be considered if used in minimum quantities.
- Decorative feature bars or grilles on security doors.
- Unpainted or uncoated materials such as concrete, unfinished blockwork or cement sheeting panels.
- Second hand materials.
- If used, timber lintels over garage doors must keep with the architectural character of the home as a whole.

3.2.10

Window Frames, screens and grilles must match the colour of the door or be of a dark colour (grey or black) to reduce visual impact.

Diamond, hexagonal or ornate security grills are not permitted on the front façade of your home.

Roller shutters are not permitted on any window visible from the street.

3.2.11

Subfloor space higher than 450mm must be suitably screened to ensure that all services and other structures are not visible from the street or neighbouring properties.

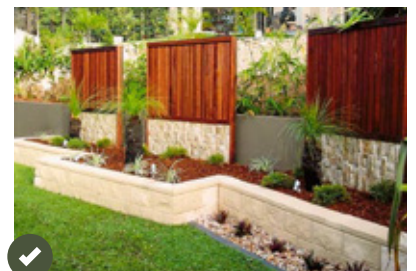
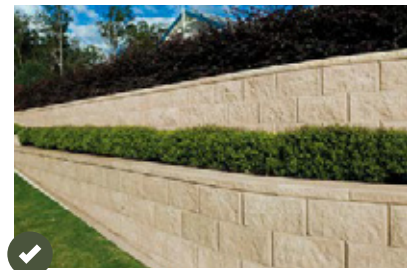


Retaining Walls

Retaining walls forward of the building are discouraged and should not be necessary. To reconcile level differences between the home and the street, Cedar Woods encourages gentle battering which, when planted, leads to a softer streetscape than can be achieved through hard retaining.

Where retaining walls are proposed they must comply with the following requirements:

- Any retaining walls visible from the street or open space must only be constructed from the following materials:
 - Rendered masonry;
 - Rendered blockwork;
 - Small format stone where the same stone is used a feature material in the front façade of the home;
 - Pointed stone look and modular (DIY) retaining materials; or
 - Painted, textured concrete sleepers. WRB Premium Sealed Range Concrete Sleepers in New Black by Watty!
 - Timber sleeper retaining where it has a flat face and is fully clad in a contemporary material satisfactory to Cedar Woods. Use of dark grey or black is encouraged.
- Any retaining walls visible from the street and over 900mm in height must be stepped or terraced with horizontal terraces extending no less than one third the wall height.



The following materials are not acceptable for retaining walls, where visible from the street or open space:

- Exposed timber sleeper;
- Large format stone; or
- Unpointed stone look blockwork.

This Design Standard does not apply to retaining walls constructed by Cedar Woods.

Retaining walls installed by Cedar Woods cannot be altered. Homes or structures adjacent to these walls must be appropriately constructed to ensure structural integrity is maintained.

Corner Lots

Homes on corner lots or with frontage to open space or walkways must address all frontages. The materials, window treatments, embellishments and colour scheme used on the primary façade must be replicated on the secondary or other façades. Secondary frontages and other frontages must comply with all items in Standard 3.2 Façade Design and Building Materials.

On Secondary Facades (not limited to corner lots) walls may be up to 8m long before a change in setback of at least 450mm is required for a minimum length of 2m. No change to the eave line is required.



Colour Schemes

3.5.1

Your colour scheme selection is intended to enhance the streetscape appearance. Colour schemes must be primarily muted, but limited and controlled feature highlight colours may be approved. Base colour palettes should be contemporary and will be assessed on merit.

Dark brown and red brown tones such as Dulux Terrain are not permitted. Yellow tones such as Dulux Savannah are also not permitted.

Examples of acceptable base colour palettes are shown here.

Green and red tones are not permitted on roofing, gutters, fascias or garage doors. Specifically, these Colourbond colours are not permitted:

- Cottage Green
- Manor Red
- Pale Eucalypt

3.5.2

A minimum of 2 and a maximum of 3 variations of colour and/or materials (excluding windows, doors and garage doors) must be incorporated with a distinct and noticeable contrast in colours.

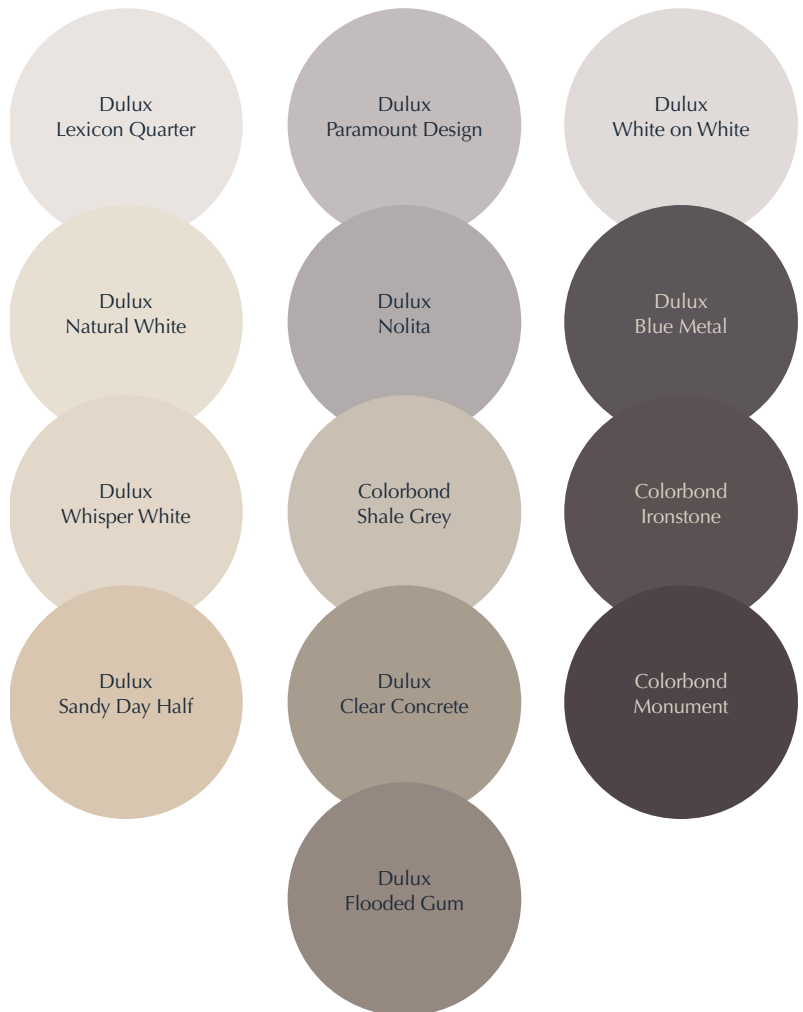
Notes: Colour grouping is indicative only.

Colours are an indicative representation only and must not be relied upon for accurate colour matching.

Colorbond® and Dulux® are registered trademarks.

3.5.3

Feature, contrast or highlight colours must not dominate the façade of the design. Each feature colour must not exceed 10% of the frontage of the primary façade, and must be of a non-render material. Approval of feature colours are considered on a design-by-design basis, and must contribute to the overall façade and streetscape.



3.5.1

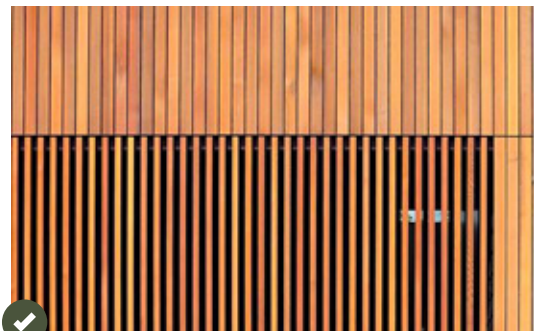
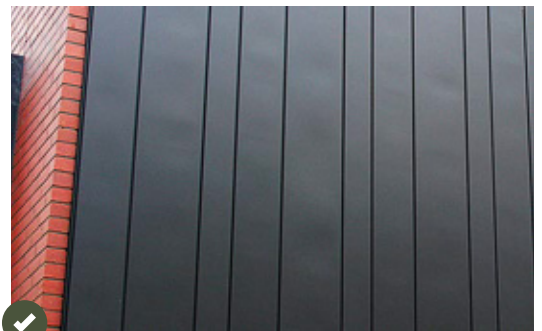
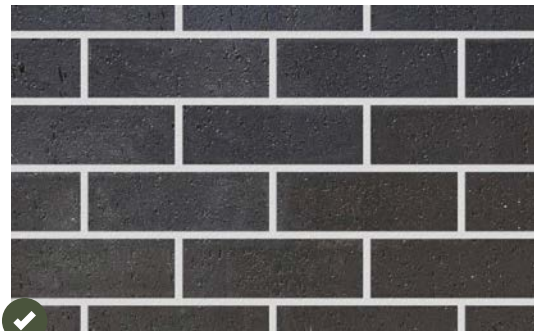
Each application is to be accompanied by a schedule of materials, colour selection and a coloured elevation or coloured perspective.

The schedule must detail the following for each item visible from the primary façade:

- Brand/supplier/manufacturer.
- Colour.
- Finish.
- Location.
- Product code.
- Description.
- Sample image.

Common items to be included in the finishes schedule include:

- Render.
- Brick.
- Cladding.
- Feature materials.
- Entry doors.
- Garage doors.
- Window joinery.
- Roofing.
- Gutters.
- Downpipes.
- Driveways.
- Letterbox.



Entry Features & Openings

3.6.1

The front entry must face the primary street frontage. Access on the secondary frontage may be considered, subject to design merit, where the built form and landscape design create an entry sequence leading to the front door. The front door shall be designed with a window either within the door or to the side of the door. Translucent windows or glass inserts are permitted in the front door assembly only.

3.6.2

Each dwelling must have an entrance defined by a portico, verandah or porch, all of which must be:

- A minimum area of 4.0m²; and
- A minimum depth of 2.0m.

Exceptions will be granted where the building design creates adequate presence through the use of cantilevered elements, other projections of a contemporary nature or use of contrasting materials and/or colours.

3.6.3

Porticos must be appropriately scaled in relation to the size of the dwelling. A portico can be constructed with either its own roof or can have a parapet defining the structure. Porticos are to be open to the air by one side or more.



3.6.4

Verandahs must be of a contemporary nature that complements the style of the home. A verandah is an open, roofed gallery supported by posts built along the length of the exterior of a house.

3.6.5

A porch must clearly frame or otherwise identify the entrance. Porches are to be constructed under the same roof as the rest of the dwelling and attached to the front entrance. Porches may be partially enclosed by external walls, screens or other light weight walls extending from the main structure.

3.6.6

The dwelling is to present a major opening from a habitable room to the street(s), public open space and parkland.



Portico



Verandah



Porch

3.6.7

Windows to living areas facing north, east and west are to be shaded by eaves, canopies or hoods.

3.6.8

External roller shutters to any window that faces a street or public open space will not be permitted.

3.6.9

Glazing to the street elevation/s is to be transparent or clear glass only. This condition excludes front doors where translucent glazing is permitted.



Siting & Building Setbacks

3.7.1

All homes must be sited in accordance with the Council approved setbacks, the Queensland Development Code and the relevant Site Plan. The Site Plan may nominate built to boundary setbacks and provide other siting requirements such as mandatory driveway locations. Built to boundary setbacks are not permitted on lots over 450m² or if not shown on the Site Plan included in the sales contract.

IMPORTANT: It is the responsibility of the Owner and the Builder to review and comply with the approved setbacks or apply for relaxations via a certifier and/or Council’s building approvals process and to consider any associated application costs.

3.7.2

The pad height for your home cannot alter the finished surface level of your lot, for benched lots (single pad and split pad), by more than 150mm without Cedar Woods’ approval. The pad height and finished floor level should be considered in relation to the retaining walls installed by Cedar Woods to ensure additional retaining won’t be required.

3.7.3

On sloping lots, where at settlement the majority of the lot has a slope greater than 4%, earthworks must not result in:

- Excavation or fill which exceeds 2.0m in height from the as constructed surface level at the time of settlement; and
- Retaining walls must not exceed 1.5m from the finished surface level as constructed by Cedar Woods. Retaining greater than 1.5m must be terraced, with terraces separated by 1.0m and landscaped.

This Design Standard does not apply to earthworks performed by Cedar Woods.



Roofing

3.8.1

All pitched roofs must be minimum 22.5 degrees. Flat pitched, skillion and parapet roofs are encouraged due to their contemporary style.

3.8.2

The overall roof design is to be articulated to create interest. Flat pitched, skillion or curved roofs are to incorporate multiple planes to promote variety and interest within the streetscape.

3.8.3

To achieve a contemporary Australian architectural style, roofing must be of one of the following:

- Matt finish powder coated metal roofing, custom orb profile; or
- Matt finish completely flat shingle style tiles.

Trim deck profile will generally not be accepted except where not visible from adjacent properties such as behind a parapet roof in which case visibility from elevated properties will need to be considered.

3.8.4

Pitched roofs are to have a minimum roof overhang of 450mm. Flush eaves are not permitted unless a built to boundary setback is being utilised. Skillion roofs may have a reduced overhang of 200mm. A parapet roof design will not be able to have an overhang however openings are to be shaded, see Design Standard 3.6.8 in Entry Features and Openings for further detail.



Garages

3.9.1

Each home must include provision for two car parking spaces, of which one must be undercover in a garage. Tandem garages are permitted. Carports will not be permitted.

3.9.2

Garages must not dominate the streetscape. Generally, the garage should be stepped back a minimum of 840mm from the building line.

3.9.3

Parking for trailers, caravans and boats must be located such that the vehicle is kept out of view from the street.

3.9.4

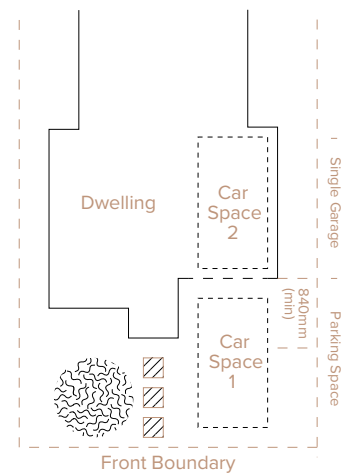
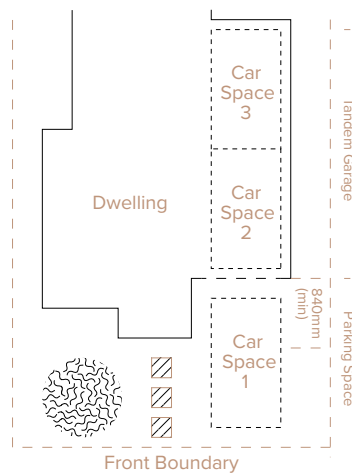
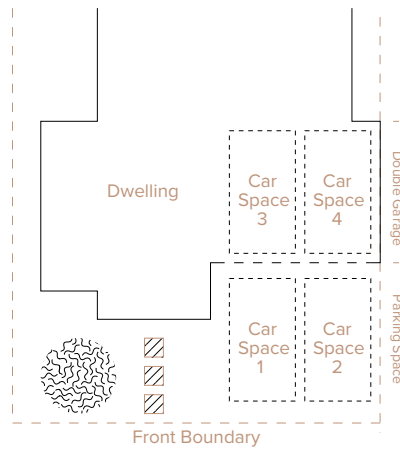
Standard Lots: The width of garages must not exceed 50% of the width of the lot. The external width of garages must not exceed 7.0m.

Double garages may be permitted where the façade presents as a premium contribution to the streetscape with particular attention paid to articulation of the walls and roof, use of quality feature materials and contrast in colours. Additionally, the front door and entry must be located on the front facade and all other Design Standards are to be met to the satisfaction of Cedar Woods.

3.9.5

All garage doors to the front façade or any elevation that faces the street must be a sectional overhead door that is complementary to the external colour scheme. Traditional window features will not be approved. Roller doors must not be used when visible from the street.

Note: Cedar Woods may consider and approve other garage door styles if this element is in keeping with the contemporary character of the neighbourhood. Triple garages are discouraged, but will be assessed on merit.



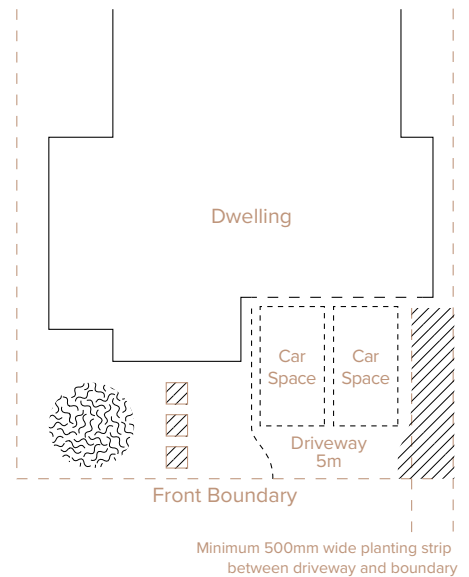
Driveways & Letterboxes

3.10.1

The driveway must be constructed of exposed aggregate concrete only. Exceptions will be approved on merit, where in keeping with contemporary character of Ellendale.

3.10.2

A minimum distance of 500mm between the side boundary and the edge of the driveway is required. If the garage is sited on the boundary a minimum of 300mm is required. This area will incorporate a planting strip.

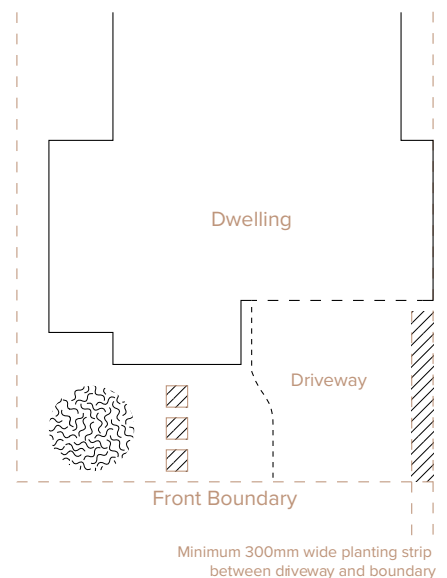


3.10.3

It is recommended a 90mm PVC storm water pipe or similar pipe is installed beneath the driveway, 1.0m from the front property boundary. This will assist in the installation of an irrigation and/or drainage system.

3.10.4

To enable two cars to be parked side-by-side on the driveway, the driveway must have a minimum width of 5m at the property boundary, tapering out to be 200mm wider than the garage door on both sides, where possible, or only on the house entry side where the garage is sited on the boundary in which case the driveway may line up with the garage entry on the boundary side.



3.10.5

Letterboxes must be positioned on the front boundary adjacent to either the driveway or path with the house number clearly displayed. Letterboxes should be purpose built and replicate the colour, material and style of your dwelling. Ideally, the letterbox should match either the render to dwelling or colour of the garage door. Temporary or ornamental letterboxes will not be permitted.



Lot Fencing

3.11.1

Fencing will be located on or near the side and rear boundaries. Fencing to the side boundaries must not begin forward of the façade, unless that side boundary forms the rear boundary of an adjoining lot. Horizontal rails must be placed on the internal side, when a fence has a road or front-of-lot interface.

Side and rear fencing is to be no greater than 1.8m high. Walls tiered side boundary walls will not have fencing adjacent to that wall.

Fencing on the secondary frontage will generally be setback 10.0m from the primary lot frontage boundary. Where the retaining wall steps down, the fence will also step down to follow the retaining wall but no raking is permitted.

Rough, untreated timber is not considered to be a feature type material/design.

Lapped timber paling fences are also not considered to be a feature type material/design unless double paled, capped and painted or stained.



3.11.2

It is the owner's responsibility to install all boundary fencing and the house prior to occupation. The side boundary fence is to be set back 800mm from the front façade. Side wing fencing and gates must be of a feature type design. Timber side wing fences or gates must be dressed timber and be painted or stained. Wrought iron and metal sheeting are not permitted as materials for side wing fences and gates.

A vertical or horizontal dressed timber slat fence is an acceptable feature type fence/gate where timber is stained, oiled or painted.

Where fencing or gates are within 6m of the dwelling and the plan of development shows the lot as being affected by a BAL 29 rating or higher, then hardwood (non-combustible) fencing will be required.

3.11.3

Fencing on the front boundary is not encouraged as it reduces passive street surveillance and restricts presentation of the home to the street. Front fencing may be considered to enclose a front courtyard if it is rendered masonry with horizontal infill panels, integrated and complementary to the home. These will be assessed on a case by case basis. Front gates, if incorporated within a front fence, must match the infill panels.



Landscaping

A maximum of 50% of the front and secondary property setback areas (not including driveways, decks or paths) are to be turfed.

The remaining 50% (or greater) of the front and secondary street property setbacks are to apply a mixture of shrubs, plants and trees.

MINIMUM PLANTING STANDARDS			
The following specifies the minimum planting standards per lot based on lot frontage widths. All trees shall be selected from the approved planting list only.			
Lot Frontage (width)	Minimum planting standards per lot		
	Trees	Shrubs	Groundcovers
Up to 13.9m	1	16	24
14 – 15.9m	2	18	26
16 – 18.9m	2	20	35
> 19m	2	20	45
Minimum Plant Size (Pot Diameter [top])	1.5m high when planted	140mm pot	140mm pot

Suggested front yard designs & planting lists – see Annexure A

All landscaping to the primary and secondary property boundaries must be completed within 6 weeks of practical completion or occupation of the home.

For homes with a frontage of 14.0m or greater, a formalised pedestrian path is recommended be constructed from the front door and portico to the footpath within the council verge. If there is no footpath within the council verge, the pathway must connect to the letterbox. Council Approval is required.

A Landscaping Plan demonstrating the above requirements must be submitted as part of the covenant approval package.

External Buildings & Other Items

3.13.1

Outbuildings such as sheds, must be located to the rear of the property and must not be visible from the street.

3.13.2

Outbuildings must generally not exceed 13m² in floor area and 3.6m in height.

Outbuildings between 13m² and up to 50m² are acceptable where:

- The height is no greater than 3.6m at the highest point;
- Wall materials are limited to rendered masonry, stone, rendered or painted concrete sheet or timber. No metal sheeting permitted;
- The outbuilding is no closer than 3.0m to the property boundary; and
- The area between the outbuilding and the property boundary is landscaped.

3.13.3

Outbuildings must not be constructed of materials other than rendered masonry, stone, rendered or painted concrete sheet, timber or coloured non-reflective metal and must complement the main dwelling.

3.13.4

Natural gas is available in Ellendale via a reticulated gas network. Use for cooking, heating and hot water is encouraged.

3.13.5

Roof mounted solar hot water system tanks (not including solar panels), pool heating systems, antennas and satellite dishes:

- Must not be visible from the street and must be screened or sited unobtrusively from public areas;
- At their highest point, must not exceed the peak ridge of the roof of the dwelling; and
- On corner lots, must only be located on secondary frontages where it is impractical to locate them elsewhere. Slimline or low-profile units must be used.

Roof-mounted air-conditioning units and solar hot water tanks will not be permitted.

3.13.6

External plumbing (excluding drainage downpipes) and reticulated or wired services must not be visible from the street.

3.13.7

Meter boxes must be located on the side of the dwelling or on secondary frontages where:

- They are positioned at 90 degrees from the street frontage; and
- They are coloured/painted to match the adjacent walls.

3.13.8

The following items must be positioned so they are not visible from the street. If this is genuinely not possible, they may be screened in a manner that complements the home so they are not visible from the street:

- Water tanks.
- Clothes lines.
- Heating systems.
- Evaporative coolers.
- Air conditioning units.
- Pools.
- Pool filters.
- Rubbish bins.
- Add-on patios.

Pools are subject to Council requirements only.

The construction of a pool should be complemented with a very high level of landscaping.



Sustainable Design

Environmentally Sustainable Design (ESD) principles are encouraged at Ellendale. Your efforts to reduce your household's impact on the environment play an important role and some simple yet effective suggestions are outlined below:

- Work with your designer to ensure your indoor and outdoor living areas are facing north wherever possible;
- Design your floor plan to allow for zoning of separate uses for more efficient mechanical heating and cooling;
- Maximise cross flow ventilation opportunities and install ceiling fans to reduce reliance on air conditioning;
- Choose fittings and appliances which can minimise the overall energy and water consumption of your home. Some effective options include installing:
 - LED lighting.
 - Gas, and to a lesser extent, electric boosted solar hot water systems.
 - Appliances with high energy efficiency ratings.
 - Taps with a minimum WELS 5 star rating.
 - Toilets with a minimum WELS 4 star rating.
 - Shower roses are to have a minimum WELS 3 star rating and water consumption of less than or equal to 7.5L per minute.
- Reduce the use of potable water outside the home by installing rainwater tanks and grey water recycling systems; and
- Install separate bins in the kitchen for waste, recycling and compost.

Cedar Woods strongly encourages you to consider further methods of increasing the energy efficiency rating of your home, and working closely with your designer to ensure your home is as efficient and sustainable as possible.



Responsible *Pet Ownership*

Ellendale is bounded by D'Aguilar National Park to the south and west and 40% of the Ellendale community is proposed to be dedicated as active open space and nature corridors.

The active open space will be available for use by the community whilst the nature corridors are intended to create habitat for native wildlife.

The nature corridors have been designed to keep out domestic animals and to allow native animals safe passage through the area but residents can assist in protecting native wildlife by being a responsible pet owner and following the RSPCA's steps to Living with Wildlife. The factsheet also provides other advice on how to make your home and the community safer for native wildlife. Please refer to the following link for further information:

[RSPCA's Living with Wildlife Factsheet](#)

If you encounter injured wildlife we encourage residents to refer to the following link to [RSPCA's Wildlife Care Tips](#), or alternatively, please call 1300 ANIMAL.





4.0

Submitting *Your Application*

Application Submission Process

The application requirements listed allow Cedar Woods to thoroughly review house and landscape designs to ensure the best possible outcome for your neighbourhood.

Applications are to be submitted via email to:

ellendale.design@cedarwoods.com.au

Your Design Approval Application must include the following in order for it to be assessed:

- Completed Design Approval Application Form.
- Completed Design Approval Checklist.
- 1:200 scale site plan including:
 - Dimensions and areas of proposed building structures;
 - Setbacks to all boundaries and private open space dimensions;
 - Original and proposed finished ground levels, including changes in level;
 - Position of water tanks, TV antennas, air conditioning units, evaporative cooling units, solar water heaters, solar panels, solar pool heating systems, and outbuildings;
 - Lot boundaries, dimensions, areas and North point;
 - Driveways, paths, parking areas, all hardstand surfaces (including paving and pools);
 - Details of proposed fencing and retaining walls including heights and materials;
 - Bin location and associated screening;
 - Gates, side wing and front fences;
 - Clotheslines; and
 - Letterboxes.
- 1:100 scale floor plans, roof plans and elevations including:
 - Internal layout including rooms, balconies, verandahs, decks, windows, openings, dimensions and finished floor levels;
 - Roof form, pitch and pitching point (ceiling height); and
 - All elevations fully dimensioned with natural and finished ground levels.
- Materials and Colour Schedule including:
 - Building materials proposed to be used for external walls, roofing, pathways, driveways, fencing, gates, retaining walls;
 - Colour schedule for external walls, roofing, retaining, pathways and driveways; and
 - Sketch and/or 3D images detailing external colour selections.
 - Landscape Plan.

Design Approval Checklist

STANDARD		YES	NO	N/A
3.1 ARCHITECTURAL STYLE				
3.1	The home is contemporary in character.			
	The home is not a period reproduction and does not contain external period elements.			
3.2 BUILDING MATERIALS				
3.2.1 (a)	The front façade has a substantial feature element, such as a portico, verandah or feature wall projecting 1.0m or greater forward of the building line.			
3.2.1 (b)	The garage is stepped back a minimum of 840mm from the building line.			
3.2.1 (c)	3.2.1 (c) At least one habitable room addresses the primary street frontage.			
3.2.2	There are no infill panels above any doors or windows on an elevation visible from the street.			
3.2.3	The front façade complies with the following requirements:			
	Has at least 25% coloured or painted cement render cover.			
	Incorporates at least 1 and up to 3 permitted feature materials.			
	Each feature material comprises of no less than 20% cover.			
	Face brick does not exceed 30%.			
	All other feature materials do not exceed 50% cover.			
3.2.4	Render extends along the side elevation to the first point of articulation on the side wall or to a minimum of 4.0m where there is no articulation.			
3.2.5	Feature materials and colour finishes used on the front façade return a minimum of 800mm on the side elevation, excluding elevations built to the boundary.			
3.2.6	The home does not include a feature garage door. Garage door material and colour complements the front façade of the dwelling.			
3.2.7	Thin stone cladding (less than 20mm thick) and stick on cladding has not been used.			
	Where stone cladding has been used it appears structural and where applied to a corner the proprietary system has a corner stone.			
3.2.8	The front façade is not identical or indistinguishable within three house lots, along both sides of the street.			
3.2.9	Materials listed in Design Standard 3.2.9 have not been included on any element or feature on your home, including side and rear facades.			
3.2.10	Window frames, grills and screens match the colour of the door or are dark grey or black.			
	Diamond, hexagonal or ornate security grill styles have not been used and roller shutters are not visible from the street.			
3.2.11	Subfloor space higher than 450mm has been screened.			
3.3 RETAINING WALLS				
3.3	Retaining walls visible from the street are to be constructed of rendered masonry, rendered blockwork, small format stone where the same stone is used a feature material in the front façade of the home; pointed stone look and modular (DIY) retaining materials; painted concrete sleepers or timber sleeper retaining where it has a flat face and is fully clad in a satisfactory contemporary material.			
	Where visible from the street, retaining walls over 900mm in height are stepped or terraced with horizontal terraces extending no less than one third the wall height.			
3.4 CORNER LOTS				
3.4	Façades on corner lots, fronting open space or walkways replicate materials, windows treatments, embellishments and colour scheme of the primary façade.			
	Secondary frontages and other frontages must comply with all items in Standard 3.2 Façade Design and Building Materials.			
3.5 COLOUR SCHEMES				
3.5.1	Base colour palettes are muted and contemporary with limited and controlled feature highlight colours.			
3.5.2	Colour scheme is comprised of minimum of 2 and a maximum of 3 variations of colour and/or materials with a distinct and noticeable contrast in colours.			
3.5.3	Feature colours do not exceed 10% of the frontage of the primary façade and are of a non-render material.			
3.5.4	The application includes a schedule of materials, colour selection and coloured elevation or coloured perspective.			
3.6 ENTRY FEATURES AND OPENINGS				
3.6.1	The front entry faces the primary street frontage.			
	The front door or front door assembly incorporates a window either within the door or to the side of the door.			

STANDARD		YES	NO	N/A
3.6 ENTRY FEATURES AND OPENINGS				
3.6.2	The home has an entrance defined by a portico, verandah or porch, which is a minimum area of 4m ² and is at least 1.5m deep.			
3.6.6	The home presents a major opening from a habitable room to the street, public open space and parkland..			
3.6.7	Windows to living areas facing north, east and west are shaded by eaves, canopies or hoods.			
3.6.10	Glazing on elevations facing a street are transparent or clear glass excluding front doors where translucent glazing is permitted.			
3.7 SITING AND BUILDING SETBACKS				
3.7.1	The home is sited in accordance with the relevant Council approved setbacks, the Queensland Development Code and Site Plan.			
3.7.2	For benched lots (single pad and split pad), the pad height has not be altered from the finished surface level by more than 150mm.			
3.7.3	On sloping lots (where at settlement the majority of the lot has a slope greater than 4%):			
	Excavation or fill does not exceed 2.0m in height from the as constructed surface level.			
	Retaining walls do not exceed 1.5m from the finished surface level as constructed by Cedar Woods.			
	Retaining greater than 1.5m are terraced, with terraces separated by 1.0m and landscaped.			
3.8 ROOFING				
3.8.1	All pitched roofs are a minimum 22.5 degrees.			
3.8.2	The overall roof design is articulated to create interest, with flat pitched or skillion incorporating multiple planes.			
3.8.3	Roofing is either matt finish powder coated metal, custom orb profile; or completely matte finish flat shingle style tiles.			
3.8.4	Pitched roofs have a minimum roof overhang of 450mm. Skillion roofs have a visible overhang. Openings under parapet roofs are shaded.			
3.9 GARAGES				
3.9.1	The home includes provision for two car parking spaces, one of which is undercover in a garage.			
3.9.2	The garage is stepped back a minimum of 840mm from the building line.			
3.9.3	Parking for trailers, caravans and boats are located such that the vehicle is kept out of view from the street.			
3.9.4	For Standard Lots, the external width of the garage does not exceed 50% of the width of the lot and does not exceed 7.0m.			
	For 10m wide lots with a 2 storey home, a double garage is provided.			
	For 10m wide lots with a 1 storey home, a single or tandem garage is provided.			
3.9.5	Garage doors to the front façade or any elevation that faces the street are a sectional overhead door that is complementary to the external colour scheme of the home.			
3.10 DRIVEWAYS AND LETTERBOXES				
3.10.1	The driveway is constructed of exposed aggregate concrete.			
3.10.2	There is a planting strip between the boundary and driveway.			
3.10.4	The letterbox is positioned on the front boundary adjacent to either the driveway or path with the house number clearly displayed and is purpose built and replicates the colour, material and style of the home.			
3.11 LANDSCAPING				
3.11	Maximum of 50% of the front and secondary property setback areas (not including driveways, decks or paths) are to be turfed.			
	The balance of the 50% planting area must include a combination of grasses, groundcovers and/or shrubs at a coverage of 4 plants/m ² .			
	For lots with a primary street frontage of 13.9m or less, there must include a minimum of 2 x 1.5m high plant or tree.			
	For lots within a primary street frontage of 14m or more, there must include a minimum of 3 x 1.5m high plants or trees.			
	A path from the front door to the mailbox.			
3.12 LOT FENCING				
3.12.2	All boundary fencing is 1.8m high. Non combustible materials may be required please refer the Bushfire Management Plan.			
3.12.3	Front fencing is used to enclose a front courtyard and is constructed using rendered masonry with horizontal infill panels and is integrated and complementary to the home.			
3.13 EXTERNAL BUILDING AND OTHER ITEMS				
3.13.1	Outbuildings such as sheds, are located to the rear of the property and are not visible from the street.			
3.13.5	Roof mounted solar hot water system tanks (not including solar panels), pool heating systems, antennas and satellite dishes:			
	Are not visible from the street and are screened or sited unobtrusively from public areas.			
	At their highest point, do not exceed the peak ridge of the roof of the home.			
	On corner lots, are located on secondary frontages where it is impractical to locate them elsewhere, utilising slimline or low profile units.			
3.13.6	External plumbing (excluding drainage downpipes) and reticulated or wired services are not visible from the street.			
3.13.7	Meter boxes are located on the side of the home or secondary frontage, are positioned at 90 degrees from the street frontage and are coloured/painted to match the adjacent walls.			

Application Form

ALLOTMENT DETAILS

Lot number Street

OWNER DETAILS

Name

Mailing Address

Phone Mobile

Email

BUILDER DETAILS

Name

Company

Mailing Address

Phone Mobile

Email

ATTACHMENTS

- Design Approval Application Form.
- Design Approval Checklist.
- Site plan.
- Full set of building plans including floor plan, roof plan and elevations.
- Schedule of materials, colour selection and coloured elevation or coloured perspective.
- Landscape plan complying with design standards.

I/We certify that the attached application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we undertake to resubmit this application for approval of such changes and agree to incur any additional fees which may result from this process.



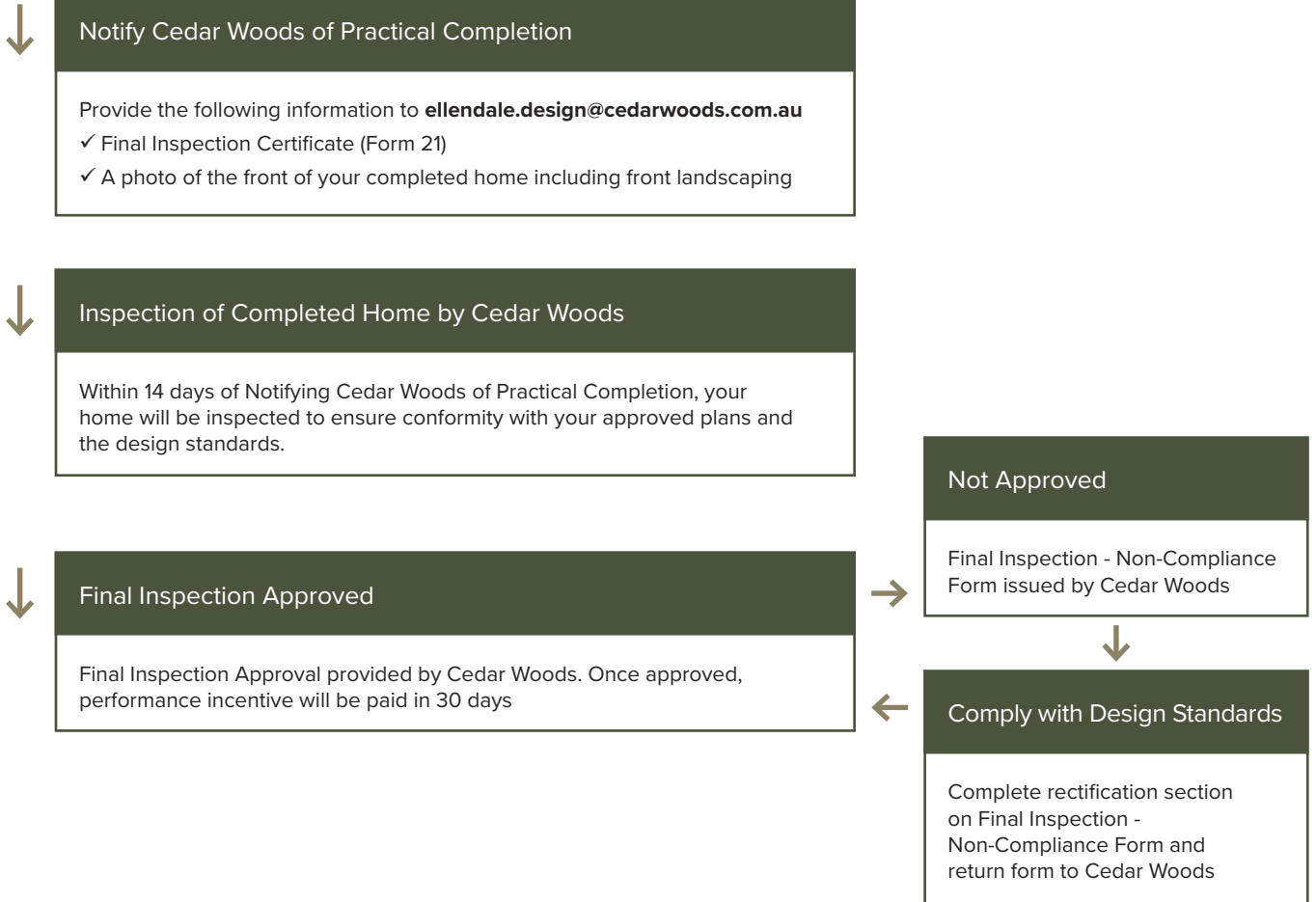
• ELLENDALE BRISBANE

e



5.0 Moving In
Process

Moving In Process



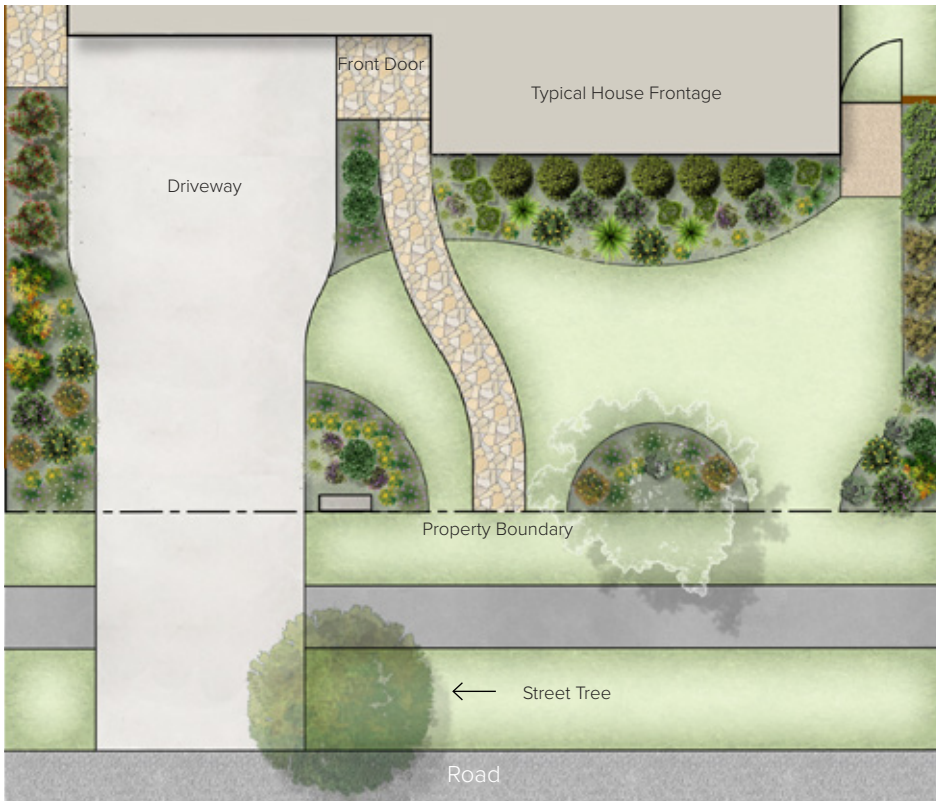


ELLENDALE BRISBANE

6.0 Front Garden *Landscaping Ideas*

Informal Garden

PLAN



*(Design based on an 18m frontage)

LEGEND

Feature plant



Street tree

Not included



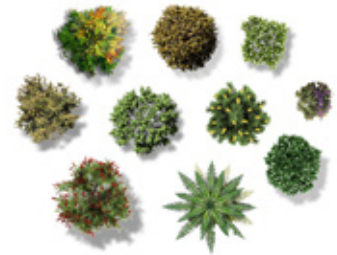
Groundcovers

Select up to 35



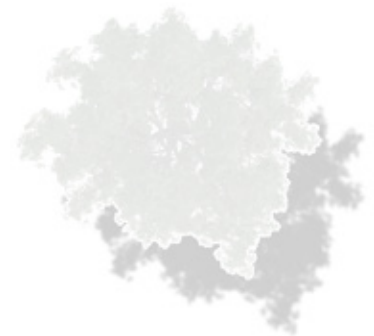
Shrubs

Select up to 20



Tree

Select 1



TURFING

A maximum of 50% of the front and secondary property boundaries (not including driveways, decks or paths) are to be turfed.

MINIMUM PLANTING STANDARDS

The following specifies the minimum planting standards per lot based on lot frontage widths. All trees shall be selected from the approved planting list only.

Lot Frontage (width)	Minimum planting standards per lot		
	Trees	Shrubs	Groundcovers
Up to 13.9m	1	16	24
14 – 15.9m	2	18	26
16 – 18.9m	2	20	35
> 19m	2	20	45
Minimum Plant Size (Pot Diameter [top])	1.5m high when planted	140mm pot	140mm pot

Formal Garden

PLAN



*(Design based on an 18m frontage)

LEGEND

Feature plant



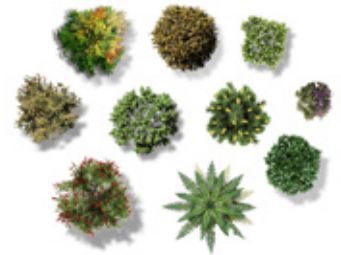
Street tree
Not included



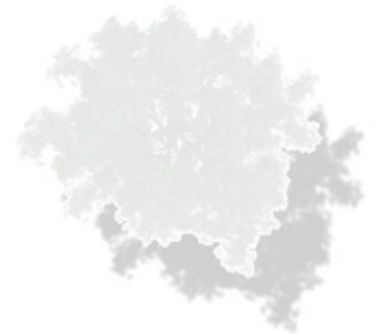
Groundcovers
Select up to 35



Shrubs
Select up to 20



Tree
Select 1



TURFING

A maximum of 50% of the front and secondary property boundaries (not including driveways, decks or paths) are to be turfed.

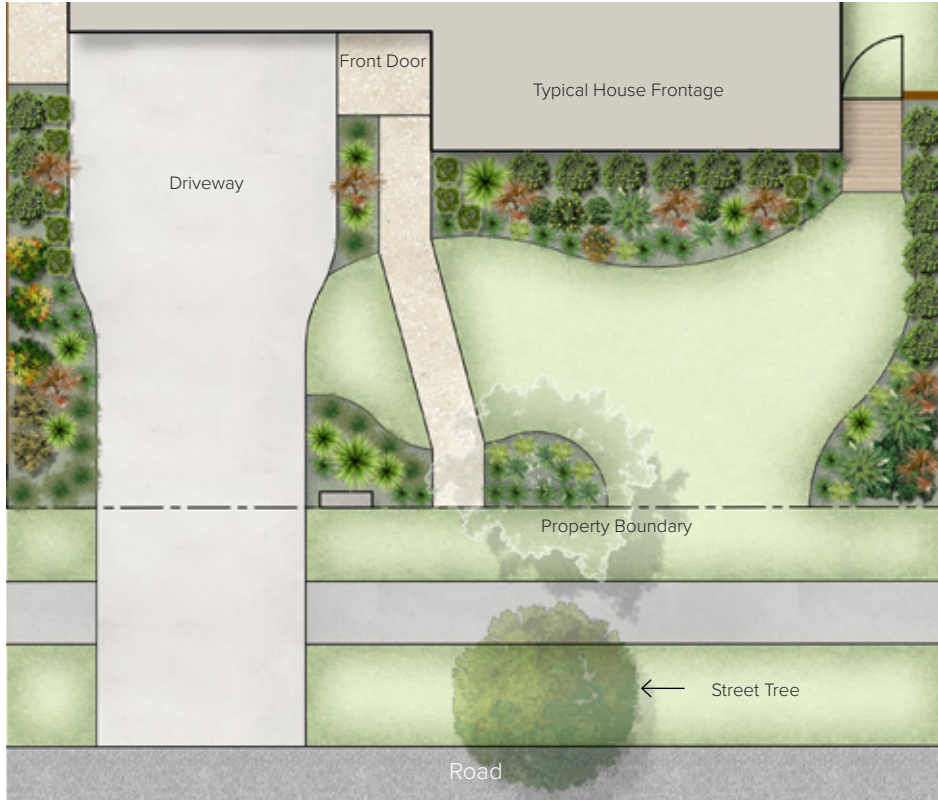
MINIMUM PLANTING STANDARDS

The following specifies the minimum planting standards per lot based on lot frontage widths. All trees shall be selected from the approved planting list only.

Lot Frontage (width)	Minimum planting standards per lot		
	Trees	Shrubs	Groundcovers
Up to 13.9m	1	16	24
14 – 15.9m	2	18	26
16 – 18.9m	2	20	35
> 19m	2	20	45
Minimum Plant Size (Pot Diameter [top])	1.5m high when planted	140mm pot	140mm pot

Layered Garden

PLAN



*(Design based on an 18m frontage)

TURFING

A maximum of 50% of the front and secondary property boundaries (not including driveways, decks or paths) are to be turfed.

MINIMUM PLANTING STANDARDS			
The following specifies the minimum planting standards per lot based on lot frontage widths. All trees shall be selected from the approved planting list only.			
Lot Frontage (width)	Minimum planting standards per lot		
	Trees	Shrubs	Groundcovers
Up to 13.9m	1	16	24
14 – 15.9m	2	18	26
16 – 18.9m	2	20	35
> 19m	2	20	45
Minimum Plant Size (Pot Diameter [top])	1.5m high when planted	140mm pot	140mm pot

LEGEND

Feature plant



Street tree

Not included



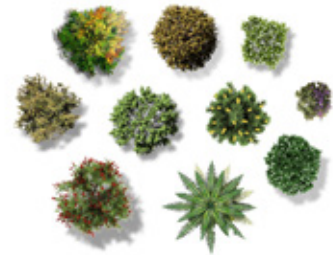
Groundcovers

Select up to 35



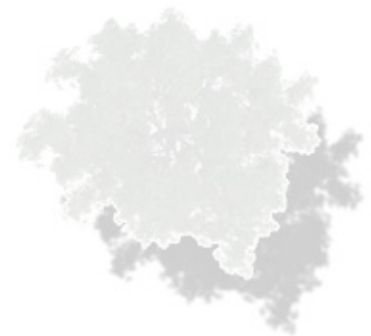
Shrubs

Select up to 20



Tree

Select 1




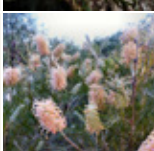


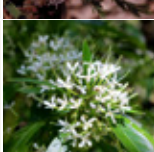
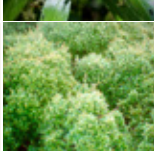








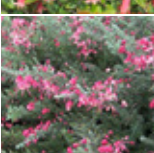

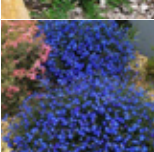
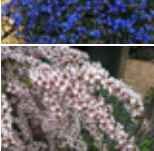
7.0 Planting *List*


Planting List

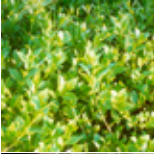
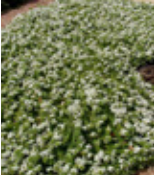

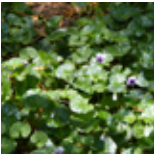

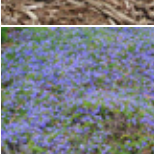
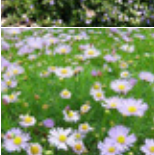

INFORMAL GARDEN

PLANTING SCHEDULE					Minimum planting standards per lot				
Species Name	Common Name	Minimum Size	Characteristics	Image				Lot Frontage (width)	Trees
Trees									
BACKHOUSIA citriodora	Lemon Scented Myrtle	1.5m x 1m (25ltr)	Low maintenance Drought tolerant Dense foliage White/cream flowers Attracts birds and insects		Up to 13.9m	1	16	24	
BRACHYCHITON acerifolius	Illawarra Flame Tree	2m x 1m (25ltr)	Feature tree Red flowers Attracts birds and insects						
BUCKINGHAMIA celsissima	Ivory Curl Tree	1.2m x 0.8m (25ltr)	Feature tree White/cream flowers Attracts birds and insects						
CUPANIOPSIS anacardioides	Tuckeroo	1.5m x 1m (25ltr)	Low maintenance Drought tolerant Dense foliage Green/yellow flowers Attracts insects Orange seeds						
ELAEOCARPUS eumundi	Eumundi Quandong	1.5m x 0.9m (25ltr)	Low maintenance Dense foliage Cream flowers Attracts birds and insects Blue fruits		14 – 15.9m	2	18	26	
ELAEOCARPUS reticulatis	Blueberry Ash	1.2m x 0.8m (25ltr)	Low maintenance Pink flowers Attracts birds Blue fruits		16 – 18.9m	2	20	35	
HARPULLIA pendula	Tulipwood	1.2m x 0.8m (25ltr)	Low maintenance Dense foliage Attracts birds Orange seeds		> 19m	2	20	45	
Shrubs									
BANKSIA spinulosa 'Coastal Cushion'	Hairpin Banksia	1/1.5m ² (200mm)	Low maintenance Drought tolerant Flowering Attracts birds and insects Ground cover						
CALLISTEMON 'Great Balls of Fire'	Bottlebrush	1/2m ² (200mm)	Low maintenance Drought tolerant Colourful foliage						

Species Name	Common Name	Minimum Size	Characteristics	Image	Lot Frontage (width)	Minimum planting standards per lot		
Shrubs						Trees	Shrubs	Groundcovers
CALLISTEMON 'Pink Alma'	Bottlebrush	1/1.5m ² (200mm)	Low maintenance Drought tolerant Flowering Attracts birds and insects		Up to 13.9m 14 – 15.9m 16 – 18.9m > 19m	1	16	24
DORYANTHES excelsa	Gynea Lily	Specimen plant (200mm)	Drought resistant Flowering Attracts birds and insects Feature plant					
GREVILLEA 'Orange Marmalade'	Grevillea	Specimen plant (200mm)	Low maintenance Drought tolerant Evergreen foliage Pink flowers Attracts insects					
LEPTOSPERMUM 'Lavender Queen'	Lavender Queen	1/1.5m ² (200mm)	Low maintenance Drought tolerant Mauve flowers Attracts insects Feature or screen plant					
LEPTOSPERMUM 'Pacific Beauty'	Pacific Beauty	1/1.5m ² (200mm)	Low maintenance Drought tolerant White flowers Attracts insects Feature or screen plant					
GREVILLEA 'Pink Mist'	Grevillea Pink Mist	Specimen plant (200mm)	Low maintenance Drought tolerant Flowering Attracts birds and insects					
MELALEUCA thymifolia 'White Lace'	White Lace Honey Myrtle	1/1.5m ² (200mm)	Low maintenance Drought tolerant White flowers Attracts insects Feature or screen plant					
MELALEUCA thymifolia 'Pink Lace'	Pink Lace Honey Myrtle	1/1.5m ² (200mm)	Low maintenance Drought tolerant Pink flowers Attracts insects Feature or screen plant					
PAVETTA australiensis	Butterfly Bush	1/1.5m ² (200mm)	Evergreen foliage White flowers Attracts birds and insects Screen plant					
SYZYGIUM australe 'Tiny Trev'	Dwarf Lilly Pilly	1/1.5m ² (200mm)	Low maintenance Evergreen Attracts insects Compact Hedge and border plant					

Species Name	Common Name	Minimum Size	Characteristics	Image	Lot Frontage (width)	Minimum planting standards per lot		
Shrubs						Trees	Shrubs	Groundcovers
SYZYGIUM cascade	Lilly Pilly	1/2m ² (200mm)	Low maintenance Drought tolerant Large, evergreen shrub Hedge and screen plant Decorative fruit		Up to 13.9m	1	16	24
SYZYGIUM smithii 'Hot Flush'	Lilly Pilly	1/2m ² (200mm)	Low maintenance Drought tolerant Ornamental foliage Pink/burgundy flowers Screen plant					
WESTRINGIA fruticosa 'Aussie Box'	Native Rosemary	1/1.5m ² (200mm)	Low maintenance Drought tolerant Mauve flowers Attracts insects					
BORONIA pinnata	Pinnate Boronia	1/1m ² (200mm)	Evergreen foliage Pink flowers Mound shaped Cottage and flower garden					
BABINGTONIA virgata Dwarf Form	Twiggy Heath Myrtle Dwarf	1/3m ² (200mm)	Low maintenance Drought tolerant Evergreen shrub Flowering Attracts birds and insects					
CORREA 'Dusky Bells'	Native Fuchsia	3m ² (200mm)	Low maintenance Drought tolerant Evergreen foliage Pink flowers Attracts insects		14 – 15.9m	2	18	26
GREVILLEA 'Little Drummer Boy'	Grevillea Little Drummer Boy	Specimen plant (200mm)	Low maintenance Drought tolerant Red/yellow flowers Attracts birds and insects Compact ground cover		16 – 18.9m	2	20	35
WESTRINGIA fruticosa 'Mundi'	Dwarf Coastal Rosemary	4m ² (200mm)	Low maintenance Drought resistant White flowers Attracts insects Compact shrub		> 19m	2	20	45
LECHENAULTIA biloba 'Big Blue'	Blue Lechenaultia	Specimen plant (200mm)	Cottage and flower garden Evergreen foliage Blue flowers Attracts insects Mound shaped Ground cover					
LEPTOSPERMUM 'Pink Cascade'	Pink Cascade	Specimen plant (200mm)	Low maintenance Drought tolerant Pink flowers Attracts insects Feature or screen plant					

Species Name	Common Name	Minimum Size	Characteristics	Image	Lot Frontage (width)	Minimum planting standards per lot			
Shrubs						Trees	Shrubs	Groundcovers	
MELASTOMA affine 'Blue Tongue'	Blue Tongue	1/m ² (200mm)	Low maintenance Purple/mauve flowers Attracts insects Evergreen shrub (sml-lge)			Up to 13.9m	1	16	24
Groundcovers						14 – 15.9m	2	18	26
ACTINOTUS helianthi	Flannel Flower	3/m ² (140mm)	Drought tolerant Perennial White flowers Attracts insects Flower garden			16 – 18.9m	2	20	35
HARDENBERGIA violacea 'Mini Meema'	Mini Meema	3/m ² (140mm)	Low maintenance Drought tolerant Purple flowers Attracts insects Compact Border and ground cover		> 19m	2	20	45	
DIANELLA caerulea	Blue Flax Lily	2/m ² (140mm)	Low maintenance Perennial Blue flowers Attracts seed eating birds Flower garden						
DICHONRDA repens	Kidney Weed	3/m ² (140mm)	Low maintenance Drought tolerant Perennial Fast growing Lawn alternative						
DICHONRDA repens 'Silver Falls'	Dichondra Silver Falls	3/m ² (140mm)	Low maintenance Drought tolerant Perennial Fast growing ground cover						
DOODIA aspera	Prickly Rasp Fern	3/m ² (140mm)	Pink/red new growth Attracts frogs Low growing ground cover						
GREVILLEA 'Cooroora Cascade'	Cooroora Cascade	1.5/m ² (140mm)	Low maintenance Drought tolerant Gold flowers Attracts birds and insects Compact ground cover						
CRINUM pendunculatum	Swamp Lilly	1/m ² (140mm)	Low maintenance Perennial White/pink flowers Feature plant						
LOMANDRA 'Shara'	Dwarf Lomandra	2/m ² (140mm)	Low maintenance Attracts insects and lizards Grassy habit Border or mass planting						




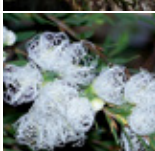

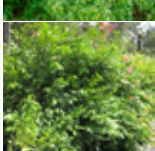
Species Name	Common Name	Minimum Size	Characteristics	Image	Lot Frontage (width)	Minimum planting standards per lot		
Groundcovers						Trees	Shrubs	Groundcovers
MYOPORUM ellipticum	Coastal Boobialla	2/m ² (140mm)	Low maintenance Drought tolerant Dense foliage White flowers Ground cover		Up to 13.9m 14 – 15.9m 16 – 18.9m > 19m	1	16	24
MYOPORUM parvifolium	Creeping Boobialla	2/m ² (140mm)	Low maintenance Drought tolerant Dense foliage White/pink flowers Attracts birds and insects Ground cover					
PIMELEA ferruginea 'White Solitaire'	Rice Flower	3/m ² (140mm)	Low maintenance Drought tolerant White flowers Attracts insects Feature and border plant					
VIOLA hederacea	Native Violet	4/m ² (140mm)	Low maintenance Perennial White/purple flowers Ground cover Lawn alternative					
HYPOLEPIS muelleri	Harsh Ground Fern	3/m ² (140mm)	Attracts frogs Low growing ground cover					
CHRYSOCEPHALUM apiculatum	Yellow Buttons	3/m ² (140mm)	Low maintenance Drought tolerant Perennial Yellow flowers Attracts insects Flower garden					
DAMPIERA diversifolia	Dampiera	2/m ² (140mm)	Low maintenance Perennial Blue flowers Attracts insects Flower garden					
SCAEVOLA aemula	Fairy Fan Flower	3/m ² (140mm)	Low maintenance Perennial (short lived) Fast growing Mauve flowers Attracts insects					
BRACHYSCOMBE multifida	Hawkesbury River Daisy	3/m ² (140mm)	Low maintenance Drought tolerant Perennial Purple flowers Attracts insects Flower garden					
RHAGODIA spinescens	Spiny Saltbush	1/m ² (140mm)	Low maintenance Drought tolerant White flowers Attracts lizards and mammals Hedge					

Planting List

FORMAL GARDEN

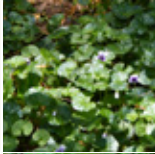



PLANTING SCHEDULE				
Species Name	Common Name	Minimum Size	Characteristics	Image
Trees				
BACKHOUSIA citriodora	Lemon Scented Myrtle	1.5m x 1m (25ltr)	Low maintenance Drought tolerant Dense foliage White/cream flowers Attracts birds and insects	
BRACHYCHITON acerifolius	Illawarra Flame Tree	2m x 1m (25ltr)	Feature tree Red flowers Attracts birds and insects	
BUCKINGHAMIA celsissima	Ivory Curl Tree	1.2m x 0.8m (25ltr)	Feature tree White/cream flowers Attracts birds and insects	
CUPANIOPSIS anacardioides	Tuckeroo	1.5m x 1m (25ltr)	Low maintenance Drought tolerant Dense foliage Green/yellow flowers Attracts insects Orange seeds	
ELAEOCARPUS eumundi	Eumundi Quandong	1.5m x 0.9m (25ltr)	Low maintenance Dense foliage Cream flowers Attracts birds and insects Blue fruits	
ELAEOCARPUS reticulatis	Blueberry Ash	1.2m x 0.8m (25ltr)	Low maintenance Pink flowers Attracts birds Blue fruits	
HARPULLIA pendula	Tulipwood	1.2m x 0.8m (25ltr)	Low maintenance Dense foliage Attracts birds Orange seeds	
Shrubs				
BANKSIA spinulosa 'Coastal Cushion'	Hairpin Banksia	1/1.5m ² (200mm)	Low maintenance Drought tolerant Flowering Attracts birds and insects Ground cover	
CALLISTEMON 'Great Balls of Fire'	Bottlebrush	1/2m ² (200mm)	Low maintenance Drought tolerant Colourful foliage	

Lot Frontage (width)	Minimum planting standards per lot		
	Trees	Shrubs	Groundcovers
Up to 13.9m	1	16	24
14 – 15.9m	2	18	26
16 – 18.9m	2	20	35
> 19m	2	20	45

Species Name	Common Name	Minimum Size	Characteristics	Image	Lot Frontage (width)	Minimum planting standards per lot		
Shrubs						Trees	Shrubs	Groundcovers
CALLISTEMON 'Pink Alma	Bottlebrush	1/1.5m ² (200mm)	Low maintenance Drought tolerant Flowering Attracts birds and insects		Up to 13.9m 14 – 15.9m 16 – 18.9m > 19m	1	16	24
DORYANTHES excelsa	Gynea Lily	Specimen plant (200mm)	Drought resistant Flowering Attracts birds and insects Feature plant					
GREVILLEA 'Orange Marmalade'	Grevillea	Specimen plant (200mm)	Low maintenance Drought tolerant Evergreen foliage Pink flowers Attracts insects					
LEPTOSPERMUM 'Lavender Queen'	Lavender Queen	1/1.5m ² (200mm)	Low maintenance Drought tolerant Mauve flowers Attracts insects Feature or screen plant					
LEPTOSPERMUM 'Pacific Beauty'	Pacific Beauty	1/1.5m ² (200mm)	Low maintenance Drought tolerant White flowers Attracts insects Feature or screen plant					
MELALEUCA thymifolia 'White Lace'	White Lace Honey Myrtle	1/1.5m ² (200mm)	Low maintenance Drought tolerant White flowers Attracts insects Feature or screen plant					
MELALEUCA thymifolia 'Pink Lace'	Pink Lace Honey Myrtle	1/1.5m ² (200mm)	Low maintenance Drought tolerant Pink flowers Attracts insects Feature or screen plant					
PAVETTA australiensis	Butterfly Bush	1/1.5m ² (200mm)	Evergreen foliage White flowers Attracts birds and insects Screen plant					
SYZYGIUM australe 'Tiny Trev'	Dwarf Lilly Pilly	1/1.5m ² (200mm)	Low maintenance Evergreen Attracts insects Compact Hedge and border plant					
SYZYGIUM cascade	Lilly Pilly	1/2m ² (200mm)	Low maintenance Drought tolerant Large, evergreen shrub Hedge and screen plant Decorative fruit					

Species Name	Common Name	Minimum Size	Characteristics	Image	Lot Frontage (width)	Minimum planting standards per lot						
Shrubs						Trees	Shrubs	Groundcovers				
SYZYGIUM smithii 'Hot Flush'	Lilly Pilly	1/2m ² (200mm)	Low maintenance Drought tolerant Ornamental foliage Pink/burgundy flowers Screen plant		Up to 13.9m 14 – 15.9m 16 – 18.9m > 19m	1 2 2 2	16 18 20 20	24 26 35 45				
WESTRINGIA fruticosa 'Aussie Box'	Native Rosemary	1/1.5m ² (200mm)	Low maintenance Drought tolerant Mauve flowers Attracts insects									
BORONIA pinnata	Pinnate Boronia	1/1m ² (200mm)	Evergreen foliage Pink flowers Mound shaped Cottage and flower garden									
BABINGTONIA virgata Dwarf Form	Twiggy Heath Myrtle Dwarf	1/3m ² (200mm)	Low maintenance Drought tolerant Evergreen shrub Flowering Attracts birds and insects									
CORREA 'Dusky Bells'	Native Fuchsia	3m ² (200mm)	Low maintenance Drought tolerant Evergreen foliage Pink flowers Attracts insects									
GREVILLEA 'Little Drummer Boy'	Grevillea Little Drummer Boy	Specimen plant (200mm)	Low maintenance Drought tolerant Red/yellow flowers Attracts birds and insects Compact ground cover									
WESTRINGIA fruticosa 'Mundi'	Dwarf Coastal Rosemary	4m ² (200mm)	Low maintenance Drought resistant White flowers Attracts insects Compact shrub									
MACROZAMIA lucida	Pineapple Zamia	Specimen plant (200mm)	Low maintenance Drought tolerant Evergreen foliage Tropical appearance									
Groundcovers												
ACTINOTUS helianthi	Flannel Flower	3/m ² (140mm)	Drought tolerant Perennial White flowers Attracts insects Flower garden									
HARDENBERGIA violacea 'Mini Meema'	Mini Meema	3/m ² (140mm)	Low maintenance Drought tolerant Purple flowers Attracts insects Compact Border and ground cover									

Species Name	Common Name	Minimum Size	Characteristics	Image	Lot Frontage (width)	Minimum planting standards per lot		
Groundcovers						Trees	Shrubs	Groundcovers
DIANELLA caerulea	Blue Flax Lily	2/m ² (140mm)	Low maintenance Perennial Blue flowers Attracts seed eating birds Flower garden		Up to 13.9m	1	16	24
DICHONRDA repens	Kidney Weed	3/m ² (140mm)	Low maintenance Drought tolerant Perennial Fast growing Lawn alternative		14 – 15.9m	2	18	26
DICHONRDA repens 'Silver Falls'	Dichondra Silver Falls	3/m ² (140mm)	Low maintenance Drought tolerant Perennial Fast growing ground cover		16 – 18.9m	2	20	35
DOODIA aspera	Prickly Rasp Fern	3/m ² (140mm)	Pink/red new growth Attracts frogs Low growing ground cover		> 19m	2	20	45
GREVILLEA 'Cooroora Cascade'	Cooroora Cascade	1/1.5/m ² (140mm)	Low maintenance Drought tolerant Gold flowers Attracts birds and insects Compact ground cover					
CRINUM pendunculatum	Swamp Lilly	1/m ² (140mm)	Low maintenance Perennial White/pink flowers Feature plant					
LOMANDRA 'Shara'	Dwarf Lomandra	2/m ² (140mm)	Low maintenance Attracts insects and lizards Grassy habit Border or mass planting					
MYOPORUM ellipticum	Coastal Boobiella	2/m ² (140mm)	Low maintenance Drought tolerant Dense foliage White flowers Ground cover					
MYOPORUM parvifolium	Creeping Boobiella	2/m ² (140mm)	Low maintenance Drought tolerant Dense foliage White/pink flowers Attracts birds and insects Ground cover					
PIMELEA ferruginea 'White Solitaire'	Rice Flower	3/m ² (140mm)	Low maintenance Drought tolerant White flowers Attracts insects Feature and border plant					

Species Name	Common Name	Minimum Size	Characteristics	Image	Lot Frontage (width)	Minimum planting standards per lot			
Groundcovers						Trees	Shrubs	Groundcovers	
VIOLA hederacea	Native Violet	4/m ² (140mm)	Low maintenance Perennial White/purple flowers Ground cover Lawn alternative			Up to 13.9m	1	16	24
HYPOLEPIS muelleri	Harsh Ground Fern	3/m ² (140mm)	Attracts frogs Low growing ground cover			14 – 15.9m	2	18	26
CHRYSOCEPHALUM apiculatum	Yellow Buttons	3/m ² (140mm)	Low maintenance Drought tolerant Perennial Yellow flowers Attracts insects Flower garden			16 – 18.9m	2	20	35
RHAGODIA spinescens	Spiny Saltbush	1/m ² (140mm)	Low maintenance Drought tolerant White flowers Attracts lizards and mammals Hedge		> 19m	2	20	45	










Planting List


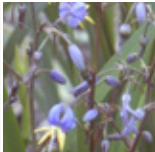



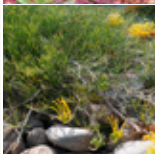
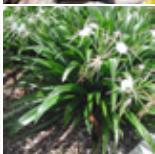

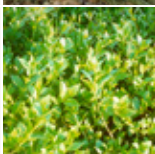

LAYERED GARDEN


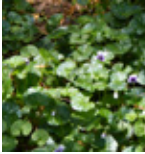

PLANTING SCHEDULE				
Species Name	Common Name	Minimum Size	Characteristics	Image
Trees				
BACKHOUSIA citriodora	Lemon Scented Myrtle	1.5m x 1m (25ltr)	Low maintenance Drought tolerant Dense foliage White/cream flowers Attracts birds and insects	
BRACHYCHITON acerifolius	Illawarra Flame Tree	2m x 1m (25ltr)	Feature tree Red flowers Attracts birds and insects	
BUCKINGHAMIA celsissima	Ivory Curl Tree	1.2m x 0.8m (25ltr)	Feature tree White/cream flowers Attracts birds and insects	
CUPANIOPSIS anacardioides	Tuckeroo	1.5m x 1m (25ltr)	Low maintenance Drought tolerant Dense foliage Green/yellow flowers Attracts insects Orange seeds	
ELAEOCARPUS eumundi	Eumundi Quandong	1.5m x 0.9m (25ltr)	Low maintenance Dense foliage Cream flowers Attracts birds and insects Blue fruits	
ELAEOCARPUS reticulatis	Blueberry Ash	1.2m x 0.8m (25ltr)	Low maintenance Pink flowers Attracts birds Blue fruits	
HARPULLIA pendula	Tulipwood	1.2m x 0.8m (25ltr)	Low maintenance Dense foliage Attracts birds Orange seeds	
Shrubs				
BANKSIA spinulosa 'Coastal Cushion'	Hairpin Banksia	1/1.5m ² (200mm)	Low maintenance Drought tolerant Flowering Attracts birds and insects Ground cover	
CALLISTEMON 'Great Balls of Fire'	Bottlebrush	1/2m ² (200mm)	Low maintenance Drought tolerant Colourful foliage	

Lot Frontage (width)	Minimum planting standards per lot		
	Trees	Shrubs	Groundcovers
Up to 13.9m	1	16	24
14 – 15.9m	2	18	26
16 – 18.9m	2	20	35
> 19m	2	20	45

Species Name	Common Name	Minimum Size	Characteristics	Image	Lot Frontage (width)	Minimum planting standards per lot		
Shrubs						Trees	Shrubs	Groundcovers
CALLISTEMON 'Pink Alma'	Bottlebrush	1/1.5m ² (200mm)	Low maintenance Drought tolerant Flowering Attracts birds and insects		Up to 13.9m 14 – 15.9m 16 – 18.9m > 19m	1	16	24
DORYANTHES excelsa	Gynea Lily	Specimen plant (200mm)	Drought resistant Flowering Attracts birds and insects Feature plant					
GREVILLEA 'Orange Marmalade'	Grevillea	Specimen plant (200mm)	Low maintenance Drought tolerant Evergreen foliage Pink flowers Attracts insects					
LEPTOSPERMUM 'Lavender Queen'	Lavender Queen	1/1.5m ² (200mm)	Low maintenance Drought tolerant Mauve flowers Attracts insects Feature or screen plant					
LEPTOSPERMUM 'Pacific Beauty'	Pacific Beauty	1/1.5m ² (200mm)	Low maintenance Drought tolerant White flowers Attracts insects Feature or screen plant					
MELALEUCA thymifolia 'White Lace'	White Lace Honey Myrtle	1/1.5m ² (200mm)	Low maintenance Drought tolerant White flowers Attracts insects Feature or screen plant					
MELALEUCA thymifolia 'Pink Lace'	Pink Lace Honey Myrtle	1/1.5m ² (200mm)	Low maintenance Drought tolerant Pink flowers Attracts insects Feature or screen plant					
PAVETTA australiensis	Butterfly Bush	1/1.5m ² (200mm)	Evergreen foliage White flowers Attracts birds and insects Screen plant					
SYZYGIUM australe 'Tiny Trev'	Dwarf Lilly Pilly	1/1.5m ² (200mm)	Low maintenance Evergreen Attracts insects Compact Hedge and border plant					
SYZYGIUM cascade	Lilly Pilly	1/2m ² (200mm)	Low maintenance Drought tolerant Large, evergreen shrub Hedge and screen plant Decorative fruit					

Species Name	Common Name	Minimum Size	Characteristics	Image	Lot Frontage (width)	Minimum planting standards per lot		
Shrubs						Trees	Shrubs	Groundcovers
SYZYGIUM smithii 'Hot Flush'	Lilly Pilly	1/2m ² (200mm)	Low maintenance Drought tolerant Ornamental foliage Pink/burgundy flowers Screen plant		Up to 13.9m 14 – 15.9m 16 – 18.9m > 19m	1	16	24
WESTRINGIA fruticosa 'Aussie Box'	Native Rosemary	1/1.5m ² (200mm)	Low maintenance Drought tolerant Mauve flowers Attracts insects					
ALOCASIA brisbanensis	Native Cunjevoi	Specimen plant (200mm)	Low maintenance Drought tolerant Tropical appearance Clumping form with large, glossy leaves Feature plant					
CORDYLINE rubra	Palm Lilly	Specimen plant (200mm)	Low maintenance Strappy dark red foliage Feature plant					
CORDYLINE stricta	Slender Palm Lilly	Specimen plant (200mm)	Low maintenance Strappy green foliage Purple flowers Feature plant					
MELASTOMA affine 'Blue Tongue'	Blue Tongue	1/1m ² (200mm)	Low maintenance Evergreen shrub (sml-lge) Purple/mauve flowers Attracts insects					
BORONIA pinnata	Pinnate Boronia	1/1m ² (200mm)	Evergreen foliage Pink flowers Mound shaped Cottage and flower garden					
MACROZAMIA lucida	Pineapple Zamia	Specimen plant (200mm)	Low maintenance Drought tolerant Evergreen foliage Tropical appearance					
Groundcovers								
RHAGODIA spinescens	Spiny Saltbush	1/m ² (140mm)	Low maintenance Drought tolerant White flowers Attracts lizards and mammals Hedge					

Species Name	Common Name	Minimum Size	Characteristics	Image	Lot Frontage (width)	Minimum planting standards per lot		
Groundcovers						Trees	Shrubs	Groundcovers
HARDENBERGIA violacea 'Mini Meema'	Mini Meema	3/m ² (140mm)	Low maintenance Drought tolerant Purple flowers Attracts insects Compact Border and ground cover		Up to 13.9m 14 – 15.9m 16 – 18.9m > 19m	1	16	24
DIANELLA caerulea	Blue Flax Lily	2/m ² (140mm)	Low maintenance Perennial Blue flowers Attracts seed eating birds Flower garden			2	18	26
DICHONRDA repens	Kidney Weed	3/m ² (140mm)	Low maintenance Drought tolerant Perennial Fast growing Lawn alternative			2	20	35
DICHONRDA repens 'Silver Falls'	Dichondra Silver Falls	3/m ² (140mm)	Low maintenance Drought tolerant Perennial Fast growing ground cover			2	20	45
DOODIA aspera	Prickly Rasp Fern	3/m ² (140mm)	Pink/red new growth Attracts frogs Low growing ground cover					
GREVILLEA 'Cooroora Cascade'	Cooroora Cascade	1/1.5/m ² (140mm)	Low maintenance Drought tolerant Gold flowers Attracts birds and insects Compact ground cover					
CRINUM pendunculatum	Swamp Lilly	1/m ² (140mm)	Low maintenance Perennial White/pink flowers Feature plant					
LOMANDRA 'Shara'	Dwarf Lomandra	2/m ² (140mm)	Low maintenance Attracts insects and lizards Grassy habit Border or mass planting					
MYOPORUM ellipticum	Coastal Boobialla	2/m ² (140mm)	Low maintenance Drought tolerant Dense foliage White flowers Ground cover					
MYOPORUM parvifolium	Creeping Boobialla	2/m ² (140mm)	Low maintenance Drought tolerant Dense foliage White/pink flowers Attracts birds and insects Ground cover					

Species Name	Common Name	Minimum Size	Characteristics	Image
Groundcovers				
PIMELEA ferruginea 'White Solitaire'	Rice Flower	3/m ² (140mm)	Low maintenance Drought tolerant White flowers Attracts insects Feature and border plant	
VIOLA hederacea	Native Violet	4/m ² (140mm)	Low maintenance Perennial White/purple flowers Ground cover Lawn alternative	
HYPOLEPIS muelleri	Harsh Ground Fern	3/m ² (140mm)	Attracts frogs Low growing ground cover	

Lot Frontage (width)	Minimum planting standards per lot		
	Trees	Shrubs	Groundcovers
Up to 13.9m	1	16	24
14 – 15.9m	2	18	26
16 – 18.9m	2	20	35
> 19m	2	20	45



8.0 Disclaimers & Acknowledgements



Disclaimers & *Acknowledgements*

8.1

Cedar Woods reserves the right to amend these Design Standards over time to reflect changes in development, construction practices and planning regulations. Cedar Woods reserves the right to apply, enforce, vary or waive any of the requirements if on balance the application embodies the objectives of the design principles and conforms to the contemporary Australian architectural vision.

In the event that Cedar Woods allows a dispensation from the Design Standards, the dispensation will neither set a precedent nor imply that the approval will be repeated.

The purpose of images and illustrations contained within this document is to illustrate the Design Standards they apply to only. In the case that an image or illustration does not fully comply with the Design Standards this will not over-ride the wording or intent contained within this document, and approval for same will not be granted.

8.2

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