



Design Guidelines

December 2024

Contents

Introducing Kinship Tarneit	4
Siting and Orientation	8
Dwelling Design	10
Fencing	14
Plumbing and Ancillary Equipment	15
General Dwelling and Landscaping Information	16
Landscaping Requirements	22
Appendices	30

Kinship
TARNEIT

KENNING ROAD

01. | Introducing Kinship Tarneit

1.1 ESTATE VISION

Kinship represents the future of community living in Tarneit. The vision is to create a truly modern and liveable community that sets the benchmark for urban communities.

The focus of the design is to ensure that the urban environment is in harmony with the natural environment. Throughout the estate, some significant features have been maintained and celebrated to bring a distinctive sense of place to the emerging community. Kinship gives all families the opportunity to create a home that suits their lifestyle needs and enjoy a happy, healthy lifestyle in a place that's rich with all the facilities needed and set in a stunning landscape of wide-open spaces and natural beauty.

When complete, Kinship will have an array of facilities to support residents and those residing in the broader Tarneit suburb, including sports and recreation facilities, community centres, schools plus shopping centres and dining precincts, providing a strong economic benefit for the region.



03. Introducing Kinship Tarneit

1.2 PURPOSE OF THE GUIDELINES

The key purpose of these design guidelines is to achieve a consistently high quality of homes and landscaping that realises the Kinship vision.

The guidelines are intended to assist you in considering the design of your home and private garden and how this can contribute to and enhance the overall character and value of the development. The guidelines will help you through the initial consideration, design process and building of your

new home. The guidelines will not only enhance your building experience, but will underpin the overall amenity of Kinship and contribute to creating a vibrant community that you will proudly call home.

These design guidelines may be amended from time to time to reflect changes in design and building trends and amendments to legislation affecting building approvals.

1.3 SMALL LOT HOUSING CODE

Kinship has a diverse mix of land sizes on offer to cater for a wide range of accommodation needs.

Whilst the majority of lots within Kinship allow for conventional housing options, there may be some lots that have been designed to accommodate boutique style housing. Dwellings on these lots are required to be designed in accordance with Wyndham City Council's Small Lot Housing Code (SLHC) – a document that forms part of the Wyndham City Council Planning Scheme.

The Kinship Design Guidelines are to be applied in conjunction with the SLHC.

All housing and landscaping plans still require approval by the Kin Design Review Panel (KDRP).

1.4 SUBMISSION REQUIREMENTS AND DEVELOPMENT APPROVAL PROCESS

The siting and design of your home is required to be approved by the KDRP before obtaining building permits. It is mandatory that all plans and other relevant drawings are submitted to the KDRP for approval.

The design of your landscaping for the front garden, forward of the homes front building line, is also required to be approved by the KDRP prior to any front landscaping commencing. It is mandatory that all front landscaping plans and other relevant documents are submitted to the KDRP for approval.

Please note: Developer approval of your house plans and developer approval of your landscaping plan are two separate approval processes. It is not a requirement to have a developer approved landscaping plan as a pre-requisite to enable you to achieve a building permit for your house plans.

To obtain the Developers approval, you must forward the Kinship Design and Siting Application Form (found in Appendix D at the rear of this document) and attach the documentation listed on the form for approval to:

Login to: kinshiptarneit.com.au/da

You builder must submit all required information including:

- Siting plan
- Floor plans
- Full elevations
- Relevant cross sections
- Roof pitches
- Colour selections
- Fencing design

The submission of the landscaping for the front garden must include:

- Landscaping plan
- Planting schedule
- Fence design

A checklist of submission requirements is provided as part of the Home Design and Siting Application Form included in Appendix C and the Landscaping Design Application Form included in Appendix D.

The KDRP will assess all designs and either provide a notice of approval or specify how the submission conflicts with the guidelines. Designs that substantially comply with the guidelines may be given a notice of approval with conditions requiring the rectification of minor design elements. Furthermore, the KDRP may make suggestions intended to improve the design.

The KDRP will endeavour to assess proposals in the shortest possible time and generally within 5 business days of receipt of a fully completed and compliant application. You must then obtain the approval of the building plans from the local Council or relevant Building Surveyor and/or any other relevant authorities required by the authority approval process.

02. | Siting and Orientation

2.1 ALL LOTS

(Unless being assessed and meeting requirements of SLHC)

Where possible, each dwelling should be designed to maximise the advantages and natural characteristics of the site. Solar angles, views, prevailing breezes, relationship to the street, open space, landscaping and adjoining dwelling type and locations should all be considered to create a responsive design solution in keeping with the intent of the kinship vision.

2.2.1 GENERAL: ALL LOTS

- A front (primary) boundary is deemed to be part of the lot with the street frontage being the smallest dimension, unless the Building Envelope Plan indicates otherwise;
- Only one dwelling may be built on any one lot unless specified in the applicable Plan of Subdivision;
- Each dwelling must be set back from the front boundary according to lot size and type as per Table 1 in section 2.2.3 unless otherwise specified in the applicable Plan of Subdivision;
- Garages located on the primary street frontage must be located a minimum of 0.5 m behind the main facade of the dwelling (porch, portico or verandah is not classified as the main facade) unless otherwise noted or approved to vary this guideline by the KDRP;
- Building envelopes have been applied to some lots in this development. Where building envelopes have been prepared on the plans of subdivision, these buildings envelopes will indicate the area on each lot where a building can be sited;
- Parapet walls on the “build to boundary” side will not be permitted.

2.2.2 CORNER LOTS:

For the purpose of these guidelines, a corner lot is to be defined as a lot with a secondary boundary facing a road or an open space reserve at the discretion of the KDRP. Corner lots have significant impact on neighbourhood character and, therefore, considerable attention is required to ensure that a desirable outcome is achieved for both the home owner and the estate as a whole.

It is important that corner lots address their prominent position in the streetscape while contributing to the creation of an attractive, safe living environment. They form a gateway to adjoining streets and reserves, therefore it is essential that the dwelling addresses both street and/or reserve frontages with articulation of the built form including varying materials, window and door openings.

- It is also important that corner lot homes are articulated to provide an appropriate corner feature to your home that will “turn the corner” for both single and two storey dwellings. Two or more of the following building elements must be incorporated into the design of all corner lot homes as a corner feature –
- Feature Windows – to match front facade (or other style as approved by KDRP);
 - A mixture of feature building materials incorporated – to match front facade;
 - A return balcony or pergola;
 - An articulated step back or setback with feature building materials incorporated;
 - Replicated front porch/portico.
 - Other alternative submissions will be considered by the KDRP.

Blank walls to the secondary facade will not be approved.

Corner lot dwellings must also include 450 mm eaves to both primary and secondary street or reserve frontages unless otherwise approved by the KDRP.

Corner allotments with proposed crossovers intended to be located on a secondary street frontage may be considered by the KDRP on an individual basis, separate Council approval may be required.

2.2.3 FLOOR AREA AND SETBACKS

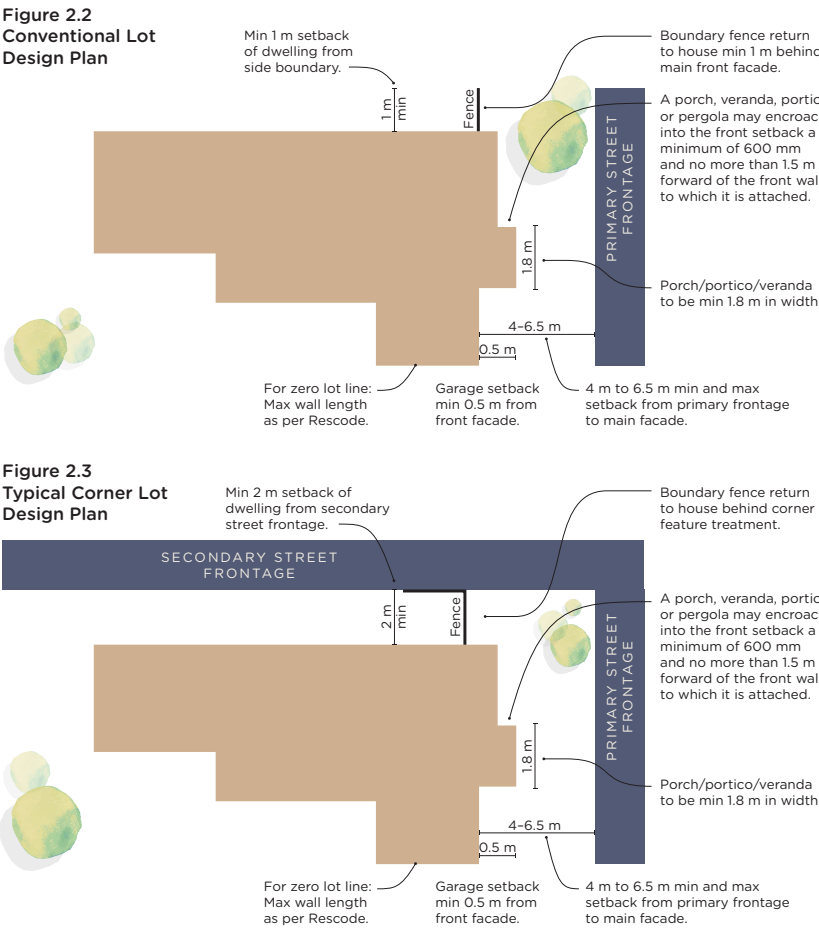
LOT SIZE (m²)	MIN FLOOR AREA (m²)*	FRONT SETBACK
Below 330	100	A minimum of 4 m and a maximum of 6.5 m from the front boundary. A porch, verandah, portico or pergola may encroach into the front setback a minimum of 600 mm and no more than 1.5 m forward of the front wall to which it is attached.
330-450	120	A minimum of 4 m and a maximum of 6.5m from the front boundary. A porch, verandah, portico or pergola may encroach into the front setback a minimum of 600 mm and no more than 1.5 m forward of the front wall to which it is attached.
Above 451	150	A minimum of 4 m and a maximum of 6.5 m from the front boundary. A porch, verandah, portico or pergola may encroach into the front setback a minimum of 600 mm and no more than 1.5 m forward of the front wall to which it is attached.

*(Dwelling Excluding Garage, Decks, Portico, etc)

2.2.4 SIDE SETBACKS

Unless otherwise specified by a registered building envelope or lots being assessed and meeting the requirements of the SLHC, side setbacks need to allow for adequate landscaping and clear pedestrian access around the dwelling. Generally, single storey dwellings must have a minimum side setback of 1 m at ground floor level, however zero lot line construction may be considered if it accords with all relevant authority standards including building envelope plans. This also applies to boundary setbacks on double storey developments.

On corner lots, buildings must be set back a minimum of 2 m from the secondary street frontage (the smaller lot dimension generally defines the primary frontage). Refer Figure 2.3 for details.



03. Dwelling Design

3.1 ARCHITECTURAL CHARACTER MANDATORY STANDARDS

All lots including those that are subject to the SLHC are to follow these requirements:

- Designs featuring a mixture of lightweight materials – e.g. Weatherboard, shadow clad or Colourbond or similar products are encouraged. Period style facades and elements are not permitted;
- Ceiling heights for all dwellings must not be less than 2.4 m above floor level. It is preferred that 2.7 m ceiling heights are used throughout;
- All dwellings must have a porch, verandah, portico, pergola or other similar entrance feature surrounding the front entrance, entry porches, verandahs, porticos and pergolas must be sympathetic to the overall dwelling design;
- Kit homes and dwellings constructed of second hand materials are not permitted, except with the approval of the KDRP (i.e. second hand bricks);
- The main pedestrian entry (front door) or access way to the main pedestrian entry must be visible from the primary street frontage;
- Unless otherwise specified or considered as meeting the overall objectives of the guidelines by the KDRP, all roofs must be designed having a minimum eaves width of 450 mm. On single storey dwellings, eaves to the frontage of the dwelling must return and continue a minimum distance of 3 m along the connecting return wall and or walls from the said frontage. Walls constructed on side boundaries (zero lot line) may be exempt from the eaves requirements unless otherwise directed by the KDRP. Double storey dwellings must include eaves around the entire perimeter of the second level. Corner lot dwellings must include minimum 450 mm eaves to both primary and secondary street or reserve frontage unless otherwise approved by the KDRP;
- Roof pitches are to be a minimum of 22 degrees. Alternate roof forms including combinations will be considered by the KDRP provided it can be demonstrated that they comply with the overall objective and intent of the guidelines. Alternative roof forms, e.g. Skillion, are encouraged and will be considered on their merit by the KDRP;
- Roofing materials must complement the design and style of the proposed dwelling. Roof sheeting is to be non-reflective (muted tones only). Untreated galvanised or zinc finished, tray deck or fibre cement roof materials will not be approved;
- Roof construction of the garage must be incorporated within the main roof form of the dwelling except with the approval of the KDRP;
- Standard Aluminium sliding window frame or doors will not be permitted to any elevation visible from the street or public open space, unless approved by the KDRP. Windows should complement the overall house design;
- The ground floor of a dwelling must be 300 mm higher than the lowest finished surface level of the lot. This is readily achieved using waffle pod construction (slab on ground);
- It is preferred that where practicable, garages are designed to minimise their visual impact to the streetscape. All garages must be constructed in harmony with the main dwelling by using materials and colours which reflect the overall architectural theme and vision of Kinship. In assisting to minimise the visual impact of the garage as a dominant feature to the dwelling facade, the guidelines encourage roof construction of the garage to be incorporated within the main roof form of the dwelling. This intention also extends to the appearance and materials proposed for the garage door in order to ensure it too reflects the visual connectivity with the proposed dwelling.

3.2 SPECIAL REQUIREMENTS FOR ALL LOTS

- The front facade must include a minimum 80% of other materials other than face brick to the front façade.
- Where a fully rendered front façade is proposed a minimum 3 different complimentary colours will be required. A minimum of one other material other than face brickwork will also be required.
 - To provide greater streetscape presence for your home, the porch/ portico or verandah should be a minimum 40% of the home's width (excluding the garage).

3.3 BUILDING MATERIALS AND COLOUR PALETTE

- An important element in maintaining a high quality of residential neighbourhood character is the control of external building materials, colours and other related finishes. These need to be durable which in turn will reduce future maintenance, repairs and will maintain the development's appeal for many years to come.
- External walls of each dwelling must be constructed using the following materials;
- Face brickwork;
 - Rendered or bagged brickwork/concrete block, but must be painted or coloured;
 - Weatherboards, composite cladding materials and cement sheeting (painted, rendered or similar textured finish);
 - Shadow clad or other lightweight material approved by the KDRP;
 - Selected stone;
 - Muted colours and finishes shall be used to blend with the natural setting of Tarneit;
 - External windows and doors other than those utilized in an entrance situation are not to contain reflective, frosted, coloured or patterned film on glass unless governed by authority and/or ResCode requirements or approved by the KDRP.

3.4 FACADE ASSESSMENT

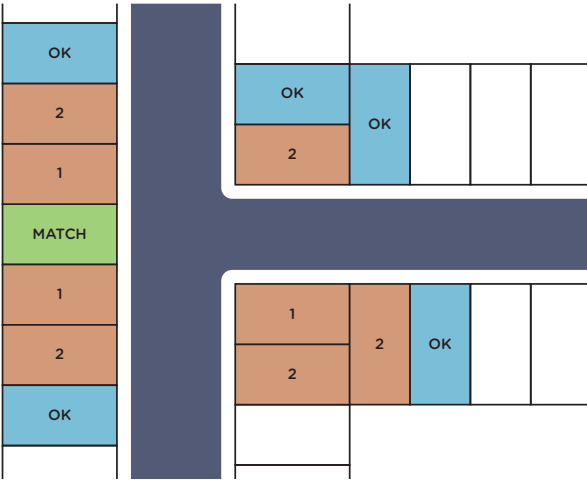
In order to protect your investment and your neighbour's investment, two dwellings of the same or similar front facade design shall not be built within 3 dwellings (including the subject property), this would include lots either side, opposite and other street frontages where applicable (Refer Figure 3.3).

No concept designs and/or facade only submissions will be accepted, i.e. submissions must include all information as requested on the Design Approval Application form to initiate the approval process.

The final facade assessment decision will be at the discretion of the KDRP.

Figure 3.3 – Facade Assessment

Match = First application recieved by the WDRP



03. Dwelling Design

3.5 GARAGES

It is preferred that where practicable, garages are designed to minimise their visual impact to the streetscape. All garages must be constructed in harmony with the main dwelling by using materials and colours which reflect the overall architectural theme and vision of Kinship. In assisting to minimise the visual impact of the garage as a dominant feature to the dwelling facade, the guidelines encourage roof construction of the garage to be incorporated within the main roof form of the dwelling. This intention also extends to the appearance and materials proposed for the garage door in order to ensure it too reflects the visual connectivity with the proposed dwelling.

- The garage must be constructed at the same time as the dwelling;
- Garages located on the primary street frontage must be located either on the side boundary or a minimum of 200 mm (allowing for guttering) or 1 m off that side boundary unless otherwise noted or approved to vary this guideline by the KDRP;
- Garages located on the primary street frontage must be set back a minimum of 0.5 m behind the primary frontage facade of the dwelling unless otherwise approved by the KDRP;
- Unenclosed sides of garages are not permitted to face a street frontage but may be located behind garages and residences. The KDRP reserves the right to limit the area of an unenclosed garage under roof;
- Swing in garages may be permitted subject to special consideration by the KDRP. The standard front setbacks will still apply. All garage walls addressing primary street frontage must be designed to address the said street frontage, i.e. with the inclusion of windows, first floor construction directly over, building articulation, combined roof forms and material finishes that complement the adjoining dwelling;
- Garage design must match or complement the home in respect to materials, roof pitch, design, colour, external appearance and quality of construction;
- Garage doors shall not be more than 6 m in width. Roller doors are not permitted to the front of garages. (See Figure 3.4);
- Three or more garage spaces will be assessed on the architectural merits by the KDRP.
- Any 3rd garage must be set back 0.5 m behind the double garage;
- The garage on lots with a frontage equal to or greater than 12.51 m must be capable of accommodating a minimum of two vehicles unless approved by the KDRP. Tandem garages will not be considered to meet this requirement.
- The garage on lots with a frontage equal to or less than 12.5 m must be capable of accommodating a minimum of one vehicle, with an additional area available on the lot to accommodate a second vehicle.

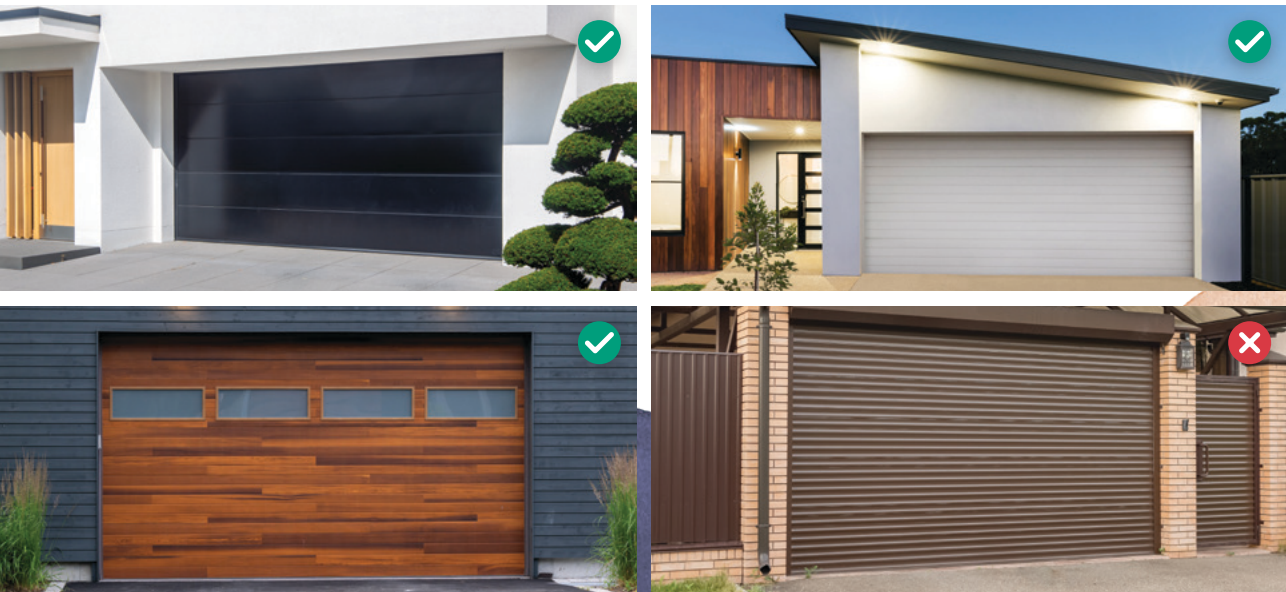


Figure 3.4 – Examples of approved and non-approved garage doors

3.6 DRIVEWAYS

Driveways must be fully constructed prior to occupying the dwelling;

- Driveway material colours should consist of muted tones. A colour sample of the proposed driveway material must be provided with the application submission. Plain un-coloured or natural concrete driveways will not be permitted; exposed aggregate is highly encouraged;
- Driveways shall match the width of the street crossover at the property boundary (generally 3 m) and can expand to the maximum width of the garage door or doors;
- Driveways will have a minimum 0.5 m setback from the side boundary for landscaping irrespective of whether the side boundary is fenced or not;

- It is recommended that you install a 0.1 m diameter PVC conduit under the driveway to accommodate future irrigation requirements for the garden bed required between the driveway and side boundary;
- Driveways must be constructed of one of the following:
 - Natural stone or slate;
 - Brick and/or concrete pavers;
 - Coloured, saw-cut, or exposed aggregate concrete; or
 - Asphalt with brick borders.

3.7 LETTERBOXES

Letterboxes should be designed to complement and match the dwelling, using the similar materials, colours and finishes.



04. | Fencing

Front fences are not encouraged within Kinship Estate. Any request for a front fence must be approved by KDRP for consideration.

4.1 SIDE AND REAR FENCING

Unless otherwise specified in these guidelines, fence construction between adjoining lots must be generally lapped timber paling and as a minimum will incorporate the following elements:

The fence height must be a minimum of 1.8 m and a maximum of 1.95 m;

The fence must remain 1 m behind the front facade and return to abut the dwelling.

Adjoining owners are solely responsible for the construction and maintenance or replacement of fencing between adjoining lots.

Subject to the approval of the KDRP, retaining walls or courtyard defining walls may be acceptable in the zone between the front boundary and the front of the dwelling, but must be complementary in material finish and design to the main dwelling.

No Colorbond fencing will be considered.



05. | Plumbing and Ancillary Equipment

5.1 RAIN WATER TANKS

Rain water tanks are encouraged as an environmental initiative however they must be positioned to restrict them from public view.

5.2 AIR CONDITIONING UNITS

Air conditioning units and exposed componentry thereof are to be located below the roof ridge line and towards the rear of the property to minimise visual impact and should not be positioned on the secondary frontage roof elevation of a corner lot. They are to be colour toned to match adjoining wall or roof colour. The units shall be of low profile type and wherever appropriate, be fitted with noise baffles.

Final position of units to be considerate of lot location, i.e. proximity to retail, parkland, etc. In these areas, air-conditioning units should be positioned to minimise visual impact.

5.3 TV ANTENNAS AND SATELLITE DISHES

An antenna will be required to be installed to watch free-to-air television. Any antenna are generally to be contained within the roof space and not visible. Where antennas are to be externally mounted, they are to be located at the rear of the dwelling, below the roof line to minimise visual impact from public viewing.

Satellite dishes for pay TV services are to be located toward the rear of the dwelling and below the ridgeline. The intent is to minimize the visual impact from adjoining streetscape and general public areas.

5.4 FIBRE TO THE HOME NETWORK AND SMART WIRING

Recognising technological advances in home communications, Kinship will be equipped to provide the NBN network.

The optic fibre network provides the following services:

- Internet
- Telephone services
- Access to future fibre ready services such as Internet Protocol Television (IPTV)

Homes at Kinship should be wired in accordance with FFTH wiring standards to ensure they can be connected to the above services.

5.5 ENVIRONMENTALLY SUSTAINABLE DESIGN

This development encourages good environmental design as it positively contributes to the reduction of greenhouse gases, biodiversity, conservation and water cycle management and we encourage good environmentally sustainable design.

5.6 SOLAR WATER HEATING AND SOLAR VOLTAIC CELLS

Solar Water Heating and Voltaic Cells are an efficient method of energy conservation and are highly encouraged. Solar hot water piping for dwellings or swimming pools is permitted provided that pipes are generally located on the roof of the home to minimise the visual impact from public viewing. To the extent that it will not reduce the solar efficiency of the home, the placing of units should be located to minimise visual impact from public viewing. Tanks for such systems are not permitted to be located on the roof and must be screened from public view.

06. | General Dwelling and Landscaping Information

6.1 SCREENING

To avoid detracting from the visual quality or the character of the streetscape, unsightly items and equipment must be screened from the street and public view.

Ground mounted and mobile equipment such as heating and cooling units, hot water services,

rubbish disposal bins/containers, trailers, etc. shall be screened from public view and shall not be visible from the street or parkland. Under no circumstance, can a trailer or other unsightly objects be stored or parked forward of the homes front building line or on any nature strip or street.

6.2 CLOTHES LINE AND DRYING AREAS

Clothes lines and drying areas shall be located so that they are not visible to public viewing. Consideration should be given to using an extend-a-line which can be stored when not in use.

6.3 PARKING OF HEAVY VEHICLES

Trucks or commercial vehicles, boats, trailers and caravans etc

Trucks or commercial vehicles (exceeding 1.5 tones) and all recreational vehicles including but not limited to boats and caravans shall be parked or stored on private residential occupied lots and must be screened from public view when parked or stored. Under no circumstances can such vehicles, trailers or other unsightly objects be stored or parked forward

of any homes front building line or any nature strip or street and no dismantling, assembling, repairs or restorations of commercial vehicles, boats, trailers or caravans is permitted on the land unless carried out at the rear of a dwelling house on the land in a location which is screened from public view.

6.4 DESIGN AND TIMING OF DWELLING CONSTRUCTION

The siting and design of your home is required to be approved by the KDRP before obtaining building permits for any dwelling. It is mandatory that all plans and other relevant drawings are submitted to the KDRP for consideration and approval.



6.5 LANDSCAPING AT KINSHIP

The landscape character at Kinship is generated by four components:

- The existing landscape assets, including significant retained vegetation and conservation
- reserve areas;
- New landscaping to public areas such as street trees, wetlands areas and public parks;
- Landscaping on privately owned allotments and adjoining nature strips.

The first two elements will be installed by the developer and later maintained by the City of Wyndham.

Private gardens are to be installed, maintained and managed by individual allotment owners. Private gardens will feature a diverse mix of native and exotic plants suited to the local environment. Additionally, nature strips must be maintained by the individual owners who abut them.

To preserve the presentation of the estate, the developer will maintain all nature strips until the last stage is completed. This ensures that the common areas of the estate are maintained throughout the construction phases.

6.6 DESIGN AND TIMING OF LANDSCAPING WORKS

And landscaping on privately owned allotments and adjoining nature strips

The design of your landscaping for the front garden of your home including the treatment of the front (and side nature strip for a corner allotment), forward of the homes front building line, is required to be approved by the KDRP prior to any front landscaping works commencing. It is mandatory that all front landscaping plans and other relevant documents are submitted to the KDRP for consideration and approval.

All landscaping to the front of the dwelling including landscaping to the adjoining nature strip/s must be completed to the satisfaction of the KDRP within 3 months of a certificate of occupancy being issued for the dwelling on the lot, in accordance with Clause 7.0 of these guidelines.

06. General Dwelling and Landscaping Information

6.7 EXTERIOR WINDOW FINISHINGS
Aluminium roller shutters, battened screens or louvred screens to windows

The use of aluminium roller shutters to windows is prohibited. The installation and use of any proposed shutters, battened or louvred screens must be approved by the KDRP.

6.8 INTERNAL WINDOW FURNISHINGS

Internal window furnishings which can be viewed by the public should be fitted within 2 months of occupancy of your home. Sheets, blankets, or similar materials for which window furnishing is not their primary use, are not permitted.



6.9 MAINTENANCE OF LOTS

6.9.1 Vacant lots

The Purchaser shall not allow any rubbish including household rubbish, site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth (1.82 m or higher) of grass or weeds upon the lots.

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

Prior to the issue of a Certificate of Occupancy of any dwelling, the Developer or its agents retain the right to access any lot at any time without creating any liability for trespass or otherwise to remove rubbish, maintain, slash or mow a lot and the Purchaser must meet the Developer’s reasonable costs of doing so.

The purchaser shall not leave the land in a state of disrepair, including allowing excessive weeds, rubbish or debris to remain on the land, or permit the deterioration of the land or any of the improvements erected or to be erected thereon.

Furthermore, City of Wyndham Local Law 2014 (Clause 14 (2)) requires the following:

Owners are responsible for ensuring that grass/ weeds on their property do not exceed a maximum height of 1.2 m during the bushfire danger period (November to March).

For non-compliance:

- A warning letter is sent to the owner by Council and they are given 2 weeks to mow their grass;
- If grass is not mown in the 2 week timeframe, an infringement notice may be issued;
- If the owner is still non-compliant, Council will send a maintenance company to mow the grass and bill the owner accordingly.

Outside fire danger period (April to October) grass/ weeds must be kept maintained at a maximum height of 1.82 m or less. Should the owner not comply, the Council will issue a \$300 on the spot fine.

6.9.2 Established homes

Council Local Laws Officers inspect established houses and if weeds/grass exceed a maximum height of 1.82 m –

A letter will be sent to owners who do not maintain their established properties accordingly and they may incur an infringement fine of \$300.

If a property is not maintained and complaints are made, an infringement fine of \$300 may apply.

6.10 SIGNAGE

Signage is not permitted on residential lots with the following exceptions:

- Display home signage with the written approval of KDRP;
- Builders or tradespersons identification (maximum 600 mm x 600 mm) required during dwelling construction. These signs must be removed within 10 days of the issue of the Certificate of Occupancy for any dwelling;
- One sign only advertising the sale of a complete dwelling is permitted. These signs must be

removed within 10 days of the property being sold and only one sign is to be erected per lot and is to be no larger than 1.82 m by 1.2 m;

- There are to be strictly no signs erected for the purposes of advertising the sale of a vacant lot other than any sign that relates to the sale of such lot by the Developer;
- All other signs must be submitted to the KDRP for consideration and approval must be granted prior to the sign being erected.

06. General Dwelling and Landscaping Information

6.11 DRIVEWAY CROSSOVER And footpath protection during dwelling construction

Prior to commencement of building works, the landowner must ensure they have applied for and obtained an Asset Protection Permit from City of Wyndham . If, after building works are completed, any damage has been caused to City of Wyndham

assets, the Purchaser must make good any damage to the satisfaction of City of Wyndham. It is advisable for landowners to ensure that their builder is aware and made liable for any damage to the above items is within the terms of their individual contracts.

6.12 STREET TREE PROTECTION During dwelling construction

Street trees are a key part of any landscape and, over time, provide great amenity value to the immediate and wider local environs. All street trees are installed by the developer and maintained for a period of two years. It is the responsibility of the landowner to ensure that the tree is protected during all building works.

Street trees will be regularly monitored by both the developer and City of Wyndham to ensure that trees have not been damaged as a result of the building process. Tree replacement will be at the landowner’s expense.

6.13 COMMERCIAL AND NON-RESIDENTIAL USE

Any proposed commercial or non-residential use (i.e. Convenience Shop, Office, Medical Centre & Childcare Centre) is required to be approved by the KDRP.

6.14 SHEDS, OUTBUILDINGS, TEMPORARY OR RELOCATABLE BUILDINGS AND ANCILLARY ITEMS

Sheds, outbuildings and ancillary items should not be visible from the public realm and must not exceed a maximum height of 3.6 m at the ridgeline, measured from natural ground level, and have a maximum height of any perimeter wall, excluding the gable infill, of 2.4 m measured from the natural ground level. A minimum 1 m setback from any side or rear boundary will need to be achieved.

Any proposed shed or outbuilding must be constructed from quality materials. Untreated galvanised zinc finished, tray deck or fibre cement or second hand materials are not permitted, except with the approval by the KDRP (ie: second hand bricks).

No temporary or relocatable buildings or structures including storerooms, garden sheds, pergolas, swimming pools and spas can be erected on any lot unless they are for use in connection with an existing dwelling house.

Any proposed shed, outbuilding or ancillary item is required to be approved by the KDRP before obtaining any statutory building or planning permits. Any submission must include a site plan, elevation plans and schedule detailing external finishes, colours and external fixtures.



07. | Landscaping Requirements

7.1 LANDSCAPING PLANS

Private, individual front gardens are to be supplied and installed by the Developer at their cost. These private front gardens are to be maintained and managed by individual allotment owners. These private front gardens will feature a diverse mix of native and exotic plants suited to the local environment and will be compliant with the design guidelines. Additionally, the front nature strip (and the side nature strip for a corner allotment) will be landscaped (in accordance with these guidelines) by the Developer.

The following illustrations are indicative of the six landscape front garden options available for individual lot owners to select from:

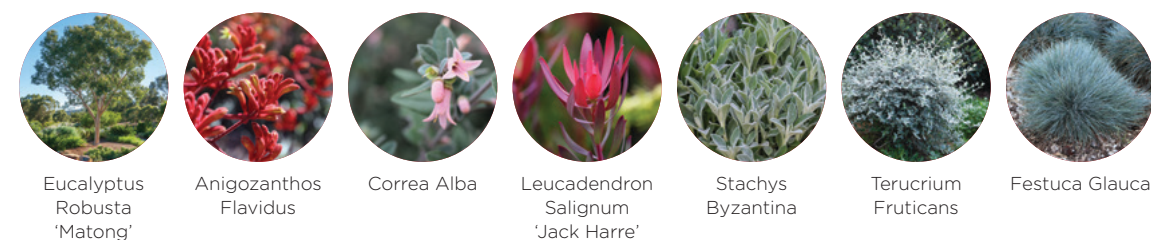
7.1.1 Solace

This graceful, free-flowing garden design creates a welcoming first impression and grows beautifully with your home. A striking autumnal tree steals the show with its vivid foliage while spring-flowering trees and plants invite birds and bees to herald the end of winter. The softly curved garden beds add a relaxed and informal charm, perfect for those who prefer a natural aesthetic. With a mix of evergreen and deciduous shrubs, Solace evolves through the seasons, ensuring year-round beauty.



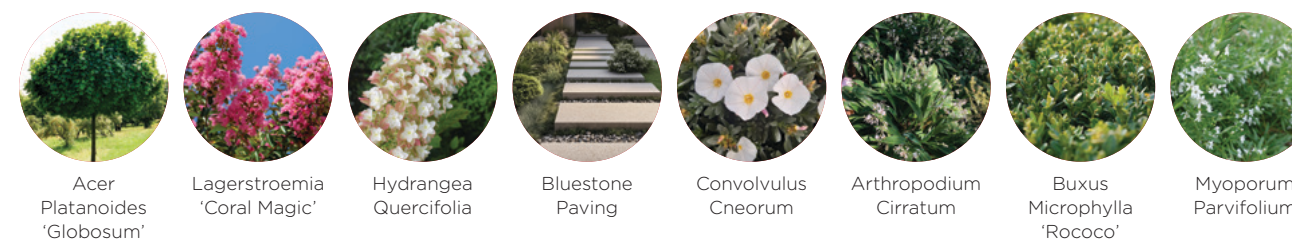
7.1.2 Native

Celebrate Australian flora with this stylish and contemporary design that highlights native plants. Native suits a variety of home styles, from sleek single-storey builds to grand double-storey façades. Low-maintenance yet visually stunning, it's the perfect choice for busy homeowners seeking a garden that's as easy to care for as it is authentically Australian.



7.1.3 Haven

Haven is a sanctuary of contemporary design, offering a restful retreat right outside your door. Pebbled garden beds replace traditional grass, creating a modern, low-maintenance landscape that remains stunning and vibrant. Say goodbye to lawn care and hello to a peaceful garden where you can unwind and recharge amidst effortless beauty.



07. Landscaping Requirements

7.1.4 Verdance

Your home will thank you for choosing Verdance. Overflowing with life and style, this vibrant garden design features an abundance of plants that grow into a lush and thriving front yard. With a playful mix of colour, flowering species, and greenery, Verdance adds charm and energy to your home, ensuring a picture-perfect space to enjoy year-round.



- Acer Platanoides 'Crimson Sentry'
- Scaevola Aemula
- Leucothoe Fontanesiana
- Acer Palmatum 'Osakazuki'
- Lomandra longifolia 'Tanika'
- Raphiolepis Indica 'Oriental Pearl'
- Euonymus Alatus

7.1.6 Tierhaven

Bursting with personality and colour, Tierhaven offers a lively front yard for those who love vibrant gardens. Delight in purple and pink blooms, complemented by blue and silver-toned foliage, and enjoy the ornamental beauty of a crab apple tree. Evergreen magnolias and shrubs ensure winter greenery while stepping stones create a light, informal path to your door. Tierhaven is a year-round feast for the senses.



- Magnolia Grandiflora Greenback
- Senecio Serpens
- Lomandra Longifolia 'Tanika'
- Distylium Myricoides X Racemosum 'Vintage Jade'
- Stachys Byzantina
- Malus Royal Raindrops
- Correa 'Dusky Bells'
- Limonium Perezii

7.1.5 Orbit

Elevate your home's exterior with Orbit, a formal garden featuring elegant parterre-style hedging. This sophisticated, grass-free design is ideal for those who crave a stylish, low-maintenance solution. Simply set your irrigation timer and let your garden flourish into a mature, polished masterpiece—perfect for relaxing weekends without the need for mowing.



- Convolvulus Mauritanicus
- Hylotelephium Spectabile
- Loropetalum Chinense
- Pyrus Calleryana X Pyrifolia Javelin
- Buxus Microphylla 'Rococo'
- Viburnum Plicatum
- Bluestone Paving



07. Landscaping Requirements

7.2 ALTERNATIVE LANDSCAPING PLANS

7.2.1 Submission of Landscaping Plans

The design of your landscaping for the front garden of your home forward of the home's front building line including the treatment of the nature strip(s) is required to be approved by the KDRP. It is mandatory that all front garden landscaping plans, together with a completed Landscaping Design Application form (Appendix D), are submitted to the KDRP for consideration and approval. No landscaping works forward of the front building line of any dwelling can commence until the landscaping plans have been approved by the KDRP.

The Design Review Panel will endeavour to assess proposals in the shortest possible time and generally within five (5) working days of receipt of application, if all required documentation is provided. Applications cannot be assessed until all of the required information is provided. The Developer reserves the right to request further information or suggested improvements/amendments to any landscaping design if the plans, as submitted, do not meet the minimum landscaping requirements as set out below.

7.2.2 Landscaping design detail requirements

Any Landscaping Plan submitted for consideration must meet the minimum requirements as detailed in the Landscaping Regulations and Guidelines detailed below (Refer section 7.1.3) and be drawn at a scale of 1:100. The plan must diagrammatically demonstrate any proposed landscaping forward of the homes front building line (including the treatment of the nature strip(s)) as well as a schedule detailing all planting, surfaces and finishes proposed to be used in the garden. The plan must include the following detail:

- Detailed design of any landscaping demonstrating the proposed layout of the garden including the location of all plantings, surfaces and finishes proposed to be used. The plan should also provide dimensions of any proposed garden beds and/or structures proposed;
- Planting schedule detailing all proposed plant species (botanic names and common names to be provided) including quantities of each species, spacing of plantings, height and pot size of the required mature tree and pot size of any shrubs and/or ground covers to be used;

- Surfaces and finishes schedule detailing all materials and structures proposed to be installed such as turf/grassing, garden bed edging, paving materials, decking, mulches, river rocks, toppings, retaining walls, planter boxes, etc.;
- Details for any proposed fence including any gate structure between side boundary fence and dwelling must be provided (height, material and colour);
- Proposed treatment to the front nature strip(s) that abuts your lot.
- Plans may be altered at any time, but must be approved and endorsed by the KDRP prior to installation.

Appendix C provides guidance for garden design to assist in landscaping design plan submission.

7.2.3 Landscaping regulations and standards

The Landscaping Regulations and Standards have been designed to create an attractive open streetscape, complementing street trees, public parks, conservation reserves and to create an enduring well presented neighbourhood that will be superior to others, giving landowners better long term value on their investment.

The purpose of the requirements is to assist residents and property owners in the design and development of their new home and landscaping to meet the minimum landscaping requirements and standards to ensure not only eligibility for the landscaping rebate (if applicable), but to also enhance the amenity and overall presentation of the Kinship community.

All proposed landscaping to private allotments at Kinship should provide for a suitable response to the blending of native and exotic plant species, characteristic of the Australian character. These controls seek to preserve the local genetic pool by encouraging the use of native plant material with local provenance whilst allowing the use of exotic plant species.



The following regulations and guidelines apply to landscaping on all private allotments forward of the front building line of the dwelling and must be adhered to in all circumstances including in order to claim any landscaping rebate if included in the Contract of Sale:

- All areas forward of the building line of the dwelling must be landscaped and accordance with any KDRP approved plan;
- It is encouraged that 60% of plants used in the gardens of dwellings be locally indigenous plant material and, where possible, planting should be selected from the Kinship Approved Plant list;
- No plants on the Kinship Prohibited Plant List are to be used and any outbreak of inadvertently introduced Prohibited plant species is to be eradicated in a timely manner to preserve local flora and fauna;
- All areas of the landscaping that are not paved are to be landscaped using plants, grass, shrubs, groundcovers or trees. No more than 40% of the landscaped area (excluding driveways) is to comprise hard surfaces such as paving, except with the approval of the KDRP;
- All garden beds must be edged and be a minimum of 500 mm in width. Garden beds must be provided with a minimum of 100 mm of topsoil prior to any planting and be mulched after planting to a depth of no less than 100 mm with a high quality mulching material;

- The landscaping must feature garden beds with a minimum of:
 - 1 x advanced tree species to be installed at a minimum height of 2 m at the time of planting unless otherwise approved;
 - 10 x medium to large shrubs/plants with a minimum pot size of no less than 200 mm;
 - 15 x smaller shrubs/plants with a minimum pot size of no less than 150 mm; and
 - 10 x ground cover or 10 x additional smaller shrubs/plants with a minimum pot size of no less than 150 mm.
- Assessment of the density of plants will be considered on its merits, if the lot is assessed under the SLHC.
- Relevant planting details as required in section 7.1.2 of the landscaping guidelines must be provided and noted in planting schedule.
- The garden must contain a mixture of free draining surfaces such as:
 - Grass
 - Garden beds containing trees, shrubs or ground covers
 - River pebbles or toppings or similar
- Taps must be fixed to a wall, fence or other KDRP approved permanent structure;
- Fencing forward of the building line of the dwelling is not permitted, except in accordance with Section 4 of these guidelines;

07. Landscaping Requirements



- The nature strip(s) treatment will be completed by the developer. All nature strip(s) will be grassed using either Instant Turf or topsoiled and seeded with established growth prior to landscaping completion. Any other proposed landscaping treatment must be approved by the KDRP;
 - If at the time of the completion of the landscaping the nature strip has been damaged and there are weeded or areas missing turf, it is the responsibility of the landowner to add seeds to the nature strip to ensure the estate is well presented in the future.
- Landscaping must continue to be well maintained at all times. All landscaping must be kept weed free and any grass should not exceed 6" at any given time;
- Taps and water meter must be screened from public view. If timber treatment is proposed, the screen must have a high quality finish. If planting is proposed to screen the taps and water meter, the plants must be not be saplings (pots greater than 20 cm) at the time of planting and provide adequate screening so these structures are not visible from public view. Additional planting (of an appropriate size/height) may need to be provided if it is determined by the KDRP that the taps and meter are not sufficiently screened at the time of landscaping completion inspection;
- Driveways will have a minimum 0.5 m setback from the side boundary for landscaping irrespective of whether the side boundary is fenced or not;
- The location and style of any proposed Letterbox must be provided. The style of the letterbox must comply with the Design Guidelines. Single post letterboxes are not permitted;
- Any proposed grassed area must be Instant Turf or topsoiled and seeded with established growth prior to landscaping completion;
- Driveway must be exposed aggregate or coloured concrete or other treatment as approved by the KDRP. No plain concrete will be accepted. The material and colour for the driveway must be included on the plan, regardless of who will be installing it;
- Materials and finishes for any proposed street tree plinth boxes must be noted on the plan.
- Landscaping plans not meeting these regulations and standards, but with architectural merit may be considered for approval by the KDRP at their discretion.

7.3 COMPLETION OF LANDSCAPING

All landscaping to the front of the dwelling including landscaping to the adjoining nature strip(s) must be completed to the satisfaction of the KDRP within 6 months of a Certificate of Occupancy being issued for the dwelling on the lot, in accordance with Clause 7.0 of these Guidelines.

In addition to this, in order to claim any landscaping rebate (if applicable to your lot) offered under the Contract of Sale, purchasers must complete

construction of the dwelling and landscaping to front garden of the dwelling, forward of the front building line, including any driveway and paths and nature strip/s, and submit the application of completion together with a completed Landscaping Rebate Application form to the KDRP within 24 months from settlement of the lot, if applicable. If this requirement is not met, you will not be eligible for the landscaping rebate.

7.4 STREET TREE PROTECTION During dwelling and landscaping construction

Street trees are a key part of any landscape and, over time, provide great amenity value to the immediate and wider local environs. All street trees are installed by the developer and maintained for a period of two years. It is the responsibility of the landowner to ensure that the tree is protected during all building works. Street trees will be regularly monitored by both the developer's independent Superintendent

and City of Wyndham Bylaws Officers to assess and ensure that trees have not been damaged as a result of the building process. If street tree replacement is required as a result of any tree being damaged during the home building process, all replacement costs will be at the landowner's expense and the costs of replacement and two years maintenance will be deducted from the landscaping rebate if required.

7.5 MAINTENANCE OF PRIVATE GARDENS AND NATURE STRIP(S)

As per the City of Wyndham Local Law 2014 (Clause 14 (2)), maintenance requirements for all lots are as follows:

Vacant lots:

- Owners are responsible for ensuring that grass/weeds on their property do not exceed a maximum height of 4" during the bushfire danger period (November to March). Outside the fire danger period (April to October), grass/weeds must not exceed a maximum height of 1.8 m.

Established homes:

- Owners are responsible for ensuring that grass/weeds on their property do not exceed a maximum height of 1.8 m.

Please note that if the above requirements are not met, Council may issue infringement notices and fines may be applicable. Please contact Council for further detail on penalties.

08. | Appendices

Appendix A: Home Design and Sitting Plan

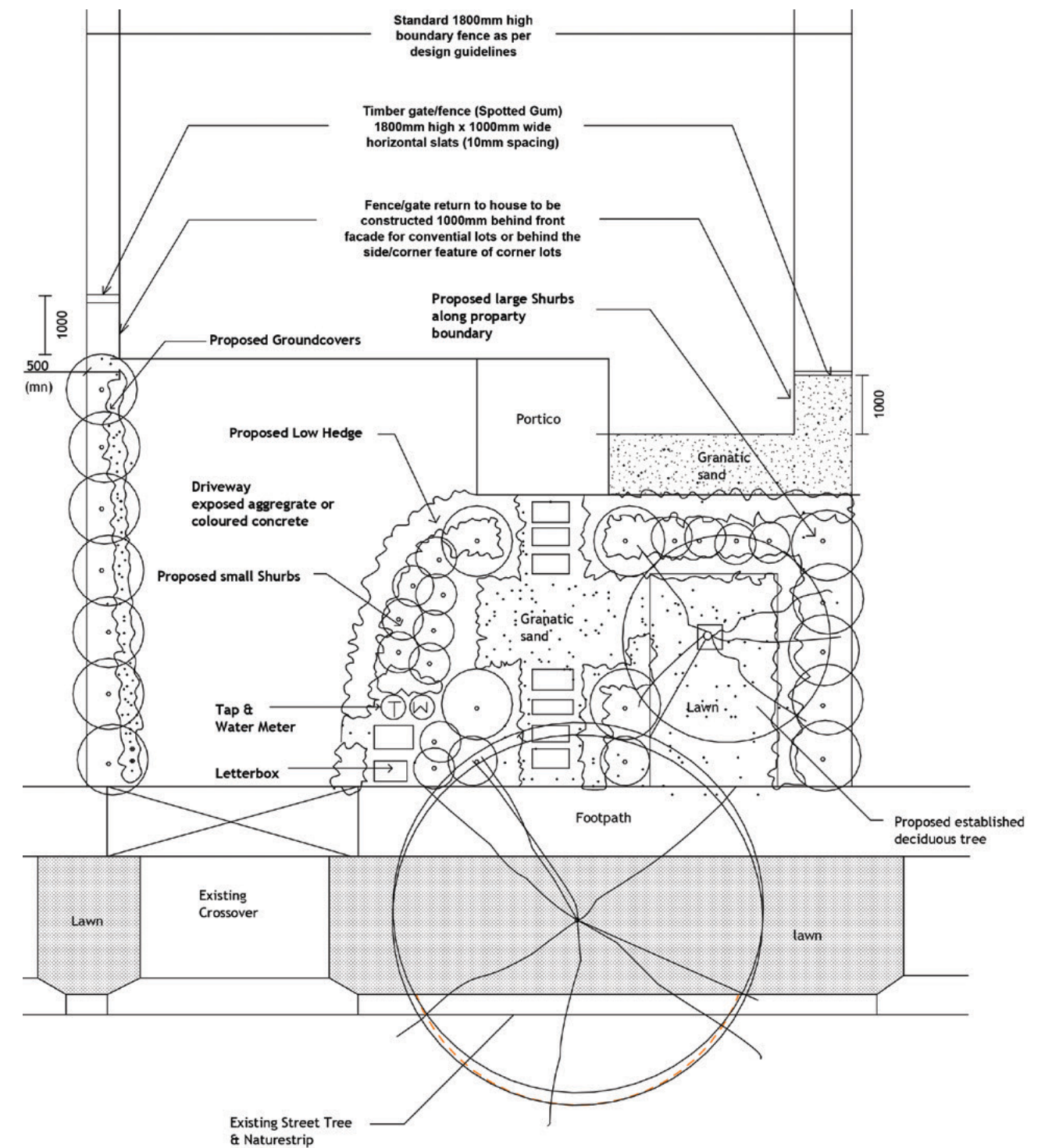
Log on to www.kinshiptarneit.com.au/da

Appendix B: Landscape Design Application Form

Log on to www.kinshiptarneit.com.au/da

Appendix C: Minimum Landscape Design Requirement

This is an example of a submitted plan:



Appendix D: Landscape Plan Template

Building Line	
Property Boundary	
Footpath	
Back of Kerb	

Applicant Checklist	
	I confirm that all plant species and quantities listed above conform with the design guidelines and council's list of prohibited species.
	I confirm that the total area of hardscaping comprises less than 40% of the total landscaped area.
	I confirm that all garden beds are edged and are a minimum of 500mm wide.
	I confirm that all garden beds are to be provided with 100mm topsoil prior to planting.
	I confirm that all garden beds are to be mulched after planting to a minimum depth of 100mm above the topsoil
	I confirm that water smart irrigation system has been installed
	I confirm that the taps and water meters will be screened from public view prior to the completion of the landscape works.
	I have attached the completed Landscape Plan for approval.

Surfaces and Finishes Schedule		
Symbol	Material	Minimum Depth (mm)
Softscape (Total Area):		
Hardscape (Total Area):		

Planting Schedule					
Symbol	Botanical Name	Common Name	Container Size	Mature Size (W x H)	Quantity
Established (Hero) Tree					
Medium – Large Shrubs					
Small Shrubs					
Groundcovers					



Kinship
TARNEIT

KENNING ROAD



Kinship

T A R N E I T

For more information:
CONTACT THE KINSHIP TEAM
info@kinshiptarneit.com.au

[KINSHIPTARNEIT.COM.AU](https://www.kinshiptarneit.com.au)

kin

This masterplan is not a contract and is not binding. Photos, maps, plans, drawings and descriptions are for illustration only, may include computer renders, are not to scale and may differ from final built forms. Actual lots, stages, facilities, amenities, infrastructure and their configuration are subject to statutory approval and may change without notice. All reasonable care has been taken to ensure accuracy however the information published may change from time to time to reflect changing circumstances, laws and regulations and without notice. Your contract of sale will set out all binding terms and relevant property information. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice before entering into any binding obligations. To the full extent permitted by law all liability is expressly excluded whether in negligence or otherwise, for any loss or damage in respect of, or arising from, reliance on this document.