

TheVale

VISTA PARK



Design Guidelines



Design Review Process

The purpose of the Design Review Process is to ensure The Vale, Vista Park is a high quality, comfortable and sustainable community that is sympathetic to and complements the heritage value of Coral Vale Homestead and historic site. The Vale has been planned to encourage sustainable travel by way of walking, cycling and the use of public transport.

The Design Guidelines have been carefully prepared to assist you in the design of your house and landscaping.

A Design Review Panel has been appointed to assess each new house design against the Design Guidelines before seeking Council or Complying Development Approval.

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STEP 1

Architect, Building Designer or Building company with qualified architectural designers prepares house design for each block using the Design Guidelines.

STEP 2

Send your completed documents to the Design Review Panel. See checklist contained in your Welcome Pack of documents required.

STEP 3

The Design Review Panel will assess your design(s) against the Design Guidelines.

STEP 4

The Design Review Panel will either:

- a) request further information from you if there is insufficient information for the Design Review Panel to assess the design.
- b) suggest modifications in order to meet the Design Guidelines.
- c) if the Design Review Panel find there are areas that need further review, or you are proposing something unusual that we need to discuss further we may invite you to a workshop with the Design Review Panel.
- d) approve your design. You will be given a certificate of approval from the Design Review Panel, and stamped approved drawings.

STEP 5

Submit your house design to Wollongong City Council (WCC) for Development Approval and Construction Certificate Approval or Principal Certifying Authority for Complying Development Certificate.

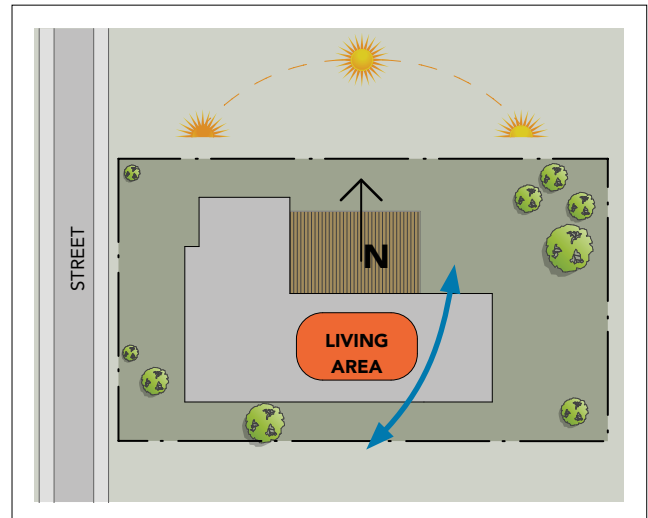
2.0 Site Design & Built Form

Building Orientation

To ensure you enjoy the best lifestyle possible in your new home your house should be designed so that internal living areas face north or north east and overlook your outdoor living area. The internal living areas of your house should not be west-facing.

Natural cross ventilation encourages gentle breezes through the house and should be considered when deciding on the placement of windows. Natural cross ventilation is especially important in kitchens. If good cross ventilation cannot be achieved ensure range hoods are externally flued.

Windows in western walls should be shaded from the sun with eaves or screening.



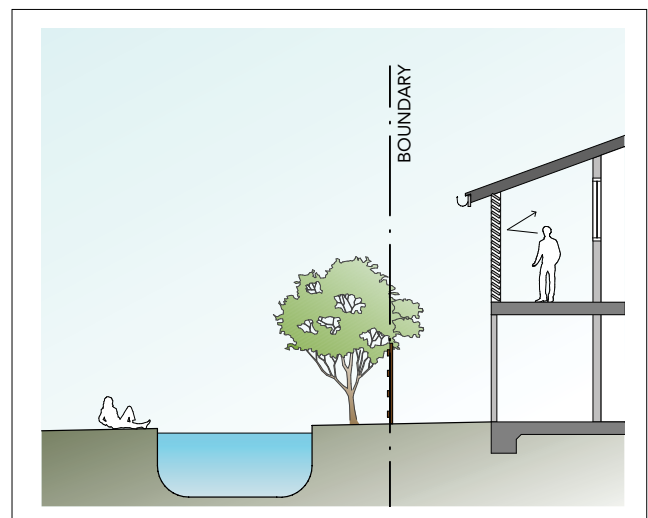
Privacy & Surveillance

Avoid overlooking and being overlooked by locating private open space behind the front building line and considering the position of windows or raising sill heights in habitable rooms that overlook neighbouring private open space.

To facilitate passive street surveillance at least one habitable room should overlook the front street from your home.

Dwelling Size

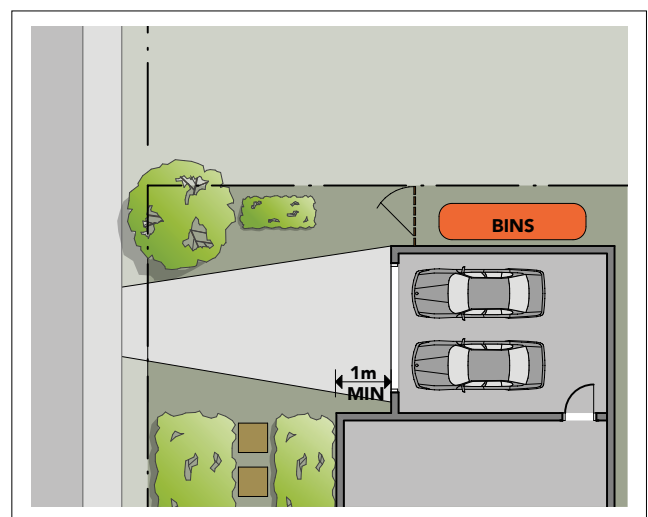
The minimum Gross Floor Area of any dwelling is 130m².



Garages & Services

Your garage or carport should be designed as part of, or complementary to, your overall home. There should be a particular focus on using similar depth eaves, and similar roof forms or extensions of the roof of the main house. A maximum garage door width either as one double or two single doors, of 6m is permitted. The garage should be setback an additional 1m behind the main front building line.

Service functions such as bin storage, clothes lines, hot water tanks, air conditioning equipment, and boat or caravan storage should not be visible from the street. These should be concealed behind the main building in a courtyard facing the side boundary or behind an opaque fence or screen.



3.0 Streetscape

External Façade

To create high quality and attractive homes at least 2 different traditional forms of external cladding materials should be used on front facades.

It is generally suggested that the primary cladding material be timber and fibre cement boarding, corrugated Colorbond® sheeting or stone. Secondary cladding materials may include rendered, bagged and painted brick or face brick. Other materials may be considered on their merits. Grey tonal exterior colour palettes are not appropriate.

Windows & Doors

Windows and doors should be designed to complement the architectural style. Timber framed windows are encouraged, however colour coated aluminium windows are acceptable. Silver or natural anodised aluminium coloured windows are not considered appropriate.

Roofs & Eaves

Hip or gable roofs should be the main roof forms and should have a minimum pitch of 22° and a maximum pitch of 30°, skillion roof should have a minimum pitch of 5° and a maximum pitch 15°. Eaves should have a minimum depth of 450mm. A change in the depth of eaves may be considered if it fits the character of the house design. Flat and curved roofs are not permitted.

Roofs should be in lighter colours to reduce heat absorption in summer. All ceilings should have a minimum height of 2.7m.

Downpipes should be circular painted PVC or Colorbond. Downpipe straps should be round or stand off type in Colorbond or zincalume/galvanised finish. Gutters should be half round flat back, quadrant, colonial or ogee in Colorbond or zincalume/galvanised finish. Note Sheerline and equal profiled gutters are not permitted. Gutter brackets should be internal or external type. Cappings should be either barge roll, barge roll capping, spear point, barge capping or roll top capping in Colorbond or zincalume/galvanised finish. Barge and fascia boards should be timber with square edge exposed or fascia cover in Colorbond or zincalume/galvanised finish.



3.0 Streetscape

Building Articulation

Facades facing any street or public space (including secondary street frontages) should be articulated to avoid simple box designs and create interest in the streetscape. A maximum straight line wall length of 5m is permissible for a primary street frontage or 10m for a secondary street frontage or side boundary.

Traditional architectural features such as window seats, bay windows, a stepped façade, change in materials, verandahs and porches should be used to avoid monotonous architectural treatment.

Front Doors should be clearly visible from the primary street frontage and delineated with a covered porch or verandah of at least 1.8m in width and depth. Please refer to separate guidelines for external façade materials and colours, roof materials, profiles and colours and rainwater selections.

Set Back and Height Restrictions

The following setbacks and height restrictions are applicable to maintain significant views to the heritage listed Coral Vale Homestead. Home sites 123–128, 513, 514, 612, 613, 614 and 617 are to be restricted to single story dwelling Home sites 123–128 require a 6m front setback, all other home sites require a 4m front setback.



4.0 Rear Facades

Facades not facing the primary and secondary street frontage may have a more contemporary design outcome with the inclusion of more glazing and high raking ceilings under the traditional roof forms previously mentioned.

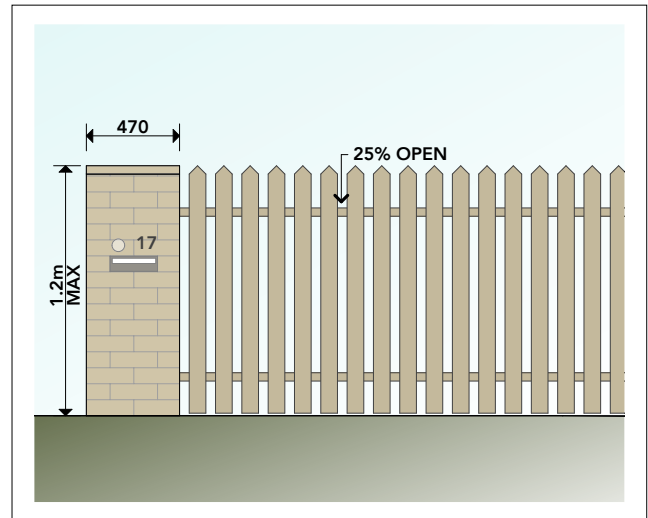
Flat roofs may be considered only as minor structures to link two or more main roofs (e.g. by breezeway). Flat roofs should not be visible to the street frontage.

5.0 Fencing & Letterboxes

Front Fences

Any fence located along the boundary of or within the setback area to a primary or secondary road must:

- not be more than 1.2m above ground level (existing),
- a single individual solid element containing a letterbox may be allowed per property with a width of 470mm.
- hedge plantings should not be more than 1.2m above ground.
- palings should be traditional style painted timber or powdercoated aluminium.
- should be timber post and rail, or timber picket construction to maintain the rural character of the area.



Side and Rear Fences

Fencing on rear and side boundaries should be in Basalt® with Shale Grey® contrasting posts and rail if desired not exceeding 1.8m in height. Other materials and colours may be considered on their merits.

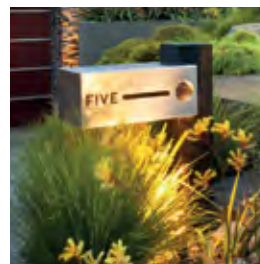
For fencing on corner lots, the front fencing requirements above are also applicable on the secondary frontage up to the rear building line. Side fencing requirements are permitted from the rear building line to the rear boundary. (i.e you can maintain privacy in your backyard with a standard fence).



Letterboxes

Letterboxes and street numbers should be designed into a larger masonry or timber structure, such as a post, that is 470mm in width, pier, gateway or incorporated into the front fence if applicable. High quality and durable materials should be used.

Letterboxes and street numbers should also be clearly visible from the street and incorporate a space for newspaper delivery.



6.0 Sustainable Targets

All future residents at The Vale, Vista Park should be considerate of the use of resources in their selection of materials using recycled where possible, to be responsible energy consumers, and to use water and electricity carefully. We have designed sustainable targets for new homes as follows:

01 - Materials

20% of the materials (by volume) used to construct your home should be selected from materials that are or have;

- A high recycled content. Examples of materials which are available that include recycled content are recycled bricks (>25%), steel (>15%), aluminium (>20%), pre cast panels (>15%), glazing (>20%), concrete with recycled aggregate (>30%), plasterboard with recycled gypsum (>20%), and carpet underlay (>95%). Numbers in brackets represent target recycled content per building material.
- Renewable sources such as structural timber, window frames, joinery which are AFS (Australian Forestry Standard) or FSC (Forest Stewardship Council) accredited
- From non-polluting sources
- Low life cycle energy materials (i.e. encourage choice of materials that are not energy intensive to produce, are locally available and durable)
- Able to be recycled or reused at the end of the life of the home

02 - Low Emission Products

At least two of the following low emission products should be utilised within the construction of your home:

- Low emission paints on all internal painted surfaces
- Low emission floor coverings on all indoor covered floors
- Low emission sealants and adhesives where possible
- Non-allergenic materials for furnishings where feasible
- Composite wood product which is low emission formaldehyde or no composite wood product used
- Wood products stained with wood treatments that are natural, such as linseed oil or beeswax polish
- Reduced use of formaldehyde products
- Non-allergenic materials for furnishings where feasible

03 - Renewable Energy

Reduction in energy use can be achieved through a variety of measures that commence with the design of your home. Your home should achieve 20% beyond the minimum compliance BASIX targets in energy use (as at February 2019 this means a BASIX score of 55 swimming pools may be excluded from this calculation). This will reduce the cost of utilities in winter and summer and provide better comfort in your home.

Ways to achieve this energy usage reduction are:

- Use energy efficient appliances and lighting,
- Greenhouse efficient hot water systems
- Appliances with high energy star ratings such as dishwashers, fridges, washers, dryers and TVs
- Energy efficient air conditioning systems that have high energy star ratings such as those with inverter technology
- Energy efficient lighting

In addition, consideration should be given to the use of alternative energy.

At least two of the following should be used in your home:

- 1.6Kw minimum Photovoltaic solar panels
- Solar hot water system
- Solar pool heating
- Source renewable energy with your electricity supplier
- Other alternative energy source on site may be considered
- Acoustic and thermal insulation to be installed by professionals

04 - Reduction in Water Use

Ask your designer or builder to ensure that a 20% improvement over the minimum BASIX requirement for water use is achieved (as at December 2017 this means a BASIX score of 48, Pools may be excluded from this calculation). As well as reducing your water bill these initiatives will help to improve the resilience of the local water supply. Ways you can achieve the water usage reduction are:

- Use rainwater tanks for toilet flushing and laundries in addition to irrigation
- Select water fixtures with a minimum 4-star water rating. Fixtures include taps, showers, toilets, washing machines and dishwashers.
- Choose drought tolerant plants and lawn when designing your gardens that do not require irrigation.
- Install a pool cover to minimise evaporation.

05 - Natural Ventilation

Your home should have adequate cross ventilation to take advantage of north- east breezes. Ways to achieve natural ventilation are:

- Type of window units eg louvres and sliding
- Location of window and door openings

7.0 Landscaping

Landscape Design

The careful selection of drought tolerant planting in your landscaping can help to reduce water consumption and also ensure that the natural beauty of your home at The Vale, Vista Park is maintained in times of low rainfall. Gardens facing the street or other public areas should be planted with a minimum of 75% indigenous planting. Plant at least one tree in the rear and one in the front yard in indigenous species. Deciduous, non-indigenous exceptions are allowed if the planting is used for sun-control into the dwelling.

A garden bed of a minimum area of 3m² must be located in the front yard.

Please refer to separate Drought-tolerant Indigenous Plant Selection leaflet for guidelines for your plant selection.

Bushfire protection

If your site is affected by an Asset Protection Zone (APZ) your site analysis will indicate its position.

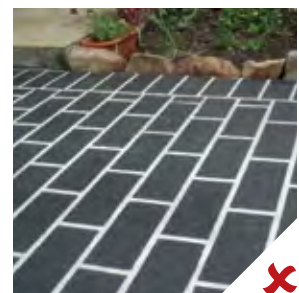
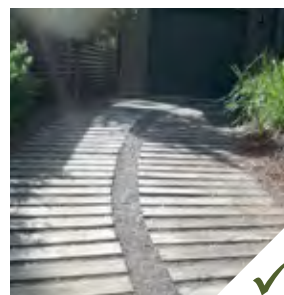
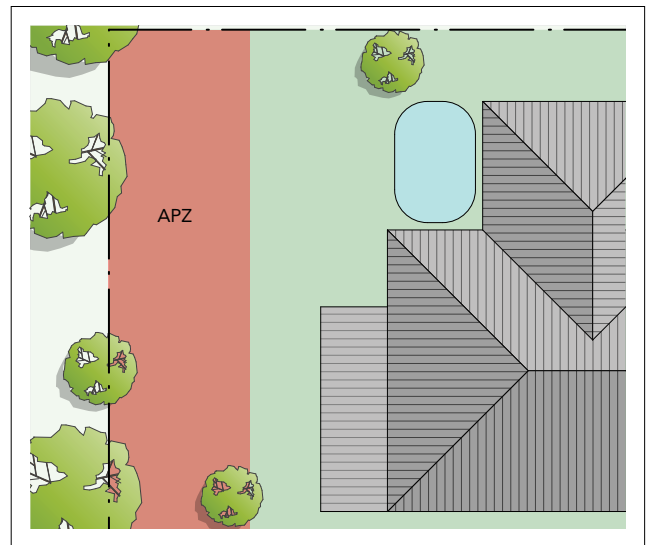
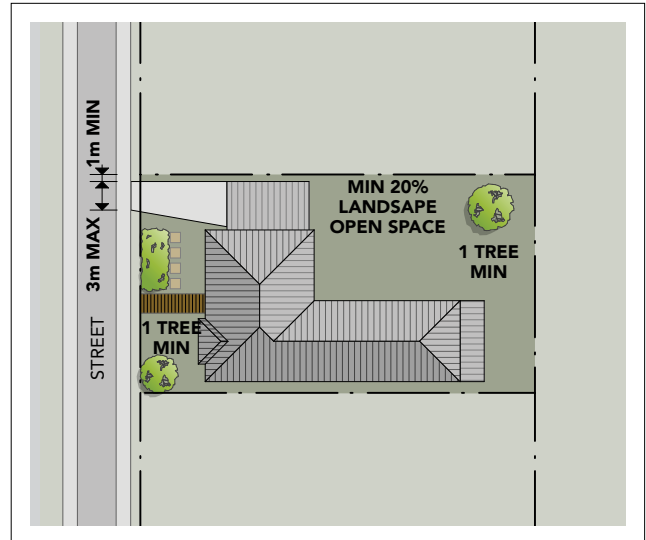
Key requirements of the NSW Rural Fire Services guide generally include:

- ensure that vegetation does not provide a continuous path to the home
- remove all noxious and environmental weeds
- plant or clear vegetation into clumps rather than continuous rows
- prune low branches 2m from the ground to prevent a ground fire from spreading into trees

Driveways & Front paths

The maximum driveway width is 3.0m at the boundary crossing. It can be wider within your lot. Driveways should be setback at least 1m from a side boundary to allow for planting between the boundary and driveway.

Driveways and paths should be finished with materials that blend or complement the colours and design of the dwelling. The use of natural materials is strongly encouraged. Acceptable finishes for driveways and paths include concrete flag pavers, clay pavers, exposed aggregate (in neutral, natural tones), or broom finished concrete, bitumen or gravel. Driveways and paths must not be constructed out of stencilled concrete or be finished as plain concrete or bright white. Traditional strip driveways may be considered on their merit.



8.0 Colours and Finishes

Roofing

Roofs should be in lighter colours to reduce heat absorption in summer and should be Colorbond steel. The use of Colorbond steel complements the heritage value of Coral Vale Homestead and historic site.

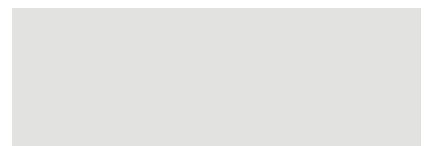
Profiles in Colorbond steel shall be custom orb (corrugated) to pitch roofs and kliplock to flat roofs linking main roof forms.



Metal Roofing Palette (Colorbond range)



Evening Haze



Shale Grey



Woodland Grey



Pale Eucalypt



Dune



Bushland



Cottage Green



Headland

8.0 Colours and Finishes

Walls

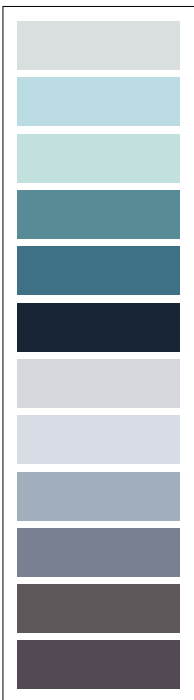
Cement rendered or bagged and painted masonry, stone, timber, and fibre cement or face brickwork should be the predominant external materials.

The use of recycled timber is encouraged. Large fibre cement sheets are not permitted, however weatherboards made of fibre cement are permissible.

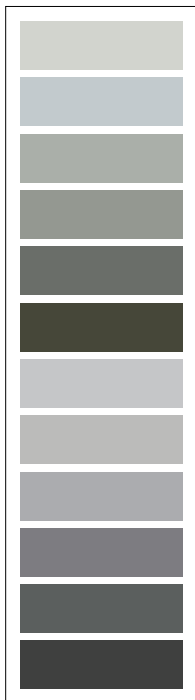


Exterior Paint Colours - sample palette

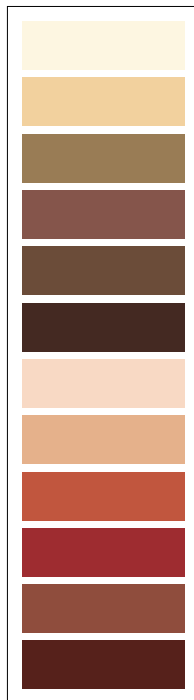
Blue/Mauve



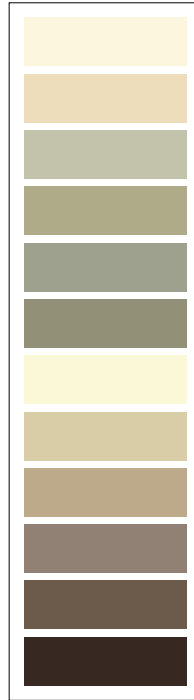
Stone/Grey



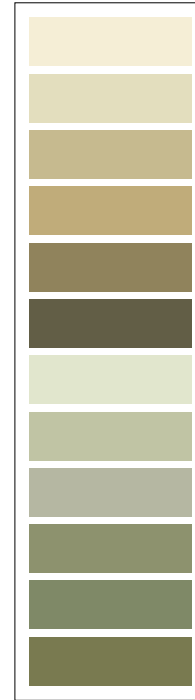
Terracotta/Red



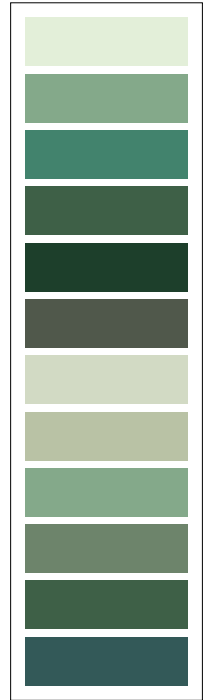
Neutrals



Beige/Khaki



Greens



9.0 Drought-tolerant Indigenous Plant Selection

Groundcovers/Climbers

- *Brachycome multifida* (Swan River Daisy)
- *Carpobrotus glaucescens* (Pig Face)
- *Dianella caerulea* (Paroo Lily)
- *Dichondra repens* (Kidney Weed)
- *Hardenbergia violacea* (Native Sarsparilla)
- *Helichrysum elatum* (White Everlasting)
- *Hibbertia scandens* (Climbing Guinea Flower)
- *Kennedia rubicunda* (Dusky Coral Pea)
- *Lomandra longifolia* (Mat Rush)
- *Microlaena stipoides* var. *stipoides* (Weeping Grass)
- *Myoporum parvifolium* (Creeping Boobialla)
- *Pandorea pandorana* (Wonga Wonga Vine)
- *Poa labillardieri* var. *labillardieri* (Large Tussock Grass)
- *Pratia purpurescens* (Whiteroot)
- *Scaevola aemula* (Fan Flower)
- *Scaevola calendulacea* (Dune Fan Flower)
- *Themeda australis* (Kangaroo Grass)
- *Viola hederacea* (Native Violet) Shrubs
- *Banksia ericifolia* (Heath-Leaved Banksia)
- *Banksia spinulosa* (Hairpin Banksia)
- *Callistemon citrinus* (Bottlebrush)
- *Callistemon salignus* (Bottlebrush)
- *Callistemon viminalis* (Bottlebrush)
- *Ceratopetalum gummiferum* (NSW Christmas Bush)
- *Correa alba* (White Correa)
- *Correa reflexa* (Native Fuschia)
- *Crinum pendunculatum* (Native Crinum Lily)
- *Dodonea viscosa* (Hop Bush)
- *Doryanthes excelsa* (Gynea Lily)
- *Eriostemon myoporoides* (Longleaf Waxflower)
- *Hakea dactyloides* (Broadleaved Hakea)
- *Hakea laurina* (Pincushion Hakea)
- *Hakea salicifolia* (Willow-leaved Hakea)
- *Hibiscus heterophyllus* (Native Hibiscus)
- *Hymenosporum flavum* (Native Frangipani)
- *Indigofera australis* (Native Indigo)
- *Kunzea ambigua* (Tick Bush)
- *Kunzea capitata* (Pink Kunzea)
- *Leptospermum* sp. (Tea Tree)
- *Prostanthera incisa* (Cutleaf Mintbush)
- *Prostanthera ovalifolia* (Purple Mintbush)
- *Syzygium australe* (Brush Cherry)
- *Tasmania insipida* (Pepper Bush)
- *Westringia fruticosa* (Coastal Rosemary)

Small Trees

- *Acacia maidenii* (Maiden's Wattle)
- *Breynia oblongifolia* (Coffee Bush)
- *Myrsine variabilis* (Muttonwood)
- *Notelaea venosa* (Veined Mock-Olive)
- *Pittosporum multiflorum* (Orange Thorn)
- *Pittosporum revolutum* (Rough-Fruited Pittosporum)

Trees

- *Acmena smithii* (Lilly Pilly)
- *Alphitonia excelsa* (Red Ash)
- *Backhousia myrtifolia* (Cinnamon Myrtle)
- *Elaeocarpus reticularis* (Blueberry Ash)
- *Glochidion ferdinandi* (Cheese Tree)
- *Guioa semiglauca* (Guioa)
- *Melaleuca decora* (White Feather Honey Myrtle)
- *Melaleuca styphelioides* (Prickly-Leaved Paperbark)
- *Melia azedarach* (White Cedar)
- *Pittosporum undulatum* (White Pittosporum)
- *Podocarpus elatus* (Plum Pine)
- *Tristaniaopsis laurina* (Water Gum)

Large trees

- *Angophora floribunda* (Rough-Barked Apple)
- *Eucalyptus bosistoana* (Coast Grey Box)
- *Eucalyptus eugenioides* (Thin-Leaved Stringybark)
- *Eucalyptus pilularis* (Blackbutt)
- *Eucalyptus tereticornis* (Forest Red Gum)

Palms/Ferns

- *Archontophoenix cunninghamiana* (Bangalow Palm)
- *Asplenium australasicum* (Birds Nest Fern)
- *Blechnum nudum* (Fishbone Water Fern)
- *Baurea rubioides* (Dog Rose)
- *Cyathea australis* (Rough Tree Fern)
- *Dicksonia antractica* (Soft Tree Fern)
- *Doodia aspera* (Rasp Fern)
- *Livistonia australis* (Cabbage Palm)

Streetscape Incentive Plan

To ensure that the future streetscape of The Vale is maintained at the highest quality for the benefit of all residents, Sheargold has implemented a Streetscape Incentive Plan.

The plan aims to encourage:

- Quality and sustainable house design
- Early establishment and maintenance of landscaping, and
- Care is taken of the newly finished streets as well as kerb and gutters.

Residents who are eligible will be able to claim Streetscape Incentive payments to a total of: **\$5,000**

The streetscape incentive is payable in two instalments of:

1. An initial instalment of \$3,000 claimable within five weeks of moving into your new home, and;
2. A final instalment of \$2,000 payable after six months from initial claim approval.

In order to successfully claim the first instalment of the streetscape incentive you must:

1. Comply with the Covenants and observe the restrictions that are registered on the use of your lot
2. Submit Design Plans to Sheargold and obtain Sheargold's Design Endorsement of the design plans before having sought Council and/or private certifier development approval
3. Complete the construction of a residence within 30 months from completion of the Contract for Sale of Land
4. Complete the landscape works within four weeks of moving into your new home, as submitted with the design plans
5. Ensure the maintenance of the street verge and kerb and gutter in front of your lot
6. Complete the application form and submit to the Sales and Information Centre within five weeks of moving into your new home

To successfully claim the final instalment of the streetscape incentive you must:

1. Maintain the landscape works in good order and condition for a period of six months, and;
2. Complete the application form and submit to the Sales and Information Centre within five weeks of the six month period for payment of the second part of the landscape incentive.

Within one week of submission of the application form for a streetscape incentive instalment a member of our sales team will conduct an inspection of your lot to verify the application and if all requirements are met the instalment will be paid the following week.

GLOSSARY

ARCHITECT

One who design and supervises the construction of building. The title is protected by law and is used by practices and practitioners whose names are entered in the Register of a State Board of Architects.

ASSET PROTECTION ZONE (APZ)

An area of land with restrictions on the title that separates buildings from the bush that has had the landscape designed and managed to reduce the spread of bushfire to built areas.

BARGEBOARD

A plane or decorative sloping board covering the ends of a gable roof.

BASIX

A web-based planning tool for the assessment of the potential performance of new residential development in terms of its energy efficiency and water usage efficiency. A BASIX certificate must be submitted with a Development Application or a Complying Development Certificate for any new residential development.

CONSTRUCTION CERTIFICATE (CC)

An application detailing the design and building code compliance to Wollongong City Council or PCA. Consent will be provided once the PCA is satisfied that compliance is achieved, and all necessary documents provided.

COLONIAL AUSTRALIAN

Australian architectural style from European settlement in 1788 to about 1840. Typically planned symmetrical with rooms located around central hallway, houses were built with corrugated iron with simple hip or gable shaped roofs, often surrounded by wide verandahs. Architectural decoration was minimal, windows generally square or rectangular in form.

COLONIAL AUSTRALIAN CAPITALS

Capitals are the topost or head of a column just under where it supports a beam or other structure, in Colonial Australian style it is typically very simple with a small slightly curved diagonal timber beam or buttress.

CURTILAGE

The area around a building to maintain visual perception.

DEVELOPMENT APPLICATION (DA)

An application illustrating the building design to Wollongong City Council. Consent will be provided once WCC is satisfied that compliance is achieved, and all necessary documents provided.

DEVELOPMENT CONTROL PLAN (DCP)

Wollongong City Council Development Control Plan. The detailed council guidelines governing the design of buildings in the Wollongong Local Government Area.

DESIGN GUIDELINES

This document.

DESIGN REVIEW PANEL

A panel of professionals will be established by the developer to assess the proposed designs of each house and ensure that the intent of the design guidelines is maintained in the built form.

DORMER

A vertical window with its own roof and side walls projecting from a major pitched roof.

EAVES

The lower edge of a roof, intended to throw rain water clear of walls below. Eaves may have a horizontal fascia to which the gutter is fixed.

FACEBRICK

Brick walling intended to be exposed rather than covered by cement render or paint and displaying careful craftsmanship.

FASCIA

A horizontal board fixed to the ends of roof rafters and to generally support an eaves gutter.

FRONT BUILDING LINE

Is a line extended parallel to the front boundary at which the closest wall of the house to the front boundary is constructed.

FRONT BOUNDARY SETBACK

The minimum distance from, measured perpendicular to, the front boundary a house can be built.

GABLE

The upper triangular portion of an external wall at the end of a roof pitch.

GLOSSARY

GROSS FLOOR AREA (GFA)

GFA is the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- a) The area of a mezzanine, and
- b) Habitable rooms in a basement or an attic, and
- c) Any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
 - a) Any area for common vertical circulation, such as lifts and stairs, and
 - b) Any basement:
 - i) Storage, and
 - ii) Vehicular access, loading areas, garbage and services, and
 - c) Plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - d) Car parking to meet any requirements of the consent authority (including access to that car parking), and
 - e) Any space used for the loading or unloading of goods (including access to it), and
 - f) Terraces and balconies with outer walls less than 1.4 metres high, and
 - g) Voids above a floor at the level of a storey or storey above.

HIPPED ROOF

Inclined planes with their lower edges supported on walls and their upper edges meeting at the ridge of the roof.

LOCAL ENVIRONMENT PLAN (LEP)

Wollongong Local Environment Plan (West Dapto) 2010. The primary state government legislation governing planning and development in the Wollongong (West Dapto) Local Government Area.

MULLION

Within a window or door, a vertical member in timber or aluminium that divides individual panes of glass.

PRINCIPAL CERTIFYING AUTHORITY (PCA)

PCA, or Private Certifier.

PORCH

A roofed space attached the external edge of a building located adjacent to the entrance or front door only.

ROOF PITCH

The angle of the roof in degrees above horizontal.

SECONDARY FRONTAGE

The longer frontages where an allotment has two or more frontages on a road; OR The frontage that adjoins a lane where an allotment (not including a corner allotment) runs between a road and a lane. A lane is generally a roadway that is 6 metres wide or less.

SECTION 88

These are the list of covenants (such as easements) that restrict the use of land and are listed on the land title.

SUSTAINABLE ENVIRONMENTAL DESIGN

Architectural design that minimises the use of natural resources to construct, comfortably use, maintain, and dispose or recycle at the end of a buildings use.

TRANSOM

Within a window or door, a horizontal member in timber or aluminium that divides individual panes of glass.

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UTILITY

Area for the storage of bins, location of equipment such as pool pumps, hot water systems, air conditioners, or clothes drying areas.

VERANDAH

A roofed open deck attached to the external edge of a building, often surrounded by a handrail, often extended along a significant portion of the building.

WOLLONGONG CITY COUNCIL (WCC)

Consent authority for all development applications.



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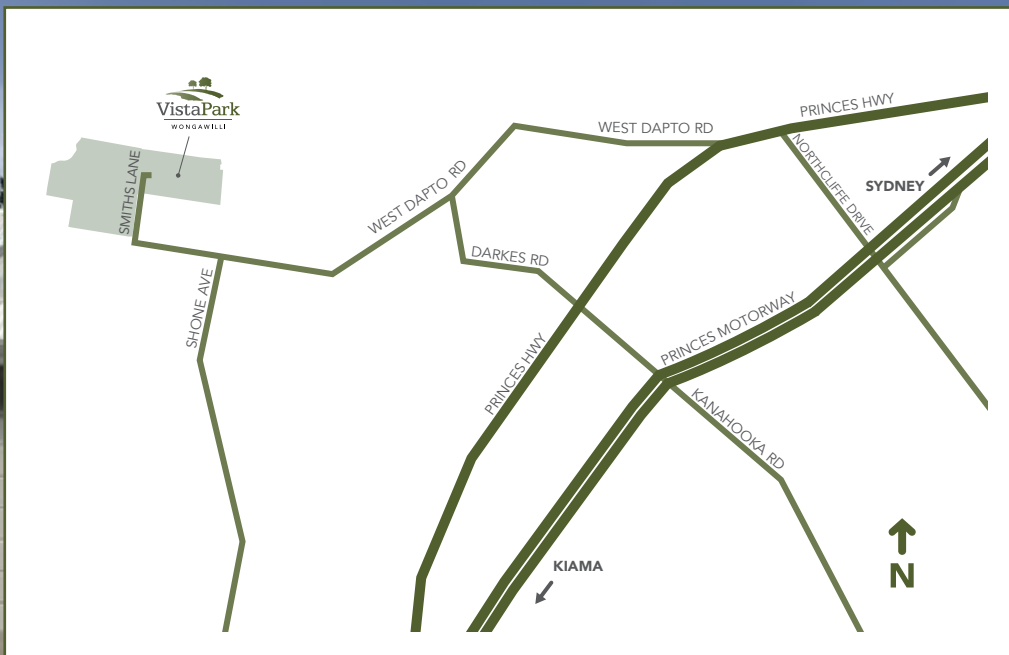


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