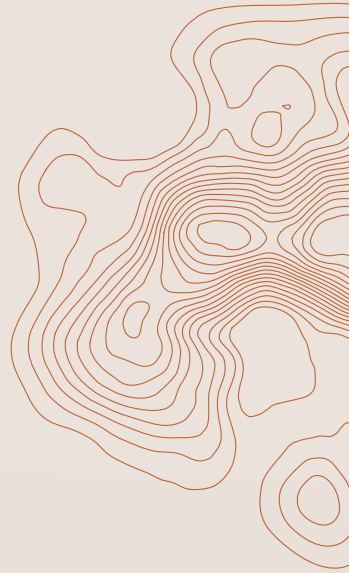


design guidelines

APPLICATION 1





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Werribee's hidden riverfront community



1.0 Introduction

The principal aim of these Guidelines is to create a coherent vision for the Grange Werribee community and enhance the purchaser's lifestyle and investment.

1.1 Purpose

The principal aim of these Design Guidelines ("DG's") is to create a coherent vision for the Grange community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes at Grange are built to a high standard whilst encouraging a variety of housing styles in harmony with the streetscape. The Guidelines will assist in providing you with peace of mind that your investment will be enhanced in the future, guarding against inappropriate development that may detract from the attractiveness of the Grange community.

1.2 Operation

The Design Assessment Panel ("DAP") will comprise an estate design compliance manager Urbtech Management and a representative of YourLand Projects. All proposed building works including houses, garages, outbuildings and fencing shall be approved by the DAP in relation to these Guidelines prior to seeking a Planning Permit (if required) and a Building Permit. In considering designs, the DAP reserves the right to waive in part or in whole compliance with these guidelines for particular circumstances and approve or refuse any design based on architectural merit, to allow innovative designs to be considered. The Guidelines are subject to change by the developer at any time without notice. All decisions regarding these Guidelines are at the discretion of the DAP.

Pools and Sheds smaller than 4m² are not required to have DAP approval.

These guidelines will be effective over the period nominated on the applicable plan of subdivision, after which controls will revert to any applicable legislative requirements at that time. These guidelines are in addition to, not in lieu of, any other Government requirements. Design review does not replace the need for a building permit or planning permit. For assistance, please contact City of Wyndham <https://www.wyndham.vic.gov.au>

1.3 Submission

Prior to the commencement of your home you must submit to the DAP copies of the following drawings in PDF format for approval:

- Site plan identifying the location of your house on the allotment and relevant setbacks from all boundaries, driveway & fencing location & details.
- Floor plans and all Elevations dimensioned of the house and roof plan
- External materials and colours including colour swatches of all external materials proposed.
- Private open spaces with dimensions
- Landscaping
- The DAP will endeavour to assess proposals within 10 business days.

1.4 Construction of your home

Construction of your home must commence within 12 months of settlement during which time the lots must be maintained by the owner. The vacant lot must remain presentable and free of weeds and rubbish.

Building works must be completed within twelve months of their commencement. Incomplete building not to be left for more than 3 Months. Temporary fences ensuring building waste is contained within building site are required and damage to nature strips caused during construction is solely the responsibility of the landowner and builder.

1.5
Approval process



2.0

Grange Werribee design guidelines

2.1 Siting orientation: building envelopes and setbacks

Building Envelopes have been created for all allotments and can be found within the relevant instrument on the Certificate of Title. The Building Envelope will determine the boundary setback and siting requirements of your allotment.

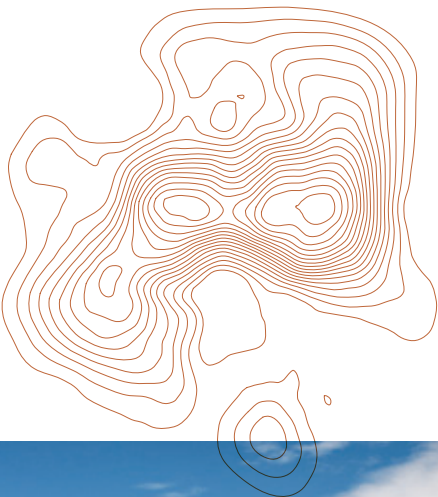
The memorandum of Common Provisions (MCP) located in your title information sets local planning standards that must also be complied with.

For all lots under 300m2 the “Small Lot Housing Code” may also apply. This can be confirmed with reference to your title documents and MCP.

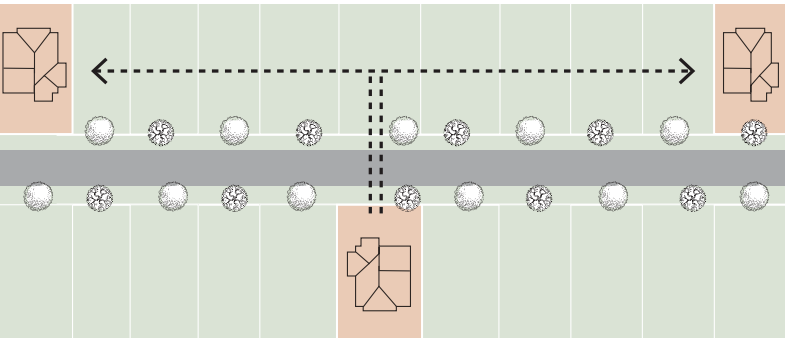
- All setbacks must comply with the Building Envelope. Where a setback requirement is not specified by the Building Envelope, Rescode must be complied with. Garages must be setback a minimum of 5.0m from the street and 0.5m behind the dwelling front façade.
- Side setbacks must be a minimum of 1.0 metre from at least one side boundary and 2.0 m from a secondary street boundary
- Only one dwelling is permitted per allotment.
- Dual Occupancy and Further Subdivision is not permitted.
- All dwellings are required to have at least one front entry porch, portico or verandah of at least 3m2 in area and a maximum of 3.6m in height. These may encroach the nominated front setback in accordance with the provisions contained in the MCP.

2.2 Architectural style

- Houses with identical facades must be separated by a minimum of 5 house lots in any direction of the original lot. Only once a full set of plans has been approved will the restriction commence on the neighbouring 5 house lots.
- The appearance of dwellings should provide a degree of richness and variety ensuring the creation of pleasant, interesting streetscapes.



Example on right, of how the DAP may assess similar facades. You cannot have a similar facade to the gold coloured lot if you are building on a beige coloured lot.



Design guidelines continued.

2.3 Materials and Colours

The front façade must contain at least 2 of the following contrasting materials:

- Face brick
- Render
- Stone
- Weatherboards or other composite cladding material
- Tiles
- Other materials may be permitted at the discretion of the DAP

Light weight infills are not permitted above openings visible from the street, including above garage doors. Materials must be brick, rendered masonry to match adjoining façade.

2.4 Dwelling Size & Mass

A Maximum rise of 2 storeys is permitted with maximum overall height of 9.0m above NGL.

Dwellings must comply with the following minimum sizes (excluding garages, verandahs, balconies and alfresco areas):

- 100 square metres in the case of a lot having an area of 500 square metres or greater; or
- 80 square metres in the case of a lot having an area of less than 500 square metres.
- First story must be similar to ground floor mass.
- Porches must comply with Rescode.

2.5 Corner Allotments & Lots Adjoining Reserve

The home design must address both the primary and secondary street frontages and be of a consistent architectural design.

- Design elements (such as veranda's, detailing, feature windows & materials) used on the primary frontage must continue on that part of the secondary frontage that is visible from the public realm.
- As a minimum a window or combination of windows of at least 1.5m2 must remain visible on the secondary street frontage.
- Fencing abutting the side road boundary must try to be limited to 70% of the length of that boundary. Variations to this due to design restrictions will be considered on a case by case basis.
- Fencing of lots adjoining reserve must comply with the City of Wyndham's minimum standards.

2.6 Roofs

It is required that each home use a combination of hips or gables to articulate the roofline. Roof Material must be coloured masonry, slate, terracotta tiles, or colorbond. Other non-reflective materials may be considered.

- To allow some forms of contemporary architecture, flat and skillion roofs will be considered on architectural merit. Pitched roofs must have a minimum pitch of 22.5 degrees.
- All pitched roofs must include a minimum 450mm eaves to the front façade, with a minimum 1m return along the side elevations (excluding parapets and walls on boundaries). Dwellings on corner lots must also include eaves to both street elevations.

- Integrated housing developments will be exempt from eave requirements.
- A variety of roof forms is encouraged. The final decision regarding roof design will be at the discretion of the DAP.



Design guidelines continued.

2.7 Garages

- All lots must provide an enclosed garage for at least one vehicle. Garages must be constructed within the building envelope and 5 metres from front boundary. The garage setback also applies for entry to the garage from the side street boundary, unless otherwise noted.
- To reduce the impact of the garage on the streetscape, garages must be located a minimum of 500mm behind the main building line of the dwelling. A balcony, veranda or portico does not constitute an adjacent wall.
- Garages must be incorporated into the main roofline of the dwelling to reduce the visual impact the garage has on the façade.
- On corner allotments, garages must be located away from the road intersection to ensure its not dominating streetscape.
- One garage is permitted per allotment, with a maximum opening(s) of 6.5m. Triple garages will be considered on a case by case basis for lots with frontages greater than 25m.
- When designing garages, consideration must be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard. The garage door is a major visual element of the streetscape and doors facing the street must be panelled and of a colour which complements the house. Roller doors are not permitted to the street frontage.

2.8 Access and Driveways

Driveways must be constructed of brick and/or concrete pavers, coloured concrete, saw-cut coloured concrete, or exposed aggregate. Uncoloured concrete is not permitted. A 400mm planting strip is required to side boundary. All driveways must be completed prior to the occupation of the home.



Examples of some approved garage door profiles:



Examples of some approved driveway finishes

Design guidelines continued.

2.9 Fences

- Side boundary fencing must be constructed from capped timber palings with a plinth and exposed posts (125mm X 75mm).
- Side fencing must be constructed to a height of 1.8m and terminate 1 metre behind the front façade.
- Fencing forward of the front façade will not be permitted unless the frontage exceeds 20m. In this case, the fence must be a maximum of 1.2m high and retain a 60% permeability.
- Fencing to the side street of a corner lot must not exceed 70% of side boundary length.
- Fencing must return from side boundaries at 90 degrees to about the dwelling. Where applicable, this 'wing fencing' must be setback to allow access to meter boxes. Gates may also be included where required. All wing fences and gates must be constructed to match the boundary fencing, or from a complimentary timber style, such as merbau slats.
- The boundary fencing described above must be constructed within 30 days of the Certificate of Occupancy being issued.

2.10 Letterboxes

Letterboxes should be designed to match the house using similar materials and colours and must be erected prior to Certificate of Occupancy.

2.11 Landscaping

- Front yard landscaping must be completed within 3 months of Certificate of Occupancy.
- In order for your garden to flourish, it is recommended that residents incorporate a variety of plants that are native and appropriate for the area.
- Landscape designs are required to be submitted to the DAP for approval prior to commencing garden construction.

2.12 – Internal Window Furnishings

Furnishings to windows visible to the public realm must be installed prior to occupancy. Sheets, blankets, papers or similar materials are not permitted.



Image courtesy of Burbank



Examples of some approved letterboxes



Examples of NON approved letterboxes

3.0 Outbuildings & external services

3.1 Sheds

- Sheds should be restricted in size and must be in harmony with the other buildings and screened from the street and / or public view.
- Sheds are to have a maximum wall height of 2.4m, maximum ridge height of 3 metres and a maximum floor area of 15 square metres.
- Sheds greater than 4m2 require DAP approval.
- It is the responsibility of the Purchaser to ensure that the requirements relating to location, size and height for all outbuildings adhere to governing authority requirements.
- All sheds are to be erected with a muted/earthy tone colorbond material. Brick or Colorbond are acceptable while unfinished cement sheet is not permitted.

3.2 Extensions

- Any proposed Verandahs, Carports or additional buildings need to be approved by the DAP.

3.3 Ancillary items

Any additional items should be located away from public viewing and where necessary should be an appropriate colour and size.

- **Air-Conditioning Units**
Externally located evaporative air-conditioner or condenser units must be positioned so that they are not visible from the street frontage of the dwelling. These units must be painted to match the colour of the roof, and installed as low as possible to ensure height is below the roof ridgeline and towards the rear of the house. Wall mounted air-conditioners must be located below the eaves line, screened from public view and suitably baffled to reduce noise.
- **Plumbing**
No external plumbing, water heaters, etc to a dwelling shall be visible from the street. All plumbing on double-storey houses, except downpipes, must be internal so as not to be visible from the street or neighbouring properties.

- **Commercial Vehicles**
with a carrying capacity of 2 tonne or more or any boat, caravan or trailer shall not be permitted to be parked on a lot so that it is visible from any street.
- **Advertising Signage**
Signage is not permitted on residential lots with the following exceptions:
 - Only one advertising sign will be permitted to be erected on a lot that is being advertised for resale of a House and land package only.
 - No signage is allowed for the resale of vacant land.
- **Broadband Network**
Builders and home owners will be responsible for preparing new homes to connect to the National Broadband Network (NBN).



4.0 Environmental considerations

4.1 Water saving initiatives

Recycled water is intended to be piped to every home site at Grange. All homes must provide for a connection to the recycled water network for use in garden taps, toilet flushing, car washing and the like at the cost of the lot owner.

Rainwater Tanks must be not visible from the street frontage.



4.2 Solar Panels

Residents may choose to install solar heating panels on their roof planes, however, they should not be visible from main street frontage. Panels shown on a side elevation will be onsidered on a case by case basis and additional effort to conceal is encouraged.

Solar panels used for hot water need to be fitted against the roof line. Solar panels used for electricity generation can be connected to the electricity grid and must not present poorly. Ideally dwellings should comprise of between 6-8 panels however exceptions will be considered in the event that additional articulation is shown.



5.0 Application form

Please complete this form and submit to the DAP with your submission documents for approval to:

Allotment details

Lot Number. Street.

Owner details

Name.

Phone Number. Email.

Builder / Designer details

Company.

Mailing address.

Phone number. Email.

Correspondence to be sent to Owner or Builder (please circle one)

Attachments

- ☐ Site plan (1:200)
- ☐ Floor plan/s (1:100)
- ☐ Elevations (1:100)
- ☐ Schedule of external colours and materials

Note:
Submitted via email to mike@urbtech.com.au
All documents must be in PDF format.
For further enquires contact the DAP on 0413 137 465

Michael Purcell
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Design Assessment Panel (DAP)
1304/20 Rakaia Way
Docklands VIC 3008

