

ExfordWATERS

LIFE ON THE RIVERBANK



DESIGN GUIDELINES

1.0 Estate Vision

Exford Waters is a community where serenity and convenience meet to provide a modern, sought after sanctuary only a stone's throw from the Werribee River. Exford Waters offers a community where a fulfilling and balanced life can be achieved through close proximity to open spaces, community facilities, the township of Melton and Melbourne.

2.0 Purpose of Guidelines

The developers of Exford Waters have produced design guidelines to assist purchasers in preparing plans and designing your new home. The guidelines are part of a covenant applying to all allotments on the estate to help ensure a commitment to quality and high standards in built form outcome.

3.0 Design Assessment Panel (DAP)

To ensure that these guidelines are upheld, all designs are required to be approved by the Design Assessment Panel.

The submission to the Design Assessment Panel must include:

- A siting plan of the home on the lot with dimensions and setbacks from all boundaries, proposed fencing and driveway location;
- Floor plans that show the layout of the home indicating all rooms, windows, external doors, external fixtures and nominated floor levels;
- Full elevations indicating wall heights and all external finishes including garage door type;
- Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries;
- Fence design as per the standard requirements;
- Where retaining walls are required, provide location and heights of proposed. Please include proposal for connection of sub-soil drainage to storm-water system
- A printed colour board with colour chips of all external finishes and materials or a colour photocopy in PDF format of these..

All applications for Approval must be in **PDF format** and lodged via the Design Approval Portal at www.ngdd.com.au.

The DAP 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 deviations. Furthermore, the Design Assessment Panel may make suggestions intended to improve the design.

Interpretation of the requirements of these Design Guidelines is at the sole discretion of the DAP. The DAP may approve any proposal, or element of a proposal, that is not strictly in accordance with the wording of the Design Guidelines if the DAP feels that the proposal has merit. No claims shall be made to the Developer, the DAP or their representatives with respect to the decisions made.

The Design Assessment Panel will use its best endeavours to assess proposals in the shortest possible time and generally within 10 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.

Allowance has been made for two submissions for each Design Approval application. Each additional submission may incur an administration fee, at the sole discretion of the DAP. New submissions for a lot that has already had an application approved may also incur an administration fee.

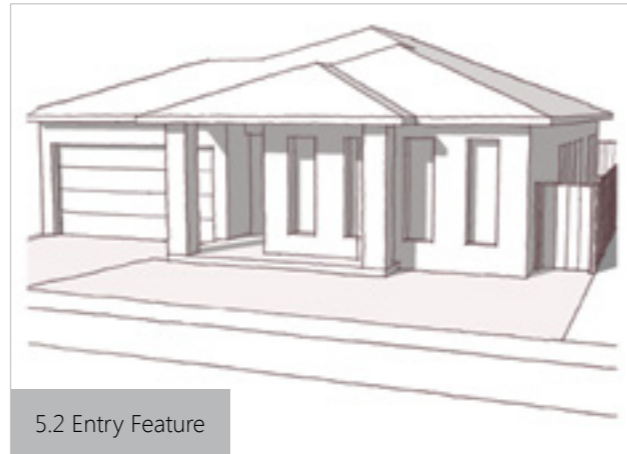
4.0 Small Lot Housing Code (SLHC)

These guidelines apply to all single dwelling lots at Exford Waters. Lots that are identified on the Plan of Subdivision as being subject to the SLHC are subject to both these Design Guidelines and the SLHC. In the event of any clash between the SLHC requirements and these Design Guidelines, the SLHC shall take precedence. The DAP will not assess proposals against the requirements of the SLHC.

5.0 Architectural Character

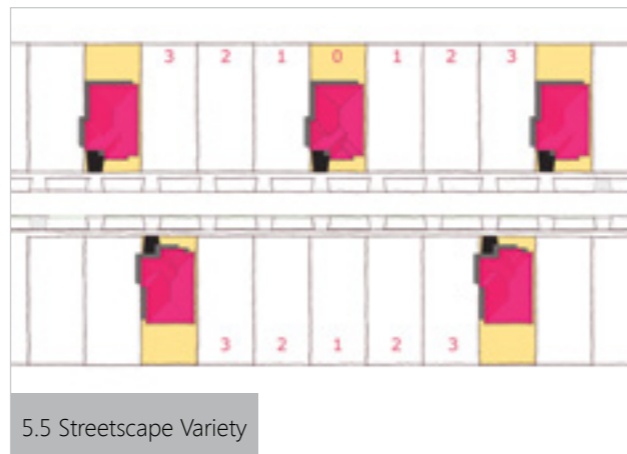
- 1 All homes are to be of contemporary design. Period styles, such as Edwardian and Georgian etc. are not permitted. Period detailing, such as quoins, corbelling, fretwork, lacework etc. are generally not permitted.

- 2 The front façade of the dwelling must incorporate an entry feature at the front door to create a strong sense of entry.



5.2 Entry Feature

- 3 The dwelling must have at least one habitable room window that addresses the primary street frontage to provide for a high level of street surveillance. A habitable room is a living room or a bedroom.
- 4 The habitable room window must have appropriate head and sill heights to provide for a high level of passive surveillance to the public realm.
- 5 With the exception of designated integrated housing developments, facades must not be identical or indistinguishable within three house lots, along both sides of the street.



5.5 Streetscape Variety

6.0 Building Materials

- 1 One dwelling is allowed per lot.
- 2 The façade must be constructed using a mixture of external building materials and/or colours, and must include a minimum of 20% of material other than brick on the façade. A fully rendered façade may be allowed if at least 20% of the façade is a different colour to the rest of the façade. Façade openings are not included in the calculation of 100% of the façade. **Materials other than brick may include:**

- Timber cladding
- Stacked stone
- Masonry blocks
- Render
- Sandstone
- Weatherboard (Painted)

- 3 External windows and doors must not contain leadlight or stained glass features or reflective glass.
- 4 Aluminium sliding windows and doors must not be used on the front façade.
- 5 No dwelling is to be built with any exposed stumps. External building materials should be in muted and neutral tones that enhance the streetscape.

7.0 Roof Design

A variety of roof shapes are encouraged. Articulated roof shapes with elements such as hips, gables, dutch gables, dormer windows, verandas and/or balconies are preferred.

Skillion and curved roofs are acceptable.

- 1 Hip and Gable roofs home must have a roof pitch of at least 22.5°.
- 2 Your roof material must complement the style of your home. **Acceptable materials include:**
 - Matt finished powder coated metal roofing or similar;
 - Matt finished shingle style or low profile concrete or terracotta tiles
- 3 Roof colours should be in neutral or muted tones only and must be non-reflective.

- 4 The colour of each roof requires approval as part of the housing design process and must be nominated on the building plans or colour samples submitted for approval.

- 5 Gutter and down pipe treatments must complement the house colour.

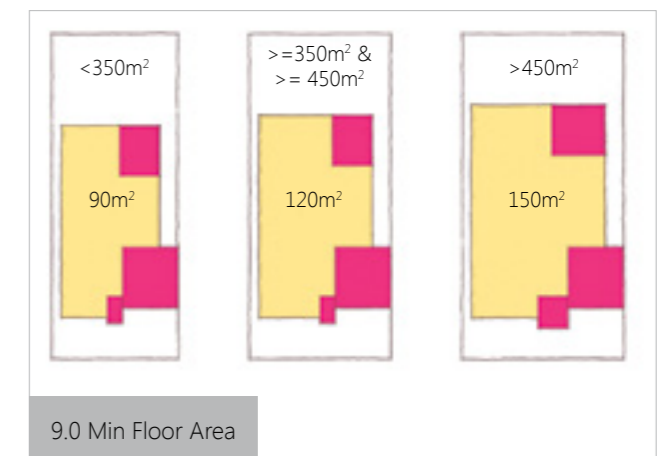
8.0 Colour Scheme

External colour schemes for the dwelling, outbuilding, driveway and hard landscaping surfaces that are visible from the street are to adopt a colour palette of visually interesting muted neutral tones and materials which will enhance the streetscape and reflect the natural environment.

9.0 Minimum Floor Area

Minimum house sizes permitted, measured at the external face of the external walls, (excluding garages, porticos, veranda's and other unenclosed area) are as follows:

Lot Size	Min. Floor Area
Less than 350m ²	90m ²
350m ² or more & 450m ² or less	120m ²
Greater than 450m ²	150m ²



9.0 Min Floor Area



10.0 Garages

- All dwellings must have a garage in line with the following:
 - Lots with frontages equal to or greater than 12.5 metres must incorporate a double car garage.
 - Lots with a frontage less than 12.5 metres must incorporate a single car garage, with an additional area available on the lot to park a second car.
- Garages must be constructed with the same building materials as the dwelling.
- Double garage width must not exceed six metres
- Garages must be stepped back a minimum of 500mm from the front building line.

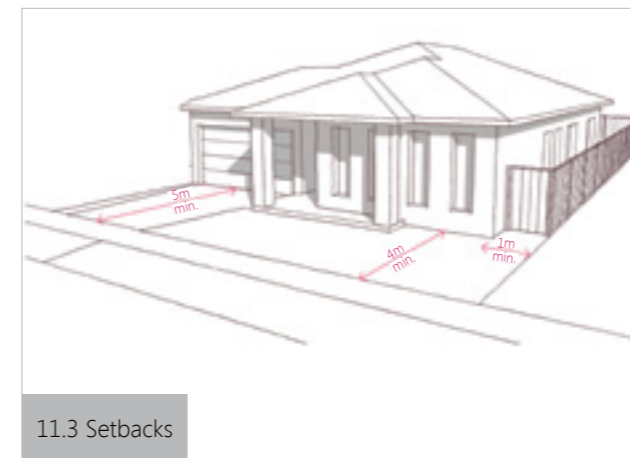


10.4

- A triple garage will be considered where the third garage is stepped back a further 500mm from the double garage building line.
- Tandem garages are permitted
- Roller doors must not be used where visible from the street. The use of two single garage doors in lieu of one double garage door is acceptable.
- Car ports (open sided garages) and stand-alone garages are not permitted if they are visible from the public realm.

11.0 Siting of Dwelling

- One dwelling per lot is permitted for all allotments. The construction of a maximum of two dwellings may be permitted on corner allotments. However this is subject to approval from DAP and Melton City Council and is strongly discouraged for lots under 600 sqm.
- All setbacks must comply with Rescode or the SLHC. Refer to the SLHC for setbacks to these lots. For all other lots, this generally means that the following setbacks are required:
- The dwelling (front building line) must be setback a minimum of 4.0 metres from the front boundary and a rear setback of 2.0 metres.



11.3 Setbacks

- Garages must be setback a minimum of 5 metres from the front boundary.
- Entry features such as verandahs, porches, porticos and balconies may encroach 1.5 metres into the front setback as long as the encroachment is less than 3.6m above natural ground level



11.5 Encroachments

- 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.
- Eaves, gutters, fascias may encroach 0.5 metres into the side setback.

12.0 Corner Lots

Dwellings on corner lots must address both street frontages via the use of appropriate features and materials.

A corner lot is one that has more than one boundary that abuts a street, road or reserve. The shorter boundary is the front street boundary (primary frontage) and the longer boundary is the secondary frontage boundary.

- Dwellings on corner lots must have materials and or features from the front façade repeated on the secondary façade for at least 3m and on the public side of the corner fence.
- Appropriate corner lot façade features will be assessed on a case-by-case basis by the Design Assessment Panel.

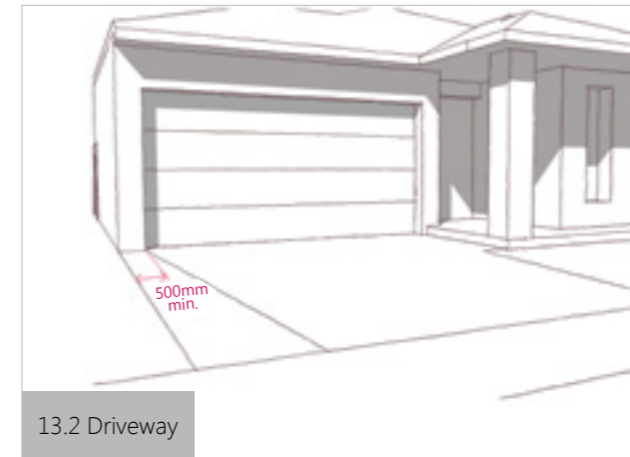
Generally, any 3 of the following features repeated on the secondary façade will be sufficient:

- A window with the same head height
 - A material or finish from the front façade that wraps around for at least 3m along the secondary façade wall.
 - Eaves from the front façade that wraps around for at least 3m along the secondary façade wall.
 - A feature that matches the front entry feature
- 3 Blank walls forward of the corner return fence will not be approved.
 - 4 Where a lot is on a corner, the side street elevation of the dwelling and/or garage must be setback a minimum of 2 metres.

5 Eaves, gutters, elements and features may encroach 1 metres into the side street setback.

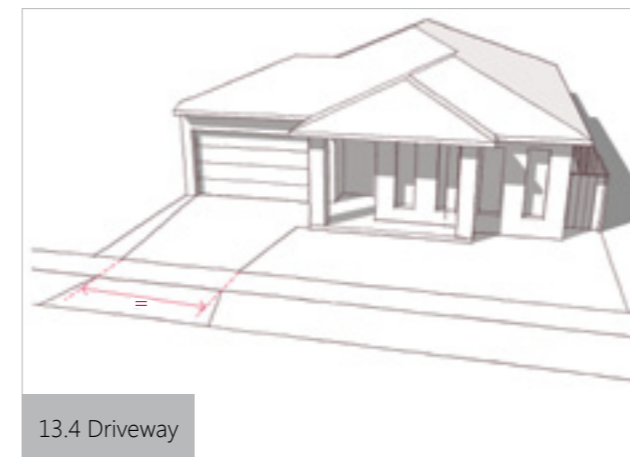
13.0 Driveways

- 1 The driveway must be constructed of brick, slate, natural stone, asphalt, or stamped, patterned or coloured concrete or exposed aggregate concrete. The colour of the driveway should be in a muted tone that enhances the streetscape. Plain concrete is not permitted if visible from the public realm.
- 2 Driveway must be set minimum 0.5 metres off the side boundary to allow for a planting strip along the side boundary of the property.



13.2 Driveway

- 3 Only one driveway is permitted per allotment built to the Melton City Council's standard detail.
- 4 The Driveway shall not be wider than the garage opening at the dwelling and the width of the crossover at the front property boundary.



13.4 Driveway

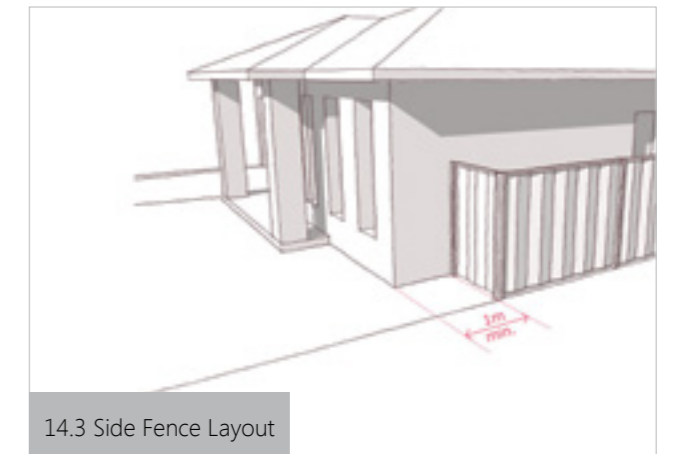
- 5 Driveways must be constructed within 30 days of the issue of the Occupancy Permit.

14.0 Fencing

- 1 All fencing, including side, rear, corner and return fencing, must be colorbond Ironstone, or similar approved, in colour.

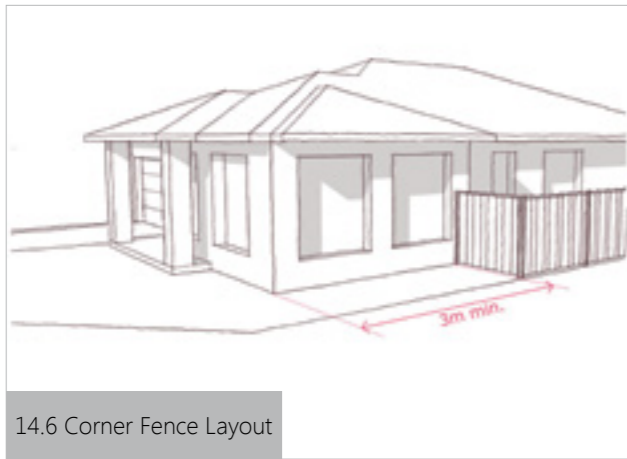
2 Fencing between lots (side and rear fencing) must be a maximum of 1.8 metres in height above the natural ground level and constructed from pre-painted metal posts, rails and sheets (such as Colorbond or similar approved) and without any feature panels.

3 Side fencing must begin no closer than 1m from the front building line of the dwelling, except where the side boundary forms the rear boundary of an adjoining lot, where the fencing is to continue to the front boundary of the property. Side Fencing must not extend beyond the front building line of the house.



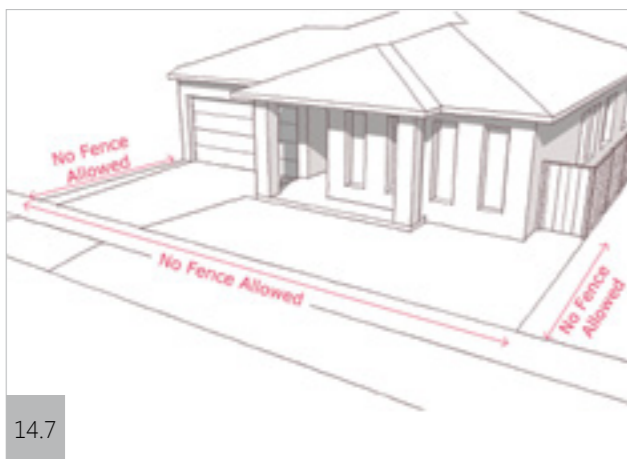
14.3 Side Fence Layout

- 4 Side fencing must return to meet the dwelling (return fencing). Return fencing to be constructed of the same material and specifications as the side and rear fencing
- 5 Side gates must not be higher than 1.8m above the natural ground level and must also be constructed of the same material and specifications as the side and rear fencing.
- 6 Corner fencing must begin no closer than 3m metre from the front building line and behind the side façade treatment of the dwelling (so that the side façade treatment is visible from the street) and must return to meet the dwelling wall.



14.6 Corner Fence Layout

- 7 No fences are permitted between the front boundary and the dwelling.



14.7

- 8 Fencing must be constructed within 30 days of the issue of the Occupancy Permit.

15.0 Landscaping

- 1 The parts of the lot not built upon must be landscaped using Trees, shrubs, tufting plants, or drought resistant lawn or a lawn alternative such as groundcovers, scoria, river pebbles or Lilydale toppings or similar and must form a minimum of 40% of the front yard.
- 2 No more than 40% of the front garden is to comprise hard paved surfaces (including driveway). The front garden is the whole of the area between the house, including the return fence, and the front boundary.

- 3 Pebbles may be used as a substitute for hard paved surfaces in areas unsuitable for planting or subject to high foot traffic (e.g. drying areas, narrow passages or adjacent to boundaries).
- 4 At least two advanced trees, both with a minimum height of 2.0 metres, must be planted between the front building line and street boundary.
- 5 Letterboxes must complement the dwelling in terms of materials, colour and style.
- 6 Landscaping to the front street view of the lot must be completed within 6 months of the issue of the Occupancy Permit.

16.0 Outbuildings and Screening

- 1 Outbuildings are to be located at the rear of the lot and not be visible from the street.
- 2 The maximum height of any outbuilding must be 3.6m at the ridgeline, measured from natural ground level.
- 3 The maximum height of any perimeter wall, excluding the gable infill, must be 2.4m, measured from the natural ground level.
- 4 The following items are to be positioned so they are not readily visible from the street:

- Air Conditioning
- Heating Systems
- External plumbing
- Water Tanks
- Rubbish Bins
- Spa pumps
- Evaporative Cooling Units
- Satellite Dishes
- Clothes lines
- Antennae
- Swimming Pools

- 5 Evaporative cooling units for your home must be:
 - The same colour as the roof; and
 - Placed a minimum of ½ way to the rear of your home; and
 - Placed below the ridge line
- 6 Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles and caravans must be screened from public view when parked or stored on the allotment within garage where possible.

- 7 Except with the prior written consent of the Design Assessment Panel, vacant or partially developed lots must not be used for the storage of:
- caravans;
 - boats;
 - containers;
 - trucks;
 - sheds;
 - livestock;
 - or anything else,
- before an occupancy permit is issued for your home.

- make provision for recycled water to be connected to all toilets and front and rear garden irrigation, to the satisfaction of Western Water.

17.0 Retaining Walls

Retaining walls must not exceed 1.2m in height unless they are terraced or sloped back to allow for landscaping to break up the overall height of the wall.

18.0 Signage

Signs and hoarding, advertising of products and businesses including "Land for Sale" signage will not be permitted on residential allotments apart from those created by the Developer or its agent. House for sale signage is permitted.

18.1 Water Efficiency

Water efficiency measures are to be adopted to reduce daily potable water usage. Efficiency measures such as providing water saving taps and appliances as well as implementing day to day water saving techniques are to be adopted. The use of rain water tanks is also encouraged. For more information please visit Western Water's website www.westernwater.com.au

18.2 Recycled Water

Where reticulated recycled water supply is provided within the development, each dwelling should:

- incorporate plumbing that allows for connection to Western Water's recycled water supply, in accordance with all statutory requirements; and

19.0 Telecommunications

Connection is available to Exford Waters fibre to the home service. Please refer to www.opticomm.net.au for more details on the specific requirements for your home.

20.0 ESD/Sustainability

1. All dwellings are encouraged to be designed and built to reduce greenhouse gas emissions in line with the relevant rating tools such as Green Star (GBCA), NABERS and AccuRate.
2. Where possible, provide adequate shading such as retractable shading devices, trees, tinted glass etc to prevent summer solar access.
3. Where possible, private open space on the north side of the allotment

21.0 Maintenance

Prior to the occupation of a dwelling, the lot must be maintained by keeping the grass cut, and the lot free from rubbish. Builder's waste materials and rubbish during construction must be removed on a regular basis and must not be allowed to accumulate. Should lots not be maintained to an acceptable level, the Developer reserves the right to carry out clean up works as necessary. Any such costs incurred by the Developer will be passed on to the lot owner.

After occupation of the dwelling, front yards must be maintained to an acceptable level. Rubbish and recycle bins must be stored out of public view. It will be at the discretion of the DAP to determine if allotments are being maintained to an acceptable level.

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