



# Design Guidelines

**RIVERDALE VILLAGE +**

# Contents

---

## **1 INTRODUCTION**

- 1.1 Purpose
- 1.2 Operation
- 1.3 Construction of your home
- 1.4 Approval process

## **2 SITING & ORIENTATION**

- 2.1 Building envelopes and setbacks

## **3 BUILT FORM**

- 3.1 Architectural style
- 3.2 Materials and colours
- 3.3 Corner allotments
- 3.4 Roofs
- 3.5 Garages

## **4 EXTERNAL CONSIDERATIONS**

- 4.1 Access and driveways
- 4.2 Fences
- 4.3 Water saving initiatives
- 4.4 Letterboxes
- 4.5 General
- 4.6 Broadband Network
- 4.7 Landscaping

## **5 APPLICATION FORM**

# 1 Introduction

## 1.1 PURPOSE

The principal aim of these Design Guidelines (“Guidelines”) is to create a coherent vision for the Riverdale Village community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes at Riverdale Village 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 Riverdale Village Community.

## 1.2 OPERATION

The Design Assessment Panel (“DAP”) will comprise an estate design compliance manager and a representative APD 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.

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.

## 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.
- Elevations of all sides of the house.
- Floor plans dimensioned, including window and door positions & roof plan.
- External materials and colours proposed.

## 1.4 CONSTRUCTION OF YOUR HOME

Construction of your home must commence within 18 months of settlement. Incomplete building works must not be left for more than 3 months without work being carried out and all building works must be completed within twelve months of their commencement.

Front yard landscaping must be completed within 3 months of certificate of occupancy.

# 1 Introduction

## 1.5 APPROVAL PROCESS

### Step 1: Purchase your land

### Step 2: Design your dwelling

In accordance with:

- Design Guidelines
- Covenants on title
- ResCode
- Local Council requirements
- Victorian Building Code
- All other relevant authority requirements

### Step 3: Submit plans for developers approval

Non-compliant submissions must be amended and resubmitted to the DAP.

### Step 4: Receive developers approval

Any changes made to the approved design must be submitted to the DAP for re-assessment.

### Step 5: Building permit

A building permit must be obtained from your Building Surveyor.

### Step 6: Building construction

You must comply with Local Council requirements along with the Design Guidelines & Covenants during all phases of construction.

### Step 7: Complete construction

Certificate of Occupancy must be obtained from the Building Surveyor prior to occupancy.

### Step 8: Extensions & outbuildings

Any proposed extensions or outbuildings which were not included within the original submission to the DAP require relevant authority approval. It is the responsibility of the applicant to ensure the full approval process is followed.

# **2** Siting & Orientation

## **2.1 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.

All setbacks must comply with the Building Envelope. Where a setback requirement is not specified by the Building Envelope, Rescode must be complied with.

Front entry porches, porticos and verandas may encroach the nominated front setback by no more than 1m.



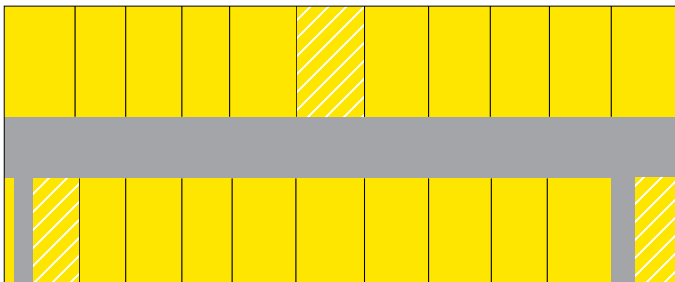
# 3 Built Form



## 3.1 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.



Above: Example of how the DAP may assess similar facades. You cannot have a similar facade to the hatched lots if you are building on a solid yellow lots.

## 3.2 MATERIALS AND COLOURS

External walls must be constructed from at least 25% brick or rendered finish.

The front façade must contain at least 2 of the following materials and be comprised of colours that are of 'harmony' and integrate with the proposed dwelling:

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

## 3.3 CORNER ALLOTMENTS

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

Design elements (such as verandahs, 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 of at least 1.5m<sup>2</sup> must remain visible on the secondary street frontage.

Fencing abutting the side road boundary must be limited to 70% of the length of that boundary.

## 3.4 ROOFS

Roofing is integral to the balance and appeal of the design of your home. It is required that each home use a combination of hips or gables to articulate the roofline.

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 300mm eaves to the front façade, with a minimum 1m return along the side elevations (excluding parapets and walls on boundaries).

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.

# 3 Built Form

## 3.5 GARAGES

Double garages must be provided on lots with a frontage of 12.5m or greater. Lots with a frontage of less than 12.5m must provide an enclosed garage for at least one vehicle. Garages are required to be setback at least 5.5m from the primary street frontage and must be constructed within the Building Envelope. The garage setback also applies for entry to the garage from the side street boundary on corner allotments, but reduced setbacks may be appropriate in certain circumstances.

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 they do not dominate the streetscape.

One garage is permitted per allotment, with a maximum opening(s) of 6.5m.

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. The inclusion of windows, recesses or projections in the garage door should be considered so as to present an interesting and integrated façade. Roller doors are not permitted to the street frontage.



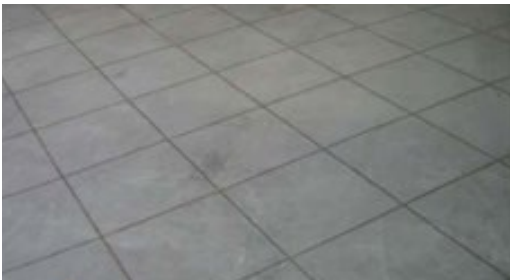
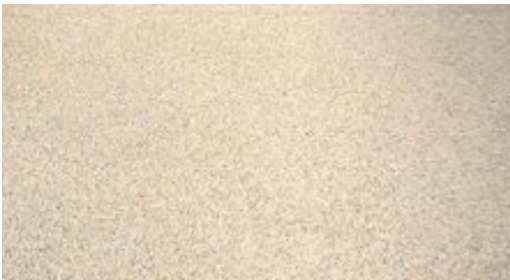
Above three images: Examples of permitted garage door profiles

# 4 External Considerations

## 4.1 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.

All driveways must be completed prior to the occupation of the home.



Above two images: Examples of permitted driveway finishes

## 4.2 FENCES

Side and rear boundary fencing must be constructed from capped timber palings with a plinth and exposed posts (125mm X 75mm).

Side and rear fencing must be constructed to a height of 1.8m and terminate in line with the front façade.

Fencing forward of the front facade will not be permitted.

Fencing to the side street of a corner lot must stop at least 2m behind the front facade to ensure corner design element remains visible to the secondary street frontage.

Fencing must return from side boundaries at 90 degrees to abut 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.

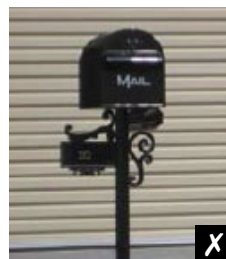
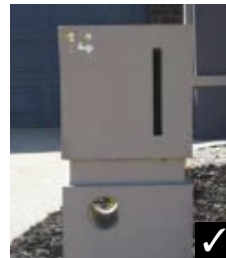
The boundary fencing described above must be constructed prior to occupation of the home.

## 4.3 WATER SAVING INITIATIVES

Recycled water is intended to be piped to every home site at Riverdale Village. 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.

## 4.4 LETTERBOXES

Letterboxes should be designed to match the house using similar materials and colours and must be erected prior to Certificate of Occupancy. Single post mailboxes are not permitted.



Above: Examples of approved and non-approved letterboxes are provided



# 4 External Considerations

## 4.5 GENERAL

Air-conditioning units externally located evaporative air-conditioner or condenser units must be positioned so that they are not predominately visible from the main frontage of the dwelling where possible. 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.

Rainwater tanks must be not visible from the street frontage.

No external plumbing to a dwelling shall be visible from a street or dwelling. 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 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.

Sheds should be restricted in size and must be in harmony with the other buildings. Sheds are to have a maximum wall height of 2.4m, maximum ridge height of 3 metres and a maximum floor area of 9 square metres. 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, and not visible from the primary street frontage.

## 4.6 BROADBAND NETWORK

Riverdale Village estate is an optic fibre to the premises (FTTP) Connected Community. This means that all homes in Riverdale Village will have access to high speed broadband network. Some benefits of high speed broadband are:

- Distribution of analogue and digital free to air television
- Ultra-high speed internet - even in high usage times and not affected by distance from an exchange
- Pay TV – choice of providers
- External aerials and satellite dishes are not required

## 4.7 LANDSCAPING

Landscaping to your front yard is integral to presentation of your home and the visual quality of your street and must be completed within three (3) months of the occupation of the dwelling.

At least 40% of your site area forward of the dwelling must be landscaped using appropriate plants, trees, lawn, ground covers, pebbles etc. Not more than 60% of the front yard is to comprise hard paved surfaces. Nature strips must be completed with turf or hydro seed.

Feature retaining walls must not be greater than 800mm in height and must compliment the landscape and home siting requirements.

The selection of drought and heat tolerant gardens and plants will assist to ensure sustainability and appearance. Gardens, turf and permeable surface areas must be established and maintained including being kept free of pest disease and weeds, lawn areas including nature strip regularly cut to maintain a neat level appearance.

# 5 Application Form

Please complete this check list and submit to the DAP with your submission documents for approval to: **mike@urbtech.com.au**

If documents cannot be submitted via email in PDF format, please post to:  
**Urbtech Pty Ltd, 1304/20 Rakaia Way, Docklands Vic 3008**

## ALLOTMENT DETAILS

Lot Number \_\_\_\_\_

Street \_\_\_\_\_

## OWNER DETAILS

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

## CONTACT

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## BUILDER DETAILS

Company \_\_\_\_\_

Contact person \_\_\_\_\_

Mailing address \_\_\_\_\_

Phone number \_\_\_\_\_

Email \_\_\_\_\_

## CORRESPONDENCE

To be sent to Owner or Builder (please circle)

## ATTACHMENTS

Site Plan (1:200)

Elevations (1:100)

Floor plan/s (1:100)

Schedule of external colours and materials

Note: If submitted via post, plans must be A3 size.

If submitted via email, all documents must be in PDF format