



DESIGN GUIDELINES



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OVERVIEW

1.0

1.1 PROJECT VISION

We are creating a place where residents can live wide open in a natural and connected environment.

The vision for Riverfield is to create a strong community with a focus on providing connectivity and liveability for its residents. Opportunities to embrace nature, community and recreation, create an environment that promotes a healthy and fulfilling lifestyle all within a stunning masterplanned setting.

1.2 THE OBJECTIVES OF OUR DESIGN GUIDELINES

The Developer's aim in preparing the Riverfield Design Guidelines is to help you and your builder develop the best quality home and landscaping designs.

The guidelines will ensure that all homes are built within Riverfield are of a high standard whilst still encouraging a variety of housing styles. The Guidelines will assist in providing the knowledge that your investment will be enhanced in the future, guarding against inappropriate development that may detract from the attractiveness of the development.

The Design Guidelines have been written by the Developer to:

- encourage a variety of housing styles that are in harmony with each other and together lead to beautiful streetscapes.
- provide high quality landscaping that presents every home and every street in the best possible way.
- assist residents by providing a design framework that will contribute to making Riverfield a premium place to live.

The Design Guidelines do this by outlining the requirements that need to be followed and standards that must be met (unless otherwise approved) in order to obtain approval from the Design Review Committee for your home design.

To ensure the Riverfield community upholds the standards envisaged by the Developer in these design guidelines, all Purchaser's should respect their neighbours and ensure only quality construction and landscaping is undertaken on a lot in accordance with plans approved by the Developer's Design Review Committee. These Design Guidelines should be read in conjunction with the Contract of Sale.

By purchasing a home site at Riverfield you are making a commitment, not only to the Developer but to each of your neighbours and the Community, that you will maintain the Developer's vision for Riverfield, making it a premium place to live.

1.3 THE BUILDING ENVELOPES:

The building envelope for a lot defines the area on the lot that can and can't be built upon. Building envelopes are designed to allow the owner the maximum benefits of their lot, whilst simultaneously not disadvantaging others. The building envelope requirements must be considered and implemented.

Please refer to the endorsed Building Envelope Plan for your stage.

1.4 SMALL LOT HOUSING CODE:

Lots identified as Type A and Type B on the Building Envelopes Plan or the Plan of Subdivision are subject to the Small Lot Housing Code (SLHC) as well these Design Guidelines.

Where there is a conflict between the requirements of these Design Guidelines and the SLHC, the order of precedence is Plan of Subdivision, then the SLHC, and then the Design Guidelines.

A copy of the Small Lot Housing code can be found at vpa.vic.gov.au

DESIGN APPROVAL

2.0

2.1 GETTING DESIGN APPROVAL:

Your home at Riverfield and its landscaping will need to be designed according to your contract documents, then submitted for approval to the Riverfield Design Review Committee (DRC).

You need to obtain this approval before you construct any dwelling, fence, garage, landscaping, shed or any other structure.

The DRC must approve your proposal before you submit documents for building permit or commence any construction.

2.2 THE APPROVAL PROCESS

This approval process is required for your building plans for a period that is defined in the Plan of Subdivision.

The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changing trends or legislation.

When you are ready to make your submission for Design Approval, you can lodge it on the Design Approval Portal at www.ngdd.com.au:

1. Users must first register to use the portal. Once this has been done, log in and simply enter the relevant details when prompted.
2. The DRC will then assess all designs and either provide a notice of approval, or specify how the submission conflicts with your contract documents. The DRC may make suggestions to help a proposal comply.
3. The DRC will always try to assess the designs in the shortest possible time – usually this is within 10-14 business days for a fully completed and compliant proposal being received. Of course, should the submission not comply, then you will need to revise the documents and resubmit via the portal. Each resubmission will generally take a further 10-14 business days to reassess.

HANDY HINT

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Design Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

2.3 DOCUMENTS YOU NEED TO SUBMIT:

All submissions for Design Approval must be in PDF format and include the following information:

- Site plan at 1:200, with dimensions and showing the building outline and setbacks.
- All floor plans, roof plans and elevations at 1:100, with dimensions and showing the internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings.
- Provide a printed colour board (swatches, colour photos, paint chips etc.) of all proposed external materials and colour selections.
- Landscape plan at 1:100, with dimensions and showing the indicative extent of all hardscape and softscape, and a planting schedule that lists all proposed species referenced on landscape plan.
- For lots with greater than 1.5m land fall, please include at least one sectional drawing, at 1:100, that explains the extent of proposed cut and fill location and heights of proposed retaining walls.
- Fencing Template (refer to section 4.0) signed by the owner(s) of the lot.

Please do not send information such as electrical plans, slab layouts, joinery details, internal colour schemes etc. This extra information slows down the assessment process and may result in a submission being rejected.

2.4 RE-SUBMISSIONS

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

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 DRC. New submissions for a lot that has already had an application approved will also incur an administration fee for each submission.

2.5 AFTER DEVELOPER APPROVAL:

After you have received approval from the DRC, you still need to obtain Building Permit from a Building Surveyor, as well as any other required approvals.

It is the owner's responsibility to make sure that all building works comply with all regulations and legislation. Neither the DRC, nor the Developer takes responsibility for works that do not comply.

Please note: The final decision for all aspects of the Design Guidelines is at the discretion of the DRC. Naturally the DRC reserves the right to ask for further information should they deem it necessary. In addition, the DRC are not liable for any refunds, credits or compensation for its decisions in granting or refusing a submission approval or any discrepancies that may arise from this work. The DRC will assess against current Design Guidelines.

2.6 THE TIMING OF WORKS

1. The construction of the dwelling must commence within 12 months of settlement and must be completed within 12 months from the start of works.
2. Front landscaping must be completed within 120 days from the issue of the Certificate of Occupancy.
3. Boundary fencing must be fully constructed prior to occupancy.
4. Driveways must be fully constructed prior to occupancy.
5. Incomplete building works must not be left for more than 3 months without work being carried out.

2.7 LANDSCAPE INCENTIVE

1. As detailed earlier in Section 2.1, all lots must comply with the requirements detailed in these Design Guidelines, including the landscape and fence requirements. This is irrespective of any incentive to complete the works.
2. In addition to the requirements to comply with the Design Guidelines, selected lots may also qualify for an incentive from the Developer to complete the building and landscaping works. Please note that not all lots qualify for the incentive.
3. The requirements for the incentive to be achieved are detailed in the Contract of Sale for the lot.
4. Generally, for the incentive to be achieved, you must:
 - a) Complete all works (dwelling, fence, driveway, landscaping etc.) in accordance with these Design Guidelines; and
 - b) Comply with the timing of works requirements detailed in 2.6 above.
5. You must refer to your Contract of Sale, to confirm the specific requirements for your lot. If your Contract of Sale does not contain any details of the incentive, then your lot is not eligible.

THE GUIDELINES

3.0



THE
GUIDELINES

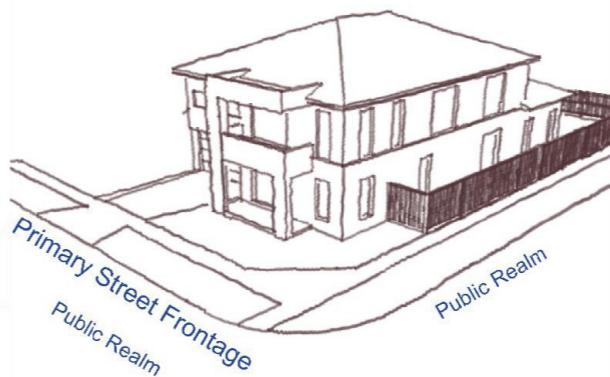
3.0

3.1 THE DESIGN OF YOUR LAND

1. Only one dwelling is permitted per lot, unless otherwise provided for on the relevant Plan of Subdivision.

2. The primary frontage of any lot is the boundary with the greater setback on the Building Envelopes Plan.

The Secondary frontage is any boundary that abuts a road or reserve, other than the primary frontage.



3.2 SETBACKS ON YOUR LAND

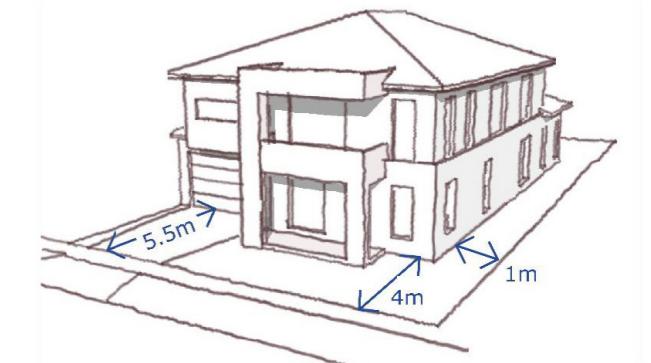
The setback requirements for each lot are detailed in the Building Envelope Plan for that lot.

Please refer to the building envelope for lot setbacks.

Generally, the following setbacks are required, unless the lot is subject to the SLHC:

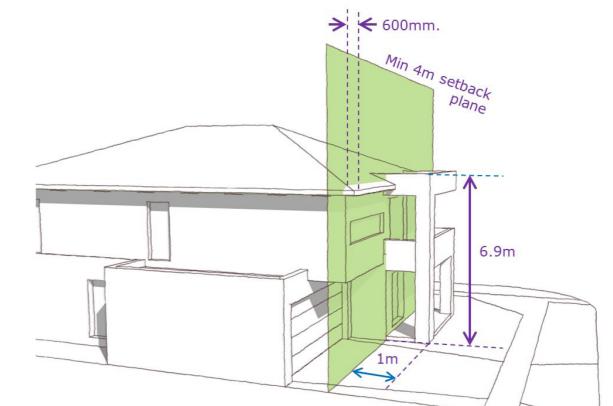
1. A minimum setback of 4m is required from the front boundary.
2. Front loaded garage setbacks must comply with the following requirements:
 - a) if the building envelope plan allows an alternative setback, the garage must be setback between 3 and 5 metres from the front boundary; or
 - b) if the building envelope plan allows a front setback of 3 metres, the garage must be setback a minimum of 5 metres from the front boundary; or
 - c) in all other instances on other lots the garage must be setback a minimum of 5.5 metres from the front boundary.
3. A minimum setback of 1m is required from side boundaries (excluding garages), unless approved by the DRC.

4. A minimum setback of 2.0m is required from the secondary street boundary.
5. A minimum setback of 1.0m is required from the rear boundary.



3.3 PRIMARY AND SECONDARY FRONTAGE ENCROACHMENTS

1. Verandahs, pergolas and the like that are less than 3.6m above natural ground level, and facade treatments, covered balconies, verandahs and the like on the second storey of a building that are less than 6.9m above natural ground level, may encroach not more than 1 metre into the minimum front setback and the minimum secondary frontage setback.



2. Eaves, facias and gutters not exceeding 600mm in total width may encroach into both a primary and secondary frontage setback.
3. A building can encroach up to 300mm in a secondary frontage setback, as long as the length of the encroachment is not more than 10% of the length of the wall facing the secondary frontage.

3.4 SIDE AND REAR ENCROACHMENTS

1. Porches, verandahs, pergolas, may encroach up to 500mm into the side and rear setbacks.
2. Eaves, fascias and gutters not exceeding 600mm in total width may also encroach into a side and rear setback.

3.5 DIVERSITY OF HOME DESIGNS

Dwellings of the same or overly similar front façade shall not be built within 3 house lots of the original lot.



3.6 THE DESIGN OF YOUR HOME

1. Facades must exclude references to historical and decorative styles (Edwardian, Georgian etc.) and/or details (quoins, fretwork, arches, decorative columns and/or mouldings, lace work etc.).

There may be scope for the use of these types of elements as part of a contemporary design.

Examples of designs that would be permitted, together with requirements for approval, include the following:



Meticon – Bayville

- Remove round window



Carlisle – Classique

- Remove decorative balustrading



Meticon – Stamford

- Remove gable vent
- Remove round window

2. An entry feature such as a porch, verandah or pergola must be included.
3. The main pedestrian entry (front door) must be visible from the primary street frontage.
4. Front elevations must address the street through the use of articulation to the floor plan and windows. Blank walls will not be permitted.
5. The ground floor ceiling height must be a minimum of 2.55m.
6. The use of colours and materials must also be considered.

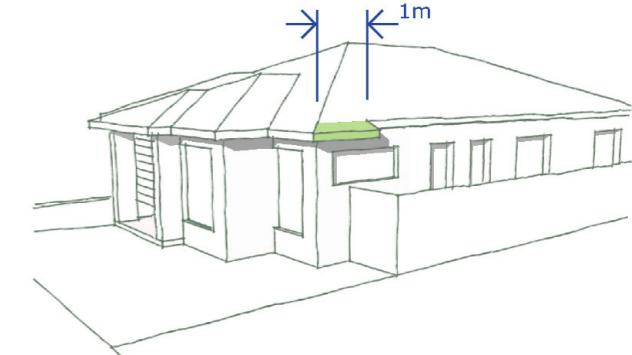
REAR LOADED LOTS

7. A rear loaded lot is a lot that has the garage at the rear of the lot, accessed from a road or lane way.

All homes on rear loaded lots must be designed to address the primary frontage, with pedestrian access (the entry) facing this frontage.

Garages on these lots must be located at the rear.

3. The front eaves must return for at least 1m along any side wall that is not on the boundary and does not face a road or reserve.



SIDE LOADED LOTS

8. A side loaded lot is a lot that has the garage on the secondary frontage. These lots are usually corner lots where the crossover cannot be located on the primary frontage.

All homes on side loaded lots must be designed to address the primary frontage, with pedestrian access (the entry) facing this frontage.

Garages on these lots must be located at the side.

YOUR HOME BUILDING MATERIALS AND COLOURS

3.7 YOUR ROOF

1. Roofs must be constructed from masonry or terracotta tiles or corrugated Colorbond or similar. Roof materials must be matte finish and non-reflective.
2. Lower storey pitched roofs must have eaves of at least 450mm depth along any elevation (excluding the garage) that faces a road or reserve.

4. The upper level on double storey houses must have eaves of at least 450mm depth along all elevations.
5. Parapet gutters or similar architectural features may be incorporated into the roof design in place of eaves, subject to the discretion and approval of the DRC.



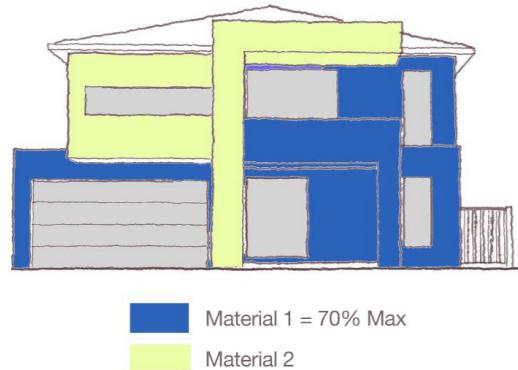
3.8 THE WALLS

1. At least 50% of all external walls (i.e. the entire building, excluding windows and doors) must be constructed from brickwork or a rendered finish.
2. A minimum of two different material finishes must be used on the front facade..
3. One material, including face brickwork, must not comprise more than 70% of the front facade (excluding windows and doors).

Appropriate materials or finishes include:

- Face Brick
- Render
- Stacked stone
- Masonry blocks
- Weatherboard
- Timber cladding
- other materials at the discretion of the DRC

4. Contrasting render colours may be considered as different materials, at the discretion of the DRC.
5. Contrasting face brick or block colours will not be considered as different materials.



3.9 COLOURS FOR YOUR HOME

1. Natural, subdued colours must be used. Limited use of strong or, bold colours may be used to emphasise a contemporary theme or to highlight a design feature.
2. External finishes, materials and colours must be approved by the DRC. Each application must include samples or images of the proposed colours, finishes and materials, including:
 - Roofing
 - Rainwater fixtures (gutters, downpipes, fascias etc.)
 - External walls
 - Window frames
 - Garage door
 - Driveway
3. The front façade (and secondary frontages) must not include recessed lightweight infill panels above doors, windows or garage doors.
4. Fascia, trim and exposed metalwork must be colour co-ordinated with the dwelling.
5. The following finishes are not permitted:
 - Untreated metalwork
 - Unfinished lightweight materials
 - Reflective glazing
 - Excessively tinted glazing

3.10 IF YOUR HOME IS ON A CORNER

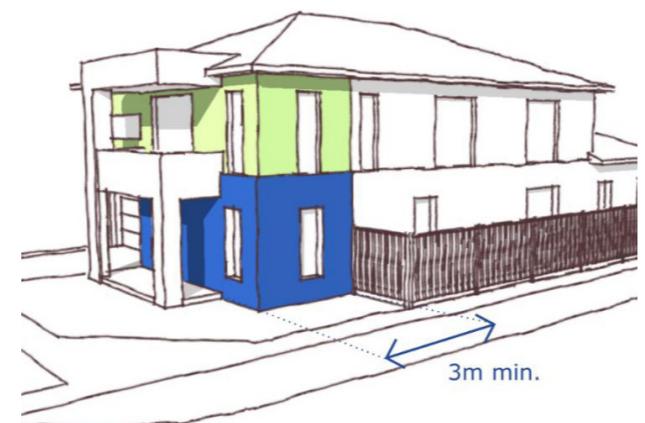
1. A corner lot is any lot that has more than one boundary that abuts a road and/or reserve.

Dwellings on corner lots must address the secondary frontage by incorporating the same or similar design features to those used on the primary frontage.

Acceptable features may include:

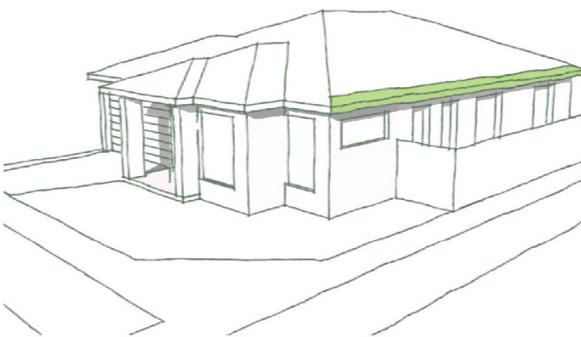
- Windows with matching head heights
- Highlight materials and finishes that wrap around from the primary facade
- Pergolas, Porticos, Porches,
- Verandas and Balconies
- Roof Elements, such as feature gables
- Other treatments, to the satisfaction of the DRC

2. Materials used on the front façade must extend to the secondary frontage for a minimum of 3m.



3. Corner features must be forward of the return fence and/or readily visible from the road or reserve.

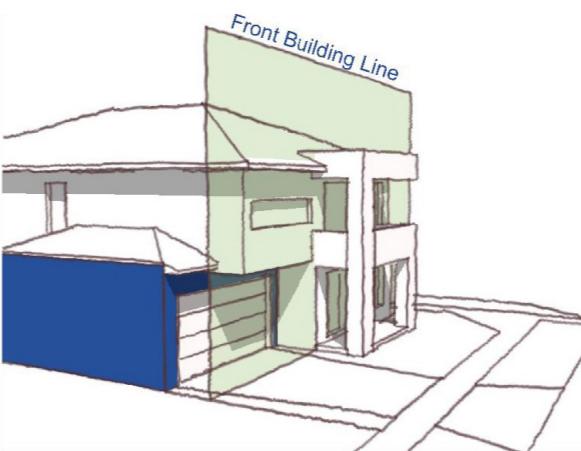
4. In addition to the above requirements, dwellings on corner lots must include eaves to each side that faces a road or reserve, unless otherwise approved by the DRC.



5. Please note that blank walls forward of the return fence are not permitted.

3.11 GARAGES

1. Garages must be enclosed. Carports and open sided garages are not allowed.
2. Garages must not dominate the façade and must be setback behind the front wall of the dwelling.



3. Lots that are 12.5 metres or wider must incorporate a garage that allows two cars to be accommodated side by side, unless approved by the DRC.

4. Garage opening must comply with the following requirements:
 - a) The area of the front facade of the dwelling is calculated by measuring the two-dimensional (2-D) elevation plan, excluding the area of the roof of the dwelling.
 - b) In all other instances, the garage door opening must not exceed 40% of the width of the lot frontage.
5. A sectional or panel lift door must be provided to the street frontage.
6. Roller doors are not permitted if they are visible from the public realm.
7. Timber look garage door may be considered as different materials, at the discretion of the DRC

3.12 REAR LOADED LOTS

Garages must be located at the rear of these lots to allow vehicle access from the road.

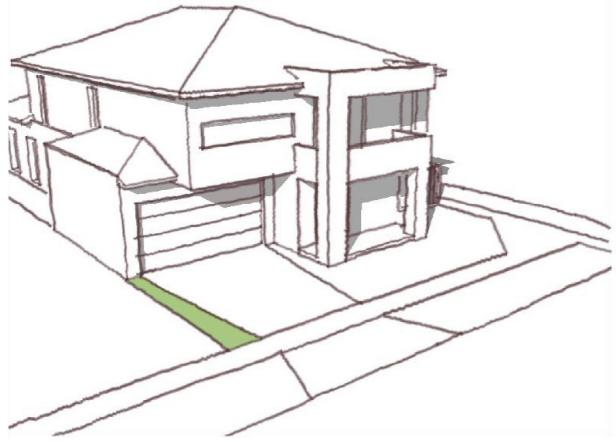
3.13 YOUR DRIVEWAY

1. Permitted finishes for driveways include:
 - exposed aggregate
 - pavers
 - stamped or stencilled surfacing
 - coloured concrete.

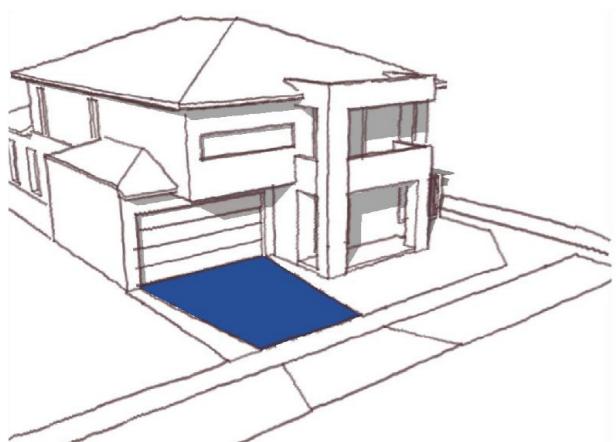
Plain (uncoloured) concrete driveways are not permitted



2. The driveway must be setback from the closest side boundary by at least 400mm to allow for landscaping strip.



3. The driveway may match the width of the garage and must taper as it approaches the front boundary so that it generally matches the width of the crossover. No more than 50% of the front garden is to comprise hard paved surfaces, such as the driveway and pedestrian paths. Excessive concreting in the front yard will not be permitted.



3.14 YOUR LANDSCAPING

Landscape works are part of the Design Approval process. A landscape plan must be submitted for Design Approval and approved prior to the commencement of landscape construction.

It is in the best interest of all parties to get a landscape design approved before commencing construction of the front landscaping. The Design Approval process will allow you to "test" whether your proposed works will comply with the Design Guidelines, and any incentive requirement, should your lot qualify for one.

Please note that a Design Approval for the front yard landscape is not a guarantee that your lot is eligible for the incentive or, that the incentive will be achieved.

1. For the purposes of these Design Guidelines, the front yard is the area between the front boundary of your lot, the front of the home and the return fence.
2. The front garden must contain free draining surfaces such as:
 - grass
 - garden beds containing trees, shrubs, tufting plants
 - groundcovers
 - river pebbles or Lilydale toppings or similar

This reduces rain runoff and can keep the garden cooler in summer.

3. At least one tree with a minimum installation height of 1.5m must be planted between the front building line and street boundary.

This will provide shade and help reduce the local temperature on hot days or protect from frost in winter.

Consideration should be given to the mature size of the tree to allow plenty of space for roots and branches to spread.

4. In addition to this tree, at least 15% of the front yard must consist of planted garden beds which contain:
 - a minimum of 5 medium to large shrubs (from 200mm pot size at installation); and
 - b a minimum of 20 smaller shrubs/ground cover plants (from 150mm pot size at installation).
5. All garden bed areas within the front yard must be edged using brick, timber, steel or spaded edges.

Consideration should be given to the covering of the garden beds with pine bark or similar mulch.

6. No more than 50% of the front garden is to comprise hard paved surfaces, such as the driveway and pedestrian paths

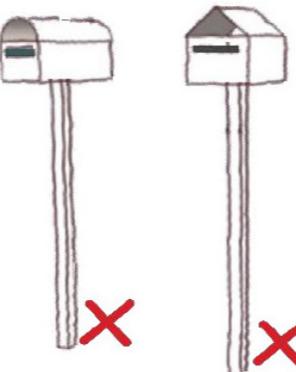
7. Whilst the nature strip directly outside the front boundary (and side boundary in the case of corner lots) is not part of the front yard, each owner must ensure that the nature strip has a neat and even grass coverage and that any damage caused during construction of the home is rectified.

Please note that if a lot is the subject of a rebate from the developer, the nature strip(s) outside the lot is included as part of the works required for successful completion of the landscape works.

8. Artificial grass/turf is not permitted to be used in the nature strip.

3.15 LETTER BOXES

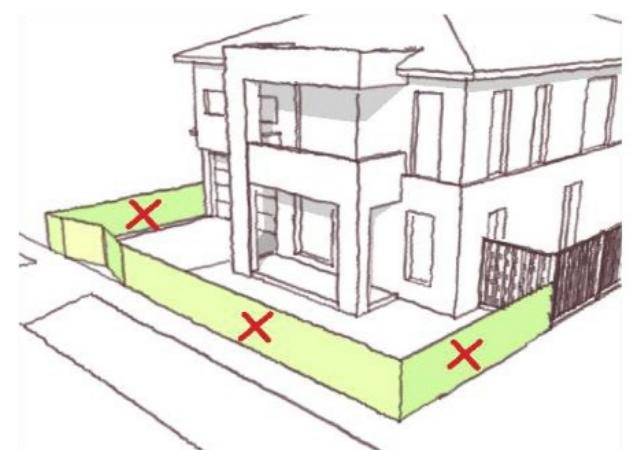
1. Letterboxes must be designed to complement and match the dwelling.
2. Only Australia Post Approved letterboxes may be used



3. Single Post Letterboxes are not permitted

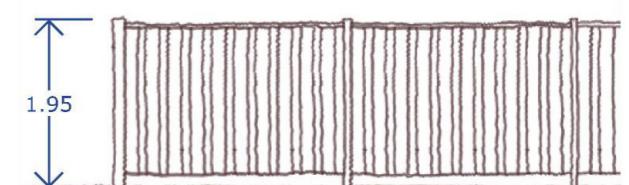
3.16 FRONT FENCING

No fencing will be permitted forward of the building line.

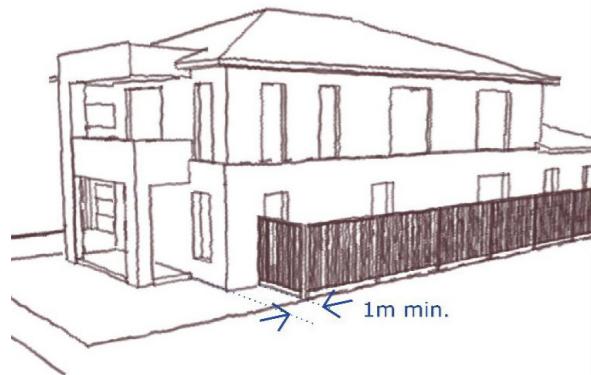


3.17 SIDE AND REAR FENCING (INTERLOT FENCING)

1. Side and rear boundary fences shall:
 - a) Not exceed 1.95m in height
 - b) Be constructed from capped timber palings with exposed timber posts (75mm X 125mm). Finish a minimum of 1m behind the closest front wall of the front façade.

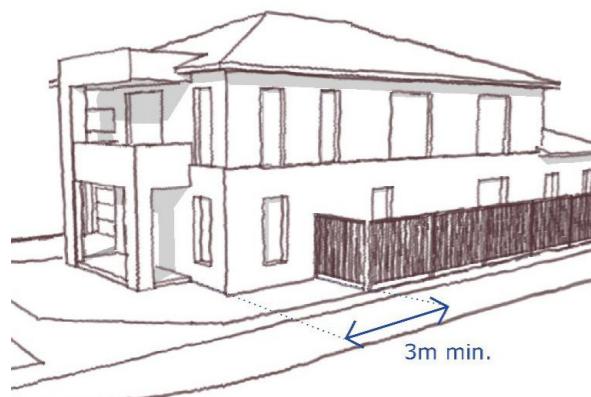


c) Finish a minimum of 1m behind the closest front wall of the front façade.



3.18 CORNER FENCING

1. Side boundary fencing along the secondary street frontage of a corner lot shall:
 - a) Not exceed 1.95m in height
 - b) Be constructed from capped timber palings with exposed timber posts (75mm X 125mm).
 - c) Finish at least 3m behind the closest front wall and behind the corner treatment, whichever is greater.



3.19 RETURN FENCING

1. Fencing must return from the side boundary at 90 degrees to abut the dwelling.
2. Return fences must be constructed to match the boundary fencing or, from timber slats and must be setback to allow access to meter boxes.

3.20 PUBLIC REALM FENCING

1. The owner is solely responsible for the maintenance and/or replacement of fencing between a lot and any adjoining screening reserve or recreation reserve. If a lot already has a fence or wall erected by the Developer to enhance the domain, the owner must not remove nor damage or disfigure it and must maintain it in good condition.

Any alteration of part of the wall or fence shall not be made without the Developer's written permission.

3.21 FENCING TEMPLATE

The location and design of all fences is to be included on your plans and submitted to DRC for approval along with the signed fencing template. Refer to Appendix 4.1 on page 21 for fencing template.

ANCILLARY ITEMS

3.22 RECYCLED WATER

The provision of recycled water will eventually be available to all residents of Riverfield. This will provide recycled water for gardens, washing cars and other non-potable purposes.

No dwelling may be constructed on any lot unless the building incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering should it become available.

Owners must allow for all toilets and 3 taps (located in the front garden, rear garden and in the laundry) to be connected to any future recycled water system.

Riverfield encourages that each new dwelling install a minimum 3,000 litre rainwater tank to enable the household's stormwater to be able to be harvested and reused. The tank may be connected to supply water to toilets and laundry within the dwelling, as well as be used for garden watering.

If you do not make these allowances before you start construction, it is likely that you may face extra costs if you choose to take advantage of this service after your home has been completed.

3.23 BROADBAND

Riverfield is an OptiComm Fibre Connected Community. This means that all homes within the Estate will have access to the OptiComm high speed broadband network. In order to take advantage of these services, it is highly encouraged that your home is appropriately prepared.

Again, it is important that you consider the advantages and costs early in the decision-making process and discuss it with your builder. Failure to prepare will most likely lead to additional costs if a decision to connect is made after the home is complete.

For details on how to prepare your home, please see your builder or refer to the website www.opticomm.com.au

3.24 PARKING OF HEAVY VEHICLES AND CARAVANS ETC.

No commercial vehicle with a carrying capacity of over 1 tonne or any boat, caravan or trailer will be allowed to be parked where they are visible from the street.

3.25 AIR-CONDITIONING UNITS

1. Evaporative coolers must be located below the ridge line, be of low profile and coloured to match the roof colour and be screened from public view.
2. All other air conditioning units are to be screened from public view.

3.26 MAINTENANCE

1. The Purchaser shall not allow any rubbish including 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 of grass or weeds upon the lots.
2. The Purchaser shall not place any rubbish, including site excavations and building material on adjoining land. The Vendor or, its Agent may enter upon and access over a lot at any time without creating any liability for trespass or, otherwise to remove rubbish, maintain, slash or mow a lot and the Purchaser agrees to meet the Vendor's reasonable costs for doing so.

3.27 SIGNS

1. No signs including "For Sale" signs may be erected by the Purchaser prior to the commencement of a building works and on completion of the works no more than one sign may be erected without the approval of the Vendor.
2. Builders and trade signs may be permitted (up to 600mm²) during construction only and must be removed on completion of building works or, may remain with the Vendor's written permission.
3. The Purchaser authorises the Vendor or its Agents to enter and have access across a lot for the purpose of removing any sign erected without written consent. Such entry and access shall not constitute trespass and the Purchaser shall not make any claim against the Vendor arising from such entry or access.

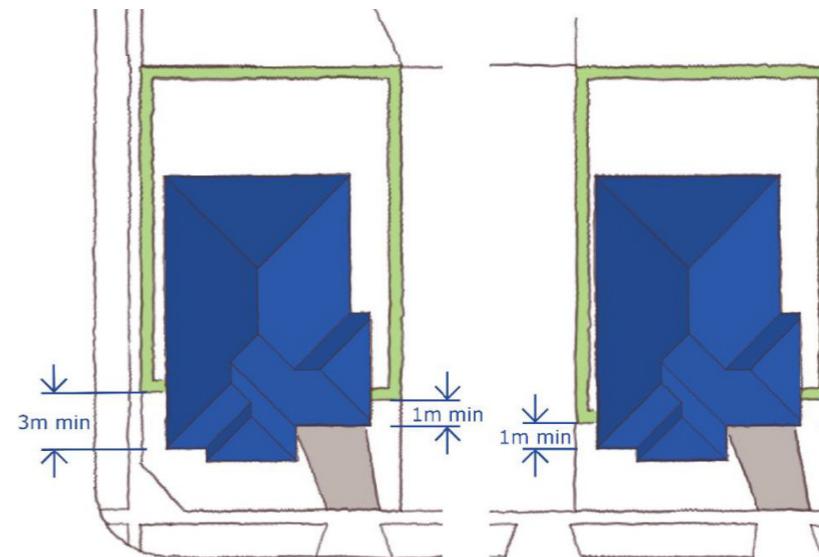
3.28 SHEDS AND OTHER STRUCTURES

1. Sheds must have maximum dimensions of 2.5m high x 3.0m wide x 4.0m deep and be co-ordinated with the other buildings on the lot.
2. The design, appearance, external colours and material of all outbuildings should be aesthetically integrated with the dwelling. The final decision will be at the discretion of the DRC.
3. Galvanised iron or zinc/aluminium uncoloured finishes must not be used.
4. Un-rendered fibre-cement sheeting or blue board sheeting must not be used.
5. External plumbing (excluding downpipes) must be out of public view.

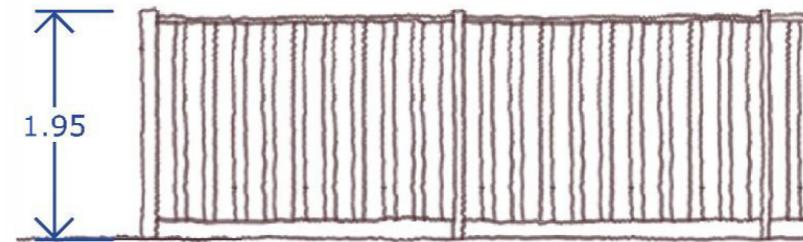
3.29 SCREENING/VISIBILITY ETC.

1. External TV antennae and other aerials must be located towards the rear of the dwelling.
2. Clothes lines must be screened from view from public areas.
3. Externally mounted spa equipment attached to side boundary walls of any dwelling must endeavour to be positioned out of public view and be painted in a colour matching the adjoining wall surface.
4. Satellite dishes may be permitted at the discretion of the DRC. Large dishes which are visible from the street or, impact on views from neighbouring allotments will not be permitted.
5. Solar panels must be integrated with the roof design and should be of low visibility from the street.
6. Roll down security shutters must not be visible from the public realm.
7. All additions and extensions to the dwelling, outbuildings, and other structures including verandahs, pergolas, garden structures and swimming pools must be approved by the Vendor in the same manner as the building application.

4.0 - FENCING TEMPLATE



Fencing locations for standard and corner lots.



Side and rear fence construction details.

1. I/we, being the property owners of Lot _____, hereby confirm that I/we will construct all fencing in accordance with the Riverfield Design Guidelines, including the fence height, location, style and materials.

NAME

SIGNED

DATE

NAME

SIGNED

DATE



RIVERFIELD COMMUNITY

1675 Ballarto Rd,
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riverfield.com.au



RIVERFIELD SALES OFFICE

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