

RIVERWALK

WERRIBEE



Design Standards
Stage 24

Be at the heart of it all.

**With everything at Riverwalk
carefully planned.**

To ensure Riverwalk is an engaging, attractive community, Development Victoria has created the Riverwalk Design Standards to help you and your builder design and construct a home that will offer both a more comfortable lifestyle through innovative design, and positively contribute to Riverwalk's overall visual appeal.

By ensuring your new home complements Riverwalk's community, streetscapes and your neighbour's home, you will also help promote sustainable development, and importantly, protect your investment.

All Riverwalk Design Standards are detailed within this document, as well as being registered on Title and located within your Contract of Sale. They are easy to follow, and rather than be restrictive, are there to encourage interesting and diverse architecture and high quality homes.

Approvals

[Approvals Process Overview](#)

[Assessment Application Checklist](#)

[Preliminary Assessment](#)

[Final Assessment](#)

[Further Conditions](#)

Approvals Process

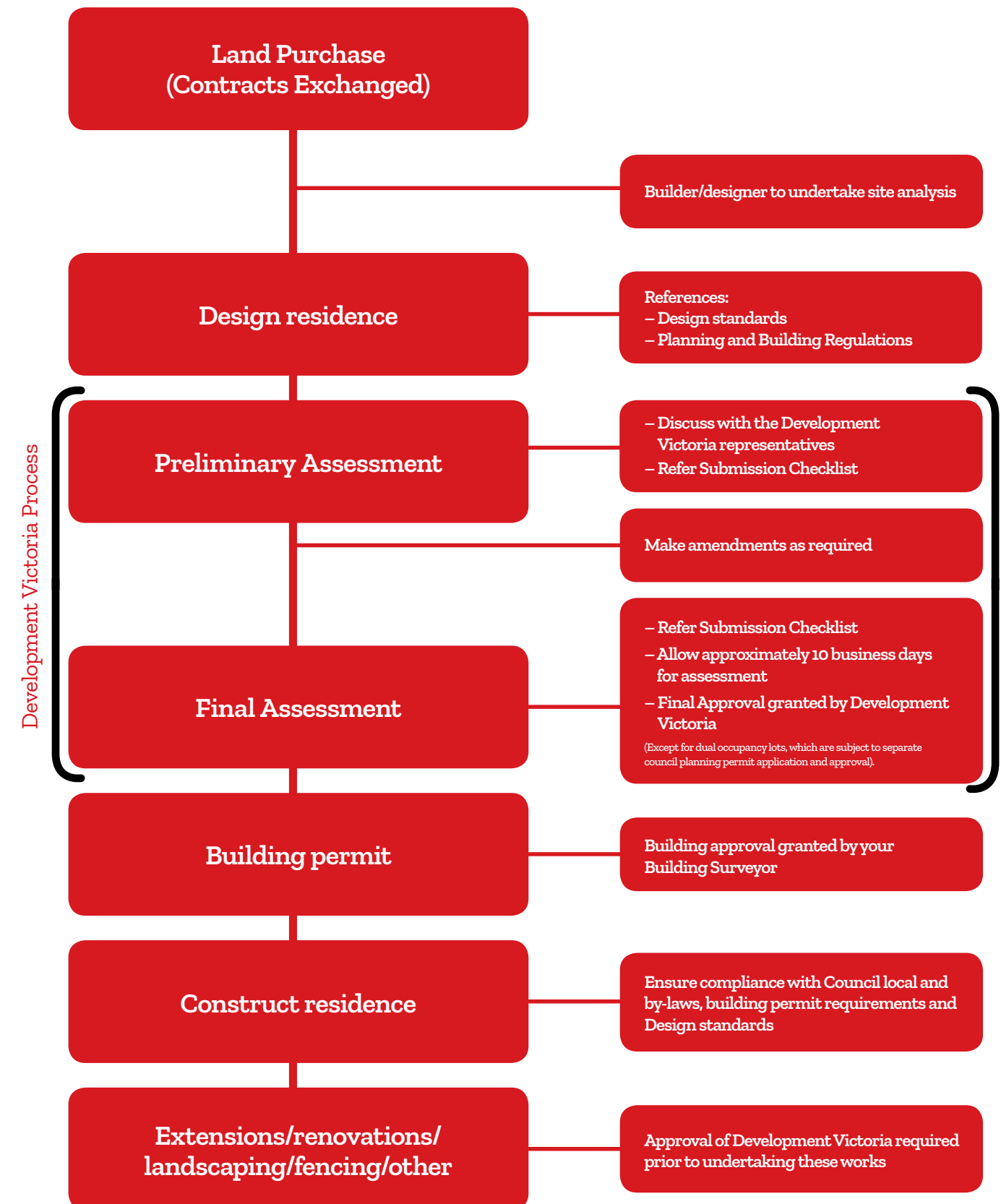
The approval process includes two stages of assessment; preliminary and final.

The goal of the preliminary assessment is to provide an indication as to whether your design is likely to comply with the Standards, and if need be, share advice on changes that should be made to ensure your new home does meet the Design Standards. Once your design successfully completes the preliminary assessment, a final submission is made.

Every effort will be made to advise owners of submission outcomes within 10 working days of the submission being received.

In addition to the Design Standards, you must also obtain any relevant planning and building approvals from the Responsible Authority, typically the Local Council.

Key steps to planning your new home



SUBMISSION CHECKLIST

Avoid unnecessary delays by ensuring ALL information has been submitted.

All submissions must include:

- The lot number and street address;
- The lot owner's full name and contact number; and
- The builder's business name and contact number.

Site plan (A3, 1:200 scale)

1. North point.
2. Lot boundaries, lot dimensions, lot area.
3. Outline of lot specific building envelope.
4. Dimensions of the proposed dwelling.
5. Site Coverage Calculations:
 - a. Ground Floor
 - b. First Floor (if applicable)
 - c. Garage
 - d. Porch
 - e. Impervious Surface.
6. Dimensions of setbacks from dwelling to boundaries.
7. Secluded Private Open Space dimensions and hatched area.
8. Original and proposed finished ground levels, including changes in level.
9. Driveway and all hard services (concrete, paving and tiling, etc).
10. Location of services equipment (meter box, hot-water system, rainwater tank, bin area, etc).
11. Location of existing trees and posts.
12. Location and details of boundary fencing and return fences.

Floor plans (A3, 1:100 scale)

1. Internal layout including rooms, balconies, veranda, decks, windows, openings and dimensions.
2. Location of services equipment (meter box, hot-water system, rainwater tank, bin area, etc).
3. Fibre to the home specifications.

Roof plan and front, sides and rear elevations (A3, 1:100 scale)

1. Elevations indicating proposed building height.
2. Roof form and pitch detail.
3. Sections.
4. Location of services equipment (photovoltaic cells, heating and cooling units, satellite dishes, antennae, etc).

External materials, colour and finishes

1. Printed examples of proposed materials, colours and finishes for external walls, roof, driveways and fencing.

Energy rating

1. Accredited Energy Rating Report detailing achievement of 6-Star Energy Rating.

Reduction in Emissions

1. The table at the back of these Design Standards (Reduction in Emissions) is to be completed to demonstrate how the proposed dwelling meets the required reduction in greenhouse gas emissions

FURTHER CONDITIONS

1. Development Victoria reserves the right to apply, vary or waive the Design Standards or any aspect of the Design Standards at its absolute discretion.
2. If any damage is caused to the public realm (including footpaths, kerbs, nature strips and planting) during the construction of your dwelling and landscape, the lot owner will be liable for the full cost of the rectification.
3. Any rectification works **must** be carried out by a contractor approved by Development Victoria. Development Victoria reserves the right to carry out the works itself and invoice the lot owner for the cost of the works.
4. If there is any inconsistency between the Design Standards and any other documentation then the Design Standards prevail unless otherwise specifically notified in writing by Development Victoria.
5. The Design Standards will apply to the lot/dwelling until such time as removed by Development Victoria.
6. All diagrams are indicative only and not to scale.

RESCODE

ResCode is the Victorian residential design code and applies to all land zoned for residential use in Victoria. ResCode should be read in conjunction with these Design Standards as ResCode will apply on issues where these Design Standards are silent.

Design Standards

1. Dwelling density
2. Building envelopes and encroachments
3. Site coverage
4. Passive solar design and sun shading
5. Facade design
6. Roof form
7. Garages and driveways
8. External materials, finishes and colour palette
9. Service equipment, sheds, bins, signs and letterboxes
10. Energy, water and materials efficiency
11. Fencing

1. DWELLING DENSITY

The number of dwellings per lot.

Objective

To ensure the vision for neighbourhood form and character is achieved.

Standard

- One dwelling must be constructed per lot.

NOTES:

- Exemptions applicable when the relevant Building Envelope Plan or Planning Permit identifies the lot as appropriate for dual occupancy or multiple dwellings.
- Allocated dual occupancy, multiple dwelling will require a Town Planning Permit.

2. BUILDING ENVELOPES AND ENCROACHMENTS

2.1. BUILDING ENVELOPES

Building envelopes define the maximum area and height of the dwelling.

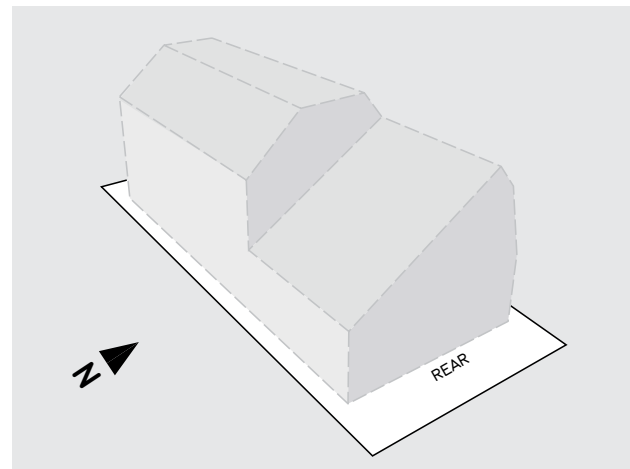
Objectives

- To ensure the optimal size and shape of the dwelling.
- To ensure the maximum use of any northern orientation available to the dwelling.
- To minimise any negative impact that neighbouring dwellings may have on one another.

Standard

- Dwellings must be designed within the vertical and horizontal area as detailed in the relevant Building Envelope Plan.

Standard 1 – Example of a Standard East/West Oriented Building Envelope



NOTES:

- Building Envelopes consist of plans and profile diagrams that illustrate the mandatory setbacks from lot boundaries.
- All building envelopes have been sized and located to ensure the optimal developable area is available to construct a dwelling.
- Each building envelope considers the lot specific characteristics, the nature of adjoining lots and the streetscape.
- Building Envelope Plans are a legal document and are a restriction on Title.
- Building envelopes indicate the buildable area for a dwelling. Site coverage requirements must be considered when designing the dwelling.

2.2. ENCROACHMENTS

Elements of a dwelling which can be constructed outside of the building envelope.

Objective

- To allow appropriate encroachments outside of the building envelope.

Standards

- Acceptable encroachments for front, side and rear setbacks must not:
 - encroach greater than 1.5m into the front setback; and
 - encroach greater than 500mm into the side and rear setbacks.
- Domestic water tanks, domestic fuel storage tanks, hot water storage tanks and heating/cooling equipment must not encroach greater than 500mm into the front, side and rear setbacks.
- Eaves may encroach up to 500mm into the front setback and up to 500mm into the side and rear setbacks, provided a 500mm gap is retained between the gutter and the boundary.

DEFINITIONS:

Acceptable encroachment

A component of the dwelling that is permitted outside the building envelope.

Front setback acceptable encroachments

- A porch
- A verandah
- A portico
- A pergola
- A masonry chimney
- A sunblind
- A flue or pipe
- Decks, steps or landings
- An eave (including fascias and gutters)

Side and rear setback acceptable encroachments

- A porch or verandah
- A masonry chimney
- A sunblind
- A screen which prevents direct overlooking
- A flue or pipe
- A domestic fuel tank
- Heating and cooling equipment or other services.
- An eave (including fascias and gutters).

3. SITE COVERAGE

The percentage of a site that is covered by the dwelling and garage or other impervious materials.

Objectives

- To ensure a portion of the site remains pervious.

Standards

- A front loaded dwelling must not cover greater than 70% of the lot.
- A side or rear loaded dwelling must not cover greater than 75% of the lot.

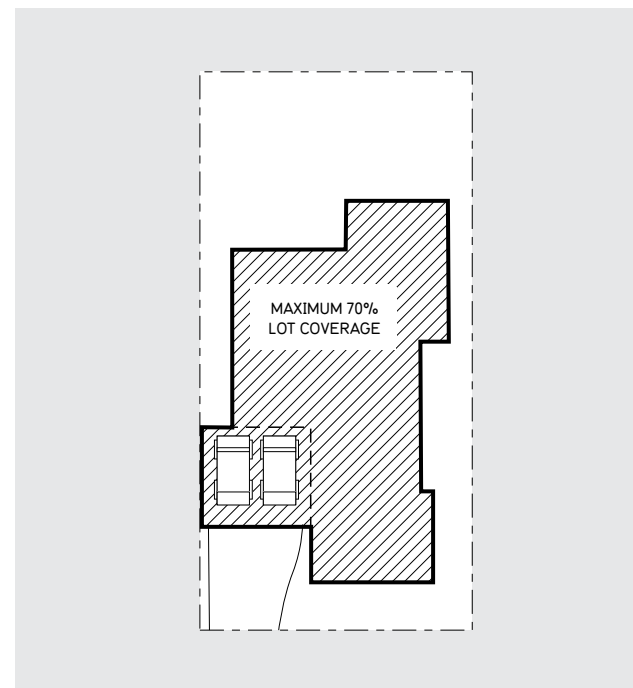
DEFINITIONS:

Impervious materials

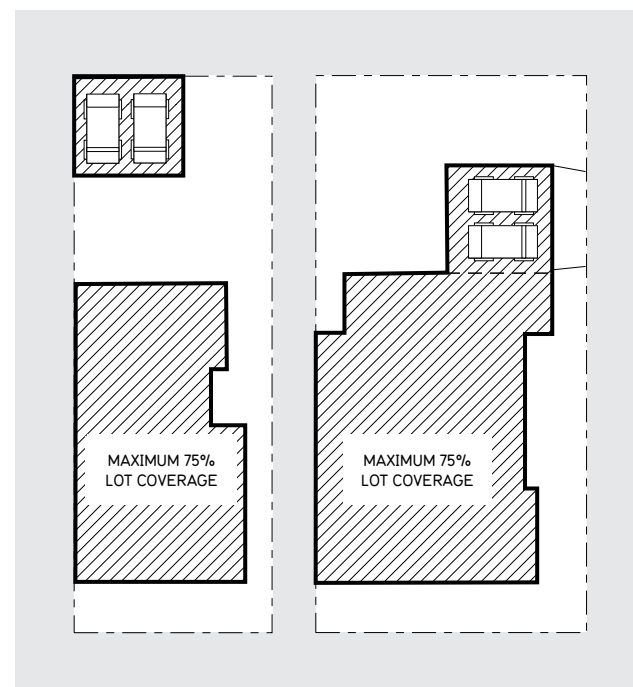
Materials which are resistant to water.

These materials include, but are not limited to, concrete, pavers, tiles, sheds, garages and the dwelling itself.

Standard 1 – Front loaded dwelling



Standard 2 – Rear and side loaded dwellings



4. PASSIVE SOLAR DESIGN AND SUN SHADING

4.1. PASSIVE SOLAR DESIGN

Usable external space and windows of a minimum area and dimension which directly connect with, and allow sunlight to penetrate, the principal living space.

Objectives

- To ensure secluded private open space is an appropriate size for outdoor living, furniture and landscaping.
- To connect the principal living space to the secluded private open space.
- To maximise secluded private open space located on the north and east sides of a dwelling.
- To provide north light and winter sun into the principal living spaces.

Standards

All lots

- Secluded private open space must:
 - have direct access to a living space;
 - have a minimum area of 25m²; and
 - have a minimum dimension (shortest length) of 3m.

South, east and west facing lots

- Secluded private open space must:
 - not be located south of a living space;
 - have unroofed north facing living space windows with a minimum head height of 2m.

NOTES:

– Secluded private open space may be roofed where the applicable Standard 1 and 2 are met.

– While there is no passive solar standard for north facing lots with frontages less than 12.5m, it is highly recommended that all dwellings, regardless of lot width or orientation are provided with north facing living spaces.

DEFINITIONS:

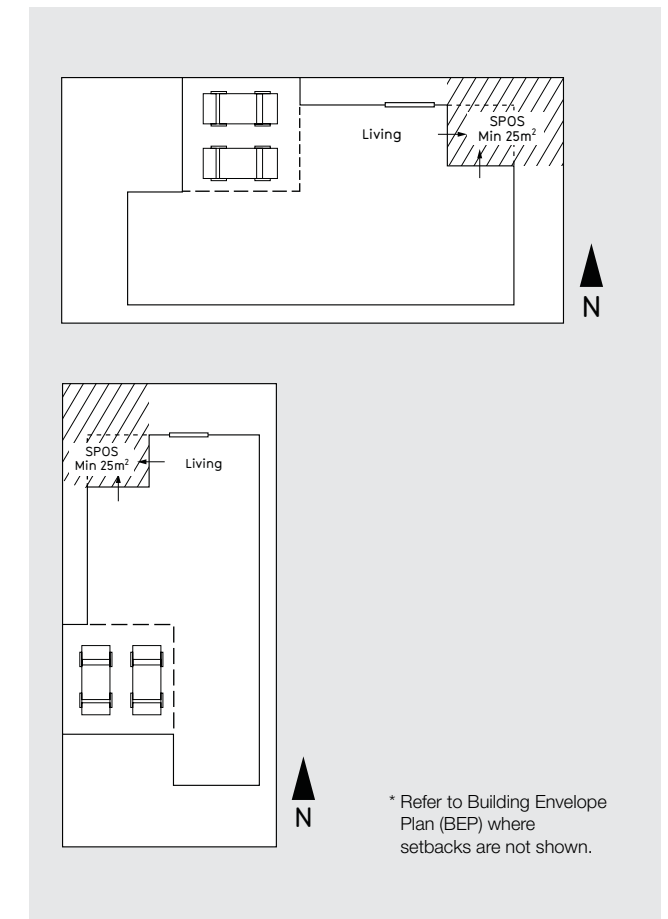
Secluded private open space

Usable external space of a minimum area and dimension which directly connects with the living space.

Habitable rooms

All living rooms and bedrooms, but not kitchens, bathrooms, WC's or circulation space.

Standard 1 and 2 – Secluded Private Open Space



* Refer to Building Envelope Plan (BEP) where setbacks are not shown.

4.2. SUN SHADING

Structural elements that shield harsh summer sun from habitable rooms.

Objectives

- To minimise harsh summer sun and maximise valuable winter sun.

Standards

All windows

- Roll down security shutters are not permitted where visible from public areas, such as street frontages, or reserves or parkland.

East and west facing habitable room windows

- Windows recommended to be double glazed.

North facing habitable room windows and glass doors

- Must have a minimum 450mm eave or fixed top projection.
- Fixed top projection or eaves are not required where the window is less than 1.5m from the side boundary.

NOTES:

– Other shading devices may be used in lieu of double glazing, or top projections where adequate sun shading can be demonstrated to Development Victoria. For example the provision of canvas blinds, architectural projections, awnings and pergolas.

– For the purposes of these standards, the term window also refers to glass doors.

DEFINITIONS:

Habitable rooms

All living rooms and bedrooms, but not kitchens, bathrooms, WC's or circulation space.

5. FACADE DESIGN

The character and form of the front of the dwelling facade.

Objectives

- To ensure a contemporary approach to the design of a dwelling.
- To ensure the design, form, architectural detailing and scale of each dwelling facade contributes to the streetscape.

Standards

- Façades must be contemporary in style.
- Façades must not include historic references. (Refer to historic references definition.)
- Dwellings must have a feature front entry point, verandah or porch of a minimum covered area of 3m² and minimum entry width of 1.5m.
- Any verandah, porch and pergola design must be an integral component of the dwelling and roof form.
- The front façade must not be continuously straight for more than 6.5m.
- Double storey dwellings must contain architectural details such as balconies and/or protrusions to articulate the front façade.
- Any elevation facing a street (front or side) must not incorporate lightweight, infill panels above an opening.
- The front façade must have a minimum 450mm eave including the garage.
- Where parapets are used on the front façade, they must be extended along the side elevation for a minimum of 1.5m.
- Screens and feature walls must be integrated into the dwelling design.
- Dwellings on corner lots and/or with secondary frontages to public open space must continue front façade design elements for a minimum of 3.5m to the secondary frontage.
- Dwellings on corner lots or with secondary frontages to public open space must provide habitable room windows to the primary and secondary frontages.
- Similar or overly similar façade designs will not be allowed within 3 lots of each other along a streetscape.

NOTES:

– An exemption from the provision of a front façade eave may be considered depending on the façade's architectural detailing. Eave exemptions must conform with the sun-shading standard. (Refer to Section 4.2.)

DEFINITIONS:

Historic references

These include but are not limited to fret work, colonial bars on windows, feature columns and period features or styles such as Colonial, Georgian, Victorian or Federation.

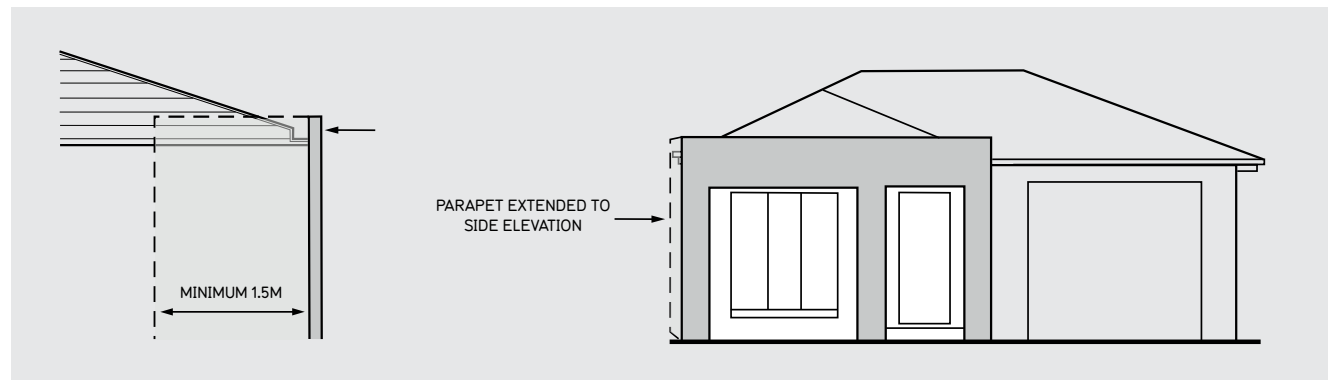
Habitable rooms

All living rooms and bedrooms, but not kitchens, bathrooms, WCs or circulation space.

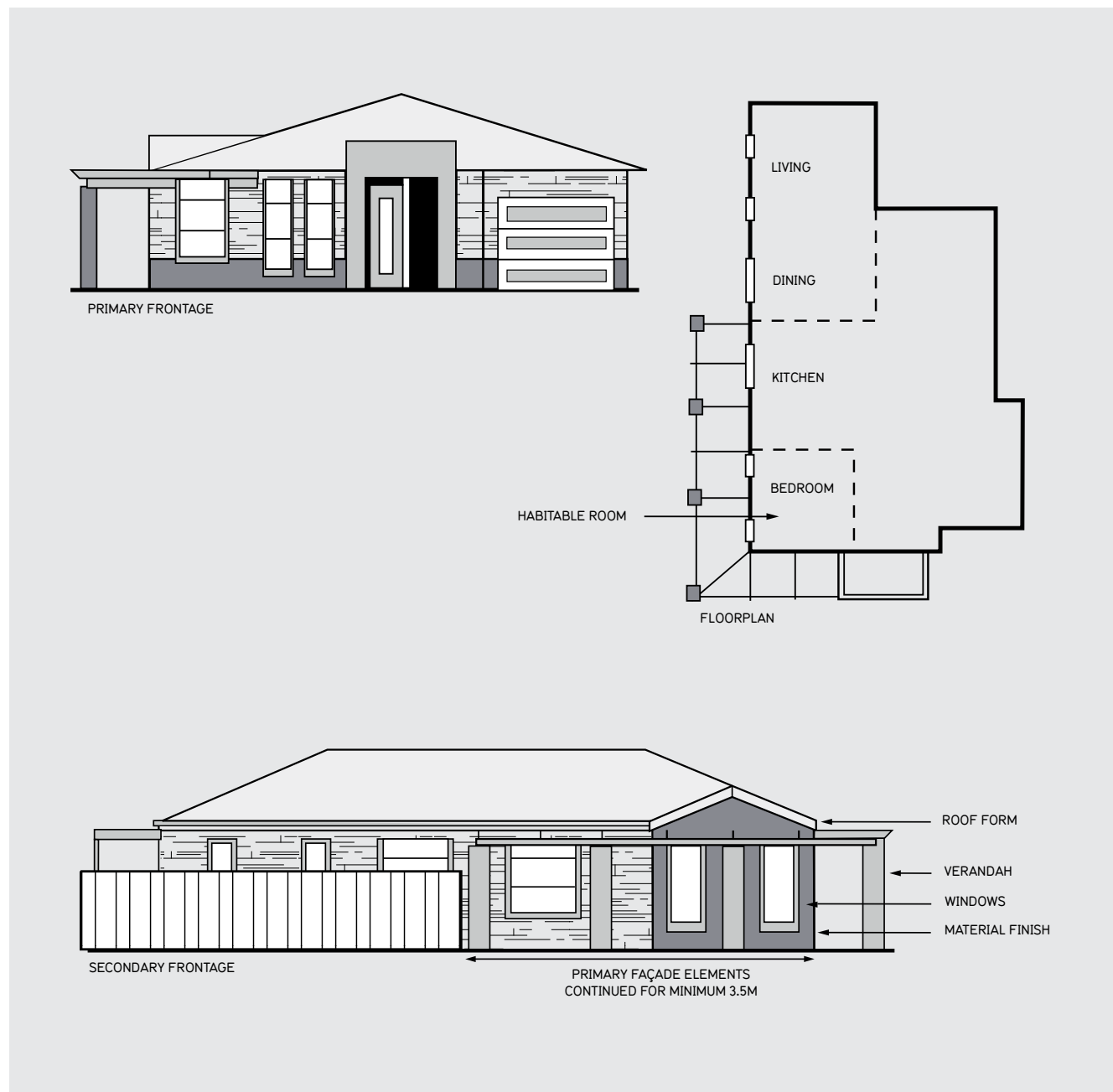
Design elements

Windows, roof, balconies, verandahs, materials and finishes.

Standard 9 – Parapets on the front facade



Standard 11-12 – Corner lot dwelling



6. ROOF FORM

The shape and character of a roof.

Objectives

- To achieve consistency in roof form and colour to tie the streetscape together.
- To ensure each roof form reads as a strong, simple element from street level.

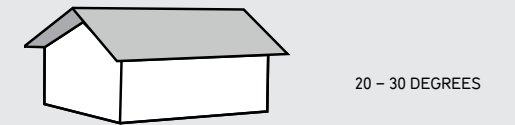
Standards

1. Roof forms must be an integral component of the dwelling design.
2. Pitched/gabled and hipped roofs must be pitched between 20 and 30 degrees.
3. Skillion roofs must be pitched between 10 and 30 degrees.
4. Pitched and skillion roofs (with hipped or gabled ends) must have a minimum 450mm eave
5. Flat roofs must be screened by a parapet wall.

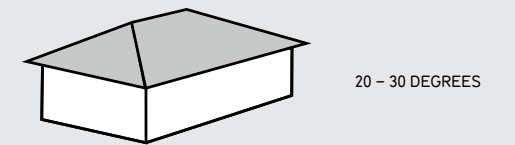
NOTES:

- Non-conventional roof designs may be considered on design merit.
- Elevations must be provided for consideration of non-conventional roof forms.

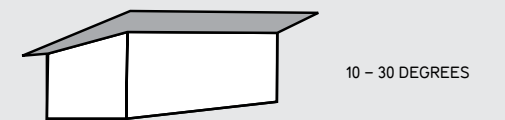
Standard 2 – Gabled/Pitched Roof



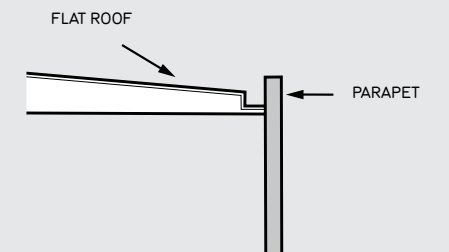
Standard 2 – Hipped Roof



Standard 3 – Skillion Roof



Standard 5 – Flat Roof



7. GARAGES AND DRIVEWAYS

7.1. GARAGES

Covered structure used to accommodate one or more vehicles.

Objectives

- To ensure garages do not dominate the dwelling or the streetscape.
- To ensure the garage is an integral component of the dwelling design.
- To ensure the garage provides an appropriate level of access.
- To provide suitable parking for two or more vehicles.

Standards

1. Garages with openings perpendicular to the street are not permitted.
2. Garages must be designed as an integral component of the dwelling and roof form.
3. For garages on lots greater than 21 metre depth, the garage must be setback 5.5 metres from the front boundary or as stipulated within the relevant MCP
4. Front loaded garages must have a zero or 150mm setback OR at least 1m setback from the side boundary.
5. Garages must be setback a minimum 840mm from the front dwelling line.
6. Garages on front loaded lots must not be greater than 6m in width.
7. Front loaded lots less than 10.5m in width are limited to a single garage when single storey.
8. The garage door must be panelled.
9. On lots greater than 12.5m width, garages may be constructed flush with the front building line only when a minimum 1m wide verandah, balcony or similar is provided to the full width of the dwelling.

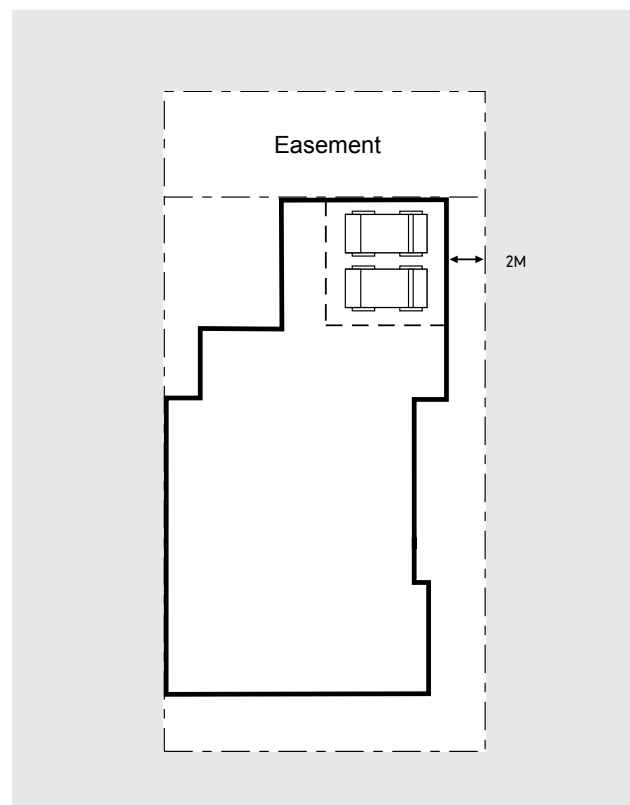
Rear and side loaded garages

10. Garages on rear loaded lots must have a zero rear boundary setback OR in accordance with the allocated building envelope setback.
11. Garages located on a secondary frontage must be setback a minimum 2m from the side boundary OR in accordance with the allocated building envelope setback.

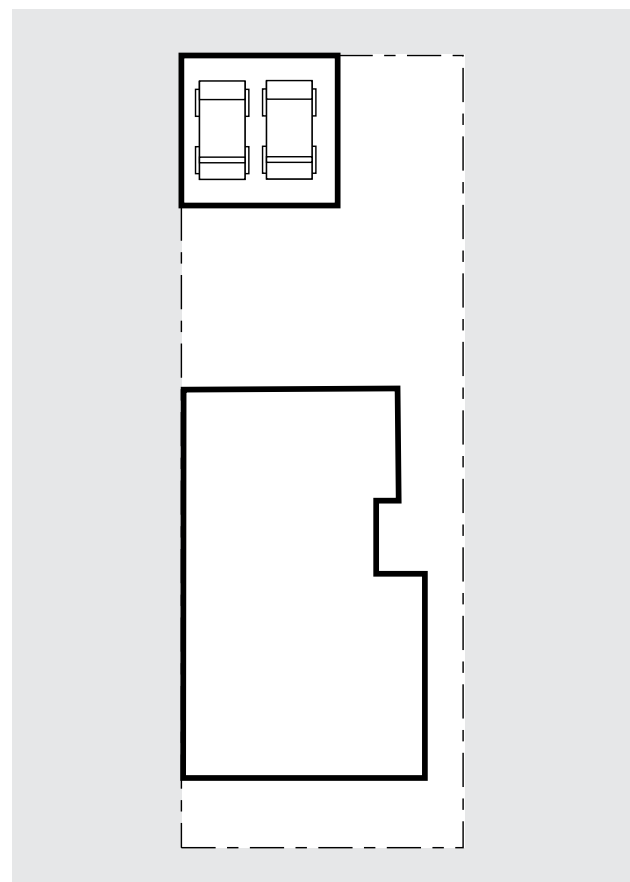
NOTES:

For the purposes of these standards, the term garage also refers to carports.

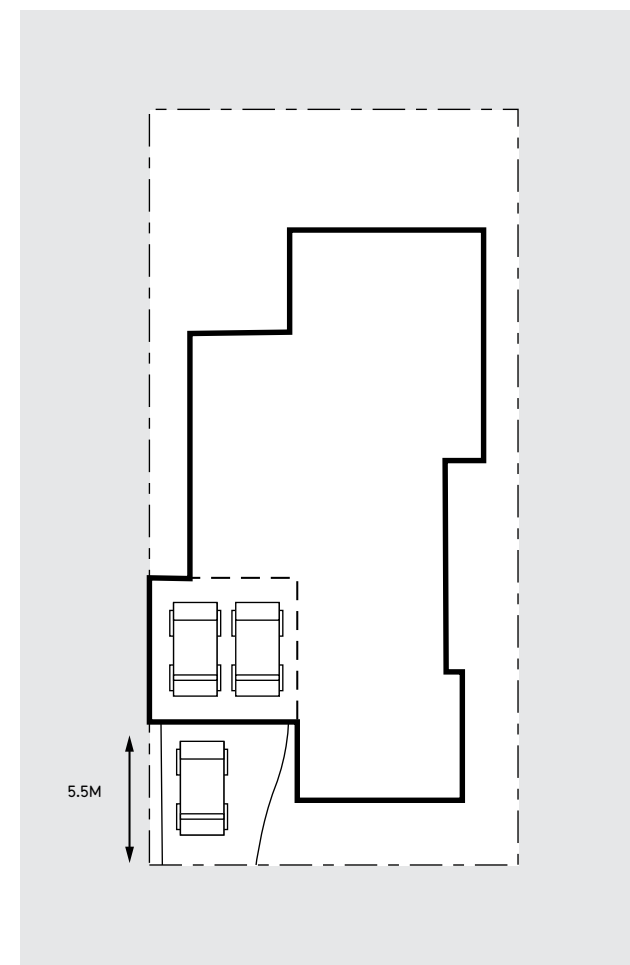
Standard 11 – Side loaded lot garages



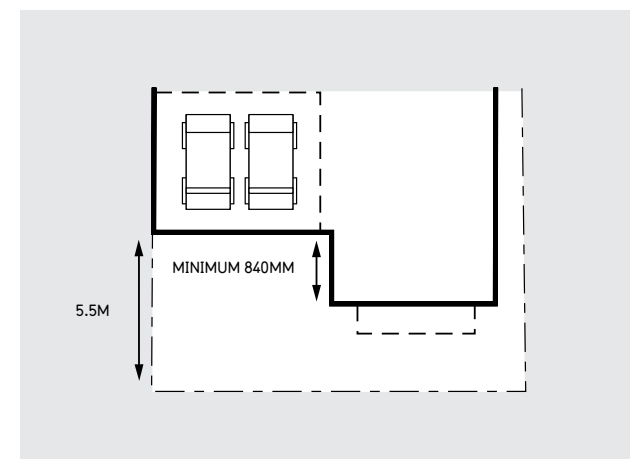
Standard 10 – Rear loaded lot garages



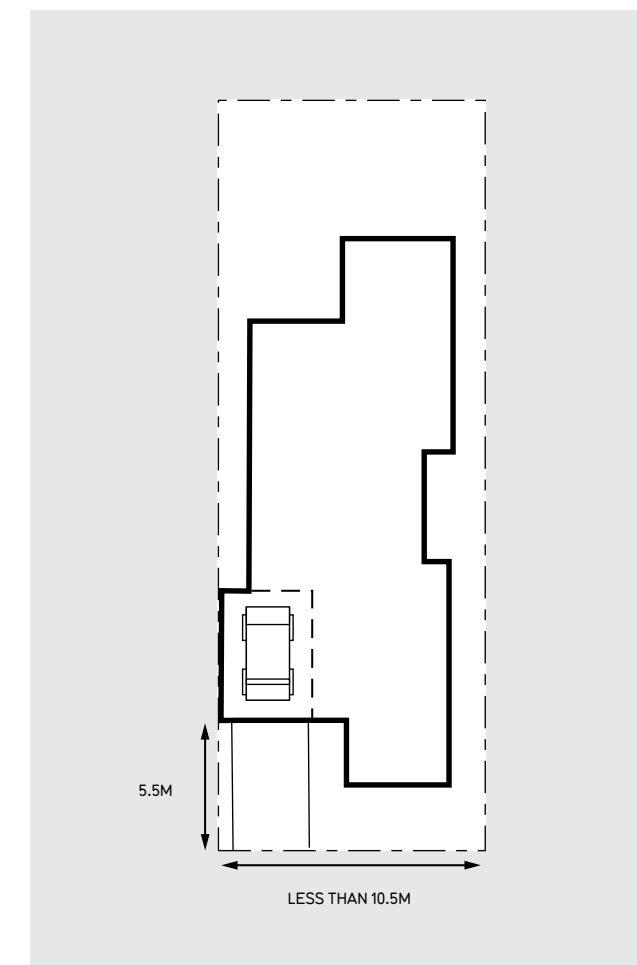
Standard 3 – Front loaded garages



Standard 5 – Front building line setback



Standard 7 – Single storey lots less than 10.5m frontage



DEFINITIONS:

Front loaded lots

Front loaded lots are defined as those with vehicle access from the primary street frontage (front end of the lot).

Rear loaded lots

Rear loaded lots have vehicle access from the rear of the lot via a laneway or side street.

Side loaded lot

Side loaded lots have vehicle access from the secondary frontage (side of the lot).

7.2. DRIVEWAYS

Objectives

- To minimise the impact of driveways on the streetscape.

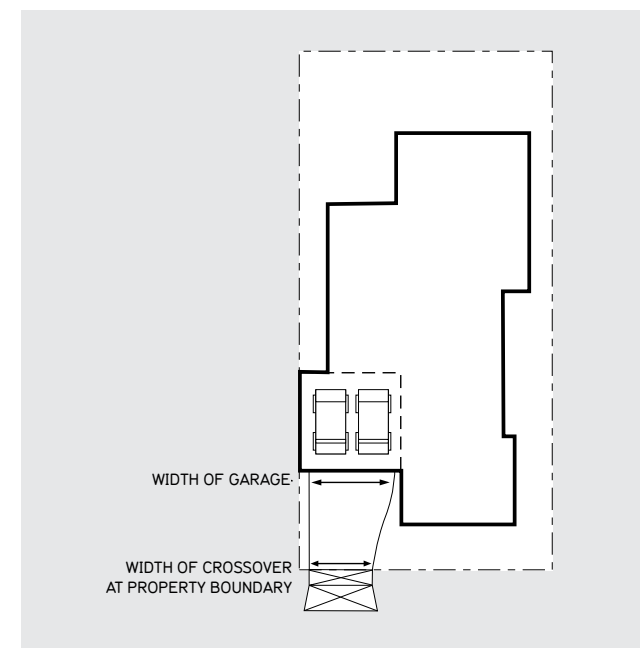
Standards

- A maximum of one crossover per lot.
- The driveway must not be wider than the garage and the crossover.
- A minimum 300mm landscape strip must be provided to the side boundary.
- The construction of driveways must not cut through existing footpaths.
- Driveways must be constructed prior to occupancy and any applicable landscaping request.

NOTES:

- The locations of crossovers are fixed and must not be altered unless approved by Development Victoria and council.
- The request for relocation must be submitted to Development Victoria in writing with a site plan prior to consideration.
- The cost of crossover relocation and associated landscaping works will be borne by the lot owner.
- Crossover relocation approvals require the existing crossover to be removed and kerb and channel reinstated to match the existing. Associated costs will be borne by the lot owner/builder.

Standard 2 – Driveway width



8. EXTERNAL MATERIALS, FINISHES AND COLOUR PALETTE

Elements used to give character and form to the elevations of a dwelling.

Objectives

- To achieve consistency in textures and tones to tie the streetscape together.
- To ensure each house façade reflects and complements the natural landscape.
- To ensure each house façade has an appropriate mix of textures and tones.

Standards

- All external materials and colours are to be generally in accordance with the External Materials, Colours and Finishes Palette.
- Front (street) façades must consist of at least two contrasting materials (eg. base brickwork and rendered brickwork). Of the two contrasting materials at least one must be 60-70% of the façade.
- Materials used on the front façade must extend to the side elevation for a minimum of 1.5m.
- Imitation finishes, such as vinyl brick sheeting, are not permitted.
- Raw zincalume or hand painted garage doors are not permitted.
- Roofs must be finished using concrete, slate, terracotta tiles or metal sheeting.
- All paints and sealants used are to be low emission.

Driveways

- The driveway must be constructed using exposed aggregate concrete, colour-through concrete, slate or natural stone pavers.
- The driveway must achieve a matt (non shiny or reflective) finish.
- The driveway colour must be muted and must complement the primary colour of the house.
- Plain (uncoloured) concrete or bright coloured driveways are not permitted.

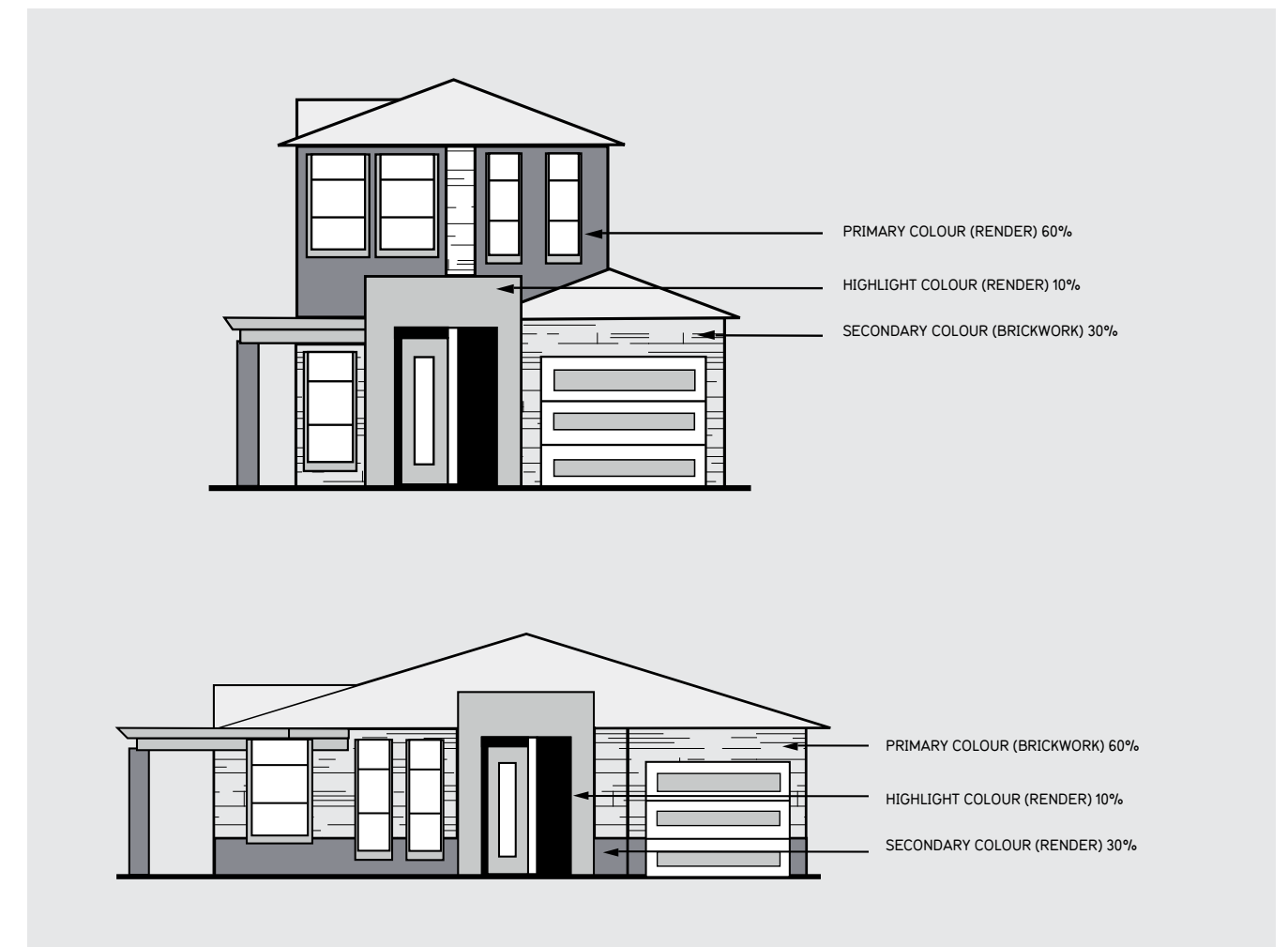
Rainwater tanks (optional)

- The colour of the rainwater tank must be integrated in colour and material with the house.

NOTES:

Submissions must be accompanied with colour samples.

Standards 2 and 3 – Front Facade



EXTERNAL MATERIALS, COLOURS & FINISHES

Roof Material and Colour

Roof material and colour samples predominately draw on the browns, reds and dark greys that traditionally exist within Werribee.

The materials and colour of the roof are to be generally in accordance with the adjacent range:

TILE OR SHEET METAL



BORAL
- MACQUARIE
CLASSIC RED
(CONCRETE)



COLORBOND
HEADLAND

SHEET METAL



COLORBOND
WINDSPRAY



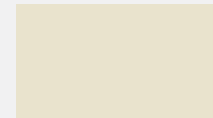
COLORBOND
BUSHLAND

Primary Colour (60% - 70%)

Primary colour samples have been inspired by the traditional Werribee colour palette and the surrounding natural landscape.

- The primary colour must be used for around 60% of the facade.
- Double storey homes must treat the upper level using the primary colour.

RENDER

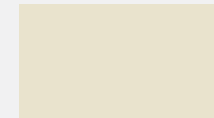


DULUX
LILIUM TWO

BRICK OR RENDER

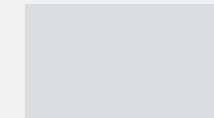


PGH
MODEN LIVING
PORCELAIN
(BRICK)



DULUX
LILIUM TWO

RENDER



DULUX
HIGHGATE

BRICK



PGH - SPINIFEX
GHANIA (BRICK)

Secondary Colour (30%)

Secondary material and colour samples have been inspired by the traditional Werribee colour palette and the surrounding natural landscape.

- The secondary colour must be used for around 30% of the facade.

BRICK OR RENDER



PGH - MODERN
LIVING FIREFLASH
(BRICK)



DULUX
ORANGEADE

BRICK OR RENDER



PGH
URBAN LIVING
CREVOLE (BRICK)



DULUX
CLAYBAKE

RENDER



DULUX
FIELD MAPLE

RENDER



DULUX
HOT GINGER

BRICK OR RENDER



PGH
MODEN LIVING
FIREFLASH (BRICK)



PGH
CONNOISSEUR
LIQUORICE
(BRICK)

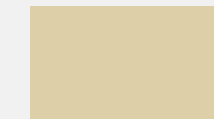


DULUX
SQUIRREL

BRICK, RENDER OR TIMBER



PGH
MODEN LIVING
SMOKE (BRICK)



DULUX
BLEACHED
WHEAT



TIMBER
TO MATCH

CONDITIONS:

Alternative materials, colours and finishes may be assessed on merit. Approval will be at the absolute discretion of Development Victoria.

NOTES:

- These colours are indicative only and may vary from the actual paint colours.
- Development Victoria recommends that purchasers inspect actual paint colours prior to making any selection.
- Use Dulux and/ or Taubmans Colour Range or similar, equivalent paints from other companies.
- Garage doors are not considered a primary material.
- Windows should avoid heavy tinting or mirror-like finishes.
- Metal roofing options are to incorporate a heat reflective coating

9. SERVICE EQUIPMENT, SHEDS, BINS, SIGNS AND LETTERBOXES

9.1. SERVICE EQUIPMENT, SHEDS, BINS AND SIGNS

Objective

- To ensure service equipment, sheds, bins and signs do not clutter the appearance of the dwelling and detract from the streetscape.

Standards

- Switchboards and meter boxes must be:
 - located in garages; or
 - if required by authorities, located to the side of the dwelling.
- Satellite dishes, antennae or external receivers must:
 - be located to the rear of the dwelling; and
 - not be in public view.
- Heating and cooling units must:
 - be located towards the rear of the dwelling;
 - not be visible from the street; and
 - if located on the roof, be positioned below the ridge line to the middle of the roof and coloured to match the roof.
- Photovoltaic cells must be located to maximise their efficiency and integrate with the roof form.
- Garden sheds must:
 - not be in public view;
 - not be greater than 2.4m in height; and
 - match the appearance of the dwelling in form, colour and materials if it is greater than 10m².
- Rubbish bin storage areas must:
 - not be in public view; and
 - not be greater than 2.4m in height.
- Solar hot water systems must not be in public view, excluding corner lots.
- Washing lines must not be in public view.
- Other ancillary structures must not be in public view.
- Dwelling names or home business signs must
 - not exceed 20cm; and
 - integrate with the facade design.

NOTE:

- Home business signs may require council approval.

DEFINITION:

Ancillary Structures

Other structures in addition to the dwelling and garage/ carport.

9.2. LETTERBOXES

Objective

- To ensure the form and style of the letter-box complements the design of the dwelling.

Standards

- Letter-boxes must complement the dwelling in colour, design and material.

10. ENERGY, WATER AND MATERIALS EFFICIENCY

10.1. ENERGY RATING

Objective

- To minimise dwelling energy consumption requirements.

Standards

- All dwellings must achieve a minimum 6-Star Energy Rating.
- An assessment report from an accredited energy rating consultant must be submitted.
- All dwellings to include provisions to reduce greenhouse gas emissions by 24.3% or 2.16 tonnes of greenhouse gas per dwelling/year (complete table at the back of these Design Standards).

10.2. ENERGY METERING (OPTIONAL)

Objective

- To help residents understand the amount and characteristics of their energy consumption.

Standards

- All dwellings are recommended to include an energy metering device which has an in-home display that demonstrates dwelling energy use and greenhouse gas emissions to the user.

10.3. HEATING AND COOLING

Objectives

- To provide effective heating and cooling to each dwelling.
- To ensure an appropriate level of comfort.
- To minimise heat loss and resource use.

Standards (Recommended)

- Heating and cooling appliances must have a minimum star rating as outlined below:
 - Gas convection heater = 4 Star
 - Central Ducted = 5 Star
 - A minimum duct insulation level of R1.5 must be used when ducted heating is desired
 - Reverse Cycle <2kW = 4 Star cooling and 4 Star heating
 - Cooling Appliances <2kW = 4 Star
 - Cooling Appliances 2 – 4kW = 5 Star
 - Cooling Appliances 4 – 6kW = 4 Star
 - Cooling Appliances 6 – 7kW = 3.5 Star
 - An inverter system must be used when a split system air conditioner is desired
 - A hydronic heating system may be installed. Although this type of heating does not have a star rating, it provides a comfortable radiant heat that is energy efficient.

NOTES:

- The minimum star rating for appliances varies due to their output range.
- To find manufacturers contact details for the appropriate star rated products, please visit www.energyrating.gov.au

10.4. LIGHTING

Objective

- To minimise dwelling energy requirements for lighting.

Standards

- External light fittings must not result in excessive light spill.

NOTES:

While there is no standard for compact fluorescent lamps or LED's, their use is recommended to prevent the excessive heat and energy waste of halogen down lights.

10.5. WATER EFFICIENCY

Objective

- To reduce the amount of potable water consumed by the dwelling.

Standards

- All water fixtures and fittings listed below must meet the following minimum mandatory Water Efficiency Labelling Standards (WELS, refer Notes 1 and 2):
 - Toilets = 4 Star
 - Shower heads = 3 Star
 - Taps (internal only) = 5 Star
- All homes are encouraged to install a rainwater tank.

10.6. RECYCLED WATER

Objective

- To reduce the amount of potable water consumed by a dwelling.

Standards

- Connection to Class A recycled water main (commonly known as The Third Pipe) is mandatory.
- The Third Pipe must be connected to all toilets and front and rear garden irrigation.

NOTE:

Until Class A recycled water is available, potable water will be used in the Third Pipe, consequently normal water restrictions will continue to apply.

11. FENCING

Objectives

- To achieve an attractive and complementary streetscape.
- To encourage passive surveillance of the street.

Fencing Types

The type of fencing installed will be determined by the location of the lot and the type of dwelling it can accommodate.

- Interlot fencing
- Connector fencing
- Return fencing
- Corner fencing
- Front fencing
- Low wall

Fencing Types

1. Fencing must comply with the following table as applicable:

| Location Type | Interlot | Connector | Corner | Return | Front | Low wall |
|-----------------------------|-------------------------|----------------------|---------------------------|-------------------------|----------|----------------------------|
| Transparency (minimum %) | 0% | 0% | 20% | 50% | 50% | NA |
| Length (minimum %) | NA | Varies | 70% of lot depth | NA | Varies | Varies |
| Height (m) | 1.8m AVE 1.95m MAX | 1.1m MAX 0.7m MAX | 1.8m AVE 1.95m MAX | 1.8m AVE 1.95m MAX | 1.1m MAX | 0.7m MAX 0.6m MIN |
| Setback (minimum in metres) | 1m behind building line | NA | 3.5m behind building line | 1m behind building line | NA | NA |
| Materials (selected list) | Timber | Timber | Must not be metal | Timber | Various | Rendered or bagged masonry |

Note: Interlot and return fencing must not come forward of the building line

2. All timber fencing must be ACQ (non-arsenic) treated.
3. All fencing must be setback from any retaining walls a minimum distance of 450mm.
4. Fencing visible from the public realm must not be finished in bright primary colours.
5. Fencing type and location to be shown on Site Plan.

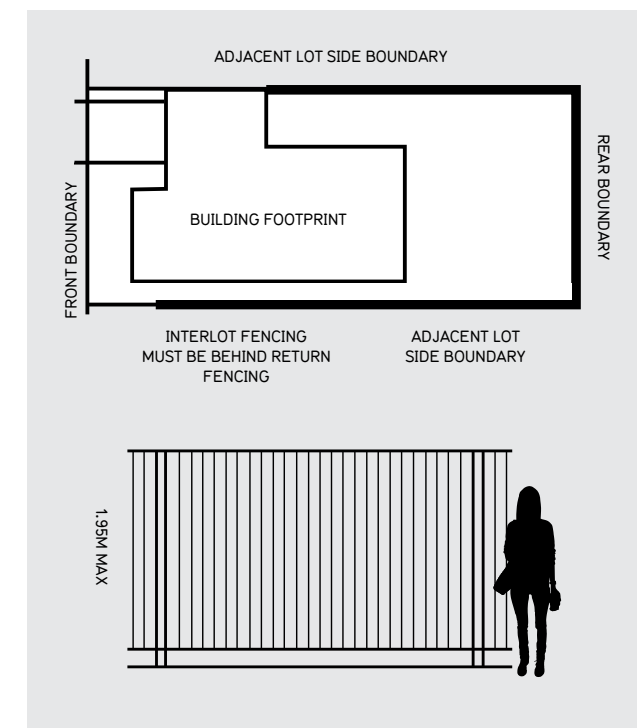
INTERLOT FENCING

Fencing behind the building line between neighbouring lots.

Standards

1. The fence must be constructed using timber palings.
2. The fence must not be greater than 1950mm in height.
3. The fence must not be substantially visible from the street.
4. The fence must be set back at least 1m behind the front building line.

Interlot Fencing Arrangement and Elevation



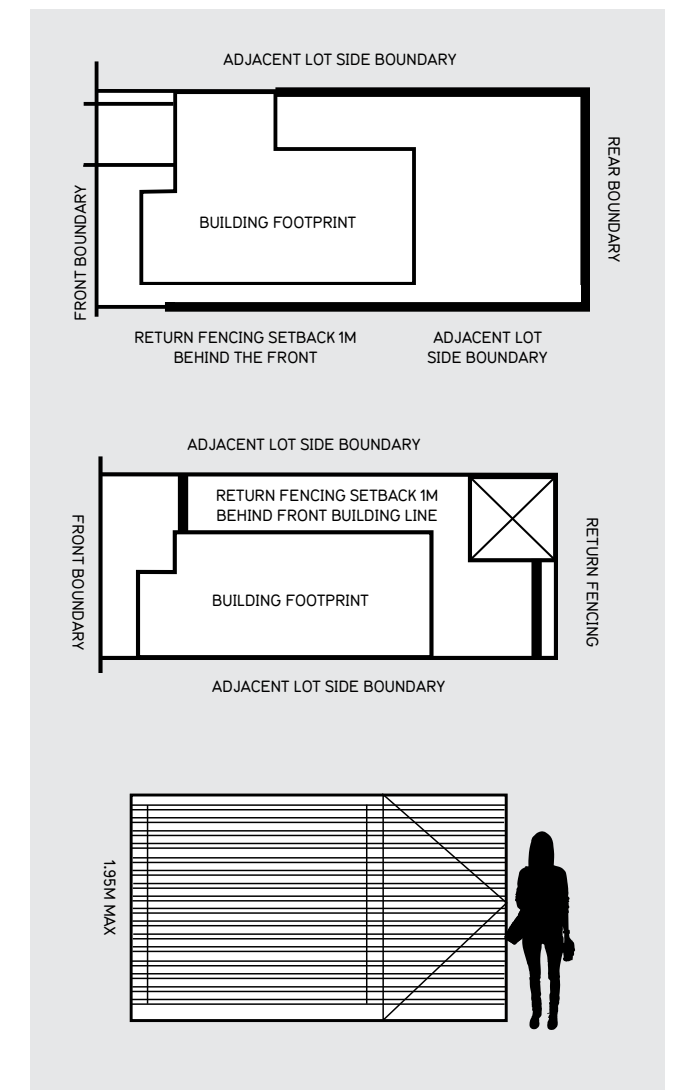
RETURN FENCING

Fencing between the dwelling and the side fencing.

Standards

1. The fence must be constructed using horizontal open timber slats.
2. If a gate is included it must complement the return fence by matching in colour and material.
3. The fence must be setback 1m behind the front building line.

Typical Return Fencing Arrangement and Elevation

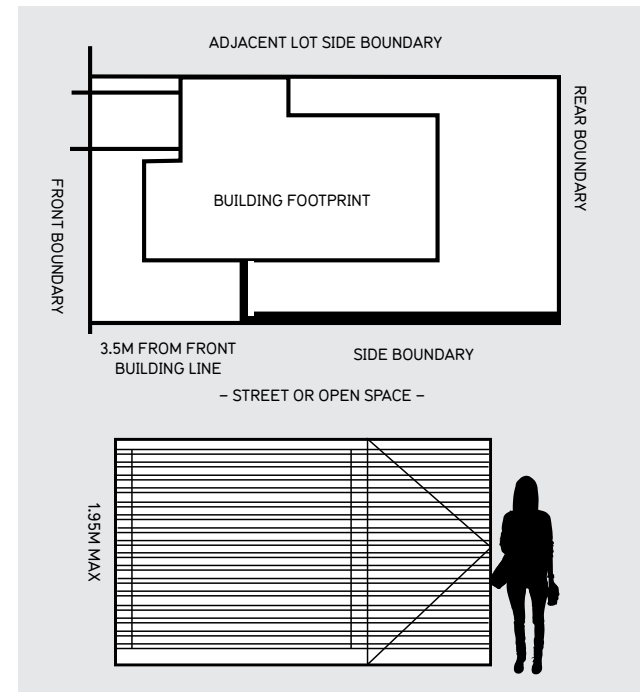


CORNER FENCING

Standards

- The fence must be constructed using:
 - Rendered or bagged masonry with infill steel pickets OR timber pickets;
 - Timber pickets with masonry;
 - Horizontal or vertical timber slats.
- The preferred construction material must comply with the Material and Colour Palette Standards set out in section 8.
- The fence must not be greater than 1.95m in height.
- The fence must be at least 20% transparent.
- The fence must be setback at least 3.5m behind the front building line.
- The fence must not be longer than 70% of the lot depth.

Typical Corner Fencing Arrangement and Elevation



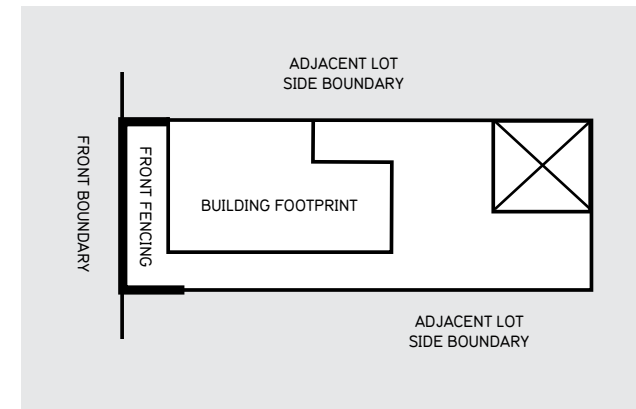
FRONT FENCING (REAR LOADED LOTS ONLY)

Low fencing that defines the front boundary.

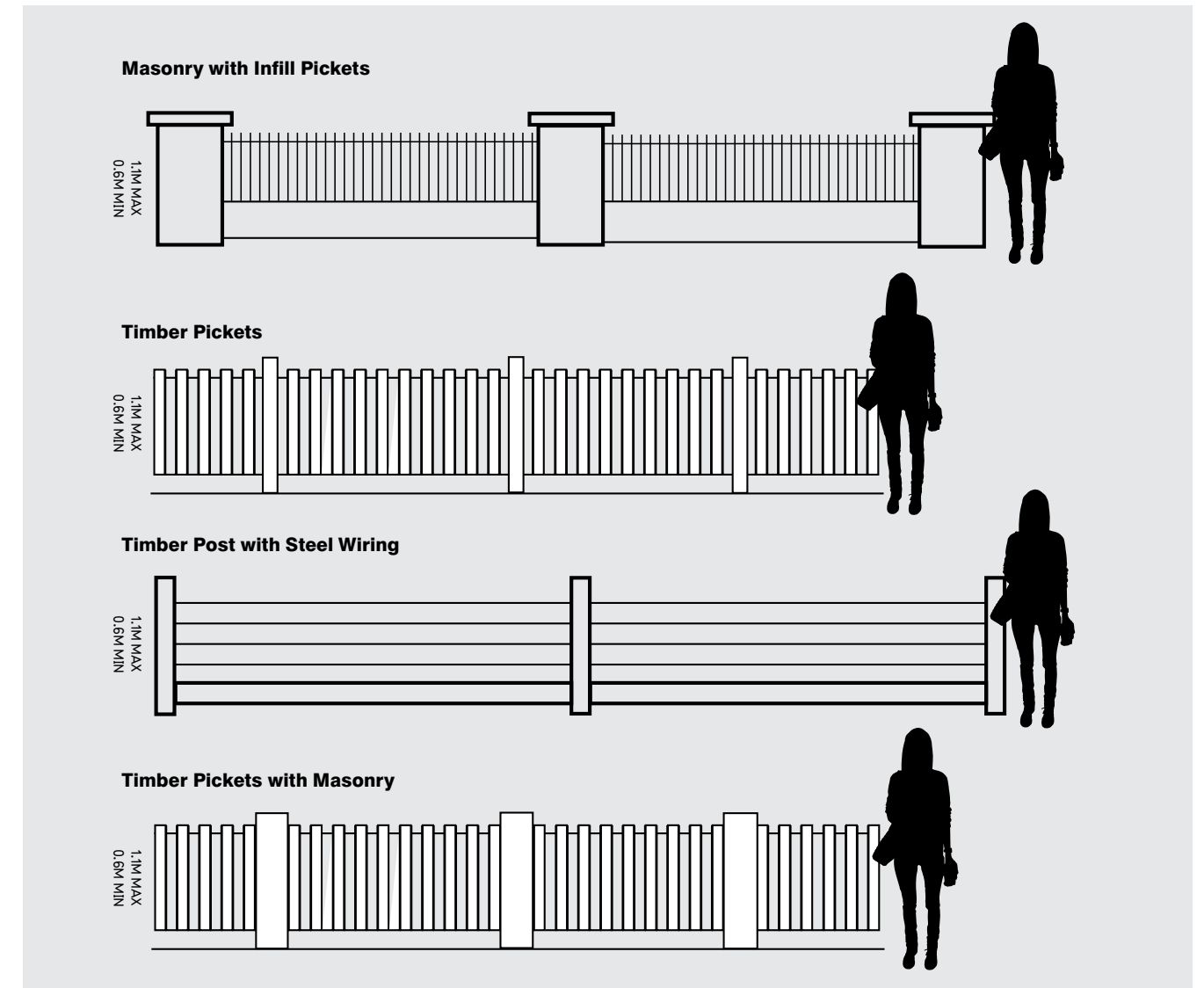
Standards

- The fence must be constructed using:
 - Rendered or bagged masonry with infill steel pickets OR timber pickets;
 - Timber pickets;
 - Timber posts with steel wiring;
 - Timber pickets with masonry.
- The preferred construction material must comply with the Material and Colour Palette Standards set out in section 8.
- The fence must not be less than 0.6m in height
- The fence must not be greater than 1.1m in height.
- The fence must connect with side boundary fence 1m behind the front building line.

Front Fencing Arrangement and Elevations



FRONT FENCING (REAR LOADED LOTS ONLY)



12. FRONT GARDEN

Specifications for the character, form and materials used to landscape front gardens.

Objective

- To provide an attractive setting for your house while contributing to the streetscape.
- To ensure the character of the streetscape is complementary and coordinated.

Standards

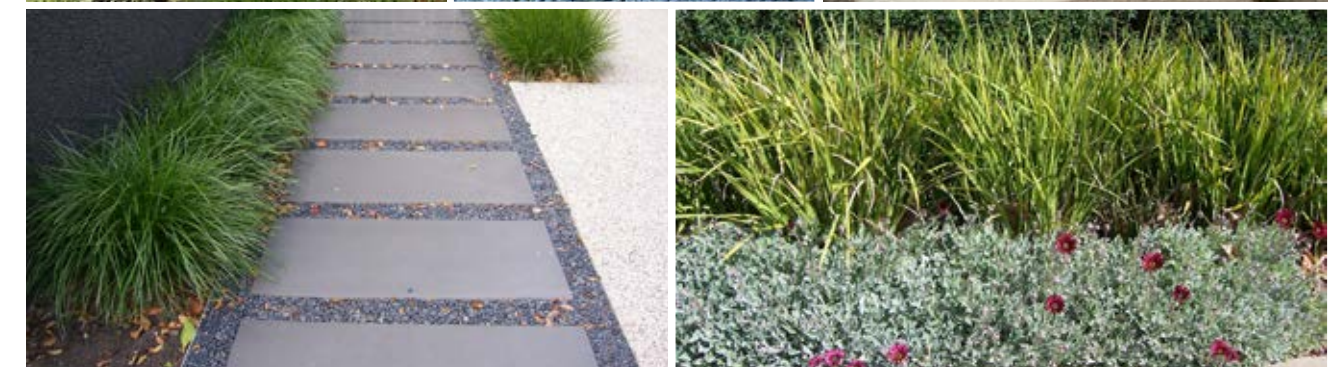
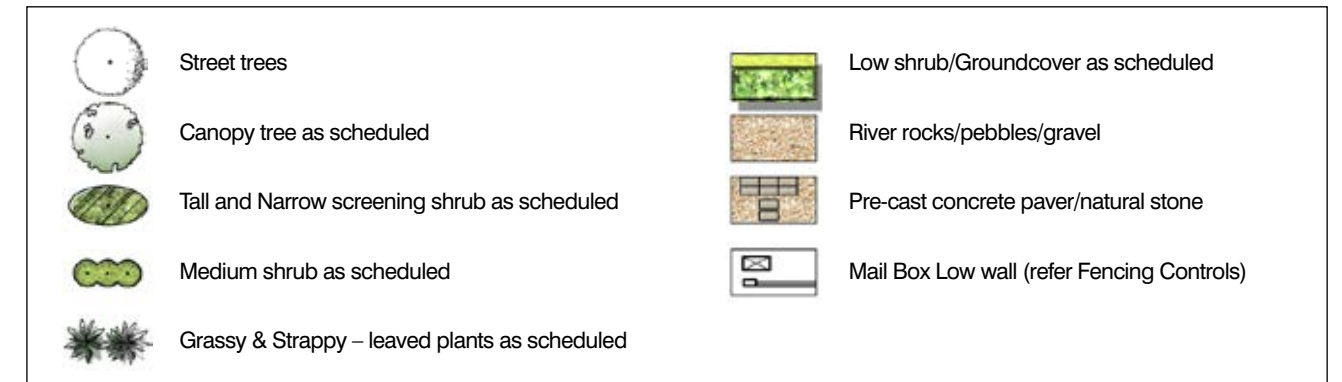
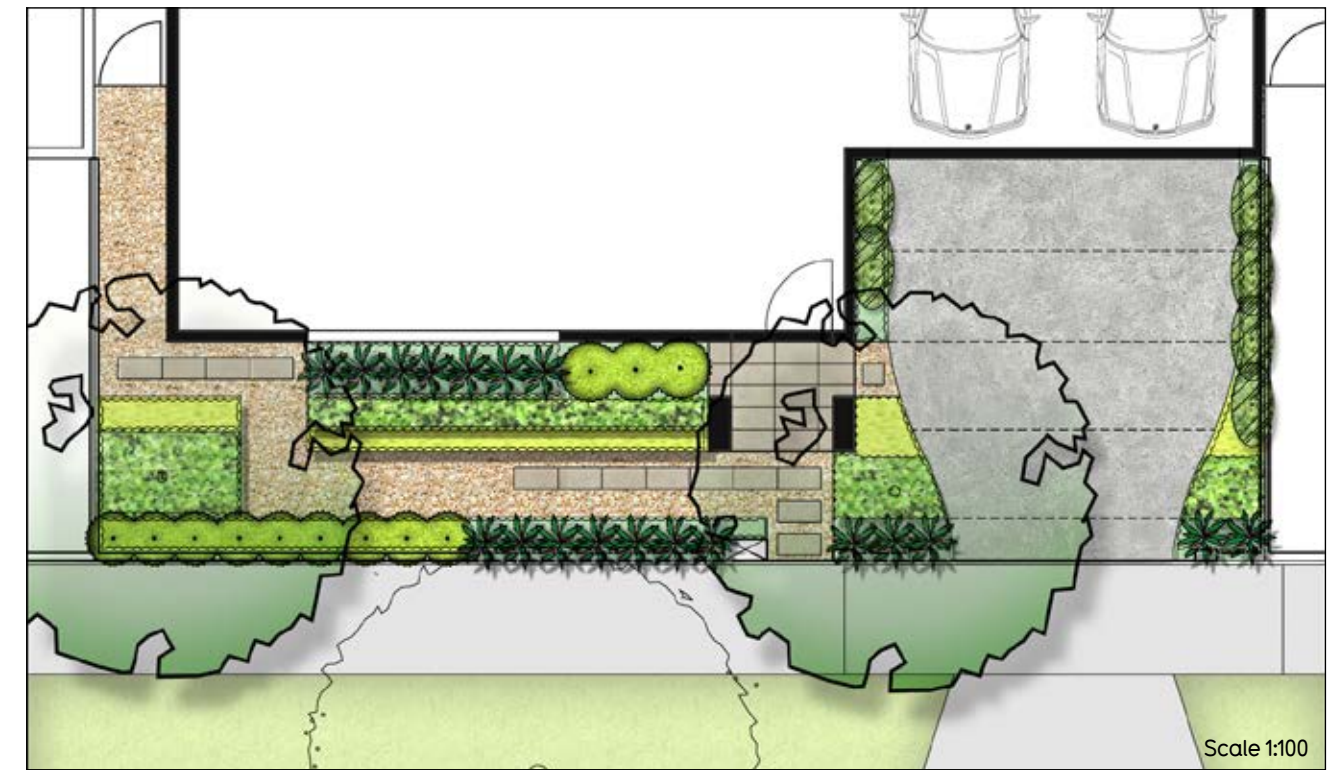
1. Development Victoria has developed front garden designs for you to choose from.
2. Your preferred front garden design must be submitted as part of your final Design Standard assessment submission.

HOW TO USE THE FRONT GARDEN STANDARDS:

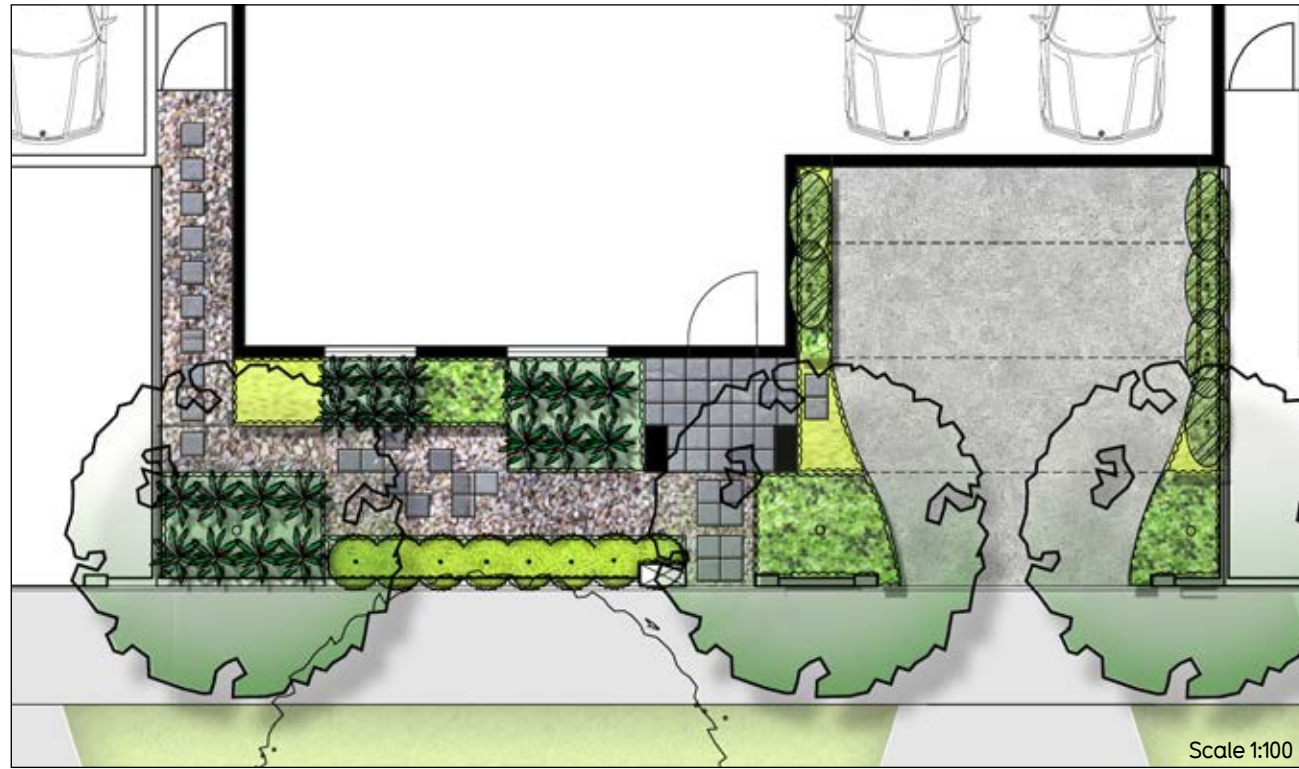
1. Review the available designs, and decide which is most suitable for your lot type and individual requirements. Landscape concept designs are typical only and garden layout may require alteration by the contractor to suit the building design and site conditions as well as any other constraints. Images and symbols on the landscape designs are indicative only, and represent suitable materials, colours, plants and combinations of garden elements.
2. Select plant species and paving materials to complement your house and natural characteristics of your lot. Consider using deciduous trees to provide shade to North facing frontage in summer and allow for winter sun. Identify sunny and shady spots in your garden and select plants accordingly. The plant list identifies species for shady conditions.










Plant species included in this document have been specifically selected to ensure a quality design, consistent with the character of Riverwalk.

TRADITIONAL LIVING: LINEAR GARDEN



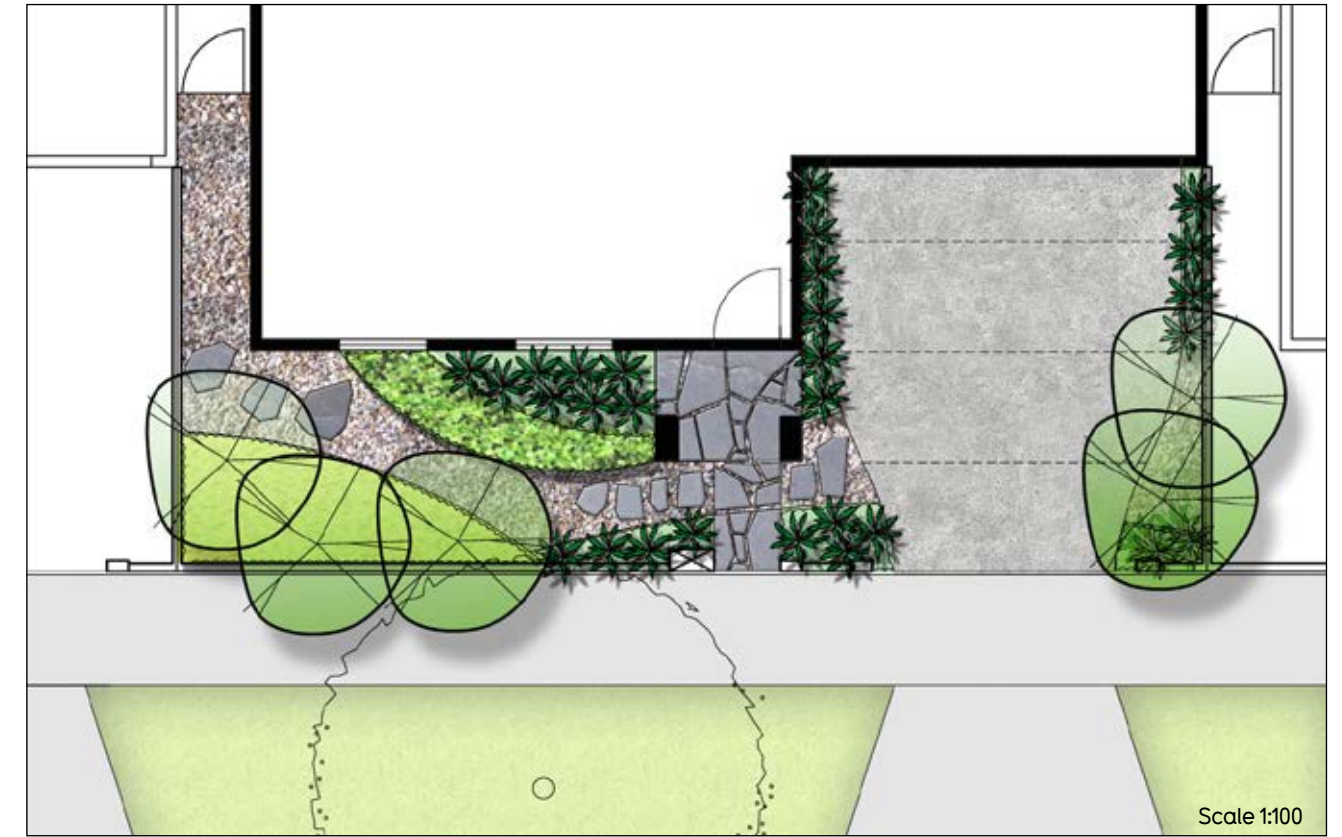
TRADITIONAL LIVING: MOSAIC GARDEN










| | | | |
|---|---|---|--|
|  | Street trees |  | Low shrub/Groundcover as scheduled |
|  | Canopy tree as scheduled |  | River rocks/pebbles/gravel |
|  | Tall and Narrow screening shrub as scheduled |  | Pre-cast concrete paver/natural stone |
|  | Medium shrub as scheduled |  | Mail Box Low wall (refer Fencing Controls) |
|  | Grassy & Strappy - leaved plants as scheduled | | |



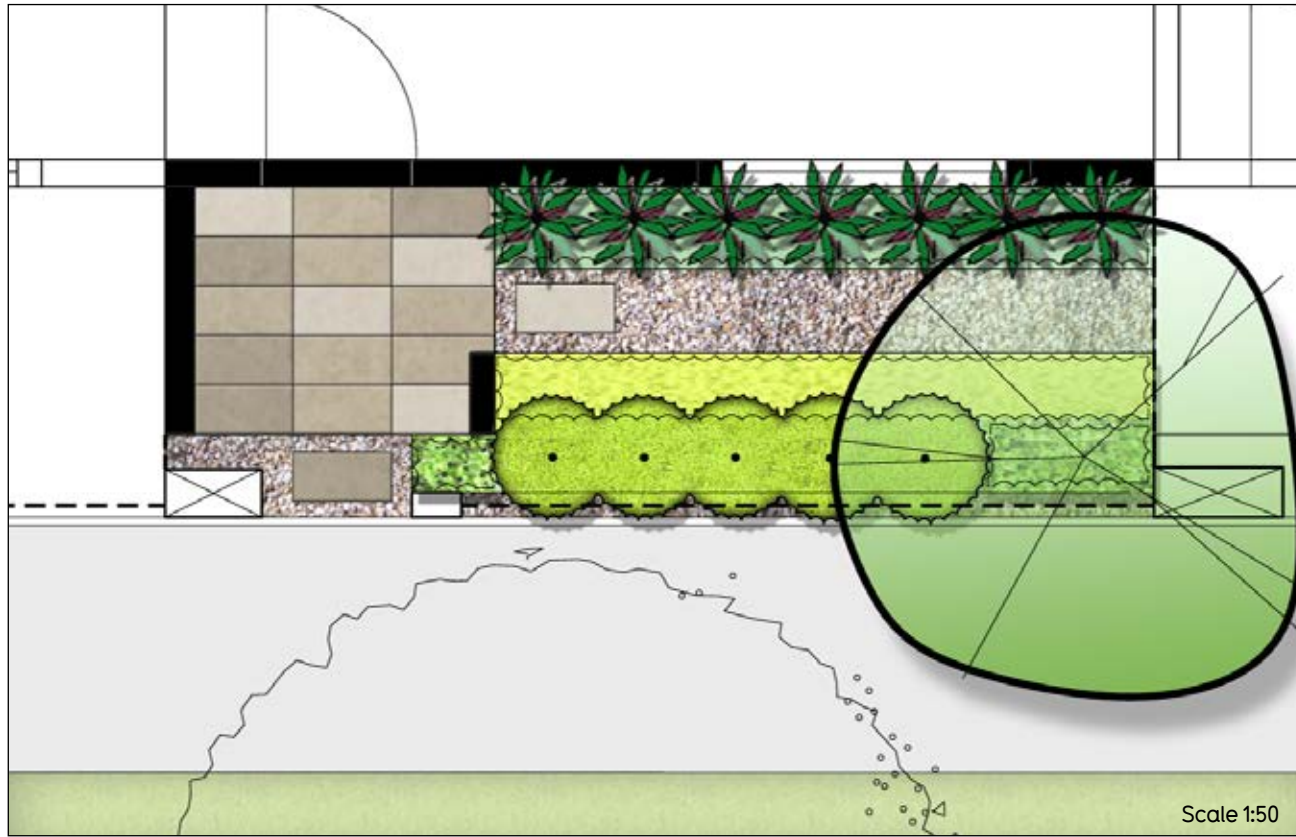
TRADITIONAL LIVING: RIVERWALK GARDEN



| | | | |
|---|---|---|--|
|  | Street trees |  | Low shrub/Groundcover as scheduled |
|  | Narrow Columnar trees as scheduled |  | River rocks/pebbles/gravel |
|  | Grassy & Strappy - leaved plants as scheduled |  | Pre-cast concrete paver/natural stone |
| | |  | Mail Box Low wall (refer Fencing Controls) |



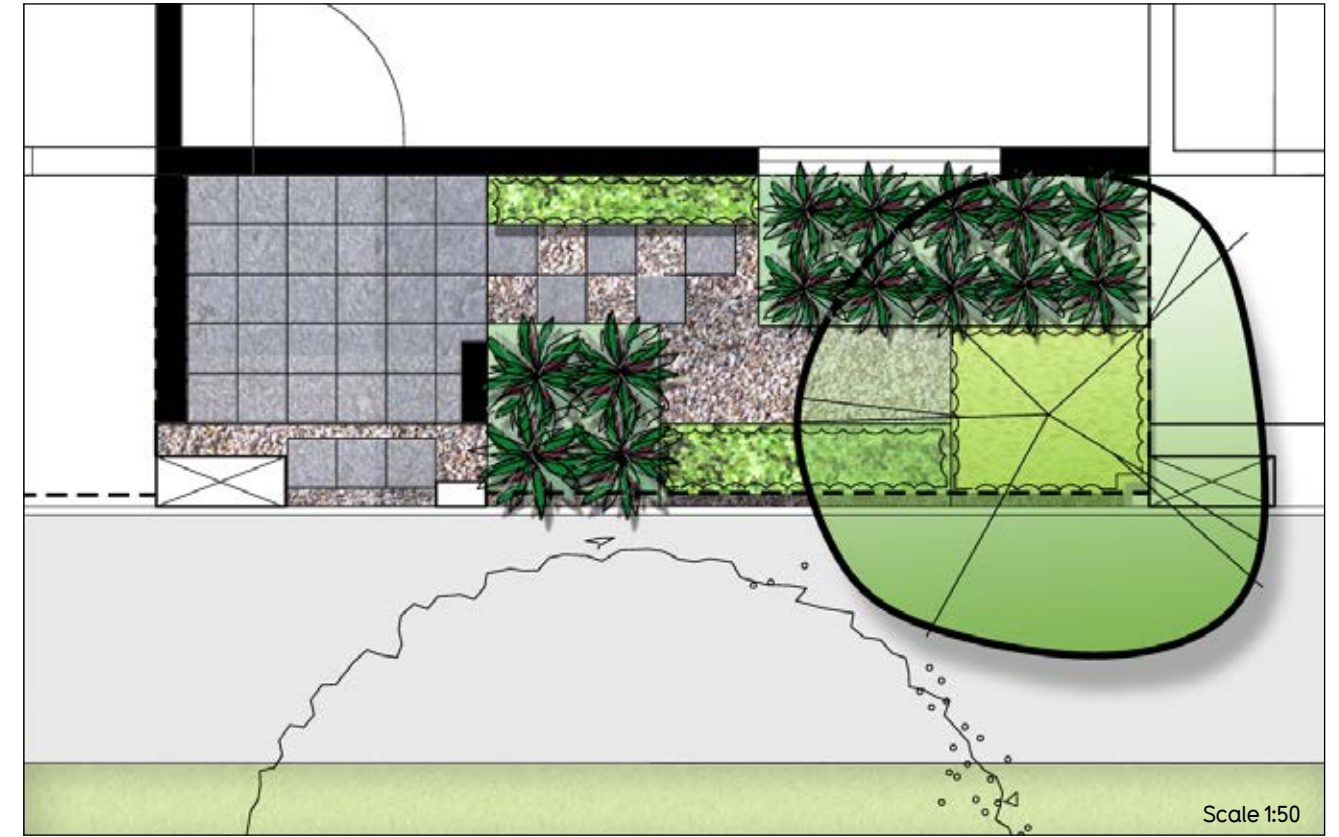
TERRACE (REAR LOADED): LINEAR GARDEN



| | | | |
|--|---|--|--|
| | Street trees | | Low shrub/groundcover as scheduled |
| | Narrow Columnar trees as scheduled | | River rocks/pebbles/gravel |
| | Medium shrub as scheduled | | Pre-cast concrete paver/natural stone |
| | Grassy & Strappy – leaved plants as scheduled | | Mail Box Low wall (refer Fencing Controls) |



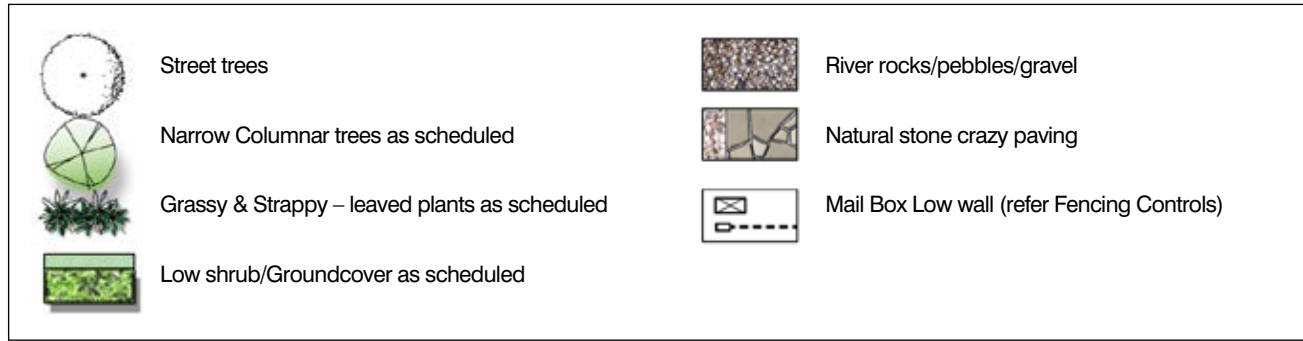
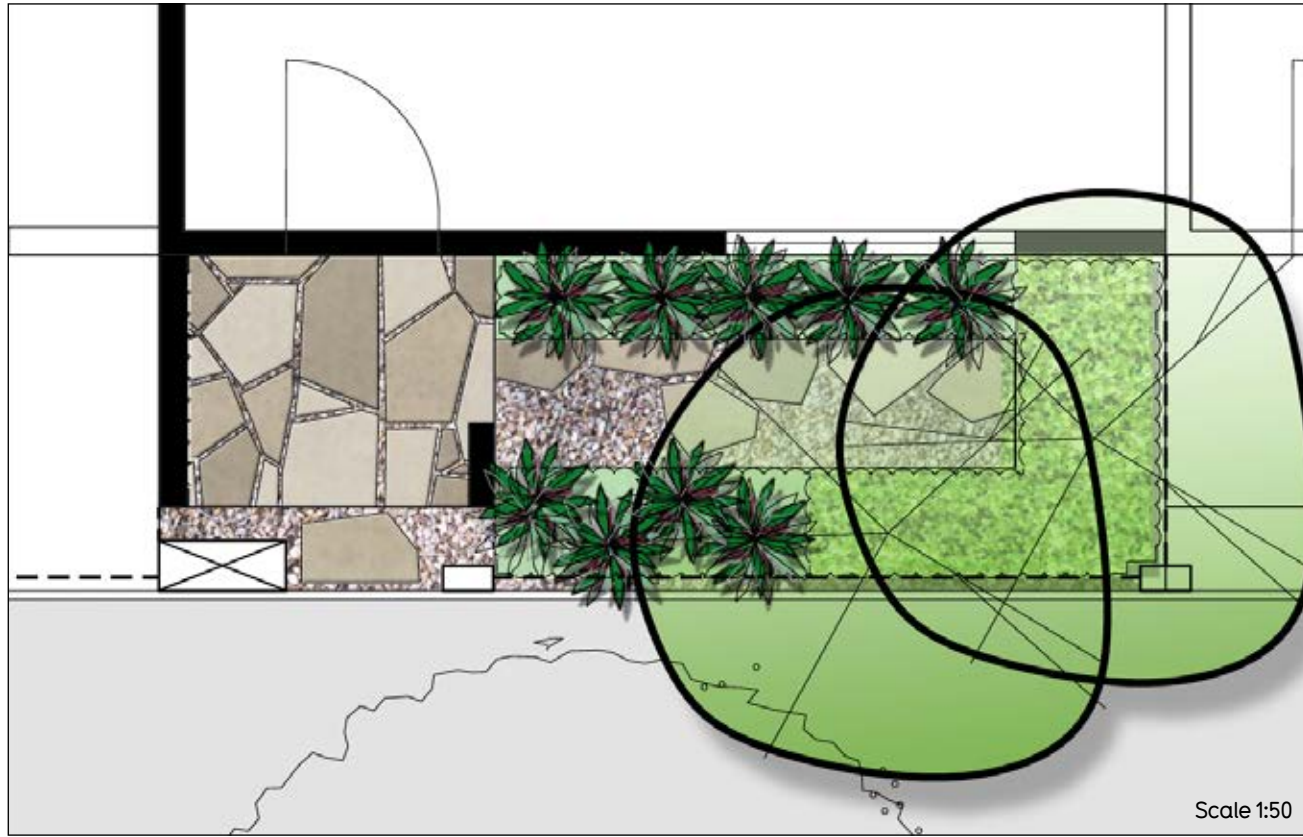
TERRACE (REAR LOADED): MOSAIC GARDEN



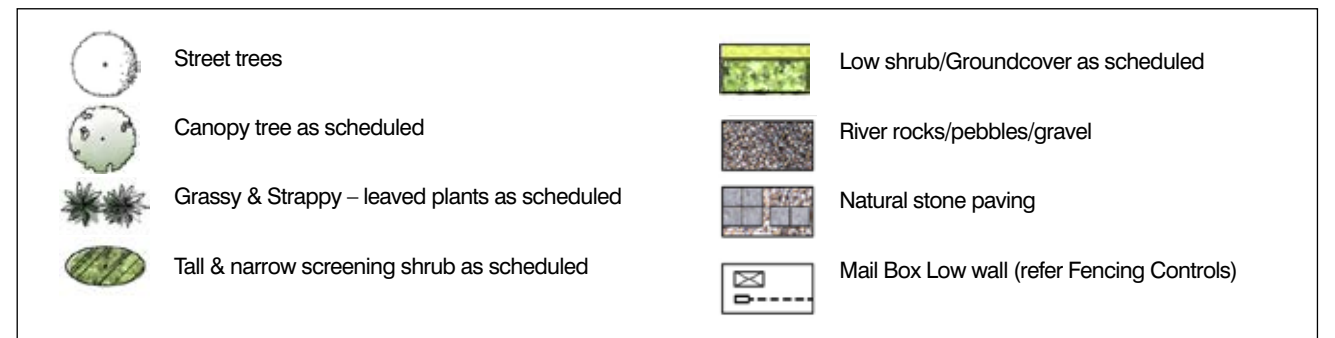
| | | | |
|--|---|--|--|
| | Street trees | | River rocks/pebbles/gravel |
| | Narrow Columnar tree as scheduled | | Natural stone paving |
| | Grassy & Strappy – leaved plants as scheduled | | Mail Box Low wall (refer Fencing Controls) |
| | Low shrub/groundcover as scheduled | | |



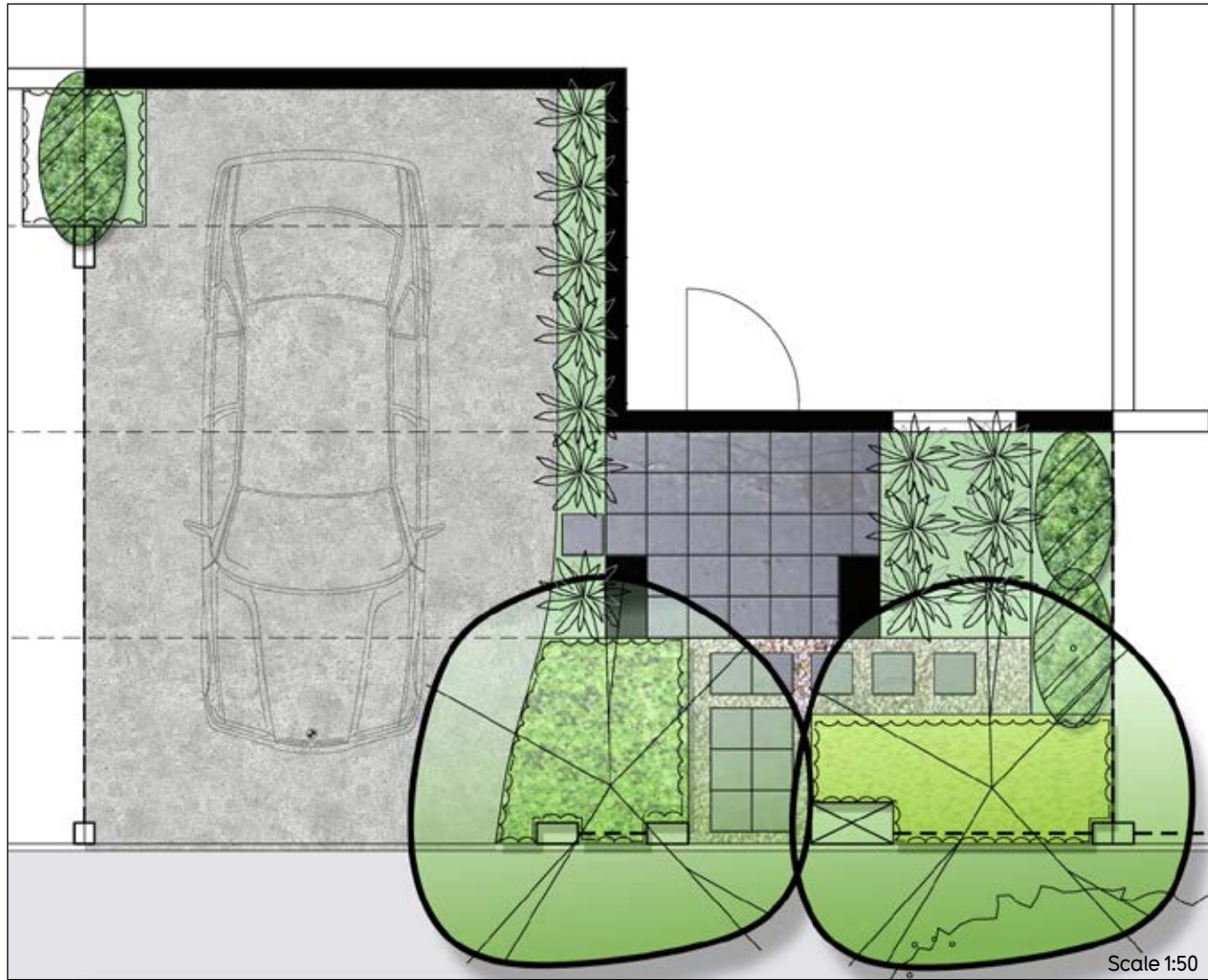
TERRACE (REAR LOADED): RIVERWALK GARDEN











TERRACE (FRONT LOADED): LINEAR GARDEN



TERRACE (FRONT LOADED): MOSAIC GARDEN












| | | | |
|---|---|---|--|
|  | Street trees |  | Low shrub/Groundcover as scheduled |
|  | Narrow Columnar trees as scheduled |  | River rocks/pebbles/gravel |
|  | Grassy & Strappy – leaved plants as scheduled |  | Natural stone paving |
|  | Tall & narrow screening shrub as scheduled |  | Mail Box Low wall (refer Fencing Controls) |



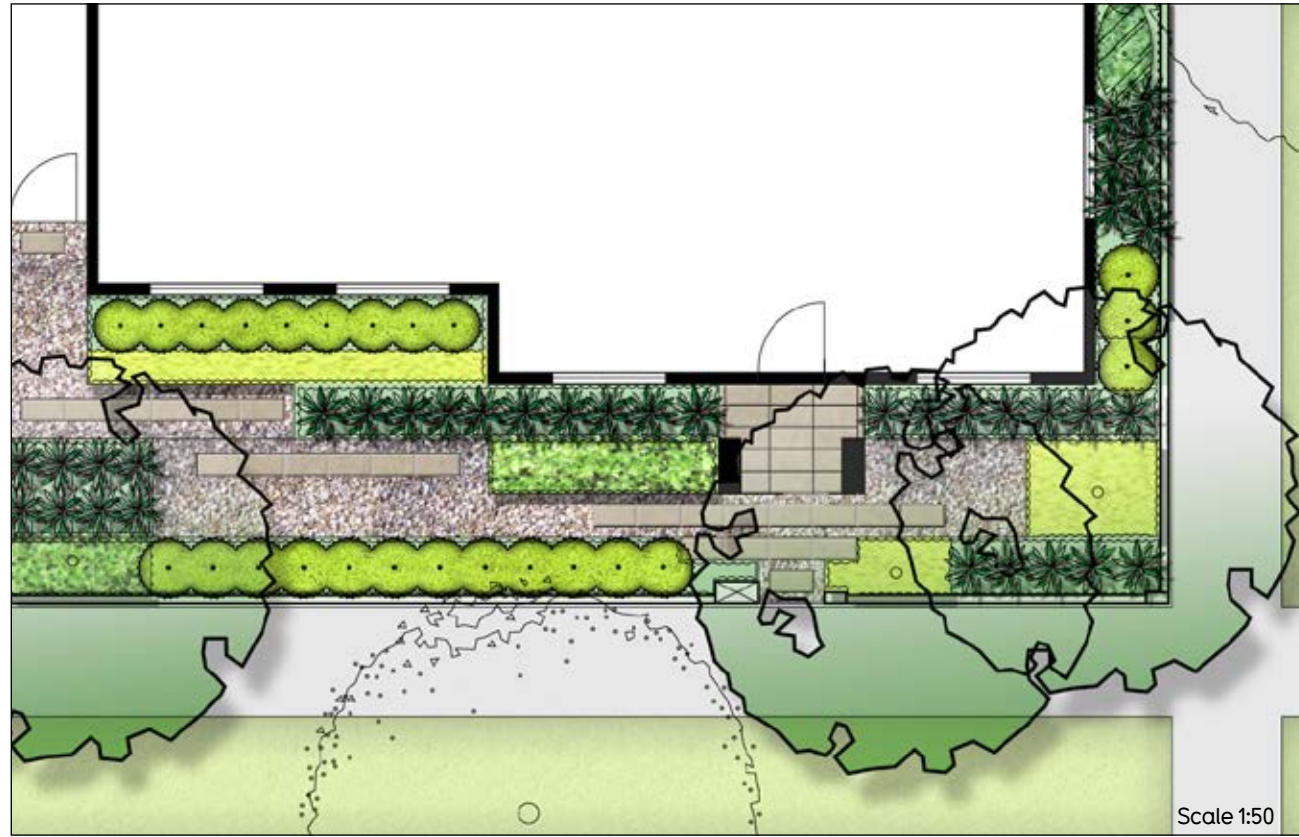
TERRACE (FRONT LOADED): RIVERWALK GARDEN



| | | | |
|---|---|---|--|
|  | Street trees |  | Low shrub/Groundcover as scheduled |
|  | Canopy tree as scheduled |  | River rocks/pebbles/gravel |
|  | Medium shrub as scheduled |  | Natural stone crazy paving |
|  | Grassy & Strappy – leaved plants as scheduled |  | Mail Box Low wall (refer Fencing Controls) |
|  | Tall & narrow screening shrub as scheduled | | |



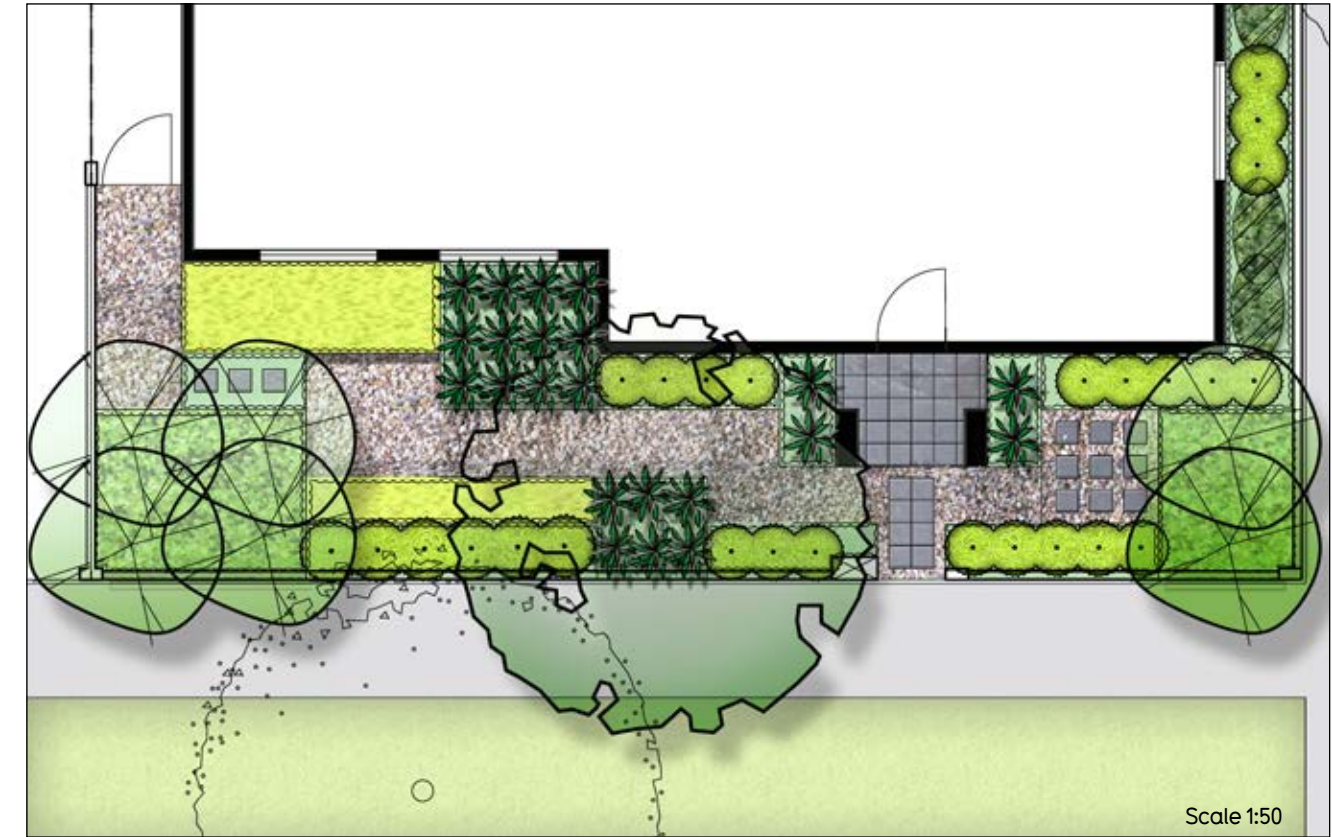
SIDE LOADED – (CORNER LOT): LINEAR GARDEN



| | | | |
|--|---|--|--|
| | Street trees | | Low shrub/Groundcover as scheduled |
| | Canopy tree as scheduled | | River rocks/pebbles/gravel |
| | Medium shrub as scheduled | | Pre-cast concrete paver/natural |
| | Grassy & Strappy – leaved plants as scheduled | | Mail Box Low wall (refer Fencing Controls) |
| | Tall & narrow screening shrub as scheduled | | |



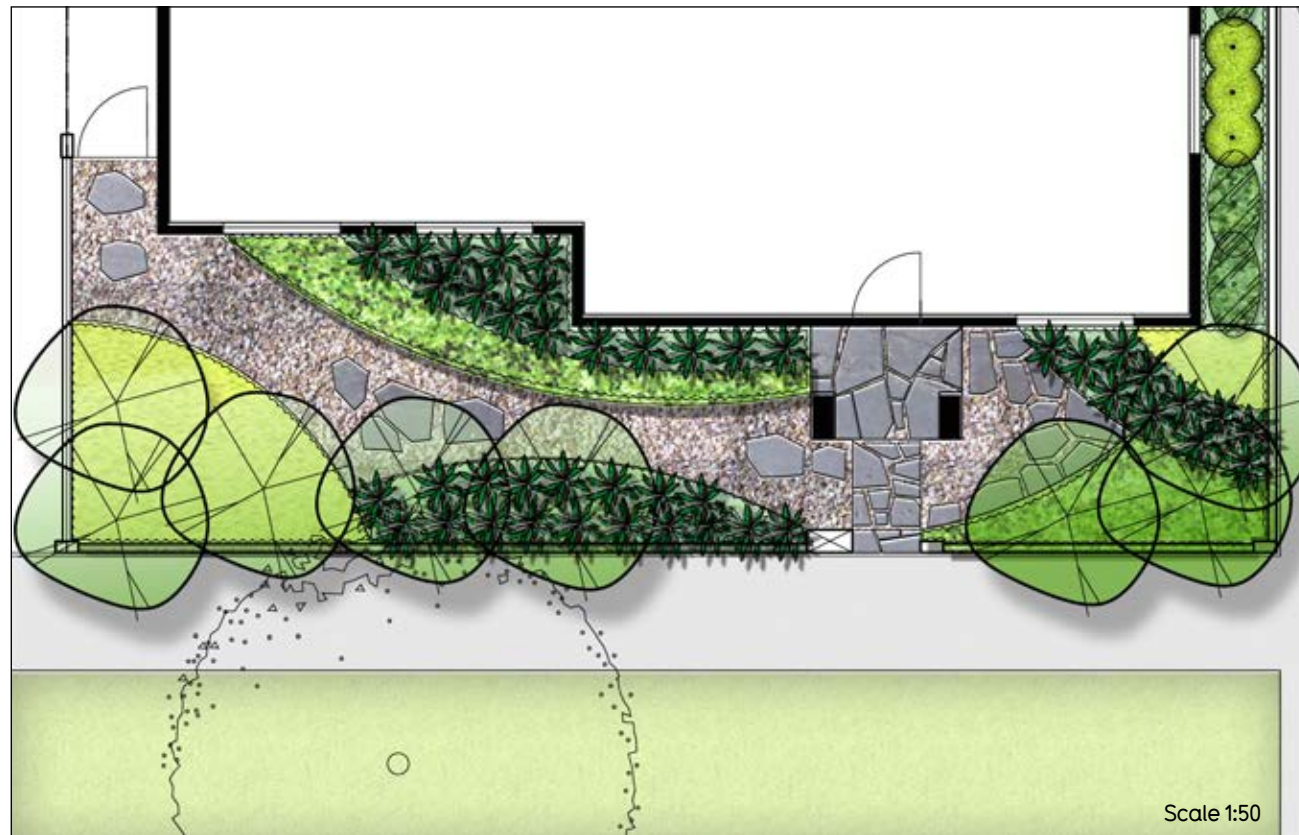
SIDE LOADED – (CORNER LOT): MOSAIC GARDEN



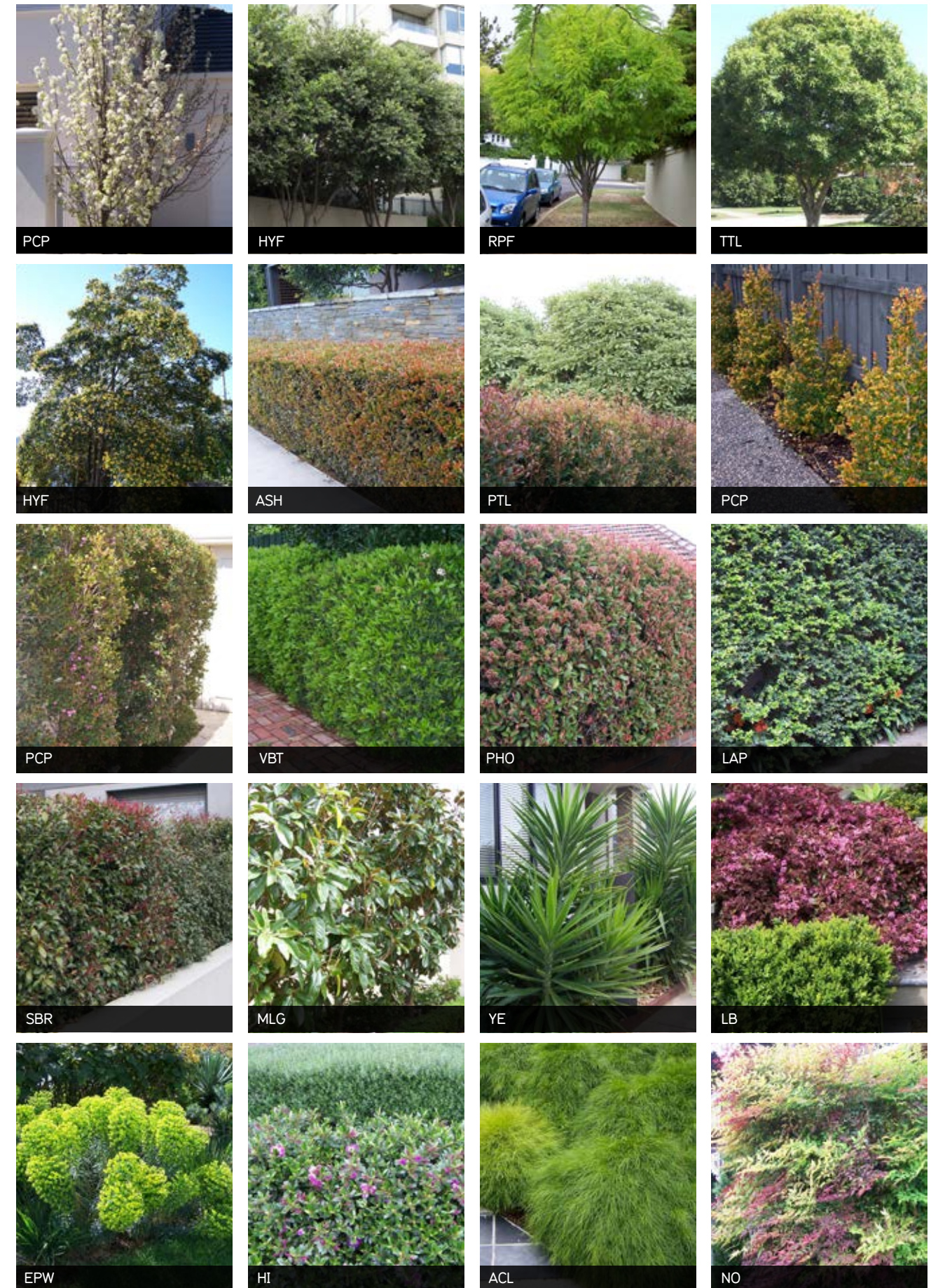
| | | | |
|--|--|--|---|
| | Street trees | | Grassy & Strappy – leaved plants as scheduled |
| | Canopy tree as scheduled | | Low shrub/Groundcover as scheduled |
| | Narrow Columnar trees as scheduled | | Natural stone paving |
| | Tall and Narrow screening shrub as scheduled | | Pre-cast concrete paver/natural stone |
| | Medium shrub as scheduled | | Mail Box Low wall (refer Fencing Controls) |



SIDE LOADED – (CORNER LOT): RIVERWALK GARDEN



| | | | |
|--|---|--|--|
| | Street trees | | Low shrub/Groundcover as scheduled |
| | Medium shrub as scheduled | | River rocks/pebbles/gravel |
| | Narrow Columnar trees as scheduled | | Natural stone crazy paving |
| | Tall & narrow screening shrub as scheduled | | Mail Box Low wall (refer Fencing Controls) |
| | Grassy & Strappy – leaved plants as scheduled | | |



Front gardens plant list

Note: EX = exotic, A = Australian native, D = deciduous, E = evergreen

| KEY | BOTANICAL NAME | COMMON NAME | MATURE SIZE (H x W) | SPACING | ORIGIN | D/E | SHADE |
|--|---------------------------------|----------------------|---------------------|----------|--------|-----|-------|
| SMALL/MEDIUM CANOPY TREES (4-12M) INSTALLATION SIZE: 1.5-1.8M HIGH. | | | | | | | |
| BPF | Betula pendula 'Fastigiata' | Silver Birch | 11 x 4 | as shown | EX | D | |
| CF | Corymbia ficifolia | Red flowering Gum | 5-8 x 4-8 | as shown | A | E | |
| CS | Ceratonia siliqua | Carob Tree | 5-7 x 5 | as shown | EX | E | |
| CS | Cercis siliquastrum | Judas Tree | 4-6 x 5-7 | as shown | EX | D | |
| HYF | Hymenosporum flavum | Native frangipani | 7-10 x 3-5 | as shown | A | E | |
| LGI | Lagerstroemia indica 'Natchez' | Crepe Myrtle | 8 x 6 | as shown | EX | D | |
| MG | Magnolia grandiflora Kay Parris | Kay Parris' Magnolia | 6-8 x 4-6 | as shown | EX | D | |
| OE | Olea europaea | Common Olive | 5-8 x 5-8 | as shown | EX | E | |
| PYA | Pyrus calleryana 'aristocrat' | Aristocrat Pear | 12 x 8 | as shown | EX | D | |
| RPF | Robinia pseudoacacia 'Frisia' | Golden Robinia | 6-10 x 5-8 | as shown | EX | D | |
| SA | Syzygium australe | Brush Cherry | 7-10 x 3-8 | as shown | A | E | |
| TTL | Tristaniopsis laurina | Kanooka | 7-12 x 5-8 | as shown | A | E | |

NARROW UPRIGHT TREES (5-12M) INSTALLATION SIZE: 1.5-1.8M HIGH.

| | | | | | | | |
|-----|--|---------------------------|------------|----------|----|---|--|
| PBD | Pyrus betulaefolia 'Southwort' Dancer | Southworth Dancer Plum | 7 x 4.5 | as shown | EX | D | |
| ELR | Eleocharis reticulatus | Bleberry Ash | 6-8 x 4-6 | as shown | A | E | |
| MT | Malus tschonoskii | Tschonoskii Crab Apple | 7 x 4 | as shown | EX | D | |
| LN | Laurus nobilis | Bay Tree | 6-10 x 3-5 | as shown | EX | E | |
| OET | Olea europaea 'Tolley's Upright' | Tolley's Upright Olive | 7-9 x 3-6 | as shown | EX | D | |
| PCO | Prunus cerasifera 'Oakville Crimson Spire' | Crimson Spire Cherry Plum | 6 x 2 | as shown | EX | D | |
| PCP | Pyrus calleryana 'Capital' | Capital Pear | 11 x 3.5 | as shown | EX | D | |

TALL & NARROW SCREENING SHRUBS/SMALL TREE (1.5-5M)

| | | | | | | | |
|-----|---|-----------------------------|---------------|----------|----|---|--|
| ASM | Acmena smithii var 'Minor' | Minor Lilly Pilly | 5 x 2 | as shown | A | E | |
| ASS | Acmena smithii 'Green Screen' | Green Screen Lilly Pilly | 3-5 x 1-2 | 900 c/c | A | E | |
| ASH | Acmena smithii var. minor 'Hot Flush' | Lilly Pilly dwarf | 3 x 2 | 900 c/c | A | E | |
| CS | Camellia sasanqua spp. | Sasanqua Camellia cultivars | 3 X 1.5 | 900 c/c | EX | E | |
| CT | Choisya ternata | Mexican Orange Blossom | 2.5 x 2 | 900 c/c | EX | E | |
| CP | Cordyline petiolaris | Broad-leaf Palm Lily | 2 x 0.8-1.2 | 700 c/c | A | E | |
| YE | Yucca elephantipes | Spineless Yucca | 1.5-2 - 1-1.5 | 700 c/c | EX | E | |
| LAP | Luma apiculata syn. Myrtus Luma | Myrtle | 5-4 X 3 | 1200 c/c | EX | E | |
| MLG | Magnolia 'Little Gem' | Little Gem Magnolia | 4 x 1.5 | 1000 c/c | EX | E | |
| MP | Murray paniculata | Orange jasmine | 2.5 x 2.5 | 900 c/c | EX | E | |
| PTL | Pittosporum tenuifolium 'Lime Light' | Lime Light Kohuhu | 1.5 X 2.5 | 1200 c/c | EX | E | |
| PHO | Photinia glabra 'Rubens' | Japanese Photinia | 4.5 x 3.5 | 900 c/c | EX | E | |
| PHR | Photinia x fraseri 'Robusta' | Photinia Robusta | 4.5 x 4.5 | 900 c/c | EX | E | |
| SBR | Syzygium 'BigRed' | Big Red Brush Cherry | 4 x 2.5 | 900 c/c | A | E | |
| SYE | Syzygium paniculatum 'Elite' | Elite Brush Cherry | 3-5 X 1.5 | 900 c/c | A | E | |
| VO | Viburnum odoratissimum 'Emerald Luster' | Sweet Viburnum | 4 x 3 | 1000 c/c | EX | E | |
| VBT | Viburnum tinus | Laurustinus | 1.5-3 x 1.5-2 | 900 c/c | EX | E | |

MEDIUM SHRUBS (1-1.5M)

| | | | | | | | |
|-----|---------------------------------------|------------------------------|---------------|---------|----|---|--|
| ABG | Abelia grandiflora | Abelia | 1.5x1.5 | 750 c/c | EX | E | |
| ACL | Acacia cognata 'Limelight' | Limelight Wattle | 1 X 1 | 600 c/c | a | E | |
| BS | Buxus sempervirens 'Handsworthiensis' | Handsworthiensis English Box | 1.5 x 1 | 500 c/c | EX | E | |
| CIS | Cistus ladaniferus | Rock Rose | 1-1.5 x 1.5 | 750 c/c | EX | E | |
| CSS | Cistus 'Sunset' | Sunset Rock Rose | 1 X 1 | 600 c/c | | E | |
| EPW | Euphorbia charicias ssp wulfenii | Milkweed | 1.5 x 1.7 | 600 c/c | EX | E | |
| EMY | Eriostemon myoporoides | Long leaf wax flower | 1.5-2 x 1.5-2 | 900 c/c | A | E | |
| HI | Hebe inspiration | Inspiration Hebe | 0.5-1.2 x 1 | 750 c/c | EX | E | |
| HBU | Hebe buxifolia | Box leaf Hebe | 1 X 1 | 400 c/c | EX | E | |
| LB | Loropetalum chinensis rubrum 'Blush' | Fringe Flower, Loropetalum | 1.5 x 1.5 | 750 c/c | EX | E | |
| MCT | Metrosideros Collina Tahiti | Dwarf Metrosideros | 1 X 1 | 600 c/c | EX | E | |
| ND | Nandina domestica | Japanese Sacred Bamboo | 1.2 x 1.5 x 1 | 800 c/c | EX | E | |
| NOC | Nerium oleander 'Cherry Surprise' | Dwarf Oleander | 1 - 1.5 x | 600 c/c | EX | E | |
| ROS | Rosmarinus officinalis 'Blue Lagoon' | Rosemary | 1.2 x 1.2m | 600 c/c | EX | E | |
| SAB | Syzygium australe 'Blaze' | Blaze Lilly Pilly | 1.5 x 1-1.25 | 600 c/c | A | E | |
| VBD | Viburnum davidii | David's viburnum | 1.2x1.2m | 750 c/c | EX | E | |



PH



SR



AMB



AEL



PH



ACS



LEV



YF



DNC



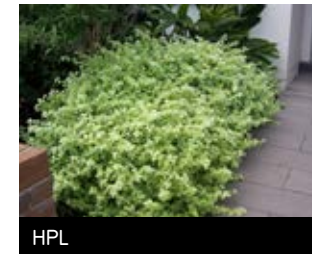
PH



BXS



LWL



HPL



BST & LMT



DNL



EK



ARA



CVM



IS



OJ



VLH



DRP



SER



OJ



OJ



OJN



SER



OJ

Front gardens plant list

Note: EX = exotic, A = Australian native, D = deciduous, E = evergreen

| KEY | BOTANICAL NAME | COMMON NAME | MATURE SIZE (H x W) | SPACING | ORIGIN | D/E | SHADE |
|---|--|---------------------------|---------------------|------------|--------|-----|-------|
| GRASSES AND STRAPPY-LEAFED PLANTS (>0.5M) | | | | | | | |
| ABP | Agapanthus 'Black Pantha' | Black Pantha African Lily | 1 x 1 | 500 c/c | EX | E | |
| AMB | Arthropodium cirrhatum 'Matapouri Bay' | Renga Renga Lily | 0.6 x 0.8 | 500 c/c | EX | E | |
| AEL | Aspidistra elatior | Cast Iron Plant | 0.6-1 x 0.8-1.2 | 750 c/c | EX | E | |
| ACS | Astelia chathamica Silver Spear | Silver Spear Astelia | 1.5 x 1.5 | 750 c/c | EX | E | |
| DNC | Dianella caerulea 'Cassa Blue' | Blue Flax Lily | 0.5 x 0.4 | 400 c/c | A | E | |
| DCB | Dianella caerulea 'Breeze' | Breeze Flax Lilly | 0.7 x 0.65 | 500 c/c | A | E | |
| DNU | Dianella prinina 'Utopia' | Utopia Flax Lily | 0.5 x 0.5 | 400 c/c | A | E | |
| DIR | Dietes iridiodes | Fortnight Lily | 0.6 x 0.4 | 400 c/c | EX | E | |
| CRS | Cordyline australis 'Red Star' | Red Palm Palm Lily | 1.2 x 1 | 600 c/c | EX | E | |
| KL | Kniphofia linearifolia | Red Hot Poker | 1-1.2 x 0.8 | 500 c/c | EX | E | |
| KC | Kniphofia citrina | Red Hot Poker | 0.9 X 0.4 | 400 c/c | EX | E | |
| LEV | Liriope muscari 'Evergreen Giant' | Evergreen Giant Liriope | 0.3-0.6 x 0.45 | 400 c/c | EX | E | |
| LN | Lomandra 'Nyalla' | Lomandra Nyala | 0.6 x 0.5 | 400 c/c | A | E | |
| LMT | Lomandra 'Tanika' | Dwarf Lomandra | 0.5-0.6 x 0.6 | 400 c/c | A | E | |
| OM | Orthrosanthus multiflorus | Morning Flag | 0.5 x 0.4 | 400 c/c | A | E | |
| PH | Phormium species | New Zealand Flax | 0.5-1.5 x 0.4-1 | 400-800c/c | EX | E | |
| SR | Strelitzia reginae | Bird of paradise | 1.8 x 1 | 750 c/c | EX | E | |
| YF | Yucca filamentosa | Adam's Needle | 0.6 x 0.9 | 600 c/c | EX | E | |

SMALL SHRUBS/GROUNDCOVERS (0.30 – 0.8M)

| | | | | | | | |
|------|-------------------------------------|-------------------------------|------------------|---------|----|---|--|
| ASI | Acmena smithii 'Hedgemaster' | Lilly Pilly dwarf | 0.5 – 1 X 0.6 | 400c/c | A | E | |
| ACG | Ajuga reptans 'Catlins Giant' | Catlins Giant Bugle | 0.2 x spreading | 400 c/c | EX | E | |
| ARA | Ajuga reptans 'Atropurpurea' | Purple Bugle | 0.2 x spreading | 400 c/c | EX | E | |
| BXS | Bergenia x schmidtii | Pigsqueak | 0.3 x 0.6 | 400 c/c | EX | E | |
| BSB | Buxus sempervirens 'Blauer Heinth' | Blauer Heinth English Box | 0.5 x 0.5 | 400c/c | EX | E | |
| CLX | Clivia x cyrtanthiflora | Kaffir Lily | 0.5 X 0.7 | 400 c/c | EX | E | |
| CVM | Convolvulus mauritanicus | Ground Morning Glory | 0.15-0.2 x 0.3 | 450 c/c | EX | E | |
| CDB | Correa 'Dusky Bells' | Dusky Bells Correa | 0.7 X 1 | 500 c/c | A | E | |
| DNL | Dianella caerulea 'Little Jes' | Blue Flax Lily | 0.3-0.4 x 0.3 | 300 c/c | A | E | |
| DHS | Dianella 'Silver Streak' | Silver Streak Flax Lily | 0.4 x 0.4 | 400 c/c | A | E | |
| DTR | Dianella tasmanica 'Tasred' | Tasred Flax | 0.4 x 0.4 | 400 c/c | A | E | |
| EK | Erigeron karvicianus | Seaside Daisy | 0.5 x 1 | 400 c/c | EX | E | |
| EPC | Euphorbia Craigieburn | Milkweed | 0.6 X 0.7 | 500 c/c | EX | E | |
| HWM | Hebe 'Wiri Mist' | Wiri Mist Hebe | 0.45 X 1 | 600 c/c | EX | E | |
| HPL | Helichrysum petiolare 'Limelight' | Icicles Licorice Plant | 0.4 x 0.1 | 600 c/c | A | E | |
| IS | Iberis sempervirens | Candytuft | 0.3 x 0.45 | 300 c/c | EX | E | |
| JNC | Juniperus conferta | Shore Juniper | 0.6 x 1 | 500 c/c | EX | E | |
| L VH | Lavandula angustifolia 'Hidcote' | Hidcote Lavender | 0.45 X 0.45 | 400 c/c | EX | E | |
| LWL | Lavandula 'Winter Lace' | Winter Lace Lavender | 0.7 X 0.7 | 500 c/c | EX | E | |
| LLP | Lomandra confertifolia 'Little Pal' | Little Pal Lomandra | 0.5 – 0.6 x 0.65 | 400 c/c | A | E | |
| LLC | Lomandra contentifolia 'Little Con' | Little Con Lomandra | 0.3 x 0.3 | 300c/c | A | E | |
| MYP | Myoporum parvifolium 'Purpureum' | Creeping Boobialla | 0.2 x 0.8 | 600 c/c | A | E | |
| PTW | Pittosporum tobira 'Wheelers Dwarf' | Wheeler's Dwarf Pittosporum | 0.6 x 0.6 | 500 c/c | EX | E | |
| PGB | Pittosporum tenuifolium 'Golf ball' | Golf – ball Dwarf Pittosporum | 0.5 x 0.5 | 400 c/c | EX | E | |
| RML | Rosmarinus lavandulaceus | Prostrate Rosemary | 0.3 x 0.6 | 400 c/c | EX | E | |
| RHP | Ruscus hypoglossum | Box Holly | 0.5 x 0.6 | 500 c/c | EX | E | |
| SER | Senecio repens | Blue Chalksticks | 0.3 x 0.6 | 400 c/c | EX | E | |
| TRA | Trachelospermum jasminoides | Chinese Star Jasmine | 0.4 x spreading | 500 c/c | EX | E | |

GROUNDCOVERS FOR STEPPING STONES

| | | | | | | | |
|-----|------------------------------|-------------------|---------------|---------|----|---|--|
| DRP | Dichondra reptans | Kidney Grass | 0.15 x 0.5 | 400 c/c | A | E | |
| OJN | Ophiopogon japonicus 'Nigra' | Mondo Grass | 0.2-0.3 x 0.3 | 300 c/c | EX | E | |
| OJ | Ophiopogon japonicus | Black Mondo Grass | 0.2 x 0.2 | 300 c/c | EX | E | |
| VLH | Viola hederacea | Native Violet | 0.15 x 0.5 | 300 c/c | A | E | |

Development Victoria design review panel
Stage 24

Preliminary & Final Design/Siting Assessment Checklist

| Builder | Lot No. | Street | Stage | Estate |
|--|---------|--------|-------|--------------------------|
| 2.0 BUILDING ENVELOPES AND BUILDER ENCROACHMENTS (page 8, 9) | | | | |
| - Achieve minimum setbacks to dwelling from all boundaries (refer to relevant Building Envelope Plan) | | | | <input type="checkbox"/> |
| - Maximum 1.5m encroachment permitted into front setback for Porch (incl eave) | | | | <input type="checkbox"/> |
| 3.0 SITE COVERAGE (page 10) | | | | |
| - Maximum 70% for front loaded dwellings | | | | <input type="checkbox"/> |
| - Maximum 75% for side or rear loaded dwellings | | | | <input type="checkbox"/> |
| 4.0 PASSIVE SOLAR DESIGN AND SUN SHADING (page 11, 12) | | | | |
| (4.1) Passive Solar Design – All Lots | | | | |
| - Have direct access from internal living area | | | | <input type="checkbox"/> |
| - Achieve 3.0m minimum dimension | | | | <input type="checkbox"/> |
| - Achieve minimum area of 25m ² | | | | <input type="checkbox"/> |
| South, East and West Facing Lots Only | | | | |
| - SPOS must not be located South of a living space | | | | <input type="checkbox"/> |
| - SPOS must have unroofed North facing living space windows | | | | <input type="checkbox"/> |
| (4.2) Sun Shading/Window Treatment Objective North Facing Habitable Room Windows | | | | |
| - Provide 450mm eave where window achieves greater than 1500mm offset from boundary | | | | <input type="checkbox"/> |
| - Two storey dwellings only require eave to upper floor | | | | <input type="checkbox"/> |
| East/West Habitable Room Windows | | | | |
| - Apply double glazing where window achieves greater than 1500mm offset from boundary (recommended) | | | | <input type="checkbox"/> |
| 5.0 FAÇADE DESIGN (page 13, 14) | | | | |
| - Contemporary style | | | | <input type="checkbox"/> |
| - Must not be continuously straight for more than 6.5m (horizontally) | | | | <input type="checkbox"/> |
| - Eave to full façade including garage - (excludes parapet areas) - (excludes garage where dwelling is two storey) | | | | <input type="checkbox"/> |
| - Parapets and eaves (where used on facades) are to be returned 1500mm to side elevations | | | | <input type="checkbox"/> |
| - Portico to achieve minimum dimension of 1.5m and overall area of 3m ² | | | | <input type="checkbox"/> |
| - Sufficiently address corner by extension of main façade to 3.5m to secondary elevation (Corner Lots) | | | | <input type="checkbox"/> |

| 6.o ROOF FORM (page 15) | |
|--|--------------------------|
| - Achieve 20 – 30 degree pitch for Pitched, Gabled or Hipped Roofs | <input type="checkbox"/> |
| - Achieve 10 – 30 degree pitch for Skillion Roofs | <input type="checkbox"/> |
| 7.o GARAGES AND DRIVEWAYS (page 16-18) | |
| (7.1) Garages | |
| - Garage to achieve minimum 5.5m setback from front boundary | <input type="checkbox"/> |
| - Garage to achieve minimum 840mm setback behind dwelling | <input type="checkbox"/> |
| - Garage may be built to boundary or – at least 1.0m setback | <input type="checkbox"/> |
| - Side Entry Garage to achieve minimum 2.0m setback from side street boundary (corner lots only) | <input type="checkbox"/> |
| - 10.5m or less lot width limited to Single Car Garage | <input type="checkbox"/> |
| - Garage doors must be panelled | <input type="checkbox"/> |
| - Garages to achieve minimum internal dimensions as follows: - Double (5.5m (w) x 6.0m (d)) - Single (3.5m (w) x 6.0m (d)) | <input type="checkbox"/> |
| (7.2) Driveways | |
| - Must not be constructed wider than the crossover at entry | <input type="checkbox"/> |
| - Achieve 300mm landscape strip between driveway and side boundary | <input type="checkbox"/> |
| 8.o EXTERNAL MATERIALS, FINISHES AND COLOUR PALETTE (page 18-21) | |
| Façades | |
| - Achieve three different colours (primary, secondary and highlight) | <input type="checkbox"/> |
| - Primary colour – largest quantity applied to façade around 60% | <input type="checkbox"/> |
| - Secondary colour – bold material/colour applied to ground level of façade around 30% | <input type="checkbox"/> |
| - Highlight colour – smallest quantity applied to façade around 10% | <input type="checkbox"/> |
| - Materials must return 1.5m to side elevations | <input type="checkbox"/> |
| - Roof tiles or Metal Sheeting roofing permitted | <input type="checkbox"/> |
| Driveways | |
| - Driveway finish to be provided as Matt finish using Exposed Aggregate, Colour-through Concrete, Slate or Natural Stone Pavers | <input type="checkbox"/> |
| - Driveway colour must compliment primary façade colour | <input type="checkbox"/> |
| Rainwater Tanks (optional) | |
| - Must be hidden from public view | <input type="checkbox"/> |
| - Coloured to match dwelling | <input type="checkbox"/> |
| • Refer to External Colour Palette (page 20, 21) for further clarification and definitions | <input type="checkbox"/> |

| 9.o SERVICE EQUIPMENT, SHEDS, BINS, SIGNS AND LETTERBOXES (page 22) | |
|--|--------------------------|
| The following structures must be hidden from public view (where possible) - Satellite Dishes & Antennas - Heating and Cooling units - Solar Hot Water Systems - Garden Sheds | <input type="checkbox"/> |
| 10. ENERGY, WATER AND MATERIALS EFFICIENCY (page 23) | |
| (10.1) Energy Rating | |
| - Minimum 6.0 star energy rating achieved | <input type="checkbox"/> |
| (10.2) Energy Metering | |
| - Energy metering device (recommended) | <input type="checkbox"/> |
| (10.3) Heating and Cooling (recommended) | |
| - Achieve minimum 5 star rating for ducted heating units | <input type="checkbox"/> |
| - Provide minimum R1.5 duct insulation for ducted heating units | <input type="checkbox"/> |
| - Cooling appliances to achieve minimum energy ratings | <input type="checkbox"/> |
| (10.4) Lighting | |
| (10.5) Water Efficiency | |
| - Water Fittings and Fixtures to achieve minimum standards (recommended) - Toilets – 4 Star - Shower Heads – 3 Star - Internal Taps – 5 Star | <input type="checkbox"/> |
| (10.6) Recycled Water | |
| - Dwelling must connect to Class A recycled water main by way of: - External tapplings to front and rear of dwelling - Toilets | <input type="checkbox"/> |
| 11. FENCING (page 24) | |
| - Fencing type and location must be shown on siteplan | <input type="checkbox"/> |

REDUCTION IN EMISSIONS

The following table is to be completed to demonstrate how the proposed dwelling achieves the minimum target in reduction of greenhouse gas emissions by 24.3% or 2.16 tonnes of greenhouse gas per dwelling/year, as per Riverwalk's EnviroDevelopment Certification. Refer to options provided below:

| Energy Initiatives | Energy Initiatives | Greenhouse Gas Reductions Tonnes of GHG per Dwelling | |
|---|----------------------------|--|--------------------------|
| | Heating and Cooling | | |
| 6.5 Star – Gas Heating (80% efficient) & no A/C | 18% | 1.59 | <input type="checkbox"/> |
| 7 Star – Efficient AC | 13% | 1.11 | <input type="checkbox"/> |
| 7 Star – Gas Heating (80% efficient) & no A/C | 20% | 1.78 | <input type="checkbox"/> |
| 8 Star – Efficient AC | 19% | 1.72 | <input type="checkbox"/> |
| 8 Star – Gas Heating (80% efficient) & no A/C | 24% | 2.14 | <input type="checkbox"/> |
| 9 Star – Efficient AC | 26% | 2.28 | <input type="checkbox"/> |
| 9 Star – Gas Heating (80% efficient) & no A/C | 28% | 2.48 | <input type="checkbox"/> |
| | Lighting | | |
| 4W/m ² (LED and Compact Fluoro) | 3% | 0.27 | <input type="checkbox"/> |
| 3.5W/m ² | 5% | 0.40 | <input type="checkbox"/> |
| 3W/m ² (Fully LED Lighting) | 6% | 0.54 | <input type="checkbox"/> |
| 2.5W/m ² (Optimal Daylight and smart LED design) | 8% | 0.67 | <input type="checkbox"/> |

| Energy Initiatives | EnviroDevelopment Percentage Reduction | Greenhouse Gas Reductions Tonnes of GHG per Dwelling | |
|---|--|---|--------------------------|
| | Solar Offset | | |
| 1kW solar system | 19% | 1.67 | <input type="checkbox"/> |
| 1.5kW solar system | 27% | 2.38 | <input type="checkbox"/> |
| 2kW solar system | 37% | 3.27 | <input type="checkbox"/> |
| 3kW solar system | 54% | 4.76 | <input type="checkbox"/> |
| | Hot Water (mandatory) | | |
| High Efficiency Solar Hot Water or Efficient Electric Heat Pump (COP of 3.5 or greater) | 4.5% | 0.40 | <input type="checkbox"/> |
| Total percentage reduction | | | |
| Total Reductions (Percentage and Tonnes) | | | |



RIVERWALK

WERRIBEE



myriverwalk.com.au

