

design guidelines



water edge
NARRE WARREN SOUTH

Welcome to Water Edge

Water Edge offers waterfront living by award-winning designers, close to transport, shopping, excellent schools and the beautiful Berwick town centre just a stone's throw away.

Overlooking an extensive wetland habitat, Water Edge incorporates a range of environmentally sustainable features, including energy efficient street lighting, water sensitive urban design, recycled water, rainwater tanks in all homes, and extensive revegetation with indigenous plants.

Why have guidelines for homeowners?

The guidelines help to ensure that all new homes built at Water Edge are of a high standard, creating attractive streetscapes that will add value to the area in years to come. The guidelines are designed to provide you with peace-of-mind that your investment in home and lifestyle will be protected.

The guidelines also include simple, commonsense measures to help protect the natural environment for the enjoyment of everyone.

How do the guidelines affect you?

All purchasers at Water Edge are required to have plans of new houses (including garages, sheds, fences, retaining walls or any other structures) approved by the Architectural Review Panel before building works can commence. This requirement applies until 1 January 2016.

Key elements of the design guidelines are also contained in protective covenants which are registered on title for a period of ten years from the registration of the Plan of Subdivision. The contract of sale also sets out on-going obligations with respect to use of the lot.

In the case of any inconsistency between the guidelines, restrictive covenants and any legislative or planning scheme requirements, the restrictive covenants and any legislative requirements will prevail.

Further approvals

Architectural Review Panel approval is in addition to any other approvals required by Victorian State Legislation, Building Regulations or the City of Casey Planning Scheme.

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Disclaimer All reasonable care has been taken in preparing this information. However, the owners of the land at Water Edge (the vendors) and Southern Sustainable Developments (Narre Warren) Pty Ltd (the developer) disclaim all liability should any information or matter in this document differ from any contract for sale of the land or the actual development. Interested parties should obtain professional advice.

Approval process

Approval by the Architectural Review Panel is designed to be a user-friendly process. In most instances, approval is provided within ten business days. Approval must be obtained prior to the commencement of construction of a new home, garage, shed, fence, retaining wall or other structure.

To obtain approval, simply complete the application checklist on the inside back cover and send it along with three copies of the following documents to the Architectural Review Panel:

- Site Plan - including setbacks from all boundaries and locations of the rainwater tank, clothesline, and any sheds or outbuildings
- Dimensioned floor plan
- Elevations - from four sides showing building heights, roof pitches, and locations of external air-conditioners or aerals (if any)
- Schedule of external materials and colours
- Details of any earthworks and retaining walls including materials used
- Simple sketch plan showing landscaping between the street frontage(s) and the home including location of any paths, mulched beds, trees, driveway (including materials used) and letterbox

- Fencing details - including locations, heights, and materials
- Plans, elevations and a schedule of external materials and colours are also required for any outbuildings larger than 3m wide x 3.5m deep x 2.5m high

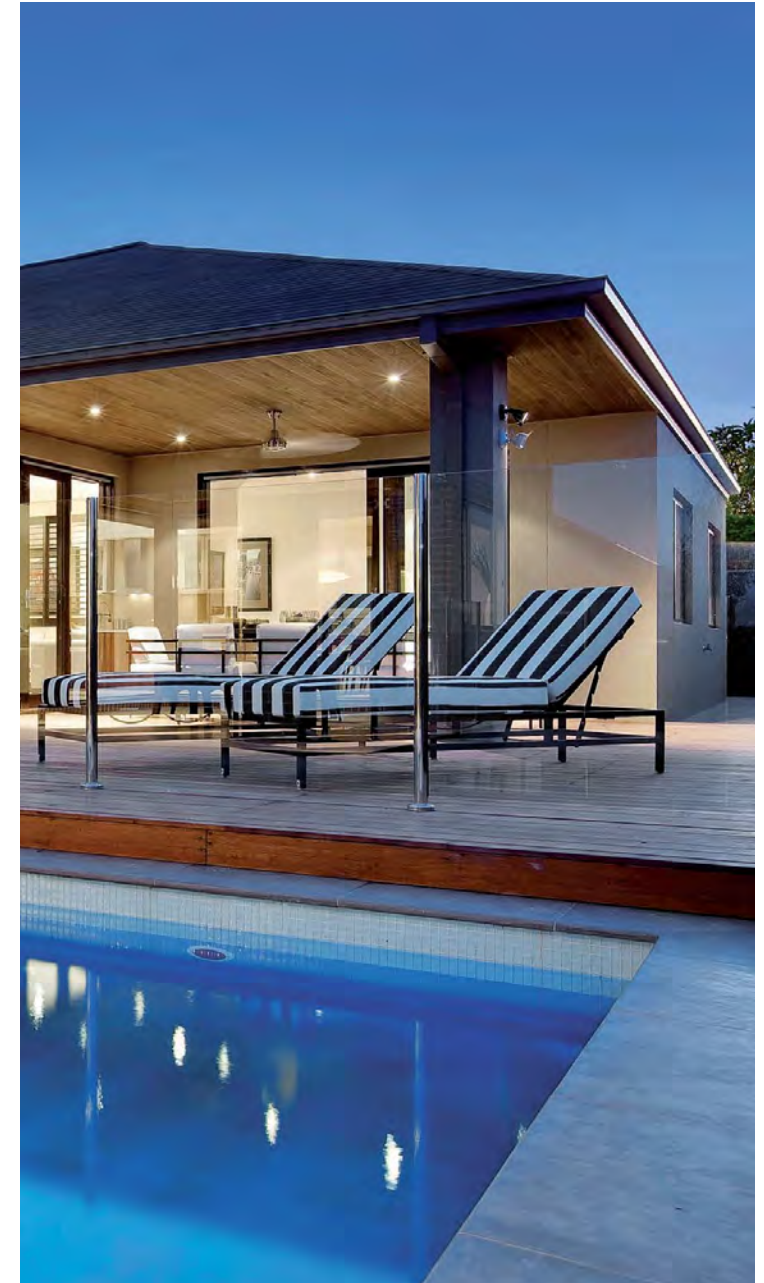
All plans must be legible, printed to A3, drawn to a conventional scale and clearly show a north point. The Architectural Review Panel reserves the right to request additional information.

In the event that the Architectural Review Panel assesses that an application does not comply with the requirements of the design guidelines, it will advise the applicant of reasons why the design does not conform and offer advice, where possible, of changes which could be made to the application to obtain approval.

For more information on design guidelines and approval process, contact:

Water Edge Architectural Review Panel
C/- McCabe Architects Pty Ltd
Level 1, 39 Langridge Street,
Collingwood, Victoria 3066

t | 03 9415 6377
e | approvals@wateredge.com.au



Your home

The following guidelines are designed to encourage diversity in contemporary design, and allow you to build a home that reflects your individuality.

They will also give you confidence that the other homes in your street will also be built to a high standard, complementing your home and ensuring you can take pride in your address at Water Edge.

1 House design

- 1.1 Only one home may be built on each lot.
- 1.2 Homes must be designed to maximise winter sun penetration through the appropriate placement and sizing of windows, and minimise summer sun through external shading (such as eaves). The location of living areas and private open space on the north side of the dwelling is strongly encouraged. At least one living / family / lounge area must have a north facing window with an area of not less than 5m² (unless the home is on a lot with a south-facing rear yard).
- 1.3 A high standard of insulation to ceilings and external walls and the incorporation of internal mass (e.g. masonry walls and concrete floors) is encouraged in order to reduce heating and cooling costs.
- 1.4 The location of windows to allow for natural cross ventilation is encouraged.
- 1.5 The zoning of rooms to increase the efficiency of heating and cooling systems is encouraged.

- 1.6 Home elevations facing the street frontage(s) must be articulated, incorporating various planes or setbacks to façade elements. The use of elements such as verandas, balconies, and pergolas is encouraged.
- 1.7 Homes with a contemporary underlying architectural theme are encouraged, with roof lines, proportions and building shapes that convey a combination of simplicity and distinction without fussy detail and decoration. Historical reproduction styles such as Georgian, Colonial, Italianate, Victorian or Federation are discouraged. Ornamented or decorative devices such as arches (including arched windows and doors), feature panels to front and garage doors, colonial glazing bars, mouldings or wrought iron work are also discouraged.
- 1.8 Use of a combination of wall materials and colours is required to achieve visual interest and articulation. Large expanses and uninterrupted use of conventional brickwork and blockwork are not permitted.
- 1.9 Elevations visible from the street must feature a minimum of 70% masonry, stone, brick, brick-veneer, render or texture coated boards.

- 1.10 Homes on corner lots must address both street frontages, utilising articulated façade elements and windows to present an appealing aspect to both elevations visible from the street (see diagram top right).
- 1.11 Homes must not feature a substantially identical façade to any home within five lots.
- 1.12 Front entry doors must feature glazed sidelights or glazed panels (see diagram middle right).
- 1.13 All homes must feature a lock up garage with a panel lift door (excluding metal doors), integrated into the house design.
- 1.14 Garages must not dominate the house frontage. Garages must be positioned a minimum of 840mm behind the main building line of the home. The width of the garage opening may not exceed 40% of the lot width (see diagram lower right). This restriction does not apply to garages on rear laneways.
- 1.15 Garages with a side wall that addresses a street frontage must feature windows in the side wall to match the dwelling.

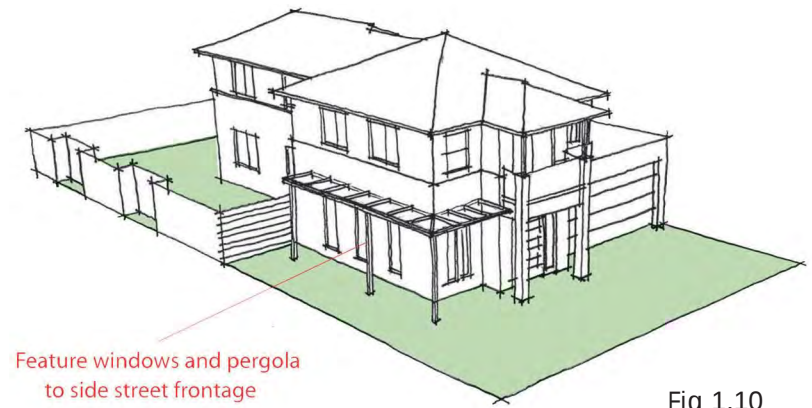


Fig 1.10

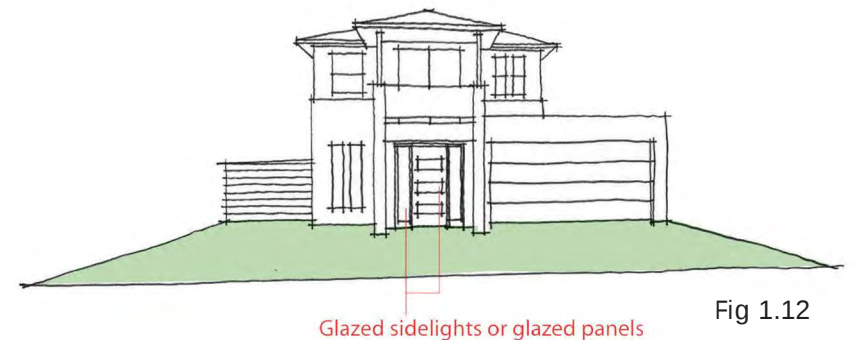


Fig 1.12

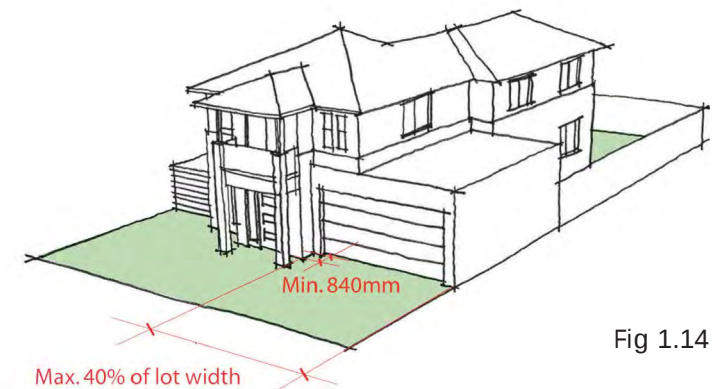


Fig 1.14

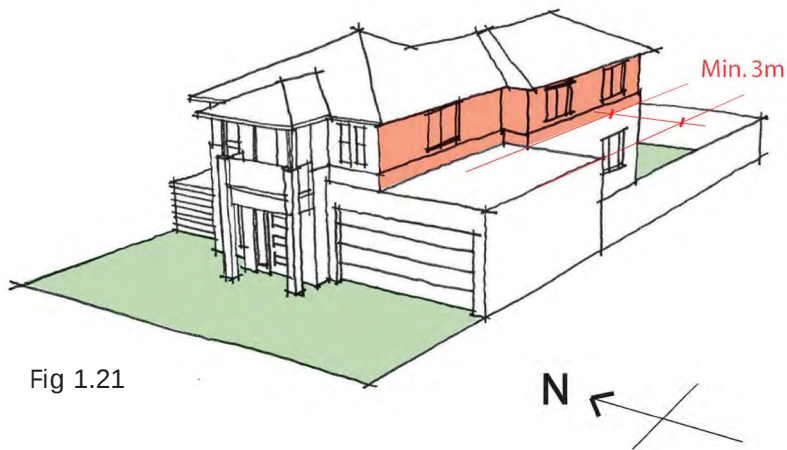


Fig 1.21

1.16 Pitched roofs (including garage roofs) visible from the street frontage(s) must feature a minimum of pitch of 25° (The Architectural Review Panel may consider other roof designs on design merit). Flat or nearly flat roofs (including garage roofs) visible from the street frontage(s) must be enclosed behind a parapet to the street frontage(s).

1.17 Pitched roofs (including garage roofs) visible from the street frontage(s) must feature a minimum eave width of 450mm (unless the wall is on a lot boundary or is a parapet wall).

1.18 Roofs visible from street must be constructed of corrugated Colorbond (e.g. custom orb) or terracotta, slate or concrete tiles.

1.19 Maximum building height is two storeys.

1.20 The upper level of two-storey homes must feature setbacks and articulation (recession and projection of planes) from the ground floor wall lines for elevations facing the street frontage(s).

1.21 The upper level of a two-storey home must be set back no less than 3m from the southern-most shared side boundary of the lot, in order to limit the impacts of overshadowing (see diagram top left).

1.22 Where a two-storey home features brick to the upper level elevations, the use of lightweight cladding on the upper level of the rear elevation is discouraged. Where such lightweight cladding is used, its colour must tone in with the remainder of the upper level elevations and it must not be visually obtrusive.

1.23 Windows higher than 3.6m and facing the northern-most shared side boundary, that are within 3m of that boundary, must be obscured in order to prevent a direct view of the adjoining lot (see diagram lower left).

1.24 Setback from the front boundary must be no less than 4m and no greater than 5m, measured from the closest front wall of the house (except where required by a building envelope on the plan of subdivision, see diagram top right).

1.25 On corner lots, the setback from the side street boundary must be no less than 2m (3m for a two-storey home). The garage setback must be no less than four metres. The side street boundary is considered to be the longest boundary with the street reserve (see diagram middle right).

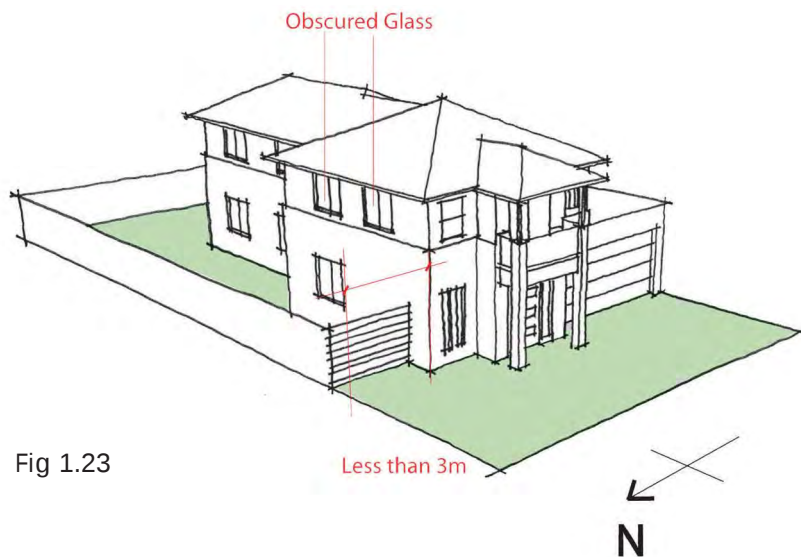


Fig 1.23

- 1.26 Homes are not permitted to be constructed to the boundary line (zero lot line) on more than one boundary. Walls constructed to the boundary line may not exceed 3.6m in height or 10m in length and may not have windows (see diagram lower right).
- 1.27 Only muted or non-reflective external colours may be used.
- 1.28 External surfaces of homes must not be constructed of the following materials:
- 1.28.1 second-hand building materials,
 - 1.28.2 sheeting or blue board sheeting,
 - 1.28.3 fascia boards, trim or exposed metalwork that are not colour co-ordinated with the dwelling,
 - 1.28.4 weatherboards with an exposed height of greater than 180mm, or
 - 1.28.5 reflective glazing or excessively tinted glass.
- 1.29 Relocated or transpotable homes are not permitted (unless approved by the Architectural Review Panel on design merit).

- 1.30 Homes with exposed stumps or support posts (excluding veranda or pergola posts) are not permitted.
- 1.31 External plumbing (excluding downpipes or guttering) must be out of public view from the street frontage(s).
- 1.32 Meter boxes must not be positioned on elevations facing the street frontage(s).
- 1.33 External TV antennae, meter boxes, satellite dishes, other aerials, hot water storage tanks, clothes lines, evaporative coolers and other air conditioning units must be positioned to minimise their visibility from the street frontage(s).
- 1.34 Solar water heaters, solar swimming pool heaters, photovoltaic panels are strongly encouraged; however, consideration should be given to positioning them to minimise their visual impact from the street frontage(s).
- 1.35 Storage space for recycling and rubbish bins must be set aside within an area not visible from the street.
- 1.36 No relocatable, transportable, or kit houses are permitted.
- 1.37 The home must achieve a certificate of occupancy within 12 months of commencement of construction. After commencement of construction, work must not cease for a period of more than three months.

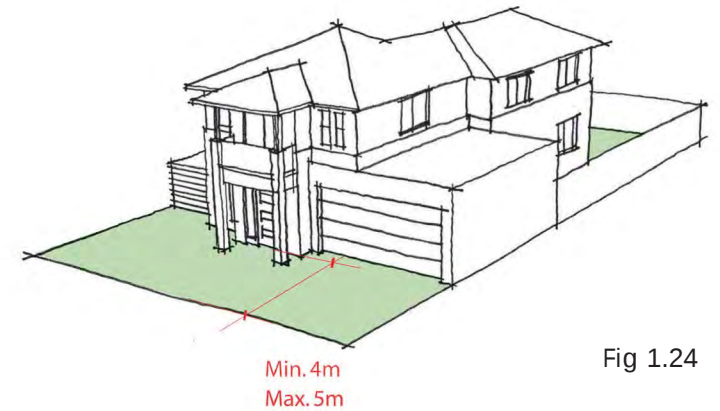


Fig 1.24

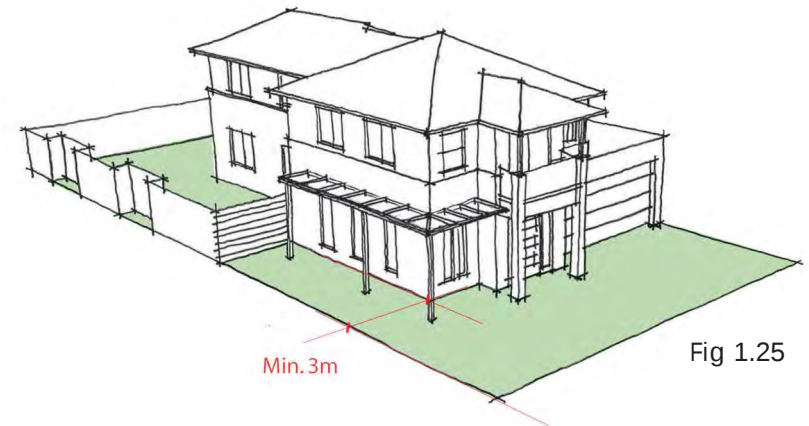


Fig 1.25



Fig 1.26

2 Sheds and outbuildings

- 2.1 Garden sheds smaller than 3m wide x 3.5m deep x 2.5m high are permitted, provided they are constructed of Colorbond or external colours and materials to match the dwelling.
- 2.2 Larger outbuildings must be aesthetically integrated with the home. Elevations and a schedule of external materials and colours must be provided to the Architectural Review Panel for approval.
- 2.3 Outbuildings must not be excessively large and out of proportion with the dwelling.

3 Driveway

- 3.1 Driveways must be constructed of pavers, coloured concrete in a neutral tone, exposed aggregate concrete finish, or stamped or stencilled surfacing.
- 3.2 The driveway must be completed prior to the dwelling being occupied.
- 3.3 The driveway must be constructed in the location of the existing crossover. If land is purchased prior to the crossover being constructed, purchasers may apply to the developer to have its location changed. There is typically no cost to relocate a crossover; however, in some instances there may be a charge to cover the cost of redesigning locations of stormwater drains, streetlights or other services. Purchasers seeking to relocate crossovers after construction must first apply to the City of Casey. Upon construction of a new crossover, the original crossover must be removed and the nature strip reinstated.

4 Rainwater tank

- 4.1 All homes must include a minimum 2,000L rainwater tank.
- 4.2 The rainwater tank must be plumbed directly to all toilets and at least one garden tap, unless the toilets and garden taps are connected to recycled water. A laundry connection is also encouraged.
- 4.2 The rainwater tank must be screened from public view from the street frontage(s).

5 Landscaping

- 5.1 Plant species which appear on the City of Casey's weed identification guide (pictured at right) may not be planted or allowed to grow.
- 5.2 Landscaping to the front garden is to include:
 - 5.2.1 One semi-advanced tree no less than two metres in height,
 - 5.2.2 minimum of 15m² of mulched garden bed, and
 - 5.2.3 any grassed areas must be either turf or seeded lawn
- 5.3 Landscaping of the front garden must be completed within 90 days of a certificate of occupancy being issued.
- 5.4 Use of indigenous plant species is strongly encouraged.
- 5.5 Retaining walls (if any) must be constructed in materials to complement the landscape, such as rock, stone or timber sleepers.
- 5.6 Provision for a compost bin is strongly encouraged.

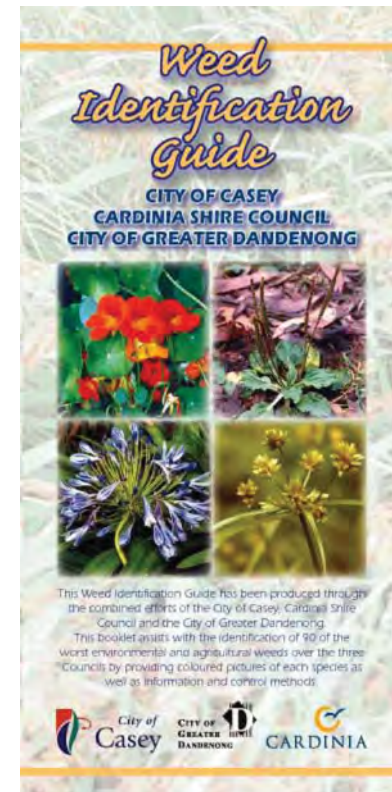


Fig 5.1

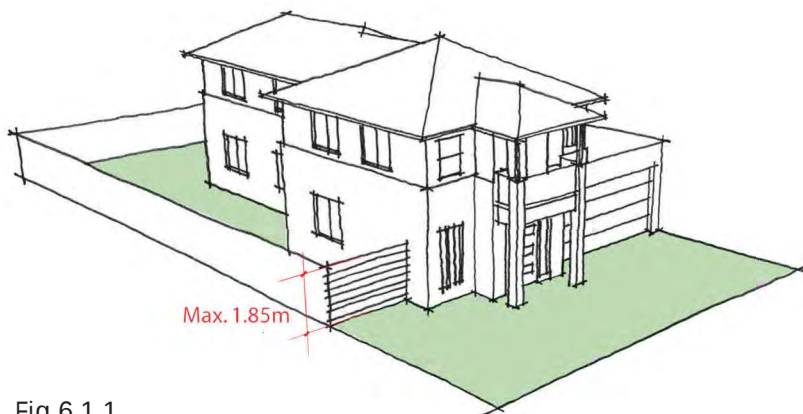


Fig 6.1.1

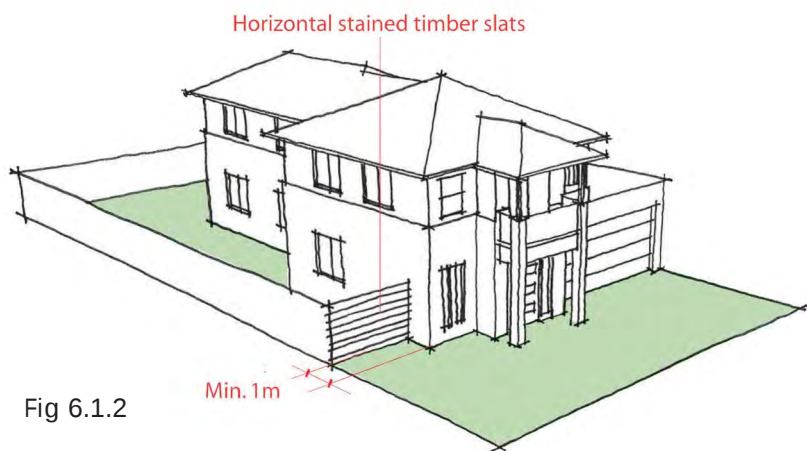


Fig 6.1.2

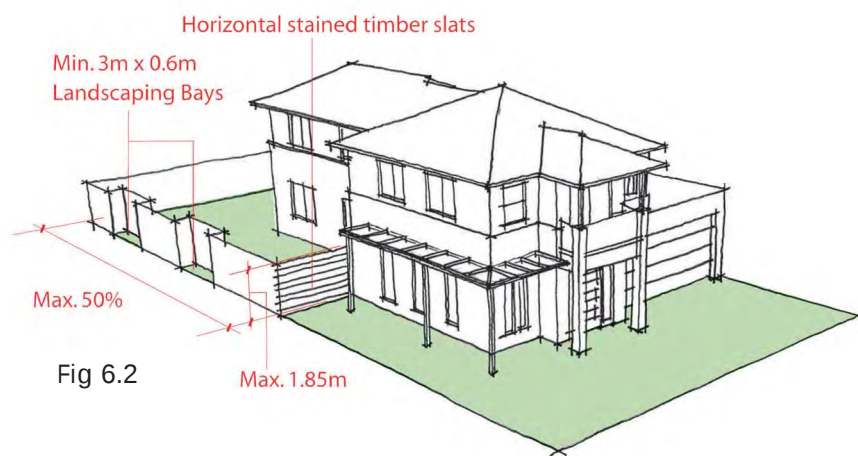


Fig 6.2

6 Fences

6.1 All fences shall:

- 6.1.1 not exceed 1.85m in height above the natural ground level (see diagram top left);
- 6.1.2 not be constructed any closer to the street frontage than 1m behind the building alignment (see diagram middle left); and
- 6.1.3 be constructed from timber palings and must have timber capping with timber posts exposed to both sides of the fence (except for the section of fence facing the street frontage on either side of the home, which may be constructed of horizontal, stained timber slats no greater than 50mm wide, see diagram lower left).

6.2 Corner allotments can construct timber fencing (with timber capping with timber posts exposed to both sides of the fence) on the boundary along the longest street frontage to a maximum length of 50% of that frontage, provided that a minimum of two recessed bays 600mm setback from the boundary and a minimum of 3m in length are included. Feature landscaping must be provided in these bays (see diagram lower left).

6.3 Fences must not be painted.

6.4 The fencing restrictions do not apply if the dwelling on the lot is being used as a display home. However, the fencing must comply with the restrictions after the dwelling on the lot ceases to be used as a display home.

6.5 The vendors will not be responsible for shared fencing to unsold lots or reserves.

7 Letter boxes

- 7.1 Letter boxes must be constructed in materials to complement the dwelling, be located on the front property boundary and clearly identify the house number. Single post supported letter boxes are not permitted.

8 Parking of commercial vehicles

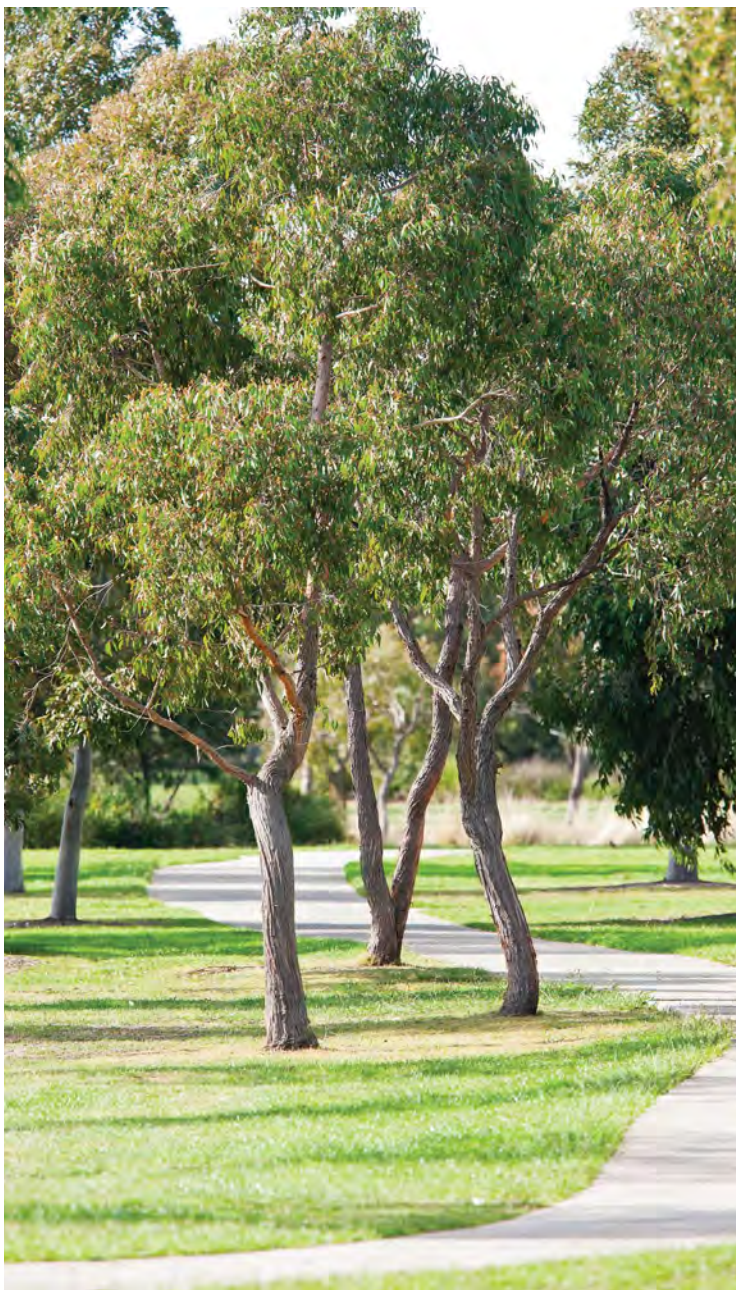
- 8.1 Residents must not park commercial vehicles (greater than one tonne), boats, caravans or trailers in locations visible from the street for more than four hours

9 Signage

- 9.1 Prior to the commencement of construction works, residents must not display or allow to be displayed any sign, including "for sale" signs.
- 9.2 Signs which advertise products or business are not permitted on any residence, with the exception of builder's signs smaller than 0.6m² in area during construction.

10 Maintenance of lots

- 10.1 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.
- 10.2 The purchaser shall not place any rubbish, including site excavations and building material on adjoining land. The vendors or their agents 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 developer's reasonable costs for doing so.



Appendix A – Recommended plant list

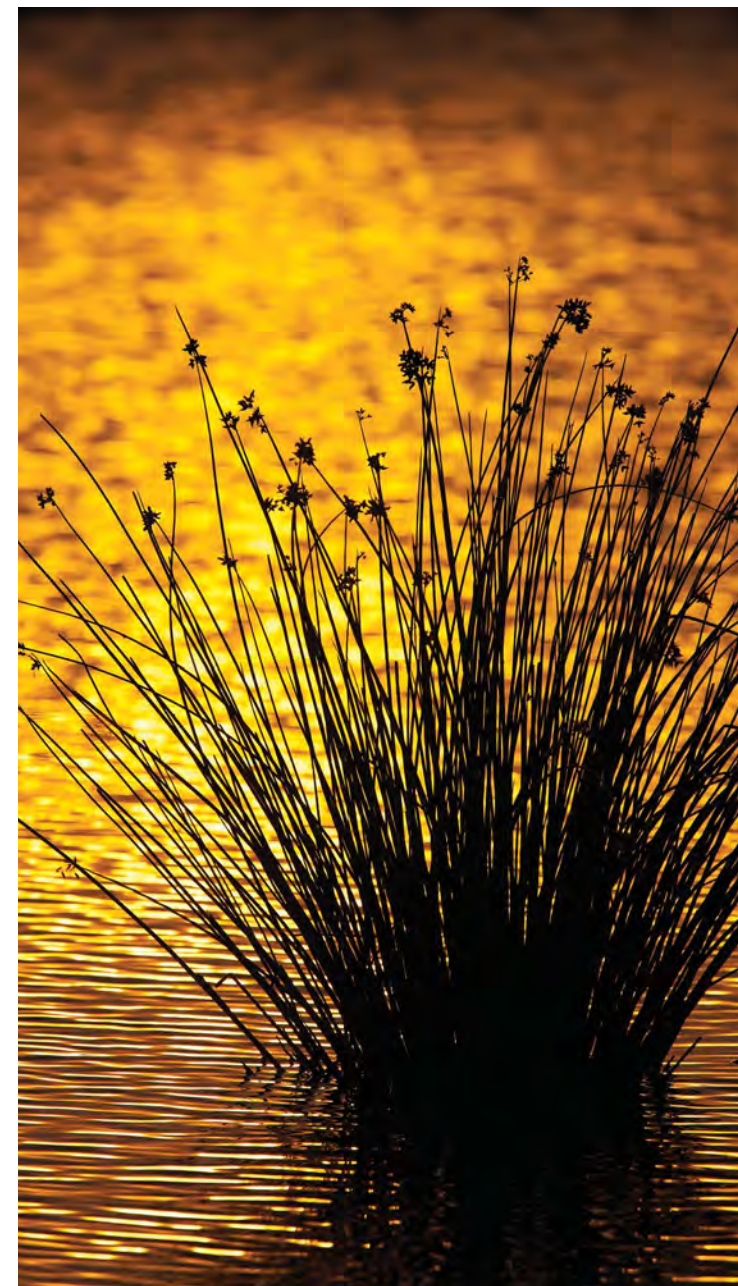
The use of plants from following list of local indigenous species is strongly encouraged at Water Edge. These plants are adapted to local conditions, will grow quickly, require less watering, and attract native birds.

Tree species			
Common name	Botanical name	Size h x w (m)	Comments
Black Wattle	<i>Acacia mearnsii</i>	8-25 x 6-10	Fast growing
Blackwood	<i>Acacia melanoxylon</i>	5-30 x 4-15	Long lived
Silver Banksia	<i>Banksia marginata</i>	1-10 x 1-5	Attracts birds, attractive yellow flowers
Swamp Gum	<i>Eucalyptus ovata</i>	8-30 x 8-20	Tolerant of wet soils
Narrow-leaf Peppermint	<i>Eucalyptus radiata</i>	10-30 x 6-20	Semi-weeping habit
Coast Manna Gum	<i>Eucalyptus viminalis subsp. pryoriana</i>	8 x 6	Leaves eaten by koalas
Manna Gum	<i>Eucalyptus viminalis subsp. viminalis</i>	10-20 x 8-15	Leaves eaten by koalas

Shrub species			
Common name	Botanical name	Size h x w (m)	Comments
Spike Wattle	<i>Acacia oxycedrus</i>	1-10 x 2-5	Attractive yellow flowers
Hop Wattle	<i>Acacia stricta</i>	2-5 x 2-4	Attractive pale yellow flowers in winter
Showy Bossiaea	<i>Bossiaea cinerea</i>	1-2 x 1-2	Attractive pea flowers
Common Cassinia	<i>Cassinia aculeata</i>	2-4 x 1-2	Fast growing, attracts butterflies
Common Heath	<i>Epacris impressa</i>	0.5-1.5 x 0.2-0.6	Victoria's floral emblem, attractive flowers
Prickly Tea-tree	<i>Leptospermum continentale</i>	1-4 x 1-2	Fast growing

Shrub species - continued			
Common name	Botanical name	Size h x w (m)	Comments
Heath Tea-tree	<i>Leptospermum myrsinoides</i>	0.5-2.5 x 1	Masses of pink or white flowers
Swamp Paperbark	<i>Melaleuca ericifolia</i>	2-9 x 3	Stabilises banks
Snowy Daisy Bush	<i>Olearia lirata</i>	2-5 x 2-3	Attracts butterflies
Smooth Parrot-pea	<i>Dillwynia glaberrima</i>	1-2 x 1-2	Attractive yellow and red pea flowers

Groundcover and tussock species			
Common name	Botanical name	Size h x w (m)	Comments
Wallaby Grass	<i>Austrodanthonia spp.</i>	0.2-0.4 x 1.2	Tussock grass
Tall Sedge	<i>Carex appressa</i>	0.5-1.2 x 0.5-1	Attractive foliage
Tasman Flax-lily	<i>Dianella tasmanica</i>	0.6-1.5 x 0.5-2	Attractive pale blue flower spikes
Kidney Weed	<i>Dichondra repens</i>	Prostrate creeping herb	Hardy plant for lawns
Rounded Noon-flower	<i>Disphyma crassifolium subsp. clavellatum</i>	Prostrate x 1-2	Attractive flowers
Button Everlasting	<i>Helichrysum scorpioides</i>	0.3 x 0.2-0.3	Attractive yellow flowers, suited to rock gardens
Knobby Club-rush	<i>Isolepis nodosa</i>	0.5-1.5 x 0.6-2	Suited to wet soils and ponds, attractive flowers
Running Postman	<i>Kennedia prostrata</i>	Prostrate x 1-2.5	Ground cover, attractive red flowers
Spiny-headed Mat-rush	<i>Lomandra longifolia</i>	0.5-1 x 0.5-1.2	Stabilises slopes and banks
Weeping Grass	<i>Microlaena stipoides</i>	0.3 x 0.6 (stems to 1m)	Substitute shade tolerant lawn species
Common Tussock-grass	<i>Poa labillardierei</i>	0.3-0.8	Tussock grass, Stems to 1.2m





Appendix B - Local indigenous nurseries

Nursery	Telephone
Kareelah Bush Nursery, Bittern	03 5983 0240
Southern Dandenongs Community Nursery, Belgrave	03 9754 6962
Upper Beaconsfield Indigenous Nursery	03 9707 2415
Friends of Cranbourne Botanic Gardens (Grow to order)	03 9736 2309
Chatfield and Curley, Narre Warren (Appointment only)	0414 412 334
Kooweerup Trees and Shrubs	03 5997 1839
Bushwalk Native Nursery (Cranbourne South)	03 9782 2986

Acknowledgement

The developers of Water Edge acknowledge the work of the City of Casey in providing this information.

Appendix C – Application Checklist

Lot No	
Street Address	
Owner's Name	
Address	
Telephone	Business hours
	Home / Mobile
Email	
Builder's Name	
Builder's Contact	

Signature	
Name	Date

The following documents need to be enclosed with your application (please check each box)

- ☐ Site Plan - including setbacks from all boundaries and locations of the rainwater tank, clothesline, and any sheds or outbuildings
- ☐ Dimensioned floor plan
- ☐ Elevations - from four sides showing building heights, roof pitches, and locations of external air-conditioners or aerals (if any)
- ☐ Schedule of external materials and colours
- ☐ Details of any earthworks and retaining walls including materials used
- ☐ Fencing details - including locations, heights, and materials
- ☐ Simple sketch plan showing landscaping between the street frontage(s) and the home including location of any paths, mulched beds, trees, driveway (including materials used) and letterbox
- ☐ Plans, elevations and a schedule of external materials and colours are also required for any outbuildings larger than 3m wide x 3.5m deep x 2.5m high

Three copies of all enclosed documents must be provided. All plans must be legible, printed to A3, drawn to a conventional scale and clearly show a north point. The Architectural Review Panel reserves the right to request additional information.

Please mail your completed application to:

Water Edge Architectural Review Panel
C/- McCabe Architects Pty Ltd
6/400 High Street,
Kew, Victoria 3101

or email in Adobe® PDF format to:

approvals@wateredge.com.au

