



WINDERMERE

MAMBOURIN



RESIDENTIAL DESIGN GUIDELINES
STAGES 1 TO 13

by country garden

M I N D

B O D Y

S O U L

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INTRODUCTION

We are proud to present Windermere, a stunning new precinct that is destined to be the residential and commercial showpiece of Werribee's grand redevelopment plans.

As one of the most ambitious and prestigious urban rejuvenation projects ever undertaken in Melbourne's west, Windermere will be a landmark moment in the evolution of Werribee and proudly sit alongside other masterplanned communities.

The result of years of meticulous planning, an unparalleled level of innovative design, engineering skill and craftsmanship, Windermere will indeed create something very special and iconic.



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1.1

Commitment and Objective

Our commitment to you starts here!

Country Garden Australia is committed to improving the quality of people's lives and creating a unique sense of community.

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1.2

The Community Vision

Windermere, a masterplanned residential community located approximately 38 kilometres by road from Melbourne's CBD, will emerge as a highly desirable residential community where, from the initial masterplanning, the amenity for all residents has been carefully considered.

With more than 50 hectares of parkland, waterways and open space proposed for the development, including the wetland precinct and neighbouring schools, residents shall enjoy a high standard of amenities.

MIND
BODY
SOUL

1.3

Statutory Obligations

It is the responsibility of the purchaser (and the purchaser's builder and Building Surveyor) to ensure compliance with any applicable statutory requirements, such as building regulations, planning requirements and current Victorian energy rating standards. Approval from the Design Review Committee (DRC) is not an endorsement that plans comply with such requirements and neither Country Garden Australia or the DRC will be liable for any cost or claim associated with approving plans.

1.4

The Design Review Committee (DRC) Approval

All house designs and building works including fencing, retaining walls and outbuildings require approval from the DRC. Approval from the DRC is required prior to applying for a building permit for the construction of a new dwelling.

The DRC will assess all designs and if they are compliant with the Windermere Design Guidelines (Design Guidelines) applying at the time of the application, provide a letter of approval along with an endorsed copy of the plans and external colour schedule. If the design submitted does not comply with the Design Guidelines, the DRC will advise the applicant on the areas of non-compliance and the required amendments. Applicants will then be required to submit amended documents in order to gain approval.

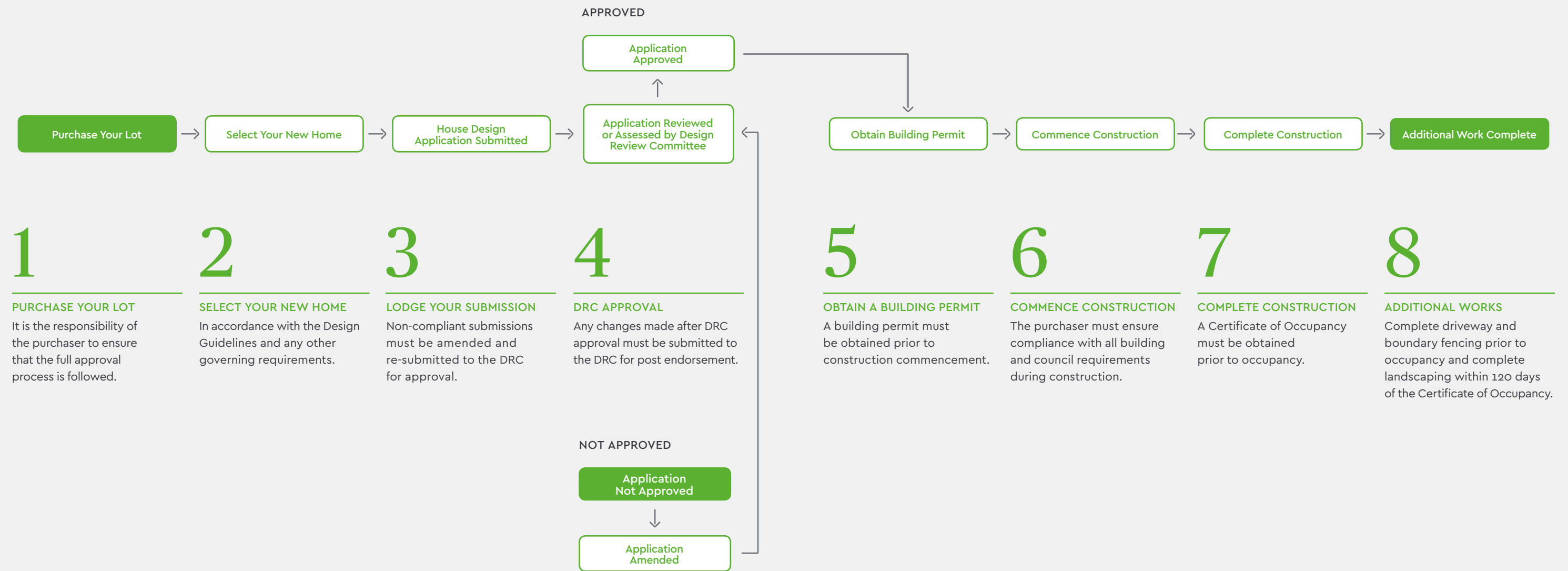
Please refer to the Developer Approval Application Form at the rear of this document for further information. The Application Form must accompany the submission documents.



2.0

The Construction Process

The following steps illustrate the process to build at Windermere.



3.0

The Design Principles and Requirements



3.1

General Requirements

It is essential the following rules are adhered to.

YOUR DWELLING

Only one dwelling is permitted per allotment. Materials used on your dwelling must be new and of sound quality.

DUAL OCCUPANCY

No dual occupancy dwelling or relocatable home is permitted within the estate, unless otherwise agreed to by Country Garden Australia and the responsible authority.

SUBDIVISION

The Design Guidelines prohibit further subdivision of all allotments, unless otherwise agreed to by the DRC and responsible authority.

CONSTRUCTION TIME

Construction of your dwelling must commence within 18 months from the date of settlement of your land and completed within 18 months of construction commencement.

3.2

Site Layout and Services

RESCODE (LOTS GREATER THAN 300M²)

1. All dwellings on lots greater than 300m² must comply with Part 4 of the Building Regulations.

SMALL LOT HOUSING CODE (LOTS LESS THAN 300M²)

1. Lots less than 300m² must comply with the Small Lot Housing Code. (Refer to the Plan Of Subdivision for Type A or Type B allocations).
2. Small lots must also comply with the Design Guideline requirements. Where a Small Lot Housing Code restriction contradicts these Design Guidelines the Small Lot Housing Code requirements shall prevail.

MINIMUM SETBACKS (LOTS GREATER THAN 300M²)

1. Dwellings must be setback a minimum of 4m from the primary frontage. Encroachments are permitted and must be in accordance with Part 4 of the Building Regulations (See diagram 1.1).
2. Dwellings must be setback from a secondary frontage (corner) a minimum 2m (See diagram 1.2).
3. Side and rear boundary setbacks and encroachments must be in accordance with Part 4 of the Building Regulations.

SERVICE CONNECTIONS

1. Your home must be connected to all available in ground services according to the service provider's standards including the purple pipe system for recycled water and the communications network.

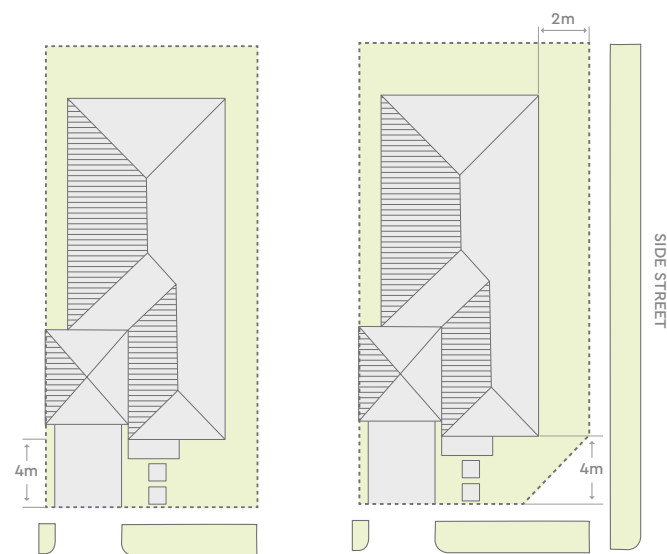


DIAGRAM 1.1

DIAGRAM 1.2

3.3

Architectural Character

HOME STYLE

1. Mock reproduction of historical style homes is not permitted, such as:
  - Federation
  - Victorian
  - Edwardian



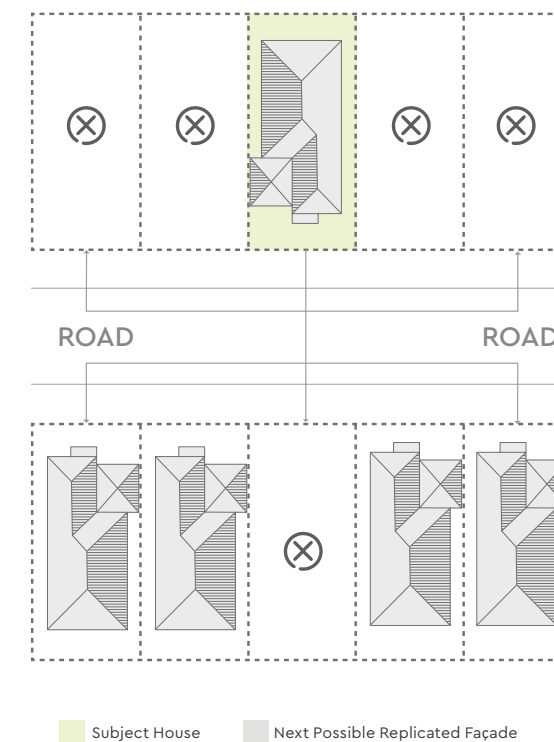
NOT PERMITTED



PREFERRED

HOUSING DIVERSITY

1. The façade of your home must not be the same as another façade within two lots adjacent or across the street, unless agreed by the DRC.

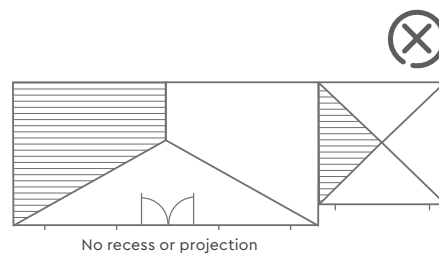


3.3

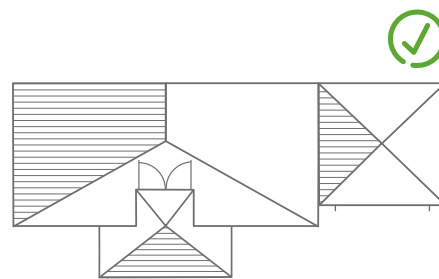
Architectural Character

YOUR FACADE

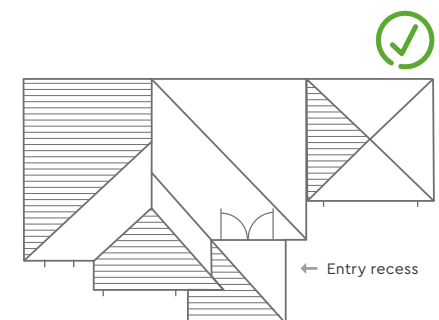
1. The entry to your home must either be recessed from the main building line or must project forward. An entry door flush with the main building line is not permitted.
2. Piers/pillars used on the façade must not be constructed of fibre cement sheeting.
3. Your home must have at least one habitable room¹ window on the primary façade.
4. All entry doors must include a side light or have a minimum 20% glazing, unless approved by DRC.
5. The façade must have a variation of at least two separate material finishes. A minimum of 20% of the façade must be a feature material, unless:
  - The home is solely constructed of weatherboard; or
  - Where the façade is solely finished with a rendered material, the façade must have a minimum of 2 colours.
6. Front façade material must continue a minimum 1m along the adjoining side elevation on non-corner lots and a minimum 3m on corner lots.
7. Lightweight infill is not permitted above windows and doors on elevations visible to the public.
8. Unpainted and/or untreated metalwork and reflective glazing will not be permitted.
9. Roof coverings must be constructed of low profile roof tiles or pre-finished metal roof sheeting. Galvanised or non-coloured zincalume is not permitted.



Front

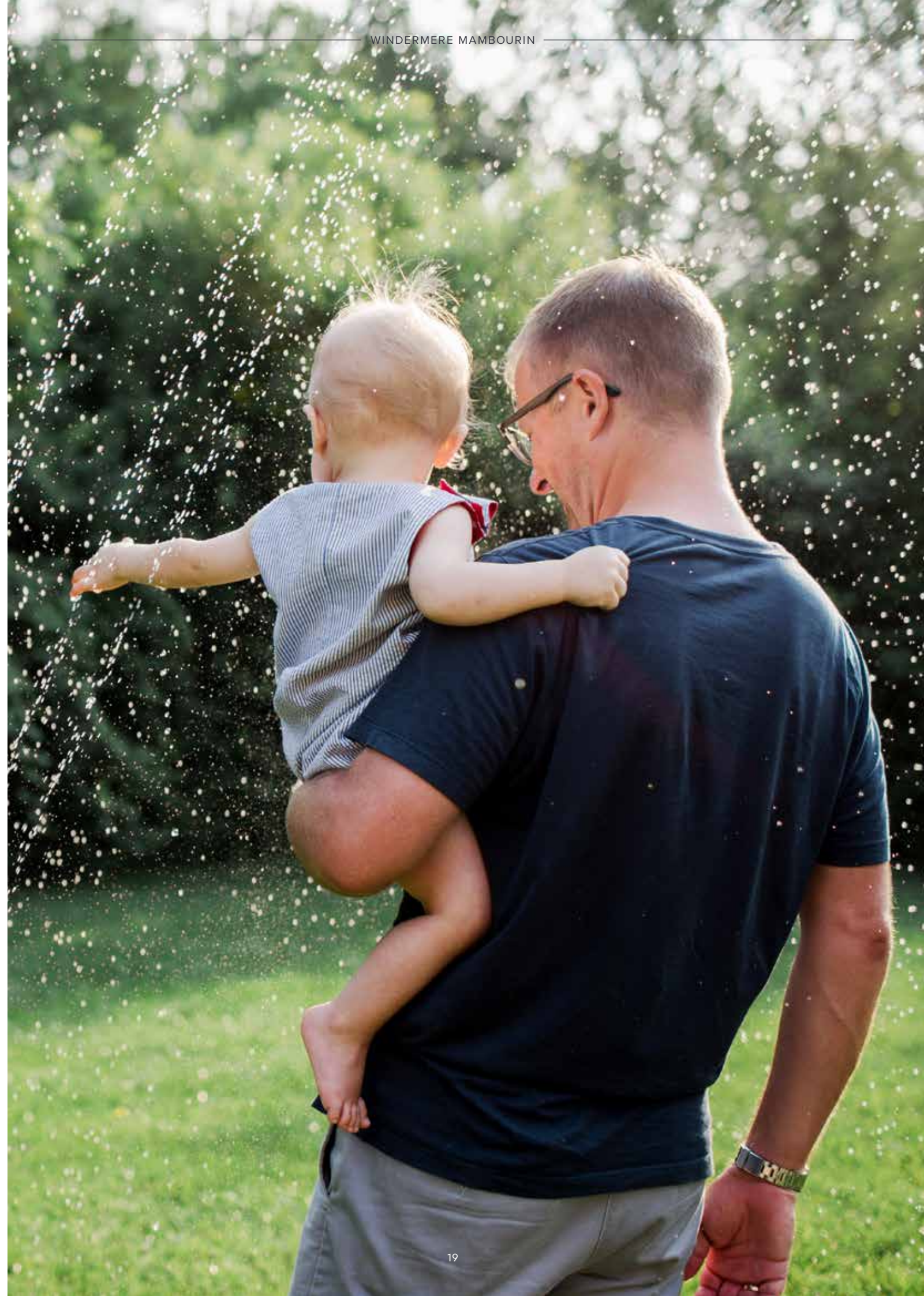


Front



Front

¹Adopting the definition of habitable room in the Building Code of Australia.



3.3

Architectural Character

ROOF

1. A minimum roof pitch of 20° is required unless it is a skillion or curved roof.
2. Flat roofs are permitted, however must be accompanied by parapet walls.
3. Roof coverings must adopt natural earthy tones. Colours resembling red or terracotta will not be permitted on the roof.



Skillion Roof



Flat Roof

EAVES

1. All roofs must include minimum eaves of 450mm to the street frontage and the eave must return and continue a minimum 1.0m along the connecting return wall/s.
2. Where a parapet wall is constructed visible to the public, eaves are not required.
3. Eaves are required to the entire upper storey of double storey homes, unless parapet walls are included.
4. Eaves are required to return the full length of the home when facing a secondary frontage.



Eaves and roof pitch



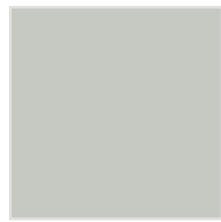
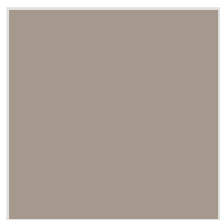
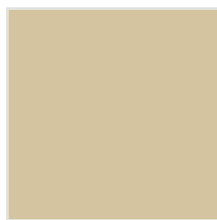
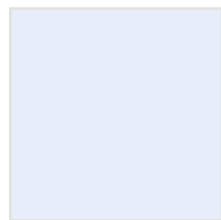
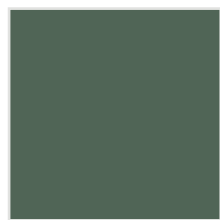
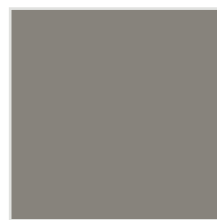
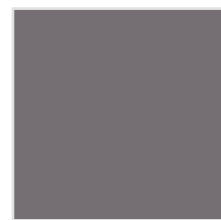
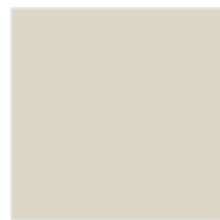
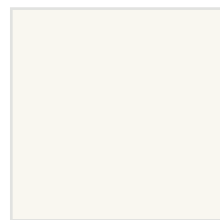
Eaves and roof pitch

3.3

Architectural Character

EXTERNAL COLOURS

1. The external colour palette must adopt natural, earthy colours. Reliance on external colours which are bright or draw visual attention will not be supported.
2. Accent colours are acceptable for feature elements.
3. Accent colours must be limited to a maximum 10% of the façade and will be considered by the DRC on their merits.
4. Gutter and fascia colours must complement the roof colour.
5. Downpipes and meter boxes must complement the external wall colour.



3.3

Architectural Character

GARAGES

1. The garage must be a minimum 840mm behind the main building line.
2. Double garages must not exceed 6.5m in width.
3. Triple garages are not permitted.
4. Carports are not permitted where they are visible to the public.
5. The garage door must be electric sectional, tilt or panel lift. Roller doors are not permitted where visible to the public.

CORNER LOTS

1. Corner elevations must address the secondary street by incorporating design features which match and complement the front elevation. Factors for consideration include window designs, materials and articulation.
2. Corner treatment must continue on that elevation for a minimum of 3m to:
  - single storeys;
  - the ground floor of a double storey and
  - the entire first floor of double storey homes.
3. At least 1 habitable room² and window must be visible to the secondary frontage.
4. All windows visible to the public must match the same head and sill heights as those used on the primary façade.
5. Blank walls will not be permitted.



Tilt Garage



Corner treatment

²Adopting the definition of habitable room in the Building Code of Australia.



3.4

Driveways and Letterboxes

DRIVEWAYS

1. Driveways must be constructed of exposed aggregate, stone, brick, concrete pavers or charcoal coloured concrete. Charcoal coloured concrete must be mixed using a charcoal oxide additive to manufacturer's recommendations.
2. Natural coloured concrete or painted concrete are not permitted.
3. Driveways must be completed prior to occupancy of your home.
4. Driveways must taper to match the crossover width and must be setback a minimum 300mm from the closest side boundary to allow for a landscape strip.
5. Crossover relocations are subject to approval by both DRC and the Responsible Authority. Relocations will only be considered by the DRC prior to construction. Requests for relocations will incur an administration fee – please speak to one of our sales staff for further details.



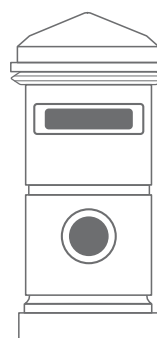
Concrete Pavers



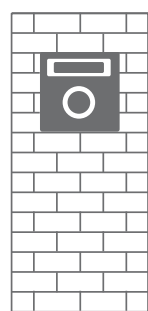
Brick Pavers

LETTERBOXES

1. Letterboxes are required to be constructed in accordance with Australia Post standards. Freestanding letter boxes of solid brick or masonry construction are preferred. 'Box-on-post' type letterboxes are not permitted.



Letterbox examples



400mm



3.5

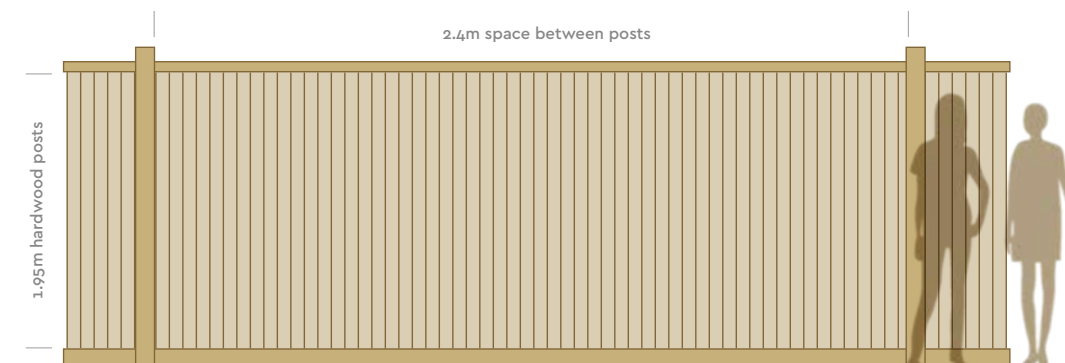
Fencing

BOUNDARY

1. Purchasers are responsible for constructing boundary fencing. Side and rear fencing must be 1.8m high timber paling with 20mm overlap.
2. Corner lot fencing will be constructed by Country Garden Australia along the secondary street boundary in accordance with the contract of sale. The fencing must not be removed or altered in any way. The corner lot fencing will cease 3m behind the main building line.
3. Front fencing is strictly not permitted, unless specified by the DRC.
4. Fencing is not permitted forward of the building line.

CORNER LOT FENCING BY COUNTRY GARDEN AUSTRALIA

1. Timber fencing to be typical maximum height of 1.95m with timber capping and exposed post.
2. Spacing between post to be 2.4m with pailings 1.8m height with 20mm overlap.

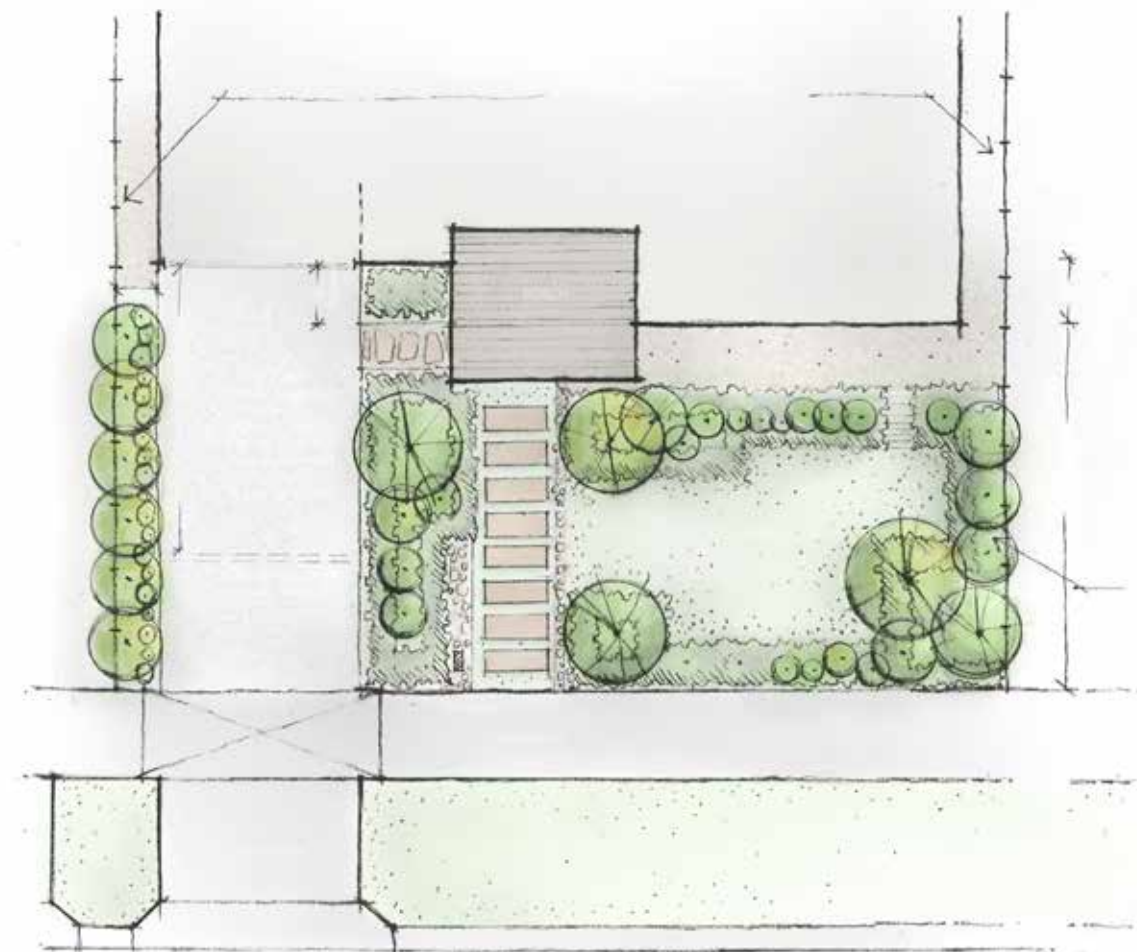


3.6

Landscaping

LANDSCAPING

1. Landscaping to your front yard must be completed within 120 days of your Certificate of Occupancy being issued.
2. Front yard landscaping must include at least 50% of the area constructed with lawn and/or garden beds.
3. A minimum size 50mm UPVC conduit pipe must be provided under the driveway, 4m from the Garage prior to construction, for irrigation of the side landscape strip.
4. A minimum number of 15 garden plants must be planted within the front yard and the side landscape strip must be planted.



Indicative landscape plan only.

3.7

Sheds, Ancillary Items and Signage

SHEDS

1. Sheds must be no greater than 10m² in area and be no higher than 3m.

ANCILLARY ITEMS

1. Any additions, fixtures or equipment including satellite dishes, external hot water services, solar hot water systems, water tanks, spa pumps, heating and cooling units, clotheslines, rubbish bins or solar pool heating coils must be located at the rear of your home and with little impact to your surrounds.
2. Solar panels must not be located on the primary façade of your home.
3. Evaporative cooling units must be low profile, located below the ridge line, and not be visible to the public.
4. Boats, caravans, trailers, commercial vehicles greater than 1.5 Tonne or other recreational vehicles are not permitted to be parked on your property unless they are screened from public view.

SIGNAGE

1. Signage and hoarding boards advertising businesses and products are not permitted. Builders' signs of maximum size 600mm x 600mm are permitted as required on allotments during the course of construction but must be removed prior to the Certificate of Occupancy being issued.



4.0

Developer Approval Application Form

Applications for developer approval are to be emailed to the Windermere Design Review Committee:
windermere@countrygarden.com.au

Complete and attach this cover sheet to your application. Attachments must be in pdf format.

Lot No: _____

Owners Name/s: _____

Contact No: _____

Builder: _____

Contact No: _____

Postal Address: _____

Email: _____

_____

Documents to be submitted to the DRC: (These details are usually supplied by your builder or architect).

- 1. **Site Plan (scale 1 : 200)**
Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground levels, proposed earthworks and retaining walls, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed outbuildings.
- 2. **Floor Plans (scale 1 : 100)**
Must indicate key dimensions and window positions.
- 3. **Elevations (scale 1 : 100)**
Must include all 4 elevations and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, external finishes, existing ground levels and any excavation, fill and proposed finished ground levels and retaining walls. (Alternatively, the latter can be indicated on a cross section at a minimum scale of 1 : 100).
- 4. **External Colour & Material Selection**
Include brands, colour names and colour swatches where possible.

The DRC will endeavour to assess proposals in the shortest possible time which is generally within 10 business days of receipt of a completed and compliant application.

The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against (and must comply with) the version of the Design Guidelines that are current at the time the plans are submitted for approval. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the DRC. The DRC also reserve the right to waive or vary any requirements of the Design Guidelines. Any waiver or variation does not indicate that such waiver or variation will be granted to any other person, nor does it imply any such action will apply again. These details are correct at time of going to print, dated 1st May 2018.

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