

WATERHAVEN

POINT
COOK

DESIGN GUIDELINES

Waterhaven is a new and premier residential neighbourhood. Our Guidelines are designed to protect your investment and aim to achieve the optimum image for the Estate. They are intended to make sure that all residents of Waterhaven act in the best interest of the neighbourhood.

Every resident will be able to contribute to the design of their house and surroundings.

Your investment in Waterhaven is protected in 2 ways:

DESIGN GUIDELINES

The aims of these Guidelines are:

- to encourage a variety of styles which are in harmony with each other and the streetscape;
- provide a high level of presentation to the neighbourhood;
- protect the amenity of the Estate;
- make sure that buildings and landscapes within the Estate are a high standard.

PROTECTIVE COVENANTS

These covenants require that certain standards are observed and that specific criteria are met.



be truly amazed... Waterhaven, Point Cook

WATERHAVEN DESIGN GUIDELINES

1. Design approval procedures

- You must obtain the written approval of the Vendor to your building plans during the period of 5 years after registration of the Plan of Subdivision and before you obtain a building permit or start any works.
- To obtain the Vendor's approval, you must forward two legible copies of the following documents for approval by the Vendor's appointed Design Architect (who initially is Malcolm Elliott Architects, Level 14, 257 Collins Street, Melbourne, 3000):
 - House floor plans including roof plan (1:100 scale);
 - Elevation from four sides;
 - Site plans showing setbacks from all boundaries and details of fences and outbuildings;
 - Schedule of external materials and colours;
 - Retaining wall details (where applicable) and nature of materials used;
 - All other relevant information regarding the application for design approval, whether drawn or scheduled, to allow complete assessment of the documents against the criteria in the Guidelines.
- It is envisaged the approval process may take a maximum of 14 business days.
- The Vendor and Design Architect have the right to request further information.
- You must then obtain the approval of the building plans from your building surveyor or the City of Wyndham and from other relevant authorities.



1. Position of the house on the lot

Positioning must:

- Conform with Rescode (Victoria), and
- Be set back in accordance with the covenant endorsed on the title (min. 5m, max. 7m). This provision will not apply to integrated housing developments or terrace allotments where lot sizes are less than 400m².

3. House Elevations

Two houses of the same front elevation must not be built within 5 house blocks on either street frontage side of the subject property or on the blocks opposite them. This provision will not apply to integrated housing developments or terrace allotments where lot sizes are less than 400m².

4. Excavation

You must not excavate, fill or build up the level of your lot without the approval of your building surveyor or City of Wyndham and all other relevant authorities.

5. Timing of Works

Incomplete building works must not be left for more than 3 months without work being carried out on them and all building works must be completed within 12 months of commencement.

6. Building Materials

- See the Covenant endorsed on title for details of permitted wall and roof materials.
- No vibrant colours will be permitted to exterior wall cladding, roofs, fences, storage facilities and retaining walls.
- Fascia boards, trim and exposed metalwork must be colour co-ordinated with the house.
- Unpainted metalwork is not permitted.
- Reflective glazing and excessively tinted glass is not permitted.

7. Vehicle Access

- Driveways from the front allotment boundary to the front of the garage must be fully constructed before the issue of an Occupancy Permit.
- Driveways must be constructed of pavers or coloured concrete or with concrete with exposed aggregate or stamped or stencilled surfacing.

8. Landscaping

Within 3 months of the issue of an Occupancy Permit:

- all lawn, trees, shrubs and garden beds that are within public view must be established;
- the lawn from the street kerb to the front alignment of the house must be laid within 14 days of the issue of an Occupancy Permit.





9. Fencing

- Fences between adjoining lots must not exceed 1.8 metres in height above the natural ground level of the lot and must finish level with the house frontage facing the street.
- Front or side boundary fencing which is forward of the building line may be up to 1.0 metres in height if it is integrated and colour co-ordinated with the house and must be of not less than 35% transparency.
- Fences between lots are to be powder coated metal or a timber paling fence with timber capping and timber posts exposed to both sides of the fence.
- The owner is solely responsible for the maintenance or replacement of fencing between a lot and any adjoining reserve.
- If a lot already has a fence or wall being part of a fence or wall erected by the Vendor the owner must not remove, damage or disfigure it and must maintain it in good condition.
- That fence or wall must not be altered without the Vendor's prior written approval.
- Any alteration to part of that wall or fence will not be approved unless it is in uniformity with the total fence or wall.
- Side fences on corner lots and which fences abut roadways must have two recessed sections forming landscape areas. Each recessed section must be 2.5 metres in length and 0.5 metres in depth.
- Side fences on corner lots and which fences abut roadways must, where they are forward of the building line, be no more than one metre in height and must be integrated and colour co-ordinated with the house and must be no less than 35% transparency.



10. Outbuildings and Other Structures

- Garages and sheds must be restricted in size so as to be in harmony with the other buildings. Preferably, sheds are to form part of the garage structure.
- Any garage side boundary walls facing the front boundary must contain windows of a size and proportion matching that of the house façade. Design approval of this elevation will be at the discretion of the Design Architect. Garage side boundary walls facing the front boundary are generally not acceptable.
- The design, appearance and external colours and material of all outbuildings must be aesthetically integrated with the house.
- Galvanised iron or zinc/aluminium uncoloured finishes must not be used.
- Unrendered fibre-cement sheeting must not be used.
- No caravan, tent or other temporary living shelter of any kind may be erected or placed on the land.
- External plumbing must be out of public view.
- External TV antennae and other aerials must be unobtrusive and located towards the rear of the house.
- Satellite dishes will only be approved if below roofline and must not exceed 1 metre in diameter.
- Clotheslines must be screened from view from public areas.
- Externally mounted spa equipment attached to side boundary walls of any house must be positioned out of public view and must be painted in, or be, a colour matching the adjoining wall surface.
- Incinerators are not permitted.
- Air conditioners or part thereof, where possible must be located so that they cannot be viewed from streets or other public areas.



11. Maintenance of Lots

- An owner must not allow any rubbish (including site excavation and building materials) to accumulate on a lot unless the rubbish is neatly stored in a suitably sized industrial bin or skip.
- An owner must not allow excessive growth of grass, weeds or other plants on the lot.
- An owner must not place any rubbish (including site excavation and building materials) on adjoining land, in any waterway or any street or reserve or other public area.
- The Vendor or its agent or its contractors may enter and access a lot at any time without being liable for trespass or otherwise to remove rubbish, maintain, slash or mow a lot and the owner must reimburse the Vendor's reasonable costs of doing so.





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Growing Grass Frog -
a Waterhaven resident

PROTECTIVE COVENANTS

Covenant conditions set out building requirements and are to be registered on your title.

One house per lot

There may only be one house on each lot.

Garage

A garage must have lock up doors to all street frontages.

Floor Area and Setback

- A house on a lot of 300 – 450m² must have a minimum floor area of 120m² (excluding any garage or verandah).
- A house on a lot of 451 – 900m² must have a minimum floor area of 170m² (excluding any garage or verandah).
- A front boundary is to be that part of the lot with the street frontage with the smallest dimension.
- The front of a house (excluding verandah and porch) must not be erected within 5 metres of the front boundary and must not be set back more than 7 metres from the front boundary. Verandahs or porches may encroach up to 0.5 metres into the frontage setback.

Building Materials and Roof Pitch

- The external walls (excluding windows and doors) of any house and the front facade must be constructed of not less than 75% of brick or masonry or stone or cement render or other similar textured material.
- The roof of any single storey house must be laid with concrete or terracotta roof tiles or other non-reflective material with a minimum pitch of 22 degrees. The roof pitch of verandahs and entrance porches are excluded from this restriction.

Fencing

No front boundary fence may be greater than 1.0 metres in height and must have not less than 35% transparency. All side fences must be either powder coated metal or a timber paling fence with timber capping and timber posts exposed to both sides of the fence and stained with a colour to blend with the landscape.

Design Guidelines WH1.1