



Design Guidelines

Version 2 - September 2020

Subject to council approval

myriverhills.com.au



Riverhills



Contents

About Riverhills	2
Location	4
1. Purpose of the guidelines	9
2. Design approval	9
3. Solar access & energy efficiency	10
4. Setbacks	10
5. Dwelling design	12
6. Garage design	13
7. Corner lots	14
8. Façade variation	15
9. Building colours & materials	16
10. Fencing	18
11. Driveways	20
12. Front landscaping	21
13. Services & outbuildings	22
14. Submission requirements	25



Riverhills has been conceived to ensure a harmonious dialogue between the existing natural environment and new built forms.

To drive a premium design outcome, its approach is built upon three key pillars

Environment & Sustainability

Each Riverhills home is to be located within 200m of parkland, built in such a way as to acknowledge and respect the key natural elements of the geography, including the natural watercourse of Darebin Creek and the flora and fauna the area is populated by. The nearby Quarry Hills Bushland Park is to be expanded, preserving the uniquely natural qualities of the site.

Social & Community

Riverhills will be an integrated community established along the banks of a natural watercourse, consisting of a variety of lot locations of different elevation and size connected to one another by interconnected parkways, with a sensitively landscaped waterside commons to encourage greater health, wellbeing and connection within the community.

Heritage & Culture

Riverhills acknowledges the long history of the region, honouring it as a site of significance for traditional owners and early settlers, as well as an important site of regional industry that contributed greatly to Melbourne's fortunes across various stages of its development.

Take the high ground

Riverhills establishes a serenity that can never be compromised, with the 220-hectare Quarry Hills Bushland Park expanding further to ensure every dwelling is no more than 200 metres from parkland.

Explore the creek reserve and the quiet beauty of the trees. Savour the views. And let yourself soar.

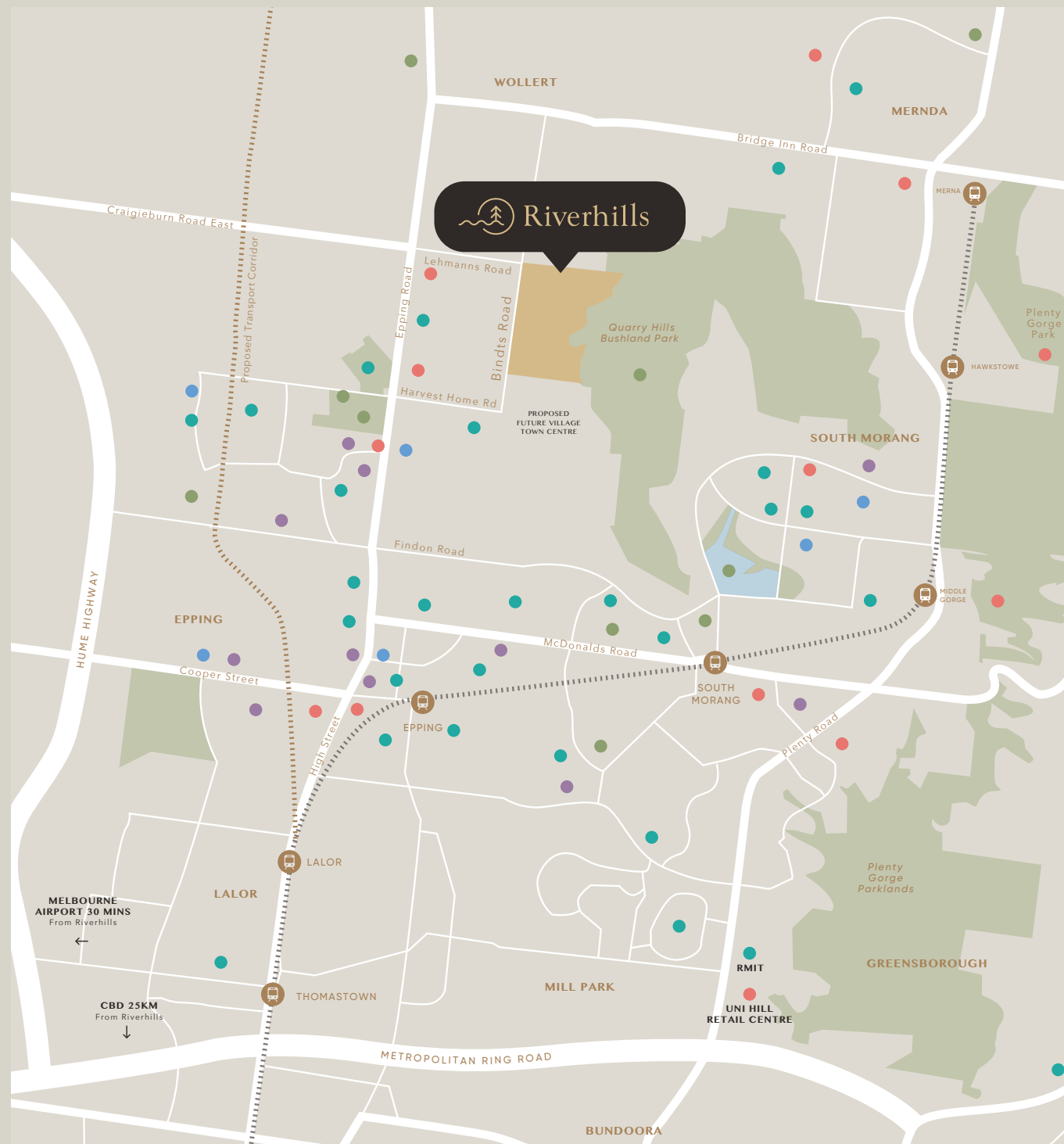
Part of the City of Whittlesea, Wollert's natural beauty has seen it attract increasing interest from those who aspire to something truly different.

All within minutes of life's necessities, and just 25 kilometres from the CBD of Australia's most liveable city, Melbourne.








Artist Impression





Experience serenity, without sacrificing amenity.

Perhaps the most desirable slice of the booming north, Wollert rises to meet a new era of prosperity and growth. Quality dining and retail add to the quiet luxuries and extensive amenity awaiting you in Riverhills, where everything is naturally simple.

-  Shops, Food & Retail
-  Education
-  Parks and Recreation
-  Health & Medical
-  Childcare

1. Purpose of the guidelines

To achieve a high quality of design and construction at Riverhills, specific safeguards have been implemented by Dahua and APD Projects to protect the interests of residents

The Design Guidelines serves as reassurance for residents expecting a high quality of built form and encouraging consistency between neighbouring dwellings. 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.

Please note that the Design Guidelines are to be read in conjunction with the Plan of Subdivision restrictions and Memorandum of Common Provisions. The Design Guidelines may be subject to endorsement by Council and may require amendment.



2. Design approval

The Design Review Panel (DRP) will assess each design and either provide a notice of approval or specify how the proposed design conflicts with the guidelines. Designs that substantially comply with the guidelines may be given a notice of approval with conditions requiring the rectification of minor deviations from the guidelines.

The DRP may make suggestions intended to improve the design. The DRP will use reasonable endeavours to assess designs in the shortest possible time and generally will provide a response within 10 business days of receipt of a fully completed proposed design.

Submissions must include:

- a siting plan of the proposed house on the lot with dimensions and setbacks from all boundaries and proposed outbuildings, fencing and driveway location - the proposed house must be the only house to be constructed on the lot;
- floor plans that show the layout of the house indicating all rooms, windows, external doors, external fixtures and nominated floor levels; and
- full elevations indicating wall heights and all external finishes and colours including garage door type.

Once the DRP approves a design, you must then obtain the approval of the building plans from the local Council or relevant Building Surveyor and/or any other relevant authorities required by the authority approval process.

3.

Solar access & energy efficiency

Correct orientation of homes is environmentally responsible, and can reduce ongoing energy costs and increase your enjoyment of your home. All homes must comply with Victoria’s energy rating requirements as currently legislated (an Energy Rating Certificate will be required prior to obtaining a Building Permit).

NOTE:

Information and tips regarding energy efficiency are available on Sustainability Victoria’s website: sustainability.vic.gov.au

Requirements:

- a. Where possible, maximise the northern aspect of living areas and private open spaces (courtyards, verandahs etc) and locate bedrooms and service spaces to the south.
- b. Light to medium roof colours are recommended so as to minimise heat absorption and associated energy costs (refer to section 9).
- c. All homes must incorporate environmentally sustainable design initiatives such as (but not limited to) double glazed windows or glass doors, water tanks (if required), eave overhangs, passive air-conditioning systems, sustainable building materials and solar panels. Any initiatives must be included in submission requirements (refer to Section 14).

Rebates may be available.
Check at: www.yourenergysavings.gov.au

4.

Setbacks

Building Envelopes have been created for certain lots. These are identified in the relevant Memorandum of Common Provisions. The Building Envelope will determine the boundary setbacks and siting requirements for the house to be built on your lot, except where a restriction on the Plan of Subdivision applies.

Front entry porches, porticos and verandas may encroach the nominated setback from the front of the lot by no more than one metre.

All setbacks must comply with the Building Envelope. Where a setback requirement is not specified by the Building Envelope, the requirements of ResCode must be complied with.

Only one house is permitted on each lot unless otherwise provided on the plan.



5.

Dwelling design

Dwelling designs reflecting an appropriate contemporary, high quality response will result in establishing the desired neighbourhood character for Riverhills.

Requirements:

- a. Front elevations are designed to include windows and other features (such as verandahs, projections, varying roof form and materials) which sufficiently address the street frontage. Large areas of blank or non-articulated walls will not be permitted.
- b. Mock period style features will not be permitted.
- c. Double storey homes must incorporate articulation between ground and first floor.
- d. Sliding windows are not permitted to front elevations or to elevations facing a road or reserve.
- e. The main entry must be located on the front elevation, facing the primary frontage.
- f. Where the dwelling has direct open space or landscape reserve interface, porches, verandahs and pergolas to the front of the dwelling are strongly encouraged. These must be large enough to create a usable space that encourages outdoor living and interaction with the street. Lightweight materials are also preferred.
- g. Pitched roofs including 450mm eaves are encouraged.
- h. Hipped roofs must be pitched at 20° - 30°.
- i. Alternative roof forms such as skillion or flat roofs or gable features must demonstrate high architectural integrity when assessed in context of the proposed dwelling.



Image courtesy of Porter Davis



Image courtesy of Porter Davis



Image courtesy of Boutique Homes



Non-articulated front façades will not be approved

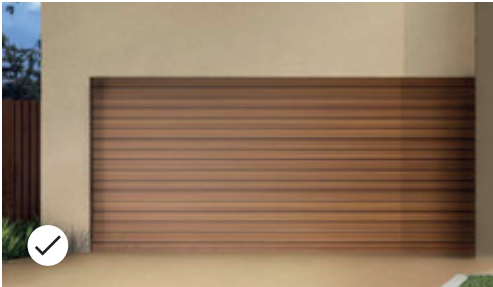
6.

Garage design

The location and treatment of garages and garage doors must contribute positively to both the dwelling design and the streetscape design.

Requirements:

- a. All lots must provide vehicle accommodation in the form of an enclosed garage.
- b. Garages must not dominate the façade and must have a panel lift/sectional door to the street frontage. Windows to garages will not be permitted.
- c. Double garage doors width must not exceed 6 metres.
- d. Triple garages on lots containing frontages of 12.5m or more may be allowed subject to articulation requirements.
- e. Lots less than 10m wide must have a single garage.
- f. Garages must be set back behind the front wall of the dwelling by at least 840mm and at least 5.0m from the front boundary.
- g. Garages located on the side street elevation of a corner lot will be considered on an individual basis by the DRP. Proposals must comply with applicable setback and car parking requirements.
- h. Only one garage and crossover is permitted per lot.



Timber look sectional/panel lift



Colorbond sectional/panel lift

7.

Corner lots

It is essential that homes on corner lots are designed to address their prominent position within the streetscape and contribute to the creation of an attractive, safe living environment.

Requirements:

- a. Side elevations facing a road or reserve must include sufficient detailing which matches and complements the design of the front elevation ('corner treatment'). This must wrap around to the secondary street facade for at least 2m or to the point where the side fence returns to the dwelling.
- b. Window/s must be included within the corner treatment.
- c. Refer to fencing section in this document for specific requirements regarding corner lot fencing.
- d. Locating bathrooms and laundries on ground floor corner elevations is discouraged.



Wrap-around feature



Windows must be included within the corner treatment

8.

Facade variation

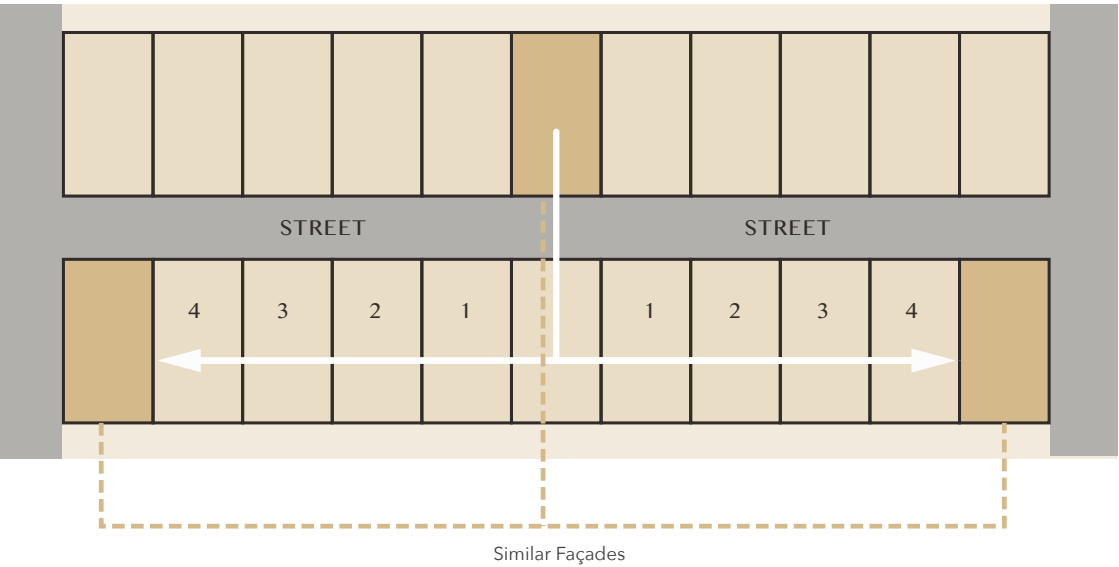
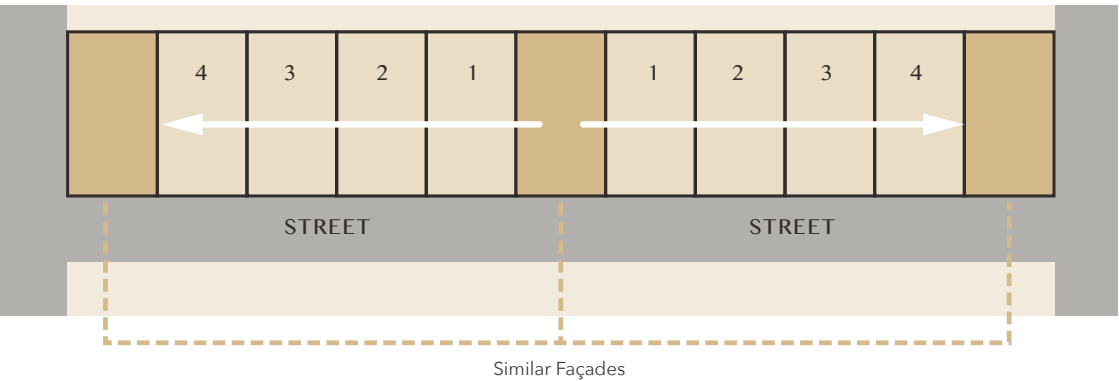
Variety in facade designs contributes to the visual appeal of a community and protects the investment of its residents.

Requirements:

Two dwellings of the same or overly similar front façade may not be built within view of each other, or in close proximity to each other, as determined by the DRP. (Applicable to allotments within four lots of each other. See below diagrams for examples of acceptable configurations).

NOTE:

This provision does not apply to townhouse or medium density developments.



9.

Building colours & materials

An important element in maintaining a high quality of residential neighbourhood character is the considered use of external building materials, colours and other related finishes. This ensures durability and will maintain Riverhills’s appeal for many years to come.

NOTE:

Items such as the roof, garage door or windows cannot be included as a second material

Requirements:

- a. A minimum of two materials must be used on nominated façades. No single material can comprise greater than 70% of the façade. This applies to all front elevations and elevations which face a street or reserve.

b. Preferred materials are:
 - Face brickwork
 - Rendered lightweight cladding or masonry
 - Weatherboards/cement composite materials (such as scyon cladding) in contemporary clean line styles. If used, these materials cannot comprise more than 50% of an elevation
 - Timber cladding
 - Selective use of stone or tile cladding.

c. The use of metal corrugated roofing is encouraged. Masonry, slate or terracotta tiles are also permitted.

d. Roof must be a neutral, subdued colour. Light to medium roof tones are preferred.

e. Garage door profile and colour must complement the design and colour scheme of the dwelling. A natural timber colour or finish is preferred.

f. External colours must be natural, earthy tones which will blend with the natural landscape. A highlight colour may be permitted to small area of a façade. Colours must be generally consistent with or equivalent to those shown in example colour palettes on page 17.

g. The use of heritage colours or bright colours (such as Dulux G25 Olive or Dulux R54 Raspberry) is not permitted.

h. External windows and doors must avoid reflective, frosted, coloured or patterned film on glass unless approved by the DRP.

i. Security shutters, sunblinds, shade sails or canvas awnings are not permitted where visible from public areas.
-
- Example of acceptable colour & material palettes:
- Roof
- Tiles or colorbond
-
- Primary (60%-70%)
- must generally comprise 60%-70% of a street elevation
-
- Secondary (30%-40%)
- must generally comprise 30%-40% of a street elevation
-
- Highlight (10% if used)
-
- 16
- RIVERHILLS DESIGN GUIDELINES
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- 17

10.
Fencing

An important element in maintaining a high quality of residential neighbourhood character is the considered use of external building materials, colours and other related finishes. This ensures durability and will maintain Riverhills’s appeal for many years to come.

Requirements:

- a. Side and rear boundary fencing must be constructed from capped timber palings with exposed posts.



Capped timber palings with exposed post

- b. Side and rear boundary fencing must be 1.95m to 1.95m in height, constructed using 125mm x 75mm posts with 2.4m post spacing.

- c. Side boundary fencing must stop at least 0.5m behind the front façade. Fencing is not permitted along the side boundaries in the front yard.

- d. Side boundary fencing must return at 90° to abut the dwelling or garage at least 0.5m behind the front façade (return fence). These fences, including any gates, must be constructed from capped timber palings with exposed posts to match the boundary fencing, or from a complementary timber style such as merbau slats. Return fences /gates must be set back to allow access to meter boxes.

- e. Corner lots: Fencing along a side boundary which abuts a road must not extend for more than 65% of the total length of the lot.

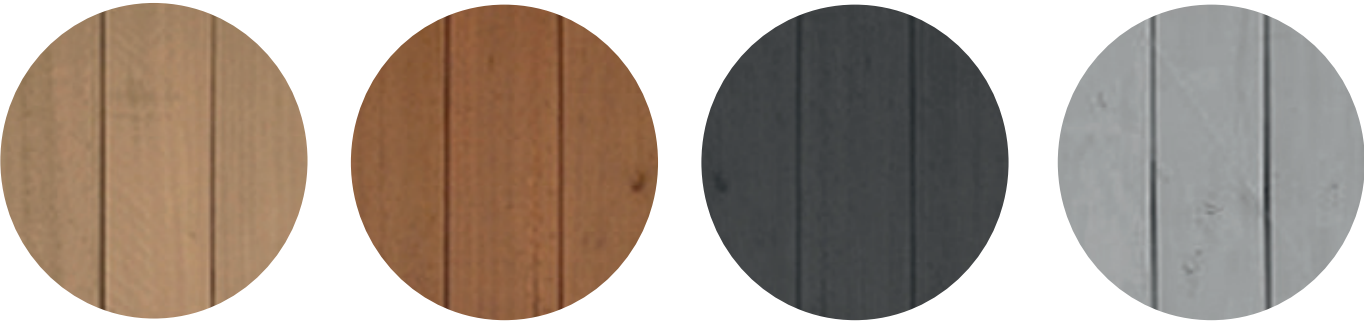
- f. Corner lots: Fencing along a side boundary which abuts a road must be painted or stained. If painted: a neutral colour must be used. A second colour may be used on fence posts if preferred (must be a darker tone than the rest of the fencing).
- g. Fencing treatments on lots with direct open space or reserve interface on the side boundary must be the same as corner lots.
- h. Fencing along the front boundary is strongly discouraged, and requires Council consent.
- i. Fence must be completed prior to occupancy.

NOTE:
Hedges may be planted to define the property boundaries.

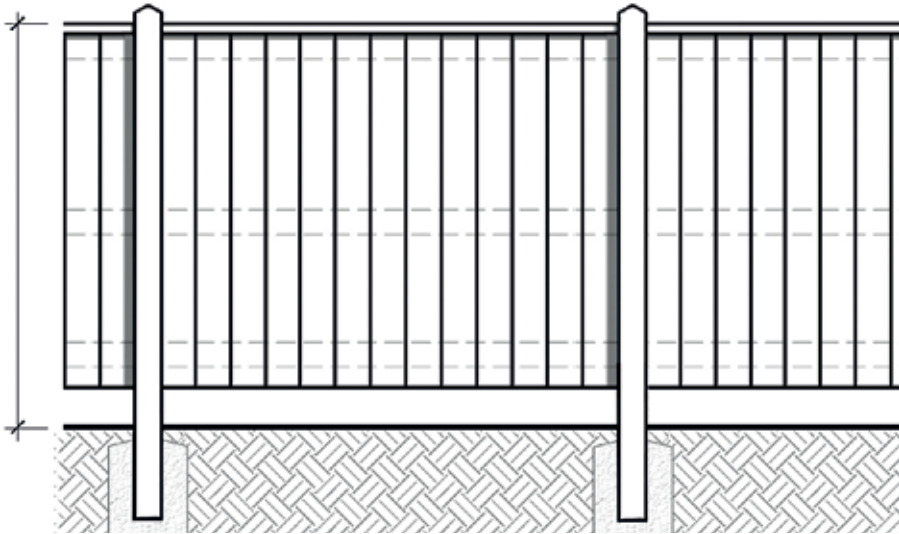


Consistent style and positioning of fencing throughout a community forms a common link which enables the streetscape to interact as a whole and emphasises individual characteristics of each dwelling.

DRP approved corner fencing treatments:



Side & rear boundary fencing elevation:



100mm lapped palings

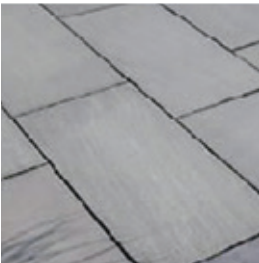
11.
Driveways

Driveways must be constructed to blend with proposed dwelling facade colours in subdued and natural tones consistent with the DRP approved colour palette in this document.

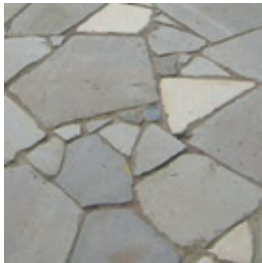
Requirements:

- a. The driveway may match the width of the garage and must taper as it approaches the front boundary so that it generally matches the width of the crossover. Excessive concreting in the front yard will not be permitted.
- b. Permeable material is encouraged (except loose material such as gravel).
- c. Other permitted finishes for driveways are:
 - Exposed aggregate
 - Pavers
 - Stamped or stencilled surfacing
 - Coloured concrete consistent with streetscape pavement.
- d. Driveways must have a matte finish. (Shiny or reflective surfaces are not permitted.)
- e. Only one driveway is permitted per lot.
- f. Driveway must be completed within 30 days of receiving Certificate of Occupancy.

DRP approved driveway finishes:



Coloured concrete



'Crazy stone' pavers



Bluestone pavers



Exposed aggregate

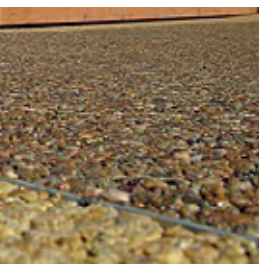
DRP approved permeable driveway:



Pavers in gravel bed



Grass pavement



Resin bound stone paving



TurfGrid or EcoTrihex

12.
Front landscaping

These guidelines ensure all private gardens are well designed to create attractive visual spaces between lots and within each house. Plants that present well in all seasons are encouraged at Riverhills.

Requirements:

- a. Front garden landscaping must be completed to an acceptable standard within 120 days of receiving your Certificate of Occupancy.
- b. Letterboxes must match and complement the dwelling design. A robust structure of an appropriate height (such as a rendered pillar style) located close to the front boundary is encouraged. Letter boxes must clearly display the street number.
- c. All areas forward of the return fencing must be landscaped.
- d. No more than 40% of the landscaped area (including driveways) is to comprise of hard surfaces such as paving, except with the approval of the DRP. Permeable surface treatments such as pebbles, stepping pavers in a gravel bed, crushed rock or lawn are strongly encouraged.
- e. Plants must be within the 400mm landscaping strip between the driveway and closest side boundary.
- f. All garden bed planting must be contained within a mulched bed and densely planted to ensure good coverage of growth. A minimum of three plants per square metre is required.
- g. A minimum of two deep-rooted trees for each front garden is required.
- h. A front garden consisting of different hierarchy, texture and colours is strongly encouraged.
- i. Species selection must avoid vegetation referred to in 'Weeds of National Significance' www.environment.gov.au and 'Invasive Plant Classifications (Vic)' www.agriculture.vic.gov.au.

DRP approved letterbox examples:



DRP approved front garden examples



13.

Services & outbuildings

The appropriate integration of service items is an important factor to consider, not only in relation to function but also the potential impact on the streetscape and neighbouring properties.

Requirements:

- a. All ancillary items and services including, but not limited to, water tanks, air conditioners, clotheslines, bins, satellite dishes, antennas and service meters must be sited unobtrusively and away from public view. Details must be indicated on house plans as part of the application for DRP approval.
- b. All external plumbing including spa pumps/motors are to be concealed from public view. Downpipes and gutters are exempt from this requirement. Gutter and downpipe treatment must complement the dwelling colour scheme.
- c. Air-conditioning units are to be located below the roof ridge line and towards the rear of the property to minimise visual impact. Their colouring must blend with the adjoining wall or roof colour. Units must be low profile types and where appropriate, fitted with noise baffles.
- d. Roof fixtures are not permitted on the front elevation. Solar panels may be flat or integrated with the roof pitch of north facing roofs on front elevations.
- e. Internal window furnishings must be fitted within three months of occupancy. Sheets, blankets or similar materials will not be permitted.
- f. Security shutters, sunblinds, shade sails or canvas awnings are not permitted where visible from public areas.
- g. Sheds and outbuildings must be sized and located so as to minimise visibility and potential impact on neighbouring properties and the streetscape. The DRP will assess these structures on their merits. However, structures which are deemed to be of an excessive size will not be approved.
- h. The size and design of ancillary structures, such as pergolas and verandahs, must be unobtrusive and consistent with/complementary to the dwelling design.
- i. No signs, including 'For Sale' signs may be erected other than a 'Home for Sale' sign which may be put up after completion of construction of a dwelling.
- j. Rainwater tanks are not mandatory unless required by legislation.
- k. Each dwelling must incorporate dual plumbing for the use of recycled water in toilet flushing and garden watering.





14. Submission requirements

Please complete the following submit to the Design Review Panel with your submission documents for approval.

Allotment details

Lot Number: _____

Street: _____

Owner Details

Name: _____

Mailing Address: _____

Contact

Phone Number: _____

Email: _____

Builder details

Company: _____

Contact person: _____

Mailing address: _____

Phone number: _____

Email: _____

Correspondence

To be sent to Owner or Builder (please circle)

Attachment checklist: (please tick)

- ☐ Site plan
- ☐ Floor plan/s
- ☐ Elevations
- ☐ External colours & materials

- NOTE:**
- Plans & elevations must also be submitted for any proposed verandahs, carports, sheds or similar.
 - If submitted via post, plans must be provided in A3 format.
 - All documents submitted via email must be in pdf format.
 - It is the purchaser’s responsibility to ensure that proposals comply with applicable building regulations and any applicable planning and/or authority requirements along with current Victorian energy rating standards prior to construction.
 - Approval from the DRP is not an endorsement that proposals comply with the above-mentioned requirements.

For enquiries, please contact the DRP on 0413 137 465

SUBMIT APPLICATIONS TO::

DRP@myriverhills.com.au
If documents cannot be submitted via email in pdf format, please mail to:

Urbtech Pty Ltd
PO Box 394
Donvale VIC 3111





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