

River Valley

Life by the Water

Design Guidelines


Amended Version – June 2023.

These Design Guidelines are applicable for Stages 7C of the River Valley Estate

Separate previously approved Design Guidelines remain applicable for Stage 6A, 6B, 6C, 6D, 7A and 7B

A further revised version of the Design Guidelines is applicable for Stages 7D, 7E and 9

YourLand 



You've had the foresight to choose to make your home in an environment of tranquil parkland, trees and lakes beside the beautiful Maribyrnong River only 11 kilometres from the heart of Melbourne. You've chosen an easy-going riverside lifestyle enjoyed by only a privileged few. Of course your investment and the quality of your life in the years to come must be protected.

To do this the land developers have drawn up a set of covenants and Development Guidelines. Brimbank City Council too is concerned to make sure that standards are high at River Valley and it has adopted the River Valley Estate Building Design Guidelines for all buildings at River Valley.

These Guidelines offer you peace of mind. You can invest in your land and your home secure in the knowledge that your entire neighbourhood will evolve within the same set of rules and high standards.

In brief the Guidelines protect you by ensuring that homes are designed and built to complement each other, the streetscape and the beautiful river valley; that an attractive residential environment is created; and that a high standard of landscaping is quickly established.

Life by the Water

What you will find in this book

In one word, reassurance.

We give you advice about the design and development standards expected at River Valley.

It covers the covenant provisions and our Development Guidelines, including those relating to the building on your property and the sale of vacant land.

It includes the Brimbank City Council's River Valley Estate Building Design Guidelines. The council has decided that all buildings at River Valley must meet these guidelines. See pages 16-39.

Please read the Development Guidelines and the covenants carefully and make sure your architect is familiar with them before you start planning your new home.

Your Environment is Close to our Heart.

As the creators of this unique living environment, we are passionate about our vision for your neighbourhood.

We are investing heavily in developing a unique parkland environment complete with shared pedestrian and cycle pathways and a bridge that will link them to the regional pathway system and parklands across the river. We will maintain these parks until they are well established and then we will hand them over to Parks Victoria and Brimbank Council to look after on your behalf.

Everyone who invests in a home at River Valley is investing in the local riverside environment.





That is why the appearance of houses in the streetscape and the landscaping of homes, streets and parks is so important.

Getting Approval of your Plans.

The process of getting approval for your plans is set out in the following steps;

Step 1

Professional prepared;

- House plans showing layout and elevations.
- Site works plans.
- Landscaping plans including a listing of the main trees and shrubs, and
- A schedule of external colours and materials to be used.
- *Plans should preferably be A3 size and there must be 2 copies of all plans.

Step 2

Apply for a Council planning permit

Step 3

Council will work through the plans. If they are happy they will issue a permit subject to developer's approval.

Step 4

Send your plans and permit to the design assessment panel at;

Mike Purcell
UrbTech Management
mike@urbtech.com.au

Step 5

You will receive a response from the design assessment panel either being;

A request for more information

Or, a request to make amendments to the plans

Or, Developers Approval.

Step 6

Once you have received Developers approval, the Design Assessment panel will notify Brimbank City Council.

You will need to send your plans/permit/ Developers approval to Brimbank City Council for them to determine if the plans satisfy all the conditions to receive a planning permit.

IMPORTANT:

- Approval of plans under the covenant is additional to not instead of, any State or Local Government building or planning approval requirements.
- Interpretation of the Development Guidelines is at the Developer's discretion.
- Any application not complying with the Development Guidelines will be treated on its merits.



Do you need a Planning Permit?

Generally, any building more than 6 metres above the natural ground within the Brimbank Planning Scheme's Design and Development Overlay area along the Maribyrnong River will need a planning permit from the Council before it can be built.

We recommend that you contact the Brimbank City Council to establish whether you need a planning permit.

The Council will apply the River Valley Estate Building Design Guidelines (see pages 16-39) when it decides upon applications for permits.

Protecting your Investment.

River Valley offers a totally new concept for the area. Extensive parkland, the Maribyrnong River, lakes, views and the proposed high standard of housing will make the estate a beautiful place to live and a sought after address.

To ensure that standards are maintained and to secure your investment and quality of life at River Valley, the estate is protected by a set of covenants and the Development Guidelines.

You can invest in your land and home in the knowledge that your neighbours are expected to meet similar high standards to protect your investment and the local environment.

The Development Guidelines will protect your investment by ensuring that:

- homes are designed and built to complement the environment of the Maribyrnong River Valley;
- an attractive residential environment is achieved and maintained, and
- a high standard of landscaping is quickly established.

You and your neighbours must comply with the covenant provisions regarding building time and the resale of vacant lots. Any building, structure or landscaping needs the Developer's written approval before commencement.

We're Building a Community.

We are building a community at River Valley, not a place for speculators to buy and sell and build nothing. This is a place for families. So we insist that buyers build their homes within 24 months of settling a contract to buy their land. In this way you won't have to live indefinitely next to a neglected vacant block. In fact vacant land cannot be on-sold without the written permission of the Developer.

Also, the Developer will not generally permit the subdivision of single house lots for additional houses.

All building materials, equipment or spoil from building operations must be stored on your own land prior to disposal. Your site must be kept clean and tidy at all times. Rubbish, building materials and the like must not be allowed to accumulate or become unsightly either on your land or nearby.



Rubbish must be placed in a proper container. Arrangements should be made to regularly remove surplus material from building sites. The Developer reserves the right to give you or your builder a notice to clean up. If that notice is ignored the Developer may take legal action.

In addition the Council could prosecute you and your builder under local laws for untidy sites. It is in everyone's interests to ensure that work is carried out neatly. Please make sure that you bring this requirement to the attention of your builder before he starts work.

Development Guidelines.

To ensure that houses at River Valley complement one another and the streetscape, the following development guidelines apply.

Council Controls.

The River Valley Estate Building Design Guidelines are reprinted in Appendix A. All development must meet these guidelines whether or not a planning permit is required from the Council. The Guidelines should be read in conjunction with the Building Regulations and Clauses 54 and 55 of the Brimbank Planning Scheme.

One House Per Lot.

Usually only one home will be allowed on each allotment. Dependent person's units ('granny flats') are not permitted. The Developer retains the right to nominate larger lots as medium density housing sites, subject to Council permission. Further subdivision of single house lots can only be carried out with the approval of the Developer and the Council. The Developer will only agree to further subdivision in exceptional circumstances.

Architecture & Appearance.

The Council expects designers to take into account the appearance of your home when it is viewed from the Maribyrnong River valley.



Contemporary designs will be favoured. 'Heritage' or replica styles, buildings with large visible areas of brick or masonry or heavy detailing are to be avoided. 'Light' styles that follow the slope are preferred.

Buildings that are architect-designed for each individual site are more likely to be successful at River Valley than pre-prepared designs that builders try to impose on the site. See the section headed 'Designing with the slope'. Landscaping will play an important role in the appearance of your street. It is expected that substantial trees will be included in your garden to frame and filter views of your home. They should generally be natives selected from the plant list at page 38-39.

The Natural Environment.

When planning your home, consider the natural environment: the sun, the wind and the views. Design your windows and indoor and outdoor living areas to maximise solar penetration in the winter months and provide suitable shade in summer.

A great deal of effort has already been made to improve the local environment at River Valley. The landscaping of your lot will make an important contribution to the environment. Trees and shrubs within the public view need to be established within six months of you moving into your home. The main trees in rear gardens should also be planted in this period.

The high standard of presentation and landscaping at River Valley can be maintained only if residents strive to make their gardens look tidy and beautiful. Care needs to be taken to avoid using plants that can damage buildings, drains or sewers.

Rainwater tanks: The installation of rainwater tanks is encouraged. They should be Colorbond (or similar) or have a painted finish so that they are integrated with the house and preferably should be out of public view as much as possible.

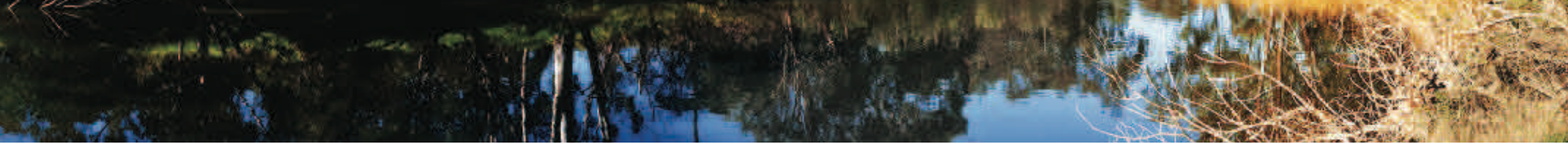
Views.

Most lots at River Valley have views across the river valley or parkland. Designers are expected to take advantage of this by orientating balconies and windows towards these views. Opportunities for sunny decks and light, airy rooms abound at River Valley. We expect designers to capitalise on these natural attributes. Designers are also expected to take into account the views available to adjoining owners and to avoid blocking out all views. Plans must demonstrate how this is achieved.

Privacy.

Protecting the privacy of homes contributes to everyone's enjoyment of their neighbourhood. Consider ways of protecting your neighbour's privacy as well as your own. In an estate that has steep sites with views, some overlooking must be expected. It can be reduced so it is not intrusive through careful design so that the eye is drawn to the longer views and adjoining private spaces are protected through screening. Your privacy and the privacy of adjoining owners (whether or not their site is still vacant) should also be taken into account when you are positioning windows, balconies, secluded private gardens and landscaping. Noise should also be considered. Driveways and car parking should be positioned away from neighbouring bedroom windows. Air conditioners and pool equipment should be positioned and operated so no nuisance is caused and so that they comply with Environment Protection Authority regulations and local laws.

To minimise and avoid inappropriate or unacceptable levels of overlooking Windows and balconies to be located to avoid overlooking. Where unavoidable, windows and balconies to include appropriate screening



Setbacks.

A setback is the horizontal distance between your home and the lot boundaries. The distance is controlled by the planning scheme and the building regulations. Your designer should check these.

Front setbacks: The front wall should usually be at least 4.0 metres to the front street boundary of your lot.

Side street setbacks: Side walls should usually be at least 2.0 metres from a side street boundary.

Other setbacks: Side and rear walls must meet the height-related requirements of the regulations and must be a minimum of 1.5 metres, except on lots less than 15 metres wide. Reductions will be considered provided landscaping is properly carried out.

Garages: Can be built to the side boundary provided height controls are met and except where the garage is next to public open space.

Wall Heights and Side & Rear Boundary Setbacks.

The allowable height of a wall depends on its distance from the side boundary. The maximum height of a building is generally 9.0 metres above natural ground level. A higher building may be allowed if the slope of the site is greater than 20%.

Landscaping must be well provided for if an increase is expected.

Garages.

Generally garages that are at or behind the front wall of your house are preferred. They should be 5.5 metres from the frontage. Garages should be integrated with the design of the house and should not dominate the appearance from the street. For sites with a slope more than 15%, garages may be approved in front of the dwelling provided the appearance of the building is not dominated by the garage and driveway, and provided landscaping is excellent.

Driveways required must be included on your site plan when you seek the Developer's approval. They should be constructed before you move into your home. Driveways made with brick or concrete pavers, patterned concrete or properly engineered porous finishes are preferred to plain concrete. You must minimise the area of paving in front gardens. Vehicle crossings cannot be moved without Council consent. Street trees must not be removed.



Fencing.

The fences around your home and those of your neighbours will affect the overall appearance of River Valley. This is why the details of the height, materials, positioning and colour of all fencing must be shown on plans submitted to the Developer for approval before they are built.

Boundary fences between adjoining allotments need to be 1.8 metres high and typically lapped and capped timber paling fencing. Side fencing should terminate in line with the front of the house.

Only fences up to 1.2 metres may be constructed on the front boundary. The design, colour and quality must enhance the streetscape.

Open style fences will be preferred.

Where the site slopes down from the footpath a front and side street boundary fence up to 1.2 metres must be provided prior to occupancy of the house.

The maintenance or replacement of boundary fencing between an allotment and an adjoining reserve or street is the responsibility of the owner.

Retaining Walls.

All retaining walls need to be shown on the site plans when seeking the Developer's approval. Materials that complement the natural environment (for instance rocks, durable timber) are preferred. Small, stepped terraces have visual and landscaping advantages over bigger walls.

Retaining walls and batters should be a maximum of 1.2 metres high and must be stepped for higher rises and include planting. A 1.2 metre high open-style safety fence may be placed on top of retaining walls.

Batters & Excavation.

Batters adjacent to footpaths and roads must not be undermined or damaged.

On sites that slope down from the road, engineering plans for works that affect batters below roads and footpaths must be submitted to the Developer prior to any works starting. Foundations for driveway structures, garages and houses and the installation of services must be properly designed to ensure that the integrity of the batters is maintained.

On sites that rise away from the road, rock retaining walls provided by the Developer on your property or your neighbour's property must be maintained and must not be altered without the

Developer's permission. Protection of these walls and earth batters must be taken into account in your construction and landscaping plans. Engineering plans for works that affect rock walls or batters above roads and footpaths must be submitted to the Developer prior to any works starting. Take care if excavating or mounding soil adjacent to a neighbour's wall or fence - it is particularly important to control moisture variations near your neighbour's house. Make sure you drain away from the boundary and that sprinkler systems do not spray over it.

Materials & Colours.

People building homes at River Valley are encouraged to select materials and colours that complement the quality of the estate and the natural environment. A simple list of preferred materials and colours is provided.

Strong, bright and reflective colours for walls and roofs should be avoided.

Future Extensions.

Extensions to your home are permitted if the design, appearance and colours used externally are architecturally integrated with the existing home and these guidelines are met.

Sheds & Structures.

The need for sheds can often be avoided by designing the garage to accommodate garden tools etc.

Sheds or other external structures over 2 metres high need to have plans submitted for the Developer's approval. Galvanised iron or zincalume finishes are discouraged.

Carports and verandahs should be constructed with colours, materials and pitch of decking and posts that complement the style of the house.

Clotheslines should be positioned so that they are out of public view.

Letterboxes should complement the streetscape (galvanised iron and zinc/aluminium coated steel varieties are not allowed).

Antennae and satellite dishes should not detract from your house by spoiling the roofline. Try to put TV and FM antennae within the roof space. If an external antenna is necessary it should be positioned out of public view. Satellite dishes should also be positioned out of public view.

Solar water heaters should be at the rear, out of public view and integrated with the roof design.

Air conditioners should be below the eaves and out of public view. Evaporative air conditioners should be below the top of the roof and have a low profile. They should be either neutral or match the roof colour.

Signs & advertising products and businesses should not be displayed on residential allotments (except home occupation signs, display home signs and temporary builders' signs).

Rear Facades Visible From Maribyrnong River

View lines to and from the Maribyrnong river must be protected and the existing environmental character maintained. Designs must avoid dominant building and roof forms when viewed from the river.

Given the elevated nature of the development, it is critical that homes in elevated positions, visible from public spaces below, address both the street and public realm. Therefore, the following must be incorporated;

- Primary façade and roof material and colours must reflect muted earthy tones which blend with the landscape setting, highly reflective or brightly coloured material will not be permitted.

- Pitched Roofs must not exceed 30 degrees, dominating roof shapes must be avoided, Flat or skillion roofs will be considered on architectural merit.
- Balconies and picture windows are to be encouraged.
- Roof mounted equipment such as Antennas, heating and cooling equipment must be located below the roof ridge line and not be predominately visible from public spaces.
- Sheds, bin storage, clothes lines rainwater tanks and the like must not be visible from public spaces.
- Exposed plumbing/drainage on the outside of the building should be minimised and if unavoidable should be colour coded to blend with the building.
- Side Boundary Fencing must be capped timber paling, 1.8m in height.
- Rear Boundary Fencing visible from the public realm must be black (Armour Spray Black Satin 9109024S or similar) flat top aluminium tubular fencing 1.8m in height.

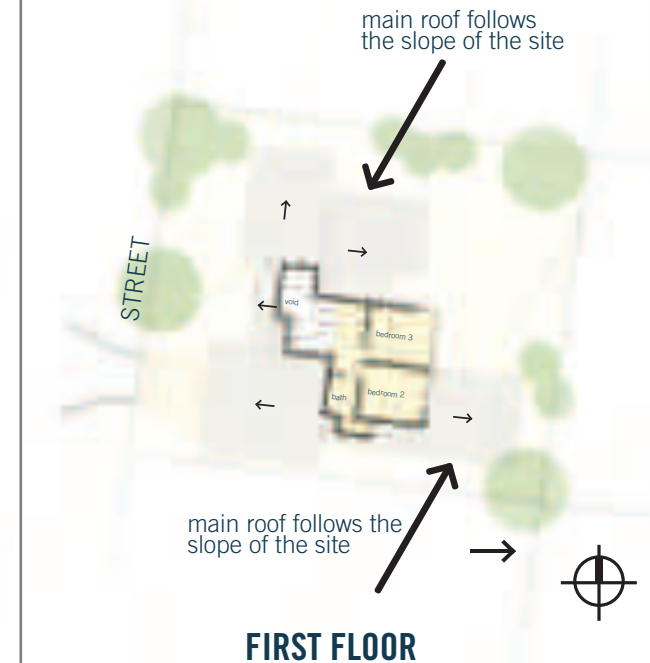
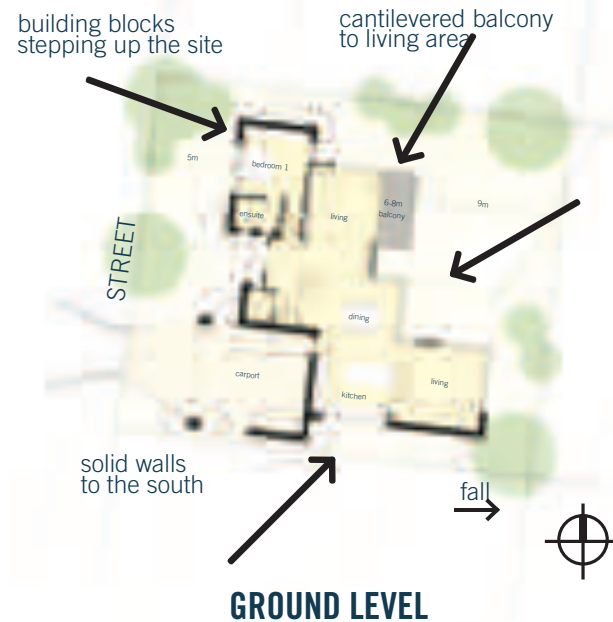
Designing with the slope.

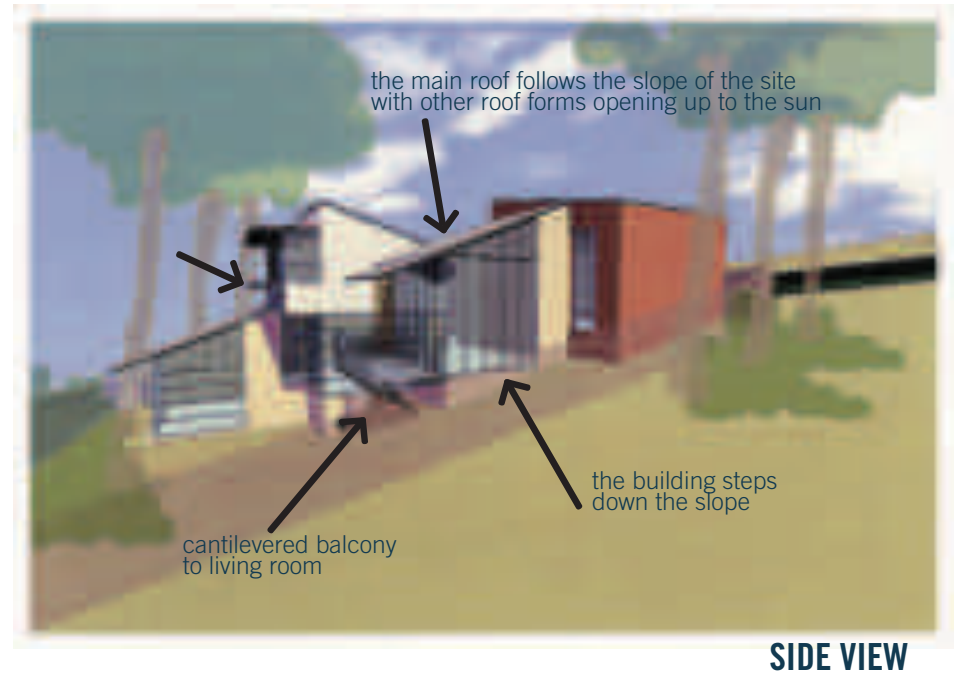
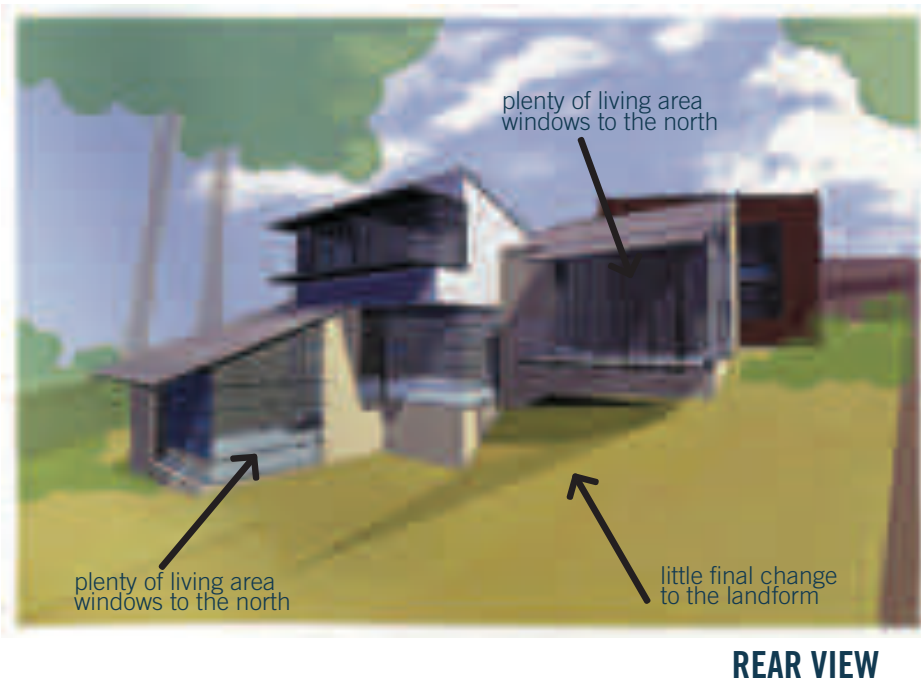
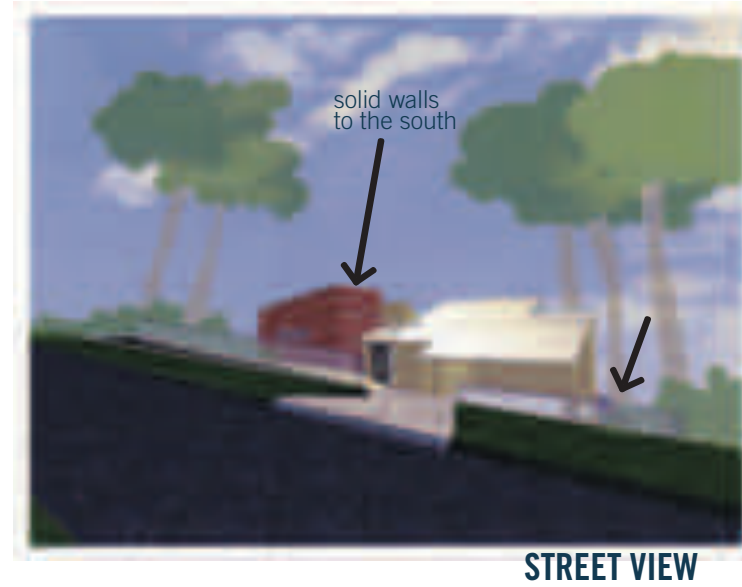
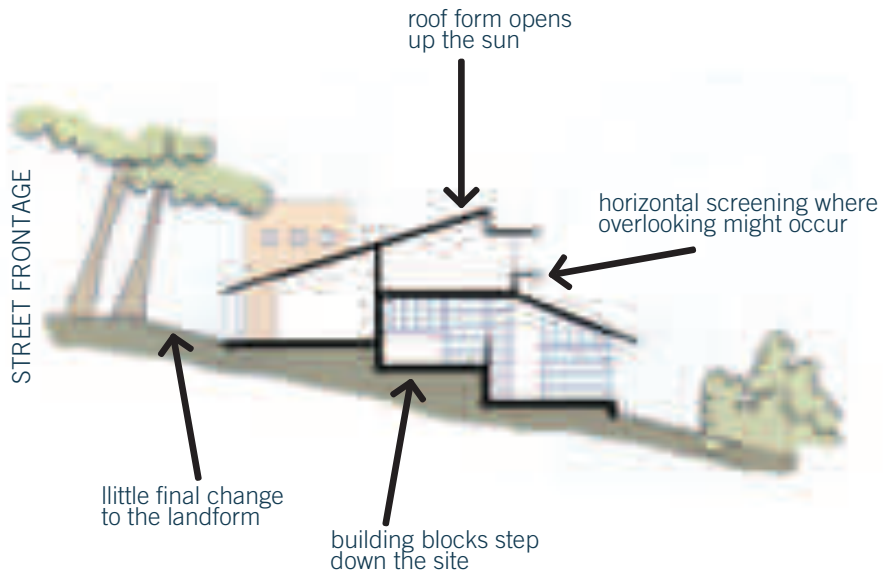
Many home sites at River Valley have the advantage of steep slopes allowing great views across the Maribyrnong River valley and your local parks. This makes these home sites unique and potentially a great investment. To capitalise on this advantage it is important that you carefully consider the design of your home. This is best done by engaging a registered architect who should be able to:

- take into account all the advantages of the site;
- ensure that your home provides opportunities for short and long views;
- properly use the exposure to sunlight and the proximity to extensive parklands to enhance your lifestyle;
- fit your house and its garden into the slope so that you can move around and use your living and outdoor space easily; and
- meet all the council's and the Developer's requirements.

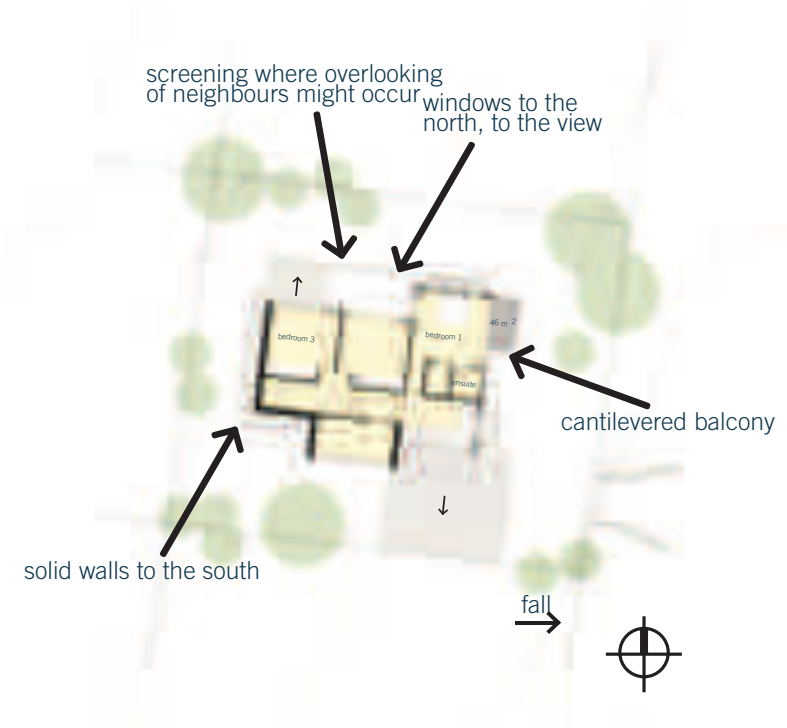
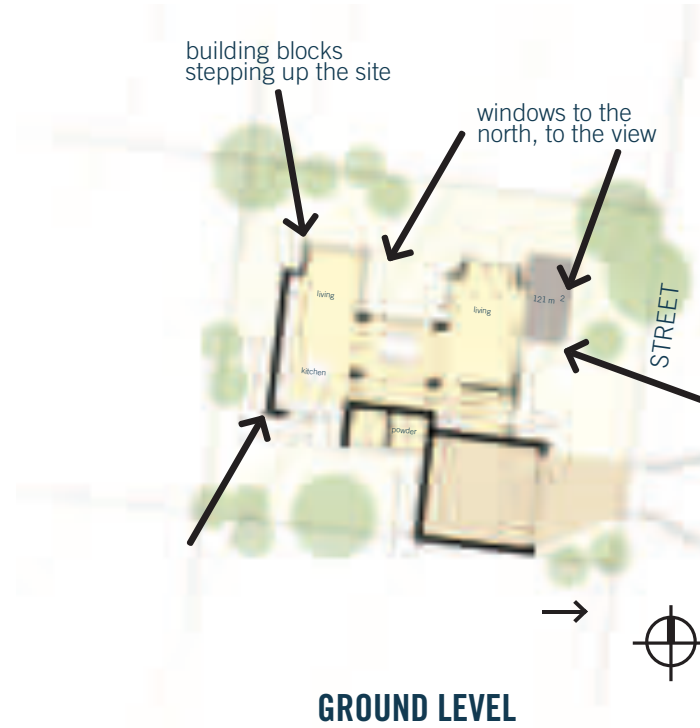
The following examples show how houses can be designed to take advantage of the slope at River Valley.

This is our architect's design for the low side of the street on a lot with a 1 in 4 fall towards the rear. This lot has the benefit of a wide frontage of 21 metres, plenty of sunshine from the north (top of the page) and views to the east over the rear boundary.

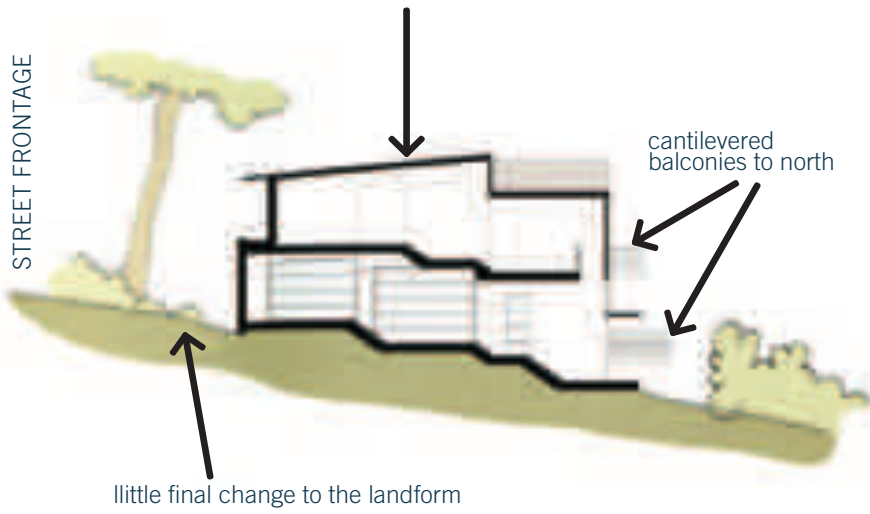




This is our architect's design for the high side of the street on a lot with a 1 in 5 fall from the rear to the front boundary. This lot has a wide frontage of 21 metres, plenty of sunshine from the north and views to the east over the street. We have built a rock wall across the frontage to get your front garden started. It must not be removed or damaged.

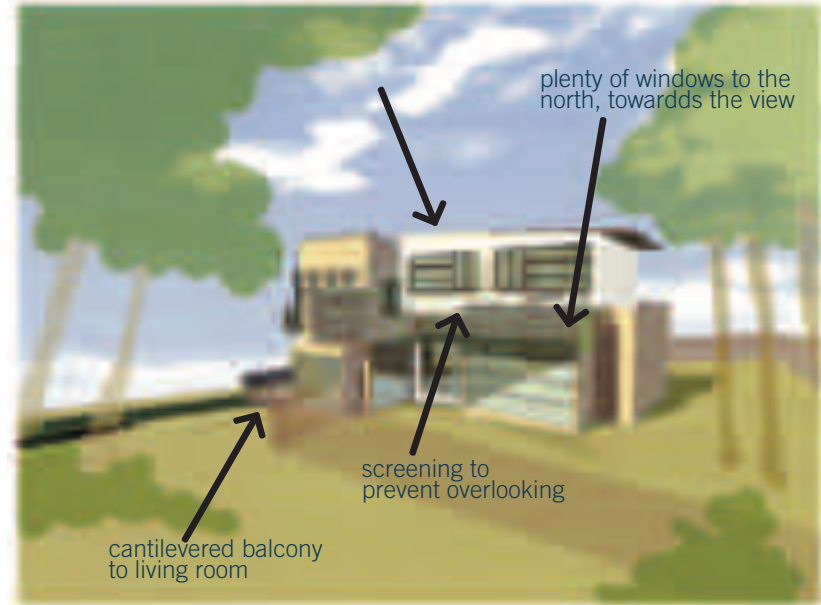


STREET FRONTAGE



little final change to the landform

cantilevered balconies to north

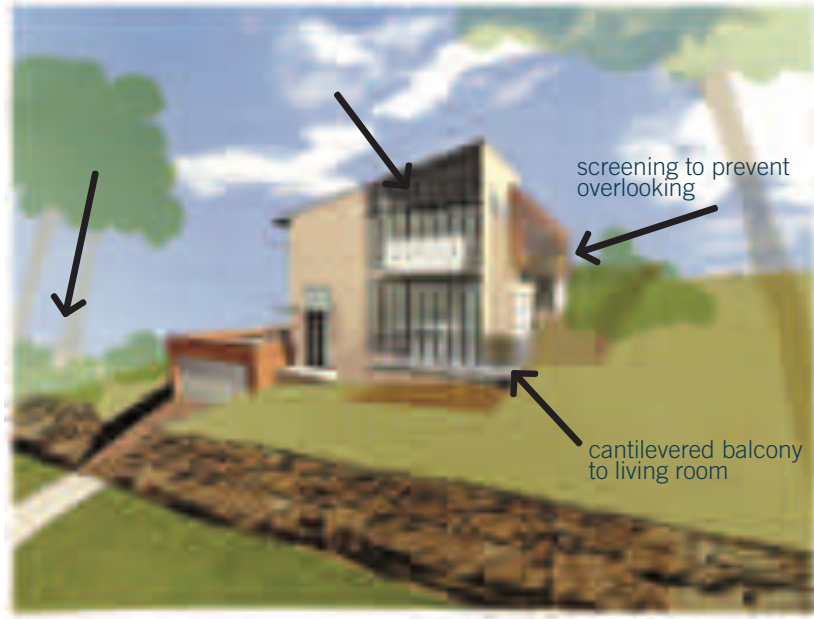


cantilevered balcony to living room

screening to prevent overlooking

plenty of windows to the north, towards the view

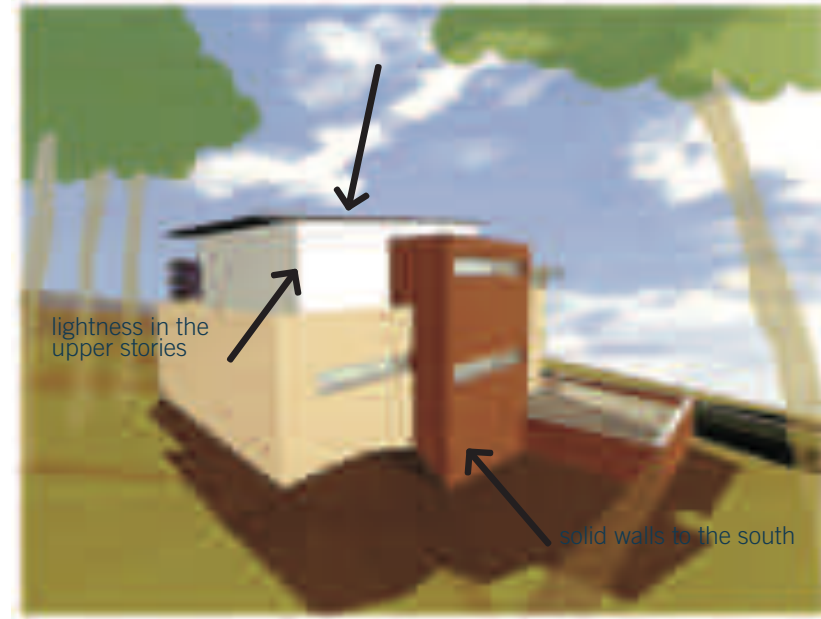
SIDE VIEW



screening to prevent overlooking

cantilevered balcony to living room

FRONT VIEW



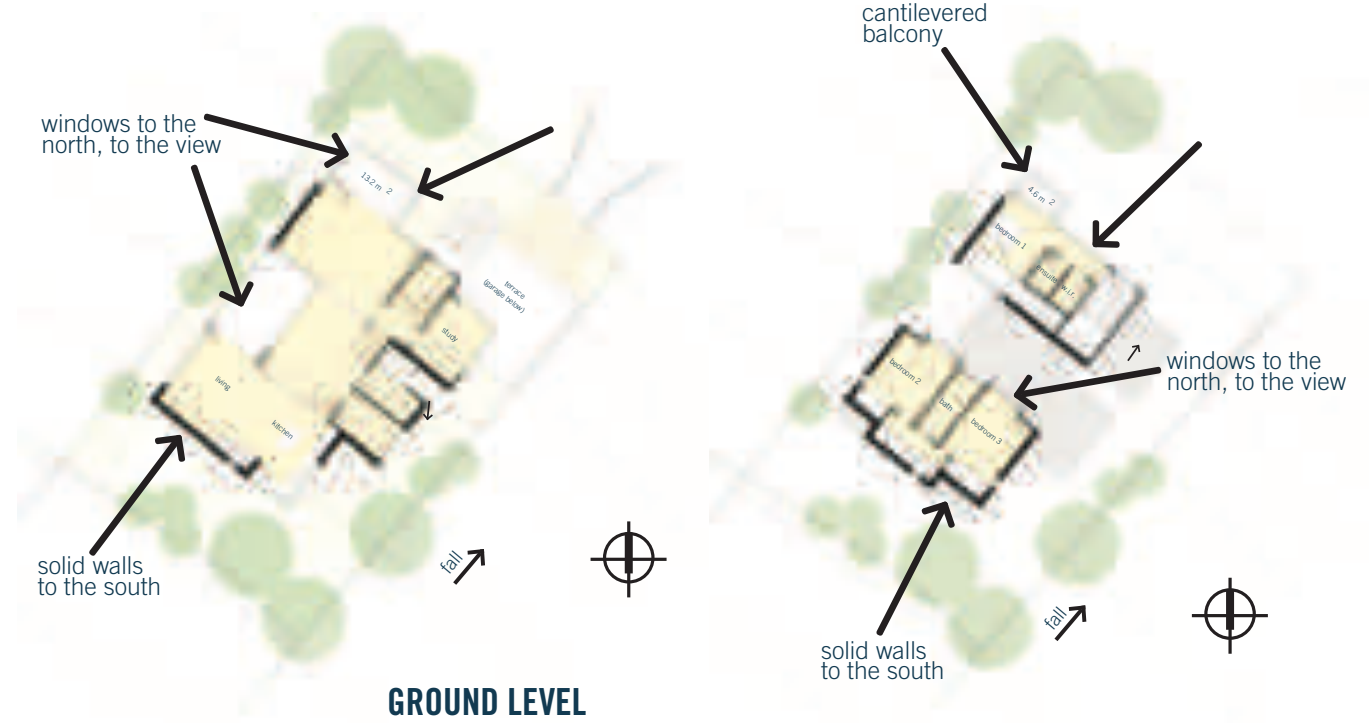
lightness in the upper stories

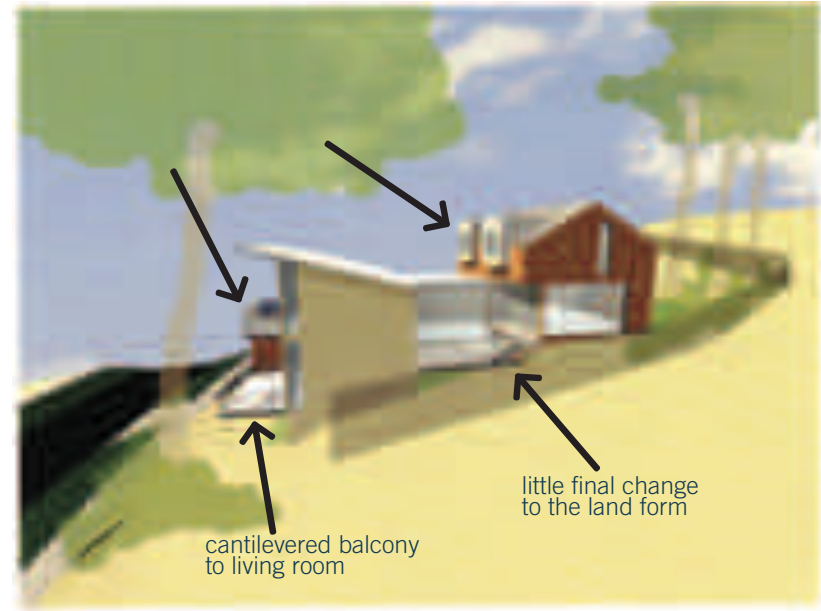
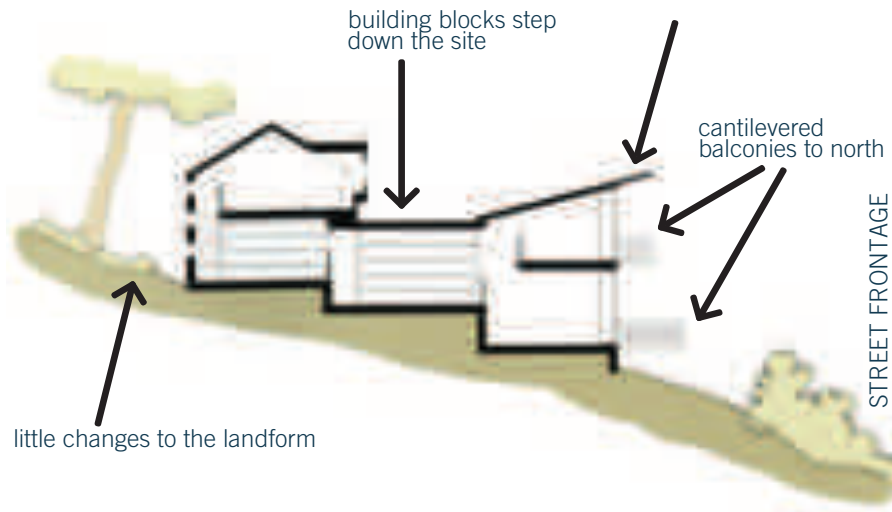
solid walls to the south

REAR VIEW

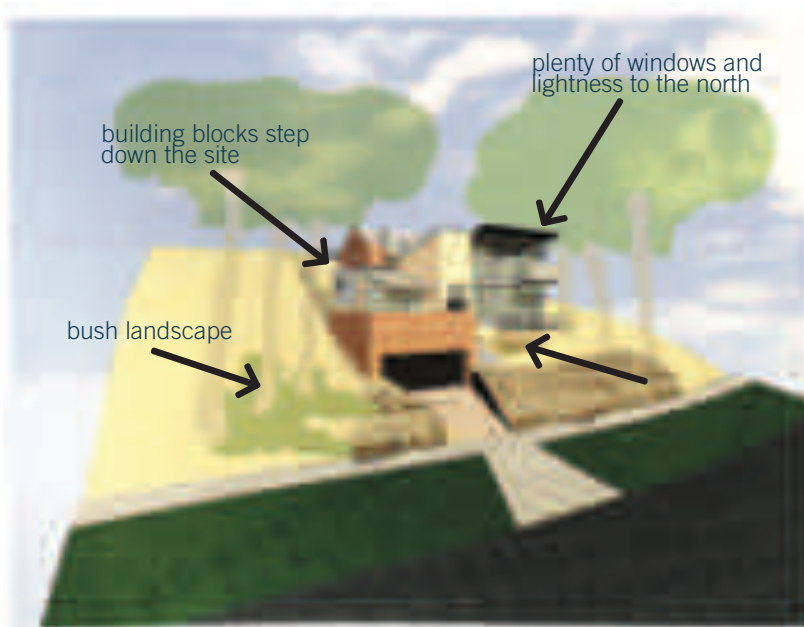
This is our architect's design for the high side of the street on a lot which rises steeply from the road to provide excellent views across parkland and the river and access to northern sunshine. This lot has a frontage of about 20 metres.

Please note that the sketch designs shown here are indicative only and, while they are based on actual sites, the Developer does not guarantee that these designs will be viable on your particular site. Please consult your architect when deciding on a design to suit your land.

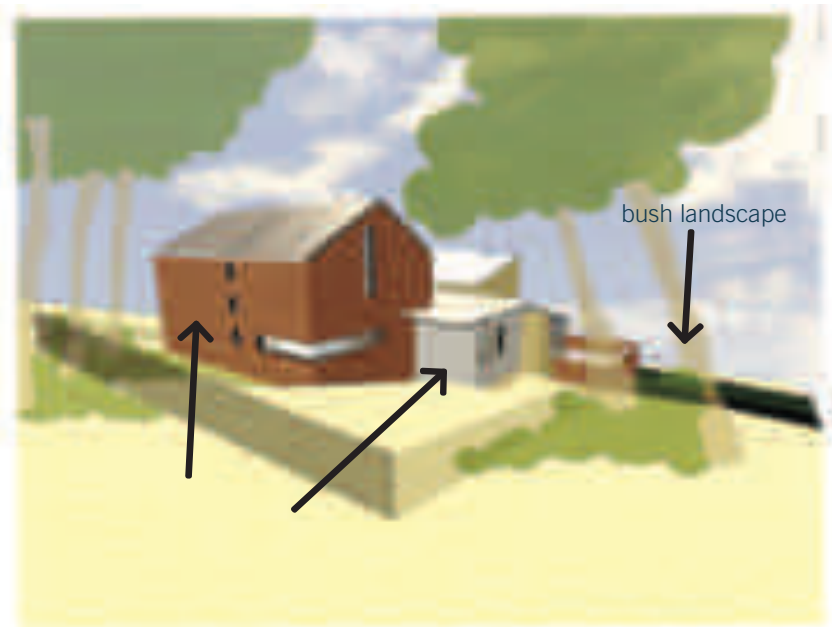




SIDE VIEW



REAR VIEW



REAR VIEW

Appendix A

River Valley Estate Building Design Guidelines

Brimbank City Council – May 2005

- 1 Application and Use of the Guidelines
- 2 Site Analysis and Application Requirements
- 3 Preferred Neighbourhood Character Statement
- 4 Design Guidelines
 - 4.1 Guidelines Applying to all Development
 - 4.2 Materials and Colours
 - 4.3 River Valley – Preferred Plant List

For further information please contact:
The Statutory Planning Department at Brimbank City Council, Ph: 9249 4606
or YourLand Developments - melbourne@yourland.com

1 Application and Use of the Guidelines

These Guidelines are intended to apply to all use and development within the area known as the River Valley Estate, Sunshine. The Guidelines will be used by Brimbank City Council in the assessment of any proposal, and should therefore be used by applicants, designers and owners to guide the design process.

2 Site Analysis and Application Requirements

The provisions of Clauses 54 and 55 (where relevant) of the Brimbank Planning Scheme require certain information to be submitted with any application for a planning permit (the Neighbourhood and Site Description). In addition to ResCode requirements the Neighbourhood and Site Description should show:

- Site contours at 1m intervals
- Viewlines (in plan form at a minimum, and using additional techniques as necessary) from living areas and balconies of adjacent buildings, or if not constructed, likely viewlines
- Viewlines (in plan form and/or photographs at a minimum, and using additional techniques as necessary) from at least one of the following locations where the

proposed development is visible and unobscured by vegetation on the eastern side of the river:

- The viewing area at the termination of North Road
- A location at the crest of the river valley within Thompson Street Reserve
- Adjacent to the riverbank within Thompson Street Reserve

The documentation submitted with the Neighbourhood and Site Description should include:

- Position of adjoining habitable room windows, secluded private open spaces, balconies, garages and driveways
- Height of adjoining dwellings
- Significant trees
- Street features
- Photographs of views from the site
- Photographs of views to the site from the Parks Victoria trail along the eastern bank of the river.

The Design Response submitted with any planning application should include a response to the preferred neighbourhood character statement indicating the methods adopted in the proposal to reflect and assist in achieving that character.

3 Preferred Neighbourhood Character Statement

The preferred neighbourhood character of the River Valley Estate is one of a cohesive development that sits within and complements the Maribyrnong River valley. Development responds to the site, finished construction levels respect the topography and there is space around for vegetation. Gardens and street planting include substantial trees, shrubs and grasses of indigenous and native species to reflect the indigenous vegetation of the river valley, minimise water use and provide native animal habitats. The landscape setting ensures that the development does not dominate the river valley, and individual buildings are also designed to minimise their impact on views of and from the river valley. Building designs are contemporary and well articulated, using techniques to achieve a lightness of the building forms and respecting neighbours' privacy. The buildings relate to one another and the natural environment in terms of forms, materials and colours, without exact repetition and excessive detailing. A variety of housing types are provided to contribute to the varying housing needs of the community, and designs have regard to best practice principles of ecological sustainability.

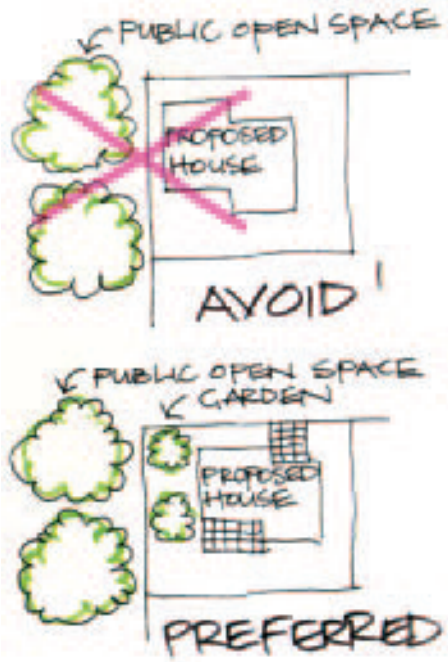
4 Design Guidelines

The Design Guidelines are to be applied in different ways, but are to apply to the whole of the Estate. Where a planning permit is required for any reason, the Guidelines will be used by the Brimbank City Council in assessing the application. The Guidelines should therefore be taken into account in the design of any new development or works requiring a planning permit. The Guidelines are structured to provide an objective for each element of development that expresses the intention of the Council. The Design Response provides the recommended method of achieving the objective to Council's satisfaction. It is not, however the only method of achieving the objective and the applicant may wish to propose an alternative method, with supporting explanation. The 'Avoid' column of the Guidelines table outlines responses or options that are not appropriate. As well as the Guidelines, the siting provisions of the building regulations and Clauses 54 and 55 of the Brimbank Planning Scheme apply as relevant.

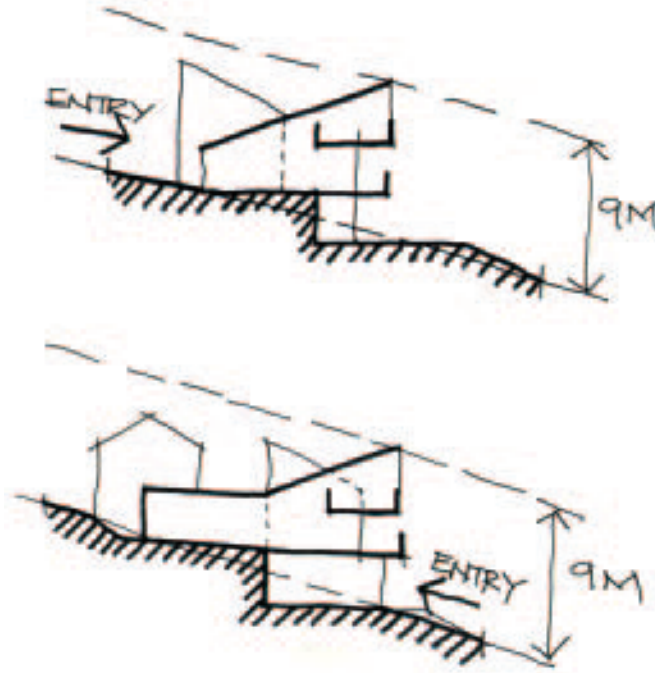
4.1 Guidelines Applying to all Development

Element	Objective	Design Response	Avoid
Building Envelope	To ensure that buildings relate to the topography of the site and respect the landscape qualities of the river valley.	<ul style="list-style-type: none">• Dwellings should be setback from side boundaries, but garages may be built to the boundary in accordance with clause 54 or 55 requirements (as relevant), other than where adjacent to public open space. (See Public Open Space Interface below) Sketch 1• The height of buildings should accord with the requirements and decision guidelines in clauses 54 or 55 (as relevant). Building height should not exceed 9m above natural ground level at any point.• Height and excavation should be minimised by stepping buildings to follow the contours of the site. Sketch 2• Building height may exceed the requirements of clause 54 or 55, where the site gradient exceeds 20% and there are no other acceptable options to reduce the height.• A minimum of 30% of the site should be water permeable to accommodate vegetation and reduce runoff. Sketch 3• The siting and design of buildings should have regard to existing views or potential views from nearby properties. (These views are to be identified in the Neighbourhood and site description.) Sketch 4	<p>Excessive cut and fill.</p> <p>Buildings that dominate views from across the valley or within the valley.</p> <p>Buildings that eliminate existing views or potential for views (if not constructed) of the river valley from adjoining properties.</p>

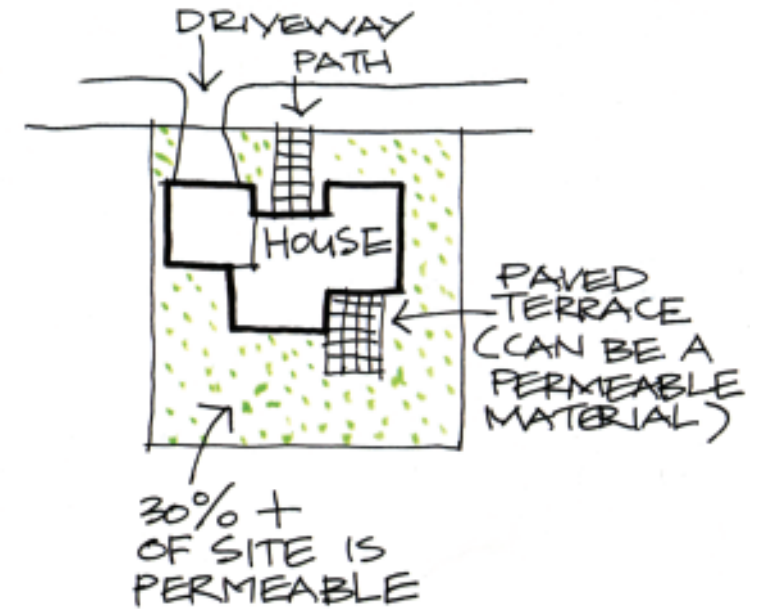
Sketch 1



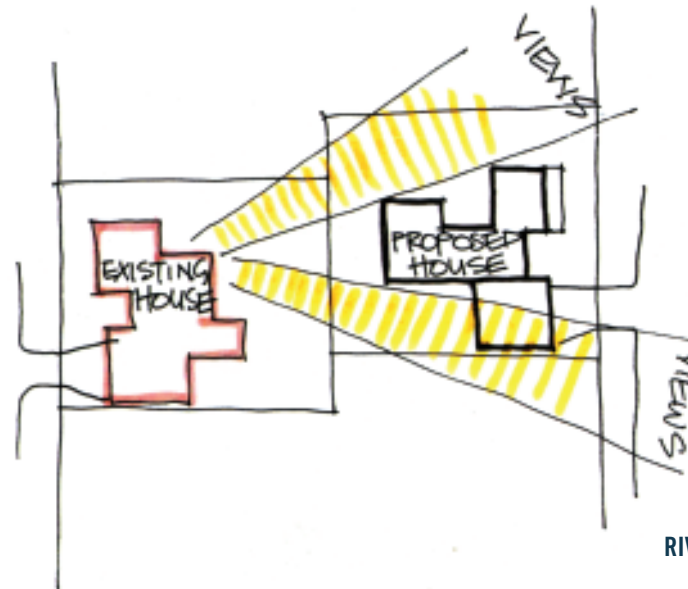
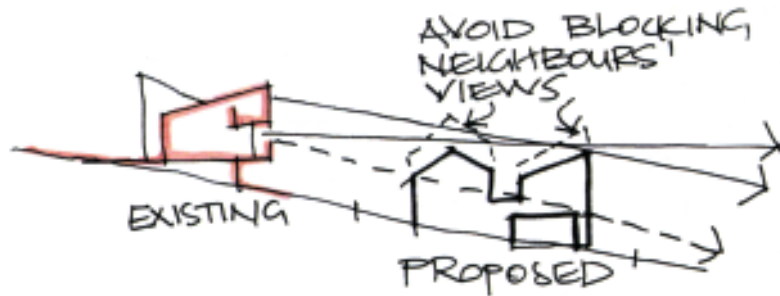
Sketch 2



Sketch 3



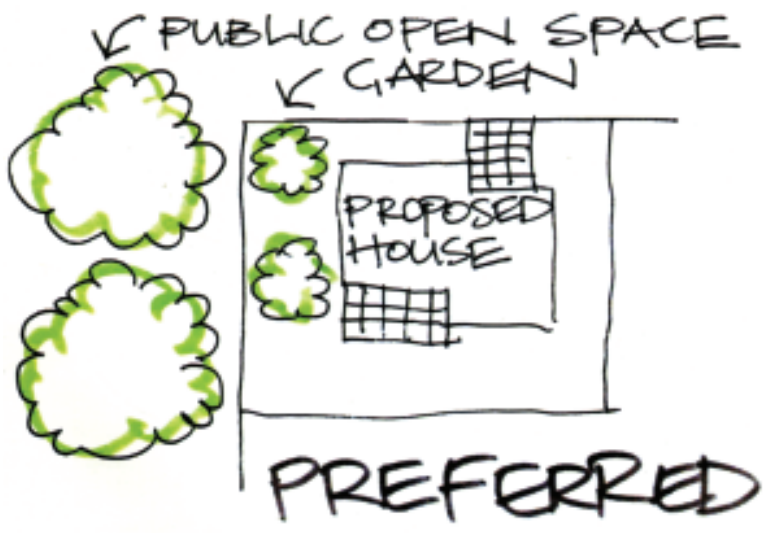
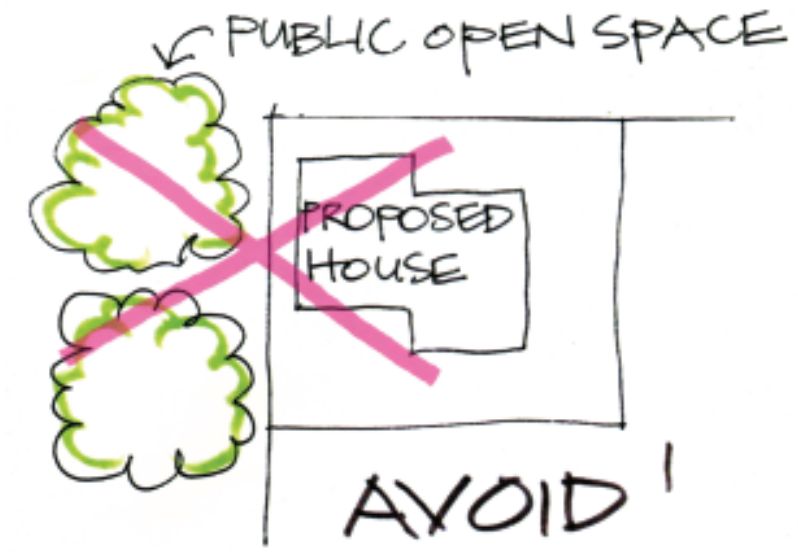
Sketch 4



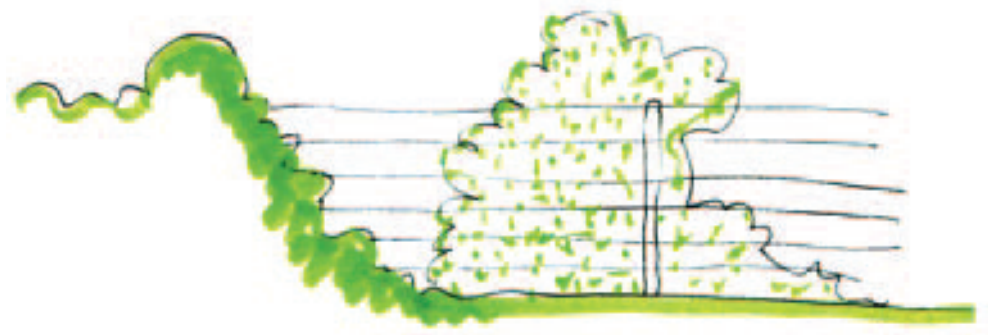
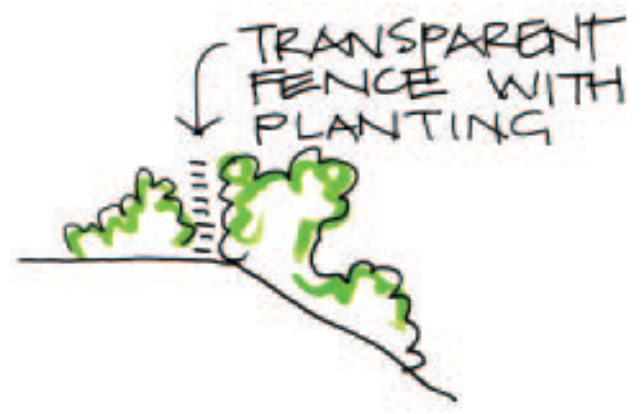
4.1 Guidelines Applying to all Development (continued)

Element	Objective	Design Response	Avoid
Public Open Space Interface	To enhance the residential interface with the public open space areas of the river valley.	<ul style="list-style-type: none">• To enhance the residential interface with the public open space areas of the river valley.• Locate building mass away from an abuttal with any boundary to public parkland. Sketch 1• Minimise hard paving surfaces on lots adjacent to public parkland.• Lots adjacent to parkland should utilise complementary native and indigenous tree and shrub species.• Fences abutting parkland are to be visually transparent, with vegetation used to create privacy where necessary. Sketch 5• Private landscape elements such as steps, entrance ways, lighting, paving or garden planting should not extend into public parkland.	<p>Buildings located on the parkland boundary.</p> <p>Large areas of hard paving on lots adjacent to parkland.</p> <p>Private use or apparent appropriation of public open space.</p>

Sketch 1



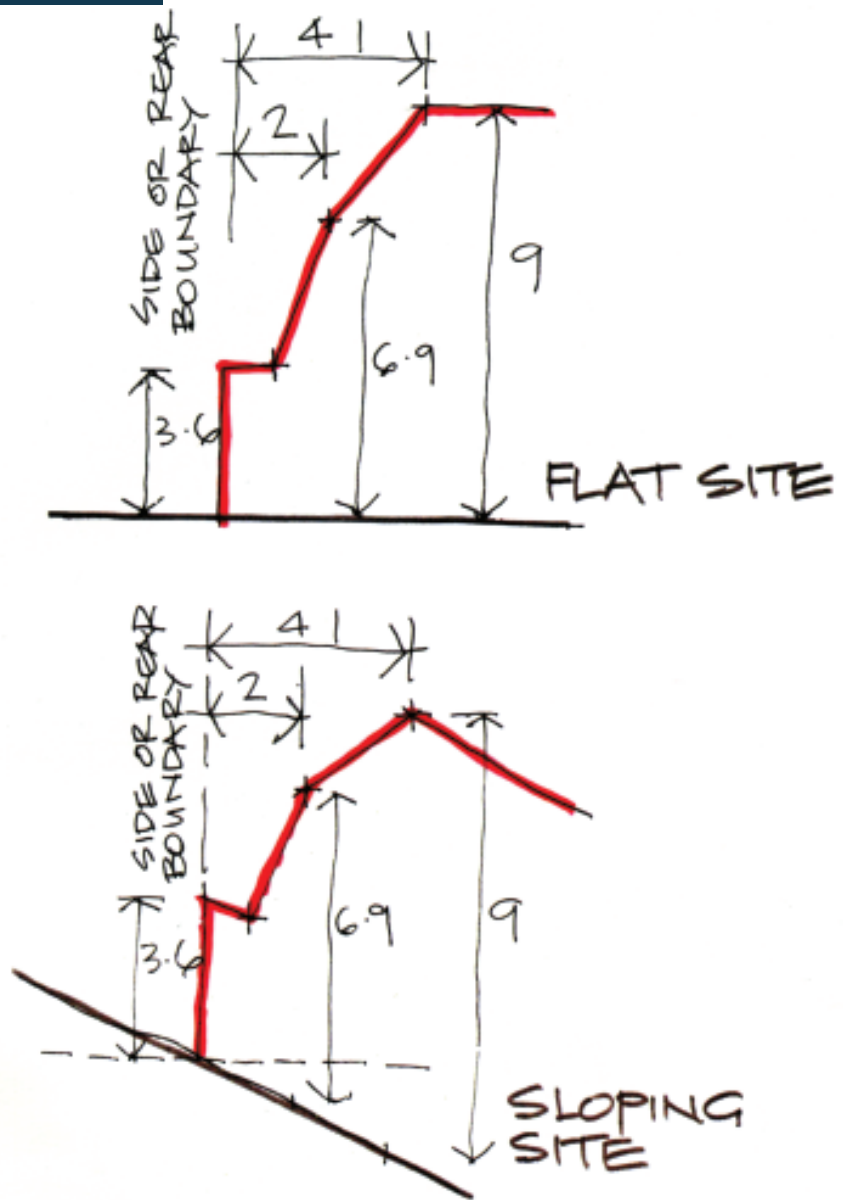
Sketch 5



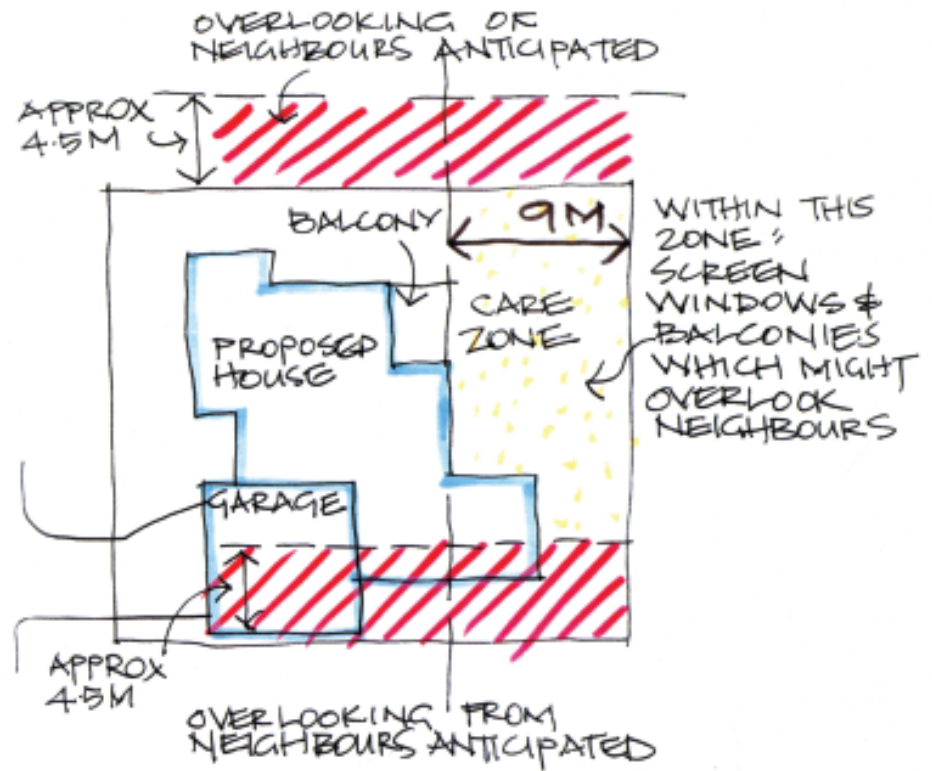
4.1 Guidelines Applying to all Development (continued)

Element	Objective	Design Response	Avoid
Private Open Space	<p>To ensure private open spaces are adequate for the needs of the occupants, including size, privacy and access to sunlight.</p>	<ul style="list-style-type: none">• Meet section 54 or 55 requirements (as relevant) relating to overlooking and overshadowing. Sketches 6A & 6B• Private open space should not be unreasonably overlooked from adjoining or nearby buildings or sites.• Landscaping plans should be prepared by a qualified landscaping professional. (i.e. landscape architect or designer) and show proposed species, plant size at planting and size at maturity, and excavation areas.• Incorporate indigenous trees and plants, water sensitive design and informal garden styles to reflect the river valley setting.• Refer to the Schedule of Plants for the River Valley Estate for appropriate species.	<p>Developments that do not adequately respect the privacy needs of adjoining or nearby properties.</p> <p>Extensive use of exotic and formal garden planting.</p> <p>Lack of trees and substantial shrubs in landscape plans.</p>

Sketch 6A



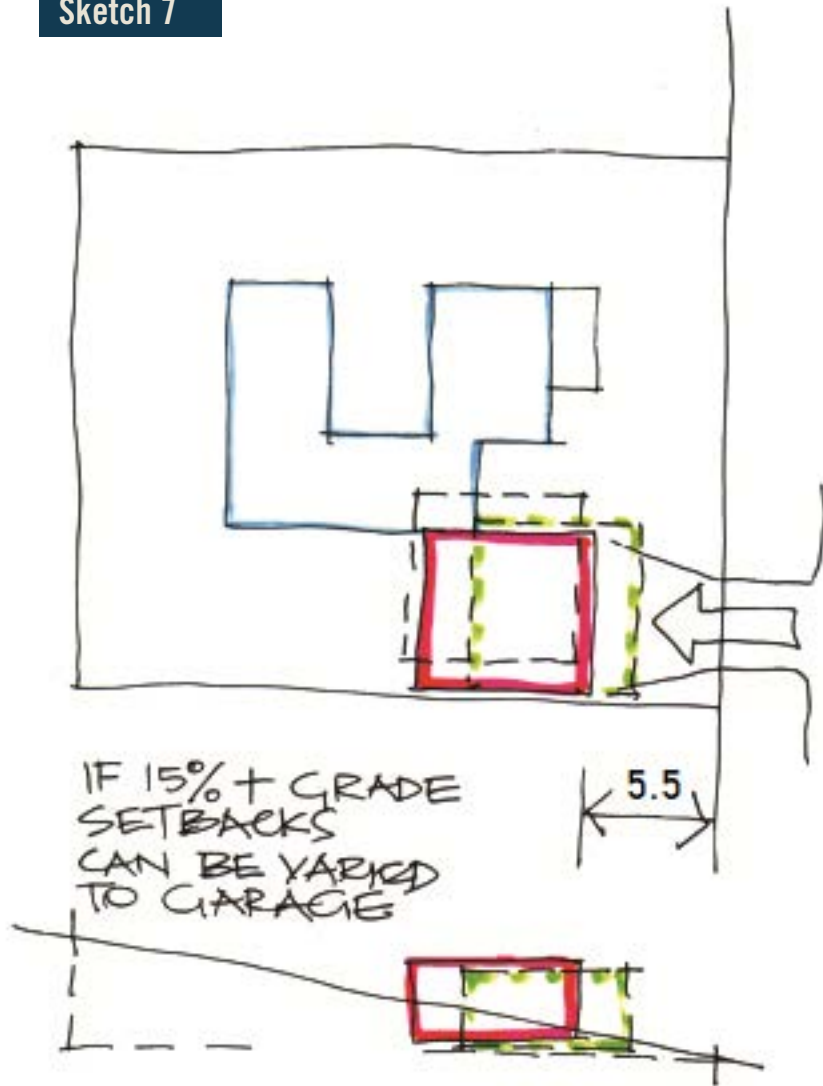
Sketch 6B



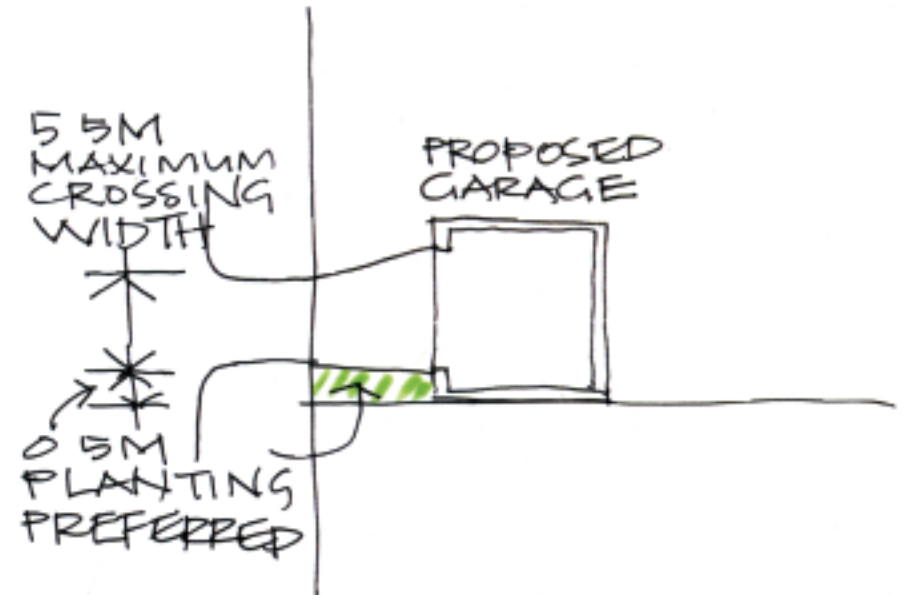
4.1 Guidelines Applying to all Development (continued)

Element	Objective	Design Response	Avoid
Vehicle Parking	<p>To minimise the dominance of car parking structures in the streetscape and loss of front garden space.</p>	<ul style="list-style-type: none">• Garages/car ports should be located at or behind the front setback of the dwelling, and a minimum of 5.5 metres from the frontage, other than in exceptional circumstances. Sketch 7• For sites that are oriented east-west, car access and garages should be located on the southern side of the site.• In circumstances where the slope of the site exceeds 15% and locating the garage in front of the dwelling will reduce the earth removal required and the visual impact of a steep driveway, this may be acceptable.• Integrate the garage/car port with the design of the dwelling by the use of materials or form.• Minimise paving in front garden areas.• Provide only one crossover per standard frontage, with a maximum width of 5.5m.• Driveways should be designed to include a planting strip along the fence edge. Sketch 8	<p>Car parking structures that dominate the façade or the streetscape.</p> <p>Excessive paving in the front setback area to accommodate cars and access.</p>

Sketch 7



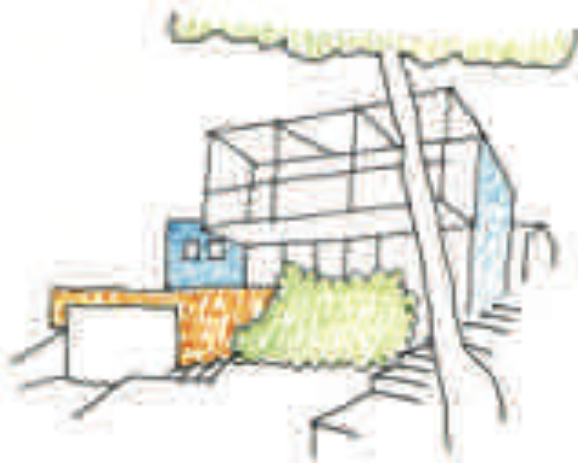
Sketch 8



4.1 Guidelines Applying to all Development (continued)

Element	Objective	Design Response	Avoid
	<p>To encourage high quality, individually designed buildings that relate to the site, the river valley and other buildings within the estate. These buildings should have a contemporary, lightweight design.</p>	<ul style="list-style-type: none">• Create a light building style through the use of modern and innovative building designs and techniques such as balconies, light transparent balustrading, non-masonry materials and glazing. Sketches 9A to 9F• New buildings should be designed to respond to the characteristics of the site and locality, demonstrating a high standard of contemporary expression and finish.• Utilise decks and balconies with good solar access, and associate these spaces with living areas.• Utilise a combination of colours and external finishes that complement those occurring naturally in the local area.• Utilise materials and glazing types included on the Schedule of Building Materials for the River Valley Estate. See 4.2	<p>Heritage reproduction building styles and detailing.</p> <p>Large, blocky and visually dominant individual buildings.</p> <p>Brightly coloured or highly reflective building materials and glazing.</p> <p>Corrugated cement fibre sheeting.</p> <p>Heavy design detailing (e.g. masonry piers and columns).</p> <p>Large wall surface areas of one material or colour.</p>

Sketch 9A



Sketch 9B



Sketch 9C



Sketch 9D



Sketch 9E



Sketch 9F



4.1 Guidelines Applying to all Development (continued)

Element	Objective	Design Response	Avoid
<h3>Front and Side Fencing Treatments</h3>	<p>To ensure cohesive and high quality frontage treatments throughout the estate, and to maintain a sense of openness in the streetscapes.</p>	<ul style="list-style-type: none">• Fences (front and side) are discouraged within the front 5m of the site, other than low fences (max. 1.2m) along the front boundary.• Front fences should be transparent, open fences, and should be appropriate to the building style and materials. <small>Sketch 5</small>• Side and rear fences should not exceed of 1.8 metres in height.• Retaining walls and batters are to be minimised in height, stepped and sloped, and a maximum of 1.2m in height where possible. Use non-masonry or natural materials such as timber or stone, and incorporate planting. <small>Sketch 10</small>• An open style fence may be provided at the top of retaining wall up to 1.2 metre in height for safety reasons.	<p>High front fences, and high side fences forward of the dwelling.</p> <p>Historic reproduction style fences.</p> <p>Colorbond or other solid steel form front fencing.</p> <p>Brick pillars and heavy embellishment.</p>

Sketch 5



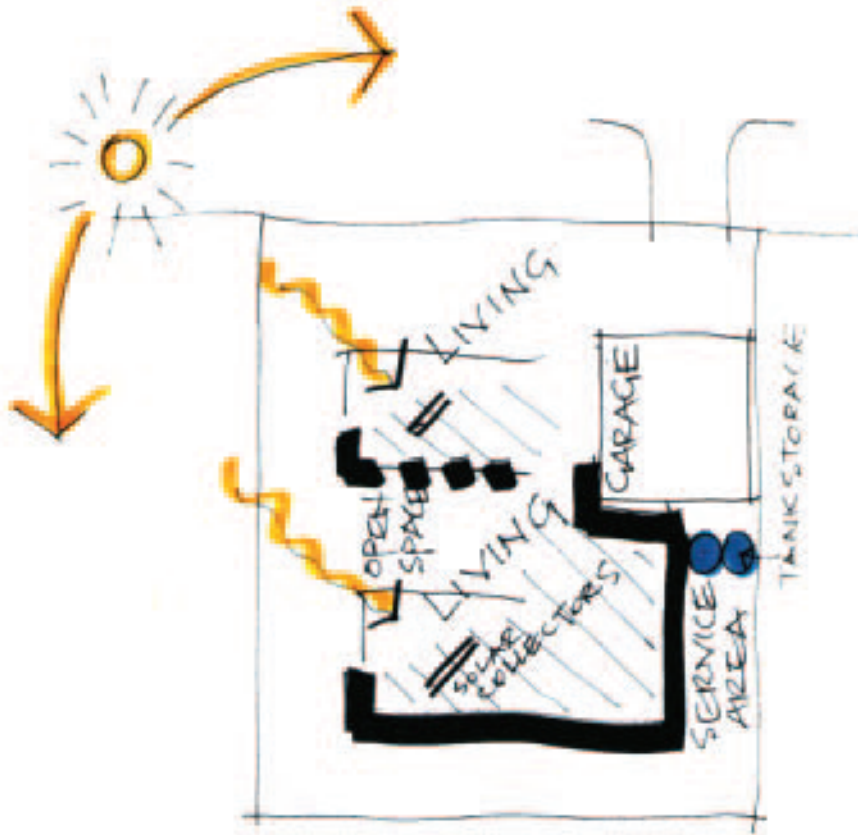
Sketch 10



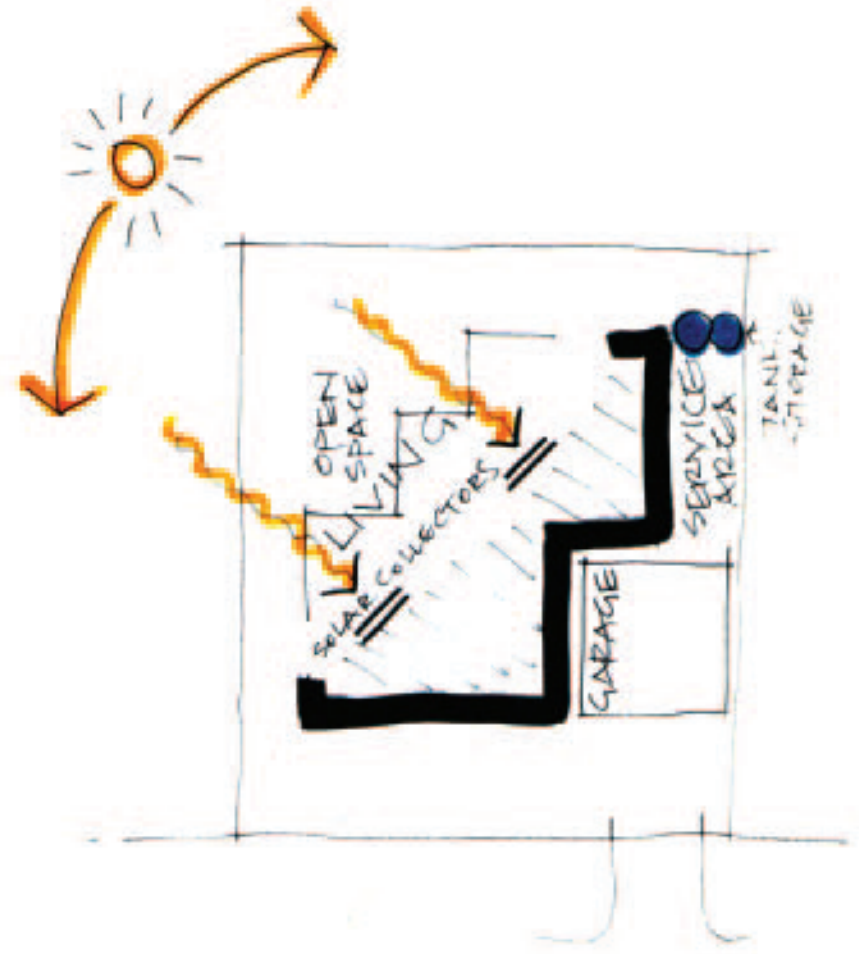
4.1 Guidelines Applying to all Development (continued)

Element	Objective	Design Response	Avoid
Environmental Sustainability	<p>To ensure all dwellings are designed to maximise environmental sustainability objectives.</p>	<ul style="list-style-type: none">• Dwellings should be designed to maximise energy efficiency through a mix of solidity and lightness i.e solid (thermal mass) to the south, and lightness (solar absorption) to the north. Sketches 11 & 12• Dwellings should be oriented to maximise solar efficiency and solar panels are encouraged on dwelling roofs. Separate structures to accommodate panels are not encouraged.• Maximise water efficiency through choice of appropriate plants and landscaping, and through use of high energy rated appliances, particularly shower roses, dishwashers and washing machines, landscaping and plants.• All dwellings must be provided with a minimum 2000 litre rain water tank connected to a grey water system. Sketches 11 & 12	<p>Buildings that are not designed to maximise energy and water efficiency.</p>

Sketch 11



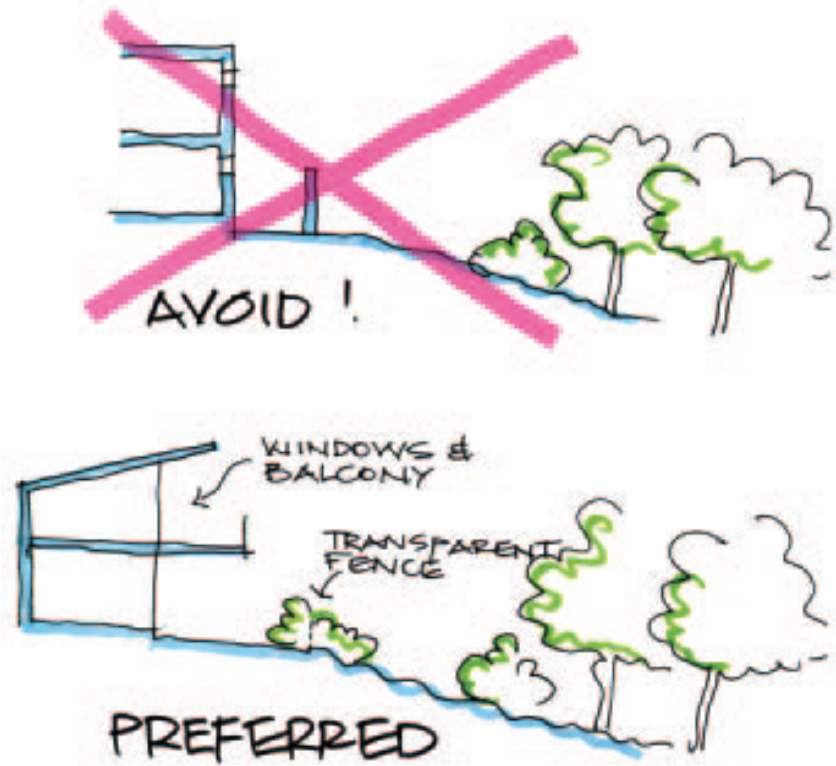
Sketch 12



4.1 Guidelines Applying to all Development (continued)

Element	Objective	Design Response	Avoid
Surveillance and Safety	To encourage casual surveillance of parkland and public spaces, and private spaces as appropriate, and minimise the need for formal surveillance systems.	<ul style="list-style-type: none">• Front buildings towards public parkland, with windows to living spaces overlooking public areas. Sketch 13• Maintain long sight lines and adequate lighting along public pathways. Sketch 14	Blank walls facing public open space.

Sketch 13



Sketch 14



4.1 Guidelines Applying to all Development

Element	Objective	Design Response	Avoid
Responsible Construction Techniques	<p>To ensure that earthworks, waste and sediment created during construction are managed to minimise environmental impacts.</p>	<ul style="list-style-type: none">• Minimise earthworks, and keep overburden and rubbish within the site.• Separate recyclable from non-recyclable rubbish materials.• Use swale, silt fencing and sediment traps to ensure rubbish, earth and other materials do not enter the stormwater system, footpaths or adjoining sites.	<p>Materials created as a result of construction entering the stormwater system or other sites.</p>

Element

Public Domain

Objective

To ensure that public domain treatments assist in achieving the preferred neighbourhood character

Design Response

- Street tree species should be selected and planted in accordance with the Schedule of Plants for the River Valley Estate.
- Arrangement of public planting should be informal, to reflect the river valley setting, and have regard to issues of pedestrian safety, motorist visibility, low water requirements and maintenance.
- Public walkways through the estate should have common landscaping and paving treatments along their length and adequate lighting for safety.

4.2 Materials and Colours

Building materials and colours should complement the colours of the natural environment.

Materials should and colours should be natural, recessive and of low reflectivity.

Some preferred materials and colours

- Stone which reflects that of the river valley.
- Masonry of tones which reflect the natural environment.
- Rendered finishes, with a natural, lime washed or painted finish.
- A mix of weatherboard and masonry.
- A mix of solid materials and light construction.
- Roofing of corrugated Colorbond (or equivalent).
- Roofing of low-gloss tiles.
- Natural metal finishes, dull or rusted.
- A subdued colour scheme.
- Some highlights of colour or material selection may be acceptable.

Some materials and colours to be avoided

- X Reflective materials
- X Massive brickwork walls, without any visual relief
- X Strong and fluorescent colours
- X Non-porous paving.



4.3 River Valley Preferred Plant List

COMMON NAME	BOTANICAL NAME	HEIGHT (m)	SPREAD (m)
Large Trees			
Apple Myrtle	Angophora costata	15-20	9
River Sheoak	Casuarina cunninghamiana	12-20	7.5
Red Flowering Yellow Gum	Eucalyptus leucoxydon 'Rosea'	10-15	6-10
Red Iron Bark	Eucalyptus sideroxydon 'Pallens'	8-15	6-10
Medium Trees			
Lightwood	Acacia implexa	6	4.5
Blackwood	Acacia melanoxylon	8-12	4-7
Red Flower Gum	Corymbia ficifolia	5-8	5
Dwarf Sugar Gum	Eucalyptus cladocalyx 'nana'	6-10	6-8
Small Trees			
Golden Wattle	Acacia pycnantha	4-7	3
Drooping Sheoak	Allocasuarina verticillata	6-8	4-5
Silver Banksia	Banksia marginata	6-8	4
Bottle Brush	Callistemon viminalis cultivars	4-6	3-5
Round Leaf Moort	Eucalyptus platypus	5-8	5
Coolgardie Gum	Eucalyptus torquata	4-7	4
Pin-cushion Hakea	Hakea laurina	3-5	3

COMMON NAME	BOTANICAL NAME	HEIGHT (m)	SPREAD (m)
Large Shrubs			
Wirilda	Acacia retinodes	3-5	3-5
Varnish Wattle	Acacia verniciflua	2-4	2-4
Silver Banksia	Banksia marginate	6-8	4
River Bottlebrush	Callistemonsieberi	5	2-3
Common Cassinia	Cassinia aculeata	2-4	2-3
Sticky Boobialla	Myoporum viscosum	2-4	2-3
Small Shrubs			
Gold Dust Wattle	Acacea acinacea	2	2
Cut-leaf Daisy	Brachyscome multifida	3	1
White Correa	Correa alba	2-3	2-3
Rock Correa	Correa glabra	2	2
Wedge-leafed Hop bush	Dodonea viscosa	2-3	2-3
Hop Goodenia	Goodenia ovata	1.5	1.5
Rosemary Grevillea	Grevillea rosmarinifolia	1.5-2	2-3
Austral Indigo	Indigofera australis	1.5	1.5
Herbs, Ground Covers and Climbers			
Small Leaved Clematis	Clematis microphylla	Climber	
Common Everlasting	Chrysocephalum apiculatum	0.3	0.7
Pale Flax Lily	Dianella longifolia var. longifolia	0.5	0.8
Black-anther Flax Lily	Dianella longifolia var. revolute	0.5	0.8
False sarsparilla	Hardenbergia violacea	Climber	
Tussock Forms and Grasses			
Common Wallaby Grass	Danthonia caespitosa	0.5	0.3
Spiny-headed Mat-rush	Lomandra longifolia	0.9	0.7
Common Tussock Grass	Poa australis (& P. labillarderi)	0.9	0.7

Appendix B River Valley Covenants

Under the covenant the purchaser agrees with the Vendor (the Developer) as follows:

(a) Dwelling and construction works.

- (i) not to build more than one dwelling house on the burdened land without the prior written consent of the Vendor;
- (ii) not to build a Dependent person's unit on the burdened land;
- (iii) not to build a dwelling on the burdened land unless copies of building plans, elevations, site plans, landscaping plans and a schedule of colours and materials ("the plans"), have been submitted to the Vendor and the Vendor has given its approval to the plans prior to the commencement of any building works;
- (iv) not to build on the burdened land any aircraft noise sensitive building unless it is constructed to be noise attenuated in accordance with Australian Standard 2021-2000, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction.
- (v) not to subdivide the burdened land without the prior written consent of the Vendor;

- (vi) not to carry out any site-works, excavation, filling or construct any fencing or retaining walls or to remove, interfere with or compromise or do anything that may tend to or interfere with or compromise any batter or retaining wall on the burdened land or any adjoining or nearby land without the prior written consent of the Vendor;
 - (vii) not to allow the burdened land to be kept other than in a neat and tidy condition and to the satisfaction of the Vendor at all times;
 - (viii) not to delay or permit to be delayed the commencement or completion of any works that have been approved by the Vendor;
 - (ix) not to vary or allow any variation to any building, works or landscaping that have been approved by the Vendor;
 - (x) not to allow the burdened land to remain vacant and unimproved for a period that exceeds 24 months from the date of the transfer of land.
- #### (b) External structures
- (i) not to erect or construct any pool, tennis court, external sign, hoarding, tank, clothes line, letter box, mast, pole, landscaping or fence of any description or television antenna or radio aerial on

the burdened land or upon any building constructed upon the burdened land without the prior written consent of the Vendor;

- (ii) not to erect any external floodlights or spotlights or any lights illuminating any pool or tennis court or other similar structure upon the burdened land without the prior approval of the Vendor;
- (iii) not to remove or in any way alter any fence that has been constructed on the burdened land or in any way interfere with or attempt to change or modify the colour of such fence.

(c) Use of property

- (i) not to use the burdened land for any purpose except a dwelling and/or a home occupation as defined in the Brimbank Planning Scheme without the prior written consent of the Vendor;
- (ii) not to apply for any permit to use or develop the burdened land without the prior written consent of the Vendor;
- (iii) not to use the burdened land or any part thereof for any purpose or use unless such purpose or use is permitted (either unconditionally or subject to consent of the local council) by the Brimbank Planning Scheme.

- (iv) not to keep on the burdened land or allow to be kept on the burdened land any racing or homing pigeon or other similar flocking bird.

Expiry of covenant:

The requirement that you obtain the Developer's approval expires after 10 years.

The Brimbank City Council's River Valley Estate Building Design Guidelines do not expire.

