



THE RISE

AT LYNDHURST

HOMEOWNERS GUIDELINES



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Disclaimer

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

INTRODUCTION

These guidelines have been developed in consultation with leading builders in order to achieve the goal of creating high quality, attractive street scapes, while ensuring ease of compliance and allowing builders to provide value for money.

The Rise at Lyndhurst is a high-quality, environmentally-sensitive, master-planned community.

Great care has been taken by the award-winning designers of The Rise in the creation of parks, streetscapes, retention of trees, selection of street lighting and landscaping to complement the natural environment.

Why have guidelines for homeowners?

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

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

How do the guidelines affect you?

All purchasers at The Rise at Lyndhurst are required to have plans of new houses (including garages, sheds, fences, retaining walls or any other structures) approved by the Architectural Review Panel before building works can commence.

This requirement applies for a period of three years from the registration of the Plan of Subdivision.

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

These guidelines are additional to Victorian State Legislation and Building Regulations. You are still required to obtain a building permit

and any other statutory approvals. The provisions of the Casey Planning Scheme apply to development and use of land in The Rise. In the case of any inconsistency between the guidelines, restrictive covenants and any legislative requirements, the restrictive covenants and any legislative requirements will prevail.

The guidelines are subject to change at any time without notice. All decisions regarding these guidelines are at the discretion of the vendors.

APPROVAL PROCESS

Your builder will be able to assist you in preparing the information for the Architectural Review Panel.

Approval by the Architectural Review Panel is designed to be a user-friendly process. In most instances, approval is provided within ten business days.

Approval must be obtained prior to the commencement of construction of a new home, garage, shed, fence, retaining wall or other structure.

To obtain approval, simply complete the application checklist on page 17 and send it along with three copies of the following documents to the Architectural Review Panel:

- Site Plan - including setbacks from all boundaries and locations of the rainwater tank, driveway, clothesline, and any sheds or outbuildings
- Dimensioned floor plan
- Elevations - from four sides showing building heights, roof pitches, and locations of external air-conditioners or aerials (if any)

- Schedule of external materials and colours
- Details of any earth works and retaining walls including materials used
- Fencing details - including locations, heights, and materials
- Simple sketch plan showing landscaping between the street frontage(s) and the home including location of any paths, mulched beds, trees, driveway (including materials used) and letterbox
- Plans, elevations and a schedule of external materials and colours are also required for any outbuildings larger than 3m wide x 3.5m deep x 2.5m high

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

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

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

Architectural Review Panel
The Rise at Lyndhurst
C/- MV&S Architects Pty Ltd

t | 03 9415 6377

e | approvals@theriselyndhurst.com.au

YOUR HOME

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

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

- Only one home may be built on each lot (excludes integrated housing sites).
 - The home must achieve a certificate of occupancy within 12 months of commencement of construction. After commencement of construction, work must not cease for a period of more than three months.
 - All homes must meet the following minimum size requirements (excluding garages, out buildings, pergolas, balconies and verandas):
- | Lot Area | Minimum size requirement |
|--|----------------------------------|
| lots <450m ² | 120m ² (13.0 squares) |
| lots 450m ² - 700m ² | 150m ² (16.2 squares) |
| lots >700m ² | 200m ² (21.6 squares) |
- Maximum building height is two storeys.
 - All homes are to feature a double lock up garage with a panel lift door (excludes metal doors).
 - Home elevations facing the street frontage(s) must be articulated, incorporating various planes or setbacks to façade elements. The upper level of two-storey homes must feature setbacks and articulation (recession and projection of planes) from the ground floor wall lines. The use of elements such as verandas, balconies, and pergolas is encouraged.
 - Homes on corner lots must address both street frontages, utilising articulated façade elements and windows to present an appealing aspect to both elevations visible from the street.
 - Garages with a side wall that addresses a street frontage must feature windows in the side wall to match the dwelling
 - Garages must not dominate the house frontage. Garages positioned behind the main building line of the home are preferred.



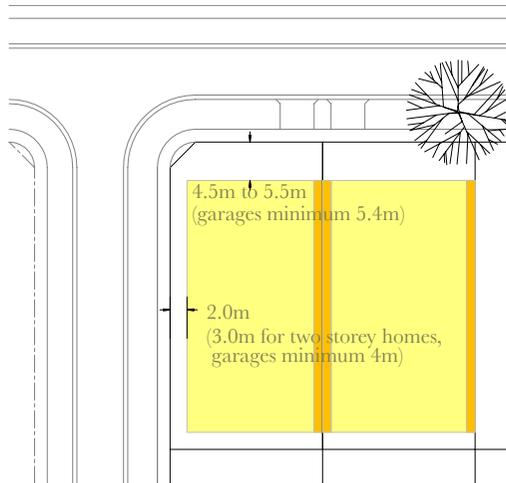
- Homes with a contemporary underlying architectural theme are encouraged, with roof lines, proportions and building shapes that convey a combination of simplicity and distinction without fussy detail and decoration. Historical reproduction styles such as Georgian, Colonial, Italianate, Victorian or Federation are discouraged. Ornamented or decorative devices such as arches (including arched windows and doors), feature panels to front and garage doors, colonial glazing bars, mouldings or wrought iron work are also discouraged.
- Homes must not feature a substantially identical façade to any home within five lots.
- Pitched roofs (including garage roofs) visible from the street frontage(s) must feature a minimum of pitch of 25° (The Architectural Review Panel may consider other roof designs on design merit). Flat or nearly flat roofs (including garage roofs) visible from the street frontage(s) must be enclosed behind a parapet to the street frontage(s).
- No relocatable, transportable, or kit houses are permitted.
- Homes with exposed stumps or support posts (excluding veranda or pergola posts) are not permitted.
- External plumbing (excluding downpipes or guttering) must be out of public view from the street frontage(s).
- External TV antennae, satellite dishes, other aerials, clothes lines, evaporative coolers and other air conditioning units must be positioned to minimise their visibility from the street frontage(s).
- Solar water heaters, solar swimming pool heaters, photovoltaic panels are strongly encouraged; however, consideration should be given to positioning them to minimise their visual impact from the street frontage(s).

Five Star homes save their owners around \$210 per year on energy bills (even more if you plan to have central heating or air conditioning or a larger home).

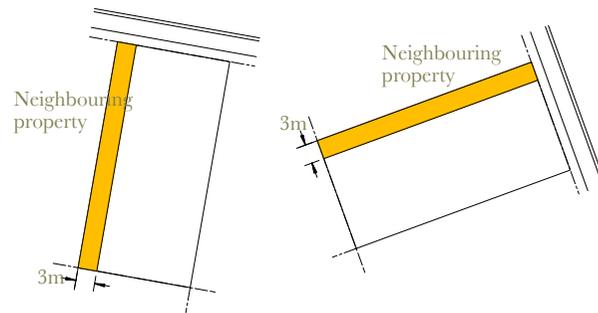
Even without using any heating or cooling, Five Star homes are up to five degrees warmer in winter and up to ten degrees cooler in summer than the average (2 Star) new home.

Source – Sustainability Victoria

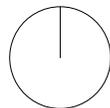
- All homes must achieve a 5-Star energy rating provided by an accredited house energy rater and incorporate water savings measures (this is a Victorian government requirement). 5-Star energy rating may be achieved by considering the following in the design of your home:
 - Siting your home on the lot so that solar access to north facing habitable room windows is maximised.
 - Locating living areas and private open space on the north side of the dwelling if practicable.
 - Placing and sizing windows to maximise winter sun penetration and minimise uncontrolled summer sun.
 - Provision of external shading (such as eaves) to exclude summer sun.
 - Insulation of ceilings, walls and raised floors.
 - Incorporating internal mass eg. masonry walls and concrete floors, for reducing the temperature range.
 - Locating windows to allow for natural cross ventilation.
 - Zoning of rooms to increase efficiency of heating and cooling systems.
- Setback from the front boundary must be no less than 4.5m and no greater than 5.5m (except where required by a building envelope on the plan of subdivision). The garage setback must be no less than 5.4m.
- On corner lots, the setback from the side street boundary must be no less than 2m (3m for a two-storey home). The garage setback must be no less than 4m. The side street boundary is considered to be the longest boundary with street reserve. A laneway is not considered a street for the purposes of this guideline.
- Homes are not permitted to be constructed to the boundary line (zero lot line) on more than one boundary.
- Windows higher than 3.6m and facing the northern-most shared side boundary, that are within 3m of that boundary, must be obscured in order to prevent a direct view of the adjoining lot.



■ Building to boundary (Zero lot line) permitted on one side of lot only



■ Windows higher than 3.6m must be obscured within 3m of northern-most shared side boundary



- Elevations visible from the street must feature a minimum of 70% masonry, stone, brick, brick-veneer, render or texture coated boards.
- Roofs visible from street must be constructed of corrugated Colorbond (e.g. custom orb) or terracotta, slate or concrete tiles
- Use of a combination of wall materials and colours is encouraged to achieve visual interest and articulation. Large expanses and uninterrupted use of conventional brickwork and blockwork are not permitted.
- Where a two-storey home features brick to the upper level elevations, the use of lightweight cladding on the upper level of the rear elevation is discouraged. Where such lightweight cladding is used, its colour must tone in with the remainder of the upper level elevations and it must not be visually obtrusive.
- Only muted or non-reflective external colours may be used.
- External surfaces of homes must not be constructed of the following materials:
 - Second-hand building materials.
 - Unrendered fibre-cement sheeting or blue board sheeting.
 - Weatherboards with an exposed height of greater than 180mm
 - Fascia boards, trim and exposed metalwork that are not colour co-ordinated with the dwelling
 - Reflective glazing or excessively tinted glass

Sheds and outbuildings

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

Rainwater tanks

One of the most significant steps you can take to protect the environment when building a new home is to install a rainwater tank. A 4,500L (1,000 gallon) water tank is calculated to reduce your water bill by more than 50,000L every year as well as reducing the amount of stormwater flowing into Port Phillip Bay. A rainwater tank of this size is no bigger than 1.8m in diameter.

- All homes must include a minimum 4,500L rainwater tank plumbed directly to all toilets and at least one garden tap.
- The rainwater tank must be screened from public view from the street frontage(s).

Driveways

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

Landscaping

It is difficult to underestimate the impact of a well designed and maintained garden on the value of your home.

The design of your garden can also allow you to minimise your watering bills, as well as attracting native birds.

Each homeowner will be offered thirty native plants grown from indigenous seed from a local indigenous nursery, specifically selected for their suitability for on-site conditions.

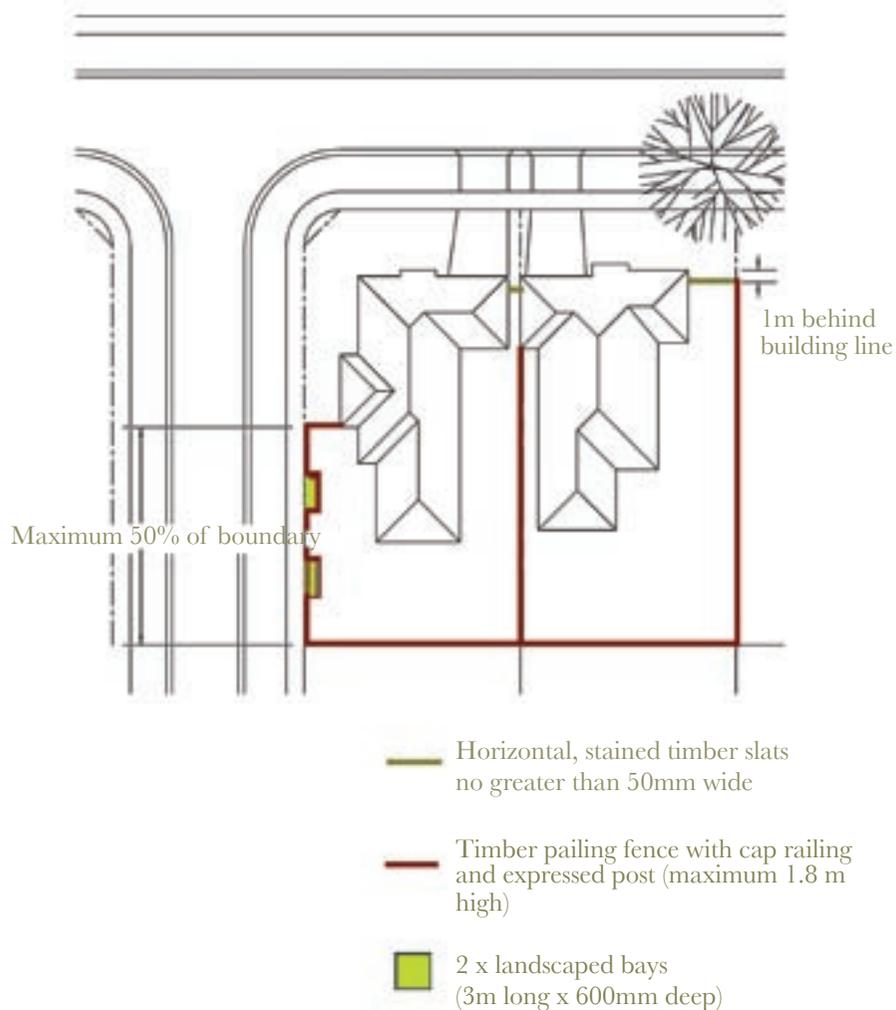
- Plant species which appear on the City of Casey's weed identification guide (see www.theriselyndhurst.com/environment/weedguide.pdf) may not be planted or allowed to grow.
- Landscaping of the front garden must be completed within 90 days of a certificate of occupancy being issued.

The front garden is to include:

- One semi-advanced tree no less than two metres in height
- minimum of 15m² of mulched garden bed
- turf or seeded lawn
- Use of plants from The Rise at Lyndhurst list of local indigenous plants is strongly encouraged (see page 14). These plants are adapted to local conditions, will grow quickly, require less watering, and will attract native birds.
- Retaining walls (if any) must be constructed in materials to complement the landscape, such as rock, stone or timber sleepers.
- Provision for a compost bin is strongly encouraged.

Letter-boxes

- Letter boxes must be constructed in a pillar no less than 350mm wide x 350mm wide x 600mm tall in materials to complement the dwelling, be located on the front property boundary and clearly identify the house number.



Fencing

At The Rise at Lyndhurst, the aim is to ensure that fences are as unobtrusive as possible, to reinforce the open and park-like character of the estate and to ensure that the emphasis is on your home and garden.

However, you are still able to fence your back yard for safety and privacy. A simple, attractive, and cost effective standard of fence has been selected, which typically costs no more than 10-15% extra compared to the cheapest standard timber fence.

- All fences shall:
 - not exceed 1.8m in height above the natural ground level;
 - not be constructed any closer to the street frontage than 1m behind the building alignment (excludes display homes). A laneway (Demmie Mews) is not considered a street for the purposes of this guideline; and
 - be constructed from timber palings and must have timber

capping with timber posts exposed to both sides of the fence (except for the section of fence facing the street frontage on either side of the home, which may be constructed of horizontal, stained timber slats no greater than 50mm wide).

- Corner allotments can construct timber fencing (with timber capping with timber posts exposed to both sides of the fence) on the boundary along the longest street frontage to a maximum length of 50% of that frontage, provided that a minimum of two recessed bays 600mm setback from the boundary and a minimum of 3m in length are included. Feature landscaping must be provided in these bays.
- Fences must not be painted.
- The vendors will not be responsible for shared fencing to unsold lots or reserves

Parking of commercial vehicles

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

Signage

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

Maintenance of lots

- The purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lots.
- The purchaser shall not place any rubbish, including site excavations and building material on adjoining land. The vendors or their agents may enter upon and access over a lot at any time without creating any liability for trespass or otherwise to remove rubbish, maintain, slash or mow a lot and the purchaser agrees to meet the developer’s reasonable costs for doing so.

RECOMMENDED PLANT LIST

Use of plants from following list of local indigenous plants is strongly encouraged. These plants are adapted to local conditions, will grow quickly, require less watering, and attract native birds

TREE SPECIES

Common Name	Botanical Name	Size H x W (m)	Comments
Black Wattle	<i>Acacia mearnsii</i>	8-25 x 6-10	Fast growing
Blackwood	<i>Acacia melanoxylon</i>	5-30 x 4-15	Long lived
Black Sheoak	<i>Allocasuarina littoralis</i>	4-8 x 2-5	Good shelter tree, tolerates wet soils
Silver Banksia	<i>Banksia marginata</i>	1-10 x 1-5	Attracts birds, attractive yellow flowers
Mealy Stringybark	<i>Eucalyptus cephalocarpa</i>	8-20 x 1-15	Tolerates wet soils, attracts bees
Swamp Gum	<i>Eucalyptus ovata</i>	8-30 x 8-20	Tolerates wet soils

SHRUB SPECIES

Hedge Wattle	<i>Acacia paradoxa</i>	1-3 x 2-5	Habitat for birds, attractive flowers
Burgan	<i>Kunzea ericoides</i>	3-5 x 3-5	Tolerates wet soils
Prickly Tea-tree	<i>Leptospermum continentale</i>	1-4 x 1-2	Fast growing shrub
Heath Paperbark	<i>Leptospermum myrsinoides</i>	2-5 x 1-2	Many pink or white flowers
Swamp Paperbark	<i>Melaleuca ericifolia</i>	2-9 x 2-3	Stabilises banks
Golden Spray	<i>Viminaria juncea</i>	2.5-5 x 2	Fast growing, many yellow pea flowers.

GROUNDCOVER AND TUSSOCK SPECIES

Common Name	Botanical Name	Size H x W (m)	Comments
Austral Bugle	<i>Ajuga australis</i>	Prostrate x 2	Ground cover, attractive mauve flowers
Swamp Wallaby Grass	<i>Amphibromus nervosus</i>		Tussock grass
Common Spike-rush	<i>Eleocharis acuta</i>	0.3-0.9	Stabilises banks, frog habitat
Tall Spike-sedge	<i>Eleocharis sphacelata</i>	Up to 1.5 above water	Stabilises banks, frog surface habitat, requires water
Variable Willow-herb	<i>Epilobium billardierianum</i>	0.3-1 x 0.3-0.6	Fast growing herb, small flowers
Pale-leaf Rush	<i>Juncus pallidus</i>	0.5-2.3 x 0.3-1	Stabilises banks, frog habitat
Spiny-headed Mat-rush	<i>Lomandra longifolia</i>	0.5-1 x 0.5-1.2	Stabilise slopes, forms thick clumps
Lesser Loosestrife	<i>Lythrum hyssopifolia</i>	Prostrate-0.3 x 0.2-0.3	Many tiny pink flowers, needs moist conditions
Common Bog-rush	<i>Schoenus apogon</i>	0.05-0.3m high	Grass-like ground cover for very wet areas
Kangaroo Grass	<i>Themeda triandra</i>	0.4-0.75	Stems to 0.9m

LOCAL INDIGINEOUS NURSERES

Nursery

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

Contact Number

Acknowledgement

The developers of The Rise at Lyndhurst acknowledge the work of the City of Casey in providing this information

APPLICATION CHECKLIST

Please mail your completed application to:

Architectural Review Panel
The Rise at Lyndhurst
C/- MV&S Architects Pty Ltd
26 Peel Street
Collingwood, Victoria 3066

Lot No

Street Address

Owner's Name

Address

Telephone

Business hours

Home / Mobile

Email

Builder's Name

Builder's Contact

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

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

Signature

Name

Date

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

