FRASERS PROPERTY

Design & Siting Guidelines

Version 2

Mambourin Green

Contents

Why Have Design Guidelines 2

The Value of Design 2
How the Guidelines Work 2
Sunset Clause 2
Medium Density and Small Lots 2

Approval Process 3

Siting Your Home 4

Considerations 4
Land Use 4
House Orientation 4
Building Envelopes, Setbacks from Front, Side and Rear Boundaries 6

Home Design 8

Architectural Style 8
External Materials 8
Eaves and Roof 9
Garages and Carports 9
Corner Homes 10
Façade Duplication 10
Fibre Optic Connection 10
Energy Efficiency 10

Landscape Design 11

Access and Driveways 11
Fences 12
Sheds, Services and Outdoor Structures 14
Gardens and Landscaping 15
Landscaping and Native Plant Guide 15

Appendix A: Design Guidelines Checklist 17

Why Have Design Guidelines

The aim of these Design Guidelines is to create a high-quality neighbourhood character for the Mambourin Green community: in short, a better place for you and your family to live.

The Guidelines are designed to help ensure all homes at Mambourin Green are built to a high standard, while encouraging a variety of housing styles compatible with the streetscape. The Guidelines will assist in providing you with peace of mind and protection for your investment.

The Value of Design

Each individual house design should contribute to the surrounding environment and to the streetscape in a positive way.

Owners are encouraged to build innovative and appropriate designs that address sustainability issues and present a consistent residential image for the estate.

Building Envelopes have been designed for all lots to ensure homes are appropriately sited, these will be included within the Memorandum of Common Provisions (MCP), which is registered on the Plan of Subdivision for each residential stage.

How the Guidelines Work

The Design Assessment Panel (DAP) will be responsible for the review and approval of your house plans.

All proposed building works including houses, garages, outbuildings and fencing are required to be approved by the DAP in relation to these Guidelines prior to seeking a Building Permit.

In considering your house design, the DAP may exercise discretion in certain circumstances to waive or relax a requirement. However, it is important to note that Covenants or Restrictions on the Plan of Subdivision cannot be changed by the DAP.

The Guidelines are subject to change at any time without notice. Building Envelope details for each lot can be found within the MCP for each stage.

Sunset Clause

The Design Guidelines will cease to apply five years after title registration, at which time the appropriate local and state government statutory regulations will continue to apply.

Medium Density and Small Lots

These Design Guidelines do not apply to lots identified in the Plan of Subdivision as Medium Density or Small Lots. Any lot identified in the Plan of Subdivision or Memorandum of Common Provisions as a Small Lot, must comply with the State Government Small Lot Housing Code.

Approval Process

The following steps outline the process to build your home at Mambourin Green.

Step 1: Awareness

Homes must be designed in accordance with the Guidelines and any restrictions on your Plan of Subdivision and MCP.

Step 2: Submission

Designs are to be submitted to the DAP for approval as follows:

- House floor plans (1:100 scale)
- Elevations from four sides (1:100 scale)
- Roof plan
- Schedule of external materials
- Completed Check List (refer Appendix A of Guidelines).
- Lots under 300sqm - small allotment housing code will apply to the allotment.
- Site Plan (1:200 scale) showing:
  - Setbacks from all boundaries
  - Building Envelope
  - External features including driveways, paths, fencing and outbuildings
  - Landscaping

Step 3: Approval

You should allow 10 working days approximately for approval once all documents have been submitted (refer Appendix A) and meet compliance. Plans that do not comply with the Guidelines will be returned with comments and the areas of non-compliance highlighted. Amended plans can be resubmitted for approval.

Step 4: Building Permit

Before you apply for a Building Permit you must first gain approval of your house design from the DAP. A Building Permit can be applied for from the Wyndham City Council or a Private Building Surveyor.

Note: Design approval from DAP does not exempt the plans from any building or statutory regulations. Separate approval must be obtained from the relevant authorities. The approval by the DAP does not infer compliance under the Building Code of Australia, ResCode and other applicable planning or building regulations.

Step 5: Construction

You can start building your home as soon as a Building Permit has been obtained and all legal and conveyancing requirements have been met.

Siting Your Home

Considerations

The careful siting of houses and garages is important for a number of reasons:

- Ensuring best visual presentation from the street
- Maximising the benefits of solar access
- Promoting energy efficiency
- Minimising overlooking
- Respecting the privacy and amenity of neighbours

Land Use

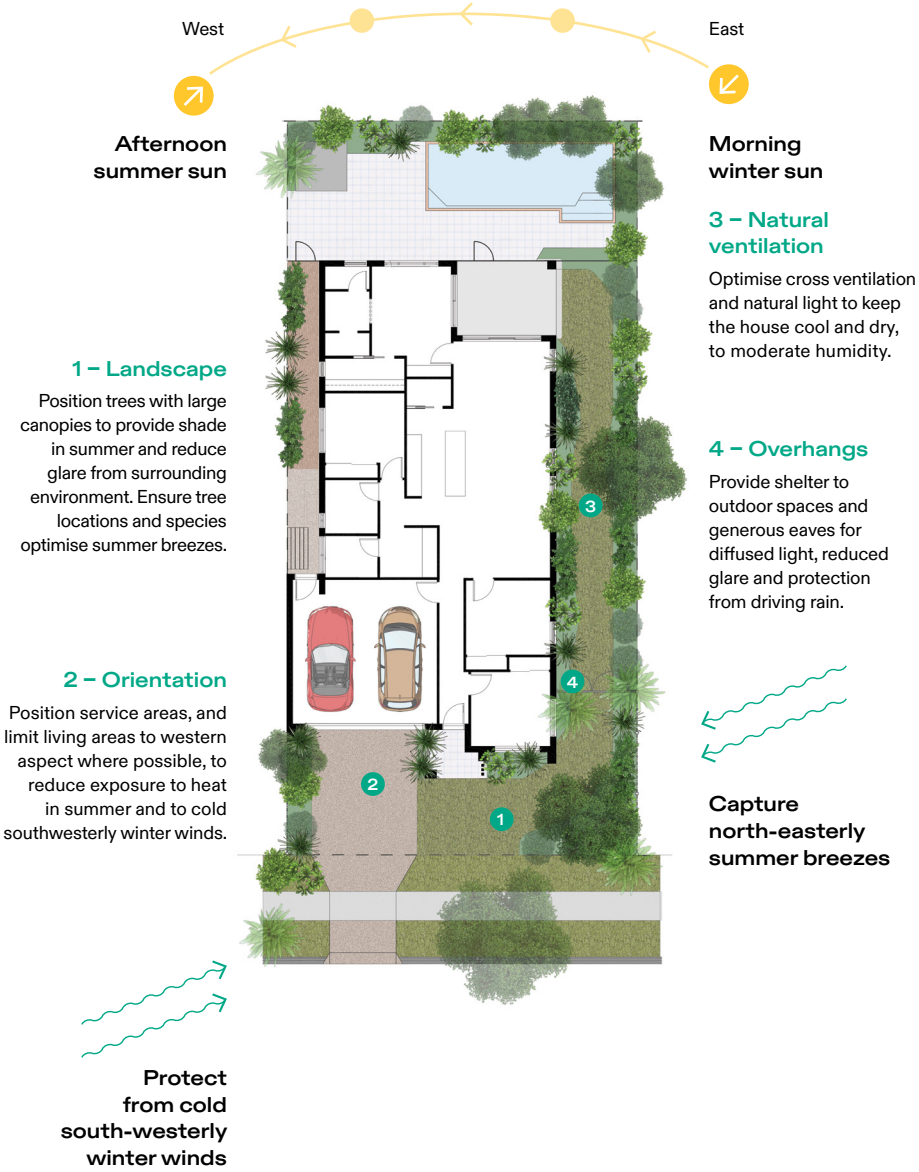
One dwelling is permitted per lot. A second dwelling of at most 80sqm is permitted on each lot or as otherwise approved by the DAP at its discretion. Further subdivision is not allowed.

House Orientation

Houses must face the front boundary and present an identifiable entrance to the street. Where possible, houses should be sited so that the habitable rooms and private open spaces face northwards to receive maximum solar efficiency.



Example of Climatically Responsive House Orientation and Design



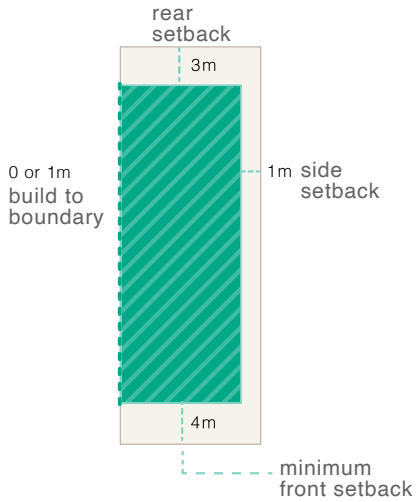
Visit yourhome.gov.au for a comprehensive guide to designing and building environmentally sustainable homes.

Building Envelopes, Setbacks from Front, Side and Rear Boundaries

Building Envelopes

Building Envelopes have been prepared for each lot at Mambourin Green and are contained within the MCP. All buildings, including garages, must sit within the Building Envelope specified for that lot. Note: lots identified as Small Lots in the MCP must comply with the State Government's Small Lot Housing Code*.

Example Building Envelope:



Setbacks

The following setbacks for houses and garages must be met:

(a) The Front Street

The front street setback is designated on the specified Building Envelope for each lot. All houses must be set back in accordance with the Building Envelope.

(b) The Side and Rear Boundaries

The side and rear setback is designated for each lot on the specified Building Envelope.

*Introduced by the Victorian Government in 2011, the Small Lot Housing Code removes the need for a planning permit to construct a home on a lot less than 300sqm, where the home meets the housing design and siting standards of the code. To find out more we recommend discussing the requirements with your builder or visit vpa.vic.gov.au.



Home Design



Architectural Style

High standards and a variety of home designs will be required at Mambourin Green. Designs should be responsive to the individual attributes of the lot, having regard for things such as site crossfall and orientation.

Designs that incorporate a number of distinct visual elements into the façade are encouraged. The inclusion of projections integral to the design and style of the dwellings, such as verandahs or porticos, are also recommended. Further enhancement can be achieved through the use of detail and shade in the form of pergolas and extended roofing eaves. House designs that take into account passive surveillance of streets, parks and wetlands, where possible, are encouraged.

1 – External Materials

Wall and façade materials will have a major impact on the visual quality of streetscapes within Mambourin Green. The use of a combination of finishes that complement your architectural style is encouraged to add to your home's individuality and interest.

As part of the design approval process you are required to submit your wall material specifications and meet the following criteria:

- Your front façade must include a substantial covered verandah and/or a minimum of two different wall materials to add variation, detail and interest.
- All external surfaces are to be in a finished state (painted or coated) prior to occupation of your home.



2 – Eaves and Roof

Roofing form and controls are to provide visual interest and enhance the building design. Eaves in particular add significant appeal to your home. All roofs must be constructed of masonry or terracotta or non-reflective metal roofing material. All roofs must incorporate 450 millimetres minimum width eaves to any street or public open space frontage (this does not apply to parapet walls).

Eaves are required to extend over garage doors and wrap around a minimum 1.5 metres from any publicly visible frontage. Eaves may be required to verandahs, pergolas or porticos.

3 – Garages and Carports

Garages and driveways have a significant impact on the streetscape. The design and location of garages should endeavour to make them an integral and unobtrusive part of the house. All homes should allow for double garage car accommodation where the front boundary of the allotment is greater than 10.5 metres. Garages must be constructed within the Building Envelope and sited a minimum of 5.0 metres from the front boundary.

It is preferable for garages to be constructed under the main roof of the house. If garages are free standing and/or visible from the street, they should match the roof form and be constructed of the same materials as the house.

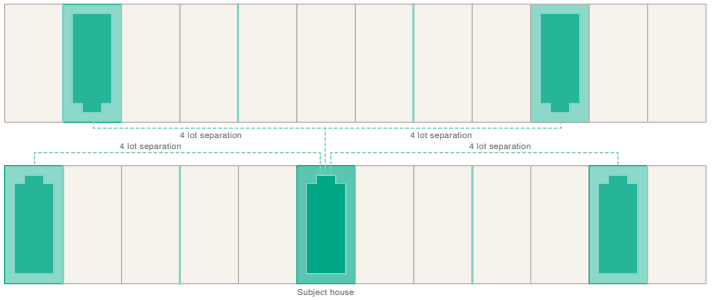
The garage door is a major visual element of the streetscape and doors facing the street must be of a colour which complements the house. No roller doors are permitted to the front façade. Where the sides of the garages are constructed facing a street, the side of the garage facing the street may be softened by landscaping or, alternatively, by the inclusion of a window (or windows) in that side wall. Triple car garages in a continuous line facing the street will not be permitted. Carports can only be constructed if they are not visible from the street.

Corner Homes

If your home is located on a corner, your home design must positively address both the front and side streets and any frontage visible from public open space areas. A consistent architectural style should be used for all visible façades. For the façade facing the side street, it is recommended the first 5 metres feature a continuation of the front façade's main materials, detailing and/or windows.

Façade Duplication

Homes with identical façades may not be constructed in close proximity and must be separated by a minimum of four houses in any direction, excluding multiple dwellings and medium density housing.



Fibre Optic Connection

At Mambourin Green, fibre optic cable will be provided to each lot to allow access to high speed internet, free-to-air television and telecommunication services. To enable connection to the Opticomm fibre network, you must wire your home in accordance with the Opticomm Preparation and Installation Guide which is included in your Sales Contract. You should provide the guide to your builder to ensure that your connection is addressed as part of your home design. A connection fee may be required prior to connection. Further details are available on the Opticomm website: www.opticomm.net.au

Energy Efficiency

An energy smart home takes advantage of the sun's free warmth and light and, with the inclusion of energy efficient appliances and systems, will save a great deal of energy. Well designed homes reduce the demand on heating and cooling. Any style of house can be energy efficient. Energy smart homes have a combination of features which work together to ensure you achieve the highest degree of comfort with minimum energy use.

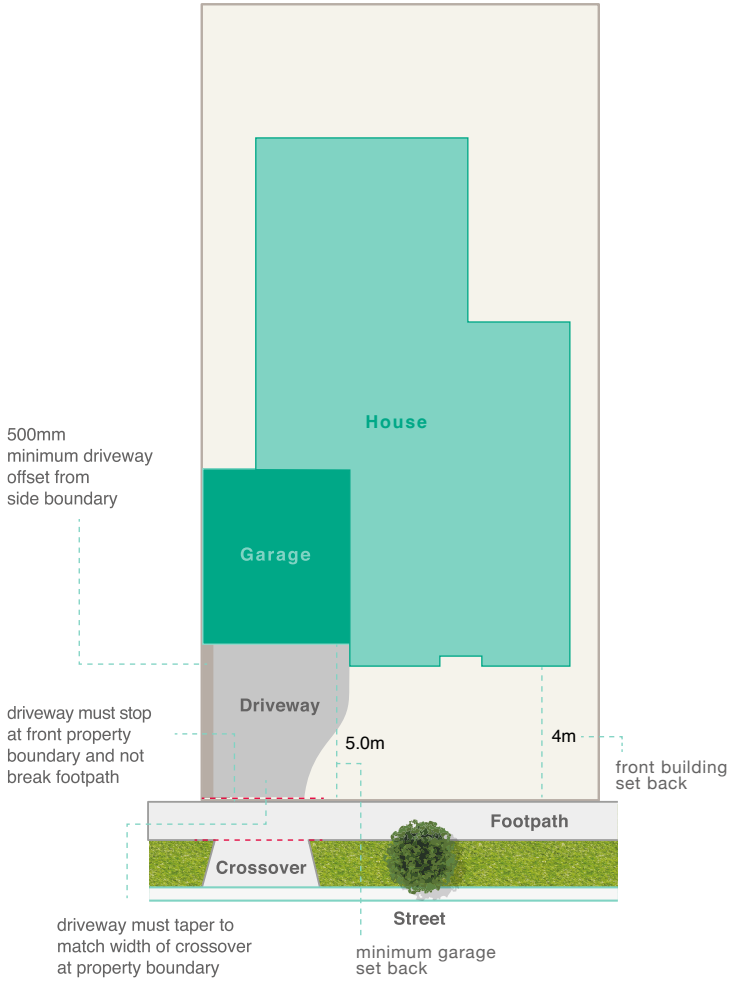
Homes at Mambourin Green must comply with the energy efficiency requirements of the National Construction Code (Volume Two). These requirements aim to reduce the environmental impacts of buildings by reducing energy consumption.

From 1 May 2024, homes will be required to achieve 7 Stars and a whole-of-home rating not less than 60 under the NatHERS option. Further information can be found at yourhome.gov.au or sustainability.vic.gov.au.

Landscape Design

Access and Driveways

Driveways are also a major visual element and should be constructed using materials that blend with or complement each house's textures and colours. Only one driveway will be permitted for each lot, unless there are special circumstances, which will be considered by the DAP. Please refer to your Building Envelope plans to identify the location of your crossover. Driveways to all lots must be set back a minimum of 0.5 metres from the side boundary to allow for landscaping along the length of the driveway. Driveways must taper to match the width of the vehicle crossover at the front title boundary. Recommended paving materials include stone, brick, exposed aggregate or concrete. All driveways must be completed prior to moving into your home.



Fences

The objective of the DAP is to provide a degree of uniformity throughout the estate —avoiding an unsightly mix of various fence standards, colours and types.

Frasers Property does not provide fencing, unless specified in your Contract of Sale. You must submit your fencing layout and design drawings as part of your DAP approval process.

Side and rear fencing is to be constructed prior to you moving into your new home.

Side and Rear Fencing

It is mandatory for all side and rear fences to be constructed of timber palings with exposed posts, plinth and capped across the top to a maximum height of 2.0 metres (excluding any screens required for overlooking purposes).

Side fences must include a 90 degree return to connect to the side of the home or garage wall, with a recommended set back of at least 1.0 metre behind the nearest front façade. Side fences must not extend into the front building setback or past the front building façade.

Woven wire, chain mesh/link, steel, Colorbond® and Mini Orb® style fences will not be permitted.

Front Fencing

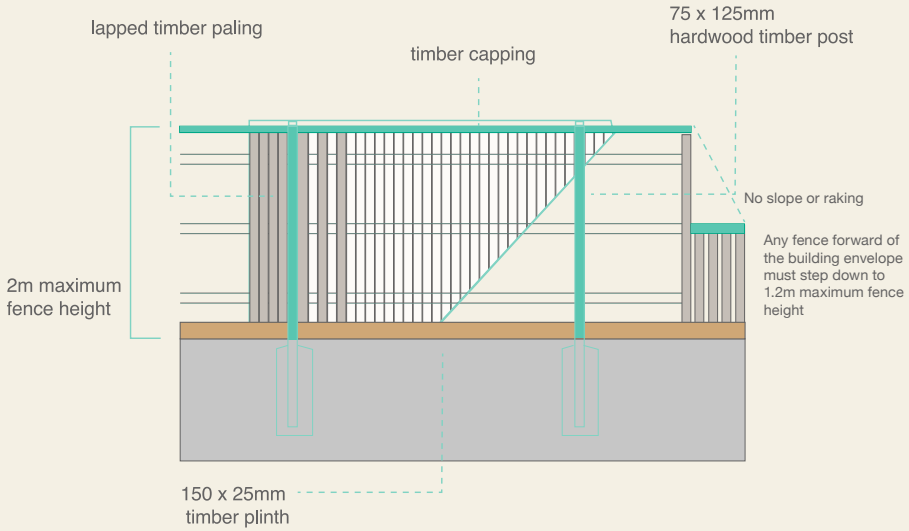
Front fences are not recommended, as streetscapes are more appealing with unfettered green front landscapes. Front fences will only be permitted where the following requirements are met:

- Complements the design and colour of the home.
- Must not exceed 1.2 metres in height.
- Must be constructed with timber, or a combination of timber and masonry or stone materials.
- Must include a minimum 20% transparency.
- Must return along the side boundary to connect to the side fence.
- Must not include any diagonal slope, raking or gradient where the front fence adjoins a side fence.

Feature Fencing

Where specifically shown in your Contract of Sale, some lots in high profile locations will include a feature fence to one or more sides of the property. The feature fence will be constructed by Frasers Property and cannot be altered, removed, damaged or modified in any way without the prior written approval of Frasers Property.

Side and rear fencing detail example.





Sheds, Services and Outdoor Structures

1 – Sheds and Outbuildings

Sheds and outbuildings must not be visible from the street. Sheds with a floor area greater than 10m^2, or height more than 2.4m, may require a building permit.

2 – Services and Utilities

Locate services and utilities, such as hot water systems and rain water tanks, away from recreational areas and ensure they are not visible from the street.

3 – Air Conditioning Units

Both refrigerated and evaporative units must be positioned so that they are not visible from the street. Roof units must be painted to match the colour of the roof, be low profile units and installed as low as possible below the roof ridgeline towards the rear of the house.

4 – Satellite Dishes

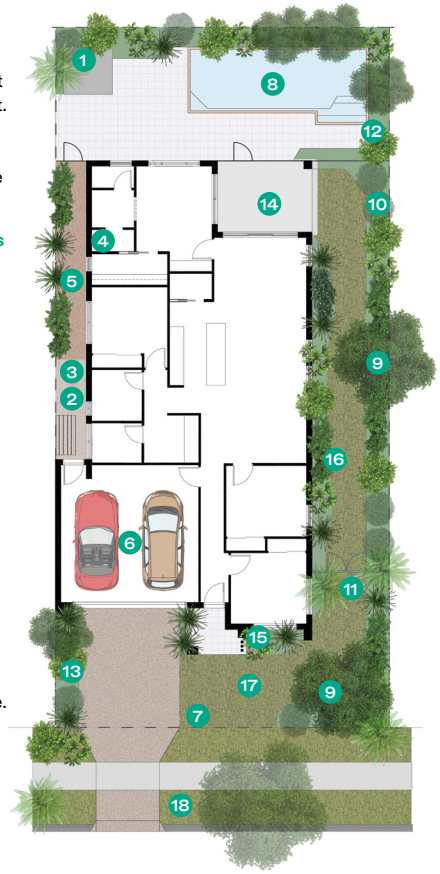
Will only be approved if located below the roofline of the house and screened from view from the street.

5 – External Plumbing

Excluding stormwater drainage downpipes, external plumbing must not be visible from the street.

6 – Commercial Vehicles

Vehicles with a carrying capacity of one tonne or more, as well as any boat, caravan or trailer, is not permitted to be parked on the lot where it is visible from the street.



7 – Advertising Signage

Is not permitted on any residential lot except when the lot is being sold after completion of a dwelling.

8 – Pools

Pools must include safety fencing and comply with safety code requirements.

9 – Shade Trees

Position large shade trees in the front yard and around private open space to provide street appeal and shade during summer months.

10 – Side and Rear Fences

Refer to fencing section for detail.

11 – Side Fence Return

Side fences must return on a 90 degree angle a minimum distance of 1m behind the front façade.

12 – Screen Planting

Use native plant species to create a buffer along side and rear boundaries.

13 – Driveway Buffer Planting

Landscape a minimum 500mm between the driveway and side boundary.

14 – Private Open Space

Maximise useable private open space where possible and locate adjoining living areas.

15 –Planting Guide

Refer to the Landscaping and Native Plant Guide for detail.

16 – Irrigation

Irrigation will greatly assist in maintaining landscaping and water efficiency, eg sprinkler or drip irrigation systems.

17 – Front Landscaping

Front gardens, as well as any other garden areas visible from the street, must be completed within 6 months of the Certificate of Occupancy being issued.

18 – Nature Strips

Nature strips, once established by the developer, are the responsibility of home owners to maintain. They should be mown regularly and kept free of rubbish and debris.

Gardens and Landscaping

Mambourin Green encourages a blend of indigenous vegetation and other landscape elements, integrating street nature strips with private gardens so that the streetscape presents as a landscaped garden. Landscape design and plant selection should minimise the need for garden watering. Indicative landscape plans must be submitted as part of the design approval process.

Front Gardens, as well as any garden areas within public view, must be completed within six months of the Certificate of Occupancy being issued.

Landscaping and Native Plant Guide

The following selections of native and exotic plants or trees are recommended for the Mambourin Green climate.

Native Garden

Embrace natural selection with native plants that reflect the Mambourin Green landscape. Indigenous plants will particularly thrive in the local climate and require less watering than other species.

Trees: Tuckeroo (Cupaniopsis anacardioides), Wolgan Snow Gum (Eucalyptus gregsoniana), Lemon scented Teatree (Leptospermum petersonii) and Water Gum (Tristaniopsis laurina).

Shrubs: Acacia (Acacia cardiophylla), Grey Everlasting (Ozothamnus obcordatus), One-sided Bottlebrush (Calothamnus quadrifidus), Darling Pea (Swainsona greyana), Bottlebrush Matthew Flinders (Callistemon ‘Matthew Flinders’), The Hairpin Banksia (Banksia spinulosa), Dog Rose (Bauera rubioides), Old Man Saltbush (Atriplex nummularia), Dense-felted Eremophila (Eremophila subfloccosa), Rottnest Island Daisy (Trachymene coerulea), Golden Everlasting (Xerochrysum bracteatum), White Correa (Correa alba), Small Crowea (Crowea exalata).

Ground Cover: White Jasmine (Jasminum suavissimum), Purple Fusion (Plectranthus argentatus), Fairy Fan-flower (Scaevola cultivars).

Hedges and Climbers: Pinnacle (Syzygium australe), Gum Vine (Aphanopetalum resinosum).


Tuckeroo


Darling Pea


Purple Fusion

Photo: Tuckeroo - ©Peter Woodard, 2007, Photo: Darling Pea - ©Melburnian, 2008, Photo: Purple Fusion - ©Peter Halasz, 2007, Photo: The Callery Pear - ©Matthew Field, 2007, Photo: Natal Lily - ©Fanghong, 2005, Photo: Crepe Myrtle - ©Mokkie, 2014, Photo: Blue Oak Sage - ©Scott Zona, 2007, Photo: Lamb's Ear - ©Stan Shebs, 2005

Contemporary Garden

Choose Australian natives and exotic species with an architectural appeal complemented by low maintenance and water requirements.

Trees: Mop Top Robinia (Robinia pseudoacacia ‘Umbraculifera’), The Callery Pear (Pyrus calleryana), Crepe Myrtle (Lagerstroemia indica).

Shrubs: Lion’s Tail (Agave atternuata), Spoonleaf Yucca (Yucca filamentosa), New Zealand Flax (Phormium tenax), Big Blue Lilyturf (Liriope muscari), Cabbage Palm (Cordyline terminalis), Natal Lily (Clivia miniata), Canna (Canna lily), Bromeliad, Bamboo (Cycad revoluta), Mediterranean Spurge (Euphorbia wulfenii).

Ground Cover: Mondo Grass (Ophiopogon japonicus).


The Callery Pear


Natal Lily

Floral Garden

Achieve burst of colour through a variety of Australian natives that feature vibrant foliage and flowering plants.

Trees: Crepe Myrtle (Lagerstroemia indica), Crab Apple (Malus ioensis), Golden Wreath Wattle (Acacia saligna).

Shrubs: Round-leaved Mint Bush (Prostanthera rotundifolia), Coastal Rosemary (Westringia fruticosa), Lilac Hibiscus (Alyogyne huegelii), Cut-Leaf Daisy (Brachyscome multifida), Yellow Buttons (Chrysocephalum apiculatum), Lamb’s Ears (Stachys byzantina), Russian Sage (Perovskia atriplicifolia), Blue Oak Sage (Salvia chamaedryoides), Perez’s Sea Lavender (Limonium perezii), Leucanthemum varieties, Lavandula varieties, Prostrate Rosemary (Rosmarinus officinalis), Perenial Statice (Limonium perezii), Dusky Bells (Correa ‘Dusky Bells’), Bush-pea (Eutaxia obovata nana), Dwarf River Wattle (Acacia cognata), Grevillea sp. (Grevillea ‘Moonlight’) and Escallonia (Escallonia iveyi).

Ground Cover: Fairy Fan-flower (Scaevola cultivars), Australian Bindweed (convolvulus angustissimus), Wild Iris (dietes grandiflora), Creeping Boobialla (Myoporum parvifolium), Kangaroo Paw sp. (Angiozanthus flavidus), Dwarf Mat Rush (Lomandra ‘Lime Tuff’ and Lomandra ‘Little Con’).


Crepe Myrtle


Blue Oak Sage


Lamb’s Ear

Appendix A: Design Guidelines Checklist

Lot No: .....

Street Address: .....

Owner’s Name: .....

Mobile No: ..... Home Ph: .....

Work Ph: ..... Email: .....

Owner’s Address: .....

Builder’s Name: .....

Contact Name: .....

Contact No: .....

Email: .....

Signature of Owner/Builder (Please circle)

..... Date / /

Documentation required to be submitted for approval to the Mambourin Green Design Assessment Panel.

1. **Site Plan**
   - Including dwelling, carports, garages and outbuildings ☐
   - Including dimensioned setbacks from all boundaries ☐
2. **Floor plans fully dimensioned**
   - House only ☐
3. **Elevation fully dimensioned**
   - Front, rear and both sides ☐
4. **Schedule of external materials and colours**
   - Walls and roofs of house and outbuildings ☐
   - Fibre optic connection ☐
5. **Fencing**
   - Location, height and materials of all boundary fencing ☐
6. **Landscape plan and planting proposal**

Each box is to be ticked.
Applications cannot be assessed until all of the above information is available.

Please submit the above documentation via email: FPA.Approvals@frasersproperty.com.au

A copy of this form must be included with the lodgement of plans for approval.

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mambouringreen.com.au

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