



THE
EDGE
AT WESTBROOK

DESIGN
GUIDELINES

VERSION 1 - JULY 2021



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1.0

INTRODUCTION



ARTIST'S IMPRESSION OF
THE EDGE RESERVE

1.1 Elegant, Exclusive, Extraordinary.

These Design Guidelines will help make living at The Edge at Westbrook exactly that.

Every home here will be surrounded by urban design elements exclusive to The Edge at Westbrook. We have carefully planned The Edge at Westbrook's natural environment – like parks featuring exotic tree varieties, and the entire creek side curated to make it a haven for local flora and fauna.

Unique entry statements will welcome you into The Edge at Westbrook, and you'll drive through enhanced streetscapes that will elevate The Edge at Westbrook far above the ordinary.

This commitment to excellence will be reflected in the standard of every home at The Edge at Westbrook. The careful siting of each home, and the sensitive selection of colour and materials used, will ensure that everyone has a home they can be rightly proud of.

The Design Guidelines will provide the framework to achieve a high standard of housing design with an identifiable degree of visual cohesion that supports the vision for The Edge at Westbrook.

1.2 The Design Requirements

All dwellings at The Edge at Westbrook are to comply with the Design Requirements.

The Design Requirements are outlined in four parts:

- The Edge at Westbrook Design Guidelines
- Memorandum of Common Provisions (MCP)
- Plan of Subdivision (POS)
- Building Envelope Plan (BEP)

The Design Requirements do not take the place of Building Regulations (as varied by the MCP), Planning Scheme and requirements in the POS. Purchasers of lots at The Edge at Westbrook should contact their Building Surveyor to ensure dwelling designs comply with all design and statutory requirements. Please speak to your nominated builder with respect to the above documents.

Only a Registered Building Surveyor can issue a Building Permit. Building approval cannot be granted until the Design Panel has approved the plans. No claims can be made against the Council, or their nominated representative with respect to any decision of the Design Panel or actions taken by purchasers in connection with the Design Requirements.

1.3 Approval Procedure for Plans

Early contact with the Design Panel at The Edge at Westbrook is encouraged to ensure a streamlined approval process.

The Design Panel will endeavour to approve plans in the shortest possible time, generally within ten business days.

The Design Panel will provide information and advice to purchasers regarding the Design Requirements.

In particular, advice can be provided at the initial concept plan stage and at the preliminary selection of materials, colours and finishes stage.

To give effect to the Design Requirements, all purchasers of lots at The Edge at Westbrook must have their plans approved by the Design Panel.

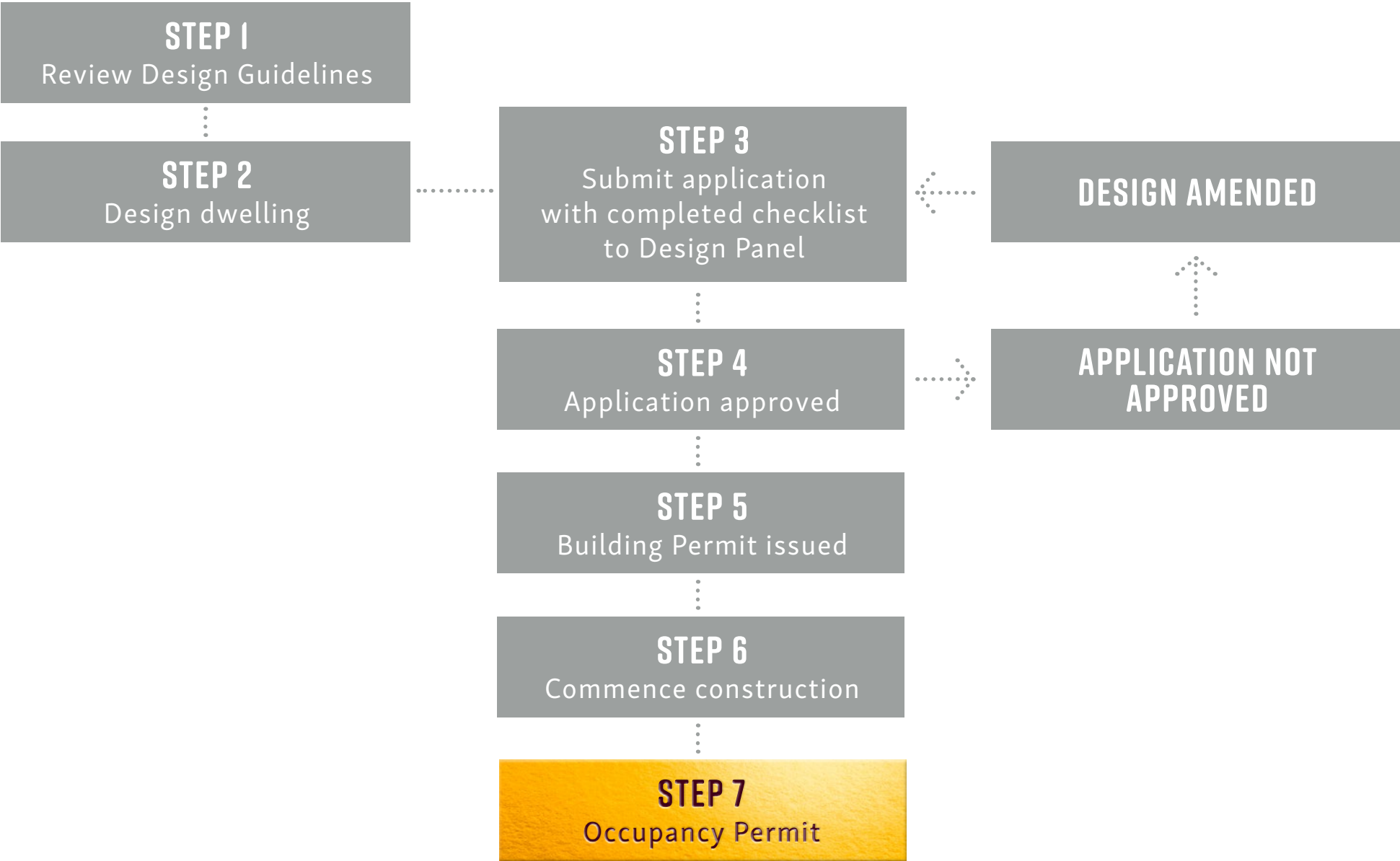
Refer to Section 8 Information Checklist for details of plans and information to be submitted.

Plans should be emailed to:
westbrookdesignpanel@denniscorp.com.au

Alternatively plans should be posted to:
The Edge at Westbrook - Design Panel
863 High Street
Armadale VIC 3143



Dwelling Approval Process



2.0

DESIGN PRINCIPLES
FOR ALL DWELLINGS

2.1 Number of Dwellings per Lot

Only one dwelling may be constructed on a lot and a lot must not be further subdivided.

2.2 Size of Dwelling

Dwellings must be a minimum of 27 squares (250m²).

2.3 Timeframe for Dwelling Construction

The construction of a dwelling must commence within 12 months and be completed within 24 months of the settlement of the lot.

2.4 Type of Dwellings per Lot

Whilst we require permanent structures to be constructed on a lot, the Design Panel will consider dwellings that are constructed off-site, provided they meet all the requirements of The Edge at Westbrook Design Guidelines.

Caravans cannot be used for accommodation on a lot.

Dwellings constructed of second hand materials are not permitted. The use of second hand bricks as part of a uniquely attractive design response will be considered by the Design Panel.

2.5 Front Façade

Façades of dwellings must be articulated to prevent a flat or nondescript front façade. Articulation may be achieved in a variety of ways including stepping back elements of the façade, the inclusion of balconies, verandahs and porches, and through the incorporation of architectural elements.

The main entry of the dwelling must address the principal street frontage.

Features which, in the view of the Design Panel, may detract from the appearance of a dwelling from the street, including

blank walls, small windows, obscure and tinted glass or reflective, frosted or patterned film, window security shields, canvas and metal awnings, will not be approved by the Design Panel.

No lightweight infill panels over windows, doors and garage doors will be allowed on the front facade except where part of an approved feature design, or where the infill is a rendered lightweight panel finishing flush with the surrounding surface of the façade.

Roller doors are not acceptable on front façades. Exposed plumbing waste piping is not permitted.

2.6 Duplication of Front Façade in the Streetscapes

A dwelling must not have a front façade design and/or colour selection that is the same or very similar to that of a dwelling within 3 lots either side or on the opposite side of the street as illustrated in the following diagram.

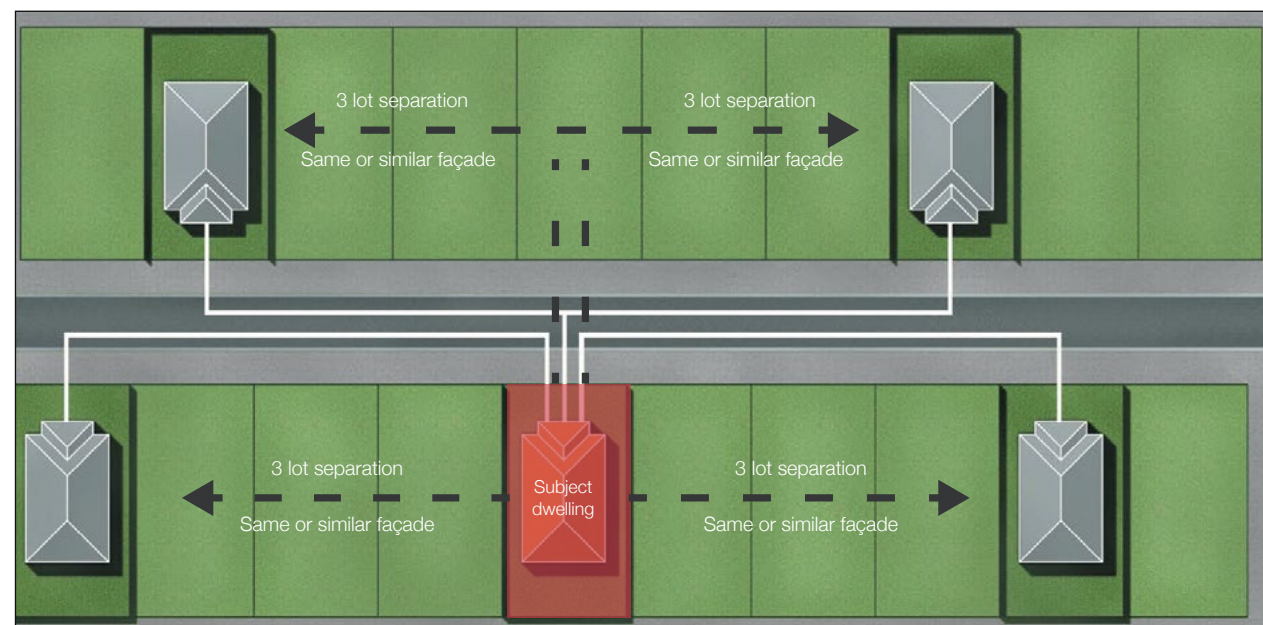
Where a conflict arises preference will be given to the first submitted set of plans.

2.7 Lots with Building Envelopes

All lots affected by a Building Envelope Plan will be specified in the relevant Plan of Subdivision.

2.8 Bushfire Attack Level (BAL) Lots

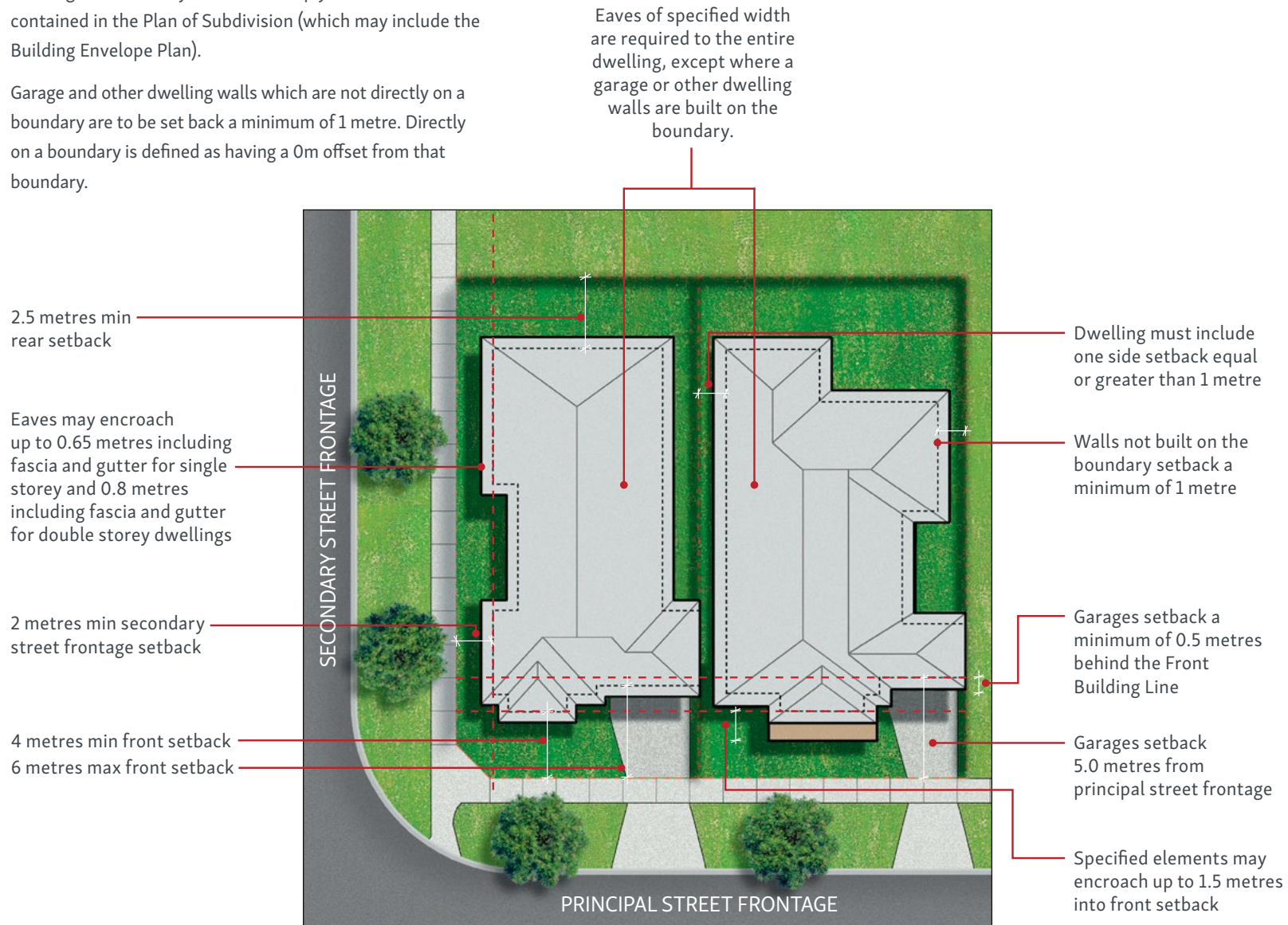
Lots in The Edge at Westbrook may be included within a Bushfire Prone Area under the Building Act 1993 and hence subject to a BAL assessment. Owners and builders are encouraged to investigate if this requirement applies and, if applicable, design their dwelling to suit the relevant BAL as determined by their Building Surveyor.



2.9 Building Setbacks

Building setbacks vary and must comply with restrictions contained in the Plan of Subdivision (which may include the Building Envelope Plan).

Garage and other dwelling walls which are not directly on a boundary are to be set back a minimum of 1 metre. Directly on a boundary is defined as having a 0m offset from that boundary.



2.10 Corner Lots

Dwelling façades on corner lots must be designed to address both the principal and secondary street frontages and the use of consistent architectural elements across these façades is required.

Architectural elements used in the front façade must be replicated within the first 4 metres of the secondary street frontage.

Other alternative treatments can be submitted to the Design Panel for consideration.

Flat façades and blank walls must be avoided. Features which, in the opinion of the Design Panel, may detract from the appearance of a dwelling from the street, including blank walls, small windows, obscure and tinted glass or reflective, frosted or patterned film, window security shields, canvas and metal awnings, will not be approved by the Design Panel.

The below Diagrams 1-4 provide examples to illustrate appropriate and inappropriate corner lot treatments.

Habitable room windows must overlook the principal and secondary street frontages and external services must not be visible from a street or a public space.

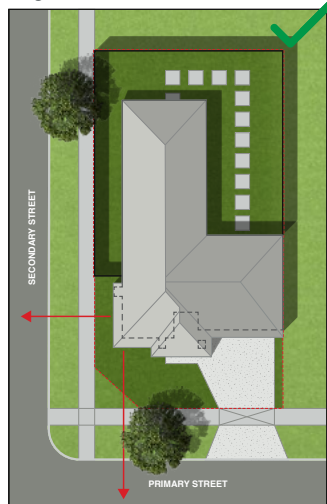
No lightweight infill over windows, doors and garage doors will be allowed along the secondary frontage except where part of an approved feature design, or where the infill is a rendered lightweight panel finishing flush with the surrounding surface of the façade.

Walls on corner lots longer than 10 metres must incorporate a step in the wall of at least 0.50 metres within the first 5.0 metres from the front façade.

Elements such as porticos, verandahs and approved feature elements may encroach into the secondary street setback by 0.5m.

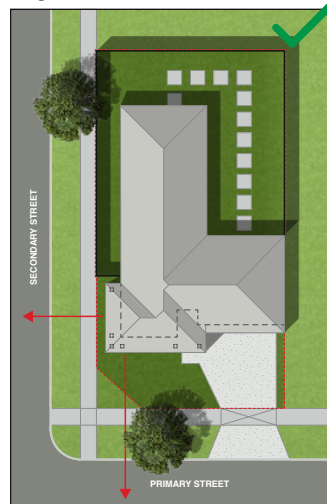
Eaves, fascia and gutters may encroach up to 0.65m for single storey dwellings and 0.8m for double storey dwellings into the side setbacks and/or the rear setbacks subject at all times to any limitations associated with the easements located within the Lot as well as the requirements of any party gaining the benefit of the easement.

Diagram 1



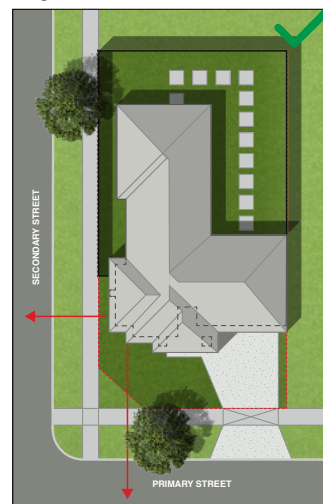
Aligned and corner bay windows help address both street frontages

Diagram 2



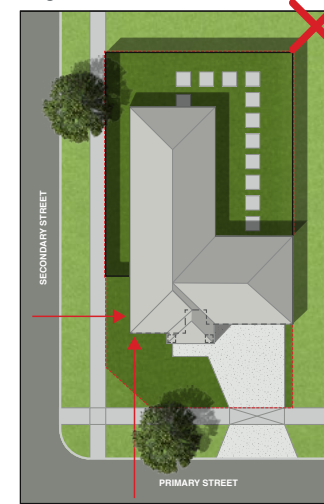
Utilise wrap around verandahs

Diagram 3



Design for a stepped façade

Diagram 4



Flat façade does not address the primary and secondary street frontages

2.11 Ceiling Height

The ceiling height of all single storey dwellings must be to a minimum of 2.7m above floor level.

2.12 Eaves

Eaves of at least 650mm (including fascia and gutter) are required for the entire dwelling of a single storey dwelling with the exception of walls constructed on the boundary.

Eaves of at least 800mm (including fascia and gutter) are required for the entire dwelling of a double storey dwelling with the exception of walls constructed on the boundary.

2.13 Roof Pitch and Design

A minimum roof pitch of 25 degrees is required for dwellings and garages for single storey dwellings and 22.5 degrees for double storey dwellings.

Skillion or curved roof profiles or a reduced roof pitch will only be considered when part of an architectural design.

Roof designs that present a gable end to the principal street frontage as part of a composite roof design are permitted. Dominating gable ends will not be approved. The approval of gable end designs is at the discretion of the Design Panel.

2.14 Fencing

Unless otherwise specified, all side and rear fences must consist of 1800mm COLORBOND® Monument sheeting (in miniscreen profile) which is framed with COLORBOND® posts (65mm) and COLORBOND® rails (50mm) in addition to stained timber 50mm capping, stained 150mm plinth board and 125mm x 125mm stained cypress post consistent with the diagram below. Side and rear fences cannot exceed 2 metres in height.

Hot water units, heating, air conditioning, clothesline or other plant and equipment must be concealed from public view.

All rear fencing, including a 2.7m return panel on the side boundary, will be provided by the Developer.

The owner is responsible for all other fencing associated with the lot, which must be shown on the plans submitted for approval. All fencing works must be completed within 60 days of date of issue of occupancy permit.

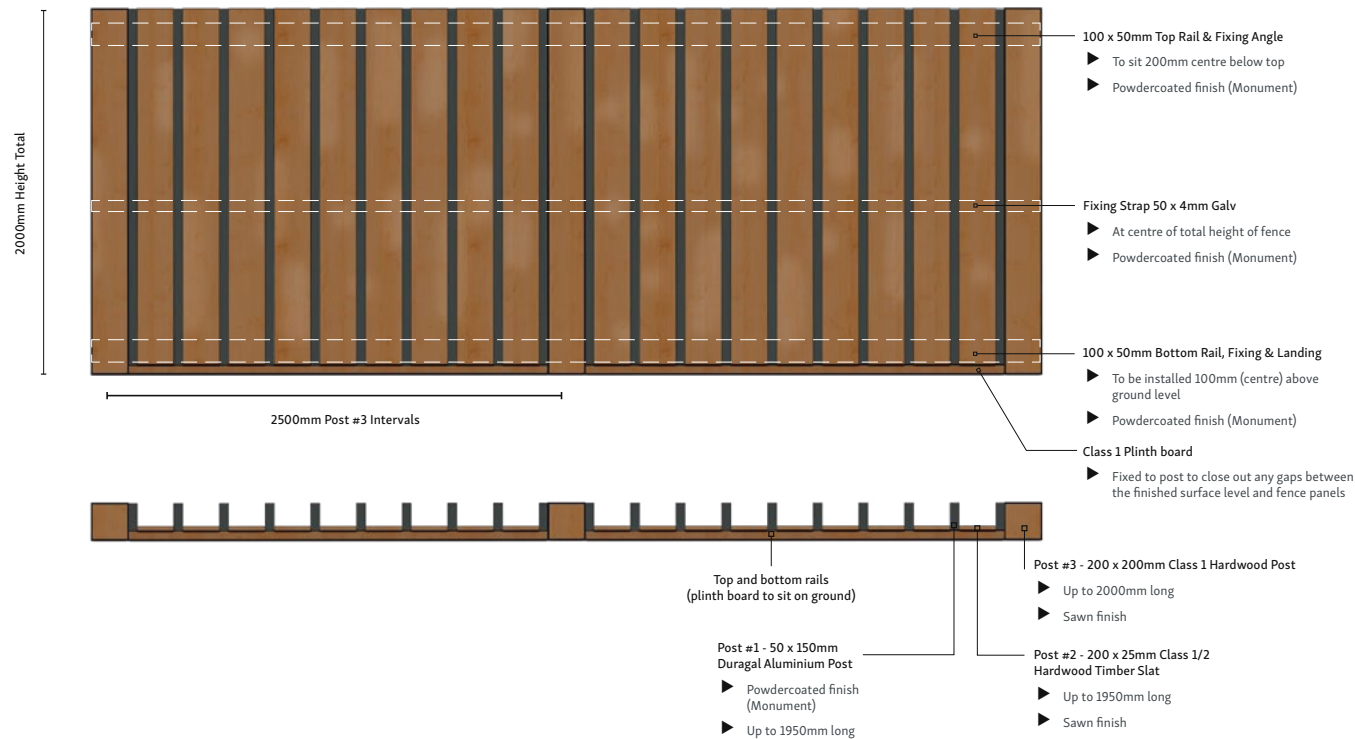
Where fencing adjoins a park or open space reserve, the fencing cost is shared equally between the lot owner and the Developer.



2.15 Feature Fencing

Feature fences are identified as such on the Building Envelope Plan referred to or contained in the Plan of Subdivision.

Feature fences must comprise of a combination of 200x200mm mixed hardwood posts with panels consisting of alternating 1950mm aluminium slats powder coated in Monument and 1950mm mixed hardwood slats (rails to residential side) with a plinth board at the bottom of the fence to close out any gaps between the finished surface level of the lot and the fence panels. The feature fence must be constructed in accordance with diagram below and cannot exceed 2m in height.



2.16 Letterboxes

Letterboxes will be provided and installed as part of your front landscape package.

Please refer to the The Edge at Westbrook Designer Front Landscape Range brochure.



3.0

MATERIALS & COLOURS

3.1 General

Thoughtful selection of materials and colours will achieve a degree of visual harmony between dwellings and will avoid colours that are not in keeping with the quality and appearance of the streetscape, neighbouring properties or the environmental character of the Estate.

3.2 Materials

Walls of dwellings visible from public areas must be predominantly constructed of face brickwork, rendered or bagged brick, or natural stone, noting that any one material cannot be greater than 70% of the front facade.

A distinctive secondary material to that of the front façade's primary material can be considered, these elements include:

- Alternate materials to that of the primary material, or
- A combination of alternate material(s) and/or features of the primary material of contrasting colour. In addition, window and door frames and garage doors are to be of contrasting colour to the primary component.

Special emphasis must be placed on the elevations that address streets and public spaces, for example, feature panels, rendered finishes etc.

Roof materials must be a matt finish concrete or terracotta flat profile tile, slate, COLORBOND® or matt finish powder coated metal.

3.3 Colours

The preferred colour palette for use at The Edge at Westbrook is neutral tones to complement the natural settings. Vibrant colours are not permitted for use in the façade or body of the dwelling. Vibrant colours used to accentuate architectural elements may be considered by the Design Panel.

See diagram below illustrating recommended colour palette.

Trim colours must complement the main body of the dwelling.

Return fences/gates must not be painted with vibrant colours.

Gutter and downpipe colours are to match roof colour or complement the main body of the dwelling.

Dwelling plans submitted to the Design Panel must include a schedule of wall, trim and roof materials and colours.

The Australian Standard Reference Number for the colour selected must be included for identification.



4.0

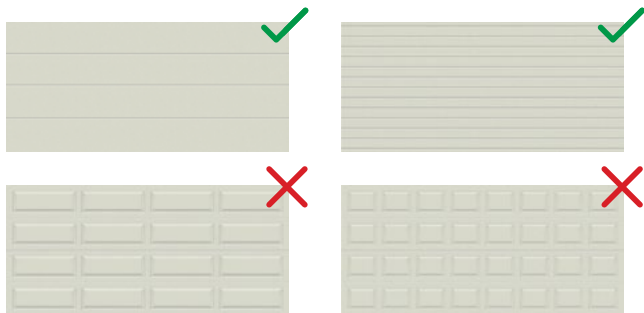
GARAGE AND DRIVEWAY
REQUIREMENTS

4.1 Garages

Each dwelling must have a double garage with a minimum opening of 4.8m. Carports are not permitted.

Garage doors are a major visual element of the streetscape. Accordingly, garage doors facing the street are required to be panel lift or sectional, horizontal slat or semi-transparent variety, and must be of a material and colour which complements the dwelling.

Typical garage doors are illustrated in the diagrams below.



4.2 Access and Driveways

Driveways and pathways are a major visual element in the built environment at The Edge at Westbrook and therefore the location, extent, material, colour and texture of the driveway and any paths should be carefully selected to complement the principal facade of the dwelling and the streetscape and be clearly identified on the plans submitted to the Design Panel for approval.

Approved finishes include:

Exposed aggregate concrete finishes. This includes all hard surfaces to the front of the house.

The driveway width must match the crossover width at the street boundary.

Driveways and pathways must be shown on the plans submitted for approval.

All driveways and pathways must be constructed prior to the dwelling being occupied.

Only one driveway will be permitted for each lot.

The purchaser is to provide a 90mm PVC stormwater pipe 1 metre behind the title boundary for future irrigation connection under the driveway.

A 500mm buffer must be allowed between the driveway and the side title boundary for a future garden bed.

The Design Panel will consider any proposal to relocate a crossover, and any cost associated with the relocation of a crossover must be payable by the lot owner.

4.3 Parking for Recreational Vehicles and Trailers

Commercial and utility vehicles including trucks, vans and trailers, boats, jetskis and caravans are to be accommodated within or behind the garage and must not be visible from the street.

5.0

FIXTURES

5.1 External Fixtures

The following external fixtures must achieve the objectives stated below and be shown on the dwelling and site plans submitted to the Design Panel for approval.

Clotheslines and Garden Sheds

Clotheslines and garden sheds must not be visible from the street or other public spaces.

Roof Mounted Solar Hot Water and Solar Panels

These panels must not be mounted facing the principal street frontage. However, on corner lots panels may be located on the roof facing the secondary street frontage.

External Hot Water Services and Ducted Heating Units

These units must not be visible from the street or other public spaces.

Television Antenna

Free to air television services are available via the Opticomm fibre network. An external TV antennae should not be necessary. If a television antenna is required, it must be located within the roof space of the dwelling. All other telecommunications antennas are prohibited.

Satellite Dishes

Satellite dishes together with all connecting towers, poles, panels and cabling must be located to minimise visual impact and must not be visible from the street or other public spaces.

Air-conditioning and Evaporative Cooling Units

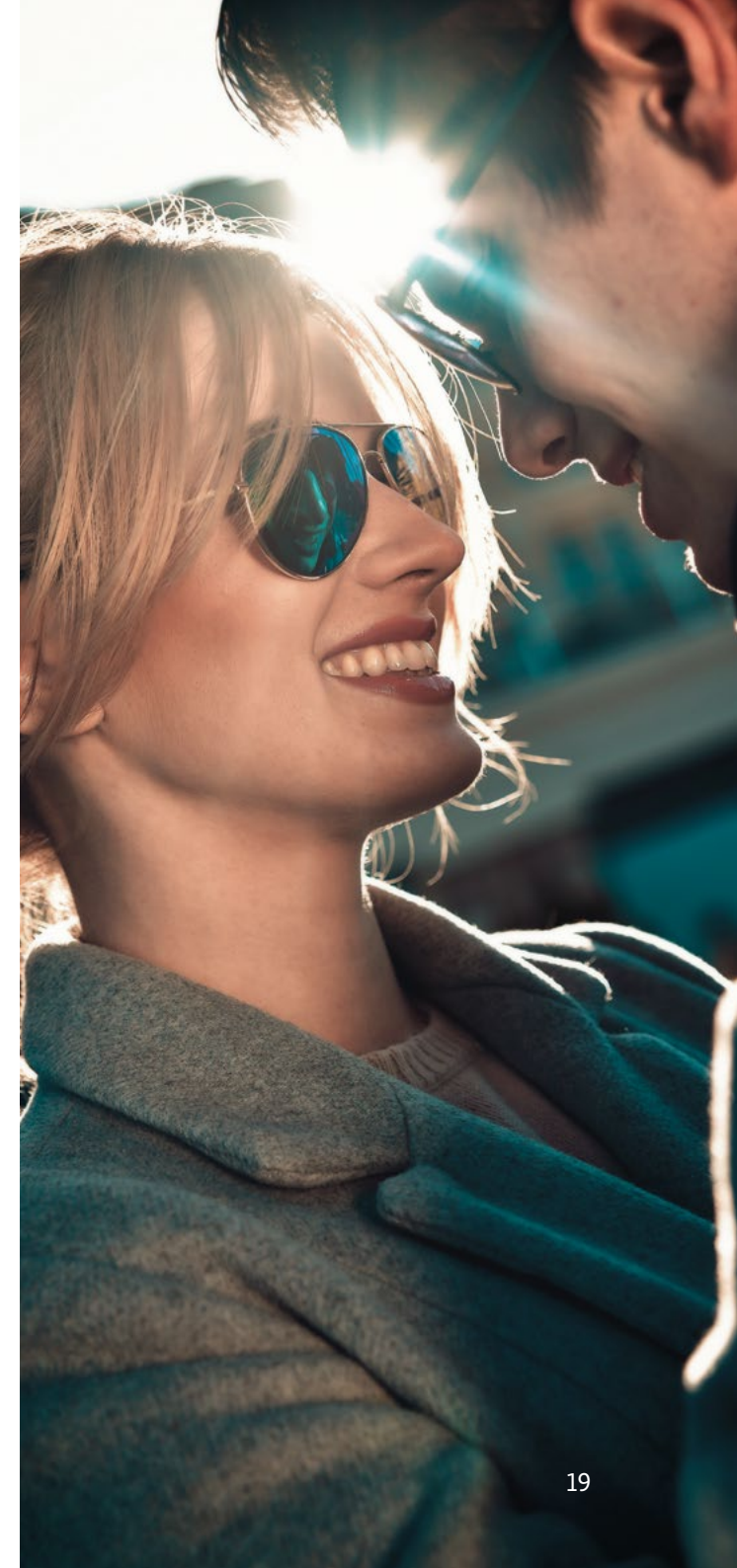
Air-conditioning/condenser units must be located below the fence line, screened from public view and be suitably baffled to reduce noise. Evaporative cooling units must be located below the roof ridge line and at the rear of the dwelling, be of low profile, sloping base and the colour must match the roof colour.

Rainwater Harvesting Tanks

Rainwater harvesting tanks should be below the eaves line and not be visible from the street or other public space and are to be of a material and colour which complements the dwelling.

Garbage Bins

Garbage bin storage is to be provided for each dwelling out of public view.



6.0

GENERAL

6.1 Recycled Water

All dwellings must incorporate dual plumbing for the use of recycled water in toilet flushing and garden watering.

6.2 Telecommunication Services

The Edge at Westbrook will be provided with “fibre to the home” high speed broadband infrastructure via an agreement with OptiComm. This agreement offers access to high speed broadband internet, telephone, digital “free to air” television and pay television as well as possible future services such as IPTV, home security, video on demand and more.

It is important to ensure that your home is capable of connecting to the OptiComm fibre network and your home is wired to enable the delivery of the digital services available on the cable.

Details on how to correctly wire your dwelling and the process for arranging connection to the Opticomm fibre network are available at:

www.opticomm.net.au.

Phone: 1300 137 800

Email: info@opticomm.net.au

The fibre cable will be installed in the street however it is necessary for you to arrange for the extension of the cable to your dwelling and for there to be an appropriate connection. This will require a wiring configuration which is consistent with these services and which may require a dedicated power supply for the telecommunications equipment.

6.3 Retaining Walls

Retaining walls facing the principal or secondary street frontages cannot be constructed without the prior approval of the Design Panel.

To minimise the overall height and bulk of retaining walls, they must not exceed 1.0m in height. If you require to retain a height greater than 1m, then the retaining wall should be terraced.

Concrete and timber sleeper retaining walls are permitted provided they are not visible from the street or public space. Materials permitted include bricks, rendered masonry and feature stone.

6.4 Maintenance

The City of Wyndham Local Laws require owners to maintain their vacant land in a safe and tidy condition.

This includes but is not limited to the following:

- Mowing of grass including nature strips / verges, including secondary street frontage for corner lots.
- Removal of litter, rubbish and other debris.

The City of Wyndham Local Law relating to building sites requires all building debris to be contained within the property boundaries and within a refuse receptacle with a fixed, closed lid.



Carlisle Homes - Baldwin Façade

7.0

LANDSCAPING

8.0

INFORMATION CHECKLIST

The following checklist will ensure that your dwelling design complies with the Design Requirements and any variations are clearly identified for consideration by the Design Panel.

The Edge at Westbrook Guidelines Checklist is also available to download online at <https://westbrookestate.com.au/design-guidelines>

Complete and attach this coversheet and checklist to your application to the Design Panel.

Dwelling Approval

All dwellings at The Edge at Westbrook require approval from the Design Panel. The following plans and information are required for dwelling approval:

- Application Form and Checklist
- Site plan, showing:
 - Dwelling and garage footprint
 - Dimensioned setbacks from all boundaries
 - Driveway and pathway location, material and colour
 - Fencing location, material, height
- Floor plan/s with all dimensions
- All elevations
- Sectional drawings of the dwelling
- Details of external elements (eg garage wall on boundary details)
- Schedule of materials and colours, including a table detailing percentage of each material.

Other features to be shown:

- The location of external fixtures:
 - Satellite dishes
 - Clothesline
 - Garden shed(s)
 - Solar water heater, hot water service, ducted heating unit
 - Air conditioner / evaporative cooler
 - Solar panels / Photovoltaic cells
 - Rainwater tanks
 - Retaining wall locations, heights and materials.

Application documents must be emailed to:

westbrookdesignpanel@denniscorp.com.au

If you are unable to email a set of plans, material and colour schedules and your completed checklist then the documents must be forwarded by mail to:

The Edge at Westbrook - Design Panel
863 High Street
Armadale VIC 3143

If your plans comply with the Design Requirements, the Design Panel will endeavour to approve your plans within 10 business days.

In addition to the Design Panel approval, you will be required to obtain a separate building permit from your Registered Building Surveyor.

The Edge at Westbrook

Lot Number

Street

Owner details

Full name

Mailing address

Phone BH

Mobile

Email

Builders Details

Contact name

Company

Mailing address

Phone

Email

Design Details

House type

Façade type



We certify that the information in the attached application is a true and accurate representation of the home I/we intend to construct.

In the event that changes are made to the proposed plans, I/we undertake to resubmit this application for approval of such changes.

Signed

Name in print

Date

Lot Classification	YES	NO	Dwelling Design Requirements Cont.	YES	NO
Lots with building envelope			Ceiling height		
Is the lot affected by a Building Envelope?	<input type="checkbox"/>	<input type="checkbox"/>	Are ceiling heights a minimum 2.7m above floor level for single storey dwellings?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, does the proposed house fall within the Building Envelope?	<input type="checkbox"/>	<input type="checkbox"/>	Eaves		
BAL lots			Are the eaves at least 650mm (including fascia and gutter) for the full length of a single storey dwelling?	<input type="checkbox"/>	<input type="checkbox"/>
Have investigations into BAL requirements taken place?	<input type="checkbox"/>	<input type="checkbox"/>	Are the eaves at least 800mm (including fascia and gutter) for the full length of a double storey dwelling?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, have the BAL requirements been taken into consideration in the proposed house design?	<input type="checkbox"/>	<input type="checkbox"/>	Duplication of principal façade in the streetscape		
Dwelling Design Requirements			Have you confirmed with the Design Panel that your principal façade design is different from those within 3 lots either side or on the opposite side of the street?	<input type="checkbox"/>	<input type="checkbox"/>
Lot size _____			Materials and colours		
Dwelling Floor Area (excluding garages, porticos and verandahs etc) _____			Is the requirement for no lightweight infill panels over the front façade and secondary frontage openings achieved?	<input type="checkbox"/>	<input type="checkbox"/>
Size of Dwelling			Is there special emphasis on the elevations that address the streets and public spaces?	<input type="checkbox"/>	<input type="checkbox"/>
Is your dwelling equal to or greater than 27 squares?	<input type="checkbox"/>	<input type="checkbox"/>	Is the front façade articulated?	<input type="checkbox"/>	<input type="checkbox"/>
Dwelling setbacks from front, side and rear			Is the garage door in accordance with section 4.1?	<input type="checkbox"/>	<input type="checkbox"/>
Are the required setbacks on the BEP achieved?	<input type="checkbox"/>	<input type="checkbox"/>	Does the schedule of materials and colours show the details for the following items:		
Does a portico, bay window, feature pier and balcony sit within the allowable encroachment?	<input type="checkbox"/>	<input type="checkbox"/>	Walls	<input type="checkbox"/>	<input type="checkbox"/>
			Roof	<input type="checkbox"/>	<input type="checkbox"/>
			Gutter/Fascia/Downpipes/Barge/Barge Capping	<input type="checkbox"/>	<input type="checkbox"/>
			Garage Door	<input type="checkbox"/>	<input type="checkbox"/>
			Front Door	<input type="checkbox"/>	<input type="checkbox"/>
			Render	<input type="checkbox"/>	<input type="checkbox"/>
			Other Façade Elements eg feature beams, stone stacks etc	<input type="checkbox"/>	<input type="checkbox"/>
			Driveways/Pathways	<input type="checkbox"/>	<input type="checkbox"/>
			Meter box	<input type="checkbox"/>	<input type="checkbox"/>
			Air-conditioning/Evaporative Cooling Units including the manufacturer, model number and colour	<input type="checkbox"/>	<input type="checkbox"/>

Dwelling Design Requirements Cont.	YES	NO	Vehicle Storage	YES	NO
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House orientation

Does the house present an identifiable entrance to the street? YES NO

Roof Pitch & Design

Is the roof pitch 25 degrees for a single storey? YES NO

Is the roof pitch 22.5 degrees for a double storey? YES NO

External features

Is the requirement that all external fixtures are not visible from the street achieved? YES NO

Recycled Water

Has provision for recycled water been made? YES NO

Telecommunication Services

Has provision for telecommunication services been made? YES NO

Corner Block

Is this lot designated a corner lot? (If no proceed to the next section) YES NO

Is the 2.0 metres setback from the secondary street frontage achieved? YES NO

Does the house address both the principal and secondary street frontages? YES NO

Does the house have adequately articulated façades? YES NO

Do the architectural elements used in the main façade replicate on the secondary frontage? YES NO

Is any hot water unit, heating, air conditioning or other plant and equipment concealed by the side fence? YES NO

Garages

Is the garage setback 0.50 metres behind the front building line of the house? YES NO

Does the construction of the garage match that of the house? YES NO

On-Site Car parking

Are two on-site parking spaces provided? YES NO

Is the 5.0 metre setback from the principal street frontage for a garage achieved? YES NO

Access and Driveways

Is there only one driveway? YES NO

Is the driveway constructed with an approved finish? YES NO

Is the driveway matching the crossover width? YES NO

Is a 90mm PVC conduit shown running under the driveway? YES NO

Parking of Recreational Vehicles and Trailers


Is parking of a recreational vehicle and trailer required? YES NO

If yes, will it be accommodated so it is not visible from the street? YES NO

The Edge at Westbrook Design Guidelines are also available to download online at:

<https://westbrookestate.com.au/design-guidelines>

Complete and attach this coversheet and checklist to your application to The Edge at Westbrook Design Panel.



THE
EDGE
AT WESTBROOK

For further information please call:
1300 303 420

Photos, maps, plans and descriptions are for illustration only and may differ from final built forms. Information is correct as of publication date but may change due to Government/Council requirements or other reasons. Your contract of sale will set out all binding terms and up-to-date information. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice before entering into any binding obligations. DFC (Westbrook) Pty Ltd is the project manager for Leakes Pty Ltd. The Westbrook trade mark used under licence © 2021.

WESTBROOK 
 ANOTHER DENNIS FAMILY COMMUNITY


DENNIS
FAMILY
CORPORATION